
Appeal Decision

Site visit made on 12 July 2023

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 August 2023

Appeal Ref: APP/U3935/D/23/3320359

17 Ermin Street, Blunsdon, Swindon SN26 8AA

- 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 P McLaughlin against the decision of Swindon Borough Council.
 - The application Ref S/HOU/22/1791/JAAB, dated 14 December 2022, was refused by notice dated 1 March 2023.
 - The development proposed is two pitched roof front dormers to loft.
-

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 site is located at 17 Ermin Street and contains a two storey semi-detached dwelling, where the adjoining neighbour is symmetrical in appearance. The wider street scene is populated by a significant number of symmetrical pairs of dwellings arranged in a similar manner. Another defining feature of the street scene is the general lack of altered roofscapes. Altogether, the street's general uniform appearance makes a positive contribution to the area.
4. The proposal would introduce two pitched roof front dormers within the existing roofscape. This would be a significant departure from a street scene defined by dwellings with generally unaltered roofscapes. Moreover, the scale of the dormers would not be subservient in the roofscape of the host dwelling. Altogether, the proposal would be discordant in its existing context and detract from the street scene's general uniform appearance.
5. I note the appellant's contention that dormers have been approved in a development opposite. Nonetheless, the development opposite is visually separate from the context within the which the proposal needs to be assessed. Therefore, I have given these other dormers limited weight in my decision.
6. The appellant also contends that there are other dwellings along Ermin Street with front dormers. However, no evidence is provided, and I did not see anything on my site visit to change my assessment of the street's general uniform appearance and unaltered roofscapes.

7. Overall, the proposal would harm the character and appearance of the area and conflict with Policy DE1 of the Swindon Borough Local Plan 2015 and the Council's Residential Extensions & Alterations Supplementary Planning Document 2011. Among other things, these seek to ensure high standards of design are incorporated into all types of development, including aspects of scale.

Conclusion

8. For the reasons given, the appeal is dismissed.

Liam Page

INSPECTOR