



Appeal Decision

Site visit made on 14 June 2023 by R Dickson BSc (Hons) MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 July 2023.

Appeal Ref: APP/V1260/D/23/3319809

167 Howeth Road, Bournemouth BH10 5NX

- 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 Mills against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref 7-2022-9479-C, dated 22 December 2022, was refused by notice dated 9 February 2023.
 - The development proposed is for the erection of a single storey side extension, alterations to fenestration and extension to roof with installation of 2 x side dormers.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons for the Recommendation

4. A long residential road, Howeth Road has a mix of house types with 'pockets' of similar properties. No 167 is within a group of similar bungalows which have a generally consistent appearance in terms of the scale and massing of the roof structure, and overall built form. This group of bungalows have hipped or half-hipped roofs to the front elevation which form a unified appearance, contributing positively to the character and appearance of the area. The property itself has an evenly balanced front elevation, with the door positioned in line with the ridge point of the roof.
5. The proposals would create a break in the pattern of roof structures and overall massing within the group. The change from a hip to gable on the principal elevation particularly, combined with the roof ridge alteration, resulting in the door and windows appearing off-set, would unbalance the building and reduce the quality of the street scene's consistency.
6. As such, the proposed development would cause harm to the character and appearance of the area. Accordingly, it would not comply with Policy CS41 of the Bournemouth Local Plan Core Strategy (2012) or the provisions of

Residential Extensions: A Design Guide for Householders (2008). These policies and additional guidance seek to ensure that, amongst other things, development should be designed to respect the site and its surroundings through its scale, density, layout, siting, character, and appearance.

Other Matters

7. Nos 170 and 172 Howeth Road are a distance from the appeal site, and form part of a different 'pocket' of properties which are less consistent. Most notably, the two gable-fronted dwellings are opposite traditional two storey buildings, and therefore have less of an impact. Furthermore, they do not have the same expanse of bare wall as proposed, nor do they appear unbalanced in terms of features on the principal elevation. Other examples provided to me are a greater distance from the appeal site and in some instances are not on Howeth Road. As discussed above, Howeth Road has pockets of properties with differing characters, therefore the examples provided do not have a bearing on my recommendation.

Conclusion and Recommendation

8. For the reasons given above, the appeal scheme would conflict with the development plan and there are no material considerations before me worthy of sufficient weight to indicate otherwise. I therefore recommend that the appeal should be dismissed.

R Dickson

APPEAL PLANNING OFFICER

Inspector's Decision

9. I have considered all the submitted evidence and my representative's report and on that basis I dismiss the appeal.

John Morrison

INSPECTOR