

<u>No:</u>	BH2020/00791	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	47 Eley Drive Rottingdean Brighton BN2 7FG		
<u>Proposal:</u>	Demolition of garage and erection of single storey rear extension and rendering of the existing property (Part Retrospective).		
<u>Officer:</u>	Nicola Van Wunnik, tel: 294251	<u>Valid Date:</u>	20.03.2020
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	15.05.2020
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	Stephen Bromley Associates 5 West Street Shoreham By Sea BN43 5WF		
<u>Applicant:</u>	Ms T Reynolds 47 Eley Drive Rottingdean Brighton BN2 7FG		

This proposal is being determined by Planning Committee as it is an officer linked 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
Block Plan			10 March 2020
Location Plan			10 March 2020
Proposed Drawing	11624-1g		1 May 2020

2. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.
3. The applicant is advised that this application is being considered as an extension to the dwelling. Any use of the side extension as a separate unit of accommodation would require an application for planning permission as this would represent the formation of a new planning unit.
4. A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges.

2. RELEVANT HISTORY

None

3. CONSULTATIONS

3.1. Rottingdean Parish Council

No comments received

3.2. Southern Water Comment

Southern Water requires a formal application to be submitted and have requested that should this application receive planning approval, an informative is attached to the consent.

4. REPRESENTATIONS

4.1. **Two (2)** letters (from the same resident) has been received objecting to the proposed development on the following grounds:

- Inappropriate height on boundary
- Overshadowing
- Poor design
- Too close to boundary
- Setting a precedent for future development
- Extension could be used as independent space with own entrance.

4.2. **One (1)** letter has been received supporting the proposed development on the following grounds:

- Good design

5. RELEVANT POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications but any greater weight to be given to individual policies will need to await the outcome of the Regulation 19 consultation. The council will consider the best time to carry out the consultation after the coronavirus (Covid-19) restrictions are lifted.

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP10 Biodiversity

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

QD14 Extensions and alterations

QD27 Protection of Amenity

Supplementary Planning Documents:

SPD11 Nature Conservation and Development

SPD12 Design Guide for Extensions and Alterations

6. CONSIDERATIONS & ASSESSMENT

- 6.1. 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 the wider streetscene, and the amenities of adjacent occupiers.
- 6.2. During the course of this application, the agent was approached requesting some amendments in order to make the scheme more acceptable. Amended plans were submitted which removed the timber cladding from the extension and incorporated rendering of the existing dwelling into the proposal. As amended plans had been submitted and the description changed, a 14 day neighbour re-consultation was carried out.
- 6.3. Planning permission is sought for demolition of the existing garage and erection of a single storey extension and rendering of the property. The applicant has provided photographs that show the works have already started including the demolition of the garage, alterations to fenestration and the property is partially rendered. As the works have started but have not been completed, the application is part retrospective.

Design and Appearance

- 6.4. The property as existing has a garage at the end of the driveway. The proposed extension would be partially constructed over the footprint of the garage and have an 'L' shape, with a portion running down the side of the property having a width of approximately 2.6m. The rear element of the extension would extend approximately 6m past the existing rear elevation. The

extension would be contained within the boundary of the site and would have a subservient appearance to the main building.

- 6.5. Due to alterations to the internal layout, three of the windows on the side elevation will be blocked up and bi-fold doors will be installed to the rear to replace the existing windows and doors.
- 6.6. The new extension will have a render finish which will complement the main dwelling which will also be rendered. Eley Drive has a varied streetscene without a prevailing character to its properties. Within the vicinity of the site there are a number of properties that have a rendered finish or have painted brick (including the adjoining semi-detached property) and as a result of this the proposed rendered finish is not considered to be out of keeping.
- 6.7. The proposed extension, alterations to fenestration and external render are considered suitable alterations to the building which would not harm its appearance or that of the wider area in accordance with policy QD14 of the Brighton & Hove Local Plan.

Impact on Amenity

- 6.8. Due to the covid-19 pandemic, a site visit has not been undertaken in this instance, however, the impacts of the proposal can be clearly assessed from the plans provided and from aerial imagery of the site. In addition, the applicant provided site photos throughout the course of the application.
- 6.9. Due to the location of the proposed works, the properties that are going to be impacted by the proposed development are number 45 and 49 Eley Drive.
- 6.10. The submitted photographs show that the property to the north of the site, number 49 Eley Drive, features ground floor side windows that face the application site. It is acknowledged that the proposed extension would be built up to the shared boundary and project further forward than the existing garage, which will cause some loss of light and overshadowing to these side windows, however this is not considered so harmful to warrant refusal of the application due to the separation distance provided by the neighbours access to the garage at no 49.
- 6.11. With regards to number 45 Eley Drive, it is noted that the extension would introduce new fenestration facing this neighbouring property, however due to the distance between the extension and number 45, this is not considered to cause any harm to neighbouring amenity.
- 6.12. Overall, the proposed scheme is therefore not considered to cause significant harm to the adjacent properties in accordance with policy QD27 of the Brighton and Hove Local Plan.

Other Matters

- 6.13. Concerns have been received raising concerns that the extension could be used as a separate unit. It is noted that the extension features an entrance door to the front, however the plans show that the extension is linked internally

to the main dwelling, therefore this application is being considered as an extension to the dwelling. Any use of the side extension as a separate unit of accommodation would require an application for planning permission as this would represent the formation of a new planning unit and an informative is recommended advising of this.

- 6.14. Since November 2019 the Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site. A condition requiring a bee brick has been attached to improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

7. EQUALITIES
None identified

