
Appeal Decision

Site visit made on 19 July 2023

by P Eggleton BSc(Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10th August 2023

Appeal Ref: APP/W0910/D/23/3324052

2 Castle View, Barrow-in-Furness, Cumbria, LA14 3YB

- 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 D Robson against the decision of Westmorland and Furness Council.
 - The application Ref B21/2023/0163, dated 28 February 2023, was refused by notice dated 24 April 2023.
 - The development proposed is a loft conversion, including side dormers forming two bedrooms in loft and bathroom.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect on the character and appearance of the area.

Reasons

3. The existing dwelling has a simple form with a forward facing gable and pitched roof. It sits in a prominent position being the first dwelling in the road. It is also exposed to views across the open land opposite and to the side. The proposal would result in the addition of a large roof structure with two side facing gables and a small flat roof element between them. This structure would be entirely at odds with the design of the dwelling with regard to form but also fenestration position and detailing. Although set beyond the chimney and set back from the eaves, it would represent an incongruous addition in this location.
 4. Although the proposed colour scheme would reduce its impact to some extent, it would nevertheless remain a prominent feature within this visually exposed elevation. There are some examples of other large dormers in the area, but these are not as prominent, particularly in shorter views. This proposal would detract from the appearance of this dwelling and the character and appearance of the wider area.
 5. The main policy relating to dormer windows is policy H22 of the Barrow Borough Local Plan 2016-2031 (2019). Although the structure would not exceed the height of the house and the colour scheme has been carefully considered, it would conflict with this policy as it would not be in keeping with the design or character of the host building and it would harm the character of
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the street scene. Whilst the design avoids the worst aspects of a box style dormer, it has not successfully addressed the policies main concern. The policy accords with the design aspirations of the *National Planning Policy Framework* and can be afforded full weight.

6. Reference is made to Policy H19 which relates to extensions on corner plots or other prominent locations. The policy does not appear to be directed at proposals such as this as it is concerned with the impact on the open character of an area which this proposal would not change.
7. I have had regard to the changes made since a previous application was refused. I am mindful also of the limitations of this roof space and the benefits that additional accommodation would bring to the appellant but also to the local economy from the building works. However, the matters that offer support for the proposal are insufficient to outweigh my main concern. I therefore dismiss the appeal.

Peter Eggleton

INSPECTOR