

The planning officers report states: (Point 8.6)

Dormers are observed within the local context, with No. 5 and 7 Green Lane having side dormers, and No. 11 and 13 having front dormers. However, these dormers are present on the main built form of the dwellings and not on protruding front elements. No. 9 Green Lane differs from the neighbouring plots in its layout, with a pitched front garage structure protruding from the principal elevation of the existing dwelling. The design would include an extension of the front dormer at a matching height, and the introduction of a side dormer, dog legging off the proposed dormer, creating a blank façade and convoluted appearance.

The proposed side dormer is on the gable element to the build line, exactly the same as the adjacent properties. The main dwelling is set back as can be seen on the site plan.

As part of the negotiations with the planning department, with the previous application the owners would have removed the extension to the front dormer, as the main priority of the application was always the side dormer to create a habitable bedroom. We consider that the front dormer has only been brought into this case as a levy to refuse the side dormer.

The planning officers report states: (Point 8.13)

'The proposal includes the erection of a side dormer atop of the existing garage structure. The windows of the dormer would face towards No. 11 Green Lane, which benefits from a large front dormer, with three windows facing onto Green Lane. It is considered that the provision of a side dormer in this location, and within such close proximity to the front windows of the neighbouring property would create an unacceptable degree of overlooking and loss of privacy from each property to the other.

The dormer faces onto the carparking area to the front of 11 Green Lane. The owners had stated to the planning department that they would be happy to partially or completely make the proposed window obscure, as a view to the sky already exists from the opposing side rooflights.

The planning officers report states: (Point 8.14)

'By virtue of the location of the side dormer windows, they are considered to have a significant detrimental impact on the residential amenity of the occupiers of the neighbouring property, alongside detrimental impacts in terms of loss of privacy to the future occupiers of the dwelling. As such the proposed dormers are not considered to be in accordance with Policy DM10 of the adopted SADMP, the Good Design Guide or paragraph 135 of the NPPF.

To conclude we fundamentally disagree with this statement, as the proposed side dormer matches exactly the other dormers on the street. The matter of impact on amenity and privacy could be easily resolved with obscure glazing.

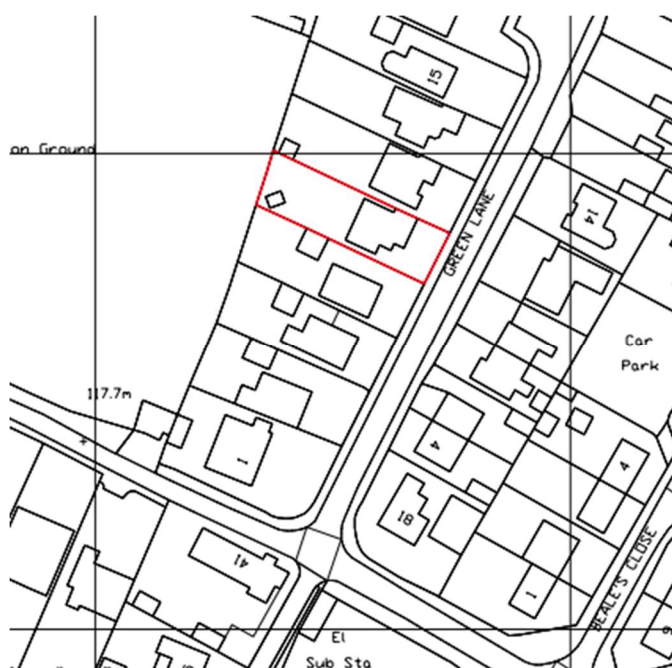
The planning officers report states P3.2

'The street scene has a similar style along its street line with the majority of the dwellings being single storey with flat roof dormers, however despite this the application dwelling differs significantly from the other builds mainly due to the presence of the projecting forward fronting gabled garage. Various designs and styles can further be observed to the opposite street line.'

The build line of the properties remains the same as can be seen from the site plan and photograph below. The projecting gable of the garage sits alongside the neighbouring properties and the dormer to the side would replicate the existing character.



