



Appeal Decision

Site visit made on 6 January 2020

by J E Jolly BA (Hons) MA MSc CIH MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 January 2020

Appeal Ref: APP/D3830/D/19/3238130

Derwen Lodge, Lewes Road, East Grinstead RH19 3UD

- 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 Bardsley against the decision of Mid Sussex District Council.
 - The application Ref DM/19/2907, dated 18 July 2019, was refused by notice dated 12 September 2019.
 - The development proposed is a detached garage.
-

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 area.

Reasons

3. The appeal site is located adjacent the A22 main road. The area is characterised by one and two-storey residential brick and tile dwellings set back from the main highway behind hedging, fencing or low walls. Some properties have integral or garage extensions attached to the main dwelling. Derwen Lodge has an integral garage and a shingle parking court facing onto the road. The layout of the parking area is similar to the neighbouring property at Oasted Lodge, which in combination with the appeal property provides a sense of spaciousness along this section of Lewes Road.
4. The proposal is to build a double garage in similar materials to the host dwelling to provide additional parking associated with the property. The garage would have blank elevations other than the side access door that would face towards the neighbouring dwelling at Southbourne.
5. Whether or not the current parking provision is suitable for a dwelling of this size, the bulk and height of the proposed dwelling in this location is not typical of the direct vicinity. Indeed, the scale of the proposal would partially obscure the front elevation of Derwen Lodge and include an incongruous blank elevation to the front of the property. As such the proposal is at odds with the prevailing street scene.

6. I acknowledge that the appellant has planted shrubs to the front boundary. However, the perpetuity of these shrubs cannot be guaranteed. Furthermore, the shrubs would not shield the proposal from the close proximity of the neighbouring dwellings.
7. Notwithstanding other properties with structures to the front boundary along Lewes Road, I have considered the proposed development on the basis of its own planning merits. As such, in this particular location, the proposal would be overly prominent and harm the character and appearance of the area.

Conclusion

8. For the reasons given above I conclude that the appeal should be dismissed.

J E JOLLY

INSPECTOR