

<u>No:</u>	BH2019/00908	<u>Ward:</u>	South Portslade Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Flat 1 9-10 Carlton Terrace Portslade BN41 1XF		
<u>Proposal:</u>	Removal of existing side and rear extensions, associated canopy and outbuilding and erection of single storey extensions to side and rear.		
<u>Officer:</u>	Sam Bethwaite, 292138	tel:	<u>Valid Date:</u> 03.04.2019
<u>Con Area:</u>		<u>Expiry Date:</u>	29.05.2019
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	Mr Robert Saunders 1 Westbourne Grove Westbourne Gardens BN3 5PJ		
<u>Applicant:</u>	Mrs Vicky Kerison & Chris Swain 36 Portland Avenue Hove BN3 5NG		

This proposal is being determined by Planning Committee as it is an officer application.

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	01 Rev A		3 April 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.

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 site is a ground floor flat within a pair of converted terraced properties sited to the western side of Carlton Terrace in Portslade. It is not within a conservation area or covered by an article four direction. The terrace extends to the north of the site with commercial units at ground floor level and residential accommodation above. The Aldi supermarket is located to the south of the site with the associated car parking for the supermarket abutting the rear of the site, directly to the west.
- 2.2. The flat, which is accessed via an entrance from Carlton Terrace occupies the rear, ground floor portion of No.10. A commercial unit occupies the remaining space at ground floor level of No.10. The entire ground floor at the southern half of the pair of terraced properties (No.9) is solely in commercial occupation.
- 2.3. The proposal is for the erection of two single storey flat roofed rear extensions, one to the West elevation and one to the North elevation. These will replace a previous extension and a timber canopy and shed structure.

3. RELEVANT HISTORY

None

4. CONSULTATIONS

None

5. REPRESENTATIONS

None

6. RELEVANT 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

7. CONSIDERATIONS & ASSESSMENT

- 7.1. The main considerations in assessing this application are the design/appearance of the proposed extensions and whether there is an impact upon the amenity of neighbours or that of future occupiers.

Appearance

- 7.2. The existing unit largely comprises single storey flat roof additions to the rear of the building. An extension beyond the outrigger, which accommodates the flat's bedroom, is of poor quality construction and because it is not as wide as the building's original outrigger it appears somewhat out of proportion with the building. An existing timber canopy and shed, to the side of the existing lounge and which provides storage, adds to the awkward and contrived appearance of the existing arrangements.
- 7.3. The application proposes to replace the existing extension that accommodates the flat's bedroom with a new extension which although it will be wider than the existing extension will not extend beyond the side of the original two storey outrigger and so is considered to be more proportionate and sympathetic to the original plan form of the building. It will be finished in render to match the existing building so will not appear incongruous.
- 7.4. To the West, the existing shed will be replaced by a new extension that will enlarge the main living area of the flat. This extension will be subservient in scale and finished in render to match the main building. The canopy which extends beyond the shed will also be removed thereby giving the flat a better amenity area.
- 7.5. The overall impact of the proposed extensions when taken in conjunction with the removal of the existing canopy structure and the rear extension would be a significant improvement in terms of the overall appearance of the building. The extensions represent a more consistent and less ad hoc approach than the existing structures and accordingly the proposal is considered to be in accordance with policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

Amenity

- 7.6. The impact on the adjacent properties at 11-12 Carlton Terrace has been fully considered in terms of daylight, sunlight, outlook and privacy following a site visit and no significant harm has been identified. The proposed side extension at approximately 2.7m in height would not be significantly higher than the existing boundary fence, which is approximately 2.2m in height. The application site is also at a lower ground level than the adjoining site and the proposal is not considered to result in any significant detrimental impact by way of loss of light, overshadowing or an enclosing or overbearing impact to this property. It is further noted that the adjoining ground floor property is in a commercial use and any amenity impact would be of less significance than for a similar residential property.
- 7.7. The impact on the adjacent properties at 9 Carlton Terrace has been fully considered in terms of daylight, sunlight, outlook and privacy following a site

visit and no significant harm has been identified. The proposed extension does not project beyond an existing extension at no.9

- 7.8. The existing flat including the shed and canopy has a floor area of approximately 91 square metres. Although the enlarged flat would only have a floor area of some 75 square metres the standard of accommodation being offered would be an improvement over the existing situation. The flat would receive more natural light as a result of the removal of the canopy and additional windows and occupants would benefit from an improved layout and usability.
- 7.9. In view of the above circumstances, it is considered that the proposal accords with policy QD27 in terms of protecting the amenity of neighbours and future occupiers of the development.

8. EQUALITIES
None identified.