

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3270/P	DPCAAC	16/11/2022 15:00:35	OBJ	<p>DPCAAC strongly objects to this application.</p> <p>DPCAAMS notes in Sub Area 2, 7.33 that "Twisden Road is an exceptionally well preserved street and roofline, exhibiting a pleasing sense of unity....The roof scape is highly visible from the top of Spencer Rise and Chetwynd Road and from the York Rise Estate". This open wide setting to the York Rise Estate is raised in DPCAAMS sub-area 4, where the backs of these small two storey terraced houses are fully exposed. There are long clear views from the access road that runs along the back of Twisden Road, exiting by pathway into the corner of Twisden Road, visible from the public realm.</p> <p>Allowing the proposed dormers would introduce significant harm to the character of a wider roof scape by way of setting a precedent over a substantial area; Twisden Road 1-23, also of same design backing these in nos 4-26 Chetwynd Road and in Twisden Road nos 16-62 bar two pre CA full width dormers no 52 and no 60 and a very small single at no 46. All these of identical small cottage types with intact characteristic roof form of the large front gable. Post CA no roof alterations have been allowed apart from no 58, allowed as it sits between the two large post CA dormers at nos 60 and 52. It is therefore all the more important that this is not taken as a precedent. This was confirmed at the time by conservation area officer Antonia Powell.</p> <p>It is relevant to note the reasons for refusal for two small dormers at no 40 Twisden Road 2005/0101/P: " The proposed dormers would have a detrimental effect on the roofline of the terrace which remains largely unspoilt causing harm to the visual amenities of the streetscape.....and fail to preserve or enhance the character and appearance of the Dartmouth Park Conservation Area".</p> <p>No 44 lies in this as yet unspoilt terrace roofline from no 16 - no 46. To introduce dormers would conflict with CPG Home Improvements 2.2.1 Dormers, which advises against dormers where the roof is part of an unbroken roof line which is of heritage value - as set out in the Conservation Area Appraisal, which is the case here. DPCAAMS - Roof alterations and extensions states " The conservation area retains its clear historic rooflines which it is important to preserve".</p> <p>Regarding the pre-application advice, which cannot predetermine an application before it has been properly consulted on, this appears general advice following guidance set out in CPG Home Improvements 2.2.1 Dormers, but not site specific as it can be assumed no account has been taken of the unspoilt run of roofs in this terrace and the wider area of similar two storey cottages.</p> <p>The private benefit required by the applicant to provide for his family usage does not outweigh the public benefit in this instance and should not be part of the planning consideration, as referred to in point 13 of the appeal no APP/X5210/D/20/3247346.</p> <p>Design policy and guidance in the CLP, the DPNF, the DPCAAMS, the CPG Design and CPG Home Improvements should be upheld, and this application refused.</p>