



Appeal Decision

Site visit made on 15 January 2024

by L Wilson BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23rd January 2024

Appeal Ref: APP/A4710/D/23/3333150

3 Watkinson Avenue, Holmfield, Calderdale, Halifax HX2 9DD

- 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 Victor Tran against the decision of Calderdale Metropolitan Borough Council.
 - The application Ref 22/01152/HSE, dated 17 October 2022, was refused by notice dated 25 August 2023.
 - The development proposed was originally described as loft conversion including dormers to front and rear.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. Since the appeal was submitted, a revised version of the National Planning Policy Framework (the Framework) has been published. The main parties were given the opportunity to comment on any relevant implications for the appeal.

Main Issue

3. The main issue is the effect of the proposed front dormer windows on the character and appearance of the host dwelling and surrounding area.

Reasons

4. No 3 is a semi-detached bungalow situated in a small cul-de-sac accessed from Watkinson Road. The cul-de-sac is characterised by semi-detached bungalows with no alterations to the front roof slope. Thus, the principal elevations of the bungalows have retained their original character, appearance, and design. Watkinson road is characterised by two-storey semi-detached dwellings. Front dormers are also not a feature of dwellings located on Watkinson Road.
5. The proposed pitched front dormers would be out of character with the existing bungalow and neighbouring dwellings as they are not a feature within the street scene. The dormers would not be small or retain the original roof form and would interrupt the simplicity of the principal elevation of the bungalow. Furthermore, they would not maintain the symmetry of the pair of semi-detached bungalows. Consequently, the front dormers would be an incongruous addition and would not respect or enhance the character and appearance of the host dwelling or the surrounding area.
6. My attention has been drawn to numerous dormer windows in the locality. However, dormer windows to the front elevation do not form part of the

character and appearance of the bungalows in Watkinson Avenue and are not a common feature in the street scene. Therefore, the context of the appeal site, as well as the character and appearance of the host dwelling, cannot be directly compared to the examples highlighted.

7. For these reasons, the proposed front dormer windows would cause harm to the character and appearance of the host dwelling and surrounding area. Consequently, the proposal would conflict with Policy BT1 of the Calderdale Local Plan (2023) which states, amongst other things, that the design style proposed in new developments should respect or enhance the character and appearance of existing buildings and surroundings, taking account of its local context and distinctiveness. It would also conflict with chapter 12 of the Framework which seeks to create high quality and beautiful places, and ensure developments are sympathetic to local character.

Conclusion

8. For the reasons given above, having considered the development plan as a whole, the approach in the Framework, and all other material considerations, the appeal does not succeed.

L Wilson

INSPECTOR