



Appeal Decision

Site visit made on 24 June 2020

by Michael Boniface MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 June 2020

Appeal Ref: APP/V2825/D/20/3246374

58 Whitworth Road, Northampton, NN1 4HJ

- 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 Hussain against the decision of Northampton Borough Council.
 - The application Ref N/2019/1416, dated 8 November 2019, was refused by notice dated 2 January 2020.
 - The development proposed is described as a "loft conversion with reduced dormer/new roof to rear".
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. At the time of my visit a loft conversion incorporating a dormer window and rear roof extension had been undertaken. This development was the subject of a previous appeal which was dismissed¹. The current appeal proposes an alternative scheme which would reduce the size of the existing extension.

Main Issue

3. The main issue is the effect on the character and appearance of the area.

Reasons

4. The appeal property is located in a residential area forming part of a terrace of two-storey properties. At the rear, two storey outriggers tend to share a pitched roof which stands perpendicular to the main roof slope and at a lower level. There is a great deal of visual consistency in the appearance of properties.
5. The proposed development, albeit smaller than the existing unauthorised extension, would remain a dominant, bulky and discordant anomaly within the terrace and the surrounding area. The large box-like dormer and extension over the outrigger would stand proud of the surrounding roofscape, creating a top heavy and visually intrusive appendage that would be an alien feature. This would be highly visible from neighbouring properties and in glimpsed views from Billington Street.

¹ APP/V2825/D/19/3225498

6. Whilst it might be possible to undertake a large dormer extension in the rear roof slope of the building under permitted development rights, that is not the scheme before me and does not alter the harm that I have identified. Therefore, the potential for such a scheme, which would necessarily be further reduced in size and scale attracts little weight.
7. I acknowledge that there have not been any objections from neighbouring occupants and that the proposed development would provide additional space for the family which would no doubt be beneficial. However, this does not alter or outweigh the harm that I have found in relation to the main issue.
8. The proposed development would harm the character and appearance of the area. This would be in conflict with policy S10 of the West Northamptonshire Joint Core Strategy (2014); and saved policies E20 and H18 of the Northampton Local Plan (1997), which together require good design that is appropriate in its context. There would be a further conflict with the Council's Supplementary Planning Document on Residential Extensions and Alterations (2011) which provides detailed guidance on roof extensions.
9. In light of the above, the appeal is dismissed.

Michael Boniface

INSPECTOR