



Appeal Decision

Site visit made on 14 September 2023

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 11th October 2023

Appeal Ref: APP/Z3825/D/23/3322516

21 Calvert Link, Faygate, West Sussex, RH12 OAF.

- 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 Wilson against the decision of Horsham District Council.
 - The application Ref DC/22/1917, dated 7 October 2022, was refused by notice dated 11 May 2023
 - The development proposed is a loft conversion with dormer.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the proposed development on the architectural integrity of the host property and thereby the character and appearance of the area.

Reasons

3. The appeal property, 21 Calvert Link is a detached dwelling on Kingwood Vale, a relatively recent large residential development. The property has been previously enlarged by the construction of a single storey rear addition with a lean-to roof.
4. The appellant proposes the conversion of the existing roof space to provide additional residential accommodation. The proposal includes the insertion of three roof lights in the front roof slope and a large flat roofed box dormer across the rear roof slope.
5. The Council raise no objection to the proposed roof lights in the front roof slope. From what I have seen and read I have not formed a contrary view. However, due to the the overall width, height and form of the box shaped dormer, its poor alignment with the earlier rear extension, the proposed width, height and misalignment of the proposed windows with the existing first floor windows I consider that the rear dormer as designed would appear as a dominant and incongruous addition.
6. Furthermore, the only dormers locally are those of neighbouring properties which are well proportioned narrow dormers.
7. For all these reasons I conclude in respect of the main issue that the proposed development would cause significant harm to the architectural integrity of the

host property and thereby the character and appearance of the area. It would therefore not accord with the objectives of Policies 32 and 33 of the Horsham District Planning Framework (excluding the South Downs National Park) (Adopted November 2015) as they relate to, amongst other things, the quality of development which relates sympathetically with the built surroundings.

Conclusions

8. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Philip Willmer

INSPECTOR