



Appeal Decision

Site visit made on 15 May 2024 by Darren Ellis MPlan MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 July 2024

Appeal Ref: APP/A4710/D/23/3334070

11 West Grove Terrace, Halifax, Calderdale HX1 5EX

- 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 A Rohim against the decision of Calderdale Metropolitan Borough Council.
 - The application Ref is 23/00765/HSE.
 - The development proposed is front dormer to a back to back property.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the area.

Reasons for the Recommendation

4. The appeal property is a two-storey mid-terraced back-to-back dwelling. The terrace runs the length of the street, with the dwellings all built with the same design and materials and are mostly unaltered. This uniformity helps to provide an attractive streetscape with a strong a sense of coherence.
 5. The proposed front dormer would be substantial in size and take up most of the roof slope, resulting in a top-heavy and excessively bulky appearance that would dominate the roof and disrupt the harmony of the terrace. Furthermore, the windows in the dormer would not align with the existing fenestration, which would unbalance the appearance of the dwelling.
 6. Two properties in the street currently have front dormers, however these are both more modest in size and do not dominate their roof slopes. There are numerous front dormers of various designs and sizes in the wider area. Many are stated to be unauthorised although no enforcement action appears to have been taken. Nevertheless, these dormers in other streets are not visible from the appeal site and therefore have no bearing on the appeal building's street scene. Consequently, they do not justify the proposal before me, which has been considered on its own merits.
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7. The proposed dormer would be discordant with the host dwelling and the street scene and would cause harm to the character and appearance of the area. It would therefore conflict with Policy BT1 of the Calderdale Local Plan 2023 which seeks, amongst other things, to ensure that development respects or enhances the character and appearance of existing buildings and surroundings. The proposal would also fail to accord with the quality in design aims of the National Planning Policy Framework.

Other Matters

8. The proposal would create economic benefits during construction works. These would however be temporary and likely to be limited given the scale of the proposal. It has not been demonstrated that the proposal would result in an increase in council tax. For these reasons I give limited weight to the economic benefits of the scheme.
9. I understand that opportunities to extend the property are constrained given the back-to-back nature of the dwelling. However, it has not been demonstrated that the property could not be extended in a way that does not cause the harm identified.
10. I note that neighbouring residents and the Council have not objected with regards to the living conditions of occupiers of the neighbouring properties. This would however amount to a lack of harm and thus be neutral.

Conclusion and Recommendation

11. The appeal scheme would conflict with the development plan. There are no material considerations worthy of sufficient weight which indicate that a decision should be made other than in accordance therewith. I therefore recommend that the appeal be dismissed.

Darren Ellis

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and my representative's report and on that basis the appeal is dismissed.

John Morrison

INSPECTOR