
Appeal Decision

Site visit made on 11 June 2019

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8th July 2019

Appeal Ref: APP/M3455/D/19/3225369

20 St John Street, Hanley, Stoke-On-Trent ST1 2HR

- 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 Sabir against the decision of Stoke-on-Trent City Council.
 - The application Ref 63501, dated 16 January 2019, was refused by notice dated 1 March 2019.
 - The development proposed is a dormer roof projection to front elevation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed dormer on the character and appearance of the dwelling, and the street scene.

Reasons

3. St John Street is within a residential area, the prevailing character consisting of two storey period terraced properties, characterised by their ground floor bay windows, a mix of brick and rendered facades, and tiled roofs. The roofs are largely uniformly pitched, with chimney stacks piercing above the ridgeline at regular intervals. The appeal property inherently portrays these features and as such significantly contributes to this character.
4. The proposed dormer window would be setback from the front elevation, would occupy a significant proportion of the front facing roof slope, and would extend practically the full width of the property. With its uncharacteristic flat roof design, the dormer would have a box-like appearance.
5. By virtue of its proposed size and design, I therefore consider that the dormer would appear unacceptably dominant, and its appearance would be unsympathetic to the property's character and appearance, which consequently would be substantially harmed. Furthermore, the introduction of the dormer to the front of the property would appear obtrusive and interrupt the overriding rhythm and pattern of the roofscape here. This would result in an incongruous feature in the roofline, causing harm to the street scene and the prevailing character and appearance of the area.
6. As such, the proposed front dormer projection would fail to accord with the standards of design required by Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy and Policy R23 of the Newcastle-under-

Lyme and Stoke-on-Trent Urban Design SPD and paragraph 127 of the Framework.

7. I note the two existing front dormers at 4 and 26 St John Street, as referred to by appellant but given the overall number of dwellings within the street, I do not consider these contribute to the prevailing character of the area. Rather, I consider these existing dormers to detract from uniform roofline and, and the character of the area. I acknowledge that the above dormers may have been granted planning permission many years ago, although I am not aware of the full circumstances of each of these cases. Regardless of this, they do not provide any justification and I must consider this proposal on its own merits.
8. I have considered the appellant's submission in relation to the use of hanging tiles, to match the existing roof materials. However, this would not overcome the overriding harm to the character and appearance of the dwelling and impact on the street scene I have identified above.

Other Matters

9. I have taken account of the representations received in relation to light, privacy and parking, these are matters that do not affect my findings on the main issue. I have noted the appellants concerns in relation to the handling of the application by the Council, however this is a matter between both parties.

Conclusion

10. For the above reasons and taking account of other matters raised, I conclude that the appeal is dismissed.

R Cooper

Inspector