



Appeal Decision

Site visit made on 25 March 2025

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 08 April 2025

Appeal Ref: APP/D0121/D/25/3361232

Proposal: erection of double garage at 23 Bishops Road, Cleeve, North Somerset BS49 4NQ

Application Ref: 24/P/2675/FUH.

Decision – planning permission is granted.

Reasons

Issue – effect on the character and appearance of the area

1. The siting of the proposed garage would be forward of the front elevation of the host property and its immediate neighbour of 23a Bishops Road. However, no clear building line is apparent on this side of the road as evidenced by the front elevations of 21 and 25 Bishops Road being set significantly further forward than the host property.
2. The close relationship of the garage with the host property together with its lower ridgeline and side elevation facing the road, means it would be appreciated as a front extension, rather than a separate building, when viewed from the road. Combined with the use of materials which match the host property, secured by condition, the proposal would not be a visually intrusive feature in the street scene whilst retaining much of the openness to the front of the existing dwelling.
3. There would be some loss of greenery through the removal of part of the front grassed area. However, this is not a key characteristic of the street scene. In any event, there is nothing to prevent the grass being removed by the appellant, irrespective of this decision.
4. Notwithstanding the limited detail provided regarding the appeals referenced in the Council's Delegated Report, the Inspector in each case found the proposal would be highly visible or prominent in the street scene. As I have not found that would be the case with the scheme before me, it is materially different.
5. A condition preventing the garage to be used as living accommodation is not necessary to make the proposal acceptable.
6. The proposal would not harm the character and appearance of the area and accords with the policies cited in the decision notice.

Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: to comply with s51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with drawing nos:

2857 LP 01 – Existing Location and Site Plans

2857 P 05 – Proposed Garage

Reason: to provide certainty.

- 3) The external materials of the development hereby permitted shall match those used in the existing dwelling.

Reason: to protect the character and appearance of the area.

Conclusion

7. The proposal complies with the development plan as a whole and nothing indicates a decision should be made otherwise.

Juliet Rogers

INSPECTOR