



Appeal Decision

Site visit made on 22 March 2021

by Roger Clews BA MSc DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 31 March 2021

Appeal Ref: APP/Z0116/D/20/3263743

26 Charlton Road, Brentry, Bristol BS10 6NG

- 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 Krzysztof Kedziora against the decision of Bristol City Council.
 - The application Ref 20/02306/H, dated 31 May 2020, was refused by notice dated 16 October 2020.
 - The development proposed is demolition of outbuilding and erection of two-storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character of the surrounding area.

Reasons

3. The appeal property is one of a pair of semi-detached, red-brick houses on the south-eastern side of Charlton Road. On the other side of the road, extending as far as St Peter's Hospice opposite the junction with Concorde Drive, is a largely undeveloped, grassed open space with many mature trees. The developed side of the road is tree-lined with a grass verge along the roadside, and the houses are set back behind substantial front gardens. All these features combine to give the area surrounding the appeal property a very pleasant, open suburban character.
4. The houses in this part of Charlton Road are built in a consistent pattern of semi-detached pairs. Each pair of houses is separated by generous gaps from the pairs to either side. While many of the houses have garages or other single-storey structures in these gaps, all but one of the original gaps at first-floor and roof level have been maintained, allowing passers-by views of the sky, tops of trees, and more distant buildings behind. As a result the gaps between the pairs of houses, and the views which they permit, also make an important contribution to the open suburban character of the area.
5. The front of the proposed two-storey side extension at No 26 would be set back from the main house frontage, and its roof ridge would be lower than that of the main house roof. In these respects it would follow the guidance in the Council's Supplementary Planning Document No 2 (*A Guide for Designing*

House Alterations and Extensions). But that document also makes clear that gaps between detached or semi-detached houses are an important characteristic, and that their infilling with side extensions can detract from the appearance of the neighbourhood. By almost halving the existing gap at first-floor and roof level between 24 and 26 Charlton Road, I consider that the proposed extension at No 26 would harmfully detract from the open suburban character of the area.

6. As a result, the proposal would conflict with policy BCS21 of the *Bristol Development Framework Core Strategy* and with policies DM26 and DM30 of the Council's *Site Allocations and Development Management Policies Local Plan*. These policies seek to ensure that new development contributes positively to an area's character and local distinctiveness, and that alterations to existing buildings respect the overall design and character of (among other things) the broader street scene.
7. During my site visit I saw that two-storey side extensions have been built at 44 and 46 Charlton Road. Because they almost entirely close the original gap at first-floor and roof level between those two properties, those extensions appear out of keeping with, and harmful to, the open suburban character of the area. As a result I do not regard them as positive precedents which would justify the proposed extension at No 26.

Conclusion

8. For the above reasons, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Roger Clews

Inspector