



Appeal Decision

Site visit made on 5 November 2012

by **E A Hill BSc(Hons) BPhil MRTPI**

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

Decision date: 20 November 2012

Appeal Ref: APP/Q1445/D/12/2184560
102 Newick Road, Brighton, BN1 9JG

- 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 R Dave against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/01593 was refused by notice dated 19 July 2012.
 - The development proposed is erection of a two storey side extension (revision of BH2011/00984).
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the existing building and the surrounding area.

Reasons

3. The proposed development would take place to the side of one of a pair of semi-detached houses on a corner plot, in an area of mainly semi-detached and terraced housing. Although the first floor of the proposed extension is slightly set back, the extension as a whole would still project forward of the building line along this part of Newick Road, which extends from the fronts of the properties at 98 and 100 Newick Road. Although the extension would be set down and be of a similar gabled design to the existing house, it would form a prominent addition to the property, especially given its corner plot, when viewed from the surrounding area.
4. The proposal would also have an adverse effect on the existing building, as the other house of the pair does not have a similar extension and the building as a whole would appear unbalanced. Whilst the appellant says that he has modified the proposal from a previous application and that there are other similar extensions nearby, this would not overcome the adverse effect of the current proposal, in an area where there has been little substantial change to the original design of the dwellings.
5. The proposal would be harmful to the character and appearance of the existing building and the surrounding area. As such, it would be contrary to policies QD2 and QD14 of the Brighton and Hove Local Plan (2005) which require a high quality of design which emphasises the positive qualities of the local area and that extensions should be well-designed and well-sited in relation to the host property and surrounding area.

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

E A Hill

INSPECTOR