



Appeal Decision

Site visit made on 8 December 2020

by C J Ford BA (Hons) BTP MRTPI

a person appointed by the Secretary of State

Decision date: 25 February 2021

Appeal Ref: APP/V1260/D/20/3259086

10 Lower Golf Links Road, Broadstone BH18 8BH

- 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 A Evripides against the decision of Bournemouth, Christchurch and Poole Council.
 - The application Ref APP/20/00357/F, dated 23 March 2020, was refused by notice dated 29 July 2020.
 - The development proposed is provide raised pitched roof to existing garage and convert roof-space to hobby room and study.
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Decision

1. The appeal is allowed and planning permission is granted to provide raised pitched roof to existing garage and convert roof-space to hobby room and study at 10 Lower Golf Links Road, Broadstone BH18 8BH in accordance with the terms of the application Ref: APP/20/00357/F, dated 23 March 2020 and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans; 19.23.1, 19.23.3.B and 19.23.4.
 - 3) The materials to be used for the external walls and roof shall be as specified on the approved plans and application form.
 - 4) All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.
 - 5) Prior to the commencement of any ground clearance, tree works, demolition or development, details of the arboriculturally sensitive operations requiring arboricultural supervision shall be submitted to, and approved in writing, by the Local Planning Authority. A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the Local Authority to discuss details of the working procedures and agree that all tree protection measures have been installed in accordance with the approved tree protection plan. Any approved remedial works shall subsequently be carried

out under strict supervision by the arboricultural consultant immediately following that approval.

- 6) The development hereby permitted shall not be used at any time other than for purposes ancillary to the residential use of the dwelling known as 10 Lower Golf Links Road.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area, which is within the Tudor Road/Golf Links Road Conservation Area.

Reasons

3. As the site is located within the Tudor Road/Golf Links Road Conservation Area (CA), it is necessary in determining the appeal to pay special attention to the desirability of preserving or enhancing the character or appearance of the CA. I observed on my site visit that the significance of the Gold Links Road part of the CA is largely in accordance with the description in the Council's 2010 'Broadstone Conservation Areas Character Appraisal and Management Plan' (CAMP), in that it is mostly derived from its mix of large detached late Victorian/Edwardian villas and suburban detached houses, set within a wooded ridge that slopes down to lower heathland and Broadstone golf course towards the west.
4. Design Code 2.5 in the CAMP emphasises that buildings tend to be seen against a backdrop of trees and landscaping. Its supporting text sets out that proposals for side extensions or outbuildings will be assessed to ensure that openness and views through to landscaping are retained. Furthermore, while it is not specifically acknowledged within the CAMP, detached garages are common to the existing pattern of development but they are generally small scale and lack clearly apparent first floor accommodation.
5. The two storey appeal dwelling has the characteristic backdrop of trees/landscaping. This is particularly noticeable in public views of the space between the south-east flank of the house and the respective side boundary. Although there is a set-back detached double garage, important views through to the trees/landscaping behind remain due to its low single storey mono-pitch fronted form, as well as the retained separation gap from the house. The space and views to the side of the house make a positive contribution to the open character of the site and the locality.
6. The proposed development involves raising the height of the existing garage to include first floor accommodation within a gable fronted roof form, along with a small wall dormer on the north-west side. There would also be a single storey link to the house with glazed doors to the front and rear.
7. The gable front would enable some views either side of the roof through to the trees/landscaping behind. However, the views would be fairly limited and the additional height and bulk of the garage would significantly reduce the visual openness to the side of the house. Furthermore, despite the glazed link, it would appear as a detached outbuilding and its large scale with clearly evident accommodation above would be incongruous having regard to the pattern of development in the CA.

8. Owing to a combination of the reduced openness/views and the anomalous nature of the development, the proposal would have an unacceptably harmful effect on the character and appearance of the area. It would fail to preserve or enhance the character or appearance of the CA. It would conflict with Policies PP27 and PP30 of the 2018 Poole Local Plan which, amongst other things, expect development to reflect or enhance local patterns of development and to preserve or enhance Poole's heritage assets. It would also conflict with Design Code 2.5 of the CAMP, as set out above.

Other Considerations

9. While the site is within the 400m zone around protected heathland habitats at Canford Heath, the nature of the proposed development is such that it would not cause unacceptable additional pressure on the integrity of the designated site.
10. The Council previously approved application Ref: APP/10/01621/F. The proposal was to demolish the existing garage, erect a two-storey side extension with an integral garage and to erect a single storey rear extension. The appellant has the fallback available of demolishing the garage and erecting the approved two storey side extension as the permission was implemented through the construction of the single storey rear extension. In the event of the appeal being dismissed and from the evidence before me, there is a reasonable prospect the appellant would construct the permitted two storey side extension.
11. In comparison to the appeal proposal, the permitted side extension would be positioned a lot further forward, it would have a bulkier roof form and there would be no intervening gap with the house. It would therefore have a considerably greater impact in terms of the openness of the site and views through to trees/landscaping behind, than the scheme before me now.

Planning Balance

12. As outlined above and notwithstanding the anomalous nature of the development, the appeal scheme offers substantive positive benefits over the fallback in terms of its lesser impact on the character and appearance of the area and the significance of the CA. Therefore, not building an extension that would have a greater impact on the significance of the CA is a considerable public benefit having regard to paragraph 196 of the National Planning Policy Framework and which is sufficient to outweigh the harm I have identified, even giving great weight to that harm. The fallback as a material consideration is therefore afforded significant weight and leads to a conclusion that the appeal should be determined other than in accordance with the development plan. It also outweighs the identified conflict with the CAMP.

Conclusion

13. For the reasons given above and having regard to all other matters raised, it is concluded that the appeal should be allowed.

Conditions

14. The standard time limit condition is imposed, as is a condition specifying the approved plans to ensure certainty. A condition requiring the materials used to be as specified on the approved plans and application form is imposed to

ensure the development visually harmonises with the existing dwelling. In acknowledgement of the site being covered by an area Tree Preservation Order and the proximity of trees to the proposed development, conditions are imposed to prevent trees on site being damaged during the construction works and to ensure work is carried out in accordance with current best practice. A condition which restricts the use of the development is imposed to ensure the use is appropriate for the approved design and the site's residential location.

C J Ford

PLANNING DECISION OFFICER