
Appeal Decision

Site visit made on 12 September 2014

by Julie Dale Clark BA (Hons) MCD DMS MRTPI

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

Decision date: 23 September 2014

Appeal Ref: APP/Q1445/A/14/2221490

85B Livingstone Road, Hove, East Sussex BN3 3WN

- 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 Kieran Hood against the decision of Brighton & Hove City Council.
 - The application Ref BH2014/01219, dated 10 April 2014, was refused by notice dated 11 June 2014.
 - The development proposed is proposed loft extension and rear dormer.
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Decision

1. The appeal is dismissed.

Reasons

2. The proposal would create an additional bedroom and bathroom in the loft space which would entail the construction of a rear dormer. The dormer would extend across most of the width of the property and sit just below the ridge and be set in slightly from the rear wall of the house. The building is a mid-terrace three-storey building which comprises of two flats.
3. Local Plan¹ policy QD14 indicates that extensions or alterations to existing buildings will only be granted planning permission if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Further advice about roof extensions and alterations, including dormer windows is set out in the Council's SPD².
4. There is an existing dormer similar to the proposal on the roof to the adjacent property and I did observe other large dormer windows to the rear of properties in this terrace and to the terrace to the rear. However, there are relatively few dormer windows and I do not consider that those that are visible represent the general character of the terraces.
5. A dormer of the size and design proposed would not comply with the design advice set out in the SPD. It would be a bulky and substantial addition to the

¹ Brighton & Hove Local Plan 2005, Adopted July 2005.

² spd 12 supplementary planning document. Brighton & Hove City Council Local Development Framework, adopted 20 June 2013 – design guide for extensions and alterations (SPD).

roof. I do not consider that the presence of these other dormer windows justifies allowing this dormer window whether or not these other dormer windows have planning permission or were built as permitted development³.

6. I have considered all other matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character and appearance of the property itself and the terrace and would conflict with policy QD14 and the SPD. The appeal therefore fails.

J D Clark

INSPECTOR

³ Under the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).
