



Appeal Decision

Site Visit made on 15 September 2021

by M Bale BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 September 2021

Appeal Ref: APP/D1265/W/21/3268073
30 Moorlands Road, West Moors BH22 0JW

- 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 Ray Gerson against Dorset Council.
 - The application, Ref. 3/20/0820/FUL, is dated 20 May 2020.
 - The development proposed is to construct 3 dormer windows only on front elevation and extend existing rear dormer over existing single storey ground floor extension.
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Decision

1. The appeal is dismissed and planning permission to construct 3 dormer windows only on front elevation and extend existing rear dormer over existing single storey ground floor extension is refused.

Background and Main Issue

2. Although concerns about various matters have been raised in the representations, the Council has confirmed that the application would have been refused on the basis that the roof alterations resulted in a harmful visual impact. An officer report confirms that the concern relates to three proposed front dormer windows.
3. A tick box section of the officer report is somewhat confusing in that, in places, it appears to contradict the written analysis below it. However, read alongside the stated reasons that permission would have been refused, the alleged harm is clear.
4. Therefore, the main issue is the effect of the development on the character and appearance of the area, with regard to the proposed front dormer windows.

Reasons

5. Moorlands Road is a long, straight road lined with mainly individual dwellings. Strong tree and hedge front boundaries screen many of the dwellings such that only the upper floors are readily visible. There are numerous dormer windows along the road, but they are generally positioned so as to be clearly subservient to the roof forms, well-proportioned and positioned in relation to the main parts of the dwellings.
6. The site is unusually prominent in having no front boundary treatment. While not dissimilar in scale to one of its immediate neighbours, it is also relatively short compared to most nearby buildings. A single triangular gable with circular window projects from the lower parts of the front roof slope.

7. The proposal would not be incompatible in height and scale with the generally larger buildings around it. However, it would introduce 3 new dormer windows higher on the roof than the existing gable, close to the ridge. Their height and number would not be subservient to the gable and would result in a top-heavy appearance to this relatively small building.
8. Moreover, the dormer positioning, close to but higher than the existing front gable, would result in a clumsy arrangement of different architectural features within a single, small building. The effect would be an awkward, cluttered roofscape that was readily visible amongst other, generally well-proportioned and individually cohesive, buildings. It would appear incongruous in the Moorlands Road street scene and harm the character and appearance of the area.
9. I, therefore, find conflict with Policy HE2 of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014, which aims to achieve development that is compatible with or improves its surroundings.

Other Matters

10. I understand that the proposal would allow greater headroom within the roof space. However, there is little substantive evidence as to why that is required or how it would lead to better facilities at the site. I, therefore, give this little weight.

Conclusion

11. For the reasons given, the appeal is dismissed.

M Bale

INSPECTOR