



Appeal Decision

Site visit made on 9 March 2009

by **Andrew M Phillipson** BSc CEng FICE
MIHT

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
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Decision date:
6 April 2009

Appeal Ref: APP/Q1445/A/08/2089004 **15 Leybourne Road, Brighton BN2 4LT**

- 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 Tony Lawes against the decision of Brighton & Hove City Council.
- The application Ref BH2008/02619, dated 25 July 2008, was refused by notice dated 25 September 2008.
- The development proposed is a first floor extension.

Decision

1. I allow the appeal, and grant planning permission for a first floor extension at 15 Leybourne Road, Brighton in accordance with the terms of the application, Ref BH2008/02619, dated 25 July 2008, and the plan submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Main Issue

2. The main issue is the effect the extension would have on the character and appearance of the Leybourne Road street scene.

Reasons

3. No 15 Leybourne Road is one of six semi-detached houses located to the east of Partridge House on a curve in the road. The houses are well spaced and a large flat-roofed ground floor extension has recently been added to the side of the house. The proposal is to construct a first floor over this.
4. As to the impact of the proposal on the host dwelling, I accept that the proposed extension would be large and the existing and proposed extensions would together be broadly comparable in size to the original house. However, it would be set back behind the main front elevation, and the pitched roof proposed would be lower than that of the original semi-detached pair. Accordingly, whilst the addition now proposed would inevitably further "unbalance" the pair of semi-detached houses to some degree, the extension would nonetheless remain clearly subservient to the original dwelling. Provided

that matching materials are used to build it (which could be required by condition) it would not, to my mind, materially harm the building's appearance; indeed, I take the view that, overall, it would improve it.

5. As to the impact on the wider street scene, the set back proposed and the bend in the road are such that distant views of the extension would be largely obscured by the existing dwelling on approaching the site from the west. From the east, the extension would be much more prominent by virtue of its location forward of Nos 17 and 19. However, I do not see this prominence as harmful; indeed, I take the view that the addition of a first floor extension over the present flat-roofed ground floor addition would, whilst adding materially to the overall visual mass of the dwelling, nonetheless help to integrate it successfully with the street scene. To my mind, the overall result would be an improvement in the character and appearance of the street scene.
6. It is common ground that the appeal proposal would not result in harm to the living conditions of the neighbours, and, given my findings above, I conclude that the proposal would not conflict with the development plan. I have therefore allowed the appeal.
7. In doing so, I have had regard to all other matters raised, including the other sites nearby where the Council has recently granted planning permission for two-storey side extensions to semi-detached houses. None are, to my mind, directly comparable to that proposed in the appeal. Notwithstanding this, the examples that I saw served to reinforce my view that, with appropriate attention to detail, such extensions can satisfactorily integrate with the street scene.

Andrew M Phillipson

Inspector