



Appeal Decision

Site visit made on 28 February 2023

by Helen Davies MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th March 2023.

Appeal Ref: APP/P0119/W/22/3307728

2 Coronation Road, Kingswood, Bristol BS15 9SB

- 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 Daniel Fletcher against the decision of South Gloucestershire Council.
 - The application Ref P21/07491/F, dated 10 November 2021, was refused by notice dated 1 July 2022.
 - The development proposed is Erection of 1 no. dwelling with associated works.
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Decision

1. The appeal is allowed and planning permission is granted for Erection of 1 no. dwelling with associated works, at 2 Coronation Road, Kingswood, Bristol BS15 9SB, in accordance with the terms of the application, Ref P21/07491/F, dated 10 November 2021, subject to the conditions in the attached schedule.

Preliminary Matters

2. Both parties acknowledge a typing mistake in the application decision notice. Reference is made to Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) (PSPP) when it should have been to Policy PSP38. However, it is clear that assessment of the application was made on the basis of the correct policy. This matter has not been prejudicial to the interests of any party.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the site and the surrounding area.

Reasons

4. The site consists of a triangular plot on the corner of Coronation Road and Orchard Vale, in a residential area. It contains a two storey semi-detached dwelling with an area of parking and garden to the side. Dwellings along Coronation Road are predominantly semi-detached but there are terraced dwellings in close proximity to the site, on Fairview Road and Orchard Vale. Several of the semi-detached dwellings along Coronation Road have been extended, resulting in unbalanced pairs with frontages of different widths. This includes 3 Coronation Road, directly opposite the appeal site, as well as 15 and 30 Coronation Road, all of which have a substantial two storey side extension. In addition, there is a detached dwelling on a similar corner plot to the side of 17 Coronation Road, numbered No 17a. Consequently, there is no uniformity or

particular distinctiveness with regard to the width and proportions of dwelling frontages in the area, or the scale and layout of dwelling types.

5. The existing pair of semis of which the appeal site forms a part, face the corner, rather than following the line of the road. The proposal would add a two storey dwelling, attached at an angle, to the side of 2 Coronation Road, creating a short terrace. The proposed dwelling would follow the line of the road, with a small set back from the clear front building line of dwellings along Coronation Road. The height to the eaves and ridge, as well as the roof form of the proposed dwelling, would match that of the existing dwelling to which it would be joined. The materials, window proportions and detailing would match the surrounding dwellings, including the use of ground floor bays and a small, pitched roof across the frontage.
6. The nearby two storey side extensions feature a small set back which breaks up the massing of the front elevations. While the proposed dwelling would not have a set-back from No 2, the angled frontage would provide a similar visual break. In addition, the combination of the separation distance and the difference in height means that a clear gap in built form would still be apparent between the proposed dwelling and the dwelling at No 4.
7. Given the context set out above, while the proposed frontage would be wider than the existing dwelling, this would not be incongruous or particularly out of keeping with the surroundings. To fit the triangular site, the shape of the dwelling would be unorthodox, resulting in a rear elevation significantly narrower than the front. However, the rear elevation would not be visible within the streetscene so I do not consider this to be detrimental in terms of character and appearance.
8. I conclude that the proposed development would not cause harm to the character and appearance of the site and the surrounding area. Consequently, the development would comply with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policies PSP1 and PSP38 of the PSPP. Together, amongst other things, these policies seek to secure high quality design which responds constructively to positive aspects of local distinctiveness.

Conditions

9. The Council have suggested a range of conditions, which the appellant has been made aware of and raised no objections to. I have considered the suggested conditions and amended and reordered them as necessary in the interests of precision and clarity in order to comply with advice in the Planning Practice Guidance (PPG).
10. A condition specifying the approved plans is necessary to provide certainty. In the interests of the character and appearance of the site and surrounding area, conditions are necessary to ensure the use of appropriate materials in the external surfaces of the development.
11. In the interest of the living conditions of future occupants and to ensure highway safety and a sustainable development, I have attached a condition to ensure the provision of suitable on site car parking, cycle storage, and waste facilities.

12. The Council also suggested a condition to secure an electric vehicle (EV) charging point. The amended Building Regulations require the installation of an EV charging point for a new dwelling. Planning decisions should not duplicate the function of other regulatory bodies or controls. Therefore, as the development would be subject to the amended Building Regulations, it is not necessary to impose a planning condition to secure an EV charging point.

Conclusion

13. For the reasons given above and taking into account the development plan as a whole and all other relevant material considerations, the appeal is allowed.

Helen Davies

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin no 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 drawings:
 - Location Plan 201006/PL-01 revision PO1
 - Existing and proposed site plans 201006/PL-02 revision PO2
 - Existing and proposed street views 201006/PL-03 revision PO2
 - Proposed elevations 201006/PL-04 revision PO2
 - Proposed floor plans 201006/PL-05 revision PO2
- 3) The materials to be used in the construction of the external surfaces of the dwelling hereby approved shall match those used in the existing dwelling.
- 4) The dwelling hereby approved shall not be occupied until the 3no. off-street parking spaces, cycle parking, and bin store shown on the approved plans have been provided. These shall all be retained for their specified purpose thereafter.

***** End of Conditions *****