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# Appeal Decision

Site visit made on 1 February 2024

**by C J Leigh BSc(Hons) MPhil MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 7<sup>th</sup> March 2024**

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## **Appeal Ref: APP/P0119/D/23/3332842**

### **329 Badminton Road, Winterbourne, BS36 1AH**

- 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 Ruby Razzak against the decision of South Gloucestershire Council.
  - The application Ref P23/02038/HH, dated 5 July 2023, was refused by notice dated 18 October 2023.
  - The development proposed is the provision of two dormers to the front elevation, a hip-to-gable extension, first floor extension above the existing rear outrigger, provision of two bay windows to the front elevation, demolition of the existing porch and construction of a replacement porch, a single storey rear extension and the erection of an ancillary outbuilding.
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## **Decision**

1. The appeal is allowed and planning permission is granted for the provision of two dormers to the front elevation, a hip-to-gable extension, first floor extension above the existing rear outrigger, provision of two bay windows to the front elevation, demolition of the existing porch and construction of a replacement porch, a single storey rear extension and the erection of an ancillary outbuilding at 329 Badminton Road, Winterbourne, BS36 1AH in accordance with the terms of the application P23/02038/HH, dated 5 July 2023, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The external surfaces of the development hereby permitted shall be constructed in the materials shown on the approved plans.
  - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 3266-01, 3266-02, 3266-03, 3266-07A, 3266-08A & 3266-09.

## **Reasons**

2. The main issue in this appeal is the effect of the development on the character and appearance of the area.
  3. The property is one half of a pair of semi-detached bungalows and has been extended with a porch to the side and an addition to the rear. The attached property has been altered with a front bay window and extensions to the rear.
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There is a diverse character to the area with an extended bungalow lying to the south that is rendered with front dormer windows, with new housing lying to the rear of that property. Further to the north are bungalows of differing character and form. Opposite the appeal site is a large estate of housing comprising two storey houses set back from Badminton Road.

4. An extension is proposed to the rear of the bungalow and the existing hipped roof altered to a gable end. The rear extension is large but staggered in height, so reducing the scale as it projects into the plot. The extension would be set within the side elevation and the ridgeline of the property, and would adjoin the large extensions to the adjoining property. These matters, and a screening effect from the bungalow to the south, mean there would be very limited visibility of the rear extension from public viewpoints. Thus, there would be little effect on the already diverse character of the area, whilst the alteration to the roof to create a gable end would similarly not be intrusive to that character.
5. The front elevation of the property would be altered with two new dormer windows, with shallow bays beneath. Given the variety in buildings in the area, which includes bungalows with dormer windows and bay projections, the proposed dormers, bays and side extension to the property would be acceptable. The extensions would be expressed with the use of modern materials and form, which is an acceptable change to the building and area that reflects a good standard of contemporary design.
6. The extensions to the property would be seen from neighbouring properties to the rear and side. The scale and design would not be intrusive to the outlook of those properties, with the design of the extensions being appropriate in those views. The siting of the proposed outbuilding would be distant enough from adjoining residents to avoid any intrusive effect, with the small scale of that building further reducing any potential impact.
7. The proposed development would therefore be consistent with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP38 of the South Gloucestershire Local Plan Policies, Sites and Places Plan 2017 (PSPP) which, amongst other matters, seek to ensure that all development is informed by and respects the character of a site and its context, and the architectural design and form of existing buildings. On the main issue it is therefore concluded the proposal would not be harmful to the character and appearance of the area.
8. The appeal is therefore allowed. The Council have suggested a condition in the event of the appeal being allowed showing matching materials, but the drawings are clear with the use of non-matching materials for architectural purposes. I have therefore modified the suggested condition to ensure use of such specified materials, to ensure a suitable appearance to the extension. I have also attached a condition specifying the approved plans in the interests of precision.

*C J Leigh*  
INSPECTOR