



Appeal Decision

Site visit made on 19 December 2024

by **John D Allan BA(Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 09 January 2025

Appeal Ref: APP/V1260/D/24/3347222

52 Creekmoor Lane, Poole, BH17 7BT

- 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 Alvin Talukder against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref is APP/24/00007/F.
 - The development proposed is the erection of an extension over footprint of existing single-storey extension forming additional bedroom and living area.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal upon the character and appearance of the area.

Reasons

3. The appeal property is a two-storey, semi-detached dwelling with a dual pitched roof occupying a corner plot at the junction of Creekmoor Lane with Cabot Lane. The immediate area is residential in character comprising a mix of modest sized homes of various types. There is an existing single-storey extension with a hipped roof over that extends up to the side return boundary along Cabot Lane. The proposal is to erect a first-floor extension over the footprint of the existing side addition.
4. The proposal would project the existing dwelling sideways but with a slight recess to the front elevation and hipped roof form. Its width would match almost the width of the existing dwelling and when taken with the choice of render rather than matching brickwork, a different roof profile, and a retained front door, it would read as neither a proportionate and seamless extension to the existing modest dwelling, or alternatively as an appropriately configured addition to create the impression of a newly formed and balanced terrace of three.
5. Contrary to the appellant's assertion, and despite the existing side addition, which I find to be appropriately subservient, the existing dwelling appears to me as a reasonably balanced half of a semi-detached pair that sits comfortable within the varied street scene. My impression of the appeal proposal is that it would be seen

as a poorly considered and incongruous adjunct that would disrupt the visual harmony of the existing building.

6. In addition, the extension would be set close to the back edge of the pavement along the side return boundary appearing prominent and overtly out of keeping with the local development pattern where the two-storey scale of buildings is generally set back from the road frontages. The loss of space at first-floor level at this corner location would adversely impact the spatial qualities of the area.
7. Overall, by reason of its size, detailing and siting, I find that the proposal would be harmful to the character and appearance of the area. As such, it would fail to display the quality of design required by Policy PP27 of the Poole Local Plan, adopted in 2018. Accordingly, the appeal is dismissed.

John D Allan

INSPECTOR