
Appeal Decision

Site visit made on 17 September 2025

by E Worley BA (Hons) Dip EP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 October 2025

Section 78 Appeal Ref: APP/V1260/D/25/3369120

Proposal: Loft conversion extension by adding a new section of rear dormer to the rear, south-facing roof pitch at 79 Salterns Road, Poole BH14 8BL.

Application Ref: P/25/01129/HOU

Decision – Allowed and planning permission is granted

Reasons

Issue - the effect of the proposed development on the host dwelling and the character and appearance of the area, with particular regard to the significance of the Ashley Cross Conservation Area.

1. The appeal site comprises a mid-terraced dwelling within a row of similar properties. It is located within the Ashley Cross Conservation Area (the CA).
2. The Ashley Cross Conservation Area Character Appraisal and Management Plan sets out that the significance of the CA is derived, in part, from the architectural detailing and cohesive character of the residential buildings, including their Victorian and Edwardian architecture. It identifies the appeal property as a positive feature within the CA. The age of the building and its Edwardian architecture, combined with the pleasant sense of uniformity of the group, contribute positively to the significance of the property as a non-designated heritage asset (NDHA) and the special character of the CA.
3. The appeal proposal seeks to extend the existing flat roof dormer to the rear roof slope of the main roof of the dwelling, perpendicular along the roof of the outrigger. Due to the presence of the existing dormer, the appeal property deviates from the general roof forms of the rear elevations of the dwellings in the row. While the proposal would add further bulk to the existing roof of the existing terraced property, the design would be consistent with the existing dormer. Furthermore, the front elevation of the dwelling would remain unchanged, and while the extended dormer would be visible from the rear of the nearby properties, public views of it from within the CA would be limited.
4. For these reasons, despite its overall scale, by virtue of its position, to the rear of the property, the proposed development would not disrupt the architectural merit of the front elevation of the NDHA or the contribution it makes to the appearance of the terrace. As such it would not diminish the contribution the property makes to the significance of the CA, and would preserve the character and the appearance of the CA.

5. Accordingly, the proposed development would not harm the significance of the host dwelling or the character and appearance of the area, with particular regard to the significance of the CA. In that regard it would accord with the development plan policies cited on the decision notice.

Conclusion

6. The proposed development would comply with the development plan as a whole and nothing indicates a decision otherwise.

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; Location Plan (Drawing No. PP-13972064v1), Proposed & Existing Second Floor Plan (Drawing No. SR 226 01 Rev D), Proposed & Existing Rear Elevation (Drawing No. SR 226 03 Rev D), Proposed & Existing South Side Elevation (Drawing No. SR 226 04 Rev E), Proposed & Existing North Side Elevation (Drawing No. SR 226 05 Rev B) and Proposed & Existing Block Plans (Drawing No. SR 226 07 Rev A).
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

E Worley

INSPECTOR