



Appeal Decision

Site visit made on 7 February 2025

by N McGurk BSc (Hons) MCD MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28th February 2025

Appeal Ref: APP/U4610/D/24/3358215

142 Leamington Road, Coventry, CV3 6JY

- 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 Arminster Atwal against the decision of Coventry City Council.
 - The application Ref is PL/2024/0001522/HHA.
 - The development proposed is a loft conversion including new roof and pitch.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal property is an extended two storey, inter-war detached house situated in a prominent corner location at the junction of Leamington Road and Dewsbury Avenue. The dwelling has a front gable facing Leamington Road and has one and two storey projections to the rear.
4. The appeal property is accessed from Leamington Road and there is a hard-standing parking area between the house and a low stone wall to the front. There are also gates to the side of the house, along Dewsbury Avenue. There is a garden to the rear of the dwelling.
5. The surrounding area is residential. It is characterised by the presence of two storey detached and semi-detached dwellings. Dwellings tend to be set back from the road behind low walls and parking areas and have gardens to the rear.
6. The presence of street trees, grass verges and gardens combine to present a green and spacious character to the area.
7. I observed during my site visit that some dwellings, including the appeal dwelling, have skylights at roof level and that there are examples of dormers in the wider locality. However, I also noted that roofs tend not to have been raised above their original main ridge heights, giving rise to an attractive sense of uniformity in respect of building heights, with dwellings tending to appear neither prominently nor unduly dominant in their surroundings.

8. The proposed development would result in a considerable increase to the appeal dwelling's main ridge height. I find that this would lead the appeal dwelling to appear unduly tall when seen from Leamington Road, in contrast to neighbouring dwellings, particularly those along the same side of the road.
9. Further and more significantly, the proposal would introduce a very tall rear-facing gable and an equally tall side-facing gable. Both of these gables would have second floor windows and would have the visual effect of introducing an additional floor of accommodation in a manner that would appear alien to the dwelling's surroundings.
10. The harmful effects of this would be exacerbated as a result of the awkward, bulky and contrived appearance of the roof and in particular, the proposed side and rear elements. The proposal would appear top-heavy and disproportionate to the host dwelling to the extent of overwhelming its overall appearance.
11. Further, I find that the number of windows and rooflights proposed, together with their varied form and sizes, would result in a cluttered effect that would add to the awkward and incongruous appearance of the proposal.
12. When combined with the prominent location of the appeal property, I consider that the above would result in a development that would draw the eye to the extent that the proposal would unduly dominate its surroundings, especially within the environs of Dewsbury Avenue.
13. Taking all of the above into account, I find that the proposed development would harm the character and appearance of the area contrary to the National Planning Policy Framework; to Policy DE1 of the Coventry Local Plan (2017); and to the Council's Householder Design Guide Supplementary Planning Document (2023), which together amongst other things, seek to protect local character.

Conclusion

14. For the reasons given above, the appeal does not succeed.

N McGurk

INSPECTOR