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# Appeal Decision

Site visit made on 16 June 2020

**by D.R McCreery MA BA (Hons) MRTPI**

**An Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 26 June 2020**

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**Appeal Ref: APP/Q1445/D/19/3243392**  
**47 Hallett Road, Brighton, Sussex BN2 9ZN**

- 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 Adam Eastman against the decision of Brighton & Hove City Council.
  - The application Ref BH2019/02951, dated 17 September 2019, was refused by notice dated 5 November 2019.
  - The development proposed is rear first floor extension.
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## 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 host property and the surrounding area.

## Reasons

3. The site is located within a residential area that is characterised by 2 storey houses of modern suburban appearance. The appeal property is semi detached, which appears consistent with others on Hallett Road. The rear garden slopes steeply away from the house towards the rear boundary that is shared with the terraced properties on Queens Park Road. This topography is a strong feature of the area.
4. The external materials of the proposed extension would be predominantly tiling to provide a similar appearance to the existing roof and dormer addition. Whilst appropriate at roof level, the use of these materials at first floor level would result in large areas of tiles that would contrast poorly with the main rear wall of the house that has predominantly brick facing materials. This would result in a visually confusing and unsatisfactory standard of external appearance.
5. Whilst not open to extensive public views, the addition would be seen from private spaces to the rear and, in these views, it would not be seen to fit well into its surroundings. In this regard, the proposed extension would not use materials that would be sympathetic to the parent building and its appearance would be detrimental to the wider area.

6. First floor extensions do not appear to be prevalent on this part of Hallett Road. However, a number of properties on Queens Park Road to the rear appear to have closet wings that rise to first floor level which also informs the general character of the area.
7. Given this character, the size of the appeal property, and setbacks of the proposed extension, a refusal of permission based on form and scale alone would not be justified. Notwithstanding this, the choice of materials discussed above would give the extension an additional perceived bulk and prominence that would detract from the character of the host building and the wider area. The perception of bulk would be further heightened when seen from the rear of the Queens Park Road properties that are on lower ground.
8. The Appellant's examples of other development in the area that are said to be similar to the appeal proposal are noted. However, many of these examples do not appear to be within the immediate vicinity of the rear of the appeal site and do not therefore inform the character of the area.
9. The economic, social, and other perceived benefits set out by the Appellant are also noted but do not weigh in favour of the proposed development to such a degree that it changes my conclusion on the main issue. The lack of neighbour objection also does not of itself guarantee that planning permission should be granted as each proposal must be considered on its own merits.
10. For the reasons set out above, I conclude that the proposed development would have a harmful effect on the character and appearance of the host property and the surrounding area. Consequently, I find conflict with policy QD14 of the Brighton and Hove Local Plan which seeks to ensure that development is well designed, including in the use of materials that are sympathetic to the parent building.

### **Conclusion**

11. For the above reasons the appeal is dismissed.

*D.R. McCreery*

INSPECTOR