
Appeal Decision

Site visit made on 28 July 2020

by J P Longmuir BA (Hons) DipUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22nd August 2020

Appeal Ref: APP/Z0116/W/20/3251290

91 Wick Road, Brislington, Bristol BS4 4HE

- 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 Mrs K Tong against the decision of Bristol City Council.
 - The application Ref 19/06018/F, dated 12 December 2019, was refused by notice dated 4 February 2020.
 - The development proposed is a new dwelling.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect of the proposal on the character and appearance of the area;
 - the effect on the living conditions of the occupants of 91 and 93 Wick Road and 1 Manworthy Road and;
 - the living conditions of the potential occupants of the proposed development.

Reasons

The effect of the proposal on the character and appearance

3. The site is to the rear of Wick Road and on an adjacent side road, Manworthy Road. It is a garage and part of the yard between the host property no 91 Wick Road and no 1 Manworthy Road to the east, separated only by a pedestrian access. The dwellings closely front the road and consequently the appeal site is prominent from both of the above roads.
4. The garage is low height with a shallow mono pitch roof, just above its entrance doors. The roofline would be changed to a dual pitch with a significant steepness. This would change the currently small scale and functional outbuilding into a larger structure which would appear to compete with the host dwelling and its immediate neighbour no 1 Manworthy Road. It would compromise the gap between the well-established frontages of Wick Road and Manworthy Roads.

5. The proposed roofslope facing the Manworthy Road would have 6 solar panels and 3 rooflights. Collectively, this would appear both fussy and dominating, which would be very different to the current simple and modest structure.
6. The proposal would replace the existing entrance doors with brick walling, effectively forming a continuation of the boundary wall. The only fenestration would be small, narrow high glazing. This walling would look imbalanced bearing in mind the cluttered roofscape.
7. I therefore conclude the proposal would appear out of place and harmful to the character and appearance of the area. The proposal is therefore contrary to Bristol Development Framework Core Strategy (CS) policy BCS21 and the Site Allocations and Development Management Policies Local Plan (LP) policies DM26, DM27 and DM29 which seek to safeguard local character, promote quality design and appropriate layout/form.

Living standards of the occupiers of 91 and 93 Wick Road and 1 Manworthy Road

8. The proposal raises the existing roof in view of the rear aspect of 91 and 93 Wick Road, which is their main outlook, and their only private aspect as the frontages face the road. These dwellings would be in close proximity and consequently the proposal would be overbearing on the occupiers of those properties.
9. The other neighbouring dwelling is 1 Manworthy Road, which has a bay window overlooking the road. This window would be very close and in partial view of the enlarged structure, which would significantly impair its daylighting and create a sense of enclosure.
10. I therefore conclude that the proposal would harm the living standards of the neighbouring residents. The proposal is therefore contrary to policies BCS18 and BCS21 of the CS and policy DM29 of the LP which seek to safeguard existing living standards.

Living standards of the occupants of the proposed dwelling

11. The ground floor of the proposed dwelling would have windows onto a yard, which the occupants of 91 Wick Road would have access across including for the storage of refuse bins. These windows would not have privacy.
12. The dwelling would have a footprint of 60sqm which would just comply with the national space standards. However, the upper floor would be within a narrowing roof gable, which would constrain the amount of useable space. Moreover, the outlook from this upper storey is only through high level rooflights, which would not offer any relieving outward perspective. Consequently, the dwelling would be cramped for the occupants. It would also not be offset by outdoor living space as only the shared yard would be available, which would be both small and not private.
13. I therefore conclude that the proposal would not provide reasonable living conditions for the occupants. The proposal is therefore contrary to policies BCS18 and BCS21 of the CS and policy DM29 of the LP which seek to provide reasonable conditions for new residents.

Conclusion

14. The proposal would provide a dwelling in an accessible location which would have economic and social benefits. However, as this is only one dwelling the benefits would be very limited and do not outweigh the harm that I have found above. I therefore conclude that the appeal should be dismissed.

John Longmuir

INSPECTOR