



Appeal Decision

Site visit made on 25 July 2022

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 August 2022.

Appeal Ref: APP/Q4245/D/22/3301445

29 Carlton Street, Old Trafford M16 7QU

- 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 Ms C McCann against the decision of Trafford Council.
 - The application Ref 106190/HHA/21 dated 21 October 2021, was refused by notice dated 12 April 2022.
 - The development proposed is described as single storey rear extension, basement and loft conversion, including construction of new rear dormer.
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Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension, basement and loft conversion, including construction of new rear dormer at 29 Carlton Street, Old Trafford M16 7QU in accordance with the terms of the application, Ref 106190/HHA/21 dated 21 October 2021, and the plans submitted with it, subject to conditions set out below.

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No's: 0001 REV 01, 0003 REV 01, 0130 REV 03 and 0275 REV 03.

(3) The materials to be used in the construction of the external surfaces of the hereby approved development shall match those used in the existing building.

(4) Notwithstanding condition 3 the hereby approved dormer shall be carried out in accordance with the materials identified on the application form and approved plans.

Main Issue

2. The main issue in this appeal is the effect of the proposed rear dormer on the character and appearance of area.
3. The Council considered the effect of the single storey rear extension, basement and loft conversion with rooflights during the determination of the application and raised no concerns, from the information I have before me I do not disagree.

Reasons

4. The site is within a predominantly residential area and comprises a mid-terraced property. Whilst there are some properties in the area which have been altered at the rear there is an architectural rhythm to the built form.
5. The proposed dormer would be sited to the rear of the property, in general views of the dormer would be limited to surrounding properties and people using the pedestrian footpath to the rear of the site.
6. I observed during my site visit that two adjoining properties opposite the rear elevation of the appeal site have large dormers covering the majority of the roof. The dormers are noticeable in the streetscene however do not appear incongruous to the area. The proposed dormer would be smaller in scale compared to the existing dormers on the adjacent properties.
7. The Council's Supplementary Planning Document, SPD 4: A Guide for Designing House Extensions & Alterations (2012) (the SPD) provides an overview of design guidelines for householder development. The SPD amongst other things seeks to ensure that dormer windows and roof alterations are proportionate to the scale of the existing property and reflect the style and architectural character of the original house.
8. The proposed dormer would be of a contemporary design and materials and whilst not a common feature in the streetscene would add architectural interest to the rear elevation. The proposed dormer would not replicate the style or architectural character of the original house however it would not diminish the built form of the area, nor be overbearing or dominant in the streetscene.
9. I conclude that the proposed rear dormer would not harm the character and appearance of area. There is no conflict with Policy L7 of the Trafford Local Plan, Core Strategy, Development Plan Document (2012) which seeks which amongst other things seeks to ensure developments are appropriate to the context and are of good design.

Conclusion and Conditions

10. For the above reasons I conclude that this appeal should be allowed.
11. I have imposed a standard condition relating to the commencement of development and a condition specifying the relevant plans as this provides certainty. In order to safeguard the character and appearance of the area I have imposed conditions concerning materials.

C Pipe

INSPECTOR