
Appeal Decision

Site visit made on 7 March 2024

by Rebecca McAndrew, BA Hons, MSc, PG Dip Urban Design, MRTPI

an Inspector appointed by the Secretary of State

Decision date:

Appeal Ref: APP/Z0116/D/24/3337116

3 Kenmare Road, Knowle, Bristol BS4 1PD

- 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 J Bradburn against the decision of Bristol City Council.
 - The application Ref 23/00753/H, dated 6 February 2023, was refused by notice dated 21 December 2023.
 - The development proposed is a double storey extension to the side.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the site and area.

Reasons

3. Kenmare Road is characterised by a strong development pattern of predominantly two-storey residential dwellings arranged in short terraces and semi-detached houses. Each row is symmetrical in appearance, including end dwellings with forward-facing gables which act as bookends. The appeal property is one such dwelling, which occupies a prominent corner plot.
4. Whilst the proposed extension would reflect the hipped roof and catslide roof design of the existing property, it would be overly wide. As such, it would appear out of proportion to, and dominate, the existing dwelling. It would also imbalance the symmetry of this row of properties. Whilst it would not project forward of the established building line of properties on Kelly Road, given its significant mass and bulk, it would erode the openness of this corner plot at first floor level. As such it would appear overly prominent addition to the street scene.
5. I note that an existing single garage which is attached to the side of the property, as well as a larger detached garage, would be demolished as part of the proposals. I recognised that together these structures cover a large part of the land to the side of the original dwelling. I also acknowledge that the proposed extension would have a smaller footprint than the combined footprint of these structures. However, the garages are both single-storey, whereas the appeal proposal would be a two-storey extension. Consequently, it would

appear notably bulkier within the street scene than the current situation. I therefore afford limited weight to this matter in support of allowing the appeal.

6. I find that the proposal would cause unacceptable harm to the character and appearance of the site and area contrary to policy BCS21 of the Bristol Development Framework Core Strategy (2011), policies DM26, DM27 and DM30 of the Site Allocations and Development Management Policies, Local Plan (2014) and Supplementary Planning Document 2, A Guide for Designing House Alterations and Extensions (2005). Taken together these seek to secure high quality design which respects the character and appearance of the host dwelling and broader area.
7. For the reasons given above I conclude that the appeal should be dismissed.

Rebecca McAndrew

INSPECTOR