

Appeal Decision

Site visit made on 18 January 2023

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6 March 2023

Appeal Ref: APP/Q1445/D/22/3307081

49 Falmer Road, Rottingdean, Brighton BN2 7DA

- 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 Mike Evans against the decision of Brighton and Hove City Council.
 - The application, Ref. BH2022/02177, dated 1 July 2022 was refused by notice dated 30 August 2022
 - The development proposed is the erection of a single storey double garage.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed garage on the character and appearance of the host dwelling and the Falmer Road street scene.

Reasons

3. The Council's Notice of Refusal of the appeal application refers to the proposed garage having an unacceptably adverse effect on the house itself and the street scene of Falmer Road.
 4. As regards the dwelling, I saw on my visit that it appears to have been extensively modernised and with a wide plot has a front curtilage of substantial size, for the most part subject to hard landscaping. With the position of the proposed garage close to the boundary with the garden of No. 47 and much nearer the road than the dwelling, I do not consider that the character and appearance of the house would be adversely affected.
 5. As regards the street scene, I saw on my visit that the run of properties along this immediate stretch of Falmer Road (Nos. 45-53) all have frontage walls and fences at the back of the pavement and these are of a height sufficient to provide a degree of enclosure to their front gardens.
 6. This does not prevent views from Falmer Road into the majority of these gardens and although Nos. 45 & 47 are set slightly in front of the forwardmost part of No. 49 there is a broad consistency in the depth of the front building line and the absence of any ancillary buildings, including garages.
 7. The submitted plans show a double garage with a depth of 4.5m and a width of 6m. With the pitched roof above this span the submitted drawings show a
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substantial built form with its ridge about twice the height of the brick front wall (excluding the higher piers). Whilst I have no criticism of the design or materials of the proposed garage I consider that a building of this size in front of the building would draw the eye and appear as being somewhat incongruous in the street scene.

8. The perception of the height and bulk of the garage would not be noticeably reduced by the slight reduction in land level below the pavement and although planting along the boundary can have a screening effect, it cannot be relied on to have a permanent benefit as regards hiding the building.
9. The grounds of appeal include photographs of buildings in Falmer Road, but most are outside the stretch of the road that includes No. 49. And in any event I consider these illustrate the harm that can occur from inappropriately sited buildings that are harmfully prominent in the street scene.
10. Overall, I conclude that the proposed garage would have an unacceptably harmful effect on the Falmer Road street scene. This would conflict with Policy QD14 of the Brighton and Hove Local Plan (Retained Policies March 2016); Policy DM21 of the Brighton and Hove City Plan Part Two 2022 and Section 12: 'Achieving Well-Designed Places' of Government policy in the National Planning Policy Framework 2021.
11. For these reasons the appeal is dismissed.

Martin Andrews

INSPECTOR