

Appeal Decision

Site visit made on 9 February 2023

by G Powys Jones MSc FRTPI

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

Decision date: 27th February 2023

Appeal Ref: APP/Z0116/D/22/3311487

21 Lydstep Terrace, Bristol, BS3 1DR

- 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 George Margersson against the decision of Bristol City Council.
 - The application Ref 22/03250/H, dated 28 June 2022, was refused by notice dated 7 October 2022.
 - The development is a loft conversion with rear dormer.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion with rear dormer at 21 Lydstep Terrace, Bristol, BS3 1DR in accordance with the terms of the application Ref P22/03250/H, dated 28 June 2022, subject to the conditions set out in the attached Schedule to this decision.

Main issue

2. The appeal property is located within the Bedminster Conservation Area (BCA). Accordingly, the main issue is whether the proposed development would preserve or enhance the character or appearance of the BCA.

Reasons

3. Lydstep Terrace is a quiet cul-de-sac, and the appeal property forms part of a modest terrace facing Dame Emily Park. In my view, the terrace's front elevation, rather than the rear, make the most significant contribution to the BCA, not least because it is widely seen from the street outside and from the adjacent public park.
4. The applicant proposes to erect a rectangular box-like dormer in the rear elevation, which would occupy most of the roof's rear plane. The Council's SPD¹ provides detailed guidance on the design of roof extensions and alterations, and in this case the Council considers the dormer to be at odds with the guidance. In its view, the dormer is too large and poorly designed and would have a dominating, harmful effect on the roof's appearance and that of the terrace as a whole, which displays no similar structures.
5. The Council acknowledges that the proposed dormer, being designed with its roof below the host property's ridge could not be seen from the front. However, the Council says that it would be seen from the side, from the short

¹ A Guide for Designing House Alterations and Extensions - Supplementary Planning Document Number 2 (2005)

stretch of Lydstep Terrace linking to Kingston Road. I agree that the dormer would be seen from limited vantage points along this short stretch; but views from most potential vantage points here are blocked by high walls and other structures.

6. Moreover, the most notable feature when looking in this direction from the limited vantage points available is the dominant angular side profile of the modern terrace erected just beyond and westwards of the appeal property. This is the main feature that would continue to catch the eye, together with the several box-like dormers erected in the rear roofs of the properties in Kingston Road. I note the Council's comments as to the possible provenance of these dormers, but they nevertheless exist, and contribute significantly towards forming local character. Some residents in Kingston Road would see the proposed dormer from their rear windows and gardens, but it would not look out of place given the number seen generally on surrounding buildings.
7. Having regard to what I saw, the rear dormer would have little or no impact on the public realm or on the BCA as a whole. I therefore conclude that the proposed development would not harm the BCA, whose character and appearance would be preserved. Accordingly, no conflict arises with those provisions of policy BCS21 & BCS22 of the Bristol Development Framework Core Strategy (CS), and policy DM30 & DM31 of the Site Allocations and Development Management Policies (DMP), directed to protecting the city's heritage assets.

Conditions

8. In the interests of visual amenity, I shall impose the Council's suggested condition in respect of external materials.
9. It is also necessary, in the interests of certainty, that the development shall be carried out in accordance with the approved plans.
10. The proposed loft conversion also involves the insertion of rooflights in the front elevation, to which the Council has no objection. Little information is provided as to the design of the rooflights, so I shall impose a condition requiring the design to be agreed before installation. To my mind, conservation style rooflights would be best suited to this prominent front elevation roofscape. In this respect I noted that No 23 has modest rooflights whose frames did not protrude and were thus reasonably inconspicuous.

Other matters

11. I have noted the references to other development plan policies but those to which I have referred are considered the most relevant having regard to the particular circumstances of the case.
12. All other matters raised in the representations have been considered but none outweigh those 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 plan: Ref 22/001 RevA.
- 3). The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling.
- 4). Prior to their installation details of the proposed rooflights shall be submitted to the local planning authority for its approval and the rooflights shall thereafter be installed in accordance with the approved details.