
Appeal Decision

Site visit made on 15 December 2020

by Guy Davies BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 17 December 2020

Appeal Ref: APP/P1425/W/20/3259774

Martlet House, 10 Bannings Vale, Saltdean BN2 8DX

- 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 Southern Housing Group against the decision of Lewes District Council.
 - The application LW/20/0386, dated 22 June 2020, was refused by notice dated 25 August 2020.
 - The development proposed is installation of a MetroSTOR scooter store.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The scooter store has already been built. It is located adjacent to the front (northern elevation) of Martlet House, between the building and the road. This location differs from what is shown on the title/location plan where it is shown to the rear of 16 Bannings Vale, or on the block plan where it is shown to the rear (southern elevation) of Martlet House.
3. Having regard to the accompanying planning application and appeal forms, it is apparent that the application and appeal have been submitted with the intention of retaining the store as built, and that is how it has been considered by the Council. I have therefore determined the appeal on the basis of the store as built, rather than in the positions shown on the location or block plan.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

Reasons

5. Bannings Vale is a residential road fronted by detached and semi-detached houses together with some larger residential blocks such as Martlet House and The Grange. The road is bounded on either side by wide grass verges which, together with the front gardens of the adjoining buildings, give the road an open appearance and a spacious character.
6. The scooter store interrupts views along the road. It is also clad in dark panels with a metal sheet roof that bear no resemblance to any of the materials used in the buildings in the area, including Martlet House. The only other ancillary

structure in the immediate vicinity is a glazed bus shelter, which is smaller and less solid in appearance than the scooter store.

7. By reason of its position in a prominent position on the grass verge and the materials used in its construction, the scooter store appears obtrusive and visually discordant with other buildings in the area. It pays no regard to the sense of space or continuity of views along the road, nor to the setting of Martlet House.
8. I note the need for a disabled scooter store at this sheltered housing scheme for the reasons given by the appellant in their statement. I also recognise that the store needs to be easily accessible by those who use it. However, no evidence has been presented to show that this is the only or the most appropriate site for such a store. Given the extent of the grounds to Martlet House and adjoining buildings, it may be that there is an alternative location that does not have the same visual impact on public views of the site, but that would be a matter for discussion between the appellant and the Council.
9. I conclude that due to its location and appearance, the scooter store harms the character and appearance of the area. As a result, it conflicts with policies DM25, DM28 and CP2 of the Lewes District Local Plan, which collectively seek good design in new development that respect the local vernacular.

Other Matters

10. Interested parties allege that the verge on which the store has been built is not owned by the Southern Housing Group. Land ownership is a separate, private issue which is not a matter for consideration as part of this appeal.

Conclusion

11. I conclude that the appeal should be dismissed.

Guy Davies

INSPECTOR