



Appeal Decision

Site visit made on 15 June 2020

by J M Tweddle BSc(Hons) MSc(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 July 2020

Appeal Ref: APP/N2345/D/20/3251333

4A Frenchwood Knoll, Preston PR1 4LE

- 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 Dr Salahaddin Al-Falahi against the decision of Preston City Council.
 - The application Ref 06/2019/1269, dated 4 November 2019, was refused by notice dated 31 January 2020.
 - The development proposed was originally described as 'erection of a two storey front extension, two storey rear extension with dormer extensions and 5no. roof lights, increase in roof height to provide bedroom accomodation' [sic].
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Decision

1. The appeal is dismissed.

Procedural Matters

2. Notwithstanding the description of development set out above, which is taken from the application form, the Council describe the proposal as 'first floor extension over existing, two storey and single storey extension to rear including dormer and roof terrace, two storey extension and porch canopy to front, and raised patio to rear, following demolition of rear conservatory, front porch and bay'. From the evidence before me, this appears to be a more accurate reflection of what is proposed, and the appellant has confirmed that they are content with this revised description. I have therefore considered the appeal on this basis.

Main Issue

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

Reasons

4. 4A Frenchwood Knoll is a detached dormer bungalow that sits within a generous plot along the southern side of Frenchwood Knoll. This part of the street predominantly contains two storey semidetached dwellings which, given the gradient of the land, neatly step down the hillside from east down to west. The land also falls to the north and south with the properties effectively perched on a ridge. While there is great variety in the style and design of properties, the gradual stepping down of property heights is a defining character of the street scene and provides a degree of uniformity.
5. The proposal would in effect transform the property into a full height two storey house with accommodation in the roof space. To facilitate the proposed upward extensions the eaves height would be increased by approximately 3.3

metres and the main ridgeline by approximately 3.4 metres, rising to an overall height of 9.2 metres with a hipped roof.

6. Despite the considerable set back from the street and existing landscaping, its high ridgeline and overall massing would result in a tall and substantial building that would be seen as bulky and overly assertive addition to the street scene. Furthermore, I have not been provided with any substantial evidence that would demonstrate that the proposal would maintain the gradual stepping down of property heights along the street. Therefore, the proposal's massing and visual prominence is likely to be discordant in terms of the existing roofscape along the southern side of Frenchwood Knoll, resulting in a harmful addition to the street scene.
7. Window placement is regular and largely symmetrical across the principal elevation and while the rear elevation would consist of large windows with a less symmetrical arrangement, this is a less prominent elevation and would therefore not adversely affect the visual appearance of the area. As such, and notwithstanding the harm I have identified above, I do not consider the proposed fenestration to give rise to any harm.
8. Accordingly, I conclude that the proposal would significantly harm the character and appearance of the surrounding area. It would therefore be contrary to policies AD1(a) of the Preston Local Plan 2012-26 Site Allocations & Development Management Policies, saved policies D13 and H8 of the Preston Local Plan 1996-2006, the associated provisions of the National Planning Policy Framework and the guidance set out in the Council's Residential Extensions and Alterations Supplementary Planning Document. Together these policies and guidance seek to achieve development that is sensitive to and in keeping with the character and appearance of the area.

Other Matters

9. The appellant has drawn my attention to a recent planning approval for roof extensions at 6 Frenchwood Knoll. However, I note that the approved increase in ridge height at No.6 amounts to only 0.8 metres and would maintain the gradual stepping down of roof heights along the street. This other development is therefore not directly comparable to the appeal proposal and is therefore afforded little weight in my consideration of the appeal.
10. I accept that the appeal proposal would not adversely impact the living conditions of neighbouring residents and that there were no objections from the neighbours, but this does not outweigh the harm I have found.

Conclusion

11. For the reasons I have set out, and having regard to all other matters raised, the appeal is dismissed.

Jeff Tweddle

INSPECTOR