

**APPEAL BY MR DAVID HULME AGAINST THE DECISION OF THE COUNCIL TO REFUSE RETROSPECTIVE PLANNING PERMISSION FOR DORMERS TO EXISTING BUNGALOW FRONT AND REAR TOGETHER WITH A FLAT ROOF INFILL AREA TO FORM STORAGE**

<b><u>Application Number</u></b>	<b>18/01001/FUL</b>
<b><u>LPA's Decision</u></b>	<b>Refused under delegated powers</b>
<b><u>Appeal Decision</u></b>	<b>Dismissed</b>
<b><u>Date of Appeal Decision</u></b>	<b>28<sup>th</sup> August 2019</b>

The Inspector identified the main issue to be the effect of the dormers on the character and appearance of the area and the original building

In dismissing the appeal the Inspector made the following key comments and observations:-

- The appeal site is a detached building located at the end of a cul-de-sac. It was built with planning permission for a 'granny annexe'. Although set back from the cul-de-sac and partly obscured by No. 28 and a garage, it can be partly seen from the cul-de-sac.
- The dormers significantly change the character and appearance of the building which was designed as an ancillary building providing living accommodation.
- Due to the large and prominent dormers, it is of a design that does not appear as an ancillary outbuilding but as a disproportionate, top heavy building.
- The dormers pay no regard to the design of the original building and have introduced a dominant element to what would have been a modest building.
- The proposal would have a harmful effect on the character and appearance of the area and on the building itself and conflict with Policy CSP1 of the Core Spatial Strategy, Policy H18 of the Local Plan and the guidance in the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document. The appeal therefore fails.

**Recommendation**

That the appeal decision be noted.