

Appeal Decision

Site visit made on 11 April 2022

by G Powys Jones MSc FRTPI

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

Decision date: 26TH April 2022

Appeal Ref: APP/Z0116/D/22/3292057

1 Myrtle Cottages, Pembroke Road, Shirehampton, Bristol, BS11 9SE

- 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 Ms Chloe Barker against the decision of Bristol City Council.
 - The application Ref 21/03752/H, dated 7 July 2021, was refused by notice dated 8 December 2021.
 - The development proposed is a new rear dormer window and reinstatement of chimney.
-

Decision

1. The appeal is allowed and planning permission is granted for a new rear dormer window and reinstatement of chimney at 1 Myrtle Cottages, Pembroke Road, Shirehampton, Bristol, BS11 9SE in accordance with the terms of the application Ref 21/03752/H, dated 7 July 2021, subject to the conditions set out in the attached Schedule to this decision.

Main issues

2. The main issues are the effect of the proposed development on the character and appearance of the host property and, since the appeal property lies within the Shirehampton Conservation Area (CA), whether the character or appearance of the CA would be preserved or enhanced.

Reasons

3. The appeal property forms part of a small terrace in a backland, tightly-knit setting, sandwiched between Pembroke Avenue and Bradley Crescent. It has no vehicular access, but is reached on foot along paths linking it with Pembroke Road and Bradley Avenue respectively. To the front is a lawned garden. Other than chimneys, the small terrace displays no apparent protrusions or alterations, other than the original roofing materials have been replaced with tiles.
4. The Council has not objected to the reinstatement of the chimney and I have no reason to either.
5. The dormer would be built in the rear roof of the dwelling facing the rear of the Bradley Crescent dwellings. It would be gabled, triangular-shaped in elevation, with a broad base. I consider it to be appropriately designed for its terraced setting, and by reason of its overall shape, design and reasonably modest dimensions, it would not dominate the roof, and would sit acceptably in its visual context.

6. It would not be the only dormer seen within the appeal site's immediate sphere of visual influence. Two larger dormers of a different type are seen in the Bradley Crescent rear roofs. The Council point out that these lie marginally outside the CA's boundary; nevertheless, they contribute towards the CA's setting.
7. Dormers are also evident in the roofs of the small terrace of 31-39 Pembroke Road, which appear from the submitted documentation to be within the CA. Even if they were not, the dormers contribute to forming the CA's character, and by reason of their close proximity to the appeal property, the proposed dormer would not look out of place.
8. Views of the proposed dormer, if built, would be limited to local householders, and none have objected. The impact on the public realm would be minimal, given the appeal site's backland location.
9. I conclude that the dormer would not cause harm to the appearance of the host property. It would have, at worse, a neutral effect on the CA as a whole, thus preserving its character and appearance. Accordingly, no conflict arises with those provisions of policy BCS21 & BCS22 of the Bristol Development Framework Core Strategy (CS), and policies DM26, DM30 & DM31 of the Site Allocations and Development Management Policies (DMP), directed to promoting high quality urban design, protecting the City's Heritage Assets, and that alterations to existing property should respect the siting, scale, form, proportions, details and the overall design and character of the host building.

Conditions

10. In the interests of visual amenity, with a slight amendment to its wording, I shall impose the Council's suggested condition in respect of external materials.
11. It is also necessary, in the interests of certainty that the development shall be carried out in accordance with the approved plans.

Other matters

12. All other matters referred to in the representations have been taken into consideration, including the Council's concerns as to precedent. However, it appears to me that, as already explained, local precedents are already established. Nonetheless, I have dealt with this appeal on its specific merits, as required, and have found it unobjectionable.
13. No other matter raised is of such strength or significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

SCHEDULE OF CONDITIONS

- 1). The development hereby permitted shall begin not later than three years from the date of this decision.

- 2). The development hereby permitted shall be carried out in accordance with the following approved plans: 2101- 01; 02; 03; 04; 05 & 06.
- 3). The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those described in the annotations to Drawing No 2101-06.