
Appeal Decision

Site visit made on 30 July 2019

by C Coyne BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 August 2019

Appeal Ref: APP/U2370/D/19/3232903

22 Troon Avenue, Thornton-Cleveleys, Lancashire FY5 5AJ

- 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 Jason Musgrove against the decision of Wyre Borough Council.
 - The application Ref 19/00259/FUL, dated 17 March 2019, was refused by notice dated 29 May 2019.
 - The development proposed is erection of a front dormer, and the creation of a pitched roof above ground floor bay window.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. I have used the description of the proposal from the Local Planning Authority's decision notice. It adequately and simply describes the proposed development instead of the slightly longer description given on the application form.

Main Issue

3. The main issue raised by this appeal is the effect of the proposal on the character and appearance of the local area.

Reasons

4. The appeal site is located on a street comprising detached and semi-detached single-storey dwellings giving it a suburban residential character. A number of these have dormer extensions which are brown, black or white in colour reflecting similar dormers to be found within the wider vicinity. Several properties on the street also have bay windows with lean-to roofs similar to the existing one on the appeal property.
5. The proposal would be clad in material of a grey/green colour. Whilst I acknowledge that several properties on the street have doors painted a similar colour the proposal would be a more prominent feature on the street scene than they are. Further, given the fact that all the other dormers on the street (and in the vicinity) are either brown, black or white in colour I consider that the proposal would be at odds with the established street scene.

6. I therefore conclude that the proposal would unacceptably harm the character and appearance of the local area. This would be contrary to the objectives of Policy CDMP 3 of the Local Plan as supported by the 'Extending Your Home' Supplementary Planning Document. These both aim to promote design that respects or enhances local character.

Conclusion

7. For the reasons set out above I conclude that the appeal should be dismissed.

C Coyne

INSPECTOR