

Appeal Decision

Site Visit made on 1 December 2020

by Mr Martin Allen B.Sc (Hons), M.Sc, M.R.T.P.I

an Inspector appointed by the Secretary of State

Decision date: 21 December 2020

Appeal Ref: APP/P0119/W/20/3258028

95 Pound Road, Kingswood, Bristol, BS15 4QX

- 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 Joanne Jones against the decision of South Gloucestershire Council.
 - The application Ref P20/06617/F, dated 14 April 2020, was refused by notice dated 5 June 2020.
 - The development proposed is described as "demolition of existing garage building and brick outbuilding and construction of new dwelling on land adjacent to 95 Pound Road".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The appeal site comprises an existing, semi-detached dwelling as well as its garden area, within which are a number of outbuildings. Residential development within the vicinity generally consists of pairs of semi-detached dwellings of both single and two-storey scale, albeit that there are a number of blocks of flats present nearby, with further variety in the development present in the wider area.
4. The proposed dwelling would be detached and positioned in close proximity to the adjacent semi-detached unit. This arrangement would be at odds with the pattern of development that is predominant on this side of the road i.e. semi-detached units with ample spacing between. As a consequence, the relationship between the proposed and existing would be uncomfortable, resulting in a cramped and incongruous appearance to the street. In addition, the dwelling would be positioned alongside the footway and would sit substantially forward of the building line of properties along Cranham Close which, whilst a secondary road to Pound Road, would further highlight the discordancy of the siting of the building. The proximity to the footway would also result in the development having a cramped appearance.
5. I acknowledge that the adjacent dwelling is the only one in the immediate vicinity with a gable facing Pound Road and that the proposed building has been designed to replicate this, yet neither this nor the variety in the surrounding development would mitigate the harmful effect I describe above.

Furthermore, the presence of the existing single storey garage at the site is not comparable to the proposed dwellings and its existence does not dissuade me from my findings above.

6. Accordingly, I find that the appeal scheme would be harmful to the character and appearance of the area. Thus, it would conflict with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (2013) and policies PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (2017). Together, and amongst other things, these policies seek to ensure that development respects the character of a site and its context, that development makes a positive contribution to the distinctiveness of an area and that development within existing curtilages respects building lines in streets. The scheme would also conflict with the design aims of the National Planning Policy Framework.

Other Matters

7. I acknowledge that the scheme has the potential to result in economic benefits for the appellant, however this matter has little bearing on my consideration of the planning merits of the proposed development.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

Mr Martin Allen

INSPECTOR