



Appeal Decision

Site visit made on 26 September 2022

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14th October 2022

Appeal Ref: APP/A4710/D/22/3304396

22 Franklin Street, Halifax, West Yorkshire HX1 4LH

- 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 Miss Razwana Siddiq against the decision of Calderdale Metropolitan Borough Council.
 - The application Ref 22/00204/HSE, dated 4 March 2022, was refused by notice dated 7 June 2022.
 - The development proposed is described as "proposed front dormer".
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Decision

1. The appeal is allowed and planning permission is granted for proposed front dormer at 22 Franklin Street, Halifax, West Yorkshire HX1 4LH in accordance with the terms of the application, Ref 22/00204/HSE, dated 4 March 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers 1 and 2A.
 - 3) The materials to be used in the construction of the external surfaces of the development, including roof, front and cheeks of the dormer, fascia boards, soffit boards, any trough, guttering and downpipes, shall be finished in a dark material to match the colour of the existing roof of the property and shall be retained as such thereafter.

Main Issue

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

Reasons

3. The surrounding area is characterised mainly by traditional residential terraced properties. The roof form in the surrounding area differs as there are a number of dormer style extensions with various roofs including flat and pitched design. It is noted that some of these dormer structures do not benefit from planning permission although are considered lawful. Nevertheless, the dormer structures in the surrounding area do contribute to the varied roofscape character.
4. The proposal has been designed with the dormer roof set down from the main ridge line of the property, the front of the dormer set back from the eaves and the sides set in from the curtilage with neighbouring properties either side.

Given the design of the proposal, it would not appear as an overbearing structure that would have a detrimental effect on the appearance of the appeal building.

5. The Council have indicated that the west side of Franklin Street is an established terrace with a continuous roof plane in the main. Whilst the proposal may interrupt this existing roofline, it is recognised that the roof form of the area is traditional pitched roofs interspersed by various styles of dormer extensions. Given the proposals scale, bulk and massing, it would not be out of keeping with the existing built form and not appear as an incongruous feature within the street scene.
6. The proposal would not have a harmful effect on the character and appearance of the appeal building and the surrounding area. The proposal accords with Policy BE1 of the Replacement Calderdale Unitary Development Plan which seeks development to respect or enhance the established character and appearance of existing buildings and the surroundings.
7. I note that there is a similar proposal at appeal¹ for the property 20 Franklin Street. The cumulative effect of both of these schemes has been considered and this matter does not alter my findings above.

Conditions

8. For certainty, I have imposed the standard timescale condition and a condition specifying the relevant drawings. A condition relating to materials is necessary in the interests of character and appearance of the area.

Conclusion

9. The proposal would not conflict with the development plan and there are no other considerations, including the provisions of the National Planning Policy Framework, which outweigh this finding.
10. Therefore, for the reasons given above, the appeal should be allowed.

Chris Baxter

INSPECTOR

¹ PINs reference number: APP/A4710/D/22/3304395