

REPORT FOR INDEPENDENT INSPECTOR

34 Pasture Road



1. Matter for Consideration

- 1.1 The appellant subject of this appeal sought consent for - Replacement roof, front two and rear single storey extension including external cladding and replacement windows.

2. Background

- 2.1 The subject property is a freehold property. The surrounding area is designated as **Modern Character Area**.
- 2.2 The property has been the subject of the most recent applications:

Nature of Works	Outcome
Front extension, plus dormer; rear extension & alterations.	Approve extensions and dormer/Refuse front roof lights. February 2019
Front extension including dormer, rear extension & alterations.	Split decision – Approve extensions and alterations. October 2022

Ground floor front extension, including new dormer over & ground floor rear extension, alterations to front entrance including new porch, door & windows & removal of gable feature & cladding at first floor.	Withdrawn October 2015
Front, side & rear extensions, new garage, loft conversion & elevational alterations.	Approve June 2014

2.3 Planning Permission ref – 22/02791/FPH was approved on 27th February 2023

2.4 Location plan and Photographs are available in **Appendix A**.

3. Application

3.1 An application for various works was submitted, Replacement roof, front two and rear single storey extension including external cladding and replacement windows on 28th October 2023.

3.2 The application was reused by the Heritage Advice Service on 31st January 2023.

3.3 The homeowner sought a review by the AMC in May 2023. The AMC unanimously upheld the decision of HAS and it was refused at the Householders Application Committee in June 2023.

4. Scheme of Management and the Design Principles

4.1 The Scheme of Management under the Leasehold Reform Act 1967 in the covenants section at point 6 states:

Restriction on further development

6. Any owner shall not carry out any development redevelopment or alteration materially affecting external appearance of the enfranchised property or of any building or structure thereon save with the written consent of the Corporation (which shall not be unreasonably withheld) and in accordance with plans drawings and specifications previously submitted to and approved by the Corporation. Any such development redevelopment or alteration shall be made in accordance with the approved plans drawings and specifications and shall be carried out in a good substantial and workmanlike manner with sound and proper materials.

4.2 The Design Principles for the Modern Character Area state -

4.3 ***Pg 7 – Rear Extensions***

Rear extensions shall compliment the character of the original house, using the detailing and complementing materials, and have balanced proportions and scale.

Design shall respond to and harmonise with the individual qualities of the host building and its setting.

Pg 10 – Front Extensions

Adding elements, including extensions, to these façades can have an impact on these attractive street scenes, particularly on terraced and semi-detached houses. These proposals will therefore be carefully considered as they can detract from the architectural value of the original and alter the relationship within a group of houses by:

- *Creating an unsightly or unduly prominent form of development;*
- *Disrupting the uniformity of the front building line;*

Front extensions are discouraged.

Front extensions shall be consistent with the character of the original house, utilising the detailing and matching materials, and have balanced proportions and scale;

- *Roof pitches can have a substantial impact on the appearance of a building and the street scene; therefore, all proposed roof pitches and design of the roof and roof line shall be consistent with the original roof design of the house.*

Pg 13 - Loft conversions, dormer windows, rooflights & sun tunnels

A loft conversion is generally acceptable provided it does not alter the original roof design and ridge height.

Dormers and roof lights in most cases shall be to the rear but might be permitted on the front elevation if they are an existing characteristic of the original dwelling and street scene.

Pg 18 – Roofs, new roofs, alterations, re-tiling & repairs

Changes to the style and height of a roof will not normally be acceptable.

Roof alterations shall reflect the original roof design and specifications.

5. Issues

- 5.1 The property subject of this appeal is located on a corner plot within Pasture Road and as such provides a focal point. The existing building is circa late 1960s. The building is of its time in terms of the design and materials pallet.
- 5.2 The central concern is the proposed alterations to the roof, as it creates a substantially raised ridge to facilitate accommodation in the roof. Given the topography and highly visible and prominent location of the site, the raising of the ridge would seek to dominate the vicinity. This would have a significant impact on the streetscape on this corner plot.

- 5.3 The existing property has a shallow pitch, a typical design feature of this period. Raising the pitch to accommodate additional floor space dilutes the original design of the host building.
- 5.4 Related to this, the proposal for roof lights to the north pitch is contrary to the Design Principles as the intention is to retain a simple roof plane.
- 5.5 In direct relation to the proposed raised ridge, the increased height and form of the stairwell addition detracts from the simplistic horizontal lines of the host building.
- 5.6 To facilitate the use of the roofspace for accommodation results in a cluttered rear roofline with a mix of rooflights which would be visible from Pasture Road.
- 5.7 The increase for the first-floor level with inclusion of the gabled pitch perpendicular to the host, to the proposed front, garage addition also raises concerns. An earlier scheme allowed for an increased footprint which was mitigated with a recessive approach to the roof pitch, being that of a de facto catslide with a sympathetic dormer window. The proposed however has a raised roofline and is above and beyond the approved scheme from 2019. It would substantially increase the massing of this element producing an actual and perceived bulk to the front boundary. One of the identified characteristics of the street scene and grain of Pasture Road is that the properties are set back from the highway thus allowing for a lower density.
- 5.8 There are no overriding concerns with regards to the proposed single storey addition to the rear which projects at an angle. Although the need for 3no. roof lights is questioned, a single larger rooflight would allow for greater natural light to enter, resulting in a less cluttered roof pitch.
- 5.9 There are concerns as well, over the proposed material and colour pallet. Pasture Road is eclectic in form, material and hues, however there is a relatively consistent approach to the appearance of the buildings being of predominantly reds, browns – muted tones – with other colours being of a secondary nature, especially to this section of the estate. The proposed monochromatic white render and black/grey cladding and tiles would create a prominent, alien appearance within the street scene being more reminiscent of a barn style structure.

6. AMC Comments

- 6.1 The AMC disagreed with the applicant's comment that the increased height of the proposal would not be so noticeable as the site is on a dip. The AMC felt that the angle and increased pitch of the gable roof would be a very dominant feature.
- 6.2 The AMC agreed that material and colour of the proposal is not conducive to the area. There are some brown timber clad examples in the road, but the scale of this proposal is more prominent.

- 6.3 The AMC also were concerned with the massing caused by bringing the garage forward; they also felt that the flow of the road would be compromised.
- 6.4 The Committee members were unanimous in supporting the decision to refuse consent, made by the Heritage Advice Service.

7. Conclusions

- 7.1 Since the refusal, the appellant and the Foundation have been in discussions and it is believed that the appellant is willing to move on some issues such as the material and colour pallet and positioning and number of roof lights. However, the fundamental issues remain in terms of the raising of the roof to accommodate a second floor and the dramatic changes to the front elevation.
- 7.2 Overall, it is our view that the application represents a clear breach of the Design Principles, which have been carefully formulated to avoid this type of alteration. The application fails to preserve the character and appearance of the existing property and the Modern Character Area.
- 7.3 It is therefore respectfully requested that this appeal is dismissed.

Appendix A – Location plan and photographs







