



Appeal Decision

Site visit made on 21 July 2020

by J Hunter BA (Hons) Msc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th August 2020

Appeal Ref: APP/Z4718/D/20/3251864

8 Millers Croft, Birstall, Batley WF17 0RN

- 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 Sikandar against the decision of Kirklees Metropolitan Borough Council.
 - The application Ref 2019/62/93670/E, dated 7 November 2019, was refused by notice dated 25 March 2020.
 - The development proposed is dormer loft conversion.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The description of development is taken from the application form however, I have omitted the word 'unauthorised' as it is superfluous.
3. I saw during my site visit that the development has been substantially completed and consequently I am assessing the proposal retrospectively.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the host property and surrounding area.

Reasons

5. The appeal property is a modest two storey semi-detached house on a relatively new housing estate. The property has a shared driveway to the side and a small enclosed garden to the rear. The property lies close to the entrance to the estate and faces onto the estate road at the front and overlooks a parking/turning area to the rear. As such it occupies a relatively prominent position.
6. The proposal relates to a loft conversion with front and rear dormer windows. The appeal property is a relatively tall, narrow property that is one of a matching pair with a conjoined central apex at roof level. I noted during my site visit that gabled roof detailing is characteristic of the immediate surrounding area and alongside the relatively limited palette of materials brings an attractive uniformity to the street scene.

7. At the appeal property, the front dormer has been constructed adjacent to the apex and is therefore, from certain viewpoints, obscured from view. The dormer measures around 2.2m x 1.8m and is set back away from the eaves and below ridge level and in this regard, it is relatively inconspicuous. However, the flat roof creates an additional bulk that jars with the established roof detailing in the locality and does not accord with the character and appearance of the surrounding area.
8. At the rear, the dormer window has been constructed across almost the entire width of the roof plane. It is set back very slightly from the eaves and ridge level measuring approximately 4.2m x 2.6m. However, by virtue of its scale, bulk and general appearance it appears as an incongruous top-heavy addition that is harmful to the character of the host property and the surrounding area.
9. In conclusion, I consider that the proposal is contrary to the design requirements of Policy LP24 of the Kirklees Local Plan Strategy and Policies 2019 which requires that extensions are subservient to the host property and that in general development, respects and enhances the character of the townscape.

Conclusion

10. For the reasons outlined above and taking into account all other matters raised, I conclude the appeal should be dismissed.

J Hunter

INSPECTOR