



Appeal Decision

Site visit made on 26 May 2020 by Ben Phillips Bsc Msc

Decision by R C Kirby BA(Hons) DipTP MRTPI

An Inspector appointed by the Secretary of State

Decision date: 8 June 2020

Appeal Ref: APP/Z0116/W/20/3247202

96 Newquay Road, Knowle, Bristol BS4 1DS

- 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 Gigi Yu against the decision of Bristol City Council.
 - The application Ref 19/04146/F, dated 23 August 2019, was refused by notice dated 11 December 2019.
 - The development proposed is described as Construction of new kitchen to No. 96 followed by the demolition of the existing kitchen to make way for the proposed new attached dwelling.
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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.

Main Issues

3. The main issues in this case are:
 - the effect of the proposal on the character and appearance of the area;
 - the effect of the proposal on the living conditions of the occupiers of the first floor flat at No 96 Newquay Road and the proposed dwelling, with particular reference to noise and odour;
 - whether the proposal demonstrates acceptable sustainability measures; and
 - the effect of the proposal on the risk and fear of crime.

Reasons for Recommendation

Character and Appearance

4. The application site comprises of an end unit of a terrace of 4 traditional two storey buildings, with commercial units on the ground floors and residential use above, with parking provision to the front, sited on Newquay Road, between Cossington Road and Ilminster Avenue. The terrace has matching single storey side projections at either end and is set away from the road boundaries in line

with the building lines of both roads to front and side, providing a balanced sense of openness at the junction which is mirrored on all corners and is characteristic of the area.

5. The proposal seeks to extend at two storey level on the corner of Newquay Road and Cossington Road to provide a new three-bedroom house. The proposal would provide new residential accommodation and would represent an efficient use of land. However, the property would sit awkwardly at the end of what is in effect a parade of commercial units with accommodation above, an incongruous arrangement recognised by the attempt to design the frontage of the property to match the neighbouring commercial units, with blacked out portions of the front fenestration and 'fake shop signage' shown on plan. Whilst noting the appellant's comments on the design of the proposal, I find that the new dwelling would detract from and be at odds with the existing balanced, symmetrical and commercial character of the terrace.
6. Furthermore, the proposed two storey dwelling would be prominently and incongruously sited in front of the Cossington Road building line, reducing the visual gap and compromising the open nature and character of the junction.
7. In light of the foregoing it is concluded that the new dwelling would be harmful to the character and appearance of the wider area, in conflict with Bristol Development Framework Core Strategy (2011) Policy BCS21 and Bristol Local Plan Site Allocations and Development Management Policies Local Plan Policies DM26, DM27, DM29 and DM30. These policies collectively require development to achieve a high standard of design which is informed by and respects local character by respecting the form and building line of the street and surrounding area. The new dwelling would also conflict with paragraph 127 of the National Planning Policy Framework which, amongst other matters, requires development to be sympathetic to local character.

Living Conditions, Sustainability and Crime Prevention

8. The Council's second, third and fourth reasons for refusal relate to issues which, should I consider the proposal acceptable in all other respects, could be addressed with suitably worded conditions. As such, the proposal does not fall on these grounds.

Other Matters

9. I note that no objection has been received from neighbouring residents, and that the Council do not raise concern with issues such as car parking or overlooking. However, these are neutral matters which do not weigh in favour of the proposal.
10. I note the concern that there was no dialogue with Planning Officers during the application, however this is a matter between the appellant and the Council and has no bearing on my consideration of this appeal. The appellant draws attention to development at the junction of Horesham Grove and Gatcombe Road in Bristol. Whilst no details of this development are provided, it is understood that this was a recent planning approval (Planning Reference 19/06163/F) for a new dwelling forward of a building line. It appears however that this would be read as an extension to an existing residential terrace and it is not sited on a four-corner junction like the appeal site. The impact upon

openness would not be as apparent, therefore. As such this development is not directly comparable with the proposal before me.

11. Similarly, photographs of a number of sites in Bristol are provided, however no details of planning permission for any are included, and it does not appear from the pictures that any are directly comparable with the appeal development, for example some are single storey projections and none seem to be a residential extension to a commercial terrace. As such this limits the weight that I can give this matter in my consideration of this proposal. These examples do not provide justification for harmful development

Conclusion

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

R C Kirby

INSPECTOR