



Appeal Decision

Site visit made on 30 August 2011

by Elizabeth Fieldhouse DipTP DipUD MRTPI

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

Decision date: 2 September 2011

Appeal Ref: APP/Q1445/D/11/2156342
313 Kingsway, Hove BN3 4LT

- 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 Michael Johnson against the decision of Brighton & Hove City Council.
 - The application Ref BH2011/00551, dated 22 February 2011, was refused by notice dated 20 April 2011.
 - The development proposed is 'loft conversion, remodelled roof, new porch roof'.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is the centre of a group of three 20th century two-storey hip-roofed detached houses of similar design but with detailing differences due to more recent alterations. The area is mixed with frontage development having a range of hipped and gable ended roofs as well as building heights, including four storey flats nearby on the corner of Saxon Road.
4. The proposal would increase the ridge height of the dwelling by 0.915m and extend the ridge to new gable ends with the existing front hipped roof projection also changed to a gable and its height increased. The resultant gable end building would bear no resemblance to the adjacent properties but have a similar form to some of the detached houses to the east beyond Tandridge Road or the pair of semi-detached houses at 317 and 319 Kingsway. Nevertheless, the height of the proposed ridge that would be necessary to avoid a flat topped roof would not only dominate the immediate neighbouring dwellings but would be 0.3m higher than the ridge to nos.317 and 319.
5. The extended dwelling would appear over dominant and bulky in its location, by reason of the height of the main roof and the form and height of the front gable. Thereby it would be harmful to the character and appearance of this particular part of Kingsway. The glazed screen in the front gable would further draw attention to the uncharacteristic height and changed form of dwelling. The appeal property faces the sea over Hove Lagoon and therefore the

dominance of the extended dwelling would stand out, not only from Kingsway but from paths to, and along the esplanade.

6. The appellant has a Lawful Development Certificate for a roof conversion that would raise the side walls to a half hipped roof. The Council acknowledges that proposal would be inferior in design terms. There is no evidence that such a scheme would be implemented and it would not provide the floorarea in the proposal, the subject of this appeal. The scheme that would be lawful would not justify the scale of the increase in the ridge height from the proposal, which would dominate the height of the other dwellings between Saxon Road and Tandridge Road. By reason of its height compared to the adjoining properties, the proposal would harm the character and appearance of the area and would not accord with the Brighton & Hove Local Plan 2005 policy QD14 (a).
7. The proposed porch roof would have a gable end, rather than the current hipped roof, to reflect that which is proposed for the main roof. In the absence of the proposed roof remodelling, the proposed porch would be out of character with the existing building and therefore should not be approved. For the reasons given the appeal should fail.

Elizabeth Fieldhouse

INSPECTOR