



Appeal Decision

Site visit made on 3 January 2023

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 24th January 2023

Appeal Ref: APP/V1260/D/22/3311685

12 Erpingham Road, Poole BH12 1EX

- 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 C Merrett against the decision of Bournemouth Christchurch and Poole (BCP) Council.
 - The application Ref: APP/22/00900/F dated 30 June 2022, was refused by notice dated 6 September 2022.
 - The development proposed is 2 storey extension to the side and loft conversion with dormers to the front and rear.
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Decision

1. The appeal is allowed and planning permission is granted for 2 storey extension to the side and loft conversion with dormers to the front and rear at 12 Erpingham Road, Poole BH12 1EX in accordance with the terms of the application, Ref: APP/22/00900/F dated 30 June 2022, 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: 2007/01C; 2007/02C; 2007/03C; 2007/04C; 2007/05C.
 - 3) The materials to be used on the external surfaces of the development hereby permitted shall be as specified on the planning application form.
 - 4) The development hereby permitted shall be undertaken in strict accordance with the requirements and proposals set out in the Arboricultural Impact Assessment and Method Statement Ref: GH2 103 dated 18/02/21 undertaken by Gwydion's Tree Consultancy and the related plans: GH2103a (Tree Constraints Plan) and GH2103b (Tree Protection Plan).

Preliminary Matters and Main Issue

2. I am advised that the Council gave approval for the loft conversion and dormers to the front and rear under its reference APP/22/00878/F. At the time of my site visit, these elements appeared to be substantially complete. I shall

however refer to these elements in the decision as they form part of the proposal before me.

3. Accordingly, the main issue in this appeal is the effect of the proposal, and in particular the two storey side extension, on the character and appearance of the Brunstead Road Conservation Area.

Reasons

4. The appeal property is a detached property on the north side of Erpingham Road, within a predominantly residential area. The land slopes steeply from the house to the rear of the site.
5. The appeal site and immediate surrounding area, within the designated heritage asset of the Brunstead Road Conservation Area, is characterised by good sized detached dwellings on generous, verdant plots. I agree with the Council that the significance of the Conservation Area is its spacious and verdant character and appearance with a range of attractive detached dwellings. Nonetheless and within the Conservation Area, there is a wide variety of both house and plot sizes, as well as spacing between properties.
6. The appeal property is sited close to its eastern boundary (with No 10) with a very generous spacing to the western boundary (with No 14). The two storey extension would add another bay to the overall width of the property, but would be set back from the main front elevation and set down from the roof ridge line to provide a subordinate appearance to the main house.
7. Although the proposal would bring built development closer to the western boundary, I am satisfied that it would still retain a generous open margin on the western side of the property. The form of the proposed extension and the remaining open space to the boundary would allow views through to the trees to the rear, maintaining the verdant appearance of the local area. I consider that the house as proposed to be extended would still sit comfortably within its plot, in terms of the proportion of built development to open space. It would not appear as overdevelopment of the plot but would maintain the spacious and verdant character and appearance of the local area.
8. Given the bend in the road and the siting of No 14 in its plot and at a slight angle to the appeal property, the property as proposed to be extended would maintain a generous gap between the two properties. This would follow the predominant pattern of development in the local area. It would respect and not detract from the significance of the designated heritage asset in terms of the relationships between buildings and sense of spaciousness.
9. I am advised that the site is covered by a Tree Preservation Order but the submitted information demonstrates that the proposals would not directly affect these trees. The Council has raised no concern in this regard, but a condition should be imposed to ensure that the development is undertaken in accordance with the submitted arboricultural related documentation.
10. I am therefore satisfied that the proposal would preserve the character and appearance of the Brunstead Road Conservation Area. There would be no conflict with Policies PP27 and PP30 of the Poole Local Plan (November 2018) and the National Planning Policy Framework and in particular Section 16, all of which amongst other things seeks a high quality of design which respects the local context and the significance of heritage assets.

11. The Appellant has drawn my attention to other extensions permitted in the local area, including the recent approval for a side extension at No 10 under the Council's reference: APP/21/01877/F. However, each proposal must be considered on the basis of its individual planning merits and that has been the basis of my consideration and decision in this case.

Conditions and Conclusion

12. I agree with the Council that the proposed materials should be as set out on the application form in order to respect the character and appearance of the existing property and of the Conservation Area. I shall list the approved plans for the avoidance of doubt and in the interests of good planning.
13. I shall also add a condition to ensure that the works are undertaken in accordance with the submitted tree protection information, to protect the character and appearance of the Conservation Area, including protected trees.
14. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

L J Evans

INSPECTOR