The Planning Inspectorate

Appeal Decision

Site visit made on 20 November 2015

by Les Greenwood MRTPI

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

Decision date: 2 December 2015

Appeal Ref: APP/Y3805/D/15/3132099
16 Windlesham Gardens, Shoreham-by-Sea, West Sussex BN43 5AD

- 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 and Mrs Anthony Ritchie against the decision of Adur District Council.
- The application Ref AWDM/0748/15 was refused by notice dated 14 July 2015.
- The development proposed is the creation of a double height front porch and the bringing forward of the ground floor garage elevation by 1 metre.

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the house and of Windlesham Gardens.

Reasons

3. Windlesham Gardens is a residential street of mainly inter-war houses, attractively laid out around a central green. Aside from a few more modern buildings the houses here generally display many of the architectural features of the period, including a high degree of articulation, projecting gables, double-height bays, cat-slide roofs, dormer windows and good quality detailing. Although not a conservation area, the street does have a distinct character that merits protection.

4. No 16 is fairly typical here, with projecting gables framing a central cat-slide roof that covers the front porch and hall. The key part of the proposal is to enlarge the hall by replacing the cat-slide feature with a third projecting gable, which would be glass fronted. The Council's Development Control Standard No 3 (DCS3) *Extensions and Alterations to Dwellings* pertinently advises that front extensions are particularly difficult to integrate successfully with the existing house and street scene and that the introduction of large areas of additional glazing at the front of a house is rarely successful.

5. This proposed new gable would step forward of the existing gables and neighbouring properties, becoming one of the most prominent features of the

street scene. In form, design and extensive use of glass it would conflict with the style of the building, breaking up the harmony of the row of houses. I saw no other similar features in the street. The appellant argues that the existing twin gabled form is already out of character with the local architecture. I disagree, but even if this was the case then the introduction of a third gable joining the other 2 would be more out of character.

6. I am led to the conclusion that the proposal would harm the character and the appearance of the house and of Windlesham Gardens. It therefore conflicts with the aims of Adur District Local Plan Policy AH7 and DCS3, to ensure that extensions are designed to be sympathetic to both the dwelling and the area in general. This aligns with the National Planning Policy Framework's emphasis on securing high quality design that reinforces local distinctiveness.

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR