

Appeal Decision

Site visit made on 8 November 2024

by G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 November 2024

Appeal Ref: APP/Z0116/D/24/3351522
195 Passage Road, Bristol, BS10 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 Ian Prophet against the decision of Bristol City Council.
 - The application Ref is 24/01457/H.
 - The proposed development is a two-storey extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two-storey extension at 195 Passage Road, Bristol, BS10 7DL in accordance with the terms of the application Ref 24/01457/H 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 is a detached dwelling set in a generously sized plot at the junction of Dragonswell Road and the busy, dualled Passage Road (A4018). The property's frontages to these highways are lined with trees and other vegetation, so that the dwelling is very well screened from general view. The detached houses either side of the appeal property on the Passage Road frontage and behind in Dragonswell Road are of varying designs. This strikes me as a residential area of good quality disrupted only by the sounds of heavy traffic.
4. The Council acknowledges that in certain circumstances, detached dwellings can acceptably accommodate large extensions, such as proposed. However here it considers the extension unacceptable since it would be large, set forward of the dwelling's front elevation, and that of other development along this part of the Passage Road frontage. It would therefore, in the Council's view, deleteriously affect the character of the host property and would appear incongruous and prominent in the street detracting from 'the urban grain of the area'.
5. Whilst forward of the build line, reasonably sized spaces would remain between the extension and the streets either side. I consider the extension to be well designed and proportionate taking account of the scale and appearance of the host property and surrounding development, and not of an excessive size.

6. Moreover, far from being prominent, the extension would be very well screened from general view by trees and vegetation. I note the Council's concern that insufficient information has been submitted to satisfy it as to the future health of the trees. The appellant has not produced any fresh information on trees for the appeal, but it appeared to me that sufficient space was available to the side and front of the dwelling to ensure the longevity of the trees. A suitably worded condition to protect the trees during the construction period would assist in this respect, and to require replacement in the event of any being severely damaged or felled.
7. I therefore conclude that the proposed development would sit acceptably in its visual and spatial contexts without harming the character and appearance of the host property or its surroundings. Accordingly, no conflict arises with those provisions of policy BCS21 of the Bristol Development Framework Core Strategy (CS), and policy DM26 & DM30 of the Site Allocations and Development Management Policies (DMP), directed to protect an area's distinctiveness with particular reference to building extensions.

Conditions

8. Despite the response to the contrary in the Council's questionnaire response I consider that other conditions are necessary in addition to the statutory time-limiting condition.
9. In the interests of visual amenity, I shall impose a condition in respect of external materials. It is also necessary, in the interests of certainty, that the development shall be carried out in accordance with the approved plans.
10. In the interests of visual amenity, a condition is imposed to protect the site's trees during the construction period and to require replanting in the event of any trees being seriously damaged or felled during construction.

Other matters

11. The objections raised by a neighbour have been considered and I have already dealt with one aspect. For the same reasons as the Council, I do not consider that any neighbouring property's living conditions would be impaired. There could be some local disruption during the construction period, but this would be temporary and insufficient reason to prevent what is otherwise an acceptable development.
12. All other matters raised in the representations have been considered but none outweigh those 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 A001; A002; A003; A004; A005; A006 & A007.
- 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.
- 4). Prior to the commencement of development the trees and other vegetation on the site's frontages shall be surveyed and recorded and then protected during the construction period in accordance with a scheme agreed in writing with the local planning authority. Any trees seriously damaged or felled during the construction period shall be replaced with others as agreed in writing with the local planning authority.