



Appeal Decision

Site Visit made on 27 January 2021

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 January 2021

Appeal Ref: APP/K0235/W/20/3261575

17 Cutcliffe Place, Bedford MK40 4DF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by Mr M Flauto against Bedford Borough Council.
 - The application Ref 20/01231/FUL, is dated 16 June 2020.
 - The development proposed is replacement roof to facilitate new first floor living area, external alterations and creation of veranda decks (revised design).
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Decision

1. The appeal is dismissed and planning permission for replacement roof to facilitate new first floor living area, external alterations and creation of veranda decks (revised design) is refused.

Preliminary Matter

2. The appellant states that works carried out on the site are not associated with the proposal. Accordingly, I have assessed the appeal on the basis that the scheme has not started.

Main Issue

3. In light of the Council's appeal statement, the main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. The site is in a residential area where most dwellings are 2 storeys high. As a bungalow, the appeal property is unusual but its design reflects the predominant early and mid-20th century style of nearby houses.
5. The replacement roof would include dormers and rooflights that would be seen over the boundary hedge from the adjoining highway. Several nearby houses have bay window projections with small front gables but roofs tend to be of a simple and uninterrupted form. Dormers and rooflights are untypical of the street scene and so the proposal would be incongruous.
6. The introduction of an upper floor would bring the appeal property more in line with the predominant 2 storey houses. However, the use of roof voids as habitable accommodation is not an obvious characteristic of the area. Trees on the pavement would not prevent extensive views of the dormers from the

highway and the sensitive external materials would not address the unusual roof form.

7. By virtue of its corner position, the upper element of the development would be seen for a significant distance along Cutcliffe Place and West Grove. Therefore, it would be markedly more prominent than the side dormers at 21 Cutcliffe Place that face adjoining properties rather than the road. Consequently, this example of dormers in a nearby building does not set a precedent that is bound to be followed in the determination of this appeal.
8. The proposed alterations at ground floor level would retain a degree of symmetry to the building. Also, the re-positioning of the front door would be a minor revision to the property that would have no significant effect on the street scene. However, for the above reasons, I conclude that the development would harm the character and appearance of the area. In this regard, it would not accord with policies 28S, 29 and 30 of the Bedford Borough Local Plan 2030 and the Council's Residential Extensions, New Developments and Small Infill Development Design Guide 2000. These all aim, amongst other things, to ensure development respects and contributes positively to an area's character.

Other Matters

9. By reason of their positioning, the proposed upper floor windows would not allow significant overlooking of neighbouring properties. There is no firm evidence to suggest the proposal would cause unacceptable noise disturbance or would lead to inefficient water usage. The local roads provide significant safe parking opportunities and so the scheme would not prejudice highway safety or cause other parking related problems. Acceptability in all of these regards is a neutral factor that fails to outweigh the identified harm.

Conclusion

10. For the reasons given above, I conclude that the appeal should be dismissed.

Jonathan Edwards

INSPECTOR