



Appeal Decision

Site visit made on 17 October 2023 by R Dickson BSc (Hons) MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 January 2024

Appeal Ref: APP/D1265/W/23/3317000

1 Ashmeads Way, Colehill, Dorset BH21 2NZ

- 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 & Mrs Downing against the decision of Dorset Council.
 - The application Ref P/FUL/2022/04907, dated 9 August 2022, was refused by notice dated 17 October 2022.
 - The development proposed is described as "sever land to form detached dwelling. Undertake extensions and alterations to existing property."
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

4. Ashmeads Way has a mixture of building heights and styles, unified by their material palette, approximate age and standing within their plots. Plot sizes vary but are well spaced. Most properties sit parallel to the road with their longest elevation facing it. All are set back from the pavement behind gardens and driveways. Nos 1 and 2 flank the entrance of Ashmeads Way on linear plots with large open gardens to the front and sides. The open feel of the appeal site and No 2 set the pleasant spacious character of the rest of the street which contributes positively to the area. Both are highly visible when approaching Ashmeads Way from Olivers Road. No 1 is most prominent owing to its height.
5. The prominence of No 1 would be replicated through the proposed dwelling and would erode the front/side garden. The siting of the new dwelling would enclose the open entrance to Ashmeads Way, unbalancing and dominating it in an overpowering way. The orientation of the host property, as a linear building within the plot, would also be highlighted, with the proposed dwelling being built very close to No 1. Splitting of the plot linearly to create two long and thin plots would also be at odds with the prevailing pattern of plot sizes, making both the host and proposed dwellings appear cramped and squashed. This would be exacerbated by the overlapping of the building lines, where the L-

shape of the host is interlocked with the L-shape formed by the garage on the proposed dwelling. Despite the differing ground levels between the two, these elements would not positively integrate with the surrounding development and would therefore be harmful to the character and appearance of the area.

6. Nos 6 and 7 Olivers Road have a linear plot, however these are significantly different from the proposed, both in terms of style and architectural detailing. They are independently situated on the opposite side of the road in tandem to one another and do not appear to be squashed onto the site, maintaining the spacious feel to the area.
7. In the context of the new dwelling, the proposed rear extension would only create a marginal increase in the total footprint of the host, and as it would be situated to the side/rear, largely obscured. The proposed dormer would also have a limited visual effect on the area if it were to be screened by the proposed dwelling. However, given this would be unacceptable in the above terms, it would present as something of a featureless and ungainly protrusion to the host dwelling's roof. By virtue of its position and degree of exposure in this context it would cause visual harm to the Olivers Road street scene.
8. Accordingly, the proposed development would be contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 which, amongst other things, seeks to permit development which is compatible with or improves its surroundings in terms of layout, site coverage and visual impact.

Other Matter

9. No 5 Olivers Road is presented as an example, however in terms of the linear nature of the dwelling, and the relative plot size and shape together with the piece of land to the front, comparisons can be drawn with 1 Ashmeads Way which demonstrate that the open feel at the entrance of one of the secondary roads off Olivers Road is an important element of the character of the area. I am not therefore persuaded to change my recommendation.

Conclusion and Recommendation

10. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed. It would conflict with the development plan and there are no material considerations worthy of sufficient weight to find otherwise.

R Dickson

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR