



Appeal Decision

Site visit made on 23 February 2023

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 March 2023

Appeal Ref: APP/F1610/D/22/3290249

11 New Road, Bledington, Glos OX7 6UU

- 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 Lawrence against the decision of Cotswold District Council.
 - The application Ref 21/02896/FUL, dated 30 July 2021, was refused by notice dated 15 October 2021.
 - The development proposed is formation of habitable rooms in roof space rear dormer.
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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 end dwelling which is part of a small terrace with a simple and plain appearance, located in a cul-de-sac of similar properties. The appeal property is also within the Cotswolds Area of Outstanding Natural Beauty ('AONB').
4. The roof of the appeal property is viewed in the context of that for the wider terrace. In keeping with the distinct simple style of these properties, the roof is fairly plain in appearance, characterised by its pitched form, punctuated by projecting gables. There are no evident dormer extensions in the immediate vicinity.
5. The proposed dormer extension would be set just below the ridge of the roof and would almost extend the full width of the small rear roof space, including onto the roofline of the rear gable. This would cover most of the roof slope of the appeal property. Moreover, although clad in materials to match the existing dwelling, the asymmetrical form of the dormer extension would be conspicuous and its siting would also erode and compromise the design of the roof of the rear gable.
6. Overall, the proposed dormer extension would dominate the roof of the host dwelling and its irregular form would detract from its simple design and the roof of the wider terrace. Thereby, harmfully altering their appearance to the detriment of the distinct character of the locality.

7. Moreover, the proposal would to an extent be visible in views from the Public Right of Way and the parking area to the rear of the appeal property. This would exacerbate the detrimental effect of the proposal.
8. For the above reasons, the proposal would harm the character and appearance of the host dwelling and the area. Consequently, this conflicts with Policy EN2 of the Cotswold District Local Plan 2011-2031 (adopted 3 August 2018), which states that proposals should be of a design quality that respects the character and distinctive appearance of the locality, in accordance with the Cotswold Design Guide (Appendix D). This advises that roof alterations, dormers should be in keeping with the building to which they are added, in their placement, scale and design.

Other Matters

9. The appellant has provided examples of other dormer extensions. However, I have limited information on the context and circumstances in which these were permitted. In any event, none of these are of an asymmetrical form like the one proposed in the appeal scheme. As such, these examples are not directly comparable to the appeal scheme and do not alter my findings on the main issue.

Conclusion

10. For the above reasons, I conclude that the appeal should be dismissed.

M Aqbal

INSPECTOR