



Appeal Decision

Site visit made on 2 June 2023

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th June 2023

Appeal Ref: APP/P0119/D/23/3317427

134 School Road, Frampton Cotterell, Bristol, BS36 2BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Ian Reynolds against the decision of South Gloucestershire Council.
 - The application Ref P22/05568/RVC, dated 16 September 2022, was refused by notice dated 17 November 2022.
 - The application sought planning permission for erection of first floor side and two storey rear extension to form additional living accommodation without complying with a condition attached to planning permission Ref P21/01938/F, dated 19 May 2021.
 - The condition in dispute is No 2 which states that: The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:
 - (3)001 A - Existing Site Location Plan (Received 19/03/2021)
 - (3)002 A - Existing Ground Floor Plan (Received 19/03/2021)
 - (3)003 A - Existing First Floor Plan (Received 19/03/2021)
 - (3)004 A - Existing Front and Side Elevations (Received 19/03/2021)
 - (3)005 A - Existing Side and Rear Elevations (Received 25/03/2021)
 - (3)010 A - Proposed Site Location Plan (Received 19/03/2021)
 - (3)011 A - Proposed Ground Floor Plan (Received 19/03/2021)
 - (3)012 A - Proposed First Floor Plan (Received 19/03/2021)
 - (3)013 A - Proposed Side and Rear Elevations (Received 19/03/2021)
 - (3)014 A - Proposed Front and Side Elevations (Received 19/03/2021)
 - (3)015 A - Proposed Site Plan (Received 25/03/2021).
 - The reason given for the condition is: To define the terms and extent of the permission.
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Decision

1. The appeal is allowed and planning permission is granted for erection of first floor side and two storey rear extension to form additional living accommodation at 134 School Road, Frampton Cotterell, Bristol, BS36 2BX, in accordance with the application Ref P22/05568/RVC, dated 16 September 2022, without compliance with the conditions previously imposed on the planning permission Ref P21/01938/F, dated 19 May 2021.

Procedural Matter

2. According to the planning application form, the proposed development was under construction at the time the application was submitted. However, by the time of my site visit the development was complete. As such, I have dealt with the appeal on that basis.

Main Issue

3. The main issue is the effect of the development upon the character and appearance of the building and surrounding area.

Reasons

4. The appeal site relates to a detached two storey house on a corner plot at the junction of School Road and Rectory Road. Houses on both roads are mainly detached and comprise a variety of designs resulting in a varied roofscape.
5. The approved design was for the 2 storey rear extension roof to join the main pitched roof to form a crowned section with sloping sides at either end. The extension roof has been built with one end gabled and rendered, instead of sloping and tiled, thus lengthening its roof ridge. The council considers these changes have resulted in harm to the building's character and that the extension does not appear subservient to the main house.
6. The development cannot be seen from the front of the house. When viewed from the side, from School Road, other parts of the building's roof sit forward of the gable end, restricting views of it to such a degree that its visual impact is negligible. The rear of the house is visible from School Road approaching the junction with Rectory Road, and from the access road that runs towards the nearby school, behind the appeal site and houses on Rectory Road. From these views the extension roof does not dominate the house because it is the same height as the main roof which it joins, and which continues to the side of the gable end forming a backdrop to it which softens its visual impact and that of the extended roof ridge.
7. Overall, the development remains subservient to the main house and the differences in design elements are absorbed within the rest of the building's roofscape. There is therefore no harm to the building's character, or that of the wider area, and the development complies with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (2013), Policy PSP1 and PSP38 of the South Gloucestershire Local Plan (2017); the Household Design Guide Supplementary Planning Document (2021); and the provisions of the National Planning Policy Framework (2021) which require high quality design that respects the character and architectural style of the building and surrounding area.

Conclusion

8. For the reasons given above I conclude that the appeal should be allowed. The Council have requested planning conditions in relation to the time limit for the commencement of development, the use of matching materials and confining the development to specified plans. However, as the proposal is retrospective those conditions are not necessary.

P D Sedgwick

INSPECTOR