



Appeal Decision

Site visit made on 15 June 2022

by Kim Langford Tejrar LLB (Hons) BSc (Hons) PGDIP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st Sept 2022

Appeal Ref: APP/Z3825/D/22/3297093

27 Maple Road, Billingshurst, West Sussex RH14 9TS

- 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 Joshua Driver against the decision of Horsham District Council.
 - The application Ref DC/22/0032, dated 10 January 2022, was refused by notice dated 09 March 2022.
 - The development proposed is 'Erection of a two-storey side extension'
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Decision

1. The appeal is allowed and planning permission is granted for the 'erection of a two-storey side extension' at 27 Maple Road, Billingshurst, West Sussex RH14 9TS in accordance with the terms of the application, Ref DC/22/0032, dated 10 January 2022, subject to the conditions set out in the attached schedule.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons

3. The appeal site is a detached dwelling situated on a corner plot fronting Maple Road and flank facing Broomfield Drive, within a planned residential estate. The estate has a limited variety of house types and designs, interspersed across the estate to create visual interest. The appeal site is typical of one of these design types; it has a simple narrow gabled frontage, shallow roof and walls constructed in a mix of brick and hanging tiles. The estate has a sense of uniformity arising from the core group of house types, regular tight spatial arrangement and use of common materials. The dwellings in the estate vary in size according to their type, however, the dwellings are predominantly modest in scale and closely arranged. There is nonetheless a sense of openness across the estate by virtue of the pedestrian footways and grass verges next to the roads.
4. The appeal proposal would introduce a two-storey side extension to the flank wall which fronts Broomfield Drive. The dwelling is in a prominent location due to its corner plot, and the appeal proposal would bring the flank wall closer to the road. However, the existing flank wall is somewhat blank and massive and the appeal proposal would not adversely affect the sense of openness within the street scene or appear unduly dominant due to the nearby pedestrian

footway and verge, as well as the somewhat staggered arrangement of dwellings. Indeed, the appeal proposal would have a setback from the front and rear elevation (albeit minimal) and this would therefore better break-up the mass of the flank wall within the Broomfield Drive street scene. Other dwellings in the immediate vicinity are closer to the road or are viewed within the street scene with other projecting dwellings immediately behind them, creating a sense of solid built development. The appeal proposal would therefore not appear out of keeping with the grain and relationship of dwellings within the road.

5. The side extension would have a modest and limited width; less than half of that of the host dwelling. Combined with the setback from the front and rear elevations, it would have a clearly subservient and modest appearance which would not adversely dominate the host dwelling. The mass of the side extension would not be greatly increased by the fact that its roof would not be set down from the main ridgeline due to the shallow roof of the host dwelling. Indeed, an alternative flat roof or artificially set-down roof would appear out of proportion and contrived; the appeal proposal presents the best design option in this regard, as it retains the characteristic shape of the dwelling type.
6. Moreover, there are several examples of side extension within the area which form part of the street scene and built context of the wider surroundings. There is variance in respect of the overall scale, width, roof type and design of the side extensions, although all retain the modest scale of their host dwelling, characteristic of the modest scale of the dwellings in the estate. The appeal proposal would integrate well within this context. The use of vernacular materials would further serve to integrate the appeal scheme into the surroundings.
7. For these reasons, the appeal scheme would comply with policies 32 and 33 of the Horsham District Planning Framework, adopted in 2015, and the National Planning Policy Framework. These policies seek, amongst other things, high-quality design which complements the local character.

Conditions

8. The Council has requested a total of three conditions; these are the standard conditions relating to time limit, approved plans and materials to match the existing dwelling. I consider these conditions necessary and justified to ensure that the development takes place in a timely manner, in accordance with the approved plans and that it integrates well with the surrounding area.

Conclusion

9. For the reasons given above, the appeal proposal complies with the relevant policies of the development plan. There are no material considerations which indicate that the appeal should be determined other than in accordance with the development plan. The appeal is accordingly allowed.

Kim Langford Tejrar

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 plan; 1002107 PL02 Proposed ground and first floor plan.
3. The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. 1002107 PL02 and shall match the materials used in construction of the existing host dwelling.