Appeal – Prior Approval, 5 DeBraose Way, Steyning BN44 3FD

I am writing with regards to case DC/25/0306, Prior Approval for the enlargement of existing dwellinghouse through the erection of an additional storey resulting in an increase of height of 2.7m. Property address 5 DeBraose Way, BN44 3FD

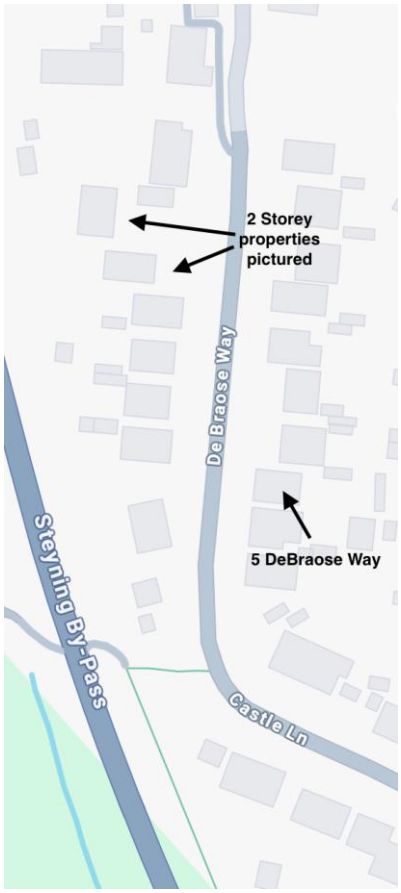
The prior approval has been refused, with the reason given that there would be a significant contrast with the visual appearance of development along the road, and the alteration would be overly prominent and out of place.

Please see evidence below that shows this application should be approved:

- There are already multiple properties in DeBraose Way that are 2 storeys, including the properties pictured on the same stretch of road within a few yards of number 5. Adding an additional storey to number 5 DeBraose Way would not therefore be a sharp and incongruous contrast with the established character as stated in the refusal.







- The property already has planning approved for 2 large dormers (reference DC/24/1344). The additional storey in this application with the materials proposed would be much more in-keeping than this already approved scope of work which is the alternative build option. No other house on DeBraose Way has 2 dormers close to the scale approved for number 5, whereas there are already 2 storey houses in the road as previously mentioned. It would therefore clearly be better for the overall character and aesthetic of the road for an additional storey to be added rather than these dormers.

Approved



Proposed



- There is a property within 350 yards, Castle Cottage in Castle Lane, that has had an additional storey added using this prior approval process in the last 12 months. There is therefore precedent for this application to be approved in the very local vicinity. In addition, multiple properties in the road adjacent, Roman Road, whose gardens back on to 5 DeBraose Way, have been converted into 2 storey dwellings in recent years.

- Due to the natural slope of the road, the height of the property even with an additional storey would not significantly impact on the visual appearance of the collective properties, and therefore the overall character and architecture.

We therefore consider that this appeal should be upheld and the prior approval application should be approved.

Kind Regards

Andrew and Lucinda Warwick