



Appeal Decision

Site visit made on 23 October 2020

by Andrew McGlone BSc MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 November 2020

Appeal Ref: APP/R0660/D/20/3254821

20 Fallibroome Road, Macclesfield SK10 3LD

- 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 Neil Stevenson against the decision of Cheshire East Council.
 - The application Ref 20/0794M, dated 22 February 2020, was refused by notice dated 18 June 2020.
 - The development proposed is described as "I would like to build a dormer window on the front of my roof of my already built loft conversion. A dormer will be built on the back but this will be under permitted building rights. The front will be classed in red rosemary slates so it will be in keeping with the red slates already used on the roof so it will blend in with the surrounding roof."
-

Decision

1. The appeal is allowed and planning permission is granted to install a dormer window on the front of the roof at 20 Fallibroome Road, Macclesfield SK10 3LD in accordance with the terms of the application, Ref 20/0794M, dated 22 February 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 1457/1 Rev G; and 1457/2 Rev A.
 - 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 description of development set out above is from the planning application form however the description of development found in Part E of the appeal form better reflects the scheme that is before me. As such, I have considered the appeal on this basis and used this description in my formal decision.

Main Issue

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

Reasons

4. The semi-detached two storey appeal property is located within a residential area which is characterised by dwellings of a varied style, type, finish and age.

5. The pitched roof dormer would sit high up on the host dwelling's front roof plane, but its ridge would feed into the ridge line of the host property. The revised design reflects the architectural style of the appeal property and broadly responds to the dormer windows in 30 Fallibroome Road. While dormer windows in the front roof planes of properties on the road are not common, this does not necessarily mean that this form of development is unacceptable. The proposal would respect the existing property and add to the variety of designs found in the area. As such, it would reinforce local distinctiveness.
6. The appeal scheme would unbalance the front roof planes of the semi-detached pairing. However, so does the two-storey side extension to the other half of the pairing when they are read together. Thus, I disagree with the Council about the proposal's effect, especially given the surrounding area.
7. This leads me to conclude that the dormer window on the front of the roof would accord with Policies SE1 and SD2 of the Cheshire East Local Plan Strategy 2010 – 2030 and saved Policy DC2 of the Macclesfield Borough Local Plan. Jointly, these policies seek proposals to alter and extend buildings to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness having regard to existing architectural features.

Conclusion and conditions

8. I have imposed a plans condition in the interests of certainty and a condition to ensure the external surfaces of the development match the host dwelling in the interests of the character and appearance of the area.
9. For the reasons set out above, I conclude that the appeal is allowed.

Andrew McGlone

INSPECTOR