
Appeal Decision

Site visit made on 8 June 2017

by I Radcliffe BSc(Hons) MRTPI MCIEH DMS

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

Decision date: 23rd June 2017

Appeal Ref: APP/P1940/W/17/3167155

43 & 45 Lytham Avenue, South Oxhey, Watford WD19 6XA

- 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 R Agrawal against the decision of Three Rivers District Council.
 - The application Ref 16/2209/FUL, dated 19 October 2016, was refused by notice dated 16 December 2016.
 - The development proposed is a loft conversion including a dormer to the rear and increasing of the ridge for the properties at 43 & 45 Lytham Avenue.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. Lytham Avenue is characterised by the regular rhythm of semi-detached houses set behind modest front gardens. Houses are flat fronted and have the same simple gable ended, low pitch roof form. Nos 43 and 45 are a pair of semi-detached houses that are attached to each other. Loft conversions and dormers are not a feature of the Avenue.
 4. The proposed loft conversion to the two dwellings would involve raising the height of the roof ridge by approximately 0.6m and the creation of a rear dormer to each dwelling. The rear dormers would occupy the vast majority of the width of the rear roof slopes and would be level with the ridge of the elevated roofs. As a result, the dormers would dominate the roofs and in conjunction with the modest increase in height would result in dwellings whose simple roof form would be replaced with top heavy extended roofs. Consequently, the proposed loft conversion would not be well-designed and the dormers would not constitute subordinate features that respect the form of the roofs to the houses.
 5. The significant adverse effect that would be caused to the street scene by the proposed loft conversion would be visible in public views between Nos 43 / 45 and neighbouring houses. The position of Nos 43 and 45, set further forward of lower numbered houses on the same side of the Avenue, would increase the prominence of the proposed dominant conversion. It would also be apparent in private views from the rear of neighbouring houses along the Avenue. The
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increase in ground level along the Avenue would not mitigate the significant adverse effect that would be caused.

6. For the reasons given above, the proposed development would cause unacceptable harm to the character and appearance of the area. This would be contrary to policy CP1 and CP12 of the Three Rivers Core Strategy, policy DM1 and Appendix 2 of the Three Rivers Development Management Policies Local Development Document. These policies, amongst other matters, require the protection of the character and appearance of a locality through high quality design that respects local design features. The appendix requires that dormers are subordinate to the main roof.

Ian Radcliffe

Inspector