

Appeal Decision

Site visit made on 13 June 2017

by Paul Jackson B Arch (Hons) RIBA

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

Decision date: 4th July 2017

Appeal Ref: APP/Z3825/D/17/3166882

9 Freemans Close, Billingshurst, RH14 9UQ

- 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 Mike Coburn against the decision of Horsham District Council.
 - The application Ref DC/16/2579, dated 13 November 2016, was refused by notice dated 9 January 2017.
 - The development proposed is a flat roofed side/rear extension.
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Decision

1. The appeal is dismissed.

Reasons

2. The appeal proposal consists of demolition of the existing detached garage and erection of a dining room side extension to the house and a further bathroom and large living room in a flat roofed extension extending down the south western boundary with No. 8 as far as the rear boundary. The semi-detached host dwelling is modest in scale and lies in a small close on an estate-style development of similar dwellings. The character of the area relies in part on a degree of uniformity in the appearance of the dwellings which would be valued at the front and as seen from the rear gardens. The extension would take up more than half of the width of the plot, very substantially reducing the area of private garden space available to the occupiers. It would be a bulky and significant built feature in the area of rear gardens that would diminish the character of the area generally, especially seen from upper floor windows. The design would be utilitarian with an oppressive built form and it would not enhance the appearance of the host dwelling.
3. I conclude that the proposed development would be unacceptably discordant by reason of its size and would conflict with the design quality and character and appearance protection objectives of policy 33 of the Horsham District Planning Framework of November 2015. For this reason the appeal should be dismissed.

Paul Jackson

INSPECTOR
