
Appeal Decision

Site visit made on 11 November 2020

by Michael J Muston BA(Hons) MPhil MRTPI

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

Decision date: 20 November 2020.

Appeal Ref: APP/Q1445/W/20/3252761

78 New Church Road, Hove BN3 4FN

- 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 S McCorkell against the decision of Brighton & Hove City Council.
 - The application Ref BH2020/00455, dated 12 February 2020, was refused by notice dated 15 April 2020.
 - The development proposed is the erection of a roof extension comprising of hip to half-hip extensions to east and west roof slopes, 2 dormers to the front roof slope, 2 dormers to the rear roof slope and 2 velux windows to the rear roof slope, a velux window to the east roof slope and the replacement of the ground floor garage door with a rectangular bay window.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The character of this part of New Church Road is predominantly one of large, detached properties, probably dating from the mid 20th century, set a similar distance back from the road. Many include bay windows and/or subservient gabled projections to the front or side elevations. No 78 is one of four such properties located between the junctions with Langdale Road and Langdale Gardens. As the appellant points out, there are examples of dormer windows on buildings in the area. However, none of the four detached properties on this small stretch of New Church Road includes any, or any other visible roof alterations. This run of properties adds significantly to the character of this part of the road.
4. The appeal proposal would involve markedly altering the appearance of the roof of the appeal property. When viewed from New Church Road, the roof as a whole would appear wider and lower than it does at present. It would significantly change the relationship between the ground and first floors of the building and its roof. This change would be magnified by the construction of two flat-roofed dormer windows on the front elevation of the extended roof.

5. These extensions and alterations would make No78 appear out of keeping with its neighbours at Nos 80-84 when seen from New Church Road. The appeal site is on the corner of with Langdale Road, and this location would add to the prominence of the altered roof form when moving north-westwards along New Church Road towards the appeal site. In my opinion, if the appeal proposal were allowed to proceed, No 78 would stand out on this corner as unduly prominent and incongruous.
6. The proposed alterations would be less obvious when viewed from Langdale Road. However, the altered roof form and at least one of the two proposed dormer windows in the rear roof slope would be visible from here and, to the extent that this and the altered roof form would be visible, would add to the extended building appearing out of keeping with its surroundings.
7. I conclude that the proposed development would have an unacceptable effect on the character and appearance of the area, contrary to saved Policy QD14 of the Brighton & Hove Local Plan 2005, which, amongst other things, requires extensions and alterations to be well designed in relation to the host property and the surrounding area and to take account of the character of the area.

Conclusion

8. For the reasons set out above, I conclude that the appeal should be dismissed.

Michael J Muston

INSPECTOR