



Appeal Decision

Site visit made on 14 July 2025

by **C J Leigh BSc (Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 07 August 2025

Appeal Ref: APP/B0230/W/25/3365382
29 Carnegie Gardens, Luton, LU3 4DQ

- 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 Mohammad Afzaal against the decision of Luton Borough Council.
 - The application Ref is 25/00080/FULHH.
 - The development proposed is the erection of a rear dormer and three front rooflights to facilitate a loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a rear dormer and three front rooflights to facilitate a loft conversion at 29 Carnegie Gardens, Luton, LU3 4DQ in accordance with the terms of the application ref 25/00080/FULHH, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: PA 01, PA 02, PA 03, PA 04, PA 05, PA 06, PA 07 and PA 08.

Main issue

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

Reasons

3. The appeal property is a detached house within a wider residential estate. This was evidently built at a similar time though there are variations in the design and layout of individual houses. No. 29 is of traditional design, with brick elevations and tiled, pitched roof. It fronts Carnegie Gardens, but there are views of the rear elevation from Kirby Drive.
4. The proposed dormer would sit on the rear roof slope and be visible at points along Kirby Drive. I acknowledge the design would differ from the existing form of the house by virtue of utilising a flat roof and having vertical faces to its elevation. However, such a design approach is very common for dormer windows; I do not find the design approach inherently poor or discordant with the host property. The

Council have not drawn my attention to any specific guidance that specifies how dormer windows should be designed. Moreover, the scale and details of the dormer in this instance ensure the dormer would not be dominant to the house or wider area: a good deal of space would be retained around the dormer, which would enable much of the original pitched roof to be retained and seen, and matching materials are specified on the application form.

5. For the above reasons, in views where the dormer is seen, I consider there would not be an intrusive impression upon the character of the wider area, with the scale, proportions and design being an appropriate addition to the house. I saw at my site visit there are properties nearby with rear dormers that are visible from the street. Although the relationship of those dormers to public views differs from that in the appeal proposal, they do illustrate to me that, with appropriate scale and detailing, the addition of rear dormers to houses has not harmed the wider character of the area.
6. The rooflights on the front roof slope would be a minor change to the building and the wider area.
7. On the main issue I therefore conclude the proposed development would be of a design and scale that is appropriate to the character and quality of the host property and the wider area and so would be consistent with Policies LLP1, LLP19 and LLP25 of the Luton Local Plan 2011-2031.
8. Planning permission is granted. I have attached the standard conditions requiring matching materials and for works to be undertaken in accordance with the approved drawings, to ensure a satisfactory appearance to the development.

C J Leigh

INSPECTOR