



Appeal Decision

Site visit made on 5 September 2025

by Mrs Chris Pipe BA(Hons), DipTP, MTP, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 September 2025

Appeal Ref: APP/A4710/D/25/3370378

16 Ripon Street, Halifax HX1 3UG

- 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 M Ilyas against the decision of Calderdale Metropolitan Borough Council.
 - The application Ref is 25/00259/HSE.
 - The development is described as Addition of front Dormer.
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Decision

1. The appeal is allowed and planning permission is granted for Addition of front Dormer at 16 Ripon Street, Halifax HX1 3UG in accordance with the terms of the application, Ref: 25/00259/HSE, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and Drawing No. ATP_25005_1C Rev C.
 - 3) The materials to be used in the construction of the development hereby permitted shall match the existing property.

Main Issue

2. The main issue in this appeal is the effect of the development on the living conditions of occupiers of neighbouring properties.

Reasons

3. The appeal site lies within a predominantly residential area comprising mainly traditional two storey terraced properties. Dormer extensions to the front and rear of properties are not uncommon in the area. The appeal site is a mid-terraced property on a row of properties which do not contain front dormers.
4. The Calderdale Placemaking and Design Guide Supplementary Planning Document (2024) (the SPD) confirms that front dormer windows are unlikely to be acceptable on unbroken terraced roof slopes. The SPD confirms that where dormer windows may be considered appropriate, they must be subordinate to the roof slope, enabling a large proportion of the original roof to remain visible.

5. The scale and design of the proposed development would be similar to dormers on many properties within the immediate area, which form part of the character and appearance of the area. The single front dormer would be subordinate to the roof slope and would be comparable to others in the area.
6. Whilst the proposed development would break up the uniformed roof slope of the terrace I observed that the proposed development would assimilate into the area in light of the number of dormers visible within the streetscene and surrounding area.
7. I conclude that the proposed development would not harm the character and appearance of the area. There would be no conflict with Policy BT1 of the Calderdale Local Plan 2018/19-2032/33 (2023) which seeks to ensure developments respect or enhance the character and appearance of existing buildings and surroundings, taking account of its local context.
8. There is no conflict with the National Planning Policy Framework (2024) which seeks amongst other things to ensure good design of developments.

Conclusion and Conditions

9. For the above reasons I conclude that this appeal should be allowed.
10. I have imposed conditions relating to the standard time limit for commencement of development and plans to be adhered to as this provides certainty. I have also added a condition concerning materials to ensure a satisfactory appearance.

Chris Pipe

INSPECTOR