
Appeal Decision

Site visit made on 7 October 2022

by S. Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State.

Decision date: 24 October 2022

Appeal Ref: APP/N1540 /D/22/3302688
25 Cooks Spinney, Harlow, Essex CM20 3BJ

- 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 Malcolm McClean against the decision of Harlow District Council.
 - The application Ref HW/HSE/22/00104, dated 21 March 2022, was refused by notice dated 17 May 2022.
 - The proposed development is to raise the ridge height of pitched roofs to construct a rear box dormer for a loft conversion.
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Decision

1. The appeal is dismissed.

The Main Issue

2. The main issue is the effect of the development upon the character and appearance of the area and the host property.

Reasons

3. The appeal property is in a predominantly residential area and is a two-storey dwelling with a two-storey side extension and other additions.
4. The proposed development follows an earlier application for a rear box dormer, refused on appeal in January 2022¹.
5. Like the previous proposal dismissed on appeal, the current proposal is to raise the main ridge of the dwelling by some 0.65 metres and its eaves by approximately 0.2 metres. The ridge of the existing two storey side extension would be raised by some 0.375 metres. The dormers for both the previous and current proposal would have the same height and would extend to the proposed new ridge line, though would not exceed it.
6. The current proposal differs from the previous scheme dismissed on appeal in two ways. Firstly, the length of the proposed dormer would be reduced from

¹ APP/N1540 /D/21/3282269

about 8.97 metres to approximately 7.95 , and secondly, the side cheeks to the dormer would be angled inwards rather than being vertical as previously.

7. The proposed roof lift would make the host dwelling taller than its immediate neighbours, though the relative change in height would be minimal and I consider that no material harm would be caused to the overall character of the area when seen from the access road or from other vantage points.
8. The proposed dormer would be seen by the occupiers of the properties facing it. On my site visit, I also saw that it would be visible from the public realm between No's 24 and 27 and between 27 and 28 Cooks Spinney. Even though the length of the proposed dormer has been reduced from the earlier dismissed proposal by just over 1 metre, this together with its height just below the ridge, would appear as a bulky and incongruous addition to the dwelling, thereby representing poor design.
9. In addition, the roof design of the box dormer would be unrelated to the design of the rest of the dwelling with its double pitched roof. The Harlow Design Guide Supplementary Planning Document 2011 (SPD) notes that '*dormers are not a characteristic of Harlow's residential areas and are not likely to be permitted where they are visible from the public realm*'. The Harlow Design Guide Addendum SPD 2021 (DGA) reaffirms this. I have noted that it would be seen from public vantage points.
10. For the above reasons, I conclude that the proposed development would not accord with the design, character and appearance requirements of policy PL1 of the Harlow Local Development Plan 2020, the SDP, the DGA, or with chapter 12 of the National Planning Policy Framework 2021.

Conclusion

11. For the above reasons, the appeal should be dismissed.

S. Hartley

INSPECTOR