



Appeal Decision

Site visit made on 5 September 2022

by David Reed BSc DipTP DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 October 2022

Appeal Ref: APP/V1260/W/22/3298625

37 Southbourne Coast Road, Bournemouth BH6 4DA

- 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 & Mrs Moss against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref 7-2021-27984, dated 2 March 2021, was refused by notice dated 4 May 2022.
 - The development proposed is the demolition of existing bungalow and erection of a replacement dwellinghouse.
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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 street scene.

Reasons

3. The proposal is to demolish No 37, a south facing bungalow on Southbourne Coast Road, and its replacement with a larger contemporary chalet bungalow. There are already chalet bungalows on either side, and as demonstrated by the street scene elevation the height and spacing of the proposal would be acceptable. There is also no objection to a contemporary design.
4. Whilst the appellant seeks to draw support from buildings further afield, these are not relevant as the scheme would be seen in the context of the frontage development between the junctions with Stevenson Road and Dalmeny Road. With just one other remaining bungalow, this run of about ten dwellings now comprise chalet bungalows, gabled or with subservient gables, with limited width first floor windows/patio doors leading out to external or recessed balconies. These balconies are sometimes wider than the respective openings but do not extend the full width of the property. Similarly, the ground floor elevations are characterised by limited width openings.
5. In marked contrast, the proposal would include full height windows across the full width of the first floor and a full width balcony. These features, together with the symmetrical double gable, would appear discordant in the street scene and draw undue attention to the two-storey nature of the property and its width compared to the more modest and asymmetrical designs elsewhere. In

addition, the over extensive width of full height windows on the ground floor would appear out of place in the context of the neighbouring buildings.

6. Whilst not widely visible, the awkward form of the rear elevation and its jarring unbalanced fenestration would also be an unattractive feature of the scheme, albeit not sufficient in itself to determine the appeal.

Conclusion

7. For the above reasons the proposal would significantly harm the character and appearance of the street scene in conflict with Policies CS21 and CS41 of the Bournemouth Local Plan Core Strategy 2012 and Policy 6.8 of the Bournemouth District Wide Local Plan 2002. These require development to be well designed and high quality, complementing and respecting the site and its surroundings, enhancing character and local distinctiveness. The dwelling would provide up to date accommodation to meet the needs of the appellant, would maximise sea views, and replace a bungalow of minimal architectural merit. However, these material considerations are insufficient to outweigh the objections to the scheme and the associated conflict with the development plan.
8. The appeal should therefore be dismissed.

David Reed

INSPECTOR