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## Appeal Decision

Site visit made on 9 July 2019

**by J Davis BSc (Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 23 July 2019**

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**Appeal Ref: APP/T1410/D/19/3229477**

**11 Okehurst Road, Eastbourne, BN21 1QP**

- 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 Ms Simone Schick against the decision of Eastbourne Borough Council.
  - The application Ref PC/190140, dated 25 February 2019, was refused by notice dated 17 April 2019.
  - The development proposed is a two storey side extension with pitched roof.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

### Reasons

3. 11 Okehurst Road is a two storey end of terrace dwelling. The surrounding area is similarly comprised of relatively uniform rows of terraced properties, of varying length. The height of the terraces is staggered, reflecting the sloping land levels.
4. There is an existing single storey garage to the side of the dwelling which would be demolished. The proposed two storey extension would extent out to the side boundary of the site. In terms of its design approach, it would generally be in keeping with the existing dwelling, with materials and windows to match existing. However, the proposed first floor element of the extension would only be set back from the front elevation of the dwelling by 500mm. In addition, the proposed extension would have the same eaves height as the existing dwelling, and the ridge height would only be slightly lower than the host dwelling. Accordingly, the proposed extension would not appear subservient in size and scale to the host dwelling and would result in harm to the appearance, form and character of the dwelling and would also unbalance the appearance of the remainder of the terrace in this regard.
5. The space between the flank elevations of No 11 and No 9 Okehurst Road adds significantly to the spatial characteristic of the street and is important in distinguishing between the rows of terraces. Similar gaps at first floor level exist between the other rows of terraces along Okehurst Road and these gaps

are a significant characteristic of the street scene. The proposed two storey extension would significantly reduce the gap in between Nos 11 and 9 and in doing so, would be detrimental to the prevalent character and appearance of the street scene and surrounding area.

6. It is acknowledged that many of the dwellings along Okehurst Road have been altered, particularly in relation to front porches and bay windows. However, these alterations have less impact on local character than the proposed two storey extension. I also note that some of the gaps between the terraces are occupied in part, by single storey garages and other structures. However, these single storey elements do not erode spaciousness or local character to the same extent as the proposed two storey extension.
7. The proposed extension would result in harm to the character and appearance of the host dwelling and the surrounding area. Accordingly, the proposal would be contrary to Policies B2 and D10A of the Eastbourne Core Strategy Local Plan (2013) and Policies UHT1 and UHT4 of the Eastbourne Borough Plan Saved Policies (2007) insofar as they collectively seek exemplary standards of design, and require development to be of an appropriate scale and to reflect local character and local distinctiveness.

### **Conclusion**

8. For the reasons set out above, I conclude that appeal should be dismissed.

*J Davis*

INSPECTOR