



Appeal Decision

Site visit made on 8 January 2025

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14 February 2025

Appeal Ref: APP/V1260/W/24/3344680

24 Alton Road, Poole BH14 8SN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mr & Mrs Iarossi against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref is APP/23/00994/P.
 - The development proposed is outline permission with some matters reserved for the demolition of existing dwelling and creation of 3 no. new build 4 bed houses.
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Decision

1. The appeal is allowed and planning permission is granted for outline permission with some matters reserved for the demolition of existing dwelling and creation of 3 no. new build 4 bed houses at 24 Alton Road, Poole BH14 8SN in accordance with the terms of the application, Ref APP/23/00994/P, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal relates to an application for outline planning permission with landscaping identified as a reserved matter. As such, where the proposed site plans show any information relating to landscaping, I have treated this as illustrative for the purposes of making my decision.
3. For clarity I have used the description of development as provided on the appellant's appeal form and the Council's decision notice.

Main Issue

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

Reasons

5. The appeal site is in a residential area that predominantly comprises detached homes of a variety of styles and sizes. The dwellings are generally set well back from the road, and in combination with the abundance of mature trees, this provides the surroundings with a fairly spacious and verdant character. Many of the homes in the area appear to have either been heavily modernised, or in some cases, rebuilt. No. 24 Alton Road stands out as a dwelling that retains a more traditional style, being of brick construction with a pitched tile roof.
6. The proposed development would involve the demolition of the existing house and the construction of three new detached homes. It is clear that the scheme would

increase the amount of built form on the site. However, it is a particularly large plot of land, and in my view, the three proposed homes would sit quite comfortably within it. Indeed, they would still be set well back from the road and would have rear gardens of a reasonable size. As such, the spacious character of the immediate surrounds would be preserved. The recent development at No. 28 Alton Road demonstrates how a gentle increase in density can be achieved in a way that preserves, or even enhances, local character. Indeed, the presence of that development, and others in the surrounding area, ensures that the proposal, including the spacing between the dwellings, would not appear as being incongruous or out of place within the street scene.

7. The proposed homes in this instance would be quite different to those at No. 28. Indeed, their box like design, and the materials used, would provide the buildings with a very modern appearance. However, during my site visit, I observed that there are numerous examples of modern housing designs in the wider area, including some that bear a striking resemblance to the appeal scheme before me. The proposed dwellings would therefore add to this emerging shift in character in the local area. Furthermore, there is already a considerable amount of hardstanding to the front of No. 24, and as such, the proposed parking areas would not lead to harm.
8. As a result of these considerations, I conclude that the proposed development would preserve the character and appearance of the area. It would therefore conform with Policies PP27 and PP28 of the Poole Local Plan, 2018, which taken together, seek to ensure that new developments are well designed and that they maintain character and appearance, including where existing plots would be sub-divided.

Other Matters

9. The site is within close proximity to the Poole Harbour Special Protection Area (SPA) and Ramsar Site as well as the Dorset Heathlands SPA, Special Area of Conservation and Ramsar Site. These protected areas support an internationally important assemblage of wildlife species, including Dartford warblers, hen harriers and Eurasian spoonbills.
10. The designated sites are an important recreational and economic resource. They are well frequented by the public and it is very possible that occupants of the proposed dwellings would visit the sites. It is necessary for me, as the competent authority, to conduct an Appropriate Assessment in relation to the effect of the development on the integrity of the protected sites.
11. The evidence before me is clear that the proposal, particularly when combined with other development in the area, would have a likely significant effect on the protected sites due to an increased disturbance through recreational activity. The parties have agreed a financial sum in accordance with the Council's Dorset Heathlands Planning Framework SPD and Poole Harbour Recreation SPD which can be put towards infrastructure or non-infrastructure projects. I have received the signed unilateral undertaking, and the Council has confirmed that this approach is satisfactory. Both SPD's have been prepared with the agreement of Natural England. As such, it is not necessary for me to consult them separately as part of this appeal.

12. Based on the evidence before me, I am satisfied that the contribution would sufficiently mitigate the level of harm likely to be caused by the development and would be pursuant to the Council's adopted strategies. I therefore find that the proposal would not result in an adverse effect on the integrity of the designated sites.
13. Several third parties have objected to the proposed development, mainly in relation to matters concerning character and appearance which I have already addressed. My attention has been drawn to an appeal decision wherein the Inspector did not agree with my views on the recent development at No. 28 Alton Road. However, matters relating to character and appearance are clearly subjective and I have made my decision based on the evidence before me and observations made on my site visit.
14. There is no substantive evidence before me that would lead me to conclude that the development would have insufficient parking provision or that it would result in highway safety concerns. I have imposed a condition to require obscure glazing on the second floor of two of the proposed dwellings in order to maintain the privacy of neighbouring occupiers. The emerging Local Plan for the area may contain certain requirements in relation to the size of private garden spaces. However, the plan is currently at the examination stage and so attracts very limited weight in relation to this appeal. The existing verdant setting of the site will be maintained, and it is a requirement for suitable utility infrastructure to be provided. Construction will have to adhere to relevant standards in order to minimise disruption to neighbours.

