



Appeal Decision

Site visit made on 17 October 2023

by C Rose BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31.10.2023

Appeal Ref: APP/V1260/D/23/3325408

25 Birchwood Road, Poole BH14 9NW

- 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 Ms Jeremy and Sarah Noyce and O'Brien against the decision of Bournemouth Christchurch and Poole Council.
- The application Ref APP/23/00479/F, dated 18 April 2023, was refused by notice dated 19 June 2023.
- The development proposed is enlargement of the front and rear dormer windows, square off the front bay window and construct a new walkway cover (revised scheme).

Decision

1. The appeal is allowed and planning permission is granted for enlargement of the front and rear dormer windows, square off the front bay window and construct a new walkway cover (revised scheme) at 25 Birchwood Road, Poole BH14 9NW in accordance with the terms of the application, Ref APP/23/00479/F, dated 18 April 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 following approved plans: drawing number 002 Rev J Existing Floor Plans & Elevations, drawing number 002 Rev N Proposed Floor Plans & Elevations, and Tree Protection Plan and Arboricultural Method Statement DS/23022/AC.
 - 3) The materials and finishes to be employed on the external faces of the development hereby permitted shall be as specified in the Planning Statement prepared by Pure Town Planning.
 - 4) All works relating to ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement (prepared by Treecall Consulting Ltd. and submitted 18/04/2023), and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.

Preliminary Matter

2. The appeal property benefits from planning permission¹ for the enlargement of the front and rear dormers, squaring off the front bay and a new covered walkway. At the time of my site visit, some of these works were nearing completion. Part of the front dormer had been constructed but I note the

¹ APP/22/00130/F

Councils comments regarding this being larger than the consented dormer window. Although the appeal proposal includes these previously approved elements, it also proposes an enlarged front dormer. In light of this, and given the reason for refusal, my appeal decision focuses on the effect of the proposed enlarged front dormer window.

Main Issue

3. The main issue in the appeal is the effect of the proposal on the character and appearance of the host dwelling and wider area.

Reasons

4. The appeal site is located on Birchwood Road and comprises a detached dormer bungalow set back from the road at a slightly lower level. The bungalow is finished with a mix of materials including a dark tiled roof, render and cladding. A Tree Preservation Order (Wellington Road/Birchwood Road) covers trees on the site and within the immediate area.
5. The built environment within which the appeal site lies is characterised by a mix of mainly two-storey detached dwellings of differing sizes, styles, and materials in a linear form set behind frontage planting and trees. Several of the dwellings on the road close to the appeal site benefit from dormer windows of varying designs, sizes, and materials.
6. The proposed dormer would extend across most of the front roof slope behind an existing projecting gable roof. It would comprise a zinc roof with a rendered facing material.
7. I acknowledge that the proposed dormer would extend further across the roof than the already consented dormer and comprise different facing materials to those previously consented. However, it would be set in equal distance from the sides of the roof and set down from the ridge reducing its prominence whilst resulting in a balanced appearance to the dwelling. It would be set against the roof of the existing dwelling with the dark zinc finish and render matching the dark roof of the dwelling and render to the ground floor front projection reducing its dominance. Moreover, it would be of a scale and design that would complement the changes consented under the previous planning permission and positively respond to the contemporary character and appearance of the dwelling such that the dormer window would integrate well with the host building.
8. With regard to the character and appearance of the area, the appeal property is smaller in size and lower in height than the adjoining dwellings and as a result is much less prominent in the street scene. The dwelling is also set back and down from the road and is screened on approach by existing planting and street trees such that the dormer window would not be highly visible. Furthermore, the appeal site is located on a road comprising dwellings of differing sizes, styles, and materials, including dwellings containing a variety of different designs of dormer windows. Even though these dormers are smaller than the appeal proposal, they are generally more prominent and to dwellings of a different design. As a result, and given my findings above in relation to the design of the dormer window being appropriate for the host dwelling, the proposal would not be harmful to the street scene.

9. Overall, for the reasons set out above, I conclude that the proposal would accord with the character and appearance of the host dwelling and wider area. The appeal scheme would therefore meet the aims of Policy PP27 of the Poole Local Plan (November 2018). Amongst other things, this seeks a good standard of design, permits development that reflects or enhances local patterns of development, that are designed to respect and relate to the existing building and maintain or enhance any details that contribute positively to local character.

Conditions

10. I have considered Paragraph 56 of the Framework and the National Planning Practice Guidance in relation to conditions and the conditions suggested by the Council. In addition to the standard time condition, it is necessary for a condition to confirm the approved plans in the interests of certainty.
11. As the appeal proposal includes all the works to the dwelling previously consented, conditions are also necessary to ensure that external materials are as proposed and to ensure that trees are protected during construction in the interests of protecting the character and appearance of the area and to prevent damage to trees.

Conclusion

12. For the reasons given I conclude that the appeal should be allowed.

C Rose

INSPECTOR