



Appeal Decision

Site visit made on 26 January 2021

by Martin Small BA (Hons) BPI DipCM MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th February 2021

Appeal Ref: APP/V1260/D/20/3263243

271 Castle Lane West, Bournemouth, BH8 9TG

- 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 Jayne Longhurst against the decision of Bournemouth, Christchurch and Poole Council.
 - The application Ref 7-2020-25707-B, dated 19 July 2020, was refused by notice dated 13 November 2020.
 - The development proposed is conversion of loft, gable front and rear roof slopes, installation of dormer window and formation of new vehicular access (demolition of existing conservatory).
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Decision

1. The appeal is dismissed insofar as it relates to the formation of new vehicular access. The appeal is allowed insofar as it relates to the conversion of loft, gable front and rear roof slopes and installation of dormer window. Planning permission is granted for the conversion of loft, gable front and rear roof slopes and installation of dormer window at 271 Castle Lane West, Bournemouth, BH8 9TG in accordance with the terms of the application, Ref 7-2020-25707-B, dated 19 July 2020, so far as are relevant to that part of the development hereby permitted, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted, insofar as it relates to the conversion of loft, gable front and rear roof slopes and installation of dormer window, shall be carried out in accordance with the approved plans: Site Location Plan, Existing Elevations, Existing Floorplan, Proposed Site / Roof Plan, Proposed Front Elevation Rev D, Proposed Rear Elevation Rev D, Proposed Side Elevation 1 of 2 Rev C, Proposed Side Elevation 2 of 2 Rev D, Proposed Ground Floor Plan and Proposed First Floor Plan Rev B.
 - 3) Notwithstanding the details included on the application form the materials and colours to be used in the construction of the external surfaces of the roof extensions hereby permitted shall match the elevations to which the extension is to be added and such work shall be completed prior to occupation of the development granted by this permission.

Main Issues

2. The main issues are the effect of the proposals on i) the character and appearance of the area and ii) highway safety.

Reasons

Character and appearance

3. The appeal property is located in an established residential area in north Bournemouth. The property is a detached bungalow, one of a number of similar dwellings developed in the 1950s around Hurstdene Road, off which the property has an existing access. However, the property fronts Castle Lane West, which has a mixture of 2 storey houses and single storey bungalows of varying size, age and design.
4. A number of the bungalows in the area have loft conversions and roof additions, including the property to one side of the appeal property which has dormer windows to its front and rear elevations and other gabled bungalows. Therefore, although hipped and pitched roofs predominate in the area, roof forms are not entirely consistent along Castle Lane West.
5. The proposed cropped gable end to the front elevation and full gable to the rear elevation would result in a change to the form and appearance of the dwelling, with a longer ridgeline. Whilst this would be noticeable from Castle Lane West, it would not be prominent due to the appeal property being set back from the road and the presence of dwellings to either side, including a 2 storey house. The extended roof and proposed gable ends would therefore not be detrimental to the street scene.
6. The proposed dormer would have a flat roof and so would not fully accord with this guidance in the Council's Residential Dwellings: A Design Guide for Householders (2008) (the Design Guide) in this respect. However, the dormer would be set down from the ridgeline and up from the eaves and not have a substantially horizontal emphasis. It would be modest in overall size relative to the extended roof. The dormer would also be located towards the rear of the property and so would not be particularly prominent in views along Castle Lane West. Although the Design Guide encourages pitched and hipped roofs on dormers, this would increase the height and mass of the proposed dormer.
7. I therefore conclude that, notwithstanding the limited conflict with the guidance in the Design Guide, the proposed gable ends and dormer window would not have an unacceptably harmful effect on the character and appearance of the area. Accordingly, the proposal would accord with Policy CS41 of the Bournemouth Local Plan Core Strategy (2012), which seeks quality design and resists development that would be detrimental to the character of the Borough.

Highway safety

8. Castle Lane West is a classified road and a designated County Distributor Road. Saved Policy 8.1 of the Bournemouth District Wide Local Plan (2002) (the Local Plan) sets out that development will be permitted on primary and county distributor roads where it will not result in direct access or turning movements on these roads. The proposed new access would be directly onto / off Castle Lane West and could lead to turning movements by vehicles approaching from the south-east wishing to enter the property.
9. Although the proposed layout would allow turning within the site such that it would not be necessary to reverse onto the highway, the new access would increase the number of conflict points on Castle Lane West, increasing the

likelihood of a road traffic incident. The highway authority has objected to the proposal on this basis.

10. I acknowledge that other dwellings fronting Castle Lane West have direct access onto the classified road but these do not justify a worsening of the situation. A new access was not a matter of contention in the previous appeal decision relating to the property and so there was no need for the Inspector to conclude on that matter¹. The previous permission for the redevelopment of the appeal property with a new access onto this road was not implemented and has expired. Other developments have been approved with accesses onto Castle Lane West which have resulted in the intensification of the use of these accesses, but it is not clear to me that these were new accesses.
11. It is an established principle that like applications should be determined in a like manner. However, applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. I am not persuaded that the permissions to which the appellant draws my attention amount to sufficient a consideration to outweigh the development plan in this case. Allowing the new access would undermine the highway authority's and Council's approach to highway safety as set out in Policy 8.1 of the Local Plan.
12. I therefore conclude that the proposed new access would be harmful to highway safety. Accordingly, in this respect, it would be contrary to the aims of saved Policy 8.1 of the Local Plan.

Conditions

13. In addition to the standard time limit for commencement, the Council considered conditions requiring compliance with the approved plans and requiring materials to match those of the existing relevant elevations of the dwelling to be necessary were planning permission to be granted. I agree these to be necessary for the avoidance of doubt and in the interests of the character and appearance of the host property and area.
14. However, I have not attached a landscaping condition as proposed by the Council as this relates to the new access, which I have not approved. Such a condition is not necessary to make the proposed extensions to the property acceptable and would therefore fail the tests of paragraph 55 of the National Planning Policy Framework.

Conclusion

15. The proposed conversion and extensions are clearly severable from the proposed new access. For the reasons given above, I conclude that the appeal should be allowed insofar as it relates to the conversion of loft, gable front and rear roof slopes and installation of dormer window but dismissed insofar as it relates to the new vehicular access.

Martin Small

INSPECTOR

¹ APP/G1250/W/16/3147571