

<u>No:</u>	BH2012/00471	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	6 Challoners Close, Rottingdean, Brighton		
<u>Proposal:</u>	Alterations to existing ground floor and extension at first floor level to form a two storey four bedroom house and installation of rooflights to front and rear and to low level roof side elevations. (Part retrospective)		
<u>Officer:</u>	Chris Swain	<u>Valid Date:</u>	12/03/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	07 May 2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	N/A		
<u>Applicant:</u>	Mr Lionel Frewin, 53 Red Lane, Claygate, Surrey		

1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and the policies and guidance in section 7 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives.

Regulatory Conditions:

- 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.
- The development hereby permitted shall be carried out in accordance with the approved drawings no. 0714/L.01 received on 20 February 2012, drawing no. 0714/TP.26B, CCR-12-002, CCR-12-003. CCR-12-004 and CCR-12-009C and a Design and Access Statement received on 12 March 2012 and drawing nos. CCR-12-005D, CCR-12-006E, CCR-12-007D, CCR-12-008G received on 25 April 2012 and drawing no. CCR-12-001 received on 3 May 2012.
Reason: For the avoidance of doubt and in the interests of proper planning.
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting

that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5. The proposed window served the proposed showing room on the north facing side elevation at first floor level 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. This decision to grant Planning Permission has been taken:

- (i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and

- (ii) for the following reasons:-

The proposed development is not considered to detract significantly from the appearance or character of the property or the surrounding area. The proposal is not considered to impact significantly on the residential amenity of neighbouring properties.

2 THE SITE

The site relates to a detached, pitched roofed bungalow, situated to the eastern side of Challoners Close. The property has previously been extended in the roof with flat-roofed box dormers to the front and rear elevations. There is an integral garage to the southern end of the front elevation. There is a small garden to the front and a much larger garden to the rear that backs onto Northfield Rise. There is a large flat roofed garage at the far end of the garden accessed from Northfield Rise. Challoners Close is characterised by a mix of detached bungalows, (many of which have been developed within the roof space) and two storey detached houses. The gradient of the land slopes down the road from north to south. On the date of the site visit (12 April 2012) construction of an additional storey to the property was in progress.

3 RELEVANT HISTORY

BH2010/00977: Alterations to existing ground floor and extension at first floor level to form a two storey four bedroom house. Approved by Planning Committee 11 August 2010.

BH2009/02305: Erection of ground floor front extension, first floor extension and associated works. Refused 16 December 2009.

BH2008/02201: Alterations to existing ground floor and extension of the first floor to form a four bedroom house. Refused 2 October 2008.

4 THE APPLICATION

Planning permission is sought for alterations to existing ground floor and extension at first floor level to form a two storey house and installation of rooflights to front and rear and to low level roof side elevations. (Part retrospective).

5 CONSULTATIONS

External

Neighbours: Four (4) letters of representation have been received from **No.5** and **No.8 (x2) Challoners Close** and **No.8 Northfield Rise** objecting to the application for the following reasons:

- The proposal is overly dominant and out of character with the surrounding area.
- The additional room in the roof could result in the property becoming a house of multiple occupation,
- Potential noise disturbance
- Potential overlooking
- Negative impact on parking provision and other local amenities.
- Over development of the site.

Rottingdean Parish Council object to the application for the following reasons set out below:

- The amendments are so considerable that they would not comply with the original planning permission,
- Existing ground floor plans have not been submitted and thus the full impact of the scheme cannot be accurately assessed,
- Concern that the loft space could be used as an additional bedroom and would facilitate the use of the property as a multi-rental development,
- Concern over the increased fenestration,
- Supporting documents fail to address the impact upon the adjoining properties in Challoners Close,
- The proposal is an overdevelopment of the site and would harm the appearance and character of the area.

The Rottingdean Parish Council has requested the application be heard at Planning Committee if the recommendation is for approval.

Internal:

Sustainable Transport: No objection.

6 MATERIAL CONSIDERATIONS

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
- Brighton and Hove Local Plan 2005 (saved policies post 2004).

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.