Photo taken along the street from no 11 Green Lane

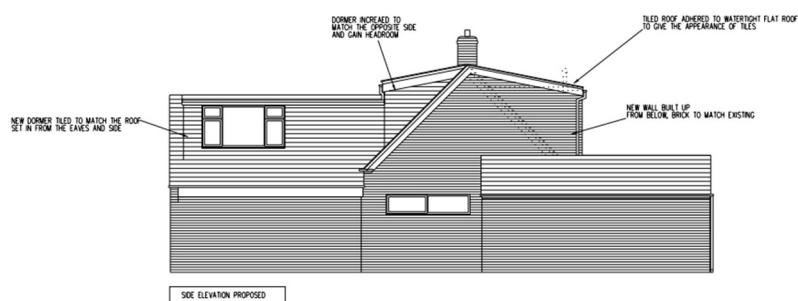


Extract of location plan



The above is a photograph of number 9 Green Lane (the appeal site) to the right and number 7 Green Lane to the left, with a side dormer.

Number 7 and 5 have identical dormers to the proposed side dormer for number 9. This is clearly a prevailing feature of the gabled properties of the street. Many of the other properties on this street have dormers to the front.



Above is a picture of the proposed side dormer, which as can be seen, matches the existing on the street. All materials proposed would match existing.

The resubmitted dormer was now identical to the neighbouring properties, taking on board every request of the planning department.

Albeit adhering to every change request, we received the response below from the planning department (1.7.25)

“I have reviewed the revised plans and sought advice from my senior colleagues and we are in agreement that the amendments are not significant enough to address the concerns set out within my initial email. The mass of the dormers to the front elevations remain significant and uncoordinated, whilst the high level openings would be an significant unsympathetic addition un-similar to those within the street scene of Green Lane. At this stage I will therefore be looking at recommending refusal of the application as I and my colleagues feel that the proposal is contrary to Policy DM10 (c) of the Site Allocations and Development Management Policies DPD.;

‘Developments will be permitted providing that the following requirements are met:

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.”

At this point we removed the side dormer from the plans to get an approval for the rear dormer, so that the owners could progress with their construction after a lengthy delay.

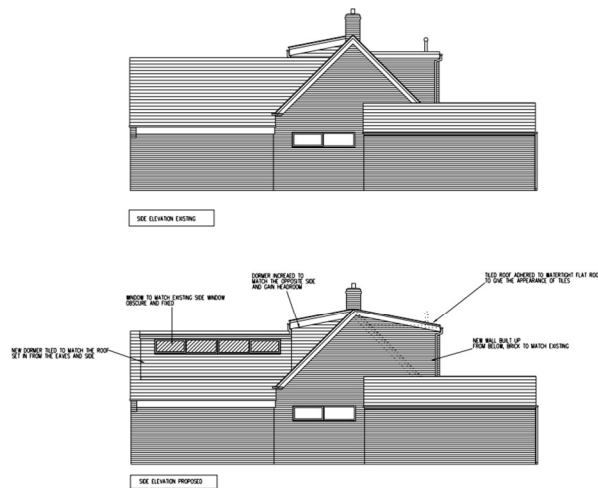
The planning application for the side dormer was resubmitted (Reference 25/01132/HOU), with the dormer detailed as previously requested by the planning officer and refused on 11.3.26.

The Hinkley and Bosworth Planning ‘Good design guide’ states-

(P46-)

‘Dormer windows, which allow for additional headroom within roof-spaces can be appropriate in certain situations, however these will be considered in the context of impact upon the character of the building and on neighbours’ amenity and should reflect the window pattern of the dwelling’.

