To Councillor Heather Johnston and Panel Members

Members Briefing Monday 14 August 2023
Item 6 Application 2022/4483/P 2 Twisden Road

The DPCAAC strongly disagrees with the draft planning report.

No 2 Twisden Road is an end of terrace dwelling with characteristic and attractive end of terrace hipped roof.
The proposed dormer cannot be compared to other dormers in the terrace which sit on full width roofs, in this instance a large dormer is to be squeezed into the rear segment of hipped roof **even touching the sloping edge of the roof.** CPG Home Improvements Dormers 2.2.1 states dormers should be subordinate in size to the roof slope being extended. The report claims the dormer takes up 39% of the roof which it considers is sufficiently "subordinate". We profoundly disagree and refer to the further guidance which states: ***Generally roofs of properties in Conservation Areas are part of the area's character, and as a general rule, dormer windows should retain a greater area of roof slope than properties outside Conservation Areas in order to preserve this character.***

The report does not address our further serious objections that the dormer conflicts with above guidance in that ***"the position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls) and the proportion of glazing should be greater than the solid areas".***

Twisden Road is listed in the DPCA Appraisal as an exceptionally well-preserved street and roofline exhibiting a pleasing sense of unity. The end of terrace hipped roof is an important feature which would be destroyed by the proposed dormer, even with limited visibility from the public realm, It would introduce irreparable harm to the character and appearance of our CA.

Permission should not be granted for a dormer that conflicts with such fundamental guidance.

Rae Fether
on behalf of DPCAAC