



Appeal Decision

Site visit made on 15 October 2021

by David M H Rose BA(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 October 2021

Appeal Reference: APP/N1025/D/21/3277133
369 Cotmanhay Road, Ilkeston, DE7 8JW

- 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 Mrs Sarah Frettingham against the decision of Erewash Borough Council.
 - The application reference ERE/0221/0076, dated 25 February 2021, was refused by notice dated 16 April 2021.
 - The development proposed is described as new raised roof with dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the street scene.

Reasons

3. No 369 Cotmanhay Road lies at the northern end of a short, stepped terrace of comparably proportioned dwellings. From the street, despite some individuality in door and window styles, the houses appear otherwise identical, with eaves and ridges having common height.

4. Whilst the effect of increasing the roof pitch would not be apparent when viewed from the north, due to the configuration of the terrace, I consider that the steeper roof would contrast markedly with its immediate foreground neighbours when observed from the opposite direction. In turn, the cheeks of the box-like dormer, either in full or in part, would be highly conspicuous and uncharacteristic additions on each side of the roof.

5. From the pedestrian/cycle path, at the rear of the property, the proposed dormer window would occupy most of the rear roof slope and project above the ridge of the adjoining house. As such, it would appear as an alien and clumsy addition that would be at odds with the prevailing character of the dwelling and its neighbours.

6. In combination, the proposed alterations would cause serious harm to the appearance of the host dwelling, its immediate setting, and the wider street scene. It would therefore conflict with Saved Policy DC2(1) of the Erewash Borough Local Plan (March 2014) and the guidance in Erewash Council's Supplementary Planning Document 'Extending Your Home' (April 2006). Guidance in the National Planning Policy Framework also echoes the need for good design.

7. I have noted that the design of the extension has been determined by the available headroom in the existing loft. However, this cannot be considered in isolation from the resultant external appearance, which I have found to be visually unacceptable.

8. Further, although it is said that flat roof rear dormers are commonly constructed as 'permitted development', little weight attaches given the fundamental need to raise the existing roof to accommodate the proposed dormer.

9. I have considered these, and all other matters raised, including the absence of third-party objections, but find nothing of sufficient substance to outweigh the harm to the street scene and the conflict with the development plan, related guidelines and the National Planning Policy Framework when read as a whole.

10. The appeal is therefore dismissed.

David MH Rose

Inspector