



Appeal Decision

Site visit made on 22 September 2025

by **C Coles MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14th of October 2025

Appeal Ref: APP/P1425/D/25/3370845

14 Ballard Drive, Ringmer, Lewes BN8 5NX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Nicholas Gosling against the decision of Lewes District Council.
 - The application Ref is LW/25/0205.
 - The development proposed is garden store.
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Decision

1. The appeal is allowed and planning permission is granted for garden store at 14 Ballard Drive, Ringmer, Lewes BN8 5NX in accordance with the terms of the application, Ref LW/25/0205 and the plan submitted with it (BDR.01 - Proposed Floor Plan, Elevations, Block Plan and Site Location Plan).

Preliminary Matter

2. At the time of my site visit the garden store had already been constructed. However, retention as referred to in the application form and decision notice does not constitute an act of development. I have dealt with the appeal on the basis that planning permission is sought for a garden store.

Main Issues

3. The main issues are the effect of the proposal on:
 - The character and appearance of the area; and
 - The living conditions of the adjoining neighbour with specific regard to outlook.

Reasons

4. The appeal site comprises a semi-detached bungalow on a cul de sac of similar age and style properties varying in height from one to two storey. The front garden is fully enclosed with mature hedging approximately 2m high to the front and part fencing/part hedging to the shared boundary with no 16 Ballard Drive (no 16). The boundary with 12 Ballard Drive comprises wicker fencing approximately 1.8m high and a gate providing glimpsed views of the front garden.
5. The boundary treatments to the front gardens of the properties facing onto Ballard Drive varies between open frontages with low lying hedging and picket fencing and fully enclosed frontages providing variation to the street scene in terms of openness and style of boundary treatment.

6. The garden store is a modest height, depth and width, located in the front garden of the dwelling, set into the side boundary with the attached neighbour, close to the front of the dwelling. The front garden is fully enclosed with mature boundary hedging which screens the garden store from wider views outside the site and ensures the garden store is not visually intrusive on the street scene.
7. In conclusion, the garden store has no significant impact on the character and appearance of the wider area and complies with Policies DM25 and DM29 of the Lewes District Local Plan Part 2: Site allocations and development management policies (LP2) which seek to ensure development contributes towards local character and distinctiveness through high quality design.

Neighbouring visual amenity

8. The only neighbour with a significant view of the garden store is no 16. The garden store is of a modest height and forms part of the shared boundary between no 14 and 16. Due to its modest height and positioning as part of the shared boundary the garden store does not cause over shadowing to the living conditions of the occupiers of no 16. Whilst no 16 have confirmed no objection to the garden store, I have determined the appeal on the basis of the information before me and a lack of objection is neutral in my considerations.
9. In conclusion, the garden store would have no significant impact on the living conditions of no 16 Ballard Drive with specific regard to outlook and visual amenity and would comply with Policies DM25 and DM29 of the LP2 which seek to ensure there will be no unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion or activity levels.

Conclusion

10. For the reasons given above the appeal should be allowed.

C Coles

INSPECTOR