From: Lindell, Erin <Erin.Lindell@pins.gsi.gov.uk> on behalf of Despatch_Admin <Despatch.Admin@pins.gsi.gov.uk>
Sent: 20 June 2013 15:55
To: developmentcontrol
Subject: Planning Inspectorate: Ref 2191638: 128a Brighton Road, BN15 8LN
Attachments: COVERDL1 20_06_2013.pdf; DECISION.pdf

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The Planning Inspectorate
EST 1909

Quality Assurance Unit
Temple Quay House
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Customer Services: 0303 444 5000

Mrs D Johnson
Adur District Council
Planning & Development Services
Department
Civic Centre
Ham Road
Shoreham By Sea
West Sussex
BN4 6PR

Your Ref: AWDM/1334/12

Our Ref: APP/Y3805/A/13/2191638

Date: 20 June 2013

Dear Mrs Johnson

Town and Country Planning Act 1990
Appeal by Mr Steven Lawless
Site at 128a Brighton Road, Lancing, BN15 8LN

I enclose a copy of our Inspector's decision on the above appeal.

If you have queries or feedback about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at http://www.planningportal.gov.uk/planninginspectoratefeedback.

If you do not have internet access please write to the Quality Assurance Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

Yours sincerely

Erin Lindell

COVERDL1

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You can use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -
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The Planning Inspectorate

Appeal Decision

Site visit made on 11 June 2013

by J L Cheesley BA (Hons) DipTP MRTPI

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

Decision date: 20 June 2013

Appeal Ref: APP/Y3805/A/13/2191638
128A Brighton Road, Lancing, West Sussex BN15 8LN

- 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 Steven Lawless against the decision of Adur District Council.
- The application Ref AWDM/1334/12, was refused by notice dated 4 January 2013.
- The development proposed is rear and side extension with a pitched roof to flat roof conversion.

Decision

1. The appeal is dismissed.

Planning Policy

2. The Council referred to policies in the South East Plan (2009). Those policies referred to were revoked as part of the partial revocation of the plan on 25 March 2013.

Main Issue

3. I consider the main issue to be the effect of the proposal on the appearance of the surrounding streetscene.

Reasons

4. The appeal property lies within a predominately residential area of mixed character, including 1920s properties, more recent development and buildings of contemporary design. The proposal includes alterations and extensions to the upper floors creating a flat roof contemporary design at these levels.

5. Contemporary design is appropriate in this mixed streetscene. However, whilst I note that there would be some painting of the ground floor elevations, the original ground floor design would remain. The building would appear neither contemporary nor traditional. As such, the proposed contemporary extensions, due to their design and scale, would not be in keeping with the original building or the remaining ground floor façade and would appear as incongruous additions. In particular, the proposed contemporary materials would appear at odds with the retained traditional ground floor features and the mix of fenestration detailing in the front façade would appear ill proportioned. In my

opinion, this mix of designs within the same building would harm the appearance of the property to the detriment of the appearance of the streetscene.

6. For the reasons stated above and having taken into consideration all other matters raised, I conclude that the proposal would have an adverse effect on the appearance of the surrounding streetscene. Thus, the proposal would be contrary to guidance in the Council's Supplementary Planning Guidance: *Development Control Standard No. 3 Extensions and Alterations to Dwellings* and Policies AG1 and AH7 in the Adur District Local Plan (1996). In particular where the design and materials of extensions are required to be sympathetic to both the original dwelling and the area in general. In this particular instance, I consider that the guidance and these policies are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be seeking to ensure high quality design.

J Cheesley

INSPECTOR