
Appeal Decision

Site visit made on 26 September 2016

by Rachel Walmsley BSc MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25th October 2016

Appeal Ref: APP/J3720/D/16/3155802

9 Prince Harry Road, Henley-in-Arden, Warwickshire B95 5DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Williams against the decision of Stratford on Avon District Council.
 - The application Ref 16/00723/FUL, dated 1 March 2016, was refused by notice dated 16 May 2016.
 - The development proposed is loft conversion with new dormers to existing front and rear roof slopes.
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Decision

1. The appeal is dismissed.

Main Issue

2. This is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal site concerns a detached dwelling which is part of the Farriers Cross development; a recent development of houses, some of which include dormer windows within the roof. The detached dwelling faces Prince Harry Road and shares a design with the other houses within the Farriers Cross development and that are on the same side of the street as the appeal site. The roof slope of the appeal property is visible from the road.
4. Policies CS.1 and CS.20 of the Core Strategy¹ promote development that contributes to the character of the area; CS.20 refers specifically to alterations and modifications to existing buildings, seeking to ensure that development is appropriate in scale and subservient to the existing building. The Council's SPD² provides more specific guidance on the design of dormer windows.
5. The dormer windows would be larger than the window openings below and in the existing dwelling, contrary to the guidance in the SPD. Furthermore, the position of the dormer windows close to the ridge line of the main house would add a bulk and mass to the roof which would not be subservient in scale to the main dwelling. Consequently the proposed development would appear unduly prominent within views from the street.

¹ Stratford-on-Avon District Core Strategy (2011-2031)

² Stratford on Avon District Design Guide (April 2001)

6. Whilst the dormer window to the rear of the property would be less obvious within public views, it would nevertheless be visible, protruding noticeably from the existing roof slope. Together with my findings for the dormer windows proposed to the front of the house, the development would be unduly prominent and out of keeping with the scale of the existing dwelling. This in turn would detract from the design of the property and in turn with the design of other properties within Farriers Cross.
7. I note that the eaves of the dormer windows would be at the same level as the window head and the cheek walls would be narrow, reflecting the guidance within the SPD. I also note that efforts have been made to utilise existing floorspace without needing to change the building to plot size ratio. Whilst these benefits are welcome, they would not outweigh the harm that I have found to the character and appearance of the area as a result of the position and scale of the dormer windows proposed. For this reason the proposal would be contrary to policies CS.1 and CS.20 of the Core Strategy and the SPD.

Conclusion

8. For the reasons given above the proposed development would be contrary to the development plan and therefore the appeal is dismissed.

R Walmsley

INSPECTOR