



Appeal Decision

Site visit made on 18 December 2024

by Rebecca McAndrew, BA Hons, MSc, PG Dip Urban Design, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 April 2025

Appeal Ref: APP/Z0116/W/24/3350057

1 Collin Road, Brislington, Bristol BS4 3SD

- 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 Kerry McAlinden against the decision of Bristol City Council.
 - The application Ref is 23/01999/F.
 - The development proposed is the demolition of an existing garage and the construction of a new dwelling to the side plot.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of an existing garage and the construction of a new dwelling to the side plot at 1 Collin Road, Brislington, Bristol BS4 3SD in accordance with the terms of the application, Ref 23/01999/F, subject to the conditions in the attached schedule.

Procedural Matter

2. The Government published a revised version of the National Planning Policy Framework (the Framework) in December 2024. Both parties have been offered the opportunity to comment. I am satisfied that no party would be prejudiced by considering this Framework as part of this appeal.

Main Issue

3. The main issue is the effect on the character and appearance of the site and area.

Reasons

4. The appeal site is located within a predominantly residential area which includes a variety of dwelling designs with no overriding urban pattern. The existing property is an end dwelling, within a terrace of three modern homes. The existing terrace lacks uniformity, with each dwelling varying in appearance. The central house includes 2.5 storeys with a pitched roof and the properties either side are two storey homes with mismatched hipped roofs. Also, the three dwellings differ in fenestration, eaves height and ridge height. As such, the existing row lacks symmetry and has an awkward mass and form.
5. The proposed dwelling would reflect the design of the house it would adjoin by extending the existing roof plane and replicating the existing fenestration in its front elevation. Given that, as described, the existing terrace has an awkward mass and form, the proposal would not unacceptably distort the rhythm of the terrace. Also, the proposed house would adhere to the existing building line of the terrace, facing onto Collins Road. All of this would ensure that the proposed additional dwelling

would sit comfortably in the context of the adjoining house and the wider terrace. Consequently, the addition of a dwelling to this terrace would not undermine the character and appearance of the terrace or streetscene.

6. The proposed dwelling would come closer to Wicks Road than the terraced home that it would adjoin. However, many properties in the area have shallow gardens fronting onto Wicks Road. As such, the proposal would not undermine an existing development pattern and this relationship is acceptable.
7. An area of lawn to the front of the appeal property would be removed to accommodate parking spaces. I recognise that this would reduce the openness of the front garden area. However, a boundary hedge would be retained around this space, which would soften views of any parked vehicles within the streetscene. Therefore, this arrangement would not unduly harm the character and appearance of the area.
8. Taking all of the above into account, the proposed dwelling would not unacceptably harm the character and appearance of the appeal site or streetscene. The scheme therefore complies with Policy BCS21 of the Bristol Core Strategy (2011), Policies DM26, DM27 and DM29 of the Site Allocations and Development Management Policies Local Plan (2014) and the provisions of Section 12 of the Framework. Taken together these seek to secure good quality development which respects the existing character and appearance of the site and area.

Conditions

9. I have attached conditions in relation to time limit and approved plans in the interest of certainty. A condition requiring parking provision to be provided is necessary in the interests of highway safety. I attach a condition in relation to unknown contamination in the interests of public health. A condition regarding the protection of trees and hedgerows will safeguard the character and appearance of the site and area.
10. A condition ensuring materials used for the proposed dwelling match the adjoining house will ensure that the proposed development is in-keeping with neighbouring properties.
11. The submitted energy statement sets out how significant carbon dioxide reductions can be achieved as part of the appeal scheme. As such, a condition requiring details of these measures is appropriate and necessary.

Conclusion

12. For the reasons given, the appeal is allowed.

Rebecca McAndrew

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: A01, A02a, A02b, A03a, A03b
- 3) The dwelling hereby permitted shall not be occupied until the vehicle parking spaces have been provided in accordance with Drawing No. A03a. Thereafter, those spaces shall be retained for the parking of vehicles only.
- 4) Any contamination that is found during the course of construction of the development hereby permitted that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended until a risk assessment has been carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, the development shall not resume or continue until remediation and verification schemes have been carried out in accordance with details that shall first have been submitted to and approved in writing by the local planning authority.
- 5) The external materials of the dwelling hereby approved shall match those used in the adjoining dwelling.
- 6) All the trees and hedges shown to be retained on the Drawing No A03a and within the Tree Survey by Wotton Tree Consultancy, dated April 2023, and any trees whose canopies overhang the site shall be protected in accordance with the details in the Tree Survey. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.
- 7) No development above ground level shall take place until a scheme (including a timetable for implementation) to secure at least 20% of the energy supply of the development from decentralised and renewable or low carbon energy sources has been submitted to and approved in writing by the LPA. The approved scheme shall be implemented and thereafter retained in operation.

End of schedule