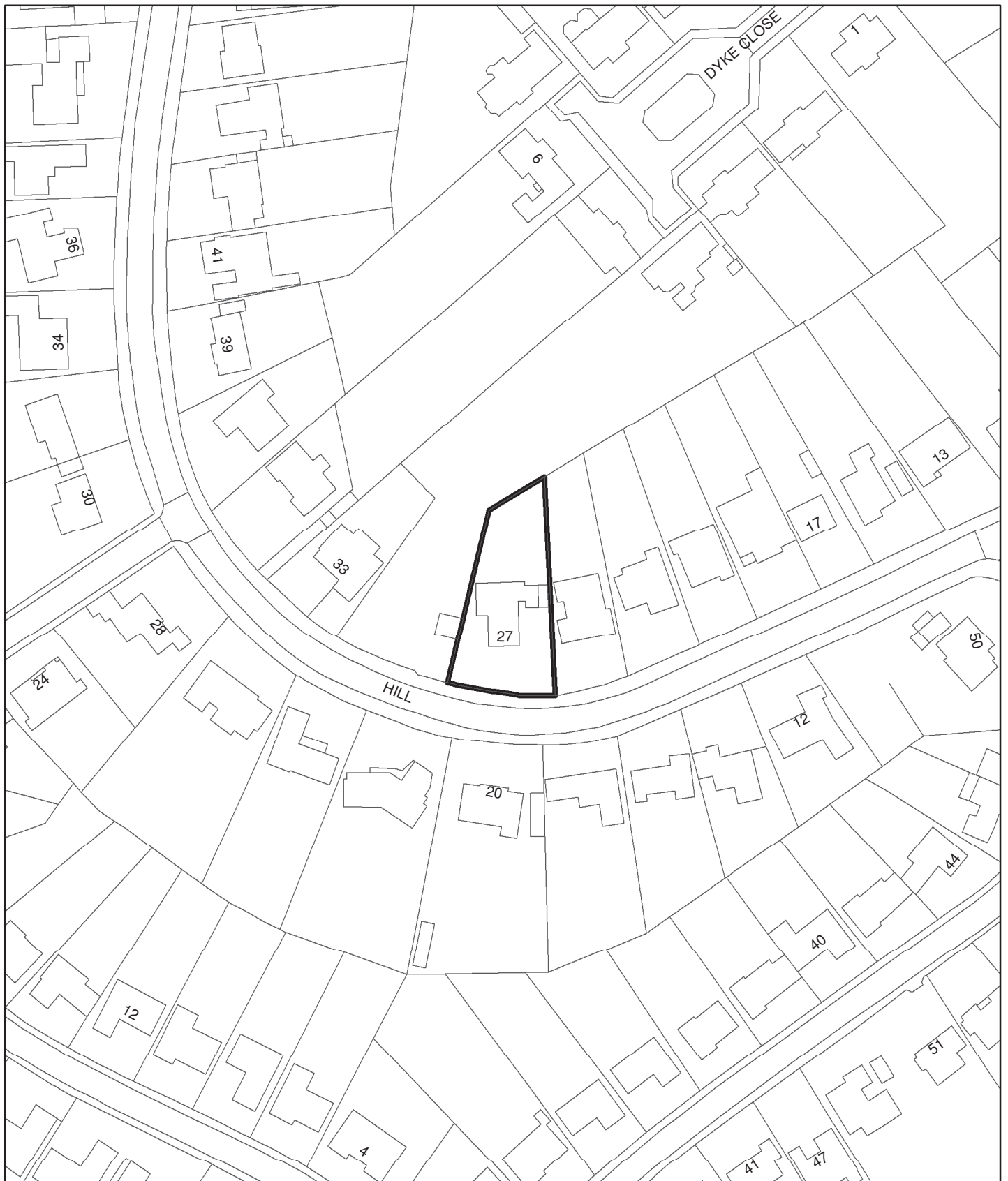


**PLANS LIST  
ITEM H**

**27 Hill Brow, Hove**

**BH2013/01182  
Householder planning**

**05 JUNE 2013**



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2013/01182</b>	<b><u>Ward:</u></b>	<b>HOVE PARK</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>27 Hill Brow, Hove</b>		
<b><u>Proposal:</u></b>	<b>Erection of single storey front extension.</b>		
<b><u>Officer:</u></b>	Robert McNicol Tel 292322	<b><u>Valid Date:</u></b>	11/04/2013
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	06/06/013
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Jon Andrews Ltd., Chilcote, Threals Lane, West Chiltington, West Sussex		
<b><u>Applicant:</u></b>	Mrs Jayne Bennett, 27 Hill Brow, Hove		

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is occupied by a detached bungalow on the north side of Hill Brow. It is constructed of brick with UPVC windows and doors, and a tiled pitched roof.
- 2.2 Due to the hilly nature of the area, the property is on slightly higher ground than the road it fronts onto; the houses opposite are on lower ground still. The bungalow is set back some 10 metres from the back edge of the pavement and has a number of trees and shrubs in the front garden. The bungalow is close to both side boundaries.
- 2.3 The adjacent property to the east is no. 25 Hill Brow. This house is single storey at the front and two storeys at the rear. On the ground floor the house has a dining room with glazed doors facing toward the side of the application property with a small courtyard between the dining room and the shared boundary.

## 3 RELEVANT HISTORY

**BH2012/03379:** Planning permission was granted for the erection of a first floor extension to create a two storey house (Revisions to BH2010/01488). This approval has not yet been implemented.

