

<u>No:</u>	BH2024/00941	<u>Ward:</u>	Central Hove Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	70A Clarendon Villas Hove BN3 3RA		
<u>Proposal:</u>	Replacement of existing uPVC windows and doors with new aluminium windows and doors to side and rear elevations.		
<u>Officer:</u>	Charlie Partridge, 292193	tel: <u>Valid Date:</u>	10.05.2024
<u>Con Area:</u>		<u>Expiry Date:</u>	05.07.2024
<u>Listed Building Grade:</u>		<u>EOT:</u>	
Agent:			
Applicant:	Mr Leon Donald 70A Clarendon Villas Hove BN3 3RA		

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	PL-10		10 May 2024

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

- 2.1. The application relates to the lower ground floor flat within a two storey above basement semi-detached building on the south side of Clarendon Villas.

- 2.2. The site is not within a conservation area and there are no Article 4 Directions covering the site relating to extensions or alterations.

3. RELEVANT HISTORY

None

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the replacement of the existing white uPVC windows and doors with new anthracite aluminium windows and doors to the side and rear elevations.
- 4.2. The planning application has been submitted by an employee of the Brighton & Hove City Council's Planning Service so cannot be delegated but has to be determined by the Planning Committee.

5. REPRESENTATIONS

None received

6. CONSULTATIONS

None

7. MATERIAL CONSIDERATIONS

- 7.1. 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.
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016)
 - Brighton & Hove City Plan Part Two (adopted October 2022)
 - 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);
 - Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP12	Urban Design

Brighton & Hove City Plan Part Two:

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations

Supplementary Planning Document:

SPD12	Design Guide for Extensions and Alterations
SPD17	Urban Design Framework

Hove Station Neighbourhood Plan:

8	Design and Public Realm
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9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the proposed alterations and whether they would have a detrimental impact on neighbouring amenity. The assessment of the proposal can be adequately made using the drawings and photographs provided.

Impact on Character and Appearance:

- 9.2. The proposed replacement windows and doors are considered acceptable. The front elevation of the building would remain unchanged, and none of the openings would be enlarged. The proposed windows would have a generally similar appearance to the existing units but replacing white with anthracite, with the majority replicating the existing glazing bar arrangement. The change in colour would not be detrimental to the appearance of the host building.
- 9.3. The existing rear doors currently feature top lights and the proposed replacement doors would not. This is considered to be a relatively minor alteration which would not harm the appearance of the host building. The proposed replacement fenestration would be aluminium framed, no objection is made to this. As the application property is a lower ground floor flat, the proposed replacement windows to the side and rear would not be readily visible from the public realm so they would have a negligible impact on the streetscene.
- 9.4. The proposed replacement fenestration is considered suitable and would not harm the appearance of the host building nor that of the wider area, in accordance with policy DM21 of City Plan Part 2 and SPD12 guidance.

Impact on Residential Amenity:

- 9.5. With regard to amenity, no adverse impacts are expected as a result of the proposed development as the application relates solely to fenestration, with no new structures or window openings proposed. The proposed development

would not cause harm to the amenity of neighbours and would comply with policy DM20 of the Brighton and Hove City Plan Part 2.

Conclusion:

- 9.6. The proposed replacement windows are considered acceptable and would not harm the appearance of the host building or that of the wider area and would have no impact on neighbouring amenity thereby complying with policy DM20 and DM21 of the City Plan Part 2.

10. EQUALITIES

- 10.1. Section 149(1) of the Equality Act 2010 provides:

- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.