

Appeal Decision

Site visit made on 2 August 2023

by C Billings BA (Hons), DipTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20th September 2023

Appeal Ref: APP/D4635/D/23/3322356

8 Stockwell Road, Wolverhampton, WV6 9AX

- 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 Guy Cheema against the decision of City of Wolverhampton Council.
 - The application Ref 23/00006/FUL, dated 3 January 2023, was refused by notice dated 1 March 2023.
 - The development is for a proposed front dormer window.
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Decision

1. The appeal is allowed and planning permission is granted for a proposed front dormer window at 8 Stockwell Road, Wolverhampton, WV6 9AX in accordance with the terms of the application, Ref 23/00006/FUL, dated 3 January 2023, subject to the conditions set out in the schedule below.

Preliminary Matters

2. Whilst the description of development refers only to a front dormer window, I note that the existing and proposed plans also show a pitched roof design front porch. However, I observed that the existing front entrance to the dwelling is a simple shallow flat roof curved overhang with the front door slightly recessed. As the appeal does not relate to a porch, I have not had regard to it in making my decision.

Main Issues

3. The main issues are the effect of the proposed dormer on the character and appearance of the host dwelling and whether the dormer would preserve or enhance the character or appearance of the Tettenhall Greens Conservation Area.

Reasons

4. The appeal property lies within the Tettenhall Greens Conservation Area (TGCA), therefore it rests with me as decision-maker to apply the intended protection for heritage assets, as specified in section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
5. The TGCA is within a residential area that comprises a mix of property type, scale, and design. There is also a mix of traditional, older properties and some more modern dwellings in the TGCA. The TGCA has a quiet refined feel of narrow roads with village greens. In this part of the TGCA it is generally leafy, with a number of dwellings having landscaped front gardens or boundaries.

6. Most dwellings along this part of Stockwell Road comprise large, detached properties set within large plots. The architecture along the first section of Stockwell Road includes early 20th Century Tudor revival buildings, a late 16th Century farmhouse, and a group of large Victorian villas, though the predominant era of built form is 20th Century, detached dwellings.
7. Beyond the north-east side boundary of the appeal site, continuing along Stockwell Road, are a row of approximately six large modern detached dwellings of similar design to each other. The appeal property therefore lies within part of the TGCA that comprises less traditional dwellings.
8. The appeal property itself is a 20th century, large 2-storey detached dwelling, set back and on an angle to the road. It is of an individual design compared to other dwellings in the area and has cream-rendered walls with a pitched red tiled roof. There is a front projecting two-storey pitched roof element toward its northern end, which is set at a lower ridge height to the main ridgeline. Also, there are two tall cream-rendered chimneys that extend above the height of the main ridgeline at the southern end of the dwelling.
9. Within the site frontage there are a number of large trees, with some protected by a Tree Preservation Order and others protected due to the Conservation Area designation. Despite the large scale of the appeal property, the trees together with the front boundary wall and hedge and that the dwelling is set back from the road, diminishes the prominence of the dwelling within the street scene when travelling along the road. It is however appreciated that the trees are deciduous and accordingly, the property would have more prominence in the street scene at certain times of the year.
10. The proposed dormer would be of small scale and would not rise above the main ridgeline of the dwelling and so would appear subordinate to its host dwelling. Furthermore, due to the design of the host dwelling and the proposed position and modest size of the dormer, it would not dominate the main roof of the dwelling. Subject to the materials of the proposed dormer matching that of the existing dwelling, it would not have an obtrusive impact on the front elevation of the host dwelling.
11. The proposed dormer would be directly above the front door, which is off centre of the main roof of the dwelling. In this position, when viewed on approach from the southern end of Stockwell Road, it would be seen in the context of one of the large chimneys at the gable end of the dwelling. Furthermore, when viewed from the opposite approach along Stockwell Road, although it would extend partly above the height of the ridge of the 2-storey front projecting element, it would be seen in the context of this element of the host dwelling, thereby reducing its prominence. Accordingly, the dormer would not appear prominent from either side direction. The prominence of the dormer would also be reduced beyond immediate views, by the large trees and vegetation within the site and wider area.
12. Regarding the effect on the wider area and in particular the effect on the character and appearance of the street scene, whilst there are no front dormers evident on properties in this part of the Stockwell Lane, there are plentiful examples of dormers on other dwellings within the wider TGCA. I noted examples in nearby roads that are of various design, scale, and position within roofs of dwellings. The introduction of the proposed dormer window would not therefore appear unusual in the context of the area.

13. For the above reasons, the proposed dormer would not harm the character and appearance of the host dwelling and would preserve the character and appearance of the TGCA. Accordingly, the proposal would not conflict with Policies D9, HE1 and HE5 of the Wolverhampton Unitary Development Plan; Policies ENV3 and CSP4 of the Black Country Core Strategy; Policies TNP12 part A, TNP12 part C and TNP12 part D of the Neighbourhood Plan for the Tettenhall Wards, and guidance contained in the Wolverhampton Extension to Houses Supplementary Planning Guidance No 4, which together, amongst other things, require development to respect character and appearance and be of appropriate design and scale.

Conditions

14. No conditions have been recommended by either party in the event I were to allow the appeal. I have however had regard to the advice contained within the national Planning Practice Guidance and the National Planning Policy Framework in respect of conditions. In addition to the standard implementation condition, it is necessary for the avoidance of doubt and in the interests of certainty to define the plans with which the scheme should accord.
15. A condition is necessary to require that the external materials of the dormer match the existing dwelling, to protect the character and appearance of the host dwelling and Conservation Area.
16. As referred to in my preliminary matters, the front porch does not form part of the proposals. I therefore consider it is necessary to clarify in the plans condition that this does not form part of the consent.

Conclusion

17. For the reasons given, I conclude that the appeal should succeed and grant planning permission.

C Billings

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall begin not later than 3 years from the date of this permission.
2. The development shall be carried out in accordance with the following approved plans Nos 22 166 03 (Block and Location Plan); 22 166 01 (Survey 2022); 22 166 02A (Proposals), except in respect of the front porch to the dwelling shown on drawing No 22 166 02A (Proposals), which does not form part of the application proposals.
3. The materials to be used in the construction of the external surfaces of the dormer window hereby permitted shall match those used in the existing dwelling.