

The decision of the L.A. to refuse permission states that :

1. Excessive scale, bulk and design of the front facing dormer windows would have a detrimental impact upon the visual amenity of the property, and character of the surrounding area
2. The proposal would fail to reflect the original composition of the application property, and the symmetry of the semi-detached pair (Nos 86/88)

With regard to (2) above, we believe the proposal does reflect the original composition of the application property, in that the existing roof slope is maintained both on the existing structure, and is also continued on the proposed side extension which is set back so as to be subservient to the existing main roof as is normally required on two storey side extensions to a semi-detached property.

This design continues exactly the same roof lines as were previously approved by the LA on 12th September 2016 - Application ref 71064/APP/2016/3308 - as shown on drawing No 1502/3.

Further, the proposal cannot match the adjoining property No 86, nor can it provide symmetry with it, as No 86 has been extended forward so as to be flush with the front of the original bay window, with a flat roof over and the original roof line therefore no longer exists.

With regard to (1) above it should be noted that the extension to No 86 is considerably more bulky than that which is proposed on the application property.

It should be further noted that extensions such as that to No 86 also exist on many other properties in this road - see Nos 49/51 opposite the application site, Nos 74/76, Nos 58/60 and 29/31. There are also other examples of this form of treatment further along the remainder of the road. The houses in the road are also mixed in character, with other design styles existing, and there is therefore not a single style to imitate.

Summary

The Dormer structures proposed for the application property, in comparison to the properties referred to above, far from being excessive and detrimental in nature, are less bulky in scale, more sympathetic to the original design form, and, we believe, will considerably enhance the street scene at this point.