
Appeal Decision

Site visit made on 27 July 2023

by Rebecca McAndrew, BA Hons, MSc, PG Dip Urban Design, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 August 2023

Appeal Ref: APP/P0119/D/23/3320321

6 Salem Road, Winterbourne, South Gloucestershire BS36 1QF

- 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 Blunden against the decision of South Gloucestershire Council.
 - The application Ref P23/00628/HH, dated 9 February 2023, was refused by notice dated 10 March 2023.
 - The development proposed is the creation of a single detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for the creation of a single detached garage at 6 Salem Road, Winterbourne, South Gloucestershire BS36 1QF in accordance with the terms of the application, Ref P23/00628/HH, dated 9 February 2023, 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 location plan, block plan and drawing 80785-3 Rev A.
 - 3) The external materials to be used in the construction of the garage hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect on the character and appearance of the site and area.

Reasons

3. The proposal would introduce a detached single garage into the front garden of the site. Whilst the structure would sit forward of the dwelling, it would be positioned to the side of the main two-storey part of the property. Clear views of the existing house would therefore be retained from the public realm to the front of the site. As such, the garage would not significantly reduce the openness of the site or unacceptably dominate the main house.
4. This part of Salem Road has a varied development pattern, with no set building line. On my site visit I observed structures to the front of other properties, as well as buildings which sit adjacent to the highway. In addition, there was a range of house types of varying ages, with no consistent building design or character. Taking all this into account, as well as the fact that the garage

would be simple in form and design, the proposal would not appear inharmonious or out of character within the context of the appellant's dwelling or the streetscene.

5. In view of the above, the appeal scheme would not harm the character or appearance of the site or area. The appeal therefore accords with Policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (2017), Policy CS1 of the South Gloucestershire Local Plan: Core Strategy 2006-2027 (2013), the South Gloucestershire Householder Design Guide SPD (2021) and the National Planning Policy Framework which taken together seek to secure high quality design which complements the area.

Conditions

6. I impose conditions regarding timescales and the approved plans to provide certainty. In the interests of the character and appearance of the area, I attach a condition to ensure that the proposed materials match those of the existing dwelling.

Conclusion

7. For the reasons outlined above, I conclude the appeal should be allowed.

Rebecca McAndrew

INSPECTOR