

Appeal Decision

Site visit made on 6 December 2016

By Lynne Evans BA MA MRTPI MRICS

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

Decision date: 14th December 2016

Appeal Ref: APP/B1740/D/16/3163218
19 Hammonds Way, Totton, Southampton SO40 3HE

- 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 & Mrs May against the decision of New Forest District Council.
 - The application Ref: 16/10907 dated 29 June 2016, was refused by notice dated 19 September 2016.
 - The development proposed is loft conversion to introduce two bedrooms and a bathroom through two side dormers and a front dormer and a gable end at the rear of the property.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing property and on the street scene.

Reasons

3. The appeal property is a modest, detached bungalow in a predominantly residential area, with mainly detached bungalows of a similar scale with hipped roofs. A number of properties have been extended with a variety of front and side roof dormers. With one or two exceptions of larger dormers, the majority of the dormers are modest in scale and sited within the roof slopes, and as a result they do not generally detract from the characteristic feature of the regular pattern of hipped roofs along the street.
4. The proposal would introduce a hipped front dormer which would extend the ridge line of the main roof over the front dormer, together with two deep side dormers, which again would extend almost to the main roof ridge line. The combined effect of the number of dormers proposed, together with the scale and massing of each dormer would result in a 'top heavy' and bulky roof form that would overwhelm and detract from the more modest scale and form of the existing bungalow.
5. As a result of the number and scale of the proposed dormers at roof level, the property, as proposed to be extended, would appear visually intrusive and

would detract from the surrounding and characteristic pattern of development. It would be over prominent in and as a result harm the street scene.

6. I therefore conclude that the proposal would harm the character and appearance of the existing property and the street scene. This would conflict with Policy CS2 of the adopted Core Strategy for the New Forest outside of the National Park as well as the National Planning Policy Framework, and in particular Section 7, both of which seek a high standard of design which respects the local context and local distinctiveness.
7. The Appellant has drawn my attention to other extensions undertaken in the local vicinity. Each proposal must be considered on its individual merits but I have nonetheless taken these into account. I noted one or two examples of larger roof extensions, but these do not persuade me that more should be permitted. Most of the extended properties I saw included more modest and smaller dormer additions compared with the proposal before me.
8. I have taken into account the Appellants' comments about the need to achieve appropriate height for the accommodation at first floor level, but I am not persuaded, on the basis of the limited information before me and taking into account the other more modest roof additions already undertaken in the vicinity, that this would justify the scale and extent of roof dormers proposed.
9. The Appellants have raised a concern about the lack of opportunity offered by the Council to find an acceptable scheme for the proposed works, but that is a matter which the Appellants would need to address direct to the Council. It has no bearing on the planning merits of the proposed development, on which my decision has been based.
10. For the reasons given above and having regard to all other matters raised, including in representations from the Town Council, I conclude that the appeal should be dismissed.

L J Evans

INSPECTOR