

<u>No:</u>	BH2016/06188	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	3 Meadow Close Hove BN3 6QQ		
<u>Proposal:</u>	Remodelling of existing dwelling including creation of additional floor, side and rear extensions and associated roof alterations. (Revised roof materials and rear extension design).		
<u>Officer:</u>	Justine Latemore, tel: 292138	<u>Valid Date:</u>	22.11.2016
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	17.01.2017
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Mr David Fuller Norton Studio, School Lane, Arundel, West Sussex BN18 9DR United Kingdom		
<u>Applicant:</u>	Mr P Chalkley 3 Meadow Close, Hove, BN3 6QQ		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Elevations Proposed	15865/04	C	17 February 2017
Floor Plans Proposed	15865/03	B	17 February 2017
Location and block plan	15865/05	B	17 February 2017

- 2 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 3 No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to

the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

- 4 The first floor windows in the north western elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

- 5 No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)
 - b) Samples of all cladding to be used, including details of their treatment to protect against weathering
 - c) Samples of the proposed window, door treatments
- Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton and Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application relates to a bungalow on the north-eastern side of Meadow Close, adjacent to an area of communal green space. As existing the site has a multitude of extensions and alterations including, 2 rear extensions, front and side dormers, no. 2 rear rooflights and a front garage structure.

3. RELEVANT HISTORY

BH2016/00648 - Remodelling and revised fenestration of existing dwelling to include two storey side extension to enlarge first floor including new raised roof

and associated works. Single storey flat roof rear extension and retaining wall to form extended patio at rear. Withdrawn 18/05/2016 .

4. REPRESENTATIONS

Sixteen (16) letters have been received objecting to the proposed development for the following reasons:

- Out of character with Meadow Close streetscene
- Dominant features out of place and style with the streetscene
- Balconies to front are out of character
- The bulk on the boundaries set a precedent
- Proposed windows would create loss of privacy
- Large footprint uses entire plot; overbearing
- Design is too modern for the close
- Excessive overdevelopment
- Disrespectful to the spaces between properties
- The property is at a higher elevation exacerbating its overbearing effects to no. 2
- Front balconies create a vantage point for overlooking
- External finishes exacerbate its dominant appearance
- Removes diversity of housing options within the street
- Bulk creates overshadowing to neighbouring windows
- Inappropriate height, width, depth, bulk and scale

5. CONSULTATIONS

5.1 None.

6. MATERIAL CONSIDERATIONS

6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

6.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
CP12 Urban design

Brighton & Hove Local Plan (retained policies March 2016):

QD14 Extensions and alterations
QD27 Protection of amenity

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

8. CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the design of the proposed extensions in relation to the existing building the effect it will have on the surrounding residential amenity of the neighbouring properties.

8.2 **Design and Appearance:**

The existing bungalow is at odds with the immediate surrounding neighbours being substantially smaller by reason of ridge height, single storey form and steep roof slopes although has the same plot size as its surroundings. It is acknowledged that nos. 7, 9 and 10 Meadow Close are of similar single storey forms, further southeast within the streetscene.

8.3 The Meadow Close streetscene is characterised by large setbacks, two storey forms, hipped roofs, front gable/hipped features and colour schemes of white painted render, bricks and red/brown tiling. A planning history search shows the dwellings within Meadow Close have been altered and extended through planning consent but several through permitted development rights, leading to the varied nature of roof additions, rear and side extensions.

8.4 Evident within the block plan, the detached properties within Meadow Close have large elongated plot sizes and in comparison, modest property footprints. No. 3 Meadow Close has a plot length of 55.7m from front to rear boundary line.

8.5 The application is a resubmission following the withdrawal of application **BH2016/00648** in May 2016 which proposed a similar remodelling scheme. Resulting from the withdrawal the proposed design has been amended to reduce the bulk at first floor level on the southeast boundary, in turn removing some dominating features from the façade. The external finishes have additionally been reviewed, introducing weatherboarding at first floor level to break up the rendered appearance.

8.6 Throughout the lifetime of the current application the materials were amended from natural slate roof tiles to be Marley dark red plain concrete tiles; imitating

the strong character of red/brown clay roof tiles observed throughout the close. This is considered to make a significant visual change to the proposal that softens the introduction of a remodelled dwelling in the setting of original properties; respecting the original character and palette of Meadow Close.