**BH2010/01488:** Planning permission was granted on 23<sup>rd</sup> August 2010 for the erection of a first floor extension to create a two storey dwelling.

**BH1998/02592/FP:** Planning permission was granted on 12<sup>th</sup> March 1999 for re-building attached store and proposed first floor extension within re-profiled roof void.

**M/11182/64:** Planning permission was granted on 1<sup>st</sup> January 1965 for an additional garage.

**M/7584/60:** Planning permission was granted on 18<sup>th</sup> November 1960 for the addition of a bedroom and porch at rear.

#### **4 THE APPLICATION**

- 4.1 Planning permission is sought for the erection of a single storey front extension to be used as a garage.

#### **5 PUBLICITY & CONSULTATIONS**

5.1 **External:**

**Neighbours:** None received.

5.2 **Internal:**

**Sustainable Transport:** Support. Recommended approval as the Highway Authority has no objections to this application. The proposals are not considered to have a negative highway impact.

#### **6 MATERIAL CONSIDERATIONS**

- 6.1 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.”

- 6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

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

- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.

- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.

- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## 7 RELEVANT POLICIES & GUIDANCE

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove Local Plan:

TR19	Parking standards
QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of Amenity

#### Supplementary Planning Guidance:

SPGBH4	Parking Standards
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### Brighton & Hove City Plan Part One (submission document)

CP12	Urban design
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## 8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the extension on the appearance of the existing property and the surrounding area, the effect of the proposed extension on the residential amenity of neighbouring properties and the extant permission.

#### **Planning Policy:**

- 8.2 Policy QD2 of the Brighton & Hove Local Plan states that all new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics.
- 8.3 Policy QD14 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:
- is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
  - would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
  - 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
  - uses materials sympathetic to the parent building.
- 8.4 Policy QD27 states that planning permission for any development 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:**

- 8.5 The proposal would involve the construction of a garage extension, close to the eastern boundary of the site. The property has an existing small extension that projects forward on this side of the building, and the garage extension would

extend this to the front. The extension has been designed so that the front roof slope of the garage would be in line with the main roof slope of the property.

- 8.6 The garage would be constructed of brick and concrete tiles, which would match the external construction of the recipient property.
- 8.7 The proposed garage is considered to have an acceptable impact on the appearance of the recipient property. The garage would not excessively dominate the appearance of the front elevation, with the main front part of the building – which contains the living room – remaining dominant due to its width and higher roof. The hipped roof design and use of matching materials mean that the garage design is sympathetic to the appearance of the recipient property.
- 8.8 The street scene has a variety of detached residential properties, varying both in style and form. Most other properties nearby have integral garages. Like other houses in the street, the application property is set back from the pavement; the garage would bring this part of the bungalow closer to the street and the garage would be more prominent than the existing front projection, although the garage would be in line with the front bay of the main part of the property. The resulting property would therefore not be uncharacteristically prominent or dominate this part of the street scene.
- 8.9 The property has two extant planning permissions (BH2010/01488 and BH2012/03379), both of which would involve the construction of a second storey. The works approved in these schemes would be to the main western part of the property, and it would be possible to undertake those works as well as the garage extension that is the subject of the current application. The combination of these schemes is considered to also have an acceptable design. The garage extension would remain subservient to the larger two storey part of the building, and the resulting house would not be an excessively bulky or dominant building when viewed as part of the street scene.

Landscaping:

- 8.10 A small extent of border planting would be removed in front of the garage, with the gravel drive extended to allow for access. The property has extensive planting to the front, including a variety of trees and shrubs. The loss of this area of planting would not have a significant impact on the appearance of the property.

**Impact on Amenity:**

- 8.11 The proposed garage would extend alongside the boundary of no. 25 Hill Brow. That property is a part 1 storey and part 2 storey building, with the single storey element to the front of the house. No. 25 has a dining room with glazing to the side elevation and a courtyard between the house and the shared boundary with no. 27. This is located adjacent to the current front projection of no. 27, which the application seeks to extend forward. The proposed extension would be visible from this courtyard and from the dining room behind it. However, the extension would largely be to the front of this courtyard area, and the increase in roof height would be toward the front of the extension. It is not considered

that it would cause a significant loss of outlook or light, or be significantly overbearing in relation to the adjacent property. No windows are proposed in the flank elevation of the garage extension facing north and no additional overlooking or loss of privacy would occur.

**Sustainable Transport:**

- 8.12 The overall level of car parking on the site would be retained, with the garage built over the existing courtyard parking area. The current access from the street would not be altered. The proposals would therefore not result in significant alterations to the level of parking or vehicular access from the street.

**9 CONCLUSION**

- 9.1 The proposed extension would have a sympathetic appearance in relation to the recipient property and would not be unduly prominent in the street scene. Due to the position of the proposed extension, the proposal would not result in any significant or material loss of amenity for neighbouring residents.

**10 EQUALITIES**

- 10.1 No issues identified.

**11 CONDITIONS / INFORMATIVES**

**11.1 Regulatory Conditions:**

- 1) 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.
- 2) 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, site location plan, proposed floor plans and elevations	459/06		11 April 2013
Existing floor plans and elevations	459/04	A	11 April 2013

- 3) 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 QD1 and QD14 of the Brighton & Hove Local Plan.

**11.2 Informatives:**

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the

## PLANS LIST – 05 JUNE 2013

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. 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 Development 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 extension would have an acceptable impact on the appearance of the recipient property and the wider area, and would not cause a significant loss of amenity for neighbouring residents.