
Appeal Decision

Site visit made on 27 November 2020

by L McKay MA MRTPI

Inspector appointed by the Secretary of State

Decision date: 7th December 2020.

Appeal Ref: APP/V1260/D/20/3254851

50 Egdon Drive, Poole BH21 1TX

- 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 Islam against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref APP/20/00330/F, dated 12 March 2020, was refused by notice dated 4 May 2020.
 - The development proposed is single storey rear extension and first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension and first floor side extension at 50 Egdon Drive, Poole BH21 1TX in accordance with the terms of the application, Ref APP/20/00330/F, dated 12 March 2020, and the plans submitted with it, subject to the conditions set out in the following Schedule.

Procedural Matter

2. The appellant has submitted an amended plan as part of the appeal, which seeks to add a side window into the proposed first-floor extension. As the window would serve a bedroom, there is potential for it to impact on the neighbours opposite, who have not had the opportunity to comment on this proposed change. Consequently, there is potential for prejudice to interested parties were I to accept the plan. I have therefore considered the appeal based on the plans that were before the Local Planning Authority (LPA) when it made its decision.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. Egdon Drive comprises detached dwellings, most of which are one of two designs, both of which have a two-storey section set back from the road with a single-storey projection to the front. Consequently, although various minor alterations have occurred over time, the dwellings in this road have a generally consistent appearance. Most houses face towards the road but are set back slightly different distances from it. In the curved sections of the road they follow the bend, creating a stepped layout. As such, there is no consistent building line.

5. In contrast to the prevailing pattern of development, the appeal property is set at right angles to the main part of Egdon Drive. It is considerably wider than most dwellings in the road and has a pitched roofed single-storey side projection and hipped roofed two-storey front projection, neither of which are commonly found elsewhere in this road. The existing dwelling therefore has a markedly different appearance and relationship to the road than surrounding properties.
6. The proposed first-floor side extension would be clearly visible in the street scene due to its height and proximity to the road, and would increase the scale and massing of the existing dwelling. However, it would be set down from the main ridge and back from the front wall, creating some articulation and reflecting the stepped design of the existing dwelling. As such, it would appear subservient to the existing house.
7. The proposed side extension would bring the two-storey part of the dwelling closer to the road than at present. However, as the existing dwelling is already very different to those around it, this change would not significantly increase its prominence in the street scene and, given the subservient design, it would not appear any more intrusive than the existing dwelling. Neither would it materially alter the established pattern of development.
8. The proposed single storey extension would extend across the whole width of the extended dwelling and use contrasting materials to the existing house. However, due to the boundary treatment and the rise in ground levels between the appeal site and its neighbour to the rear, it would have little impact in the street scene.
9. Accordingly, although the proposed extensions would increase the scale and massing of the existing dwelling, due to their design they would not harm the character and appearance of the area. I therefore find no conflict with Policy PP27 of the Poole Local Plan, which requires a good standard of design.

Conditions

10. Conditions are required to secure compliance with the approved plans and the materials specified on them, in the interests of certainty and the character and appearance of the area.
11. The tree at the front of the site is covered by an Area Tree Protection Order and makes a positive contribution to the character of the area. Due to its position there is significant potential for the tree to be damaged during all stages of development, including through movement and storage of equipment, machinery and materials. Therefore, the potential for damage goes beyond the Council's concerns regarding mixing of materials close to the tree. Appropriate protection measures are therefore necessary to safeguard the character of the area, and these need to be in place prior to commencement. The appellant has agreed the wording of this pre-commencement condition.

Conclusion

12. For the reasons given above, the appeal is allowed.

L McKay

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 103, 106, 107, 108.
- 3) The materials used on the external surfaces and roof of the extensions hereby approved shall be as specified on the approved plans and application form.
- 4) The existing tree at the front of the site shall be protected with fencing during site preparation, demolition and construction in accordance with details that have been submitted to and approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.