



Appeal Decision

Site visit made on 9 July 2019

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 July 2019

Appeal Ref: APP/P1425/W/19/3228743

20 The Holt, Seaford BN25 3HR

- 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 Therese Saunders against the decision of Lewes District Council.
 - The application Ref LW/19/0139, dated 21 February 2019, was refused by notice dated 23 April 2019.
 - The development proposed is a 3-bed detached dwelling and associated facilities on land within curtilage of 20 The Holt.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The Holt is a cul-de-sac of 2 storey detached houses, located in an established residential area. The appeal site is the triangular side garden area of No 20, the latter being sited perpendicular to its neighbouring property No 18. There is a high degree of separation between the two properties.
4. Whilst there is some variation in the spacing of the houses, they are generally well-spaced and most are separated by the width of a driveway or garage, which gives a spacious feel to the street scene. The proposed dwelling would be positioned in close proximity to the side elevation of No 20, and would have a far narrower frontage than other dwellings in the street.
5. Whilst the appearance and scale of the proposed dwelling would be compatible with other houses in the area, it would nonetheless appear cramped and would not respect the spacing of the existing houses in the street scene. Furthermore, the close spacing of the houses would be exacerbated by the gabled roof design of the proposed dwelling which would provide only a small gap between the roofs of the buildings. In general the narrower houses have a front gable and roof pitches to the sides.

6. I acknowledge that the appeal site is relatively large and widens to the rear, and that it would provide an acceptable rear garden for the proposed dwelling. This does not however outweigh my above findings.
7. The proposed development would therefore be harmful to the character and appearance of the area, contrary to saved Policies ST3 and ST4 of the Lewes District Local Plan adopted March 2003 and Policies CP2 and CP11 of the Lewes District Local Plan Part 1 adopted May 2018, which, among other things, seek to ensure that development respects the character and appearance of the area.
8. The appellant has commented that the proposal will provide a valuable additional unit of accommodation and make better use of the plot to maximise it in accordance with Policy CP2. However, one of the objectives of the Policy is to conserve the character of the area. The proposed development would make a modest contribution to the housing needs of the district, however this does not outweigh the harm that I have identified.

Conclusion

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

C Osgathorp
INSPECTOR