



Appeal Decision

Site visit made on 5 July 2022

by S Harrington MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 July 2022

Appeal Ref: APP/N1160/D/22/3297420

22 Endsleigh Road, Plymouth, Devon, PL9 7LR

- 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 & Mrs R Page against the decision of Plymouth City Council.
 - The application Ref 22/00196/FUL, dated 10 February 2022, was refused by notice dated 5 April 2022.
 - The development proposed is to remove 2 No (Velux) roof windows and replace with Dormer Apex roofs with windows.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The site is located within a residential area featuring a variety of buildings of differing appearance and scale, including single storey, two storey and three storey buildings. Due to both the existence of single storey dwellings, and the falling topography of Endsleigh Road, road facing roof slopes are widely visible from public vantage points and form an important component of the character and appearance of the immediate area, particularly to the eastern side of Endsleigh Road.
4. Although a number of dwellings within Endsleigh Road feature 'velux' style roof windows, these do not interrupt the flow of pitched roofs within the existing roofscape. My attention has been drawn to other dormer windows in the vicinity, and at my site visit I viewed existing examples in the wider surrounding area, particularly those at Rollis Park Road and Lapthorn Close.
5. However, road facing dormer windows are not part of the established character of Endsleigh Road. The proposed dormer windows are of a modest size and traditional apex roof design, however due to the existing lack of road facing dormer windows within Endsleigh Road, the proposal would add an incongruous and harmful element to the roofscape of the immediate area, interrupting the existing flow of roof planes to the detriment of the character and appearance of the area.
6. Consequently, the proposal would conflict with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034, and to the dormer window

guidance contained within the Plymouth and South West Devon Supplementary Planning Document (2020). These together seek to ensure that development achieves good standards of design which contributes positively to the townscape, protecting and improving the quality of the environment.

Other Matters

7. It has been highlighted to me that the outlook from the proposal would be similar to that from the existing roof windows; that the proposal would improve living conditions within the property by way of improving the height available within the room which the dormers are situated; and a dormer window to the rear elevation is likely to be unviable. These matters may well be the case, however they do not outweigh the harm which I have identified in relation to the main issue.

Conclusion

8. For the reasons given above, I find that the proposal would conflict with the development plan, read as a whole. No material considerations have been shown to have sufficient weight to indicate that a decision should be taken otherwise than in accordance with it. Therefore, the appeal is dismissed.

S Harrington

INSPECTOR