
Appeal Decision

Site visit made on 12 December 2016

by Martin Andrews MA(Planning) BSc(Econ) DipTP & DipTP(Dist) MRTPI

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

Decision date: 3rd January 2017

Appeal Ref: APP/Q1445/D/16/3160975
132A Warren Road, Brighton BN2 6DB

- 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 Ray Packham against the decision of Brighton & Hove City Council.
 - The application, Ref. BH2016/02955, dated 8 August 2016, was refused by notice dated 10 October 2016.
 - The development proposed is a side conservatory.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. I saw on my visit that 132A Warren Road is one half of a semi-detached pair of dwellings with No. 132 and occupies a corner plot at the junction of Roseberry Avenue. Both Nos 132A and No. 134 opposite are set well back from Roseberry Avenue and Warren Road, and together with their good sized gardens form a spacious setting in keeping with the residential area of which they are part.
 4. The proposed conservatory would be an addition to the flank of the appeal building that faces Roseberry Avenue, albeit it is this elevation to the building that has the main entrance. Although the proposed building would leave a gap of almost 2m to Roseberry Avenue, its position only slightly set back from the front elevation to Warren Road and clearly in front of the established building line to the Avenue would draw the eye as an inappropriately sited addition to the host dwelling.
 5. This harmful effect would be accentuated by the appearance being one of a conservatory of a standard design and normally more appropriate in a private garden to the rear of dwellings. The outcome would be one of unacceptably reducing the spacious character of the road junction. In addition it would combine with the existing rear conservatory and the covered walkway to Roseberry Avenue to give a somewhat overdeveloped and cluttered appearance to the rear and flank of the dwelling.
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6. Overall, I consider that the proposal would have a harmful effect on the street scenes of both Warren Road and Roseberry Avenue and thereby result in an unacceptably harmful effect on the character and appearance of the area.
7. The appeal scheme would therefore conflict with Policy QD14 of the Brighton & Hove Local Plan (Retained Policies March 2016); the Council's Supplementary Planning Document 12: 'Design Guide for Extensions and Alterations', and Section 7: 'Requiring Good Design' of the National Planning Policy Framework 2012.
8. The appeal is therefore dismissed.

Martin Andrews

INSPECTOR