



Appeal Decision

Site visit made on 8 December 2020

by Alison Scott BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 December 2020

Appeal Ref: APP/J4525/D/20/3260731

15 Westcliffe Road, Sunderland SR6 9NW

- 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 Richard Bond against the decision of Sunderland City Council.
 - The application Ref 20/01304/FUL, dated 23 July 2020, was refused by notice dated 17 September 2020.
 - The development proposed is Loft Conversion to Dormer Window to rear.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The Statement of Case is inaccurately addressed as 15 Westgate Road. However it is apparent that it relates to the property before me at appeal.

Main Issue

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

Reasons

4. The appeal property has been extended to the side with a hipped roof tying into part of the original roof. The proposed rear dormer window would straddle both roofs. As a consequence of the roof configuration and dormer design, one side of the dormer cheek would be particularly long as it extends to tie into the new part of the roof.
5. Also, given its scale, it would add considerable bulk to the roof slope. It would appear particularly visible within the street scene given the rears of this row of houses, together with its position along the row, are seen from Stanhope Road. Therefore, due to its incongruousness and prominence, with no other dormers along the row to compare to, it would appear out of character with the host dwelling and harmful to the street scene.
6. The location of the proposed fenestration would also be at odds with the existing fenestration pattern of the original house as it would not align with the windows below. This would lead to an inharmonious feature, resulting in harm arising to the character and appearance of the dwelling.

7. Dormer windows are evident within the locality although I do not have details of their planning history. Nevertheless, these are much smaller in scale than the proposed, with others located in a lower position of the roof slope. None share the same design characteristics as the development before me and are not directly comparable.
8. To conclude, due to its unsympathetic design and prominence within the street scene, the proposal would lead to conflict with the Sunderland City Council Core Strategy and Development Plan 2015-2033 Policy BH1 in its design aims as well as the Household Alterations and Extensions Supplementary Planning Document. Finally, it would conflict with the objectives of the National Planning Policy Framework to achieve well designed places.

Conclusion

9. The appeal is therefore dismissed.

Alison Scott

INSPECTOR