



Appeal Decision

Site visit made on 16 September 2025

by D R Kay BA Dip.Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 22 October 2025

Appeal Ref: APP/V1260/W/25/3363486

1 Rowington Hall, 4 Dover Close, Poole, Dorset, BH13 6EA

- 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 D French against the decision of Bournemouth Christchurch and Poole Council.
 - The application Ref is APP/24/00807/F.
 - The development proposed is the removal of existing sunroom and addition of bespoke garden room to rear elevation.
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Decision

1. The appeal is allowed, and planning permission is granted for the removal of existing sunroom and addition of bespoke garden room to rear elevation at 1 Rowington Hall, 4 Dover Close, Poole BH13 6EA in accordance with the terms of the application, Ref APP/24/00807/F, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal site is situated within a conservation area. In making my determination I have been mindful of the statutory requirements placed upon decision-makers by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
3. The appeal site is within an area where an Article 4 (1) Direction, which removes Householder Permitted Development rights for boundary treatments is in force.

Main Issue

4. The main issue is the effect of the appeal proposal on the character and appearance of the host building as a non-designated heritage asset, and the extent to which it would preserve or enhance the character or appearance of the Branksome Park Conservation Area (CA).

Reasons

5. The CA covers a substantial area in the east of the town of Poole. The area was laid out in the latter part of the 19th century, consisting of large residential plots set within heavily wooded areas, featuring many varieties of mature pine trees, along with other mature feature trees and rhododendrons. There is a free-form network of winding lanes, providing access to the properties, which are separated from the highway network by either dense and high mature hedges, or low-level walls and fences which are heavily planted with mature shrubs behind. Properties are often

- substantial in size, and many are set back from the highway some distance, such that they are substantially obscured by their mature landscaped boundaries.
6. Given the above, I find the significance of the CA, insofar as it relates to this appeal, to be primarily associated with significant properties set in substantial plots and which are significantly obscured from views from the public realm by mature trees and dense landscaping. Much of the character of the CA is derived from the free form nature of the lanes, the undulating topography and the setting within a heavily wooded landscape with high, dense hedges and with glimpses of residential properties of varying ages and architectural styles.
 7. The CA-Character Appraisal and Management Plan (CA-CAMP) defines 14 detailed character areas, the appeal property being in Character Area 3 – Dover Road. The appraisal notes that there are few buildings that contribute to the character of the CA, though it notes the appeal property at 4 Dover Close as an attractive Victorian building of character. The road is noted as being unadopted and has no footways. Alterations to its informal character, such as the introduction of footways and kerbs would be deemed harmful to this character.
 8. The Area 3 Character Appraisal goes on to define that for future replacement dwellings, landscaping should remain dominant, stating ‘The narrow alignment of Dover Road and Dover Close with dominant trees and landscaping creates an informal rural character; developments that would alter this character would have a detrimental impact on the area and should be avoided’.
 9. The appeal property occupies part of the ground floor of a larger building identified in Appendix 3 of the CA-CAMP as a locally listed building. It is therefore classified as a Non-Designated Heritage Asset (NDHA). The proposal would remove the existing generally u-shaped sunroom and replace it with a larger sunroom in a simplified plan form but located at the same position. There is agreement between the parties that the existing sunroom is not original, though the Council assert that it follows the footprint of an original verandah or sunroom, from the time of the building’s original construction.
 10. The argument therefore is whether the loss of the shape of the sunroom would cause harm to the significance of the building as a NDHA. The proposal would spring from the same points on the projecting half-hexagon bays as the existing, and would maintain a symmetry in design, utilising traditional materials and detail. It would therefore not destabilise the balance of the garden facing elevation. It would also not project appreciably more into the garden area than the existing and would consequently not be out of scale with the rest of the property. Its design would also not be out of keeping, either in detail or materials, from a sunroom from the period of the property’s construction.
 11. The OS mapping submitted in the application Design and Access Statement (including Heritage Asset Report), does not clearly define either in the 1898 or 1933 map extracts, a clear outline of the u-shaped verandah/sunroom. The half-hexagon bays in both these map extracts appear as the dominant forms. It is not until the 1948 and later 1972 map extracts that the shape of the verandah/sunroom outline becomes recognisable in the form that currently exists, where the form of the verandah/sunroom clearly projects well in front of the line of the half-hexagon bay windows.

