

Appeal Decision

Site visit made on 19 April 2017

by K Taylor BSc (Hons) PGDip MRTPI

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

Decision date: 4 May 2017

Appeal Ref: APP/Y3940/D/17/3168600

22 Lottage Road, Aldbourne SN8 2ED

- 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 T Harland against the decision of Wiltshire Council.
 - The application Ref 16/11532/FUL, dated 22 November 2016, was refused by notice dated 17 January 2017.
 - The development proposed is a single storey extension to side elevation and remove front dormer and replace.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed dormer window on the character and appearance of the area.

Reasons

3. The local area is residential in character with the majority of properties set back from the road. The appeal property is a detached bungalow, also set back from the road. It has two ridges, with the rear ridge line being a little higher than the front, although this does not have a significant impact on the appearance of the front elevation. There is a front dormer window, of a modest scale, set above the front door.
 4. The existing front dormer would be removed and replaced with a larger dormer window in a different position in the roof slope. It would rise above the front ridgeline and it would relate poorly to the window below because of its size and position. Although a large portion of the front roof slope would not be covered by the dormer window, its width and height would result in it appearing bulky and harmfully incongruous to the design and character of the host property. I therefore consider it would not be subservient. The incorporation of a ridge to the dormer, rather than a flat roof, and the reduction in the existing area of flat roof would not mitigate the harm.
 5. The proposed front dormer would result in harm to the character and appearance of the area, contrary to Core Policy 57 of the Wiltshire Core Strategy (Adopted January 2015). This seeks to secure a high standard of design in all new developments, including extensions and alterations, consistent with policies in the National Planning Policy Framework. The adverse effects are sufficient to mean that the proposal would conflict with the development plan when taken as a whole.
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6. The proposed dormer window would not exceed the height of the highest ridgeline on the bungalow. This is only one factor in considering whether planning permission is needed for an enlargement to the roof of a house; it is not a determinative factor where, as in this case, planning permission is being sought.
7. Despite my finding on this issue, I consider the scale of the works and the site's location, in an area of suburban character, mean they would not fail to conserve the landscape and scenic beauty of the North Wessex Downs Area of Outstanding Natural Beauty in which the site lies. This does not, however, mitigate the harm I have found.

Other matters

8. The dormer window would allow increased floor space with a greater ceiling height in the roof space. I recognise the benefits this would provide the appellant, although I am not satisfied that this is the only way this could be achieved. I give this factor only limited weight and it does not outweigh the harm to the character of the area.
9. The Council has no objection to the erection of the proposed side extension. I have no reason to disagree given its modest size and appropriate design and appearance. However this does not minimise the harm I have identified above.

Conclusion

10. For the reasons given above, I conclude the appeal should be dismissed.

K Taylor

INSPECTOR