



Appeal Decision

Site visit made on 12 October 2012

by Victor Callister BA(Hons) PGC(Oxon) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date:

Appeal Ref: APP/P1425/D/20/3254386

1 The Esplanade, Telscombe Cliffs BN10 7HG

- 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 and Mrs S and K LeSay against the decision of Lewes District Council.
 - The application Ref LW/20/0050, dated 30 January 2020, was refused by notice dated 27 March 2020.
 - The development proposed is alteration and extension to existing chalet bungalow comprising replacement single storey front and rear extensions and replacement roof structure to create gabled first floor.
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Decision

1. The appeal is allowed and planning permission is granted for alteration and extension to existing chalet bungalow comprising replacement single storey front and rear extensions and replacement roof structure to create gabled first floor at 1 The Esplanade, Telscombe Cliffs BN10 7HG in accordance with the terms of the application, Ref LW/20/0050, dated 30 January 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this permission.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: drawing numbers D1801-150(A), D1801-250(A), D1801-350(A), D1801-351(A) and D1801-450(A).

Main Issues

2. The main issues of this appeal are:
 - the effect of the proposal on the character and appearance of the local area; and
 - the living conditions of the residential occupiers of neighbouring properties, with particular regard to overbearing and loss of light.

Reasons

Character and Appearance

3. 1 The Esplanade is a detached chalet bungalow with a hipped roof, with front and rear gardens and a driveway to the side. It has been extended at ground floor level across the width of the bungalow to the front and rear with narrow

flat roofed extensions, a conservatory has also been added on to the rear extension. The property is located at the end of The Esplanade, an access road that sits between the cliff edge on this part of the coast and the built up part of Telscombe Cliffs and is neighboured by chalet bungalows of similar form.

4. The local area around the appeal property appears to have been developed throughout the 20th century, with no predominating architectural style, as a generally residential area with some commercial properties. The footprint of residential properties in the local area varies, although they are mostly chalet bungalows and two storey houses, with a variety of gable ended, hipped and occasional mansard roof profiles evident.
5. The proposal is to replace the existing front extension on the same footprint with a similar flat roofed single storey extension with a ballustraded roof terrace, and to extend the main chalet bungalow to the rear to replace the rear extension, with a further single storey just over half the width of the house to replace the conservatory. The proposal replaces the hipped roof of the existing bungalow with a mansard roof with raised ridge height and windows in the front and rear gables.
6. When looked at all together the proposed additions and alterations to the appeal property do add up to a more significant detached property than the existing chalet bungalow. This would, however, sit comfortably within its plot and within the street, where it would not be out of keeping with other properties of similar scale, sitting on similar sized plots.
7. I have looked at the additional bulk, massing and the roof profile in terms of the appearance of the appeal property within the local street scene and the wider area and I find that the overall slight additional height and extra bulk created by this extension is not excessive and is appropriately massed. The change of roof profile to a gable ended mansard form, though not reflective of its immediate neighbours is in keeping the variety of roof forms I have identified in the locality. I do not find that the additional bulk or design would harm the appearance of the surrounding area, by being out of character with other local houses, but rather that it would reflect much of the existing appearance, character and spatial characteristics to be found in the area.

Living Conditions

8. The proposal to extend the existing hipped roof chalet with a new mansard roof form does involve a small increase in the ridge height and additional bulk into the shoulders of the mansard and gable ends of the appeal property, particularly the rear element. Given the angles of the mansard roof form, this additional bulk appears recessively massed at first floor level and, given the separating distance between neighbouring properties, does not present an overbearing presence that would cause harm to the living conditions of neighbouring residential occupiers.
9. Having regard to the proposed increase in height, bulk, massing and the location of neighbouring windows, with particular consideration of those in the side elevation of 2 The Esplanade, and taking into account the separation distances involved, I do not find that there would be substantial loss of light to internal rooms of this or other neighbouring properties. The proposal would, therefore, not make a significant difference to the existing situation and would not cause harm to the living conditions of occupiers of neighbouring properties.

Conditions

10. As well as the condition requiring the development to begin not later than three years from the date of this permission, to provide certainty I have added a condition to ensure that the development is carried out in accordance with the approved plans.

Conclusion

11. For the above reasons and having had regard to all other matters raised, I conclude that the appeal should be allowed, subject to the conditions as set out above.

Victor Callister

INSPECTOR