



Appeal Decision

Site visit made on 01 April 2019

by J Slominski BA(Hons) MCD

an Inspector appointed by the Secretary of State

Decision date: 12 July 2019

Appeal Ref: APP/D3830/D/19/3219897

14 Hurst Road, Hassocks, BN6 9NJ

- 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 & Mrs J O'Neill against the decision of Mid Sussex District Council ("the Council").
 - The application Ref DM/18/3486, dated 21 August 2018, was refused by notice dated 15 October 2018.
 - The development proposed is Proposed First Storey Extension to Existing Bungalow.
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Decision

1. The appeal is allowed and planning permission is granted for Proposed First Storey Extension to Existing Bungalow at 14 Hurst Road, Hassocks, BN6 9NJ in accordance with the terms of the application, Ref DM/18/3486, dated 21 August 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) The development hereby permitted shall be carried out in accordance with the following approved plans: 1421/01; 1421/02; 1421/03; 1421/03R; 1421/04; 1421/05; 1421/06; 1421/07; 1421/08; 1421/08R; and 1421/09.

Main Issue

2. The main issue is the effect of the development on character and appearance.

Reasons

3. The appeal site is a detached bungalow on the north side of Hurst Road, which is a residential street with varied building styles. The surrounding buildings are a mix of single storey and two storey homes set back from the road behind driveways and front gardens, generally under hipped or gable end roofs and in some cases with dormer or half dormer windows. The predominant facing materials are brick, tile and render. Although there is no uniformity in building design, there is a relatively consistent palette of facing materials and design features resulting in a varied but coherent townscape.
4. The appeal site is a bungalow under a hipped roof. The proposal would remove a small rear projection and the roof, and the rear elevation and part of the garage would be rebuilt in their existing position with repositioned rear windows. A new oak framed porch would be erected in front of the existing

- front door. At first floor level an additional storey would be constructed, of which part would be a full height storey under a pitched roof, and the other part would have low eaves with half dormers set into a pitched roof.
5. The height of the proposed roof ridge and eaves would reflect the heights of the two storey buildings opposite, and the half dormer design would to some extent respond to the presence of front elevation dormers at no.16, next door and reflect the design of the half dormers at no.23. The low eaves height would mediate between the varied heights of the surrounding buildings, being lower than no.17 opposite but higher than the adjacent bungalows at nos. 12 and 16. The proposed gable end roof would reflect the design of the nearby roofs including that at no.17.
 6. Although the proposal would be taller than nos. 16 (a dormer bungalow) and 12 (a bungalow) on either side, there are two storey houses on the same side of the road to the west of no.16, and the houses on the southern side of the road also have two storeys. Changes in building height along the street are a characteristic of the local townscape. Following the extension the house would be one of the wider houses on the street at first floor level, however it would retain gaps at ground and first floor on either side of the property thereby avoiding a terracing effect, and the neighbouring houses are of varied width and mostly double fronted, so the proposal's width would not result in an overly wide form. The first floor of the property would be approximately aligned with the front elevations of the adjacent houses, and it would not overly dominate or harm views along Hurst Road.
 7. The proposed facing materials are render and tile hanging under a tiled roof. There would be an oak framed porch and white PVC windows. The proposed materials would be similar to those used on the surrounding houses, including the use of tile hanging at first floor level similar to that at nos.13 and 23 Hurst Road and the dormers at no.16 Hurst Road.
 8. The proposed development would reflect the design features and materials of the surrounding buildings, and would address the character and scale of the surrounding buildings whilst optimising the potential of the site to accommodate development in accordance with policy DP26 of the Mid Sussex District Plan 2014-2031.
 9. The appeal is therefore allowed and planning permission is granted.
 10. I have attached planning conditions requiring commencement within three years to comply with section 91 of the Town and Country Planning Act 1990, and compliance with the submitted plans, in the interests of clarity.
 11. The Council also suggested a condition stating that no external materials shall be used other than those specified on the approved plans and application form, however as condition 2 already requires compliance with the approved plans which show the proposed materials, such a condition would repeat the requirements of condition 2 and is not necessary.

Jan Słominski

INSPECTOR