
Appeal Decision

Site visit made on 3 June 2025 by K Hole BA (Hons)

Decision by Mr A Spencer-Peet BSc(Hons) PGDip.LP Solicitor (Non-Practising)

an Inspector appointed by the Secretary of State

Decision date: 04 July 2025

Appeal Ref: APP/D0121/D/25/3363658

29 Bleadon Hill, Weston-super-Mare BS24 9JE

- 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 Leigh Griffiths against the decision of North Somerset Council.
 - The application Ref is 25/P/0033/FUH.
 - The development proposed is a single storey extension to the front and replacement of bay windows to glazed doors with Juliette balconies.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey extension to the front and replacement of bay windows to glazed doors with Juliette balconies at 29 Bleadon Hill, Weston-super-Mare BS24 9JE in accordance with the terms of the application, Ref 25/P/0033/FUH, 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 drawing numbers: 776-01C Site Location and Existing Block Plan; 776-02 Existing Ground Floor Plan; 776-03 Existing Elevations; 776-04A Proposed Ground Floor Extension Plan; 776-05A Proposed Ground Floor Plan; 776-07 Proposed Elevations; 776-08 Section as Proposed and 776-06D Proposed Site Layout Plan.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect the appeal proposal would have on the character and appearance of the host dwelling.

Reasons for the Recommendation

4. The host dwelling is a large, detached dwelling positioned within a spacious plot set back from the highway behind electric gates, walls and fencing. The fencing is screened by tall, mature hedgerows and trees which conceal most of the appeal property from public view.
5. The proposed extension would be positioned to the south-west elevation which is the main elevation viewed when entering the property through the electric gates.

The proposed extension would not extend the full width of this elevation and would project out into existing garden space towards the property boundary. A sizeable distance would remain between the end of the proposed extension and the property boundary. Due to the layout of the spacious plot and large size of the host dwelling, the scale and mass of the proposed extension would appear proportionate and would not amount to an incongruous addition to the host dwelling.

6. There is a conservatory that projects out from the north-west elevation of the host dwelling. While the proposed extension would be larger than the conservatory, it would be consistent in design due to the flat roof and symmetrical angle projection from the existing elevations. Furthermore, the plans indicate that the external walls would be rendered as to match the rendered finish displayed on the existing dwelling. The proposed extension would therefore cause no undue harm to the character and appearance of the host dwelling.
7. The appeal proposal would also include the removal of bay windows and the addition of glazed doors and with Juliette balconies. While the bay windows currently contribute to the character of the host dwelling, their removal would not have a detrimental impact to the character and appearance of the host dwelling given that the proposed Juliette balconies would positively enhance the character of the host dwelling by blending seamlessly with the existing balconies that are located to the first floor.
8. Consequently, the appeal proposal would complement the character and appearance of the host dwelling and would accord with policy CS12 of the North Somerset Core Strategy 2017, and policies DM32 and DM38 of The North Somerset Sites and Policies Plan 2016 which seek to achieve high quality design and require extensions to respect existing properties in terms of massing, scale, proportions, materials and overall design and character. The North Somerset Residential Design Guide (SPD2) shows some support for the use of flat roofs for single storey extensions provided they are as part of a contemporary design that complements the existing building and street scene.
9. Concerns were raised that if the hedgerows and trees were removed, the extension would be visible from public view. However, as I have found the appeal proposal would not harm the character and appearance of the host dwelling, it is not necessary to consider this matter further.

Conditions

10. In addition to the standard time limit for commencement of the development, I have imposed a condition requiring the development to be carried out in accordance with the approved plans to provide certainty. I have not imposed a condition requiring the external materials to match the existing dwelling as there is sufficient information on the plans to indicate which materials will be used.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

K Hole

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

Mr A Spencer-Peet

INSPECTOR