



Appeal Decision

Site visit made on 30 November 2021

by Matthew Jones BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 December 2021

Appeal Ref: APP/D1265/D/21/3280072

18 Hambledon Close, Blandford Forum DT11 7SA

- 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 and Mrs Stewart Joyce against the decision of Dorset Council.
 - The application Ref P/HOU/2020/00013, dated 18 September 2020, was refused by notice dated 28 May 2021.
 - The development proposed is the erection of extensions to provide ground floor annexe and additional first floor living space.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of extensions to provide ground floor annexe and additional first floor living space at 18 Hambledon Close, Blandford Forum DT11 7SA in accordance with the terms of the application Ref: P/HOU/2020/00013, dated 5 May 2021, subject to the following 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: 2224/3, 2224/4.
 - 3) The annexe shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 18 Hambledon Close.

Procedural Matter

2. In the interest of certainty, I have taken the description of development from the Council's decision notice.

Main Issue

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

Reasons

4. Hambleden Close and Hambleden Gardens contain bungalows and dwellings. Building sizes have increased as the street has evolved. Gables are very prevalent, and it is not unfamiliar for dwellings to have more than one visible. The primary finish is brick but there is also cladding in several materials.
5. Within this context, the gabled design, the subservient scale and the brick and boarded finish of the proposal ensure that it would successfully assimilate into its context. No 18 would not become markedly or harmfully larger than other properties across the two streets, addressed as a whole.

6. I therefore conclude that the proposal would have an acceptable effect on the character and appearance of the area. It would accord with the design aims of Policy 24 of the North Dorset Local Plan Part 1 2011-2031 (adopted 2016) and the National Planning Policy Framework.

Conditions and Conclusion

7. In addition to the standard time condition, it is necessary for a condition to identify the approved plans in the interest of certainty. The Council has suggested a condition seeking further control of the finish materials. For the reasons I have already set out, this is not essential. I do agree, however, that the self-containment of the annexe necessitates a condition restricting its use to be in association with No 18. I have amended the Council's suggested condition on this subject in the interests of clarity and precision.
8. For the reasons outlined above, and taking all other matters raised into account, I conclude that the appeal should be allowed.

Matthew Jones
INSPECTOR