
Appeal Decision

Site visit made on 12 August 2019 by Hannah Ellison MSc BSc (Hons)

Decision by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 September 2019

Appeal Ref: APP/N4720/D/19/3230989

15 Alder Hill Avenue, Meanwood, Leeds, LS6 4JQ

- 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 Alistair Paul against the decision of Leeds City Council.
 - The application Ref 19/01773/FU, dated 20 March 2019, was refused by notice dated 20 May 2019.
 - The development proposed is a single storey side extension; alterations to existing dormer; internal alterations, including new doors and windows.
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Decision

1. The appeal is allowed and planning permission is granted for an enlarged dormer window to front and rooflights to front/rear at 15 Alder Hill Avenue, Meanwood, Leeds, LS6 4JQ in accordance with the terms of the application, Ref 19/01773/FU, dated 20 March 2019, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1905 (PL) 001 Revision B, 1905 (PL) 004 Revision E, 1905 (PL) 005 Revision D and 1905 (PL) 006 Revision D.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matter

3. Notwithstanding the description of development set out in the banner heading above, which is taken from the application form, I note that amended plans were submitted to the Council during its processing of the application, which resulted in a change to the description of development being applied for. It is clear from the amended plans and accompanying details that a more accurate description of the development proposal is the description provided in the appeal form as 'enlarged dormer window to front and rooflights to front/rear'. The Council dealt with the proposal on this basis and so shall I.

4. During the course of the appeal, Leeds City Council adopted their Site Allocations Plan on 10 July 2019. This has not altered the relevant development plan policies for this appeal, however both main parties have been given the opportunity to comment on any potential implications for this appeal. Thus, I am satisfied that neither party has been prejudiced by it.

Main Issue

5. The main issue is the effect of the proposal on the character and appearance of No. 15 Alder Hill Avenue and the wider area.

Reasons

6. The appeal site comprises a detached bungalow with existing dormer to the front. It is the only single storey dwelling along Alder Hill Avenue. Permission is sought to replace the dormer with one of a larger scale.
7. The Leeds City Council Householder Design Guide, Supplementary Planning Document, April 2012 (SPD), notes all extensions should, amongst other things, respect the character and appearance of the main dwelling and locality, with particular attention paid to the roof form and roof line. The existing dormer is positioned slightly off-centre on the front roof plane. This proposed replacement would extend it to the right by approximately 1.6m, thus resulting in a more centrally positioned dormer. Despite its increased width, a significant proportion of the main roof would still be highly legible to either side.
8. This proposal would also be slightly higher than the existing dormer. However, the resultant dormer would retain the simple, flat-roofed form of the existing, and its ridge line would continue to sit well below that of the main dwelling. Further, it would be finished in tiles to match the main roof. As such, this proposal would be a sympathetic addition which would respect the character, scale and form of the original dwelling.
9. Due to the location of the dwelling on the bend on Alder Hill Avenue, the proposed enlarged dormer would be readily apparent on the approach from the end of the cul-de-sac. However, No.15 appears to have been originally designed with a front dormer and this proposal would not result in substantial alterations to its scale and form. Thus, it would not be visually intrusive in the wider street scene.
10. Consequently, taking all the above into consideration, the proposed development would not cause unacceptable harm to the character and appearance of No. 15 Alder Hill Avenue and the wider area. As such, it would comply with Policy P10 of Leeds City Council Core Strategy, Leeds Local Development Framework, adopted 12 November 2014, saved Policies GP5 and BD6 of Leeds Unitary Development Plan (Review 2006) and the SPD which, amongst other things, collectively seek to ensure that alterations are of an appropriate scale and design to the existing building and the wider context.

Conditions

11. In addition to the standard time limit condition, I have imposed conditions requiring that the approved development is carried out in accordance with approved plans and is finished in materials to match the original dwelling. This is to provide certainty and in the interests of the character and appearance of the host dwelling and wider area.

Conclusion and Recommendation

12. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is allowed.

Hannah Ellison

Appeals Planning Officer

Inspector's Decision

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is allowed.

Susan Ashworth

INSPECTOR