



Appeal Decision

Site visit made on 11 June 2024

by Chris Baxter BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 June 2024

Appeal Ref: APP/U2750/D/24/3337798

The Reddings, Lupton Close, Glasshouses, Pateley Bridge HG3 5QX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs Patricia Jackson against the decision of North Yorkshire Council.
 - The application Ref is ZC23/03799/FUL.
 - The development proposed is described as "proposed rear dormer addition".
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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 surrounding area including the Nidderdale Area of Outstanding Natural Beauty (AONB).

Reasons

3. The area surrounding the appeal site is characterised predominantly by residential properties of traditional design and form. Whilst not situated within a Conservation Area, the site is located within the AONB as well as Landscape Character Area 11 as defined in the Harrogate District Landscape Character Assessment (LCA). The Nidderdale AONB Management Plan 2014-2019 and the LCA outlines the special qualities of the AONB identifying the built form villages and towns that relate well to the wooded landscape. It is this traditional built form that relates to the wider AONB setting that contributes positively to the character of the immediate area.
4. The proposed dormer given its positioning between two existing dormers would appear visually cluttered resulting in the roofscape being dominated by dormer features. There would be gaps between the dormers including to the edge of the roof, however these gaps would not be large, and the proposed dormer would have a contrived appearance that would be visually prominent given its location within the street scene.
5. The proposed dormer matches the style and proportions of the existing dormers having a pitched roof with gables parallel to the original wall of the appeal property. The proposed dormer would not line up with ground floor windows although it would provide a level of symmetry with the existing dormers. However, the positioning and scale of the proposed dormer being in close proximity to the existing dormers would have a discordant appearance and the proposed dormer would be an incongruous feature that would detract

from the character and appearance of the surrounding area and the wider setting of the AONB.

6. I have had regard to appeal decision¹ for two rear dormers. This scheme is not directly comparable to the proposal subject of this appeal, particularly with regards to design, quantity and location.
7. The proposal includes a single storey projection to the south which further extends the roofline of the appeal property. This matter however does not alter the harm I have found with regards to the proposed dormer.
8. Accordingly, the proposed dormer would have a harmful effect on the setting, character and appearance of the surrounding area and the AONB. The proposal would not be in accordance with Policies HP3 and GS6 of the Harrogate District Local Plan 2020 and the Harrogate House Extensions and Garages Design Guide which seeks development to not detract from the natural beauty and special qualities of the AONB and its setting, and dormers should not be so numerous that they dominate the roof.

Conclusion

9. The proposal would conflict with the development plan as a whole and there are no other considerations, including the provisions of the National Planning Policy Framework, which outweigh this finding.
10. For the reasons given above, I conclude that the appeal should be dismissed.

Chris Baxter

INSPECTOR

¹ PINs ref: APP/E2734/A/07/2054891