

# Appeal Decision

Site visit made on 19 December 2016

**by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI**

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

**Decision date: 11 January 2017**

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**Appeal Ref: APP/M3835/D/16/3160565**

**11 Longlands Glade, Broadwater, Worthing, West Sussex BN14 9NR**

- 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 Ms Carina Cress against the decision of Worthing Borough Council.
  - The application, Ref. AWDM/0277/16, dated 23 February 2016, was refused by notice dated 20 July 2016.
  - The development proposed is a two storey side extension & attached garage.
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## Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension & attached garage at 11 Longlands Glade, Broadwater, Worthing in accordance with the terms of the application, Ref. AWDM/0277/16, dated 23 February 2016, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision;
  - 2) The development shall be carried out in accordance with the following approved plans: Drawing Nos. 1192/1 Rev. A; 1192/3 Rev. B; 11924 Rev. A; Site Plan;
  - 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;
  - 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no further windows or other openings shall be formed at first floor and above in the east or west side walls of the extensions hereby permitted;
  - 5) The glazing in the first floor bathroom window in the east side elevation of the extension hereby permitted shall at all times be of obscured glass.

## Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the Longlands Glade street scene.
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## Reasons

3. Although the appeal scheme includes two side extensions, the Council's Notice of Refusal is confined to an objection to the proposed additional front dormer, which together with an existing dormer is considered to be unduly assertive and prominent in the street scene. In the Council's view this would result in the eye being drawn to the pair of dormers with a negative perception as they would visually dominate the roof and, because of the tight spacing between them, also appear cramped.
4. I saw on my visit that Longlands Glade includes a variety of substantial detached dwellings with a range of designs that include projecting gables, front dormers and differing external materials. Because of this there is no established rhythm in the street scene.
5. The appeal dwelling is comparatively modest in size given that there are also houses on this side of the cul-de-sac that are of a scale and form that result in their bulk being particularly noticeable in views in both directions along the road. Taking this into account, together with the dormers being set well below the ridge and above the eaves of the extended roof and front elevation, I see no reason why this part of the appeal scheme would be particularly noticeable. Furthermore, as the grounds of appeal state, the matching dormers would complement elements of symmetry within the proposed front elevation.
6. Paragraph 60 of the National Planning Policy Framework 2012 ('the Framework') says that planning policies and decisions should not attempt to impose architectural styles or particular tastes, and given the variety already within the road I do not consider that this aspect of the scheme would, as the Council allege, draw the eye as a harmful feature.
7. Overall, I consider that the proposal would not have an unacceptable effect on the character and appearance of the Longlands Glade street scene in harmful conflict with Policy 16 of the Worthing Core Strategy 2011, saved Policies H16 & H18 of the Worthing Local Plan 2003, the Council's Guide for Residential Development SPD 2013, and Section 7: 'Requiring Good Design' of the Framework. I shall therefore allow the appeal.
8. The Council has suggested some conditions if the appeal is allowed. A condition requiring the development to be carried out in accordance with the approved plans is necessary for the avoidance of doubt and in the interests of proper planning. A matching external materials condition will ensure the extensions harmonise with the existing building and maintain visual amenity. Finally, conditions to restrict permitted development and require obscure glazing will safeguard the privacy of adjoining occupiers.

*Martin Andrews*

INSPECTOR