

To Panel Members' Briefing, Monday 1st February

48 Chetwynd Road 2020/5129/P

This application does not comply with DPCA Appraisal or CLP and DPNP Design Policies

- Legal requirement?

No public notice displayed for those affected at rear.

- Two letters of support from those not affected by visual impact of rear dormer.

- No photo in report of view from public realm in Twisden Road.

- Applications for dormers in the south side of Chetwynd Road that abuts the north facing side of Twisden Road, have been consistently refused, bar no 41 Twisden Road granted on appeal for a small single window width dormer giving access to loft storage space with limited public view. No 49 Twisden Road, diagonally across from this application, had dormers dismissed on Appeal.

- Revised drawing showing rear elevation, adds dimensions of dormer, only confirms the harmful bulk of a double window width dormer to an intact roof run.

- We strongly disagree with the officer's conclusion that the introduction of proposed (double) dormer into a run of unbroken roofscape, would not harm the character and appearance of the CA. Acknowledging it's visibility from the public realm the officer justifies this conclusion by citing "*it would be similar in size, siting and design to other rear dormer extensions in the terrace (nos. 34, 36 and 50)*" while accepting these pre-date the CA and other current policies and guidance. It would compound the harm to the roofscape and flies in the face of DPCA Appraisal which identifies dormers erected prior to CA status as being one of **the negative features** of this sub-area 2, also endorsed by post CA planning refusals and appeal dismissals.

Unbroken roofscape is part of the established character of the conservation area and contributes to its appearance. CLP Policy D2 Heritage e. requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

Granting this proposal for a rear dormer does neither and cannot be justified.

No mention in report of light pollution resulting from the glazed replacement rear extension, to the cost of neighbour's amenity.

DPCAAC

