



Appeal Decision

Site visit made on 14 December 2020

by Neil Pope BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2020

Appeal Ref: APP/P0119/W/20/3259408

41, Robel Avenue, Frampton Cotterell, Gloucestershire, BS36 2BY.

- 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 Luke Cleary against the decision of South Gloucestershire Council.
 - The application Ref. P20/06927/F, dated 18/4/20, was refused by notice dated 12/6/20.
 - The development proposed is the installation of 1 no. front and 1 no. rear dormer to facilitate loft conversion in existing dwelling, erection of 1 no. attached two storey dwelling, with parking and associated works (resubmission of P19/16149/F).
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Decision

1. The appeal is dismissed

Reasons

2. The appeal site forms part of the garden to the appellant's bungalow. There are some two storey dwellings nearby in Western Avenue but the proposal would be more readily seen within the street scene of Robel Avenue. This street comprises detached bungalows set in spacious plots. Some of these bungalows have been altered and extended, including loft conversions with dormer windows. I agree with the Council that these additions remain subservient to the host dwellings and the properties generally retain a uniform character. The spaces between many of the bungalows, including generous and prominent corner plots like 41, add to the pleasant character of the street.
3. The proposed two bedroom dwelling would sit in a narrow strip of land and would comprise an extension to the existing building. It would be finished with matching materials. However, unlike other extensions within the street, it would function as a separate dwelling, comprise a very sizeable addition to a prominent bungalow and would occupy much of the garden space on one side. The proposed access / parking area off Robel Avenue would further erode the spacious garden setting of the existing bungalow.
4. I agree with the Council and the Parish Council that this proposed semi-detached dwelling and the ensuing loss of garden space would appear as an unfitting and cramped form of development at odds with the character and street scene of Robel Avenue. It would not amount to good design and would conflict with the provisions of the development plan¹ which, in essence, are aimed at safeguarding the quality of the environment. This harm would not be outweighed by the benefits of increasing the stock of housing within the district. The appeal should not therefore succeed.

Neil Pope

Inspector

¹ Policies CS1 and CS16 of the South Gloucestershire Local Plan: Core Strategy adopted in 2013, and policies PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan adopted in 2017.