



Appeal Decision

Site Visit made on 26 May 2021

by Alison Fish BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4th June 2021

Appeal Ref: APP/D0840/D/21/3270794

4 Gwel Park, Gwallon Lane, Marazion, Cornwall TR17 0HW

- 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 Robin Chapman against the decision of Cornwall Council.
 - The application Ref PA20/06824, dated 12 August 2020, was refused by notice dated 17 February 2021.
 - The development proposed is construction of dormer windows, loft conversion and associated works.
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Decision

1. The appeal is allowed and planning permission is granted for construction of dormer windows, loft conversion and associated works at 4 Gwel Park, Gwallon Lane, Marazion, Cornwall TR17 0HW in accordance with the terms of the application, Ref PA20/06824, dated 12 August 2020, and the plans submitted with it, 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 approved drawings: 001, 003 and 004.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the dwelling and area generally.

Reasons

3. The appeal site is located within a row of dwellings of a similar design and materials with 4 of them having rooflights in the front and rear roof slopes. Served by the same access is a property which has flat roof dormer windows to the front and rear.
4. The appeal site faces out over the Marazion Playing Field and there are clear public views of the appeal property from here. There are views towards the rear of the property from Gwallon Lane but these are at a distance.
5. The proposed dormer windows – one to the front and one to the rear roof planes - would be located roughly central to the roof so that they are set down from the ridge, set up from the eaves and set in from the sides of the roof. A good proportion of existing roof slope would therefore remain. The dormers are also positioned so that they align with the existing windows in the elevations below. Constructed of glazing to the front and sides with a flat roof, the materials of construction will blend with the grey colouring of the roof and

taken together, this would in my view give the dormers a lightweight appearance would be proportionate to the dwelling. For these reasons I am satisfied that the proposed dormers are an acceptable addition to the host dwelling and not at odds with policies 1, 2 and 12 of the Cornwall Local Plan (LP) which seeks high quality design and development which responds to its location.

6. The dormer windows would be visible from public vantage points, not least from the playing fields immediately to the front of the dwelling. However, given my findings above and taking account of the varied built form of the surrounding area, including a property with flat roof dormer windows in the same row, I am satisfied that the proposal complies with policies 1,2 and 12 of the LP.

Other Matters

7. Various other policy documents and design guides have been drawn to my attention. However, given that I have found that the proposal complies with the development plan in any event, I have not found it necessary to reflect on these in detail. The Council have referenced the Cornwall Area of Outstanding Natural Beauty Management Plan on the decision notice but I have not been provided with any information which suggests that the proposal would conflict with this.

Conclusion

8. For the reasons given I conclude that the appeal should succeed.

Alison Fish

INSPECTOR