



Appeal Decision

Site visit made on 30 July 2019

by S Thomas BSc (hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2019

Appeal Ref: APP/P0119/D/19/3231003

22 Patch Court, Emersons Green BS16 7DH

- 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 & Mrs L Willis against the decision of South Gloucestershire Council.
 - The application Ref P19/5202/F, dated 13 May 2019, was refused by notice dated 7 June 2019.
 - The development proposed is roof extension to facilitate an additional bedroom and en-suite bathroom.
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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 area.

Reasons

3. The Appeal property is semi-detached and is situated in a visually prominent location on Patch Court. The prevailing character of dwellings in the cul de sac is of generally similar design and scale. The roof extension consists of a box dormer window and roof light to the front elevation and a box dormer to the rear elevation. Notably, the rear roof elevation is visible from the surrounding area particularly along Weston Hill Drive and from nearby public open space. Whilst there are examples of pitched roof front dormers in the local area, there is a distinct absence of rear dormers.
4. The positioning of the front dormer close to the ridge line of the dwelling's roof would result in it being dominant on the host building and visually imposing upon the pair of semi-detached properties. Its scale and design would be out of character with the proportions of the dwelling. The examples of front dormers in the nearby area appear more sympathetically proportioned in relation to the host dwellings on which they are situated. Notably they are set down much further from the ridge line, generally follow the vertical pattern of fenestration and have windows that are smaller than the host property. The effect of this is they appear less visually dominant and are subservient to the dwelling. Taking the above into consideration I consider the front dormer would be an incongruous feature in the street scene.

5. The rear dormer is of substantial size and would dominate the roof. Whilst I acknowledge it is slightly set down from the ridge and has been reduced in size it extends approximately the full width of the roof. The design is imposing in scale and mass and would fail to be subservient to the existing dwelling and would dominate the rear elevation of the property. The proposed window is larger and would be out of proportion with the rear upper floor windows of the dwelling. Given the visibility of this roof elevation from the surrounding area it would create a bulky and intrusive feature that would be out of character with the local area.
6. For the reasons outlined above, I conclude that the proposal would result in harm to the character and appearance of the area. Thus, the proposal would conflict with Policy CS1 of the adopted South Gloucestershire Local Plan Core Strategy (2013) and Policies PSP1 and PSP38 of the adopted South Gloucestershire Local Plan; Policies, Sites and Places Plan (2017). Together these seek to promote high quality design, ensure proposals respect and enhance the character of the area with particular regard to respecting the form, scale and proportions of the street and surrounding area.
7. I acknowledge the personal circumstances identified resulting in the need for another bedroom at the property. However, this does not outweigh the significant harm that I find the proposal would cause to the character and appearance of the area. I also recognise that the rear dormer would ordinarily be permitted development. However, in this instance, permitted development rights were removed for the development in which the appellant's property is located in order to safeguard the amenities of the area.

Conclusion

8. For the reasons given above the appeal is dismissed.

Stephen Thomas

Inspector