

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Application number: | 22/00867/FUL
Validated on: | 31st October 2022
Site address: | 31 Warwick Avenue
Proposal: | Single Storey extension to rear and new dormer to rear of dwelling

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority REFUSE PERMISSION for the development described above in accordance with the terms of the application and the plan/s submitted therewith for the following reason/s:

1. The proposed development, by virtue of its design, scale and external materials would accord unsympathetically with the existing dwelling and the character of the local area. The location of windows on the completed rear dormer window would look illogical and illegible in relation to the dwelling's rear elevation. The rear elevation of the extended dormer would be finished in white vinyl cladding that is not appropriate on a brown slate roof. There would be no grounds on which to permit the further use of this material given that it was first used on an extension which was unauthorised. Furthermore, the scale and sizing of the rear dormer window would give the effect of the house being two-storey. This would undermine the uniformity of the immediate local area, which is characterised by bungalows and modest dormer windows. The proposals are thus in contravention of policy SD4 of the JCS, the NPPF, Policies A9 and F1 of the GCP and Section 1A of the Household Extensions Guide.



Jon Bishop
Planning Development Manager

Decision date: 23rd January 2023

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET