



## Appeal Decision

Site visit made on 10 October 2017

by **Grahame Gould BA MPhil MRTPI**

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

Decision date: 7<sup>th</sup> November 2017

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### Appeal Ref: **APP/P1425/W/17/3178877** **5 Vale Road, Seaford BN25 3EY**

- 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 S Powney against the decision of Lewes District Council.
  - The application Ref LW/17/0094, dated 1 February 2017, was refused by notice dated 24 March 2017.
  - The development proposed is construction of a two bed dwelling with two off street parking spaces and associated landscaping.
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### Decision

1. The appeal is dismissed.

### Main Issues

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

### Reasons

3. The development would involve the construction of a two storey house attached to the side of 5 Vale Road (No 5) and it would result in the short terrace of three properties at Nos 5 to 9 becoming a terrace of four dwellings.
4. No 5 occupies a corner position at Vale Road's junction with Sherwood Rise, with Vale Road having been developed at a quite high density. The gap between the side elevation of No 5 and the back edge of the footway in Sherwood Rise therefore provides some relieving space in the streetscene and is to a degree matched by the set back of the front elevation of the bungalow on the opposite side of Sherwood Rise. The development would result in the loss of some relieving space in the streetscene and I consider that this would be harmful to the character and appearance of the area.
5. There is a hedge that marks part of No 5's side boundary and some of it would be removed to facilitate the development. The hedge that would be lost would be replaced by pre grown Ivy panels. While the Ivy panel hedge would provide some softening for the flank wall of the new house, its installation would not address the loss of spaciousness in the streetscene.
6. Nos 5 to 9 have a balanced front elevation, with No 5 and No 9, as the wing properties, having small front dormers, cutting through their front eaves, while No 7 has a central gable feature. The construction of the additional house would unbalance the existing terrace, leaving it with a discordant

appearance, given that the other terraces in the vicinity of No 5 have balanced front facades. I consider that the unbalancing of the terrace at Nos 5 to 9 would be indicative of this being an uncharacteristic and thus harmful form of development for Vale Road.

7. I therefore conclude that the development would be harmful to the character and appearance of the area. The development would therefore be in conflict with saved Policy ST3 of the Lewes District Local Plan of 2003, Core Policy 11 of the Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030 of 2016<sup>1</sup> and section 7 (Requiring good design) of the National Planning Policy Framework. That is because the development would neither be of a high standard of design nor would it add to the overall quality of the area, with the degree of site coverage being inappropriate, while the addition of an extra house would interrupt the rhythm of the terrace at Nos 5 to 9.

### **Other Matters**

8. I recognise that the house would be in an accessible location and that there are no highway objections to this development. While those matters weigh in favour of the development, I find them to be outweighed by the harm that I have identified.

### **Conclusion**

9. For the reasons given above I conclude that the development would be harmful to the character and appearance of the area, harm which I consider could not be overcome by the imposition of reasonable planning conditions. The appeal is therefore dismissed.

*Grahame Gould*

INSPECTOR

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<sup>1</sup> Jointly adopted with the South Downs National Park Authority