

Appeal Decision

Site visit made on 31 October 2022

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th November 2022

Appeal Ref: APP/Y3615/D/22/3304220

63 Christmas Pie Avenue, Normandy, Guildford GU3 2EW

- 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 Tom Battley against the decision of Guildford Borough Council.
 - The application, Ref. 22/P/00309, dated 19 February 2022 was refused by notice dated 24 June 2022.
 - The development proposed is a separate roof dormer to the front of the bungalow.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed dormer on the character and appearance of (i) the host dwelling including when seen in conjunction with No. 61, and (ii) the street scene of Christmas Pie Avenue.

Reasons

3. I saw on my visit that the appeal dwelling is one of a semi-detached pair with No. 61, the latter being a corner property at the junction with Szabo Crescent. Both the appeal dwelling and its neighbour already have large dormers on their front elevations. In considering the appeal I have had regard to the fact that the appeal dwelling has the benefit of an extant permission for a hip to gable and rear dormer extension. The current proposal would afford that extension both additional space and light.
 4. The appeal scheme has the merit of including ground floor alterations to the front elevation that would result in the dormer achieving an element of symmetry. However, when read together with the existing front dormer the front elevation of the dwelling would appear as being unduly dominated by its roofscape.
 5. This would inevitably result in the building having a top heavy appearance rather than one of a balanced architectural composition. Furthermore in this case, although not part of the appeal dwelling, the existing large dormer at No. 61 would be seen in conjunction with the then pair of dormers at No. 63. This would exacerbate the impact on character and appearance of the semi-detached pair and the street scene of Christmas Pie Avenue.
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6. As No. 63 is on the corner with Szabo Crescent, I consider that the row of three dormers in close proximity would draw the eye as being buildings of a poor design. I acknowledge the appellant's point that there are other bungalows in the road with front dormers, but by and large these have pitched roofs and more proportionate to the roof plane.
7. Overall, I conclude that the appeal proposal would have an unacceptably adverse effect on the character and appearance of the appeal dwelling and the street scene of Christmas Pie Avenue. This would be in harmful conflict with Policy G5 of the Guildford Borough Local Plan 2003; Policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 adopted in 2019; the Guildford Residential Extensions and Alterations SPD 2018, and with Government Policy in Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2021.
8. The appeal is therefore dismissed.

Martin Andrews

INSPECTOR