



Appeal Decision

Site visit made on 10 February 2025

by **Megan Thomas K.C.** Barrister-at-Law

an Inspector appointed by the Secretary of State

Decision date: 26 February 2025

Appeal Ref: APP/V1260/D/24/3354025

10 Woodlands Avenue, Poole BH15 4EE

- 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 Mrs Bobby Quinn-Walsh against the decision of Bournemouth, Christchurch and Poole Council.
 - The application ref. is APP/24/00705/F.
 - The development proposed is the erection of a pergola car port.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a pergola car port at 10 Woodlands Avenue, Poole in accordance with the terms of planning application ref: APP/24/00705/F dated 21 June 2024, subject to the following 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: Existing and Proposed Elevations - Drawing No: FP.02 - received 21/06/24; Existing Block Plan and Location Plans - Drawing No: BP.01 revision A - received 25/06/24; Pergola Plans and Elevations - Drawing No: FP.01 - received 21/06/24; Proposed Block Plan - Drawing No: BP.02 - received 21/06/24.
 - 3) The pergola car port hereby approved shall be constructed in accordance with the finishing materials and colour finish as stated on the application form and as shown on the approved plans.

Main Issues

2. The main issues in the appeal are the effect of the proposal on the character and appearance of the host dwelling and streetscene and the effect on the living conditions of the occupants of 10 Woodlands Avenue in relation to light.

Reasons

Character and appearance

3. The site is situated on the north eastern side of Woodlands Avenue near to the junction with Hinchcliffe Road and comprises a one and a half storey rendered detached dwelling with a vehicular hardstanding, a small grey slate boundary wall and low electronic gate in front of the dwelling. It has a pitched roof form with a broadly gable shape facing the road. It is located within the settlement boundary of Poole.

4. Existing vehicular and pedestrian access is obtained from Woodlands Avenue and there is a public right of way which runs in a broadly east direction along the south side of the appeal site between it and no.23 Hinchcliffe Road.
5. The character of the immediate area bordering the site is residential, with dwellings of mixed designs and ages.
6. The proposed development is for a pergola-style car port constructed of anthracite grey aluminium. The structure would measure about 3.8m in width and about 6.25m in length with a height of about 2.4m. It would have no sides. It would be sited in the parking area at the front of the dwelling and it would abut the front elevation and skirt part of the south-eastern boundary.
7. Whilst the appeal site itself is prominent when travelling from a south-west direction, the car port would be a modestly-sized lightweight structure which would be seen, for the most part, against the rendered front façade of the dwelling. This factor coupled with its open nature would result in a reasonably unobtrusive structure, sympathetic to the host dwelling but also sympathetic to the mixed character of the streetscene. In addition, no.10 Woodlands Avenue is a contemporary style of dwelling and the proposal with its anthracite aluminium frame would be both complimentary and complementary to that style of dwelling.
8. I therefore conclude that the proposal would not harm the character or appearance of the host dwelling or the streetscene and would accord with policy PP27 of the Poole Local Plan (adopted 2018) 'LP'.

Living conditions for occupants of host dwelling

9. The dwelling's layout includes the main living space and kitchen on the first floor with the ground floor used mainly for bedrooms. The roof of the proposed car port would sit just above a ground floor front room window which is currently used as a store.
10. On my site visit I was able to have access to that room and found that the window was of a size which allowed the room to be well lit to its full depth by natural daylight. The proposed structure has no side walls, and the roof has rotating louvres and can let in additional light to the car port itself and the window, if that is judged desirable. In summary, the living conditions of the occupants of the appeal site would not be unduly affected by overshadowing or the loss of daylight or sunlight to that room as a result of the development, even if the roof louvres were closed. There would be no breach of policy PP27(1)(c) of the LP.

Conditions

11. The Council suggested some conditions in the event that the appeal was successful. I have considered these in the light of Planning Practice Guidance. I have imposed a condition which ties the carrying out of the development to the approved plans, in order to avoid uncertainty. In order to protect the character and appearance of the host dwelling and the area, I have imposed a condition that requires the car port to be constructed in accordance with the colour finish and materials specified.

Conclusion

12. Having considered all representations made, for the reasons given above, I allow the appeal.

Megan Thomas K.C.
Inspector