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# Appeal Decision

Site visit made on 10 June 2013

**by Simon Miles BA(Hons) MSc MRTPI**

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

**Decision date: 17 June 2013**

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**Appeal Ref: APP/Q1445/D/13/2197191**

**420 Mile Oak Road, Mile Oak, Portslade, East Sussex BN41 2RA**

- 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 Stuart Wraige against the decision of Brighton & Hove City Council.
  - The application Ref BH2013/00517, dated 2 February 2013, was refused by notice dated 15 April 2013.
  - The development proposed is a single storey rear extension.
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## Decision

1. The appeal is dismissed.

## Main Issue

2. This is the effect of the proposed development on the character and appearance of the existing dwelling and the surrounding area.

## Reasons

3. The appeal relates to 420 Mile Oak Road, one of a group of moderately sized single storey dwellings fronting this section of the road. Although the proposed extension would project beyond the side elevation of the existing house, it would be set well back from the main front elevation. As such, it would be neither unduly prominent nor out of character with the general pattern of existing surrounding development, whereby many of the nearby properties have been altered and extended, including to the rear and side.
  4. However, the design of the proposed extension employs a rather crude flat roof, which fails to align with the eaves of the existing dwelling. As a consequence of this, the proposed extension would not be a harmonious addition, but would appear as a discordant and unsympathetic feature of the dwelling and the street scene.
  5. This leads me to conclude that the proposed development, by reason of its inappropriate design, would cause significant harm to the character and appearance of the existing dwelling and the surrounding area. It follows that the proposal fails to comply with saved Policy QD14 of the adopted Brighton & Hove Local Plan 2005 and the Council's adopted Supplementary Planning Guidance Note 1 *Roof Alterations & Extensions* insofar as these seek to ensure
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that extensions and alterations are well designed and sympathetic in relation to the host property and the surrounding area. The proposal further conflicts with the National Planning Policy Framework to the extent that great importance is attached to the design of the built environment.

6. In other respects, I appreciate that the appellant is seeking to improve the property and its accommodation. However, this must be weighed against the need to protect the character and quality of the local environment. Given my findings, the balance in this case weighs against approval. Therefore the appeal fails.

*Simon Miles*

INSPECTOR