



Appeal Decision

Site visit made on 16 March 2020 by Ben Phillips Bsc Msc

Decision by V Lucas LLB (Hons) MCD MRTPI

An Inspector appointed by the Secretary of State

Decision date: 12 May 2020

Appeal Ref: APP/F0114/W/19/3243418

Overwater, Homefield Road, Saltford, Bristol BS31 3EG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Philip Besley against the decision of Bath and North East Somerset Council.
 - The application Ref 19/02188/FUL, dated 14 May 2019, was refused by notice dated 27 September 2019.
 - The development proposed is the construction of a bungalow in the rear garden of the above to include the existing double garage.
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This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 9 April 2020.

Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matter

3. I have omitted 'Avon' from the above site address as it is no longer a county.

Main Issues

4. The main issue in this case is the effect that the proposed dwelling would have on the character and appearance of the surrounding area.

Reasons for Recommendation

5. Homefield Road is a pleasant, tranquil, residential cul de sac, located off the High Street within the settlement of Saltford. There is variation in plot sizes and pattern of development within the wider context, the surrounding streets for example and at the crossroads of Homefield Road and the High Street, where there is a slightly denser pattern of development evident. However, Homefield Road is generally characterised by large traditionally designed detached dwellings in spacious plots, in a consistent pattern of development and building line facing the highway. The appeal property is set around a

- turning circle at the end of the road, with its plot, like its neighbours, extending out from the road and widening at the rear.
6. The appeal site comprises part of the rear garden of Overwater, and the proposed dwelling would be visible from this turning circle with a new separate access created running between Overwater and Homefield House. Whilst there is an existing detached garage located in this position, an independent dwelling located directly behind Overwater, in a comparatively tight plot compared to its neighbours and with an access running directly between the side elevations of two properties, would represent development at odds with the general pattern of highway fronting dwellings set within large spacious plots along Homefield Road.
 7. Whilst there is some variation in the architectural form within the street, the design of the proposed property as a bungalow rather than as a two storey dwelling like its neighbours is a necessary response to the constrained context, and further emphasises the incongruous nature of the proposal.
 8. The appellants point to a lack of identified harm or objection with regards to, amongst others matters, impact upon neighbours, principle of development and drainage. These are neutral matters in the planning balance that do not weigh in favour of the appeal proposal.
 9. It is noted that the appeal site is located close to Saltford Conservation Area (CA), with its boundary running along the rear boundary of Overwater. No detail is provided regarding this designation, however it is evident that its significance lies with its special architectural and historic interest. Given the limited scale of the proposed dwelling, which would be set away from this boundary and the subsequent limited views of the development both from within the CA and from views of it, the development would preserve the setting of the CA, in accordance with paragraph 194 of the National Planning Policy Framework (the Framework).
 10. In light of the above it is concluded that the proposal would detract from the existing character of this part of Homefield Road. There would therefore be conflict with Policies D2, D3 and D7 of the Bath and North East Somerset Placemaking Plan (Adopted July 2017) which collectively seek to ensure that, amongst other criteria, proposed housing positively responds to site context and local character which is consistent with the Framework (para 127), which, amongst other matters, requires development to be sympathetic to local character.
 11. The Council also reference policy D6, however this makes no reference to general character but refers to amenity in the context of providing the appropriate level of amenities for new and future occupiers and avoiding harm to private amenity. This policy is therefore not directly relevant to my consideration of this appeal in regard to the main issue I have identified.

Conclusion

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal is dismissed.

B Phillips

APPEALS PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

V Lucas

INSPECTOR