
Appeal Decision

Site visit made on 7 August 2017

by George Arrowsmith BA, MCD, MRTPI

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

Decision date: 01 September 2017

Appeal Ref: APP/J3720/D/17/3175932

26 Bishopton Lane, Stratford-upon-Avon, CV37 9JN

- 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 John Eborall against the decision of Stratford-on-Avon District Council.
 - The application Ref 16/03887/FUL, dated 28 November 2016, was refused by notice dated 1 March 2017.
 - The development proposed is extensions/alterations and loft conversion.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the appearance of the parent bungalow and the wider street scene.

Reasons

3. The appeal property is a conventional brick bungalow with a tiled pitched roof on an open plan site at the junction of Bishopton Lane and Sherbourne Road. There is a flat roofed side extension and car port on the side facing Sherbourne Road. The proposal is to construct a box dormer on the Bishopton Lane elevation. The dormer, clad in horizontal white plastic boarding, would be located within the angle formed by the 'L' shaped roof. Its flat roof would be below the bungalow's main roof ridge but at the same height as its lower secondary ridge.
4. In my judgement the dormer would have a significantly harmful effect on the bungalow's appearance when seen from Bishopton Lane and therefore on the wider street scene. Its flat roof would contrast uncomfortably with the two pitched roofs and the white plastic boarding would match neither the tiled roof nor the bungalow's brick side walls. Overall it would appear as a bulky and intrusive addition. I therefore conclude that the proposal conflicts with the objectives of policyCS.9 in the Council's Core Strategy and that the proposal is unacceptable. In this regard, I agree with the comment in the officer's report that dormers on front elevations require stricter design control than those on less prominent rear elevations.
5. The appellant says that the case officer originally supported the proposal but then changed her mind. I must however determine the appeal on its merits

and it is on this basis that I find it unacceptable. The fact that a large housing development has been approved on the opposite site of Bishopton Road does not change or override the adverse effect on the appearance of the bungalow and the street scene.

George Arrowsmith

INSPECTOR