
Appeal Decision

Site visit made on 20 February 2017

by **S M Holden BSc MSc CEng MICE TPP FCIHT MRTPI**

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

Decision date: 24 February 2017

Appeal Ref: APP/Q1445/W/16/3160600

Top Floor Flat C, 21 Vere Road, Brighton, Sussex BN1 4NQ

- 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 A.R.T. Residential Ltd against the decision of Brighton & Hove City Council.
 - The application Ref BH2016/02335, dated 17 June 2016, was refused by notice dated 17 August 2016.
 - The development proposed is construction of roof extension with dormers to front and rear.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed front and rear dormer windows on the character and appearance of the host property and the surrounding area.

Reasons

Front dormer

3. Vere Road is characterised by terraced properties with accommodation on three or four floors. The dwellings on the eastern side of the street have small, front facing dormer windows with pitched roofs that are aligned with the front bay window. However, on the western side of the street the original front roof slope has remained intact between Nos 1-55. Only Nos 57 and 59 have box-style front dormers and these are immediately adjacent to Nos 61-75 which have mansard roofs with associated windows.
 4. One of the notable features of the part of the street near No 21 is the uninterrupted front roofscape of the terrace. There are no front dormers between Nos 1-39, where Vere Road has a junction with Clyde Road. In this context the insertion of a dormer window into this original roofscape would be out of keeping with the terrace as a whole resulting in significant harm to its appearance. The appeal proposal is therefore not comparable with the existing dormers which characterise the terrace on the opposite side of the street.
 5. The proposed dormer in the rear elevation would be set up from the eaves and would not occupy the full width of the roof. Nevertheless, it would be a large, box-like structure that would be close to the ridge and would dominate the rear
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roofslope, rather than appearing subordinate to it. In this respect it would not comply with the advice of the Council's Supplementary Planning Document: *Design Guide for Extensions and Alterations* (SPD12), which requires dormers to be kept as small as possible and set well off the sides, ridge and eaves.

6. On my site visit I saw that some of the dwellings within the terrace have had large dormer windows inserted into their rear roofslopes. Nevertheless, most of the terrace has retained its original roof slope. However, although the rear dormer at No 37 is prominent from Clyde Road, the others are further away and largely obscured from public views. Furthermore, there is already a substantial dormer on the rear of No 19 which is larger than that which is proposed at No 21. Even if the scheme gave the impression of an additional storey, the visual effects of this change would be marginal as it would only be apparent from the rear of the houses in Warleigh Road. In this context, notwithstanding some limited conflict with the SPD, I am not persuaded that the rear dormer window would be materially harmful to the character and appearance of the building or the terrace as a whole.
7. However, I conclude that the proposal would be harmful to the character and appearance of the host property and the terrace of which it is a part arising from the siting and scale of the front facing dormer window. The scheme would therefore fail to comply with saved Policy QD14 of the Brighton & Hove Local Plan and SPD12, which requires roof alterations to be well designed, sited and detailed in relation to the host property, adjoining properties and the surrounding area.
8. For this reason, and having regard to all other relevant matters raised, I conclude that the appeal should be dismissed.

Sheila Holden

INSPECTOR