

Report to Planning Committee

Application Number: 2023/0426

Appeal Ref: APP/N3020/W/23/3327141

Site Address: 90 Somersby Road, Woodthorpe

Application description: Proposed front porch extension, increase in ridge height of existing roof, erection of pitched roof over existing two storey side extension and construction of front and rear dormers.

Case Officer: Joe Mitson

The appeal was dismissed with the Inspector identifying the key issues being the character and appearance of the host dwelling and the wider area and the living conditions of residents of the neighbouring flats at Nordean Court.

The Inspector noted the proposal would involve increasing the ridge height of the existing roof by 0.46 metres and constructing a pitched roof of the same height over the existing flat roofed two storey extension; this would have a greater mass than many of the other two storey dwellings nearby. However, dwellings in the area have slightly different heights and the increased ridge height would be seen adjacent to the adjacent three storey block of flats. As a result, the Inspector concluded the proposed increase in height of the ridgeline would not in appear an overly dominant extension.

However, he considered the proposed rear dormers would substantially alter the appearance of the dwelling, occupying most of the rear roof and adding substantial bulk. The result would be a dominant and top-heavy structure detracting from the scale and proportions of the host dwelling. Although to the rear the harm would outweigh the limited visibility from the public domain and would be a discordant feature.

As such, the design, scale and mass of the proposed rear dormers would harm the character and appearance of the host dwelling and the wider area.

In terms of residential amenity, the Inspector noted there is already a limited separation distance between the side of the existing extension of the dwelling and the ground and first floor windows in the side elevation of Nordean Court. The proposed additional height and bulk would result in an increased sense of enclosure that would unduly dominate the outlook from these windows. The proposals would also have an overbearing effect on outlook from this neighbouring second-floor window.

The Inspector concluded that the proposal would not harm living conditions of residents of the Nordean Court flats with regard to sunlight but would significantly harm the living conditions for residents of these properties with regard to outlook.

As a result, the appeal has been dismissed.

Recommendation: To note the information.