



Appeal Decision

Site visit made on 12 June 2024

by A Price BSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 June 2024

Appeal Ref: APP/P0119/W/23/3336173

29 Blenheim Drive, Filton, South Gloucestershire BS34 7AX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Farrell against the decision of South Gloucestershire Council.
 - The application Ref is P23/02642/F.
 - The development proposed is described on the application form as 'the construction of a new attached dwelling to the side of 29 Blenheim Drive'.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of 1 attached dwelling with new pedestrian access and associated works at 29 Blenheim Drive, Filton, South Gloucestershire BS34 7AX in accordance with the terms of the application Ref P23/02642/F, subject to the conditions appended to this decision.

Preliminary Matters

2. Notwithstanding the description of development set out above, which is taken from the application form, it is clear from the plans and accompanying details that the development comprises the erection of an attached dwelling with new pedestrian access and associated works. The Council dealt with the proposal on this basis and so shall I.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

4. The appeal site comprises a two-storey end-of-terrace property set within a large garden plot.
5. Properties surrounding the site are of a reasonably similar scale and period. They are also, typically, orientated towards the road. However, many properties appear to have undergone extensions and alterations over time, meaning that there is limited consistency or uniformity within the street scene. Moreover, separate dwellings have been constructed in some locations.
6. The proposed dwelling would be visible from much of Blenheim Drive, and from the private vantage points of some nearby properties. It would also result in the loss of some open garden space to the side of the existing No 29. However, by reason of the position of the dwelling, in line with established built form, together with the use of similar external materials, the proposed development

would have little appreciable effect on the varied and altered street scene, albeit of a reduced width relative to established properties in the same row.

7. The Council argues that the proposed development would 'breach' the established building line along the east-west section of Blenheim Drive. However, the plan form of the housing development, and the relationship between the different rows of properties across Blenheim Drive, are not readily discernible. Moreover, as set out above, the building line of the most closely associated dwellings (the same terrace) would be maintained. Overall, the proposed development would appear neither cramped nor out of keeping within its setting.
8. For the above reasons, I conclude that the proposal would have an acceptable impact on the character and appearance of the area, in accordance with the relevant provisions of Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (2013) and Policies PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (2017). These policies, amongst other objectives, seek to ensure that development proposals are compatible with the scale, form, layout, appearance and materials of surrounding buildings. This is in a similar vein to the relevant provisions of the National Planning Policy Framework (Framework) insofar as good design is concerned.

Other Matters

9. A comment has been received relating to parking provision and highway safety. There is no dispute between the Council and appellant on this matter and I have no reason to disagree with those findings. However, a parking condition is proposed by the Council. This is dealt with in further detail below.

Conditions

10. The Council has provided a list of conditions that it suggests should be applied in the eventuality that the appeal is allowed. I have assessed those with reference to the advice in the Framework and Planning Practice Guidance, and have amended the wording of some, and combined provisions of others, without altering their fundamental aims.
11. In addition to the standard commencement condition, required in the interest of certainty, I have imposed conditions relating to approved plans and external materials. These are also necessary in the interest of certainty. I have imposed a further condition in relation to parking spaces. This is imposed in the interest of the provision of adequate parking.

Conclusion

12. For the reasons given above the appeal should be allowed.

A Price

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing numbers:

144/0 Location Plan;
244/1 Block Plan As Existing;
244/2 Elevations As Existing;
244/3 Block Plan As Proposed;
244/4 Elevations As Proposed;
244/5 Proposed Plans.
- 3) Aside from the aluminium framed windows and doors illustrated on the submitted plans, the external surfaces of the development hereby permitted shall match those used in 29 Blenheim Drive.
- 4) The development hereby permitted shall not be occupied until details of vehicle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The parking spaces as approved shall be made available for use prior to the occupation of the development and thereafter maintained.