
Appeal Decision

Site visit made on 18th December 2017

by Alison Roland BSc DipTP MRTPI

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

Decision date: 02nd January 2018

Appeal Ref: APP/P1425/D/17/3185465

31 Cantercrow Hill, Denton, Newhaven, BN9 0RP.

- 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 & Mrs Brito against the decision of Lewes District Council.
 - The application Ref: LW/17/0484, dated 5 June 2017, was refused by notice dated 23 August 2017.
 - The development proposed is extension of roof and conversion to form first floor accommodation to include "granny flat". Reordering of garage frontage.
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Decision

1. The appeal is allowed and planning permission is granted for extension of roof and conversion to form first floor accommodation to include "granny flat". Reordering of garage frontage, at 31 Cantercrow Hill, Denton, Newhaven, BN9 0RP, in accordance with the terms of the application Ref: LW/17/0484, dated 5 June 2017, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three 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: P/1760/101: Location Plan; Drawing No: P1760/102: Block Plan; Drawing No: P/1760/103: General Arrangement as Existing; Drawing No: P/1760/104: General Arrangement as Proposed.

Main Issue

2. The main issue in this appeal is the implications of the proposal for the character and appearance of the area.

Reasons

3. The appeal site comprises a detached bungalow situated on a corner plot at the junction of Cantercrow Hill with St Leonard's Road. The proposal would see the roof pitch increased in order to accommodate rooms in the roof space as well as the addition of two dormers to one side and elevational changes.
 4. I take the Council's point that this particular row of bungalows have shallow roof pitches and the proposal would be markedly steeper and impart a bulkier
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roof to the property. However, the dormers would be well placed in the side elevation and not appear overly large relative to the roof slope. In particular, this estate is characterized by an eclectic mix of house types and is marked by abrupt changes in roofscape caused partly by the steep levels, but also by the juxtaposition of different (and in some cases radically different) house types of differing heights and forms. Moreover, there are dwellings with diverse roof forms across the opposite side of the road, further down Cantercrow Hill and on St Leonard's Close and Road around the corner. In this context, the proposal would not appear out of place.

5. I thus conclude on the main issue that the proposal would integrate satisfactorily with the prevailing character and appearance of the area. It follows that I find no conflict with Policy ST3 of the Lewes District Local Plan (2003) as retained in the Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030 (2016) and Policy CP11 of the same plan, which seek to ensure that development is designed to a high standard, respects the character, rhythm and layout of neighbouring buildings and the sense of place of the local area more generally.
6. The Council do not suggest any conditions other than the standard time limit for commencement of development and a condition confining the approval to specified plans, which is necessary for certainty.

ALISON ROLAND

INSPECTOR