



Appeal Decision

Site visit made on 7 March 2024

by G Powys Jones MSc FRTPI

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

Decision date: 4 April 2024.

Appeal Ref: APP/D1265/D/24/3336565

91 Pinehurst Road, West Moors, Ferndown, Dorset, BH22 0AJ

- 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 Nick Jeans against the decision of Dorset Council.
 - The application Ref P/HOU/2023/04445, dated 2 August 2023, was refused by notice dated 31 October 2023.
 - The development proposed is to erect a two bay carport.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of its surroundings.

Reasons

3. The appeal property is a chalet bungalow fronting Pinehurst Road, which is a lengthy and relatively busy road predominantly residential in character. The property has two gated vehicular accesses, one from the front, and another to the rear, from Elmhurst Road. A notice displayed on the latter suggests that the latter access is in constant use.
4. The proposed carport would be sited in a forward position within the appeal property's front garden alongside the gated access point. The submitted plans show that the proposed structure's eaves would be roughly equivalent in height to that of the wall enclosing the front garden.
5. I share the appellant's view that the structure would be largely screened from view by trees and other vegetation when approaching the site from the east along Pinehurst Road. However, the sizeable pyramidal roof would be clearly visible above the wall from the front and from points when approaching from the west. The appellant suggests that the roof would be seen against the backcloth of trees. That would be the case, but nevertheless, in my view the structure would appear incongruous sited so far forward of the host property. It would prove harmful to the generally open character of the street scene along this part of Pinehurst Road.
6. I therefore conclude that the proposed development would stand conspicuously and obtrusively in its spatial and visual context harming the character and appearance of its pleasant surroundings. Accordingly, I find a clear conflict with those provisions of Policy HE2 of the Christchurch and East Dorset Local

Plan – Core Strategy directed to ensuring high quality design in new development but requiring development in terms of its visual impact to be compatible with or improving its surroundings.

Other matters

7. The appellant's reference to other decisions taken by the Council has been noted, but the full details and background in respect of those schemes are not before me. I therefore attach limited weight to these and have determined the appeal on its merits, as required.
8. I share the Council's view that the intrinsic design of the scheme is generally acceptable, and it may fit in harmoniously in another visual context, but not here.
9. I have noted the views of the West Moors Town Council who objected to the scheme.
10. I have considered all other matters raised in the representations, but none is of such strength or significance as to outweigh those considerations that led me to my conclusions.

G Powys Jones

INSPECTOR