
Appeal Decision

Site visit made on 30 March 2022

by C Coyne BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25/04/2022

Appeal Ref: APP/E2001/D/22/3291628
12 Bellfield Drive, Willerby HU10 6HQ

- 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 Dennis Graham (DG Design Associates) against the decision of East Riding of Yorkshire Council.
 - The application Ref 21/03503/PLF, dated 16 September 2021, was refused by notice dated 1 December 2021.
 - The development proposed is described on the application form as 'loft conversion with front and rear dormer windows'.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Council have described the development as 'construction of dormer windows to front and rear'. I note that the appellant has also utilised this description on their appeal form. I consider that this revision provides an accurate description of the proposal and I have therefore determined the appeal on this basis.

Main Issue

3. In the context of the above, the main issue is the effect of the proposed front dormer window on the character and appearance of the host property, the street scene, and the area.

Reasons

4. The appeal property is a two-storey terraced dwelling situated within a predominately residential area. The other properties on the street comprise similar two storey terraced dwellings. None of these dwellings have a dormer window on their front roof slopes. The proposal would introduce a box dormer window to the front roof slope of the appeal property. Consequently, it would represent an incongruous addition to the host property and the street scene thereby having a significant adverse visual impact.
5. I note that at least one other property on the street has a box dormer on its rear roof slope as I observed on my visit. However, the fact remains that there are no such dormers to the front of any property on the street meaning that the proposal would be at odds with the prevailing pattern of development in the area.

6. I therefore conclude that the proposed development would materially harm the character and appearance of the host property, the street scene, and the area. Accordingly, it would conflict with the relevant requirements of Policy ENV1 of the East Riding of Yorkshire Local Plan Strategy Document.

Conclusion

7. For the reasons set out above I conclude that the appeal should be dismissed.

C Coyne

INSPECTOR