*‘Material selection, and scale of window opening and position within the roofscape is critical in the success of dormers. **Dormers to fronts of properties will only be acceptable where this is a prevailing feature of the surrounding context’.***



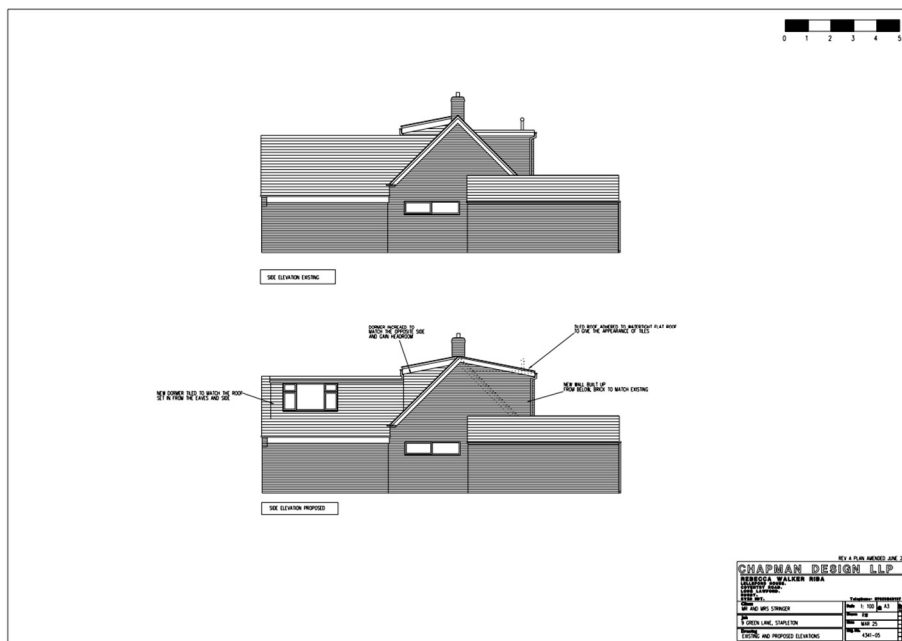
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Amended side elevation that was submitted to the council

On 19.6.2025 we received the response below from the planning officer:

"I understand the practicality of the intended slot opening, however, I still wish to push back on the design/scale of the opening being amended to match those present within the existing street scene, as I feel like this aspect of the proposal will play a key part in the overall visual impact upon the street scene. Notwithstanding this, I would be happy to review both designs as I appreciate that the scheme has been through significant amendments since I have last reviewed the plans."

The agent again amended the plans to alter the window design and resubmitted this to the council as below.



Further amended side elevation that was submitted to the council



Photograph of property on the opposite side of the street with side dormers

During the negotiations with the planning department, on 3.6.25 the agent received the below email from the planner:

“In regard to the side dormer, however, if it is to remain significant amendments would be required to be made to address our concerns over impact upon neighbouring amenity and impact upon the character of the area. The front dormer extension would be required to be set in to replicate existing set in distance to the south-west, the side dormer would be required to be reduced in depth, width and height, whilst also featuring a window to match those of the existing dormers being obscure glazed and non-openable”.

The agent amended and resubmitted the plans in accordance with this request. The dormer was set in by an identical amount to the neighbouring property, reduced in depth and height and the windows made obscure. We proposed a slot window to take on board the planners concerns regarding privacy.

Planning Appeal: 9 Green Lane, Stapleton, Leicester, LE9 8JP

Reference number 25/01132/HOU

This appeal statement is in reference to the refusal dated 11th March 2026, Ref 25/01132/HOU '*Erection of side dormer above garage, front and rear dormers increased in size and associated works*'.

The appeal defence case is predominantly in respect of the proposed side dormer above the garage , as the rear dormer was approved under the previous application (Ref 25/00385/HOU).

Statement of case:

A householder planning application was originally submitted for the 'Erection of side dormer above existing garage, front and rear dormers increased and associated works' in November 2025.

Discussions with the planning department took place over a number of months regarding the side dormer. Most of the properties on this road have exactly the same side dormer as the one that was proposed on the planning application.



Photograph of neighbouring no 7 and 5 Green Lane, with an identical side dormer