



Appeal Decision

Site visit made on 22 August 2019

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 27th August 2019

Appeal Ref: APP/Y3615/D/19/3232313

Caer Urfa, 13 Bateman Grove, Ash GU12 6QG

- 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 Mrs Loveless against the decision of Guildford Borough Council.
 - The application Ref: 19/P/00678 dated 11 April 2019, was refused by notice dated 10 June 2019.
 - The development proposed is loft conversion incorporating three rooflights to front and a rear dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing building and of the local area.

Reasons

3. The appeal property is a detached residential dwelling on the northern side of a small cul de sac development with a mix of dwellings, albeit of similar form and design, within a predominantly residential area. I am advised that permitted development rights for extensions and alterations to the individual properties were removed across the whole development under the original permission reference: 94/P/00136.
4. The proposal would seek to convert the loft space to habitable accommodation with the introduction of three rooflights on the front roof slope and a dormer window across the rear roof slope. The dormer would extend almost the full width of the existing roof slope with a very small set down from the main ridge height. It would virtually encompass the whole of the rear roof. Given its overall size, it would appear as a very bulky addition to the roof which would be out of scale with the proportions and form of the existing house. I do not therefore agree with the Appellant's contention that it would appear subservient to the existing roof plane; it would result in a very 'top heavy' addition to the property which would unacceptably detract from its character and appearance.
5. The rear dormer would not be seen from the front within Bateman Grove, but would be seen from neighbouring gardens. Furthermore, the rear of some of the properties, including the appeal property, can be seen across an area of

open space from Ash Lodge Drive to the north. In these views the bulk and massing of the proposed roof dormer would be visually intrusive and over dominant. It would therefore unacceptably detract from the character and appearance of the local area.

6. I therefore conclude that the proposed rear dormer would unacceptably harm the character and appearance of the existing house and local area. This would conflict with Policy D1 of the Guildford Local Plan 2019, Policies H8 and G5 of the Guildford Borough Local Plan 2003, the Council's Supplementary Planning Document: Residential Extensions 2018 and the National Planning Policy Framework with particular reference to Section 12, all of which seek a good quality of design which respects the local context.
7. The Appellant has addressed the merits of the proposed roof form to the dormer, as opposed to a flat roof. My findings are based on the overall design, form bulk and massing of the proposal before me.
8. The proposal would also include for three rooflights on the front roof slope. Although roof lights do not appear as a common feature in the local area, their small scale in relation to the width and height of the front roof slope would not materially harm the character and appearance of the existing property or local area. The Council also raised no specific concern with this part of the proposal; its reason for refusal was specific to the proposed rear dormer. However, my finding on this matter does not outweigh the harm I have already concluded.
9. For the reasons given above and having regard to all other matters raised, I conclude that this appeal should be dismissed.

L J Evans

INSPECTOR