



Appeal Decision

Site visit made on 17 April 2018

by **J Ayres BA Hons, Solicitor**

an Inspector appointed by the Secretary of State

Decision date: 4th May 2018

Appeal Ref: APP/Q1445/W/17/3188292 74 Westbourne Street, Hove BN3 5PH

- 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 Chris Ims against the decision of Brighton & Hove City Council.
 - The application Ref BH2017/01793, dated 24 May 2017, was refused by notice dated 7 August 2017.
 - The development proposed is loft conversion with front and rear dormer.
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Decision

1. The appeal is allowed and planning permission is granted for loft conversion with front and rear dormer at 74 Westbourne Street, Hove BN3 5PH in accordance with the terms of the application, Ref BH2017/01793, dated 24 May 2017, 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: Drawing No 04 (Existing and Proposed Floorplans and Elevations); Drawing No 05 (Site Layout Plan).
 - 3) The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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 three storey mid terrace located on Westbourne Street. A number of the properties exhibit dormer windows that vary drastically in size and scale. In addition, I witnessed at the time of my site visit that a number of the properties along Westbourne Gardens have had front and rear dormers installed. Due to the imposing height of the properties in the area the dormers, albeit varied, nestle in to the built form and add some variety to the residential pattern of development.
4. The appeal site is seen within the context of the wider street scene, although fewer properties on the side of Westbourne Road upon which the appeal

property is located have dormer windows, this style of window is a clear and strong element of the character of the general area.

5. The scale and design of the proposed dormers is similar to a number of those existing. They would sit comfortably within the roof slope and would therefore not appear visually dominant in respect of their impact on the host property or the wider street scene.
6. Accordingly, I find that the proposal would respect the character of the area and would be of a size that complemented the host property. It would comply with Policy QD14 of the Brighton and Hove Local Plan 2016 and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations' which seek to ensure that development respects the host property and character of the area.

Conditions

7. I have included a condition specifying the plans as this provides certainty, and a condition in relation to materials in the interests of protecting the character of the area.

Conclusion

8. For the reasons above, and taking into account all other matters raised, I conclude that the appeal should be allowed.

J Ayres

INSPECTOR