

Planning Application and Appeal Reference Number:	SDNP/22/05621/HOUS APP/Y9507/D/23/3320763
Authority:	Lewes
Site:	3 Hamsey Crescent, Lewes, East Sussex BN7 1NP
Description of Development:	The development proposed is loft conversion with hip to gable conversion and dormer.
Decision and Date of Decision:	D 26 January 2024

Inspector’s Reasoning:

- The main issue was the effect of the proposal on the character and appearance of the area and host dwelling.
- The Inspector noted that 3 Hamsey Crescent was a semi-detached dwelling located on a predominantly residential street, with other dwellings in the area being mostly semi-detached with a similar appearance to No. 3. While there was some variation within the street scene and not all dwellings were entirely symmetrical, there is an established pattern of hipped roofs. As a result, the street scene had a strong symmetry which No 3 positively contributed to. In acknowledging the Design Guide SPD, the Inspector also noted that in respect of properties or streets with a very uniform roof design, significant alterations to a roof were generally unacceptable.
- The Inspector concluded that the proposal sought to extend the hipped roof of No 3 into a gable end and this would extend the width of No 3 and create a larger dwelling, which combined with the change in roof form, would unbalance the appearance of the pair of semi-detached dwellings (No 3 and No 1). As these were also the first dwellings on the street it would highlight the prominence of the proposal and its unbalancing effect.
- In addition, the Design Guide SPD specifically sought to ensure that dormers did not dominate the roof and were kept away from the ridge and edge of the roof. In this case the proposed rear dormer would extend across the majority of the roof and would be positioned close to the ridgeline. Therefore, most of the pitched roof form would be lost.
- The overall result would be a dominant feature due to its overall siting, scale, form and massing that would be detrimental to the character of the host dwelling and would harm the character and appearance of the area (as well as the host dwelling). Therefore, it would be contrary to Policies SD5 and SD31, as well as the Design Guide SPD, and the appeal was dismissed.