

<b><u>No:</u></b>	<b>BH2025/00150</b>	<b><u>Ward:</u></b>	<b>Rottingdean &amp; West Saltdean Ward</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>31 Wanderdown Road Brighton BN2 7BT</b>		
<b><u>Proposal:</u></b>	<b>Single-storey rear and side extensions extended front porch with a new canopy and associated alterations. (Amended description and drawings)</b>		
<b><u>Officer:</u></b>	Charlie Partridge, tel: 292193	<b><u>Valid Date:</u></b>	20.01.2025
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	17.03.2025
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	31.03.2025
<b><u>Agent:</u></b>	Mr Martin McCurdy 5 Chanctonbury Road Hove BN3 6EL United Kingdom		
<b><u>Applicant:</u></b>	Mr & Mrs Jeffrey & Tracey Woods & Llewellyn 31 Wanderdown Road Brighton Brighton & Hove BN2 7BT		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	0564-24-07		20-Jan-25
Block Plan	0564-24-08	B	15-Apr-25
Proposed Drawing	0564-24-10	B	15-Apr-25
Proposed Drawing	0564-24-11	B	15-Apr-25
Proposed Drawing	0564-24-12	B	15-Apr-25

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. 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, DM37 of the Brighton & Hove City Plan Part Two and SPD11 Nature Conservation and Development.

4. The external finishes of the development 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 DM18 and DM21 of Brighton & Hove City Plan Part 2 and CP12 of the Brighton & 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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level and preferably adjacent to pollinator friendly plants.

**Biodiversity Net Gain**

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Brighton & Hove City Council.

**2. SITE LOCATION**

- 2.1. The application site relates to a detached bungalow of brick and tile construction with rendered elements on the northeast side of Wanderdown Road in Ovingdean. The road comprises mainly bungalows, with some houses, of varying architectural styles.
- 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**

- 3.1. **PRE2024/00163** Extended front patio extended front porch, rear single-storey extensions, loft alterations/conversion including higher ridge, new windows, roof lights and doors associated with the proposed alterations/extensions. *Advice given: Concern regarding increase in ridge height of loft conversion, other proposals likely to be broadly acceptable - design revisions recommended.*

#### **4. APPLICATION DESCRIPTION**

- 4.1. Planning permission is sought for single-storey rear and side extensions and an extended front porch with a new canopy and larger patio.
- 4.2. During the course of determining the application, the proposal was amended to remove the proposed loft conversion and raising of the roof ridge.

#### **5. REPRESENTATIONS**

- 5.1. **Ten (10)** letters have been received objecting to the (pre-amended) proposed development for the following reasons:
- Inappropriate height/scale of development, too dominant
  - Noise
  - Overdevelopment
  - Poor design/out of character with the area
  - Loss of privacy/overlooking
  - Loss of sunlight/overshadowing
  - Loss outlook/overbearing
  - Contrary to policy
  - Would set undesirable precedent
  - Restriction of view
- 5.2. **Two (2)** letters have been received in support of the proposed development on the following grounds:
- Enhances the property
  - No impact
- 5.3. Note: Five (5) letters have been received in the re-consultation period, two from previous objectors which have now withdrawn their objections, two from previous supporters and one new supporter. It should be noted that a number of the objections received relate to elements of the design which have since been removed such as the loft conversion and raising of the ridge.

#### **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; revised October 2024);
  - 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:

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

## 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.

#### Impact on Character and Appearance:

- 9.2. The original design of the proposal included a loft conversion and the raising of the ridge. The proposed raising of the ridge and roof additions would have appeared incongruous within their setting and would have detracted from the shared character of the group of detached bungalows along Wanderdown Road. This group of bungalows currently have a largely uniform appearance with mainly unaltered roofslopes. The massing of the proposed roof additions would have harmfully altered the appearance of this group and wider streetscene. The proposed roof additions were subsequently removed from the design of the proposal following concerns raised by the Local Planning Authority.

- 9.3. The proposed ground floor extensions would extend the host property significantly, both to the rear and to the side. While they would represent a large addition to the host property, it is considered that an acceptable proportion of the rear outdoor space and overall plot would remain following their construction. There are other examples of extended properties in the area.
- 9.4. Although the proposed additions would result in the majority of the property having a crown roof design, the extensions would be no higher than the existing roof of the property and would not cause harm. The extensions would be towards the rear of the dwelling and would not be readily visible from the public domain so would have no significant impact on the streetscene or character of the area. The side roof extensions with hipped roof forms would retain sufficient space between dwellings within the streetscene.
- 9.5. Overall, the design of the extensions would be sympathetic to the main dwelling. The walls of the extensions would be in off-white painted render to match the existing external walls of the host dwellinghouse and a condition is recommended to ensure the roof tiles match the existing dwelling.
- 9.6. The front porch would also be extended and a canopy finished in flat grey tiles would be added to it, and a larger front patio created. These would represent relatively minor alterations and would have a minimal impact on the appearance of the host property or wider streetscene.
- 9.7. The amended proposal is considered acceptable in design and relationship with the host property, wider plot and streetscene, and would be in accordance with policy DM21 of City Plan Part 2 and SPD12 guidance.

Impact on Residential Amenity:

- 9.8. With regard to amenity of neighbouring occupiers, no significant adverse impacts are expected as a result of the proposed development.
- 9.9. The proposed extensions would not extend beyond the rear building line of the existing extensions at the adjacent neighbour No.29 Wanderdown Road, so are not expected to be overbearing nor result in any undue loss of light.
- 9.10. The extensions are expected to have some impact on the outlook of the occupants of the other adjoining neighbour, No.33, due to their depth and proximity to the boundary. However, the extension would not be directly on the boundary and would not be in close proximity to any habitable room windows and would instead largely lie adjacent to a patio area behind the neighbours' garage. Any impact on outlook is therefore not considered so harmful as to warrant a refusal of the application on amenity grounds. In addition, due to the orientation of the rear gardens and the fact that No.33 is located to the south of the application site, no significant loss of light is expected to occur to this neighbour as a result of the proposed extensions.
- 9.11. In terms of privacy, the extensions would be single storey in height and the only side window proposed would be at ground floor level so any views into

neighbouring properties would be mainly obscured by existing boundary treatments.

- 9.12. The proposed development would therefore be in general compliance with policy DM20 of the Brighton and Hove City Plan Part 2.

**Standard of Accommodation**

- 9.13. The proposal facilitates the enlargement of three of the existing bedrooms and the provision of an additional bedroom to this property. The new bedroom would be at ground floor level and would benefit from sufficient outlook and natural light via the proposed window and rooflight. It would have an internal floor space exceeding the standard for a single bedroom of 7.5m<sup>2</sup>. The space created would therefore be in general accordance with CPP2 Policy DM1.

**Biodiversity**

- 9.14. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bees. A condition requiring a bee brick has been attached to achieve a net gain in biodiversity and generally improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One, Policy DM37 of the Brighton & Hove City Plan Part Two and SPD11 Nature Conservation and Development.

- 9.15. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because it does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.

**Other Considerations:**

- 9.16. Objections have been raised in regard to potential for noise pollution from the enlarged property. Whilst the new windows, when open, could increase the breakout noise from the house, taking into account likely background noise levels and the type of occupation in this domestic setting, any increase in noise would not be so significant as to warrant refusal. The loss of any views is not a material planning consideration.

**Conclusion and Planning Balance:**

- 9.17. The revised scheme (with omitted loft conversion/higher ridge) is considered to be acceptable in design and in terms of its impact on neighbouring amenity, in compliance with policy, and approval is recommended.

**10. EQUALITIES**

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.

10.1. 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.

