



Appeal Decision

Site visit made on 3 March 2008

by **Susan A F Simpson LLB**

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

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Decision date:
14 March 2008

Appeal Ref: APP/Q1445/A/07/2061830

4 Lenham Road West, Rottingdean, East Sussex BN2 7GJ

- 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 and Mrs Pinder against the decision of the Brighton & Hove City Council.
- The application (BH2007/02003) dated 23 May 2007, was refused by a notice dated 19 July 2007.
- The development proposed is described in the application as a roof extension.

Decision

1. I hereby dismiss the appeal.

Reasons

2. The properties along Lenham Road West vary both in style and size. Situated towards the head of this small cul-de-sac of dwellings, the appeal property enjoys a prominent location in the street scene.
3. The proposed extensions to either side of No 4 would result in a considerable horizontal expanse of roof where the incorporation of the dormer windows would add significantly to the amount of mass and bulk that would result from the new first floor additions. Overall, the proposal would materially alter the character and appearance of No 4 and produce a dwelling that would appear larger and more bulky than neighbouring dwellings and substantially more prominent and overbearing in the street scene. It follows that I find the development to be contrary to Policies QD14 and QD2 of the Local Plan and the Council's supplementary planning guidance note 1.
4. I have considered all the other matters that have been raised including the submissions that the scheme would improve the current appearance of No 4 and the references to other premises in the area. In respect of the latter, I find no direct comparison between these and the effect the development would have on the Lenham Road West street scene. I have also taken into account the support that has been received from local residents and that, had the proposal been otherwise acceptable, the second reason for refusal could have been overcome by the imposition of a condition. However, none of these matters alters the decision I have reached in this case.

S A F Simpson

INSPECTOR

