

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4150/P	DPCAAC	03/12/2022 12:14:12	OBJ	<p>DPCAAC strongly objects to this application for a rear dormer.</p> <p>No 26 Chetwynd Road is the last house in a terrace of two storey Victorian cottage style properties from nos 4-26 which all have intact roof profiles. DPCAAMS notes that they make a positive contribution to the character and appearance of the conservation area. In roof alterations and extensions it states „The conservation area retains its clear historic rooflines which it is important to preserve“.</p> <p>Allowing a dormer would set a highly detrimental precedent for this well preserved roofscape and its wider townscape context in this part of the DPCA. It would neither preserve or enhance the integrity of the intact roofscape character of this terrace of small houses and the heritage value of this part of our conservation area. It is vital to note that these uniform, Victorian cottage properties with intact original roof profile extend over a wider area; nos 4-26 Chetwynd Road is backed by similar properties at nos 11-23 Twisden Road.</p> <p>Examples given as precedents for roofs with rear dormers are not relevant as for different three storey house types and should be dismissed.</p> <p>The rear of no 26 Chetwynd Road is clearly visible from Twisden Road, from the significant gap between no 23 Twisden Road and the block of flats, ie the public realm. Light intrusion and overlooking will introduce harm to the amenity of residents. Similarly visible from Twisden Road, the 3x divided large rooflight is uncharacteristic to normal CA rooflights which should be less wide with a single divide. Any rooflights should be conservation type.</p> <p>This proposal would neither preserve or enhance the character and appearance of the CA. Design policy and guidance in the CLP, the DPNF Policy DC2, the DPCAAMS and CPG Home Improvements, Dormers, should be upheld and this application refused.</p>