All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

Brighton & Hove Local Plan:

QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of Amenity
SU13	Minimisation and re-use of Construction Industry Waste

Supplementary Planning Guidance:

SPGBH1 Roof Alterations & Extensions

The National Planning Policy Framework (NPPF)

8 CONSIDERATIONS

The main considerations relate to the impact of the development upon the appearance of the property and the surrounding area and the effect upon the residential amenities of neighbouring occupiers. The current application proposes amendments to a similar application, BH2010/00977 that was approved in August 2010. There have not been any changes to local planning policy since this decision date. At national level the National Planning Policy Framework has subsequently been published. For this householder application it is not considered that there is any significant divergence between the national and local policies and thus significant weight must be given to the existing local plan and the previous planning approval and this report will concentrate on the amendments to this approved scheme.

Planning Policy:

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development:

- a) is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
- b) would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
- c) takes account of the existing space around buildings and the character of the

area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and

d) uses materials sympathetic to the parent building.

In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height relationships, existing boundary treatment and how overbearing the proposal will be.

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.

Design:

The application follows a previous approval for an additional storey (BH2010/00977) that was approved by the Planning Committee on 11 August 2010.

The current application proposes a number of amendments to the original permission which are outlined below;

- The insertion of two rooflights each to the main front and rear roofslopes,
- The insertion of three rooflights to the southern side roofslope and one rooflight to the northern side roofslope at ground floor level,
- The insertion of an obscure glazed window to first floor shower room on the north elevation,
- The omission of two ground floor windows to front and rear elevations,
- The omission of the ground floor extension to the ground floor garage area.
- Changes to the detailing of the proposed doors.

Two rooflights are proposed for each of the front and rear main roofslopes. Revised plans were received on 25 April to ensure that the rooflights were appropriately sited, symmetrically within the roofslopes. The rooflights are all 780mm in width, 1180mm in height and set down approximately 1.8m from the ridge. The rooflights to the front and the rear are acceptably sited, respect the form of the roof and would not significantly harm the appearance or character of the building, the Challoners Close street scene or the wider surrounding area.

The rooflights to the roofslopes to the side elevations are set back from the front elevation and would not be highly visible in street scene views. These rooflights are considered to be acceptable in regards to design and siting and would not unduly harm the appearance or character of the building or the wider surrounding area.

The existing footprint of the existing garage and conservatory would be retained. The previously approved scheme involved the extension of this addition by 0.5m to the side and also by 0.5m to the front. The retention of the existing garage footprint to the front of the property would reduce the bulk on this boundary,

would ensure that this element remained subservient to the main building and in design terms is considered to be an enhancement to the previously approved scheme.

The alterations to fenestration are minor in scope and are not considered to significantly harm the appearance or character of the building or the visual amenity of the street scene.

Impact on Amenity:

Whilst it is stated on the plans that the proposed rooflights to the converted loft would serve a storage area it is noted that this space could be used as living space without the need for any further planning consent. Notwithstanding this, it is not considered that the proposed rear rooflights would result in any significantly increased overlooking towards the neighbouring properties over and above existing levels from the centrally located dormer or the proposed first floor windows approved in application BH2010/00977. Furthermore, it is noted that the angled nature of the rooflights, set back from the rear elevation would also help reduce potential overlooking towards neighbouring properties.

The front rooflights are sited over 20m from the properties to the opposite side of Challoners Close and it is not considered that there would be any significant increase in overlooking towards these properties.

The rooflight to the side roofslopes are sited above head height and would not result in any overlooking to adjoining properties. The additional first floor window to the north elevation would serve a shower room, would be obscure glazed and it is not considered to result in any overlooking towards the side elevation of the adjoining property to the north, No.8 Challoners Close. A condition stating that the window is obscure glazed and that any sections less than 1.7m above floor level to be fixed shut is recommended.

It is not considered that the proposed rooflights would result in any significant increase in noise disturbance to neighbouring properties.

Other Considerations:

Concerns have been raised as to the possibility of the building being used as a multiple rental development with potential increased demand on parking provision and refuse/recycling collections. The application does not propose a change of use from a single dwellinghouse to a house of multiple occupancy (HMO), and the above concerns are not considered to be material planning considerations for this application.

9 CONCLUSION

The proposed development is not considered to detract significantly from the appearance or character of the property or the surrounding area. The proposal is not considered to impact significantly on the residential amenity of neighbouring properties.

10 EQUALITIES IMPLICATIONS

None identified.

BH2012/00471 6 Challoners Close, Rottingdean.



**Brighton & Hove
City Council**



Scale: 1:1,250

