

Appeal Decision

Site visit made on 29 June 2021

by Mrs H Nicholls FdA MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 July 2021

Appeal Ref: APP/V1260/W/21/3271301

38 Viewpoint, 9 Sandbourne Road, Bournemouth, Dorset BH4 8JR

- 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 Molloy against the decision of Bournemouth, Christchurch and Poole Council.
 - The application Ref 7-2021-4407-AD, dated 15 January 2021, was refused by notice dated 26 February 2021.
 - The development proposed is alterations and installation of replacement of patio doors.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The host building is a seven storey apartment building set in pleasant, landscaped surroundings. The part of the elevation of the building containing No 38 has three main sections separated by full height brick piers. Each apartment and section of the building is regular in width, all apartments have matching balcony detailing and fenestration of the same style, i.e. one double width window and wide patio doors with a single glazing bar between the panes. The fenestration pattern is handed on adjoining sections of the building. Due to the repetition of the glazing arrangement and consistency of detailing, this elevation of the building is particularly striking and conveys an architectural coherence that is typically difficult to retain in such flatted blocks.
4. The proposal is to upgrade the double patio doors to a triple pane bi-fold door.
5. From my site visit, it appeared that the designs of windows and patio doors were essentially the same and that if there were any differences in the frame thickness due to originals having been replaced, that such differences were generally imperceptible.
6. I note that permission has previously been granted for the replacement of the patio doors on other apartments (Nos 7 and 11) to bi-fold doors with four panes with an external middle mullion in white and two additional grey mullions, designed so as not to be noticeable.
7. The proposal differs from the design of the approved schemes at apartments 7 and 11 and would include two mullions. Even if they were designed to be grey

or at least a recessive colour, the absence of a white mullion in a central position would be a noticeable change. Whilst such a detail would not be particularly apparent from wider public viewpoints, the composition of the elevation is still appreciable within its grounds and such changes would erode its quality, coherence and aesthetic appeal. As the balance and symmetry of the elevation makes a positive contribution to the character and appearance of the wider area, it should be maintained as such.

8. In view of the above, the proposal would harm the character and appearance of the host building and surrounding area, contrary to Policy CS41 of the Bournemouth Local Plan: Core Strategy 2012 which seeks to ensure that new developments enhance local character and distinctiveness.

Other Matters

9. Whilst I note that there were no objections to the proposal from neighbouring occupiers or any other parties that have an interest in the building, this does not lead me to an alternative conclusion about the need to preserve the building's positive attributes.

Conclusion

10. For the reasons given above, the appeal is dismissed.

Hollie Nicholls

INSPECTOR