Appeal Against Planning Refusal
46 Victoria Road, Southwick, West Sussex
Application No: AWDM/0880/20

The proposal to which this appeal relates is for the demolition of existing dwelling and garage, proposed two-storey detached three bedroom dwelling.

The application was refused by Adur District Council for one reason:

'The size and shape of the plot and its relationship to existing properties are incompatible with existing development in the area and the proposal constitutes overdevelopment that would be out of keeping with and detrimental to the environmental character and residential amenities of the locality, contrary to Policy 15 of the Adur Local Plan and the NPPF

With regard to Policy 15, it states in part:

'development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, detailed design features and landscaping. Development should:

> **Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;**
> **Include a layout and design which takes account of the potential users of the site;**
> **Incorporate the principles of securing safety and reducing crime through design in order to create a safe and secure environment**
> **Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have any unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space.**

Permission has already been granted under reference AWDM/1289/19 for the erection of a two-storey detached two bedroom dwelling.

This application seeks to increase the size of the dwelling by an additional bedroom and increased foot print. The approved footprint is 42.5m² and the proposed 63.2m². The footprint of the bungalow it is to replace is 93.1m². It can therefore be seen that there is an improvement in terms of massing from the original dwelling.

The siting of the proposal is the same as that previously approved and the depth is actually less and therefore does not adversely affect the adjoining property to the north. As such there can be no further loss of light.

With regard to the design, Victoria Road consists of various designs of houses both detached and semi-detached. The main feature is the use of projecting bays to the

front. The proposal, as detached and is wider than some of the detached dwelling incorporates two bays similar the semi-detached properties. The materials and pitch of the roof will also be similar to other properties in Victoria Road.

As the plot is relatively large, it is considered that the best use of the land would be for a three bedroom property rather than a two bedroom property.

It is hoped that when the inspector visits the site and surrounding area, that the proposal will not be out of keeping or have a detrimental effect on the adjoining properties and surrounding area.