



Appeal Decision

Site visit made on 3 April 2013

by John D Allan BA(Hons) BTP MRTPI

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

Decision date: 11 April 2013

Appeal Ref: APP/Q1445/D/13/2193404
116 Ladies Mile Road, Hove BN1 8TE

- 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 Waterman against the decision of Brighton & Hove City Council.
 - The application Ref BH2012/03396, dated 22 October 2012, was refused by notice dated 31 December 2012.
 - The development proposed is described as "*stand up front of roof into a barn end and extend west dormer forward*".
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is a detached dwelling set within a run of broadly similar style properties within a residential area. The property has previously been extended into the original loft space and includes 2 reasonably large, flat roof dormers to each side elevation. The proposal would extend the existing hipped roof forward into what has been described as a 'barn-end' with an enlargement of the existing dormer to the west elevation.
 4. I saw during my visit that there is a variety of roof forms for the properties along this side of Ladies Mile Road at this point due, in part, to some modifications and extensions to some, and in other cases due to variations in the original designs. I also noted that there were other examples of 'barn-end' elevations facing the road. As such, I find that neither the modifications to the roof profile nor the lengthened ridge line would necessarily appear at odds with the character of the street scene.
 5. However, the enlarged west facing dormer would result in an extension that would dominate the side roof slope of the dwelling, appearing excessively large in terms of its horizontal proportions. Moreover, its scale and visual impact
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would be clearly seen from Ladies Mile Road when approaching from the west, due to the rising incline of the road, and the recessed position of the neighbouring property to this side at No 114.

6. The appellant has argued that the proposed dormer would be an improvement over the existing as it would be set back by around 900mm from the front of the proposed roof. This would appear to be the case based on the existing elevations that have been shown on the application drawings. However, I saw that the existing dormer to the west elevation has been incorrectly depicted. Rather than sitting marginally proud of the existing hipped roof, which the dormer to the opposite side does, it is actually set back by a reasonable margin. Therefore I could detect no improvement to the existing arrangement and overall I find that the proposed dormer would appear oversized and poorly related to the design of the existing building. It would therefore fail to display the quality of design that is required by Policies QD2 *Design - key principles for neighbourhoods* and QD14 *Extensions and alterations* of the Brighton & Hove Local Plan 2005 and the National Planning Policy Framework 2012.
7. I appreciate the appellant's need for more space to accommodate elderly relatives but this does not alter my conclusion that the proposal would be harmful to the character and appearance of the area. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR