

# Appeal Decision

Site visit made on 22 February 2017

**by D J Barnes MBA BSc(Hons) DipTP MRTPI**

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

**Decision date: 14 March 2017**

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**Appeal Ref: APP/Y0435/D/16/3166079**

**18 Queens Avenue, Newport Pagnell MK16 8EU**

- 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 and Mrs D Hammett against the decision of Milton Keynes Council.
  - The application Ref 16/02145/FUL, dated 29 July 2016, was refused by notice dated 13 October 2016.
  - The development proposed is the erection of a front dormer.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. It is considered that the main issue is the effect of the proposed development on the character and appearance of the property and the surrounding area, in particular the streetscene.

## Reasons

3. The appeal property is a 2-storey mid-terrace dwelling situated within a residential development comprising a mix of terraced and semi-detached 2-storey houses and bungalows. These dwellings are generally sited away from the footways to the rear of open front gardens which are landscaped or used for parking. The proposed development includes the erection of a front dormer within the property's roofslope which would possess a pitched roof, be set down from the ridge and be about a third of the width of the roof.
  4. Although the properties fronting Charles Way possess dormer style windows at eaves level, most of the dwellings within the surrounding area are of a similar design and appearance, including pitched gable roofs. These front roofslopes have not been materially altered by the erection of dormer windows or other extensions albeit rooflights were noted during the site visit. Some dwellings have been altered with the original canopy above the front doors being replaced by porches or other front extensions including at the appeal property. However, the general consistency of the design, form and siting of the
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dwelling positively contributes to a cohesive character along the streetscene, in particular the consistent appearance of the individual properties at roof level.

5. It is acknowledged that the erection of the proposed dormer would be a modest addition to the property. However, because of the consistency of the form and design of the roofs of the near-by dwellings, this is a case where the erection of the proposed dormer within the front roofslope would be an incongruous addition to the property that would fail to relate well to the character and appearance of the streetscene and the surrounding residential area. The proposed development would not reinforce local distinctiveness as required by paragraph 60 of the National Planning Policy Framework's (the Framework).
6. For the reasons given, the proposed development would cause unacceptable harm to the property and the surrounding area, in particular the streetscene, and, as such, it would conflict with Policy D2 of the Milton Keynes Local Plan. This policy is directed at both new buildings and extensions and, amongst other matters, requires proposals to relate well to and enhance their surroundings. This policy is consistent with the Framework's core principle of securing high quality design.

#### *Other Matters*

7. The appellants have identified family circumstances for seeking the proposed additional accommodation within the roofspace, including the need for additional bedrooms for children. Although the appellants' circumstances have been carefully considered they are significantly and demonstrably outweighed by the harm which has been identified and the conflict with national and local planning policy. Accordingly, and taking into account all other matters including the Framework's presumption in favour of sustainable development, it is concluded that this appeal should fail.

*D J Barnes*

INSPECTOR