

<u>No:</u>	BH2018/02757	<u>Ward:</u>	Wish Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	24A Saxon Road Hove BN3 4LF		
<u>Proposal:</u>	Erection of hip to gable roof extension with front and rear rooflights, side window and 2no rear dormers. Installation of new external steps to rear and replacement windows and door.		
<u>Officer:</u>	Caitlin Deller, tel: 296618	<u>Valid Date:</u>	27.09.2018
<u>Con Area:</u>		<u>Expiry Date:</u>	22.11.2018
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	LGS New Holme Victoria Road Bexhill TN39 3PD		
<u>Applicant:</u>	Mr Edwin Wagena 24A Saxon Road Hove BN3 4LF		

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
Proposed Drawing	HOVE24ASR003 REV C		25 February 2019
Proposed Drawing	HOVE24ASR004 REV C		25 February 2019

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. The external finishes of the roof extensions hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.
4. The window in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window 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.

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 & DESCRIPTION

- 2.1. The application site relates to a two storey semi-detached property located to the west side of Saxon Road. The property is split into two flats.
- 2.2. Planning permission is sought for a hip to gable roof extension, new front and rear rooflights, two rear dormers, installation of new external steps to the rear, replacement windows and door and a new side window.

3. RELEVANT HISTORY

- 3.1. BH2013/01013 - Erection of timber and metal staircase to rear garden. Approved 14/05/2013.

4. REPRESENTATIONS

- 4.1. 7 letters of objection have been received raising the following points:

- Overlooking and loss of privacy as a result of new staircase
- Visual impact
- Will set a precedent for 45 degree angle turns in staircases
- Overdevelopment
- Impact on property value
- Potential of outdoor lighting
- Noise disturbance
- Impact on sunlight/daylight
- Unbalance of roof form
- Roof extensions contrary to SPD12 guidance
- Unacceptable impact on amenities of adjoining properties
- Concern over works that have been carried out to the existing garage
- Overshadowing
- New windows to south and west would result in overlooking
- Staircase could be used as a balcony for numbers of people

5. CONSULTATIONS

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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- 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

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 impact of the proposed development on the appearance and character of the building and wider area and the amenities of adjacent occupiers.

Design and Appearance

- 8.2. The application includes a number of different elements whose design and appearance are assessed in turn:

Hip to gable roof extension:

- 8.3. Whilst the proposed hip to gable would result in an imbalance of the two semi-detached properties, there are many other examples of hip-to gable and barn end roof extensions within the streetscene, including No's 4, 6, 20 and 28. It is noted that these have been constructed with the benefit of permitted development rights for single dwellinghouses, however they nevertheless form part of the streetscene and as such the new hip to gable extension is not considered to result in any additional significant harm.

Rear dormers:

- 8.4. The application originally proposed one large rear box dormer, which was considered unacceptable in its design and appearance. This was subsequently amended to two separate dormers. These are smaller in scale and more appropriate in their design. They would not be highly visible and are considered appropriate additions to the building.

Rooflights:

- 8.5. The proposed rooflights are minimal additions that align with the fenestration below. There are a number of properties within the vicinity of the site that already have rooflights and as such they are considered appropriate.

External steps to the rear:

- 8.6. The first floor flat has an existing set of stairs which project directly out of the back of the building and provide access to the rear garden. The application proposes to replace these existing stairs. As originally proposed, the replacement stairs projected out the rear of the building but then wrapped around the side of the building. Whilst this provided a new access to the rear garden and was less intrusive to the ground floor flat it also incorporated a platform at a high level which would have acted as something of a terrace. As a result, this structure would have been a bulky addition that not only would have been highly visible from the street but would have had an adverse impact upon the amenity of neighbours.

- 8.7. The application has now been amended and the structure significantly reduced in its size and impact. The steps now propose a 90 degree turn rather than wrapping around the side of the building and as a result the structure is less visible from the street. The platform area has been removed and there is now only a small walkway from the doorway to the first step and a half landing to accommodate the 90 degree turn.

- 8.8. Overall, it is considered that the proposed roof extensions, alterations and new steps to the rear are considered acceptable additions to the building that would not harm its appearance or the amenity of neighbours, in accordance with Policy QD14 of the Brighton & Hove Local Plan, Policy CP12 of the Brighton & Hove City Plan Part One, and SPD12 guidance.

Impact on Amenity

- 8.9. 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.

- 8.10. It is noted that a number of objections have been received raising concern in relation to the new steps to the rear. Whilst these objections have been noted, the new steps are not considered significantly harmful in terms of overlooking and loss of privacy. Given the present inter-overlooking between the properties from the existing steps and rear windows, the extent of overlooking, loss of privacy and disturbance is not considered to be significantly harmful over and above that which is already present.
- 8.11. The proposed dormer windows are not considered to result in significantly harmful overlooking or loss of privacy to the nearby properties along both Saxon Road and Roman Road to the rear. There is already some mutual overlooking from each of the properties within the vicinity of the site including views from first floor windows, dormers, and the existing rear steps/platform area at the application site. As such, these new windows within the proposed dormers are considered acceptable.
- 8.12. The new second floor side window to the south side of the property will not result in any harmful amenity impact on the adjacent property as it is to be fixed shut and obscurely glazed. This will be secured by condition.
- 8.13. The proposed roof extensions and new steps to the rear are not considered to result in any harmful impact on amenity to warrant refusal of this application and are therefore considered suitable.
- 8.14. The impact of the development on the adjacent properties at 29, 31 and 33 Roman Road and 22 and 26 Saxon Road has been fully considered in terms of daylight, sunlight, outlook, disturbance and privacy following a site visit and no significant harm has been identified.

9. EQUALITIES

None identified.

