
Appeal Decision

Site visit made on 22 March 2016

by Richard S Jones BA(Hons) BTP MRTPI

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

Decision date: 4 April 2016

Appeal Ref: APP/T1410/D/15/3141219

145 Burton Road, Eastbourne, East Sussex BN21 2RU

- 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 Mrs S. Ravipati against the decision of Eastbourne Borough Council.
 - The application Ref PC/150797, dated 29 July 2015, was refused by notice dated 21 October 2015.
 - The development proposed is a two storey extension at side.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues to be considered are the effects of the proposed development on the character and appearance of the area and on the living conditions of the occupants of the neighbouring property at No 143 Burton Road, with particular reference to outlook and light.

Reasons

Character and appearance

3. The host property is an extended two storey detached dwelling built in a chalet style with an asymmetrical roof. The corner position and roughly triangular shape to the appeal site is such that the dwelling is positioned almost at right angles to the neighbouring property at No 143, which is a single storey dwelling. At present, there is a comfortable visual separation between the two dwellings.
 4. Although the appeal site may be relatively large, its usability is constrained by the very steep nature of the rear garden area, which has focused the main built development to the lower street level. In overall terms, the width of the extension would not be too dissimilar to the width of the original form of the host dwelling and at two storeys in height would largely close the existing visual gap between it and the dwelling at No 143. As a consequence, a characteristic and positive feature of the area provided by the regular rhythm of gaps between dwellings would be lost in this location.
 5. The existing gap also assists in reconciling the visual transition between the scale of the two storey appeal dwelling and the bungalow at No 143. The loss of the gap to a two storey side extension in such close proximity to No 143 would serve to emphasize the differences in scale and would result in a domineering and
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