- 8.7 The choice of dark aluminium window framing relates to black frames seen within no. 14 Meadow Close and nos. 26 and 35 Tongdean Road at the junction with Meadow Close and the dark timber Mock Tudor features seen within nos. 21, 20, 19 and 2 Meadow Close. In conjunction with the weatherboarding and white render, the external finishes integrate the traditional into the modern and samples can be secured by condition to ensure the quality of external finishes.
- 8.8 As a result of the plot length there is opportunity to expand considerable depth to the rear. Additionally throughout the lifetime of the application the proposed rear extension was reverted to the design proposed within **BH2016/00648**. The revised rear extension alleviates previous design concerns; proposing a modest 3.6m projection from the rear elevation spanning the width of the property, no deeper than that of the existing addition; sensitively designed fenestration, aligned to the first floor and roof form appropriately integrated into the remodelling of the main dwelling.
- 8.9 The front elevation of the proposed design is considered to be a modern representation of the strong architectural features evident throughout the streetscene. From the surroundings the design has adopted one main gabled feature which retains the ground floor bay fenestration and incorporates it into the first floor design. Incorporating the garage to the body of the main dwelling, retaining a centralised main access and introducing a row of three windows at first floor level is represented within the design and observed in the surroundings.
- 8.10 As a result of the reduction in bulk at roof level the south eastern roofslope is in a catslide form; evocative to original roof forms of surrounding properties such as nos. 2, 4, 20 and 21 Meadow Close. The increase in the amount of roofscape as a result of the first floor addition is considerable and infills some space at first floor level between the host property and no. 4 Meadow Close, however when assessing the proposed block plan, existing property nos. 2, 5, 6, 10, 12, 14 and 15 Meadow Close are similarly positioned alongside shared boundaries.
- 8.11 In remodelling the property, the design integrates multiple historic additions and alterations that clutter the façade and rear of the property into one holistic design that interprets the surrounding character in a modern approach.
- 8.12 **Impact on Amenity:**
Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

- 8.13 Neighbouring properties specifically nos. 2, 4, 19 and 20 Meadow Close were assessed in regards to the potential harm to amenity including daylight, sunlight, outlook and privacy.
- 8.14 Northwestern neighbouring property no. 2 Meadow Close is positioned on a slightly lower elevation to the application site as a result of the natural south western slope of the land. It is acknowledged that as existing no. 2 has three side facing dormer windows and three rooflights positioned on a shallow roofslope with an eaves height of 3.5m on the shared boundary, alongside the depth of the proposed first floor addition. The proposed remodelling at no. 3 would result in a 5.5m eaves height; 2m higher than no. 2. The 1.5m separation has been retained between the side elevations, setting the bulk back from the shared boundary line and respecting the existing parameters of the two properties.
- 8.15 The dormers at no.2 provide light to a staircase, bathroom and rear bedroom. Bathrooms, utility rooms, hallways and garages are not considered to be habitable rooms. The rear bedroom is additionally serviced by two other large rear facing windows. The Velux rooflights service ground floor utility room and 'breakfast room' which is also serviced by a large conservatory at the rear of the house.
- 8.16 It is not considered that the proposed roof form would create adverse harm to the principal windows of habitable rooms within no. 2 which would warrant refusal of the application.
- 8.17 South eastern neighbouring property no. 4 Meadow Close is positioned at a higher elevation to the application site; evident within the proposed elevations showing the eaves of no. 4 to be 1.5m higher than the 4m eaves of the application site. In addition, there are no side facing windows proposed to create overlooking to the multiple windows existing within the side elevation of no. 4 Meadow Close. It is considered that the catslide roof design prevents significant harm of harmful bulk on the shared boundary as a result of the first floor extension
- 8.18 The two balconies proposed at first floor level are positioned over 45 meters from the nearest window within the front elevation of properties 21-18 Meadow Close removing concerns of overlooking. Additionally the balcony above the bay window measures 0.5m in depth, barely allowing for the occupiers to stand out and use it as a viewing platform but rather use it for natural light, as no other windows are proposed to Bedroom One. Bedroom Three is serviced by a Juliet balcony which is designed flush with the front elevation, not providing any raised platform for overlooking.
- 8.19 No side facing windows at first floor level other than those servicing bathrooms are proposed of which are proposed to be obscure glazed and non-opening, details of which can be secured by condition.

9. EQUALITIES

9.1 None identified.

