



Appeal Decision

Site visit made on 24 April 2025

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 May 2025

Appeal Ref: APP/V1260/W/24/3355174

19 Huntingdon Drive, Poole BH21 1TD

- 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 A Cook against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref is APP/24/00696/F.
 - The development proposed is raise ridge height to create new habitable living accommodation on the first floor with the formation of a dormer to the side elevation and a ground floor extension to the front elevation.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property comprises a detached bungalow which forms part of a row of three similar dwellings. Although many properties in Huntingdon Drive (the Drive) and the surrounding area have been extended, including some with upper floors, the predominant built form comprises detached single storey bungalows.
4. The appeal property is sited at the end of the vista along the Drive and has a perpendicular relationship to the uniform pattern and rhythmic roofscapes of the bungalows on each side of this view. Given its siting, together with its backdrop of substantial mature trees, the appeal property is prominent in the street scene as it punctuates the view along the Drive. The proposed increased ridge height and the addition of a bulky flat roofed side dormer would amplify the prominence of the appeal property due to its inharmonious scale when contrasted with the others in the row and those along the Drive. This is not mitigated by the quality of the design, the integration of the additions and the use of matching materials when the existing dwelling is appreciated in isolation.
5. Additionally, the proposal would dominate the relationship of the appeal property with the adjacent dwelling and lead to an imbalance to the short row of dwellings, despite no changes to the height of its eaves, overall width and only a small increase in footprint. Although the introduction of new or different features into an area is not, by default, harmful, in this case, the proposal would be detrimental to the character and appearance of the street scene.

6. My attention has been drawn to other extensions and alterations that have been approved and implemented within the surrounding area beyond the Drive. However, notwithstanding the limited evidence before me relating to these, nonetheless they relate to developments that are materially different to the appeal scheme, being sited near to other two storey dwellings within a more spacious street scene¹ or do not incorporate an increase in ridge height². Therefore, they do not justify the grant of planning permission in this case.
7. I conclude that the proposal would harm the character and appearance of the area. It would be contrary to Policy PP27 of the Poole Local Plan which permits development provided it, amongst other provisions, reflects or enhances local patterns of built form and features.

Other Matters

8. The proposal would provide additional space for the appellant and their young family. The scale of this private benefit would, however, be small.

Conclusion

9. The proposal conflicts with the development plan as a whole and there are no material considerations, either individually or in combination, that outweigh this conflict. For the reasons identified above and having had regard to all relevant matters raised, the appeal should be dismissed.

Juliet Rogers

INSPECTOR

¹ 27 Merley Gardens

² 11 Rempstone Road