



Appeal Decision

Site visit made on 2 August 2022

by Ian McHugh DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2ND September 2022

Appeal Ref: APP/G2435/D/22/3301370

126 St Bernards Road, Whitwick, Coalville, Leicestershire, LE67 5GW

- 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 Chris Dyer-Greeves against the decision of North West Leicestershire District Council.
 - The application Ref 21/01560/FUL, dated 31 July 2021, was refused by notice dated 29 April 2022.
 - The development proposed is the demolition of existing single-storey lobby and erection of a new two-storey side extension and insertion of rear dormer to provide for additional living accommodation.
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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 appeal property is a two-storey semi-detached dwelling, which is situated in a prominent position on the corner of St Bernards Road and Rosemary Crescent. House types in the vicinity of the appeal property vary in terms of their age, scale and appearance and they include single-storey bungalows, chalet style dwellings and two-storey houses. A number of properties have been altered and extended and dormer roof additions at the front and rear of dwellings are evident along St Bernards Road and on neighbouring streets. Some of these dormers appear incongruous in the streetscene and I am not persuaded that they are features that should be repeated.
4. The proposal is to demolish an existing small single-storey lobby on the side of the dwelling and construct a two-storey side extension, plus a dormer structure at the rear. The extension would provide an office and utility area on the ground-floor, with bedroom space and en-suite/bathroom areas on the upper floors. The side extension would have a hipped roof and the proposed dormer would cover most of the rear roof area of the original dwelling.
5. Policy D1 of the adopted North West Leicestershire Local Plan 2021 (LP) encourages good design. This accords with paragraph 130 of the National Planning Policy Framework 2021 (The Framework), which states that planning

decisions should ensure that developments add to the overall quality of the area and are visually attractive.

6. The Council states that the proposed extensions would conflict with Policy D1 of the LP, because of its scale and massing adjacent to the side boundary of the site. In addition, the dormer at the rear is considered to be harmful.
7. With regard to the side extension, it would be close to the side boundary at the front of the site, but this distance would increase towards the rear. Given the separation distance that would be attained between the building and most of the side boundary, I am not persuaded that the impact on the streetscene would be unacceptably harmful.
8. However, whilst dormer additions are not uncommon in the area, I consider that this element of the proposal would be harmful. The structure would be an incongruous and bulky addition to the roof which would be highly prominent in the streetscene when viewed from Rosemary Crescent. The fact that the appeal property sits at a higher level than Rosemary Crescent means that its visual impact and prominence would be increased. Accordingly, I consider that this element of the proposal would conflict with Policy D1 of the LP and with the provisions of The Framework, as referred to above.

Conclusion

9. For the reasons given above. It is concluded that the appeal be dismissed.

Ian McHugh

INSPECTOR