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# Appeal Decision

Site visit made on 17 January 2011

**by Gareth Symons BSc(Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 26 January 2011**

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**Appeal Ref: APP/R3325/D/10/2142058**

**Homecroft, Ilton, Ilminster, Somerset, TA19 9ED**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs D Glyde against the decision of South Somerset District Council.
  - The application Ref: 10/02416/FUL, dated 18 June 2010, was refused by notice dated 1 September 2010.
  - The development proposed is alterations to form a front dormer.
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## Decision

1. I allow the appeal and grant planning permission for alterations to form a front dormer at Homecroft, Ilton, Ilminster, Somerset, TA19 9ED, in accordance with the terms of the application, Ref: 10/02416/FUL, dated 18 June 2010, subject to the following conditions:
  - 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: CD/3020/01; CD/3020/02; CD/3020/03; CD/3020/04; CD/3020/11.
  - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

## Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

## Reasons

3. The proposed dormer would sit below the ridgeline of the bungalow, be well set back from the eaves and have ample areas of existing roof slope either side. The dormer's scale would not therefore be out of proportion with the front roof slope. The elevations of the dormer would be finished using vertically hung tiles to match those on the main roof and its design would reflect the style of the existing rear dormer. Given these considerations the dormer would blend very comfortably into the roof of the property without any detrimental visual impact on the character and appearance of the bungalow or its surroundings.

The fact that other properties in the area do not have dormers of similar scale or form does not mean that this proposal is necessarily unacceptable.

4. The proposed development accords with the design aims of policy STR1 from the Somerset and Exmoor National Park Joint Structure Plan Review and policies ST5 and ST6 from the South Somerset Local Plan. Two conditions are necessary. One for the avoidance of doubt and in the interests of proper planning, and the other to safeguard the character and appearance of the area.
5. Having regard to all other matters raised, the appeal succeeds.

*Gareth Symons*

INSPECTOR