
Appeal Decision

Site visit made on 4 January 2023

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 20 January 2023

Appeal Ref: APP/D1265/D/22/3309073

12 Chandlers, Sherborne, Dorset, DT9 3RT

- 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 P Sweeney against the decision of Dorset Council.
 - The application Ref P/HOU/2022/03087, dated 16 May 2022, was refused by notice dated 27 July 2022.
 - The development proposed is first floor extension and alterations.
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Decision

1. The appeal is allowed and planning permission is granted for erection of first floor extension and alterations at 12 Chandlers, Sherborne, Dorset, DT9 3RT, in accordance with the terms of the application Ref P/HOU/2022/03087, dated 16 May 2022, and the plans submitted with it, 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: 2202/01, 2202/03, 2202/07, 2202/08 and 2202/09.
 - 3) Prior to development above damp-proof course level, details of colour and finish of proposed render shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed. The roof tiles shall be similar in colour and texture to the existing roof tiles.

Main issue

2. I consider that the main issue in this case is its effect on the character and appearance of the area.

Reasons

3. The appeal property is a detached bungalow located on the north side of Chandlers in an established residential cul-de-sac. The street is characterised by bungalows of a similar fairly uniform design which are typical of their period of construction. The land rises noticeably across the street from south to north and the bungalows on the north side are raised above street level, while those on the south side are below the street.

4. I consider that the relevant policies in this case include ENV12 and ENV16 of the West Dorset, Weymouth & Portland Local Plan 2015 (the local plan) which relate to the design of buildings, including extensions, and their impact on the amenities of properties.
5. No. 12, like its immediate neighbours, has its long axis and roof ridge perpendicular to the road. Nos. 8-14 Chandlers follow a sharply staggered building line, with No. 12 being set well back from No.10 and well forward of No.14. No. 12 has a long flat roofed garage along the west side which projects forward of the main front elevation and is a very prominent feature of the building. The front garden has a large hard standing and a gravelled area.
6. The proposed first floor extension would result in a relatively small increase in volume and height over the existing building, with a roof pitch reflecting that of the existing bungalow. It would be located at the rear of the building and, in my opinion, would not appear unduly prominent because the bungalow is above the street level and it would be obscured in most views looking up at it from street level by the main part of the building itself including the garage, and the bungalows on either side. Insofar as it would be readily visible, for example, from the corner in front of No. 14, I consider that it would merge into the rooflines of the two storey houses to the north in Langdons.
7. The design of the front windows at ground and first floor level is not typical of the prevailing pattern along the street, but I accept the appellant's wish to maximise sunlight into the property. While the windows would be visible from directly in front, I consider that they would not appear unduly prominent in the context of the most dominant features of the building which are the garage and the front porch, and the screening provided by adjacent properties.
8. The bungalows along Chandlers appear to be little altered since their original construction, and the proposal would mark a departure from the overall pattern of development in the immediate vicinity. However, change is not necessarily a bad thing, and in this instance, I consider that the proposed extension would appear as a relatively modest addition at the rear of the building appropriate to the residential use. Similarly, I consider that the use of render on parts of the building in contrast to the existing brick would not be unacceptable.
9. I conclude that the proposed extension would not cause undue harm to the character and appearance of either the existing bungalow or the wider street scene and that it is consistent with local plan policies ENV12 and ENV16.
10. For the reasons given above, the appeal is allowed.

Conditions

11. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR