



Appeal Decision

Site Visit made on 16 February 2021

by Mr Martin Allen BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 March 2021

Appeal Ref: APP/V1260/D/20/3263448
119 Magna Road, Bournemouth, BH11 9NE

- 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 Michael McDermott against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref APP/20/00902/F, dated 19 June 2020, was refused by notice dated 7 October 2020.
 - The development proposed is to retain existing garage and erect roof extension to form office above.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have taken the description of development from the appeal form, as this accurately describes the proposal.

Main Issue

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

Reasons

4. The existing garage is visible from the rear of the site, above the fence which abuts the footpath between King John Avenue and Runnymede Avenue. The Council state that the existing flat roof building is not overly prominent, and I have no reason to find otherwise. The scheme also proposes the construction of a pitched roof over the existing structure. This would result in an increased quantum of built development being visible within the site from the adjoining footway.
5. The proposed building would be of a substantial size, with the entirety of the roofscape, as well as the gable ends being visible above the existing fence line, from the footpath, as well as other nearby vantage points. Given the substantial appearance the building would not appear as a subservient structure, rather it would be a visually oppressive feature and overly dominant in close up views. Moreover, given its position to the end of a rear garden and the lack of other structures in similar positions, it would diminish the openness of the immediate vicinity and thereby have a discordant appearance.
6. While I observed that within the neighbouring site was a dwelling which departed from the pattern of dwellings fronting Manga Road, this property had a frontage to King John Avenue and was clearly appreciable as a dwelling,

rather than an outbuilding. As such, its existence does little to persuade me of the acceptability of the proposal.

7. Accordingly, I find that the proposal would be harmful to the character and appearance of the area and it would conflict with policy PP27 of the Poole Local Plan, insofar as it seeks to ensure that development reflects local patterns of development.

Conclusion

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

Martin Allen

INSPECTOR