The Planning Inspectorate

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Your Ref: WB/10/0534/FUL

Our Ref: APP/M3835/A/10/2137832/WF

Date: 26 January 2011

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED - 1 FEB 2011
TO VB REF No. 10 9
INSTRUCTION

Dear Ms Beer

**Town and Country Planning Act 1990**
**Appeal by Ms S Spencer**
**Site at 12 Galsworthy Road, Goring-by-sea, Worthing, BN12 6LN**

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

If you have queries or complaints about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm. This page also contains information on our complaints procedures and the right of challenge to the High Court, the only method by which the decision can be reconsidered.

If you do not have internet access, or would prefer hard copies of our information on the right to challenge and our complaints procedure, please contact our Quality Assurance Unit on 0117 372 8252 or in writing to the address above.

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 0207 947 6655.

Yours sincerely

Erin Lindell

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POSITIVE ABOUT DISABLED PEOPLE

*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 -*
*http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp*
*You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

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# Appeal Decision

Site visit made on 5 January 2011

**by S J Emerson BSc DipTP MRTPI**

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

**Decision date: 26 January 2011**

**Appeal Ref: APP/M3835/A/10/2137832**
**12 Galsworthy Road, Goring-by-Sea, Worthing, BN12 6LN.**

- 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 Ms S Spencer against the decision of Worthing Borough Council.
- The application Ref WB/10/0534, dated 18 June 2010, was refused by notice dated 7 September 2010.
- The development proposed is the erection of a 3 bed house to the side of the property.

## Decision

1. I dismiss the appeal.

## Main Issue

2. The main issue is the effect on the street scene.

## Reasons

3. No 12 is the southern end of a terrace of 4 houses. The terrace is part of a large, planned estate with a formal, rectangular layout. The terrace faces a similar terrace of 3 dwellings on the opposite side of a pedestrian path. These terraces and terraces to the east and west are at right angles to Galsworthy Road. The houses at the southern ends of these terraces are set well back from the road with wide side gardens enclosed by brick boundary walls. No 12 has a conservatory on the side of the house and a wide, flat roofed extension to the rear. I saw that No 6 (in the 2nd terrace to the east) has a side extension with a pitched roof. On the opposite side of Galsworthy Road there are terraces of houses facing the road, with generally open front gardens.

4. The appeal property and adjoining terraces are sited in a long straight section of Galsworthy Road. The layout - with houses facing the road on one side and terraces at right angles to the road on the other - helps to avoid a monotonous impression when looking along the road. Although the gardens on the northern side are enclosed by walls, the set back of the houses and the absence of 2 storey development close to this side of the road makes a useful contribution to the visual character of the road.

5. The proposed house replicates the size and design of the rest of the terrace and in isolation would appear as an unremarkable addition to the terrace. But the new building would project noticeably into the street scene, disrupting the existing impression of openness above the enclosed side gardens. There would be a gap of only 1.2m between the new 2 storey end wall and the back edge of the footway. I consider that the greater prominence of 2 storey development

close to the road on this northern side would be harmful to the street scene. If I were to allow the appeal, it would make it very difficult for the Council to resist future applications for an additional dwelling on the southern ends of the 3 similar terraces nearby. The combined effect of such development would be a substantial reduction in the openness of this section of Galsworthy Road and the creation of a rather oppressive urban form. The development therefore conflicts with policy BE1 of the Worthing Local Plan 2003, which seeks a good standard of design from all development and requires development to be compatible with its surrounding and to take full account of the characteristics of its surroundings.

6. In 2010, an additional dwelling (No 8A) was added at the northern end of the terrace of which the appeal property is part. I have carefully noted the Inspector's reasoning for allowing this development (appeal decision ref APP/M3835/A/09/2098371). That house abuts The Strand, which the Inspector noted as *a wide open Boulevard*. No houses front this section of The Strand and the houses on the opposite side to No 8A are well away from the road (and front Newtimber Avenue). This different layout and the grass verges along the road (in addition to footways) make The Strand more open than Galsworthy Road. Accordingly, the context for the assessment of that appeal was different from the context for the present appeal. As a consequence, this earlier appeal is of limited relevance and there is no inconsistency of approach in coming to a different conclusion about the acceptability of adding an additional dwelling at the other end of this terrace.

7. I saw 2 new houses on adjoining plots nearby which were permitted by the Council (abutting 43 Galsworthy Road and 40 Kipling Avenue). My impression is that those houses must have resulted in some loss of openness in a short section of Kipling Avenue, but they have not altered the key characteristics of Galsworthy Road. These developments do not persuade me that the appeal proposal (and the likely consequences) would be acceptable. I note that elsewhere on this large estate several other dwellings have been added at the end of terraces, but they are not part of the visual context within which I consider this appeal should be assessed.

8. I accept that the appeal site is in a reasonably accessible location, fairly close to Goring railway station and district centre, but there is no substantial evidence of a pressing need to allow additional residential development here. There are no material considerations to outweigh the harm to the street scene.

*Simon Emerson*

INSPECTOR