
Appeal Decision

Site visit made on 5 April 2017

by John Morrison BA (Hons) MSc MRTPI

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

Decision date: 11 April 2017

Appeal Ref: APP/B0230/D/17/3167212

13 Belgrave Road, Luton LU4 9AR

- 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 M Rahman against the decision of Luton Council.
 - The application Ref 16/01864/FUL, dated 16 October 2016, was refused by notice dated 13 January 2017.
 - The development proposed is the 'erection of front dormer window'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the building and the area.

Reasons

3. The appeal building is a detached, relatively modern gable roofed two storey dwelling. It is set slightly back from the street frontage of dwellings either side, facing Belgrave Road. Access and parking is to the front. There is a mix of bungalows and two storey dwellings in the area.
 4. The proposed development would insert a tile clad and pitched roof dormer window in the front elevation of the roof. It would be off set from both the side and centre of the slope. Whilst the dormer would be adequately designed in itself and well-proportioned with regards to the size of the roof overall, it would not be characteristic of this type of relatively simple modern two storey dwelling.
 5. Dormer windows of varying designs and locations on forward facing roof slopes are common on bungalows in the area but not two storey dwellings. For this reason, as well the offset nature of the dormer's siting, the visual effect of the proposed development would be emphasised.
 6. The proposed development would, for the reasons set put above, introduce an obvious and somewhat alien feature to the dwelling to the detriment of its design and appearance. The dwelling being set further back from the street frontage than the ones either side, making it more recessive in the street scene, does not to my mind lessen the harm in this respect. This harm to the character and appearance of both the building and the area would lead to
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confliction with saved Policies LP1, H4 and ENV9 of the Local Plan¹. These Policies seek to ensure, amongst other things and along with section 7 of the Framework², new development is sustainable, is of a high quality and contextually appropriate design and respects or enhances the character of areas.

Other Matters

7. There is an example of the use of a dormer window in the roof slope of a two storey dwelling on The Avenue. This is a short distance from the appeal building at the eastern end of Belgrave Road. This dwelling does not form part of the same street scene as the appeal site and in the context of the wider area; it serves as limited example of such development. Given the harm that the proposed development would cause as I have identified it above and the fact that each development proposal is considered on its own merits, the existence of this dormer is not sufficient to justify the one before me.
8. I acknowledge that the proposed dormer would be to accommodate a conventional staircase to allow access into what is intended to be a converted roof space. The appellant states that a smaller space saving spiral staircase would be more of a safety risk. I have not been provided with any further details of precisely why this would be the case and moreover why it would constitute a set of circumstances that could be weighed against the harm that the proposed development would cause. As such I can afford this matter only limited weight in my findings.

Conclusion

9. For the above reasons therefore, the appeal is dismissed.

John Morrison

INSPECTOR

¹ Luton Local Plan 2001-2011 (Adopted 2006)

² The National Planning Policy Framework 2012