



Appeal Decision

Site visit made on 9 July 2019

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 23rd July 2019

Appeal Ref: APP/C1435/D/19/3228222

24 Lodge Avenue, Willingdon, Eastbourne, East Sussex, BN22 0JB.

- 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 P. Hill against the decision of Wealden District Council.
 - The application Ref WD/2019/0240/F, dated 29 January 2019, was refused by notice dated 8 April 2019.
 - The development proposed is construction of conservatory to front elevation.
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Decision

1. The appeal is dismissed.

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 and the character and appearance of the street scene.

Reasons

3. The appeal property, 24 Lodge Avenue, is an 'L' shaped chalet style dwelling set back from the road in a relatively large open plan front garden. It is of a similar design and setting to a number of neighbouring dwellings in the avenue. While in itself, as identified by the appellant, it may not be a dwelling of character, it is nevertheless to my mind of a well mannered design that together with its neighbours contributes to the established residential character of the area.
4. The appellant proposes the erection of a conservatory to the front elevation in the re-entrant corner between the lobby and lounge. I note from the drawings that it would not extend beyond the building line of the existing dwelling.
5. The proposed conservatory would appear from the design drawings to be of a fairly typical design with a pyramidal roof. In my judgement given its three-dimensional form, relationship to the existing dwelling, location at the front of the house and its pattern of fenestration, it would appear as an incongruous and alien addition. Further, due to its prominent location in front of the dwelling, it would be so visually dominant as to cause harm to the street scene of the surrounding area.
6. I therefore conclude in respect of the main issue that the proposed development, as designed, would cause harm to the architectural integrity of the host

property and thereby the street scene. To allow it would be contrary to the National Planning Policy Framework, saved Policies EN27 and HG10 of the Wealden Local Plan (Adopted December 1998), Policies SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013, Policy BED1 of the Wealden Local Plan-*Draft Proposed Submission June 2018* and the Wealden Design Guide Supplementary Planning Document (November 2008) as they relate to, amongst other things, the quality of design and the need for new development to be compatible with the local character of the area.

7. In reaching my determination I have had regard to the appellant's application for a Lawful Development Certificate for a canopy roof of a similar design to the roof of that of the proposed conservatory. I have given the existence of the fallback scheme only moderate weight in the planning balance as I consider that if built it would, because of the lack of enclosing walls and glazing, on balance, be less harmful to the surrounding area than the appeal scheme.

Conclusions

8. For the reasons given above and having regard to all other matters raised, including the lack of objection from either neighbours or the Parish Council, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR