

Appeal Decision

Site visit made on 3 October 2024

by G Powys Jones MSc FRTPI

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

Decision date: 06th November 2024

Appeal Ref: APP/P0119/D/24/3348325

21 Bye Mead, Emersons Green, Bristol, BS16 7DL

- 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 Richard Bailey against the decision of South Gloucestershire Council.
 - The application Ref is P24/01070/HH.
 - The development proposed is the erection of front porch.
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This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 18 October 2024.

Decision

1. The appeal is allowed and planning permission is granted for the erection of front porch at 21 Bye Mead, Emersons Green, Bristol, BS16 7DL in accordance with the terms of the application Ref P24/01070/HH, subject to the conditions set out in the attached Schedule to this decision.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and its surroundings.

Reasons

3. The appeal property stands at the end of a short terrace of 3 dwellings within a relatively modern and well-designed residential estate. The appellant intends moving the dwelling's main pedestrian entrance from the side to the front and this would be enclosed by a porch. As the Council rightly says, the porch would be the first of its type in the immediate vicinity, and it considers the proposal would '*form a visually intrusive feature in the street scene*' causing a loss of symmetry in the terrace.
4. One of the main elements contributing positively to the quality of the local townscape is the extent of local planting and landscaping. This proves effective in providing greenery which softens and partly screens much of the built development. Several maturing trees grow in the green sward alongside the highway fronting the appeal property and its neighbours, as does a high, thick hedge.
5. The appeal property is set back from Bye Mead. It is separated from the highway by the hedge and other planting. These would effectively screen the porch from view from most viewpoints along Bye Mead and Cousins Way.

Although the first of its type, this is insufficient reason to refuse permission, particularly since I find the porch to be well-designed, modest in scale, and would prove to be barely noticeable in the public realm.

6. I conclude that the proposed development would fit acceptably into its local context without harming the character and appearance of the host property or its surroundings. Accordingly, no conflict arises with those provisions of policies CS1 of the South Gloucestershire Local Plan: Core Strategy (December 2013) and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017) directed to promote and encourage high quality design generally, specifically in residential extensions.

Conditions

7. In the interests of visual amenity, I shall impose the Council's suggested condition in respect of external materials.
8. It is also necessary, in the interests of certainty, that the development shall be carried out in accordance with the approved plans.

Other matters

9. All other matters referred to in the representations have been taken into consideration, but no other matter raised is of such strength or significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

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 the following approved plans: Ref 01; 02; 03 & the location plan.
- 3). The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling.