



Appeal Decision

Site visit made on 18 September 2023

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13 October 2023

Appeal Ref: APP/Z0116/W/23/3319043

4 Grangewood Close, Fishponds, Bristol BS16 2QN

- 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 MNH Developments Ltd against the decision of Bristol City Council.
 - The application Ref 22/02326/F, dated 9 May 2022, was refused by notice dated 10 March 2023.
 - The development proposed is described as "erection of a detached two storey dwelling with parking facilities."
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are; the effect of the proposed development on the character and appearance of the area; and the effect of the proposed development on the living conditions of neighbouring occupiers.

Reasons

Character and Appearance

3. The appeal site forms part of the side garden of No 4 Grangewood Close, which comprises one half of a pair of semi-detached dwellings and detached double garage. The site is located at the end of a cul-de-sac which is made up of evenly spaced pairs of buildings linked with single storey garages set behind front gardens/parking areas forming a strong building line. Although some buildings have been altered, these are minor alterations, with buildings retaining their set back design which has helped reinforce the spaciousness of the area. At the end of the cul-de-sac is the boundary walls to the rear gardens of dwellings on Overndale Road. No's 4 and 5 Grangewood Close are the last dwellings in the cul-de-sac with only single storey garages between them and the boundary wall. This gap in tall built form contributes positively to the spacious feel of the area.
4. The proposed development would introduce a detached dwelling into the side garden on No 4, between it and the boundary wall with properties on Overndale Road, all but filling it. Additionally, the proposed dwelling would be set back from the established building. These together would noticeably reduce the spacious feel to the area, upsetting its pleasant rhythm and balance. It would accordingly result in a cramped appearance to the street scene and thus be harmful to the character and appearance of the area.

5. Whilst there are examples of detached dwellings nearby, in particular Grange Drive, off which Grangewood Close is accessed. However, the context of these differ from the appeal site which forms part of a small group of dwellings around a cul-de-sac. As such, these are not comparable and do not form the immediate area in which the proposed dwelling would be viewed.
6. As such, it would conflict with Policy BCS21 of the Bristol City Council Development Framework Core Strategy (2011) (CS) and Policies DM21, DM26, DM27 and DM29 of the Bristol City Council Site Allocations and Development Management Policies (2014) (SADMP) which seek, amongst other things, to ensure that development contributes positively to an area's character and identity and the broader street scene. The proposal also conflicts with paragraph 130 of the National Planning Policy Framework (Framework) which seeks good design sympathetic to local character.

Living Conditions

7. The proposed dwelling would be located between 0.9 and 1.5 metres from the rear boundary with dwellings on Overndale Road, particularly No's 150, 152 and 154. All of these dwellings benefit from rear windows which face out on to their garden and would face toward the side elevation of the proposed development.
8. The proposed dwelling would be two-storey in height and approximately and would extend approximately 7.4 metres deep. Most of its bulk would be located at the end of the garden to No 152. Whilst the introduction of a two-storey dwelling would change the outlook from the rear windows and rear garden, a distance of approximately 13.5 metres would be maintained.
9. The separation distance between the closest point of the proposed dwelling and the rear elevation of No 152 would be similar to the separation distance between many other nearby dwellings, particularly dwellings on Grange Close at the entrance to Grangewood Close and other dwellings on Overndale Road. The separation distances between the proposed dwelling and Overndale Road ensures that there would be no harmful impact in relation to a sense of enclosure. The side elevation of the proposed dwelling would contain one window which does not serve a habitable room.
10. I find that the proposed development would not harm the living conditions of the occupiers of dwellings on Overndale Road, with particular reference to outlook. The proposed development would therefore comply with CS Policy BCS21 and SADMP Policy DM29 which seek, amongst other things, to ensure that development safeguards the amenity of existing development. The proposal would also comply with paragraph 130 of the Framework that seeks high standards of amenity for existing and future users.

Other Matters

11. Local residents have raised concerns regarding highway safety. During my site visit I noted that most dwellings had off-street parking and garaging. I appreciate my visit provided only a snap shot of time and parking pressures are likely to increase when people return from school and work. However, there appeared to be adequate levels of parking to serve the existing dwellings. The proposed development would ensure that adequate parking levels would be provided for both the existing and proposed dwelling.

Conclusion

12. For the above reasons, there are no relevant material considerations, including the approach of the Framework, that would indicate a decision otherwise in accordance with the development plan. It is for this reason that the appeal should be dismissed.

Tamsin Law

INSPECTOR