12. From the evidence before me, it is not conclusive that the u-shape of the verandah/sunroom is an original feature of the building. The property has been the subject of significant alteration and refurbishment during its previous conversion to apartments. The parties agree that the existing sunroom is not original. The proposal would not affect its' architectural or historic significance as a whole. For the above reasons, I therefore find, on balance, that the proposal would not cause harm to the significance of Rowington Hall as a NDHA.
13. Paragraph 212 of the National Planning Policy Framework (the Framework) advises that when considering the impact of development on the significance of designated heritage assets, great weight should be given to their conservation. Paragraph 213 of the Framework goes on to advise that significance can be harmed or lost through the alteration or destruction of those assets or from development within their setting and that this should have a clear and convincing justification.
14. Turning to the effect of the proposal on the CA, Rowington Hall as a NDHA makes a positive contribution to the CA as a designated heritage asset, through its historic and architectural character. However, that contribution comes from the building 'as a whole'. As I have found that the proposed replacement sunroom would not cause harm to the significance of Rowington Hall as a NDHA, it follows therefore, that the proposal would preserve the overall character of the property.
15. I have already found that the significance of the CA, insofar as it relates to this appeal, is derived from the free form nature of the lanes, the undulating topography and the setting within a heavily wooded landscape with high, dense hedges and with glimpses of residential properties of varying ages and architectural styles. This finding is largely mirrored in the CA-CAMP. The proposal would not affect the way in which Rowington Hall as a NDHA would contribute to the character of the CA.
16. For the above reasons, having regard to my duty under section 72(1) of the Act, I conclude that the appeal proposal would not cause harm to the character or appearance of the CA, nor would it affect the way in which the CA, as a designated heritage asset, would be experienced.
17. Therefore, I conclude the proposal would not conflict with Policy PP30 of the Poole Local Plan (2018), or with Chapter 16 of the Framework, which require, among other things, that development conserves and enhances the character and appearance of designated heritage assets.

Other Matters

18. I have found that the proposal would not cause harm to the significance of Rowington Hall as a NDHA. I have also found that it would not cause harm to the character or appearance of the CA, or that it would affect the way in which the CA, as a designated heritage asset, would be experienced. It has therefore not been necessary to carry out a balancing exercise as required by paragraph 216 of the Framework.

Conditions

19. I have had regard to the 4 conditions suggested by the Council and the comments provided by the appellant. Where necessary I have amended the wording, in the

interests of precision and clarity, and in order to comply with the advice in the Planning Practice Guidance and the Framework.

20. In addition to the standard time limit for implementation, in the interests of certainty I have attached a condition specifying the approved plans. Conditions are also necessary to ensure that trees are protected during development in accordance with Policy PP27 of the Poole Local Plan (2018).

Conclusion

21. For the reasons set out above, I conclude that the appeal proposal would accord with the development plan, read as a whole. Therefore, the appeal is allowed.

D R Kay

INSPECTOR

Schedule of 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 all received on 16th July 2024: AIQ14374-2A (P4) - Site Location Plan, 14374-2A (P2) - Proposed Elevations, 14374-2A (P1) - Existing Elevations, 14374-2A (P3) - Ground Floor Plans, and with the following Approved Plans received on 17th October 2024: Tree Protection Plan and Arboricultural Method Statement - Ref: DS-21024/AC, and Arboricultural Impact Statement - Ref: DS/21024/AC.
- 3 No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority. The scheme for the protection of the retained trees shall be carried out as approved and retained for the entire duration of the works.

No fires shall be lit within 15 metres of the nearest point of the canopy of any retained tree. No mixing of cement or use or mixing of other contaminating materials or substances shall take place within 10 metres of the nearest point of the canopy of any retained tree. (In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.)

- 4 No development shall take place until a scheme of supervision for the arboricultural protection measures required by condition 3 has been submitted to and approved in writing by the local planning authority. This scheme shall be appropriate to the scale and duration of the works and shall include details of the induction of staff in awareness of arboricultural matters; identification of individuals and their responsibilities; statement of delegated powers; timing and methods of site visiting and record keeping, including updates and procedures for dealing with variations and incidents. The scheme of supervision will be administered by a qualified arboricultural consultant, holding a nationally recognised arboricultural qualification, instructed by the applicant and approved in writing by the local planning authority. The scheme of supervision shall be implemented as approved.

***** End of Schedule*****