



Appeal Decision

Site Visit made on 21 January 2021

by Rory MacLeod BA(Hons), MRTPI

an Inspector appointed by the Secretary of State

Decision date: 04 February 2021

Appeal Ref: APP/P1425/W/20/3261253

11A Nutley Avenue, Saltdean, Brighton, BN2 8ED

- 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 Ms Julie Dawes against the decision of Lewes District Council.
 - The application Ref LW/20/0488, dated 29 July 2020, was refused by notice dated 24 September 2020.
 - The development proposed is demolition of existing single garage and formation of new, two storey, two bedroom house link detached to 11b Nutley Avenue.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application site referred to as 11A Nutley Avenue comprises a detached garage with land to its front and rear. The garage and its access appear to be used in association with 11B Nutley Avenue, a two storey double fronted detached house which also has from an attached garage to its other side.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area in relation to the width of the plot and the form and design of the proposed dwelling.

Reasons

4. Nutley Avenue is a residential road of mixed character. There are several single storey bungalows, such as at No.11 to the west of the site, other bungalows with rooms in the roof and some two storey houses. Most dwellings are detached but some are semi-detached. There is great variation in the width of plots and in the design of dwellings, but the road has an open spacious quality with buildings set back from the footway on fairly even building lines.
5. The proposal's front gable roof would reflect gables to both adjacent dwellings and its height would make a satisfactory transition from the high pitched roof of No.11B to the lower mass at No.11. However, its siting forward of the front wall and bay windows to No.11B would result in the proposal appearing as a conspicuous and dominant addition, unsympathetic to the pleasing regular and balanced profile to No.11B. Whilst the forecourt is already hard surfaced for parking, the building's forward siting would also result in the site appearing relatively cramped with just about enough length for parking a car on a narrow tapering plot. The proposal's prominent linked form on a particularly narrow plot would not relate well to the area's more spacious pattern of development.

6. The proposal would be contrary to the design provisions of Policy CP11 of the Lewes District Local Plan Part 1 Joint Core Strategy (2010-2030) and with Policy DM25 of the Lewes District Local Plan Part 2 Site Allocations and Development Management Policies (2020). These require developments to be sympathetic to local character in relation to matters including the siting, scale and form of buildings and appropriate space around them. Section 11 of the National Planning Policy Framework exhorts the effective use of land, but the proposal would conflict with Section 12 in achieving well designed places.
7. The appellant has referred to recent infill developments at 17a Nutley Avenue and at 45a Bevendean Avenue which, like the appeal proposal, both have contemporary designs that contrast with the more traditional design to adjacent buildings. However, these dwellings are both detached, which assists in relation to contrasting design, and are also located on wider plots, which has helped assimilation in the street scene.

Other Matters

8. The proposal would provide an additional dwelling in a sustainable location that would make a modest contribution towards housing need, but this benefit would not outweigh the harm arising to the character and appearance of the area that I have outlined.

Conclusion

9. For the reasons given above I conclude that the appeal should be dismissed.

Rory MacLeod BA(Hons), MRTPI

INSPECTOR