



Appeal Decision

Site visit made on 27 October 2023

by N Praine BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th November 2023

Appeal Ref: APP/Z0116/W/23/3323138

102 Ashton Drive, Ashton, Bristol BS3 2PT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr and Mrs Lias against the decision of Bristol City Council.
- The application Ref 23/01233/H, is dated 24 March 2023.
- The development proposed is described as a 2 storey side elevation extension.

Decision

1. The appeal is allowed and planning permission is granted for the proposed 2 storey side elevation extension at 102 Ashton Drive, Ashton, Bristol BS3 2PT in accordance with the terms of the application, Ref 23/01233/H, dated 24 March 2023, subject to the following conditions:
 - 1) The development hereby permitted shall be begun within three years of the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan – 06/03/2023, Elevations 1 - March 2023, Elevations 2 - March 2023, Proposed Floor Layouts - March 2023, Sections - March 2023 and Site, Block and Roof Layouts - March 2023.
 - 3) The external finishes including materials used in development hereby permitted shall match those of the existing dwelling, except where indicated otherwise on the approved drawings.

Background and Main Issue

2. I note that the Council have, since the submission of the appeal, provided an Appeal Statement Note. The Appellant has seen this note and been given opportunity to comment. I have therefore used the Council's purported refusal reason as the main issue in this appeal.
3. Therefore, the main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

4. The appeal site is located at the corner of a junction where Silbury Road meets Ashton Drive. The character of the area has some diversity which includes terrace and semi-detached dwellings. Several of the existing dwellings have also been extended and altered within this street scene.
5. The proposed two storey extension would project toward Silbury Road and it would leave spacing to the side for access into the rear garden. It would have a

lower ridge height and would be set behind the existing front wall of the host building. These design features would give it a subservient appearance when viewed against the host building and surrounding diverse street scene.

6. While the width of the proposed development would be generous in proportions, it would sit within an urban context which includes unrelieved blocks of terrace dwellings opposite. In addition, other dwellings within this street scene benefit from two storey and single storey side extensions which extend in a similar way to the proposed development. Some of these other examples are also located at corner junctions like the proposed development.
7. As a result, the width of the proposed extension would not appear excessive or incongruous when viewed within the wider diverse street scene. The proposed development would also retain appropriate spacing to the side boundary with Silbury Road, and this separation would ensure that the sense of openness around this junction would be retained when viewed against the wider urban fabric.
8. While the appeal site is at a prominent corner position, for the reasons as set out above, the proposed development would contribute positively to the character and appearance of the area reinforcing local distinctiveness.
9. The proposal would therefore comply with the relevant provisions of Policy BCS21 of the Bristol Development Framework Core Strategy 2011 and Policies DM26, DM27 and DM30 of the Bristol Site Allocations and Development Management Policies 2014. These, amongst other things, seek to preserve or enhance the significance of the character and appearance of the area.

Other Matters

10. The Appellant has expressed concerns regarding the time taken to reach a decision by the Council during the application process. Whilst this must have caused the Appellant some distress, this does not materially affect my consideration of the planning merits of the appeal proposal.

Conditions

11. I have attached conditions on the time limit for development and proposed plans in the interests of certainty. A materials condition is also necessary to ensure the development is in keeping with the character and appearance of the area.

Conclusion

12. For the above reasons, having regard to the development plan as a whole, the approach in the Framework and all other relevant considerations, the appeal is allowed.

N Praine

INSPECTOR