



Appeal Decision

Site visit made on 11 October 2010

by **Sheila Holden**
BSc MSc CEng TPP MICE MRTPI FCIHT

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

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Decision date:
22 October 2010

Appeal Ref: APP/Q1445/D/10/2136277 250 London Road, Brighton BN1 6YA

- 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 Mrs Emma Rehorn against the decision of Brighton & Hove City Council.
- The application Ref BH2010/00840, dated 16 March 2010, was refused by notice dated 21 June 2010.
- The development proposed is a replacement detached garage building.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue is the effect of the proposed garage on the character and appearance of the area.

Reasons

3. No 250 is a substantial detached house set back from the road and in front of which is a large gravel drive. The adjoining property is of a similar design. The immediately surrounding area also includes a number of other large detached properties. The proposal is to replace a wooden single-storey flat roofed garage and car port with a brick built garage with a pitched roof.
4. The existing garage is an unobtrusive structure which is barely visible from the road. The proposal would incorporate a substantial pitched roof some 3m in height with a hipped element that would face the road. The height of the roof, which would appear to be higher than the eaves of the existing house, would obscure part of the front elevation from the street. Furthermore, I consider that the lop-sided shape of the roof, which would also be visible from the footpath on London Road, would be an awkward and contrived design. In my view, these factors would make the proposed garage appear as an alien and incongruous feature in the street scene. It would not relate effectively to the host property and would detract from the attractive and balanced appearance of the front elevation, which mirrors that of No 248.
5. I note that the current scheme is an amendment of a previous proposal but it seems to me that the changes made were of a minor nature and did not address the principle issue of the overall scale, shape, bulk and height of the roof of the proposed structure and its relationship with the main house.

6. The footprint of the proposed garage would occupy the same area as the existing structure. I also acknowledge that the site is screened on the northern side by an evergreen hedge and views from the road are partially obscured by a wall and some planting. However, these positive features of the scheme and its setting are insufficient to set aside my concerns about the form of the roof.
7. I conclude that the proposed replacement garage would be visually intrusive, prominent and therefore harmful to the character and appearance of the area. It would fail to comply with saved Policies QD1 and QD2 which require high standards of design in new development which respect its setting.
8. The appellant drew my attention to a number of other dwellings where garages have been constructed in an area in front of the house. I am not aware of the details of these or how they were assessed by the Council. However, it seems to me that the relationship between the garage and the house at Varndean Lodge is quite different from the appeal proposal. The remaining examples are in Dyke Road Avenue which is not only some distance from the appeal site but also where relationships between the garages and the host properties vary considerably and are unique to the individual circumstances of those sites. I therefore consider these developments not to be comparable with the appeal proposal which I have assessed on its planning merits.
9. For the reason set out above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Sheila Holden

INSPECTOR