

Appeal Decision

Site visit made on 3 September 2024

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

an Inspector appointed by the Secretary of State

Decision date: 25 September 2024

Appeal Ref: APP/D3830/D/24/3346952

2 Highfield Drive, Hurstpierpoint, Hassocks BN6 9AT

- 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 James Benny against the decision of Mid Sussex District Council.
 - The application Ref. is DM/24/0341.
 - The development proposed is a garage conversion; side extension, and alterations.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal dwelling is located on a corner plot at the junction of Highfield Drive and Wickham Drive and forms part of a spacious development of detached houses and bungalows. The existing building has a generous building line to both these roads and in the case of Wickham Drive it aligns with the frontages of the row of bungalows stretching westwards.
 4. Corner plots are invariably of particular importance in residential developments because of their increased prominence in views from the public realm. This means that any loss of space around the dwelling not only affects the building itself but also the wider area. And in the case of the appeal property the Council's view is that there is an additional factor because of its proximity to the entrance to the development from College Lane.
 5. The substantial gap from the flank of No. 2 to the kerbside of Wickham Drive is made up of the side garden and the public footpath with a grass verge. This area has been visually divided by the mature boundary hedge of the house, but because this is an attractive feature that blends with the views of the mature trees and open countryside in College Lane and beyond, the hedge enhances the street scene.
 6. However, the two-storey side extension would significantly reduce the perception of space on the plot and with only a minimal set-down from the ridge would appear as a bulky addition insufficiently subservient to the host dwelling
-

in the main views from the road. And because of the corner position the entrance to the estate from College Lane would also be adversely affected, particularly in eastward views along Wickham Drive. I also agree with the Officers' Report that the side elevation is not harmonious with the design of the house, albeit the retention of the hedge would act as an effective screen in direct views from this part of Wickham Drive.

7. I have given careful consideration to the grounds of appeal but have read nothing to alter my view that the proposed development would have an adverse effect on the character and appearance of the host dwelling and the street scene. As such, it would conflict with Policy DP26 of the Mid Sussex District Plan 2014-2031 adopted 2018 and with Government policy in Section 12: 'Achieving Well-Designed and Beautiful Places' in the National Planning Policy Framework December 2023.
8. The appeal is therefore dismissed.

Martin Andrews

INSPECTOR