



Appeal Decision

Site visit made on 8 January 2018

by Andrew Dawe BSc(Hons) MSc MPhil MRTPI

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

Decision date: 12 January 2018

Appeal Ref: APP/Z1775/D/17/3181548
63 Cornwall Road, Portsmouth PO1 5AR

- 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 Hossain against the decision of Portsmouth City Council.
 - The application Ref 17/00682/HOU, dated 18 April 2017, was refused by notice dated 12 June 2017.
 - The development proposed is side dormers.
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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 host building and the surrounding area generally.

Reasons

3. No 63 is an end of terrace property prominently located on the corner of Cornwall Road and Thorncroft Road. The properties in the associated terrace and that continuing to the south on the same side of the road have a pleasant generally consistent appearance in terms of the main design features, including in respect of the fenestration and un-extended roofscape. The same applies to those properties of Thorncroft Road with a small number of exceptions relating to gable fronted dwellings. The side elevations of Nos 61 and 63 Cornwall Road are abutting the back edge of the footway of Thorncroft Road and so are prominent features at the end of that street.
4. No 61 is an exception to the generally un-extended roofscape referred to above. It has two side dormers one wider than the other, similarly to that proposed. I do not have details as to the planning circumstances relating to those. Nevertheless, they are set noticeably back from the side elevation of the building with the alignment and width of windows similar to those immediately below.
5. The proposed dormers would be set close to the side elevation, noticeably more so than those of No 61. This, together with the substantial extent of coverage of the roof area across its width and height, would create dominating features at this prominent location, more so than those existing at No 61. Their dominance would be all the more apparent due to their noticeable projection in front of the building line of the Thorncroft Road dwellings. Further disproportionate attention would be drawn to them due to the poor relationship

with the existing fenestration whereby their windows would not all closely align with or have the same widths as those below. Despite the intention to utilise matching materials, the proposed development would therefore be an uncharacteristically dominant and jarring addition to the host building and the streetscene generally.

6. For the above reasons, the proposed development would cause unacceptable harm to the character and appearance of the host building and the surrounding area generally. As such it would be contrary to policy PCS23 of the Portsmouth Plan: Portsmouth's Core Strategy which requires all new development to be well designed and respect the character of the city. It would also be contrary to the National Planning Policy Framework which in paragraph 17 states that planning should, amongst other things, always seek to secure high quality design and take account of the different character of different areas.

Conclusion

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

Andrew Dawe

INSPECTOR