



Appeal Decision

Site visit made on 5 March 2018

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 March 2018

Appeal Ref: APP/Q1445/D/17/3190556

6 Lark Hill, Hove, BN3 8PB

- 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 Me Koryn George against the decision of Brighton & Hove City Council.
 - The application Ref BH2017/02177, dated 28 June 2017, was refused by notice dated 22 September 2017.
 - The development proposed is for a hip to gable and dormer to existing roof to match adjoining semi-detached property.
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Decision

1. The appeal is allowed and planning permission is granted for a hip to gable and dormer to existing roof to match adjoining semi-detached property at 6 Lark Hill, Hove, BN3 8PB in accordance with the terms of the application, Ref BH2017/02177, dated 28 June 2017 and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: PBP0812/01, PBP0812/02 and PBP0812/03.
 - 3) The external materials to be used in the construction of the roof extension hereby permitted shall match those of the host dwelling.

Main Issue

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

Reasons

3. The Appeal site is located in an area that is largely characterised by symmetrically designed pairs of semi-detached single and two storey dwellings from a limited range of designs. The rising ground level results in varied roof heights and this together with the generous sized gaps between the pairs of dwellings results in a sense of separation between the pairs of dwellings.
4. Originally the main roofs of the dwellings were hipped, however a significant proportion of the dwellings have roof additions which include hip to gable

- extensions and a range of front, side and rear dormer additions. Most of the dormer additions on the bungalows have flat roofs which project close to the ridge lines of the buildings concerned. Many of the hip to gable extensions have unbalanced the pairs of dwellings, detracting from their symmetry and the sense of uniformity within the street scene.
5. This includes the dwelling at 8 Lark Hill (No.8), which adjoins the Appeal dwelling. This dwelling has a full hip to gable side extension and a large flat roofed dormer extension which covers most of the rear elevation of that dwelling. This has unbalanced the pair of dwellings and the situation is exacerbated by the existing side extension at the Appeal property, which also has a gable roof. The hipped roof of the Appeal dwelling appears visually awkward and disjointed between the gable roofs on either side.
 6. Together and amongst other things policy QD14 of the Brighton & Hove City Plan Part One (City Plan) and the Council's Supplementary Planning Document 12: *Design guide for extensions and alterations 2013 (SPD)* seek to ensure that extensions are well designed and detailed both in relation to the host and adjoining properties. Roof extensions should not result in an imbalance between pairs of semi-detached dwellings, although where one half of a pair of dwellings already has a roof extension, well-designed alterations which restore their sense of symmetry may be acceptable. In such instances this may entail a more flexible approach to the guidance set out in the SPD. The guidance in the SPD advises that large box dormers give the appearance of an additional story and will not be permitted.
 7. Policy CP12 of the City Plan and the National Planning Policy Framework (NPPF), similarly seek to ensure that new development adds to the quality of the area, respects and responds to local character and reinforces local distinctiveness. At the same time the NPPF states that planning policies and decisions should not stifle innovation or attempt to impose architectural styles or particular tastes.
 8. The proposed hip to gable extension would restore the sense of symmetry of the pair of dwellings within the street scene. It would also be consistent with other extended pairs of dwellings within Lark Hill and would relate satisfactorily to the Appeal dwelling's existing side extension. As a consequence, the proposed hip to gable extension would improve the appearance of the pair of dwellings and make a positive contribution to the street scene. It is noted that the Council, similarly raised no concerns to this aspect of the Appeal proposal.
 9. Due to its size and form the proposed rear dormer would be in direct conflict with the specific dormer window advice set out in the SPD. However, its form and bulk would mirror that of the existing large rear dormer extension at No.8 and thus it would restore the sense of rhythm and symmetry between the two dwellings within the rear garden environment. It would also help restore the sense of simplicity and uncluttered lines of the original pair of dwellings. The insertion of two windows within this dormer, rather than one, would help soften its appearance by breaking up the area of tile hanging.
 10. The proposed dormer would be almost fully screened from the street scene by the existing side extension. The small glimpses of the top/side of the cheek of the proposed dormer would be no different to other large and smaller dormer additions visible within the street scene.

11. Within the rear garden environment, the proposed dormer would result in the pair of dwellings appearing symmetrical and uncluttered. The rear dormer would sit comfortably alongside the dormer at No.8 and would reflect the form and size of other rear dormers in the immediate area, which are now an integral part of the character of the area. The pair of dwellings would take on the form of a pair of dormer bungalows, consistent with other extended bungalows in the area.
12. For these reasons the proposed scheme, including the large box dormer, would fully comply with the above policies and is a case where, in accordance with the SPD, a more flexible approach to the guidance set out in the SPD is appropriate.
13. The Council has suggested the imposition of conditions relating to the use of matching materials and adherence to the submitted drawings. These conditions are necessary to ensure that the extension blends in appropriately with the host dwelling and in the interests of certainty.
14. I conclude that, although the proposal would change the appearance of the host property, it would respect and respond to the character and appearance of the pair of dwellings and the local area and would be readily assimilated into the street scene and the rear garden environment. It would therefore comply with policies CP12 and QD14 of the City Plan, the NPPF and the SPD.

Elizabeth Lawrence

INSPECTOR

