



Appeal Decision

Site visit made on 10 November 2025

by **Les Greenwood MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 25 November 2025

Appeal Ref: APP/Z0116/W/25/3371544

24 Chiltern Close, Whitchurch, Bristol BS14 9RH

- 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 Rick Dorrington against the decision of Bristol City Council.
 - The application Ref is 25/12224/F.
 - The development proposed is the demolition of an existing single storey garage and the erection of a detached, 2 storey, 2 bedroom dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of an existing single storey garage and the erection of a detached, 2 storey, 2 bedroom dwelling at 24 Chiltern Close, Whitchurch, Bristol BS14 9RH in accordance with the terms of the application, Ref 25/12224/F, subject to the conditions set out in the attached Schedule.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the local area.

Reasons

Character and appearance

3. 24 Chiltern Close is a semi-detached dormer bungalow sitting on a corner plot within a housing estate of mainly similar modern, semi-detached bungalows and houses. The proposal would replace a detached garage to the side of the property with a dormer bungalow, the same height as No 24 but with a smaller footprint.
4. There is some uniformity to the layout and design of buildings here, but also some variation which adds interest to the street scene. Uniformity is not such an important or valuable aspect of this estate that there is not capacity to absorb some further change.
5. The new bungalow would follow the existing building line at the front. It would sit comfortably within its plot, which would not be notably different in size or plot coverage to others nearby. Adding this structure would to some extent reduce the openness of the area, but would not overly crowd the site boundaries, leaving reasonable gaps to both sides. A feeling of spaciousness would be retained, with the most important views remaining - through the junction to a wooded ridge line beyond.

6. Although the dwelling would be detached rather than semi-detached, and somewhat smaller than its neighbours, it would otherwise be similar to No 24 and other nearby bungalows in terms of design, detailing and materials, including the use of brick for the 3 most visible walls and render on the wall facing the rendered walls of No 24. Overall, this would be a modest structure which would fit in well with the street scene.
7. I conclude that the proposal would not harm the character or appearance of the local area. It accords with policy BCS21 of the Core Strategy, policies DM26 and DM27 and of the Site Allocations and Development Management Policies Local Plan (LP) and the National Planning Policy Framework (the Framework), which taken together aim to secure high quality urban design that contributes positively to an area's character and identity, creating or reinforcing local distinctiveness.
8. The Council also refers to LP policy DM30 *Alterations to Existing Buildings* and its Supplementary Planning Document 2 *A Guide for Designing House Alterations and Extensions*. As their names suggest, these deal with alterations to existing buildings so are not directly relevant to this proposal for a new bungalow.

Other matters

9. The Council concedes that it does not have the required supply of deliverable housing sites. In accordance with Framework paragraph 11(d) and Footnote 8, this means that the most important development plan policies for determining this appeal are considered to be out of date and the 'tilted balance' set out in Framework paragraph 11(d)(ii) applies. This states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The proposal would make effective use of land to provide another dwelling, helping to boost housing supply and diversify the local housing mix in an area of the city with accessibility to services by public transport, walking and cycling, all in line with Framework policies.
10. I have taken local objections into account. In particular, the new house would be adequately designed and set apart from neighbouring properties to avoid any undue effect on neighbours' living conditions, subject to conditions regarding overlooking from one window and any noise disturbance that might be caused by air source heat pumps. This is a short, branching residential cul-de-sac where traffic speeds should be low. I note that there is high demand for on-street parking spaces here, but adequate parking is proposed on site, with reasonably safe access.
11. I note that there have been previous refusals for a dwelling on this site, but the details of the proposal have changed. I have considered this proposal on its own merits. Issues such as on-site drainage pipes and a private covenant fall to be considered under other legislation. Finally, restrictions placed on a Lawful Development Certificate issued for the existing garage would not apply to this proposal for a new dwelling.

Conditions

12. I impose a condition specifying the relevant plans to provide certainty. Surface water drainage details need to be approved before any construction works begin to

ensure that sustainable drainage is properly planned and provided, in the interest of sustainability.

13. A condition requiring the use of materials as proposed is necessary to protect local character and appearance. In the interest of highway safety, a condition is needed requiring the provision of access and parking as proposed. Conditions regarding energy efficiency, cycle parking and refuse/recycling storage are needed in the interest of sustainability. As indicated above, conditions are also needed requiring obscure glazing of one first floor window and details of any air source heat pump to be installed, to protect neighbours' living conditions. I have amended the Council's suggested conditions in places with the objective of making them more reasonable, concise and complete.

Conclusion

14. I find that the proposal accords with the policies of both the development plan and the Framework. It would furthermore make efficient use of land to boost and diversify the local housing supply, in an accessible and sustainable situation. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should succeed.

Les Greenwood

INSPECTOR

SCHEDULE OF CONDITIONS (10)

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: DR001A, DR020C, DR021D, DR022C, DR023C, DR024D, DR025C and DR026C.
- 3) Notwithstanding the details submitted with the application, no part of the development hereby permitted other than the demolition of the existing garage shall begin until a Sustainable Drainage Strategy for disposal of surface water has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system(s) shall be implemented in accordance with the approved details prior to the use of the building commencing and shall thereafter be maintained for the lifetime of the development.
- 4) The materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall be in accordance with the details set out on the application form and approved plans.
- 5) The dwelling hereby permitted shall not be occupied until access and parking has been provided in accordance with the details set out on the approved plans, with dropped kerbs serving the full width of the vehicular access.
- 6) The development hereby permitted shall not be occupied until all the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures set out in the energy statement *Energy Strategy: Proposed new dwelling at 24 Chiltern Close Whitchurch BS14 9RH* have been provided, achieving a total 56.2% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy and a 56.2%

reduction in carbon dioxide emissions below residual emissions through renewable technologies. These measures shall thereafter be maintained for the lifetime of the development.

- 7) There shall be no commencement of use of any air source heat pump except in accordance with details first submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the location, noise levels, and a calculation demonstrating compliance with the noise limits set out in the Microgeneration Certification Scheme planning standards (MCS 020), as measured at any neighbouring property. The air source heat pump(s) shall thereafter be maintained in accordance with the approved details.
- 8) The dwelling hereby permitted shall not be occupied until secure cycle parking has been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall thereafter be kept free of obstruction and only used for the parking of cycles, for the lifetime of the development.
- 9) The dwelling hereby permitted shall not be occupied until facilities for the storage of refuse and recycling have been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter only be used for the storage of refuse and recycling, for the lifetime of the development.
- 10) The dwelling hereby permitted shall not be occupied until the proposed first floor window on the southeast elevation (drawings DR023C and DR025C) has been glazed with obscure glass to a specification first submitted to and agreed in writing by the Local Planning Authority. The window shall thereafter be maintained in accordance with the approved details.