



Appeal Decision

Site visit made on 22 March 2011

by Wendy McKay LLB

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

Decision date: 6 May 2011

Appeal Ref: APP/Q1445/A/10/2141214/WF

Land adjacent to 1 Denmark Road, Portslade, Brighton, BN41 1GJ

- 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 M Redshaw against the decision of Brighton and Hove City Council.
 - The application Ref BH2010/01114, dated 19 April 2010, was refused by notice dated 7 July 2010.
 - The development proposed is construction of two storey dwelling.
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This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 5 April 2011.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue is the effect that the development would have on the character and appearance of the surrounding area.

Reasons

3. The appeal site is located within a predominantly residential area. It comprises the garden and side garage of No 1 Denmark Road which is at the end of a terrace of two storey houses on the east side of the street. Beyond the southern end of the terrace the properties are mixed in character with semi-detached two storey houses and a detached dwelling. On the west side of the street there are two and three storey flats which have front garden areas. To the north, there are garages for No 40 Vale Road and the rear gardens of Nos 36 and 38 Vale Road.
4. The proposed new dwelling would be attached to the side of the existing end of terrace house at No 1 Denmark Road. The existing garage would be demolished. The site has a relatively narrow frontage which widens out to the rear. The front of the house would be set back from the main building line and it would be 'L' shaped.
5. Although there is a mix of dwelling types in the locality, the new building would relate most closely in visual terms to the adjacent row of terraced houses. The set-back and staggered design of the structure would be out of keeping with the form and layout of those properties. It would be readily apparent from

public viewpoints on the northern part of Vale Road, as well as Denmark Road, and would appear as an incongruous feature in the streetscene.

6. The appellant points out that the overall size of the site is larger than the plot sizes of the adjacent terrace and that it is significantly wider at the rear than other properties in the locality. However, given the narrowness of the front part of the site and the proximity to the adjacent garages on the frontage, the scheme would have a cramped appearance when seen from public viewpoints notwithstanding the overall size of the plot. I conclude that the development would materially harm the character and appearance of the surrounding area contrary to saved Policies QD1, QD2, QD3 and HO4 of the adopted Brighton and Hove Local Plan 2005.

Wendy McKay

INSPECTOR