The Planning Inspectorate

EST 1909

For official use only
Date received

HOUSEHOLDER PLANNING APPEAL FORM

If you need this document in large print, in audio format, or in Braille, please contact our helpline on 0117 372 6372. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your householder planning appeal form".**

WARNING: The appeal and essential supporting documents **must** reach the Inspectorate within the appeal period. If your appeal and **essential supporting documents are not received in time we will not accept the appeal.**

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

See section A of the guidance leaflet. The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name ANTHONY KENNEDY

Organisation name (if applicable)

Address 2 PARK LANE, SOUTHWICK

WEST SUSSEX Postcode BN42 4DL

Daytime phone Fax

I prefer to be contacted by Post ✓ Email *

* Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name JON ANDREWS LTD

Organisation name (if applicable)

Address CHILCOTE, THREALS LANE, WEST

CHILTINGTON, WEST. SUSSEX Postcode RH20 2RF.

Your reference

Daytime phone 01798 812517 Fax 01798 812517

I prefer to be contacted by Post ✓ Email *

* Email address

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA ADUR DISTRICT COUNCIL

LPA's application reference number AWDM/1035/11

Date of the application 16 12 11

Date of the LPA's decision notice 10 02 12

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address 2 PARK LANE, SOUTHWICK
WEST SUSSEX

Postcode BN4 2 4DL

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

1 Is the appeal site within a Green Belt?	Yes	No ✓
2 Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	Yes	No ✓
3 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet.	Yes	No ✓

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes No ✓

TWO STOREY REAR EXTENSION AND REAR DORMER

Area of floor space of proposed development in square metres 10.2

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

1 Refused planning permission 1 ✓

2 Refused permission to vary a condition(s). 2

G. GROUNDS OF APPEAL

See section G of the guidance leaflet to help you decide what to include in your appeal

SEE ATTACHED SHEET.

Please continue on a separate sheet if necessary.

The Site & Application

The Appeal site consists of a detached two storey Victorian dwelling standing on level ground on the borders of the Southwick Conservation Area and surrounded by residential properties of varying ages. The front of the site is opposite the southern tip of Southwick Green and the rear north side adjoins plots occupied by semi-detached Victorian properties.

The proposals submitted to Adur District Council for Planning Permission were for two small two storey rear extensions, adjoining the existing two storey rear project, to provide an enlarged kitchen/breakfast area on the ground floor and an enlarged bedroom on the first floor. The existing catslide rear roof profile was adopted for the extensions and a small rear facing dormer was proposed to enhance the headroom over the central portion of the extended bedroom.

Planning Permission was refused on the grounds that the proposed rear dormer would, by reason of it's bulky and incongruous hipped roof and awkward unsympathetic positioning on the roof slope, create a visual alien oddity to the detriment of the architectural integrity of the host building within the street scene and of the roofline of the surrounding houses in the locality to the detriment of the established character and appearance of this part of Southwick.

Grounds of Appeal

In the preparation of the submitted proposals consideration has been given to the surrounding built environment, roofscape and design styles. The immediately adjacent dwellings are of traditional Victorian design under traditional pitched roofs with a varied mixture of hipped and gabled roof designs. The later, more modern additions to the neighbourhood also feature a subtle mixture of roof designs resulting in the Appeal site not forming part of a uniform street scene and it is this variety which adds to the charm of the Conservation Area. Most significantly, the Appeal building itself has a large rear hip roof (above the catslide) leading to a side facing gable above the projecting bay window. It was with this roofscape mixture in mind that the hip-roof dormer was proposed and we would contend that the submitted proposals not only look attractive on the host dwelling, they also significantly enhance the Conservation Area roofscape.

Alternative proposals, for a flat roofed dormer, were considered at the time of design, but it was felt that the introduction of a flat roof would be an alien feature at odds with the nature of the existing property. Furthermore, the use of rooflights, as suggested at one point by the Planning Officer would not meet the basic requirement of improving the headroom over the bedroom and, more significantly, would be impractical in a roof having a pitch of 20 degrees where weathering would be difficult.

The use of dormers within, or bordering, the Conservation Area is not out of the question as a matter of principle. The Saved Adur Local Plan policies AG1, AB4 and AB7 and the SPG Development Control Standard No 3 do not, in any way, prohibit the use of dormers which are sympathetic to the donor property and which are subservient in scale to the original roofscape and reflect the construction styles prevalent in the locality.

We would contend that the proposed dormer meets and exceeds these objectives and it is for these reasons that we respectfully submit this Appeal

H. (part one) SITE OWNERSHIP CERTIFICATES

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

*Please tick **ONE** box only* ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

OR

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form. C/D

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b).

*Please tick **ONE** box only* ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: A ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

I. ESSENTIAL SUPPORTING DOCUMENTS

See section I of the guidance leaflet.

If we do not receive both your appeal documents by the end of the appeal period we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

1 A copy of the original **planning application form** sent to the LPA. 1 ✓

2 A copy of the **LPA's decision notice**. 2 ✓

J. OTHER APPEALS

See section J of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

K. CHECK SIGN AND DATE

See section K of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

1 I have completed all sections of the form and the details of the ownership (sections H, parts one and two) are correct to the best of my knowledge. ✓

2 I have enclosed **both** the essential supporting documents listed in section I. ✓

3 I have enclosed my grounds of appeal (if not given in section G). ✓

4 I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not we will not normally accept your appeal).* ✓

5 I have signed and dated the form *(unsigned forms will be returned to you).* ✓

Signature [redacted] Date 06 03 12

Name (in capitals) [redacted] On behalf of (if applicable) MR. A. KENNEDY.

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found in the guidance leaflet.

L. NOW SEND

See section L of the guidance leaflet.

1 COPY to us at: **1 COPY to the LPA** **1 COPY for you to keep**

The Planning Inspectorate
Scanning Team (Householder Appeals)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Helpline: 0117 372 6372

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

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NR3 1BQ

CHOICE OF PROCEDURE It is important that you read carefully the attached notes and indicative criteria before you complete this section.

There are 3 possible procedures: - written representations, hearings and inquiries. You should consider carefully which procedure suits your circumstances before selecting your preferred option by ticking the box.

1 THE WRITTEN REPRESENTATIONS PROCEDURE

W ✓ *

This is normally the simplest, quickest and most straightforward way of making an appeal. The 'Householder Appeals Service' written procedure is particularly suited to small-scale developments.

* Please see further questions at section D of the Householder Planning Appeal Form.

2 THE HEARING PROCEDURE

H ◈

This procedure is likely to be suited to more complicated cases which require detailed **discussion** about the merits of a proposal. At a hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. Although you may indicate a preference for a hearing, the Inspectorate will consider whether your appeal is suitable for this procedure against the indicative criteria.

◈ Please answer the question below.

a) Is there any further information relevant to the hearing which you need to tell us about? If so please explain below. Yes No

3 THE INQUIRY PROCEDURE

I ▲

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar, as the parties to the appeal will usually be legally represented and expert witnesses may be called to give evidence. Although you may indicate a preference for an inquiry the Inspectorate must also consider that your appeal is suitable for this procedure against the indicative criteria.

▲ Please answer the questions below.

a) How long do you estimate the inquiry will last? (Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment. days (in numbers)

b) How many witnesses do you intend to call? witnesses (In numbers)

c) Is there any further information relevant to the inquiry which you need to tell us about? If so, please explain below Yes No