



Appeal Decision

Site visit made on 10 September 2019

by J E Jolly BA (Hons) MA MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 October 2019

Appeal Ref: APP/P1425/W/19/3232379

3 Sherwood Road, Seaford BN25 3EH

- 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 Miss Casula against the decision of Lewes District Council.
 - The application Ref LW19/0343, dated 12 December 2018, was refused by notice dated 20 June 2019.
 - The development proposed is the conversion of a house into 3 flats.
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Decision

1. The appeal is allowed, and planning permission is granted for the conversion of a house into 3 flats at 3 Sherwood Road, Seaford BN25 3EH in accordance with the terms of the application, Ref LW19/0343, dated 12 December 2018, and the plans submitted with it, subject to the conditions set out in Annex A.

Procedural Matter

2. Although location maps of the Conservation Area were sought from the Council none were provided. Therefore, I can have no certainty that the appeal site is within the conservation area.

Main Issue

3. The effect of the development on the character and appearance of the area.

Reasons

Character and Appearance

4. The appeal site is located in an established, quiet residential area within the conservation area of Seaford. The area is characterised by a mixture of one and two-storey detached and semi-detached dwellings on generous plots with hard and soft landscaped front gardens set behind low fences and hedges. There are no parking restrictions in the road and many occupiers have adequate off-road parking available to them.
5. The appeal property is a 4-bedroom, brick and tile, rendered chalet bungalow with a single storey, 2 dormer roof extension. The dwelling sits on a good-sized plot towards the top of Sherwood Road and forms part of a row of detached bungalows. To the front of the property there is an open paved hardstanding adjacent a mature tree which is set behind a low wooden fence in a decorative gravel area. To the side of the property there is a small waste and recycling area.

6. The proposal would not alter the exterior of the property. However, the internal layouts would be revised in order to convert the bungalow from a 4-bedroom property into three self-contained flats.
7. The Appellant states that there would be 1 x 2-bedroom and 2 x 1-bedroom flats; one of which would be in the first-floor extension.
8. There would be 3 parking spaces to the front of the property adjacent to a waste and recycling area.
9. I acknowledge that the changes sought to the parking arrangement at the front of the property are less than ideal and create a visually harsh appearance. However, even if the property was to be retained as a single dwelling, I have no evidence of any restrictions which would limit the provision of hard surfacing or parking to the front.
10. Further, as the proposed changes to facilitate the conversion of the dwelling would be restricted to internal re-modelling, I find no harm in this respect.
11. Therefore, I conclude that the proposal would not have a harmful effect on the character and appearance of the area. As such, it accords with Policy ST3 of the Lewes District Local Plan 2016 which states, amongst other things, that development, including conversion, should respect the visual amenity of an area and not result in detriment to the character of an area.

Conditions

12. I have considered the suggested conditions against Paragraph 55 of the National Planning Policy Framework and the national Planning Practice Guidance and imposed the following conditions; a standard time limit condition, a condition requiring that the development is carried out in accordance with the approved plans.

Conclusion

13. For the reasons given above I conclude that the appeal should be allowed subject to the conditions set in Annex A.

J E JOLLY

INSPECTOR

Annex A – Conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans (2017/NIC/01): Location Plan, Existing Elevations, Existing Floor Plans, Existing Roof Plan, Proposed Elevations, Proposed Floor Plan, Proposed Roof Plan, Design and Access Statement, Proposed Block Plan and Existing Block Plan.

*****End of Conditions*****