



Appeal Decision

Site visit made on 22 May 2025

by **O Tresise MSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 24 June 2025

Appeal Ref: APP/V1260/W/25/3360960

11/11a Arnewood Road, Bournemouth, Dorset BH6 5DQ

- 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 & Mrs S Fry against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref is 7-2024-27425-D.
 - The proposed development is described as 'Demolition of existing garage and erection of new garage with storage in roof void accessed by loft hatch'.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of the existing garage and the erection of a new garage with storage in roof void accessed by loft hatch at 11/11a Arnewood Road, Bournemouth, Dorset BH6 5DQ in accordance with the terms of the application, Ref 7-2024-27425-D 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: Location Plan, Block Plan (drawing no 31); Proposed Site Plan (drawing no 32); Proposed Ground Floor, Proposed Loft, Section showing loft space, Section shown loft storage (drawing no 33); Proposed Elevations (Front Elevation – North West, Side Elevation – South West) (drawing no 34); Proposed Elevations (Rear Elevation – South East, Side Elevation – North East) (drawing no 35).
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials stated on the application form.
 - 4) The garage area shown on the proposed ground floor plan hereby permitted shall be kept available at all times for the parking of motor vehicles by the occupants of no 11/11a Arnewood Road and their visitors and for no other purpose.
 - 5) No business, commercial or industrial use shall be carried out in the proposed garage hereby permitted.

Preliminary Matter

2. There is a missing detail on the proposed site plan (drawing no 32), as it does not show the existing single storey extension to the side of the main dwelling. Given that the location and plan (drawing no 31) has clearly demonstrated this element,

and it is not a determinative factor, I therefore have enough details before me to form the basis of my overall planning assessment. I am satisfied that no party has been prejudiced by my approach.

Main Issue

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

Reasons

4. The appeal site comprises a garage accessed via Arnewood Road. The surrounding area is characterised by a group of two-storey detached dwellings of similar scale and design. These properties typically feature hipped roofs and bay windows, and are predominately constructed in brick, although some are finished with render or a combination of both. Most properties in the immediate vicinity are enclosed by low boundary walls or timber fences. These architectural elements contribute positively to the coherent character and appearance of the area.
5. In terms of its design, the proposed garage would have a gable roof to its front elevation and a hipped roof to its rear elevation. Although the roof form would differ from that of the main building, it would be similar to the roof feature above the bay windows of the neighbouring properties, thereby maintaining a degree of visual continuity within the street scene. The use of brick as the external materials would also help the garage to be integrated with its surroundings. While the garage would project forward of the front elevation of the adjacent buildings, it would be positioned adjacent to the existing timber boundary fences. It would also largely align with the established building line of no 11/11a Arnewood Road. Although it would be taller, in terms of both ridge and eaves height, than the previously approved scheme as indicated by the Council, the proposed garage would still appear as a subservient structure that integrates sympathetically with the established built form and maintains the consistent and cohesive character of the area.
6. Overall, I conclude that the proposal would not harm the character and appearance of the area. As such, it would comply with Policy CS41 of the Bournemouth Local Plan: Core Strategy (Adopted 2012), which seeks to ensure new developments are well-designed and of a high quality. For the same reasons it would also accord with the aims of the Council's Residential Extensions Design Guide (2008) and the good design aims of the National Planning Policy Framework.

Conditions

7. In addition to the standard time period for the commencement of development, it is necessary in the interest of certainty to list the approved plans. I note that the Council suggested to include the indicative proposed street scene as an approved plan. However, given its indicative nature, and detailed drawings of the proposed garage have been included, it would not be necessary to include this drawing.
8. I have further imposed a condition requiring the external materials stated in the application form to be used on the construction of the development, in the interests of preserving the character and appearance of the area.

9. As suggested the Council have also imposed a condition to ensure the proposed garage is used as intended for the avoidance of any doubt.

Conclusion

10. For the reasons given above the appeal should be allowed.

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INSPECTOR