Conditions

15. I have imposed the standard conditions to identify the relevant timescales and plans in the interests of certainty. Various conditions have been imposed in order to preserve character and appearance, including those relating to trees, materials and permitted development rights. Conditions relating to turning areas and visibility splays are necessary in the interests of highway safety. Conditions requiring renewable energy, cycle parking and electric vehicle charging points are required for environmental reasons. A further condition is necessary to ensure provision for refuse collection.

Conclusion

16. The proposed development is in accordance with the development plan when considered as a whole. Having had regard to all matters raised, I conclude that the appeal should be allowed.

C Butcher

INSPECTOR

Schedule of Conditions

- 1) Details of the landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the LPA before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the LPA not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Drwg no.1946P/101 (location and block plan) - received on the 30th of August 2023 by the LPA.
 - Drwg no.1946P/100e (site plan) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/104f (unit 1 proposed floor plan) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/105f (unit 2 proposed floor plan) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/106d (unit 3 proposed floor plan) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/107b (proposed elevations) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/108a (unit 1 proposed elevations) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/109 (unit 2 proposed elevations) - received on the 30th of August 2023 by the LPA.
 - Drwg no.1946P/110a (unit 3 proposed elevations) - received on the 30th of August 2023 by the LPA.
 - Drwg no.1946P/111b (proposed street scene elevations) - received on the 10th of October 2023 by the LPA.
 - Drwg no.1946P/112b (proposed cycle store elevations and plans) - received on the 21st of November 2023 by the LPA.
- 5) All works relating to the ground clearance, tree works, demolition and development with implications for trees shall be carried out as specified in the approved arboricultural method statement and tree protection plan, and shall be supervised by an arboricultural consultant holding a nationally recognised arboricultural qualification.
- 6) Prior to the commencement of the development hereby approved, details of the specialist surfacing consisting of cell web or similar shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details and shall not be altered without the prior written approval of the LPA.

- 7) Prior to the commencement of any ground clearance, tree works, demolition or development, details of the arboriculturally sensitive operations requiring arboricultural supervision shall be submitted to, and approved in writing by the LPA. A pre-commencement site meeting shall be held and attended by the developer's arboricultural consultant, the designated site foreman and a representative from the LPA to discuss details of the working procedures and agree that all tree protection measures have been installed in accordance with the approved tree protection plan. Any approved remedial works shall subsequently be carried out under strict supervision by the arboricultural consultant immediately following that approval.
- 8) Within 3 months of the commencement of the development details of the provision of Electric Vehicle Charging Points and associated infrastructure shall be submitted to the LPA for approval in writing. Those details shall be in accordance with the BCP Council Parking Standards SPD (adopted 5th January 2021). The approved details shall be implemented and brought into operation prior to the occupation of any residential unit hereby approved. Thereafter, the Electric Vehicle Charging Points shall be permanently retained available for use at all times.
- 9) The turning areas, as shown on the approved plan (Drwg no.1946P/100e (site plan) - received on the 10th of October 2023 by the LPA), shall be kept clear and remain available for the use as vehicle turning areas at all times. To this end no walls, fences, landscaping, vehicles or structures that would obstruct these vehicle turning movements shall be placed within these turning areas.
- 10) Before the development hereby permitted is occupied, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactment thereof, the land designated as visibility splay(s) as indicated on the approved plan(s) (Drwg no.1946P/100e (site plan) - received on the 10th of October 2023 by the LPA) shall be cleared of all obstructions over 0.6 metres above the level of the adjoining highway, including the reduction in level of the land if necessary, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.
- 11) Prior to commencement of development above Damp Proof Course (DPC), details and samples of all external facing and roofing materials shall be submitted to and approved in writing by the LPA.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactment thereof, no outbuilding or other works permitted by Class E shall be constructed or erected without express planning permission having first being obtained.
- 13) Details of the arrangements for refuse collection shall be submitted to and agreed in writing by the LPA. The collection point shall be completed in accordance with the approved details prior to occupation of the dwellings hereby approved.

- 14) Prior to first occupation, secure cycle parking will be provided in accordance with a scheme which has been submitted to and approved by the LPA, and thereafter retained.
- 15) Prior to first occupation of the buildings hereby permitted, details of measures to provide 10% of the predicted future energy use of each dwelling from on-site renewable sources, shall be submitted to and approved in writing by the LPA. These measures must then be implemented before any residential occupation is brought into use and maintained thereafter.
- 16) In addition to the windows identified as being obscure glazed on the approved plans, the two windows within the second floor of the eastern side elevation of Unit 1, and the two windows within the second floor of the western side elevation of Unit 3, must also be obscure glazed and retained as such thereafter.