

Appeal Decision

Site visit made on 19 June 2023

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

an Inspector appointed by the Secretary of State

Decision date: 06 July 2023

Appeal Ref: APP/D3830/D/23/3320158

18 Meadow View, Sayers Common, Hassocks, West Sussex BN6 9GB

- 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 O Wells against the decision of Mid Sussex District Council.
 - The application, Ref. DM/22/3753, dated 7 December 2022 was refused by notice dated 31 January 2023.
 - The development proposed is a new access and dropped kerb.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed access and parking space on the character and appearance of the area at the junction of Meadow View with Reeds Lane.

Reasons

3. I saw on my visit that to either side of Meadow View at its junction with Reeds Lane there are pairs of semi-detached houses. Whilst the pairs differ from one another in terms of design they have a common denominator in the form of an open plan grassed curtilage set within a framework of the front elevations of the dwellings and trees and bushes to the flanks.
 4. The construction of an access to No. 18 from Reeds Lane and the provision of a parking space on the western half of the front lawn would in my view draw the eye as a harmful alteration to the 'soft' landscape of both sides of the junction, which despite comprising four ownerships is seen as providing a visually coherent and pleasing part of Reeds Lane.
 5. The grounds of appeal refer to a synthetic material for the hardstanding area that would blend in with the lawn. However, whilst this would be preferable to tarmac it would still be easily seen and likely to be perceived as an unsympathetic alteration to the verdant frontage. Moreover, such an alteration would not resolve the more important harmful effect of the actual parking of a vehicle within this open frontage.
 6. No. 18 has two parking spaces in the form a hardstanding and a single garage a short distance along Meadow View. In the absence of any special circumstances forming part of the grounds of appeal it would appear that the proposal is to
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make parking more convenient for the appellant. I consider that this is insufficient to outweigh the harm that would be caused by the access and parking area to the character and appearance of the area at the junction of Meadow View with Reeds Lane.

7. This harm would result in a conflict with Policy DP26 of the Mid Sussex District Plan 2014-2031 adopted in 2018; the Mid Sussex Design Guide and Section 12: 'Achieving Well-Designed Places' of the National Planning Policy Framework 2023.
8. For these reasons the appeal is dismissed.

Martin Andrews

INSPECTOR