



Appeal Decision

Site visit made on 20 February 2024

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04.03.2024

Appeal Ref: APP/P0119/D/23/3335783

101 Woodmancote, Yate, South Gloucestershire, BS37 4LH

- 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 D Little against the decision of South Gloucestershire Council.
 - The application Ref P23/02288/HH, dated 1 August 2023, was refused by notice dated 27 October 2023.
 - The development proposed is extension in height of garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development upon the character and appearance of the surrounding area.

Reasons

3. Woodmancote is part of a housing estate comprising groups of mainly terraced houses which face in towards open spaces laid to lawn with some mature trees which give the estate an open green character. Pedestrian access is via a network of tarmac footways which link the open spaces. They connect to the road system which predominantly services the rear of houses providing access to garages, off road parking and some roadside parking.
4. The streetscape along these roads generally comprises the rear view of houses. It is less attractive and more varied than that of the open areas and house frontages described above. Nonetheless, there are common features which contribute to its character and appearance. Rear boundary walls and fences of a similar height abut the footway. Garages are generally set back from it in pairs sharing the same design, with off road access in front of them which provide additional parking spaces. The common rear boundary line, recessed parking areas, and similarly designed garages provide an element of uniformity to the street scene.
5. The garage subject of the appeal is one of a pair but is wider than its adjoining neighbour. They therefore lack the symmetry that most other pairs of garages share. The proposal to replace the existing flat roof with a sloping roof which would be substantially higher at the front would draw attention to the difference between it and its adjoining neighbour. It would appear dominant and out of keeping with other garages nearby harming both the appearance of the building and wider area and therefore conflict with Policy CS1 of the South

Gloucestershire Local Plan: Core Strategy (2013), Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (2017) and the National Planning Policy Framework (2023) which require high quality design that enhances the character of the area.

Other Matters

6. The appellant has drawn my attention to the garage opposite the appeal site. It differs in design and layout to its adjoining neighbour and most other garages within the estate, being wider and set at an angle with its flank wall along the pavement edge. However, because it is on the corner of a road junction its angled appearance and side wall does not look out of place. Furthermore, it is only slightly higher than its neighbour, which would not be the case with the proposed development which would be more visually dominant and intrusive because of its significantly greater height. It is not therefore comparable to the proposed development.

Conclusion

7. For the reasons given above I conclude that the appeal should be dismissed.

P D Sedgwick

INSPECTOR