Appeal Decision

Site visit made on 18 May 2009

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

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Decision date:
28 May 2009

Appeal Ref: APP/M3835/A/09/2097826
Cote Farmhouse, Cote Street, Worthing, West Sussex BN13 3EX

- 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 Gavin Flowers-Leek against the decision of Worthing Borough Council.
- The application Ref WB/08/0603/FULL, dated 3 June 2008, was refused by notice dated 27 August 2008.
- The development proposed is a conservatory at rear.

Decision

1. I dismiss the appeal.

Main Issue

2. The main issue is the effect of the proposed conservatory on the character and appearance of the host property.

Reasons

3. Cote Farmhouse is an attractive detached house set in a substantial plot and well screened from public views within the Sussex Downs Area of Outstanding Natural Beauty (AONB). It has a small single-storey side projection with a pitched and hipped roof which runs alongside most of the southern elevation of the building.

4. The proposal is to construct a conservatory, most of which would be to the rear of the house but which would also enclose part of an existing patio to the side. It would wrap around the rear corner of the building abutting and extending beyond the existing side projection. When looking along the side of the house from the front garden the conservatory would be wider than the side projection and the shape and height of its roof would not complement this existing feature. When viewed from the side the angles of the two roofs would be different and the meeting point would appear awkward resulting in a lack of satisfactory integration between the conservatory and the existing side projection. In my view the proposed design fails to respect the character and proportions of the existing building and would appear an incongruous addition detrimental to the appearance of this individually designed and otherwise attractive house.

5. I understand that the proposed position of the conservatory would enable the appellants to make most effective and private use of the area to the rear of their property and accept that it would not result in harmful overlooking or

overshadowing of neighbouring dwellings. Since the property is well-screened from public views neither would there be harm to the character and appearance of the AONB. However, none of these positive attributes of the proposal outweighs the concerns that I have identified in relation to the siting and design of the conservatory and its relationship to the main house.

6. I therefore conclude that the proposed conservatory would be harmful to the character and appearance of the host property, contrary to saved Policies CH1 and DEV1 of the West Sussex Structure Plan and saved Policies BE1 and H16 of the Worthing Local Plan, all of which seek to ensure high standards of design which respect the setting.

7. For this reason, and having regard to all other matters raised I conclude that the appeal should be dismissed.

Sheila Holden
INSPECTOR