



Appeal Decision

Site Visit made on 8 June 2021

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 June 2021

Appeal Ref: APP/P0119/W/21/3268597

32 Dragon Road, Winterbourne, BS36 1BG

- 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 David Drew against the decision of South Gloucestershire Council.
 - The application Ref P20/21230/F, dated 28 October 2020, was refused by notice dated 27 January 2021.
 - The development proposed is the Demolition of existing dwelling and erection of 2No semi-detached two-storey cottage style pairs.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing dwelling and erection of 2No semi-detached two-storey cottage style pairs at 32 Dragon Road, Winterbourne, BS36 1BG in accordance with the terms of the application, Ref P20/21230/F, dated 28 October 2020, subject to conditions in the attached schedule.

Main Issue

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

Reasons

3. The site is located in a predominantly residential area characterised by a mix of dwelling types with two storey terraced dwellings located on one side of the road and detached single, dormer and two storey dwellings located on the other. The area has been developed over time as such properties vary considerably in their individual design characteristics and form. The appeal site is a large two-storey dwelling set on a large rectangular plot. The existing dwelling is unique in the area as it is orientated such that its side elevation fronts on to Dragon Road whereby the predominant character of the area is closely grouped dwellings fronting on to Dragon Road with garden/parking area to the front.
4. The Council and third parties are concerned that the introduction of two pairs of two-storey semi-detached dwellings is at odds with the character and appearance of the area and constitutes overdevelopment of the site. During my site visit I noted that the western side of Dragon Road, where the appeal site is located, is characterised by detached dwellings with terraced dwellings on the eastern side. Whilst I did not see any semi-detached dwellings, I do not consider that the introduction of such dwellings would be at odds with the wide variation in dwelling types in the immediate area. Additionally, sufficient

- parking and private amenity space is provided to serve all four dwellings, and I agree with the Council's submission that considers this acceptable.
5. The appeal site provides a small element of green space to the immediate area as it is one of only a few plots with a garden area providing a gap between neighbouring properties. Whilst the dwellings along the western side of Dragon Road are detached, most do not benefit from large side gardens. The proposal will remove this green space, however the introduction of two pairs of semi-detached dwellings fronting on to Dragon Road would be in keeping with the wider character and appearance of the area and the loss of the green space is considered to have a neutral impact.
 6. The proposal would be set back from the road with parking/garden area to the front in keeping with other dwellings in the area and the use of stone walls and tiled roof echoes the materials used in neighbouring properties. I agree with the Council that whilst the height of the proposal is higher than nearby properties, the difference in ground levels and its set back ensures that the proposal would not appear overly dominant. I note the Council's preference for two dwellings, however the pair of semi-detached dwellings would have the appearance of two buildings in keeping with the scale of the adjoining detached properties.
 7. For the reasons set out above I conclude that the proposed development would be representative of the existing streetscene and existing built form and would not have a harmful effect on the character and appearance of the area. Accordingly I find no conflict with Policy CS1 of the Local Plan¹ and Policy PSP1 of the Sites and Places Plan² which together seek to ensure high standards of design and development that positively contributes to the distinctiveness of an areas, nor with paragraph 127 of the National Planning Policy Framework that seek good design sympathetic to local character.

Other Matters

8. I have taken into account representations about highway safety. During my site visit I noted that cars park on one side of Dragon Road, which can lead to vehicles waiting to pass. However, Dragon Road is a relatively straight road with good visibility, and although my visit is just a snapshot in time, vehicles travelled slowly when navigating the on-street parking. I have also had regards to the Council's highways and transport comments which raise no objections to the proposal.

Conditions

9. No conditions have been put forward by the Council or the appellant but I have had regard to the consultation responses submitted with the appeal. I have considered the use of conditions in line with the guidance set out in the PPG. I have considered it necessary to include a condition on drainage due to the lack of detail provided with the application.

¹ South Gloucestershire Local Plan: Core Strategy (Adopted 2013)

² South Gloucestershire Policies Sites and Places Plan (Adopted 2017)

Conclusion

10. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Tamsin Law

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1550-09; 1560-01E; 1560-02A; 1560-03A; 1560-04A; 1560-05A; 1560-06A; Visibility Splay HO-14A
- 3) No building hereby permitted shall be occupied until surface water drainage works shall have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b) include a timetable for its implementation; and,
 - c) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.