

Appeal Decision

Site visit made on 24 May 2022

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13TH June 2022

Appeal Ref: APP/C4615/D/22/3295853

10 Redlake Drive, Pedmore, DY9 0RX

- 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 Zoran Pancic against the decision of Dudley Metropolitan Borough Council.
 - The application Ref P22/0097, dated 22 January 2022, was refused by notice dated 18 March 2022.
 - The development proposed is the erection of dormer windows to existing dormer bungalow.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of dormer windows to existing dormer bungalow at 10 Redlake Drive, Pedmore, DY9 0RX in accordance with the terms of the application, Ref P22/0097, dated 22 January 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan at scale 1:1250 and Drg Nos 1313:01a, 1313:02c and 1313:04c.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is a detached dwelling with a prominent, centrally positioned two-storey front gabled projection and with accommodation at first floor contained within the roof space. The proposal seeks to insert two gable

fronted dormer windows to the front roof slope, either side of the existing gable and symmetrically arranged.

4. Redlake Drive is a residential street characterised by an eclectic mix of property types. No 10 is simple in its form and appearance. Both properties to either side are of alternative designs; No 12 at the time of my visit being shrouded in scaffolding and being reconstructed as part of a recent planning permission for a dormer style bungalow according to the Council. Contrary to the Council's view, I could not detect any homogenous approach to the design, age, or style of dwellings along Redlake Drive. On the contrary, I saw there to be no uniformity or consistency to the local architecture. Furthermore, whilst many dwellings do not feature dormer windows to their front elevations, others do, and I saw that these sat comfortably amongst the pleasing range of dwelling types and appearances.
5. The proposed dormer windows would be undeniably visible. However, they would be modest in size, set in from the sides, down from the ridge, and up from the eaves, and would sit comfortably within the front roof slope, appearing as part of a fully integrated design approach for the building. They would be neither incongruous on the host dwelling nor out of keeping in the wider street scene. As such, they would comply with the guiding principles of the Council's *House Extension Design Guide* (PGN17) being properly related to the character of the original house in terms of scale, materials and design and appearing compatible with the character of the surrounding area. There would therefore be no conflict with Policy ENV2 of the Black Country Core Strategy 2011 as far as it requires development to enhance local character and promote local distinctiveness. Neither would there be any conflict with the similar requirements of Policies S6 and L1 of the Dudley Borough Development Strategy 2017, or with the National Planning Policy Framework's objectives for achieving well-designed places.

Conditions

6. A condition specifying the relevant plans is necessary as this provides certainty. In the interests of maintaining the character and appearance of the area a condition is required to ensure that the proposal is finished with materials that would match the existing.

Conclusion

7. For the reasons given, I conclude that there would be no harm to the character or appearance of the area. Accordingly, and in the absence of any other conflict with the development plan, the appeal is allowed.

John D Allan

INSPECTOR