

THATCHAM 13/01785 Pins Ref 2206893	5 Snowdrop Copse, Thatcham Mr O'Callaghan	Loft conversion involving raising existing roof and inserting four dormer windows and a velux.	Delegated Refusal	Allowed 16.12.13
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The main issue was:

The effect of the proposed development on the character and appearance of the appeal site and the surrounding area.

The inspector concluded that the part raising of the ridge height would be acceptable as the ridge line is set back from the prominent front facing gable, such that the proposed increase in ridge height would not dominate this feature. It was also acknowledged that although there are no half hipped roofs in the immediate area, the proposed roof would broadly reflect the style of the existing hipped roof and others in the area, reducing the bulk, and providing visual separation between the neighbouring properties at ridge height. It was stated that this would contribute positively to the variation of design of properties which form a distinctive part of the character and appearance of the area.

Additionally, the three proposed rear dormers were considered to align with the three first floor windows. In conclusion the development was deemed to be in keeping with the character of the street scene.