



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: 6th August 2025

Appeal Ref: APP/P0119/D/25/3364540

1B Barrington Close, Kingswood BS15 4QD

- 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 Paul Higgs against the decision of South Gloucestershire Council.
 - The application Ref is P24/02859/HH.
 - The development proposed is a two-storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two-storey side extension at 1B Barrington Close, Kingswood BS15 4QD in accordance with the terms of the application, Ref P24/02859/HH, 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 nos 1-100A Location Plan; 1-101 Existing Plans; 1-201 Existing Elevations; 2-102 Proposed Floor Plans; 2-202 Proposed Elevations and 2-100A Proposed Site Block Plan.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

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 of the appeal proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons for the Recommendation

4. The appeal property is a two-storey semi-detached dwelling on the corner of Barrington Close and the access road to Barrington Court. The surrounding properties, while similar in scale, comprise a mixture of terraced and semi-detached dwellings and small blocks of low-rise flats which vary in age, style and design. This creates a diverse character and appearance to the area.
5. The appeal proposal would involve the erection of a two-storey side extension to provide additional living accommodation and would be constructed within garden

space to the side of the property between the flank wall and side boundary. The side boundary is at an angle and widens towards the rear of the property and as such the proposed extension would be tapered towards the front. The South Gloucestershire Householder Design Guidance SPD 2021 recognises that while extensions of this nature can maximise internal space, it is often to the detriment of design and form.

6. The proposed extension is set back from the principal elevation and the ridge height of the hipped roof would sit lower than that of the host dwelling. These design features come together to create a well-balanced and proportionate extension that would be subservient to the host dwelling.
7. On my site visit I observed that the host dwelling is set back from the terrace of dwellings on the opposite side of Barrington Close with its principal elevation roughly in line with the rear elevation of 10 Tyndale Road. Owing to the positioning of these dwellings, and the access road to Barrington Court angling away from the host dwelling, there is a sense of openness to the street scene.
8. While the scale and mass of the host dwelling would increase, the proposed extension would not amount to an incongruous addition and would not overwhelm the host dwelling or appear cramped within the plot overall. Given the diversity of the dwellings in the vicinity, the proposed extension would not alter the established character of the area.
9. Consequently, the appeal proposal would cause no undue harm to the host property or the character and appearance of the area and would therefore accord with Policy CS1 of the South Gloucestershire Core Strategy 2006 – 2027 and policies PSP1 and PSP38 of the South Gloucestershire Policies, Sites and Places Plan 2017. These policies seek high quality design and require development to make positive contributions to an area and to respect among other things, form, scale and proportions of existing dwellings.

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 also imposed a condition requiring the external materials to match the existing dwelling in the interests of safeguarding the character and appearance of the existing dwelling.

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