
Appeal Decision

Site visit made on 30 September 2020

by N Holdsworth MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 October 2020

Appeal Ref: APP/D3830/D/20/3253170

5 College Close, Handcross, RH17 6HG

- 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 Jenni Beckwith against the decision of Mid Sussex District Council.
 - The application Ref DM/20/0006, dated 29 December 2019, was refused by notice dated 10 March 2020.
 - The development was originally described as a 2 storey extension to the rear of the property.
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Decision

1. The appeal is allowed and planning permission is granted for two storey rear extension with roof replacement at 5 College Close, Handcross, RH17 6HG in accordance with the application Ref DM/20/0006, dated 29 December 2019, but subject to the attached schedule of conditions.

Preliminary Matters

2. The description of development used in the formal decision is taken from the Council's decision notice. It more accurately describes what is being proposed than the description used on the planning application form.

Main Issue

3. The effect of the proposal on the living conditions of the occupants of No.4 College Close with particular regard to natural light and outlook.

Reasons

4. I was able to fully assess the effect on the neighbouring property at 4 College Close from the appeal site. The extension would project out to a similar line as the conservatory associated with this neighbouring property, which it would sit immediately beside. Its maximum height would not exceed that of the roof of the host building. Consequently, because of its limited bulk and height, no part of this extension would be overbearing or visually intrusive when viewed from either the neighbouring dwelling at 4 College Close, or its garden.
5. There would be a loss of light and outlook to the west facing windows in the conservatory due to the proximity of the extension and the associated pitched roof. However, this would be insignificant given that the conservatory in question would otherwise benefit from a very good standard of natural light and outlook, through its many other windows and glazed areas.

6. Any additional overshadowing of the neighbouring garden would be negligible, given the limited projection of the extension from the rear elevation of the host building. There would be no adverse impact on the enjoyment of this area of external amenity space.
7. Consequently, there would be no significant harm to the living conditions of neighbouring residential occupants at No.4 College Close, through loss of natural light or outlook. The proposal complies with policy DP26 of the Mid Sussex District Plan (2018) which requires, amongst other things, that development does not cause significant harm to the amenities of existing nearby residents.

Other Matters

8. The officer report refers to concern about the design of the extension, and this was also reflected in the consultation response from the Conservation Officer. However, the proposed extension would replicate the pitched roof form of the host building and so would preserve any architectural and historic interest it exhibits. The bulk associated with the gabled form of the extension would be set well away from any important public views. As such there would be no unacceptable harm to the character and appearance of the host building and surrounding area, which falls within an Area of Outstanding Natural Beauty. Nor would there be any significant overlooking or loss of privacy, over the existing situation. The extension is acceptable in all respects.

Conclusion

9. The proposal complies with the development plan. The appeal should succeed subject to conditions necessary in the interests of certainty, to comply with statutory time periods in relation to commencement of development, and to preserve the character and appearance of the host building.

Neil Holdsworth

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Block Plan, Drawings entitled 5 College Close Handcross: sheet 1 of 10, sheet 2 of 10, sheet 3 of 10, sheet 4 of 10, sheet 5 of 10, sheet 6 of 10, sheet 7 of 10, sheet 8 of 10, sheet 9 of 10, sheet 10 of 10.
- 3) The materials used in the construction of the external surfaces of the development hereby permitted shall match those used in the construction of the host building.

End of Schedule