



Appeal Decision

Site visit made on 28 May 2019

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 10 July 2019

Appeal Ref: APP/Q1445/D/19/3225598

Lanterns, The Green, Rottingdean, Brighton, East Sussex, BN2 7DD.

- 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 N James against the decision of Brighton and Hove City Council.
 - The application Ref BH2018/03198, dated 18 October 2018, was refused by notice dated 13 March 2019.
 - The development proposed is the conversion of attic with dormers to front roof slope and roof lights to rear – revised plan following refusal of BH2018/00602
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of attic with dormers to front roof slope and roof lights to rear – revised plan following refusal of BH2018/00602 at Lanterns, The Green, Rottingdean, Brighton, East Sussex, BN2 7DD in accordance with the terms of the application, Ref BH2018/03198, dated 18 October 2018, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) No development shall commence until details of the materials to be used in the construction of the external surfaces of the dormers hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 3) The attic accommodation hereby permitted shall not be occupied until the proposed roof windows in the rear roof slope have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which they are installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.
 - 4) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: 02-0918-01, 02, 03, 04, 05, block plan 1:500 and location plan 1:1250.

Main Issue

2. I consider the main issue in this case to be the effect of the proposed development on the architectural integrity of the host property, its historic agricultural heritage and whether it would serve to preserve or enhance the character or appearance of the Rottingdean Conservation Area.

Reasons

3. Lanterns is one dwelling in a complex of converted farm buildings. It is located in the Rottingdean Conservation Area. It is attached to Court Barn, a locally listed property, and adjacent to Challoners and Little Challoners that are both listed grade II.
4. The appellant proposes the conversion of the attic to form two ensuite bedrooms including the construction of two flat roof dormers to the front roof slope and the insertion of three roof lights to the rear roof slope.
5. The building has some very obviously domestic features such as the bay window to the main façade serving the large bedroom, domestic style doors and windows and the masonry chimney stack which interrupts the front roof slope.
6. The Council found the insertion of the proposed roof lights would not cause harm to the host property or the conservation area. From what I have seen and read I would not disagree.
7. The proposed dormers would be modest in scale, well proportioned, by reason of their flat roofs, simple in form and would relate to the existing ground floor windows. Furthermore, they would be well spaced such that a significant uninterrupted area of the existing roof slope would be maintained.
8. For these reasons, and while having regard to the previous alterations, I believe that the proposed dormers would appear as modest, polite and contrasting features that while interrupting the roof slope to some limited extent would, to anyone other than the most casual observer, appear as modern interventions that would not denude the form of the roof or detract from the building's former agricultural use to any significant extent.
9. I appreciate that at certain times of the year the roof of this building and therefore the proposed dormers would be more open to view from the public domain than on the occasion of my visit. However, in my judgement, given the scale and form of the two dormers in relation to the scale of the roof of the host building, I consider that they would have a neutral impact on the conservation area.
10. I therefore conclude, in respect of the main issue that the proposed development would not cause harm to the architectural integrity of the host property, its agricultural heritage and would serve to preserve the character and appearance of the Rottingdean Conservation Area. The proposal would therefore accord with the objectives of Policies QD14 and HE6 of the Brighton and Hove Local Plan (2005) and CP15 of the Brighton and Hove City Plan Part One as they relate to the quality of development and the preservation or enhancement of the character or appearance of conservation areas.

Conditions

11. To ensure a high quality development, I shall include a condition about the materials to be used in the construction of the external surfaces of the dormers hereby approved.
12. To ensure the private amenity of neighbouring occupiers, I shall require the proposed roof windows serving the attic accommodation to be non-openable and obscure glazed.
13. In the interests of certainty, I shall also impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Philip Willmer

INSPECTOR