

Appeal Decision

Site visit made on 7 February 2017

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

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

Decision date: 9th February 2017

Appeal Ref: APP/L1765/D/16/3163251

23 Knowle Avenue, Knowle, Fareham PO17 5JX

- 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 Mrs Mandy Wrenn against the decision of Winchester City Council.
 - The application, Ref. 16/01566/FUL, dated 7 July 2016, was refused by notice dated 22 September 2016.
 - The development proposed is a loft conversion with a rear dormer and Juliette window.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are (i) the effect of the proposal on the character and appearance of the host dwelling and its surroundings, and (ii) the effect on the living conditions for adjoining occupiers as regards privacy and outlook.

Reasons

3. On the first issue, the proposed rear dormer would cover the majority of the roof plane leaving only modest gaps to the eaves and flanks and no minimum distance at all to the ridge. The bulk of the dormer would give the dwelling a top-heavy appearance and this, together with the Juliette window and the contrasting materials, would result in an extension that would not be in keeping with the existing dwelling as regards both its scale and design.
 4. Although there would only be glimpses of the dormer from the public realm, the dwelling is part of a wider development that has a considerable visual cohesion as regards its design and external materials, and no doubt this is why permitted development rights have been removed. The large size of the addition would make it prominent in private views from a number of houses and their gardens to the south and west and have a sufficient visual impact to adversely affect the character and appearance of the area.
 5. On the second issue, the main effect would be on the occupiers of 4 Park Approach. This dwelling has a modestly sized rear garden directly opposite the rear of the appeal property and the introduction of a full length window at this height would increase the degree of overlooking and result in a loss of privacy. Although the appellant argues that the increase in overlooking would be slight, the proximity of the window to the garden of No. 4 Park Approach and its size
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and height above ground level would make it appear overbearing and result in a significant increase in the perception of being overlooked.

6. Overall, I conclude that the proposed extension would have an unacceptable effect on the character and appearance of the property and its surroundings, and on the living conditions for adjoining occupiers as regards privacy and outlook. This would be in conflict with Policy DP3 of the Winchester District Local Plan Review 2006; Policy MRTA2 of the Winchester District Local Plan Part 1 – Joint Core Strategy 2013; emerging Policy DM15 of the Winchester District Local Plan Part 2 2015; the Council's 'High Quality Places' Supplementary Planning Document 2015, and the core planning principles and Section 7: 'Requiring Good Design' of the National Planning Policy Framework 2012.
7. In respect of issue (ii), the grounds of appeal refer to a permission given for a dormer associated with a loft conversion at another property in Charity View that results in greater overlooking. However in that case the affected properties are to the flanks so that views of their gardens are oblique, whereas in this appeal the garden of No. 4 Park Approach is directly to the rear. I also note the grounds of appeal's reference to the similarity of appearance of the two dormers. However, whilst I acknowledge that the size of the dormer in Charity View is essentially that now proposed, for the reasons explained this does not alter my assessment on issue (i) that the appeal scheme is unacceptable.
8. For the reasons explained above the appeal is dismissed.

Martin Andrews

INSPECTOR