
Appeal Decision

Site visit made on 7 October 2020

by Diane Cragg DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 October 2020

Appeal Ref: APP/E2734/D/20/3256377

Holly Cottage, The Green, North Deighton LS22 4EN

- 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 Michael Richardson against the decision of Harrogate Borough Council.
 - The application Ref 20/00469/FUL, dated 5 February 2020, was refused by notice dated 6 Mar 2020.
 - The development proposed is loft conversion roof extension to the rear elevation.
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Decision

1. The appeal is allowed, and planning permission is granted for loft conversion roof extension to the rear elevation at Holly Cottage, The Green, North Deighton LS22 4EN, in accordance with the terms of the application, Ref 20/00469/FUL, dated 5 February 2020 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: 2019 251 – 01 Existing Plans and Elevations – Site Location Plan, 2019 251 – 02 REV E Proposed Plans and Elevations – Proposed Site Plans
 - 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.

Procedural Matter

2. The appeal form indicates that the development includes a canopy to the front door. However, the Council's report clarifies that the canopy has been removed from the proposals due to land ownership issues. I have therefore removed the reference to the canopy from the description in the banner heading and determined the appeal accordingly.
3. There have been various amendments to the proposed dormer during the application process. For clarity my decision is based on drawing no. 19 251- 02 REV E - Proposed Plans and Elevations - Proposed Site Plans.

Main Issue

4. The main issue is whether the proposal would preserve or enhance the character or appearance of North Deighton Conservation Area (CA).

Reasons

5. Holly Cottage is a detached house located at the end of The Green, close to the junction with Knaresborough Road. It was built in the 1990's in coursed stone with a hipped pitched roof and two storey rear projection. The property has later single storey additions to the rear.
6. The Green is the focal point of the village. It is enclosed by the boundary walls of The Manor broadly to the north and bound by cottages to the south running alongside the village green. The significance of the conservation area is in part derived from the siting and design of the cottages adjacent to the appeal site which are identified in the North Deighton Conservation Area Character Appraisal (CA appraisal) as being pre-1850. The cottages are prominently sited and contribute to the street scene due to their attractive stone walling and hipped purple slate roofs with large untypical eaves overhang.
7. The appeal property is sited immediately adjacent to the eastern side of the cottages. Its siting, materials and form sits comfortably alongside the earlier cottages although it is a taller structure, the eaves overhang to the roof is not as generous, and the chimney is not an integral part of the main roof design.
8. The dormer window is designed with a pitched roof that would be set below the ridge line in the rear hip of the main house roof. The ridge line of the dormer would appear to slightly elongate the ridge of the main roof despite its slightly lower position. From the Green there would be glimpses of the roof of the dormer above the adjacent buildings, however, these views would be limited by the design and size of the dormer and would not be significant in the street scene.
9. From Knaresborough Road the side and rear of the appeal property has some visibility over the side garden area of Appletree House; although these views are limited by existing vegetation. Where there is some visibility of the appeal site the proposed dormer would be largely obscured by the location of the chimney and the lower roof line of the rear two storey projection. Longer distance views of the appeal site from Knaresborough Road are restricted by the positioning of the bus shelter and Appletree House.
10. Overall, I consider that the dormer would not obstruct the key views of the traditional cottages and houses which are characteristic of the area, and from those places where it would be visible its size, design and choice of materials mean it would not be an unduly intrusive feature.
11. I acknowledge the CA appraisal notes that prominent roof slopes are largely unaffected by unsightly features such as dormer windows and that the dormers that have been constructed have had an impact on the historic roofscape. It also cites the need to be especially vigilant when considering applications for alteration or extension to buildings of local interest. However, the property dates to the 1990's, the dormer would have very limited visibility in the street scene and would not detract from the historic roof form of the adjacent pre-1850's buildings.
12. Consequently, and having regard to the duty under the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal in this instance would not cause harm to the character or appearance of the area and would preserve the key features and character of the CA. It does not follow that an

approval would set a precedent for further roof alterations because each proposal would need to be assessed on its merits. The specific discreet design of the dormer and the fact that the property is relatively modern has had a significant influence on my assessment.

13. Taking all the above points together, I find that the development would preserve the character or appearance of the CA and would accord with Policies HP2 and HP3 of the Harrogate Local Plan 2014 – 2035 adopted March 2020 which seek, among other things, to ensure that proposals affecting a conservation area protect those elements which contribute to its character and appearance and reinforce local distinctiveness. It would also conform to the requirements of the House Extensions and Garages Design Guide in so far as it refers to the design and siting of dormer windows and the National Planning Policy Framework where it seeks to conserve and enhance the historic environment.

Conditions

14. In addition to the standard time limit condition, a condition listing the approved plans is necessary in the interests of certainty. A condition requiring matching materials is necessary and reasonable in order to preserve the character of the CA.

Conclusion

15. For the reasons given above, the appeal is allowed.

Diane Cragg

INSPECTOR