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## Appeal Decision

Site visit made on 5 April 2019

**by Rebecca Thomas MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 5<sup>th</sup> September 2019**

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**Appeal Ref: APP/V2825/D/19/3223405**

**620 Wellingborough Road, Northampton NN3 3JB**

- 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 P West and Mrs J Lee against the decision of Northampton Borough Council.
  - The application Ref N/2018/1499 dated 29 October 2018, was refused by notice dated 31 December 2018.
  - The development proposed is described as a "proposed rear second floor dormer".
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### Decision

1. The appeal is allowed and planning permission is granted for a rear second floor dormer, at 620 Wellingborough Road, Northampton NN3 3JB in accordance with the terms of the application, Ref N/2018/1499, dated 29 October 2018, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in strict accordance with the following drawing: Site Location Plan and 62007/P1.

### Main Issue

2. The main issue is the whether the development would preserve or enhance the character or appearance of the Weston Favell Village Conservation Area (CA).

### Reasons

3. The statutory duty within Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990, requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
4. The appeal site is a red brick dwelling which is part of a terrace. The terrace fronts Wellingborough Road, featuring gables to the front and rear and hanging tiles. The roof materials are red tiles and some dwellings have rooflights to roof slopes. The appeal site is part of a building which the Council confirms is Arts and Crafts in design and appearance. At my site visit I was able to see two connected flat-roofed dormer window extensions located between the rear gables of the two dwellings on the terrace.
5. The area is characterised by a mixture of buildings, some of which are modern and feature different window treatments including flat roofed dormer windows

- to front elevations of single storey dwellings. The appeal site is located close to stone buildings, modern apartment blocks and dwellings and also single storey dwellings.
6. Part of the character and appearance of the CA includes modern roof extensions to the traditional dwellings that have taken place over time. I noted during my site visit that there are numerous extensions to traditional properties, to roofs as well as ground and first floor extensions (both within and outside the CA). Given the location of the appeal site at the edge of the CA and the wider setting outside the CA, and taking into account the variety of designs and materials of extensions I conclude that the proposed dormer extension is not unusual and would be clearly identifiable as a modern addition to the original.
  7. The Weston Favell Conservation Area Appraisal and Management Plan (2010) focuses on the centre of Weston Favell village, listing three main reasons for the designation, including "...The concentration of historic buildings from the 17th to the 19th centuries within the core of the village along High Street and the area around St Peter's Church..." and "...This is an important collection of buildings, which demonstrates the evolution of a small village over time." The agricultural history behind the village is important, reflected in the remnants of former farmsteads.
  8. It is clear that the significance of the CA is the historic centre and rural character. Moving from the appeal site through the CA and into the core area, the character and appearance changes to one of a more village ambience, with the appeal site being located at the very edge of this historic centre. I accept that the building is within the CA boundary, however it is more of a 'gateway' component to the CA.
  9. Whilst I noted several other attractive Arts and Crafts properties within the CA, these tended to be smaller semi-detached buildings which are integrated within the overall character and appearance of the CA. Even so, I consider that the appeal building forms an attractive and important part of the frontage to Wellingborough Road, however its contribution to the character and appearance of the Weston Favell CA is modest. Additionally, the appraisal does not identify the appeal site as a building making a positive contribution.
  10. The proposed window extension would be located to the rear of the property. I consider that the main contribution of the building to the CA is its frontage and the rear is not easily visible unless accessing the rear of the property. As well as the existing flat roofed dormer windows on the terrace, I also saw other flat roofed dormer windows facing into the yard.
  11. Whilst I accept that the existing dormer windows should not set any precedent for any other windows, the addition of the proposed window extension would not inherently harm the overall character and appearance of the building and its contribution to the CA. This is due to the location to the rear, as well as the small scale which keeps the extension below the ridge of the roof and utilises the existing gable.
  12. The main traditional and period characteristic features to the front of the building would be retained and the new extension will be set back from the front elevation and as such does not interrupt the linear form of the terrace as

seen from Wellingborough Road and I am satisfied that the intrinsic character of the building and the CA will not be harmed.

13. With the above in mind, the characteristics of the CA would be preserved and I find that the development would have a neutral effect on the defining characteristics of the CA. Therefore I find that the proposal would be in accordance Policy BN5 of the West Northamptonshire Joint Core Strategy 2014 which expects development to sustain and enhance the features which contribute to the character of the area, including CAs. It would also accord with policy E20 of the Northampton Local Plan 2007 (LP) which expects high quality design of developments, and policy H18 which deals specifically with domestic extensions. Policy E26 of the LP expects development to preserve or enhance the CA and I find no conflict with this policy. The development also demonstrates compliance with the Conservation Area Appraisal and Management Plan.
14. I find no conflict with the policies in the Framework, which seek to secure developments which are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change.

### **Other Matters**

15. I accept the Council's submission that another flat-roofed dormer window has been refused at appeal<sup>1</sup>, with the Inspector finding that it would fail to preserve the character and appearance of the Shoe and Boot CA. The development in that case was found to unbalance the property and remove the symmetry at its location due to its substantial size. I have found that the development before me is not substantial in scale and size and so I am not persuaded that this would be a directly comparable case which would lead me to a different conclusion.

### **Conditions**

16. I have imposed conditions as set out in my decision above, having had regard to the Framework and the guidance set out in the Planning Practice Guidance. In addition to the standard time condition, it is necessary for certainty to define the plans with which the scheme should accord, which also indicate the materials to be used for the development. As such, there is no requirement for a separate condition regarding materials.

### **Conclusion**

17. For the reasons given above and taking into account all other matters raised, I conclude that the appeal should be allowed.

*Rebecca Thomas*

INSPECTOR

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<sup>1</sup> APP/V2825/D/18/3195725