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# Appeal Decision

Site visit made on 22 December 2022

**by C Hall BSc MPhil MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 17th January 2022**

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**Appeal Ref: APP/T2215/D/22/3309730**

**59 Watchgate, Darenth DA2 7JY**

- 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 Blackgrove against the decision of Dartford Borough Council.
  - The application ref. DA/22/01004/FUL, dated 18 August 2022, was refused by notice dated 13 October 2022.
  - The development proposed is a dormer extension in rear roof slope in connection with conversion of roof space into habitable rooms; erection of single storey front and rear extensions; formation of car hardstanding in front garden including formation of dropped kerb access from Watchgate.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue is the effect of the dormer windows in the front roof slope on the character and appearance of the existing dwelling and surrounding area.

## Reasons

3. The appeal site relates to a detached bungalow with front garden area. It is located within a row of other properties of broadly similar size, design and detailing, although further along this side of Watchgate in either direction two-storey buildings of varying appearance are prevalent. The local area is predominantly residential in nature with open fields on the opposite side of the highway.
4. I am cognisant that the development would result in the formation of front dormer windows that are not present on other bungalows in the row. This notwithstanding, to my mind the principle of such features need not be unacceptable, subject to matters concerning their scale and design.
5. In this case, the plans show two dormer windows of differing size in the front roof slope of the dwelling. Although they are modest in scale, with pitched roofs set down from the main ridge line, and positioned away from the side walls of the property, the variance in their size would represent an imbalance to the front roof slope of the dwelling. This would be prominent within the context of the street scene, and result in a jarring appearance to the detriment of the character of the existing building and the locality.

6. The grounds of appeal refer to discussions with the Council concerning a illustrative scheme showing dormers of the same smaller size, however the appellant has indicated that I should determine the appeal as originally submitted. In any event, the suggested proposal shows that one of the dormers would be misaligned with the centre of the window below, which would also cause an imbalance to the front elevation of the bungalow.
7. I conclude on this issue that the dormer windows to the front roof slope would be harmful to the character and appearance of the existing dwelling and surrounding area. The scheme would fail to accord with Policies DP2 and DP7 of the Dartford Development Policies Plan July 2017, which seeks to secure new development of acceptable scale and appearance.

### **Conclusion**

8. Given the foregoing and all matters raised, I dismiss the appeal.

*C Hall*

INSPECTOR