

Appeal Decision

Site visit made on 14 August 2023

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5th September 2023

Appeal Ref: APP/V1260/D/23/3324225

1 Priory View Road, Bournemouth BH9 3JG

- 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 Steve Hynde against the decision of Bournemouth, Christchurch and Poole Council.
 - The application Ref 7-2323-7751-D, dated 22 February 2023, was refused by notice dated 16 May 2023.
 - The development proposed is for a single storey side extension with flat roof with a pitched tiled perimeter.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the appeal proposal upon the character and appearance of the area.

Reasons

3. The appeal site comprises a detached chalet bungalow and its main area of private amenity space is to the western side which is adjacent to the junction of Priory View Road and Hillcrest Road. The space is bounded by close-boarded fencing along the back edge of the public footway, with an existing attached garage projecting from the western flank elevation which would be replaced by the appeal proposal.
4. The proposed extension would have an eaves height that matches the host dwelling and by virtue of its flat roof concealed behind a dummy pitched roof, it would be of a low height, although of a significant width. On balance, the view from Priory View Road would be acceptable. However the proposal cannot be assessed in isolation with the rear and western side elevation of the appeal dwelling also being visible from Hillcrest Road. The garage element currently projects beyond the front elevation of 12 Hillcrest Road, to the north, but the proposed extension would project significantly more so, in close proximity to the western fence and would be prominent when viewed from the north. I consider that it would appear as an incongruous addition to the street scene which would be accentuated by its depth mirroring that of the host dwelling.

5. Further I note that the submitted street scene drawing does not identify the view from the north, i.e. the views afforded by images 3 and 4 of the appellant's statement; and whilst I accept that the images were taken from Google Maps, I concur from my site visit that these views are not materially different when standing on the public highway.
6. I do not dispute that the proposed design is a side extension. Nonetheless by virtue of the site's location at a junction of two roads where there is a change in elevation, one would be looking down onto the extension from Hillcrest Road, and from which there would be a clear and prominent incursion to the notional building line created by 12 Priory View Road and the dwellings due north of it. I consider that the proposed extension in its current form would result in an incongruous form of development that would be harmful to the character and appearance to the street scene contrary to Policy CS41 of the Adopted Bournemouth Local Plan: Core Strategy 2012 which, amongst other things, seeks to ensure that all development is well designed and of high quality and that development should through its scale, layout and siting respect the site and its surroundings.

Conclusion

7. Having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR