



# Appeal Decision

Site visit made on 13 December 2023

**by D Cramond** BSc MRTPI

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 10 January 2024**

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## **Appeal Ref: APP/D1265/D/23/3330606**

### **8 Boyte Road, Pimperne DT11 8UY**

- 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 Boulton against the decision of Dorset Council.
  - The application Ref P/HOU/2023/03265, dated 7 June 2023, was refused by notice dated 30 August 2023.
  - The development proposed is to remove roof, replace with higher pitch and rear and side dormers to create accommodation in the roof.
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## **Decision**

1. The appeal is dismissed.

## **Main Issue**

2. The main issue is the effect of the proposal on the character and appearance of the locality.

## **Reasons**

### *Character and appearance*

3. The appeal property is a semi-detached single storey dwelling with a shallow pitched roof. Boyte Road is characterised by detached and semi-detached bungalow development of similar ilk. This relatively uniform street is of established residential character where properties and gardens come together to create a locality of pleasing appearance. The proposal is as described above.
  4. To my mind the change to the roof pitch on one half of the semi-detached pair along with the planned dormers would look out of place in its immediate and wider context. The simple low-key, balanced and symmetrical appearance currently presented by the appeal property and others locally would be markedly interrupted by the planned scheme which would be jarring on the eye. Regrettably the proposal by reason of its scale and ungainly form would unduly impact upon the prevailing character and be visually harmful to the streetscene.
  5. Policy 24 of the North Dorset Local Plan is relevant. It seeks well designed development, of suitable scale and form, comfortable in its context and
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protective of local character. I conclude that the appeal scheme would run contrary to this policy.

*Other matters*

6. I understand the wish to extend this dwelling and recognise that the scheme would bring benefits to occupiers and I can see that thought has been given to materials. I have assessed the changes made at No 1 however the dwelling style and its position and the extension works are very different to the proposal. In any event, I must determine the case before me on its own merits. I appreciate that neighbours and the Parish Council did not object to the scheme but I need to take an overall and long-term view on visual amenity. Regrettably, having carefully considered all the points raised by the Appellant I conclude that the matters do not outweigh the concerns which I have in relation to the main issue identified above.
7. I confirm that the National Planning Policy Framework has been considered and the development plan policy which I cite mirrors relevant objectives within that document.

*Overall conclusion*

8. For the reasons given above I conclude that the appeal proposal would have unacceptable effects on the character and appearance of the locality. Accordingly, the appeal is dismissed.

*D Cramond*  
INSPECTOR