

Appeal Decision

Site: 24 Redwood Drive, Epsom, Surrey, KT19 8FL

Proposal: Minor Material Amendment to 15/01378/FLH (Loft conversion with 2 x dormers in the front elevation, 3 x roof lights in the rear elevation and 1 window in side elevation) to provide enlarged front dormer.

Application Number: 17/00115/MMA

Decision: Appeal dismissed

Reasons for refusal and matters considered:-

By reason of the overall scale and massing of the resulting enlarged dormer the proposal forms an incongruous addition which detracts from the character of the host building and has a harmful impact on the visual appearance of the street scene. The application therefore fails to comply with the requirements of Section 7 of the National Planning Policy Framework (2012), Policy CS5 of the Local Development Framework Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies (2015) and Supplementary Planning Guidance on Householder Extensions 2004.

Planning permission was granted under application ref: 15/01378/FLH for a loft conversion with 2 dormer windows in the front roof slope.

The works that were carried out on site did not comply with the approved plans and have resulted in two dormer windows with an infill section which is the subject of this appeal.

The Inspector noted the varied pattern of development but that dormers are not generally a part of the street scene. Because the front dormers are (as built) read as one large, wide and very bulky dormer it is considered to be an overly dominant addition to the dwelling resulting in a dormer extension which is visually intrusive and detrimental to the character of the dwelling and the street scene.