



Appeal Decision

Site visit made on 24 January 2022

by A Caines BSc (Hons) MSc TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 February 2022

Appeal Ref: APP/N4720/D/21/3288098

Old Fire Station, 22B Bankhouse Lane, Pudsey LS28 8LZ

- 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 Ben Harton against the decision of Leeds City Council.
 - The application Ref 21/06372/FU, dated 8 July 2021, was refused by notice dated 10 November 2021.
 - The development proposed is "enlarge front dormers".
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host property and surrounding area.

Reasons

3. The appeal property is a detached bungalow located on the corner of Woodlands Park Road with Bankhouse Lane. The eastern roof slope facing Woodlands Park Road contains two pitched roof dormer windows. The proposal seeks to replace the existing dormers with a single flat-roof dormer.
4. Although the replacement dormer would be set in from the top, eaves and sides of the roof, it would still be a wide, flat-roofed structure of considerable bulk occupying the majority of the eastern roof slope. Even if this is not the principal elevation, the enlarged dormer would be clearly visible from Woodlands Park Road where it would appear as a visually dominant and incongruous addition in a street where no such dormers currently exist. The harmful effect would not be mitigated by its cladding in similar materials to the roof and the alignment of the windows with those below.
5. The appellant has cited examples of other flat-roofed front dormers in the wider area. However, they are not viewed in the same context as the appeal property, such that they exercise only a limited influence on the character and appearance of the area surrounding the appeal site. The presence of these examples therefore has limited bearing on the outcome of this appeal.
6. I conclude, that by reason of its scale and design, the proposed dormer would cause unacceptable harm to the character and appearance of the host property and surrounding area. In this regard, the proposal is contrary to Policy P10 of the Leeds City Council Core Strategy (as amended by the Core Strategy Selective Review 2019), saved Policies GP5 and BD6 of the Leeds City Council Unitary Development Plan (Review 2006), and policy HDG1 of the Council's

adopted Supplementary Planning Document 'Householder Design Guide' (2012), which amongst other things, require development to be well designed, and to respect the scale, form and features of the original building and the character of its surroundings.

Conclusion

7. The proposal conflicts with the development plan as a whole and there are no other considerations that outweigh this conflict. Therefore, for the reasons outlined above, the appeal should be dismissed.

A Caines

INSPECTOR