

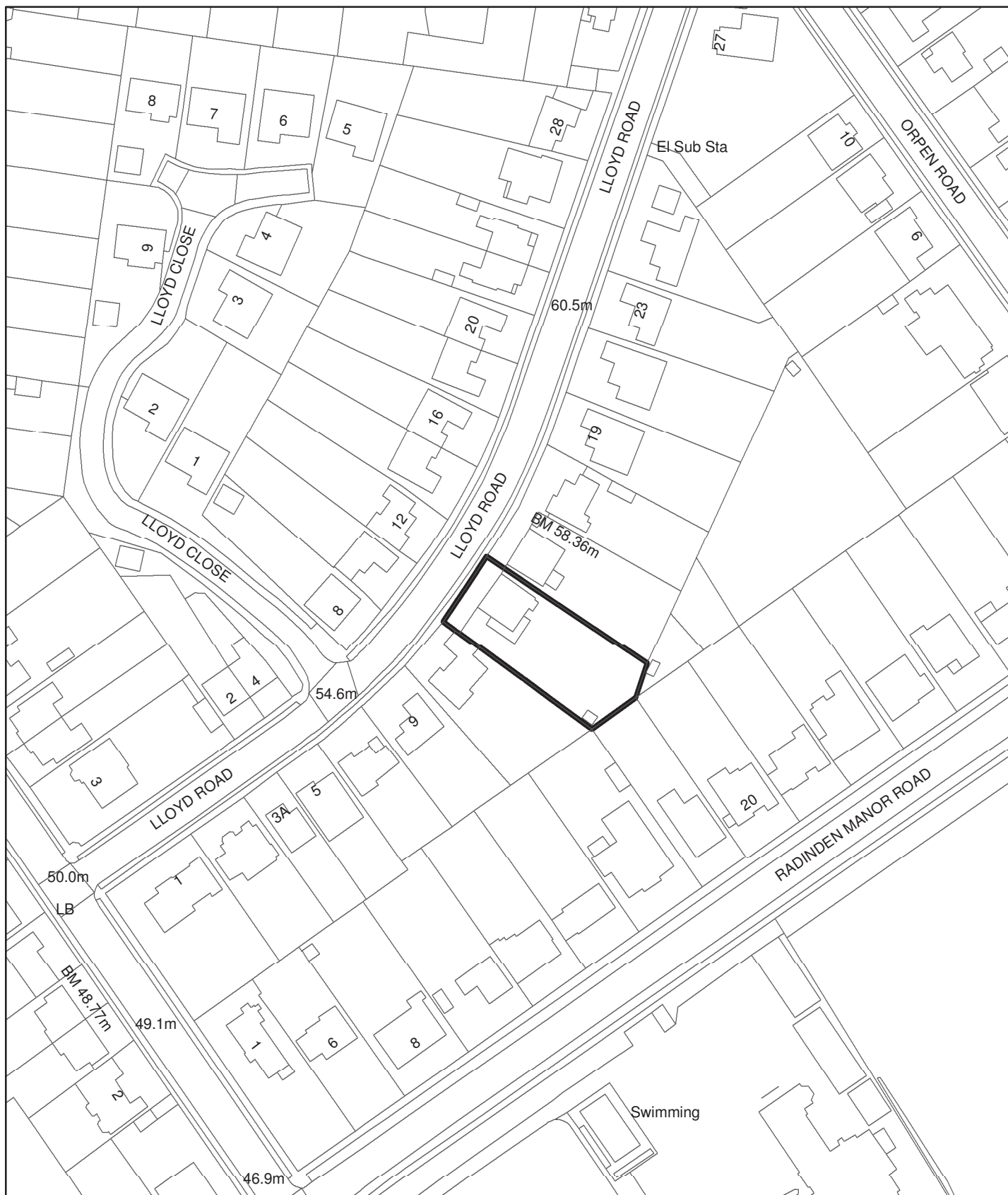
**PLANS LIST
ITEM I**

13 Lloyd Road, Hove

**BH2013/00900
Householder planning**

05 JUNE 2013

BH2013/00900 13 Lloyd Road, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

PLANS LIST – 05 JUNE 2013

<u>No:</u>	BH2013/00900	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	13 Lloyd Road, Hove		
<u>Proposal:</u>	Erection of part single part two storey extension to the front, side and rear.		
<u>Officer:</u>	Adrian Smith Tel 290478	<u>Valid Date:</u>	03/04/2013
<u>Con Area:</u>	Hove Park Ward	<u>Expiry Date:</u>	29/05/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	PlanRight UK Ltd, 464B Groby Road , Leicester		
<u>Applicant:</u>	Ms Sarah Dibsall, 13 Lloyd Road, 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 **REFUSE** planning permission for the reason set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises a detached house located on the east side of Lloyd Road. The property forms one of a pair with No.15 Lloyd Road and is characterised by a large front gable with a smaller two storey wing recessed to the side and rear behind a single storey garage. A large side garden sits to the southern side.
- 2.2 Lloyd Road is characterised by large mostly detached houses of varying inter-war appearance. Notwithstanding the variations in appearance, the buildings in the street are generally characterised by two storey front projections, with the main body of the building recessed behind.

3 RELEVANT HISTORY

BH2005/02305/FP: Chalet style new dwelling at rear and garage. Refused 04/04/2006.

4 THE APPLICATION

- 4.1 Planning permission is sought for the addition of a two storey extension to the front and south side of the building. The extension would square the current 'L' shape footprint to the property and would feature a gable frontage to match the existing.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: 1 (one)** letter of representation has been received from **11 Lloyd Road** in support of the application.
- 5.2 **Councillor Brown** supports the application and has requested it to be placed before the Planning Committee in the event refusal is recommended. A copy of her comments are appended to the report

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 and Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;
 - East Sussex and Brighton and 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 and 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 and Hove Local Plan:

- | | |
|------|----------------------------|
| QD14 | Extensions and alterations |
| QD27 | Protection of Amenity |

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development on the appearance of the building and the amenities of adjacent occupiers.
- 8.2 Policy QD14 of the Brighton and Hove Local Plan states that planning permission for extensions or alterations to existing buildings 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.
- 8.3 In considering whether to grant planning permission for extensions to residential 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.
- 8.4 Policy QD27 of the Brighton and 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 and Appearance:

- 8.5 The existing property originally formed a matching pair with No.15 Lloyd Road however it has been modified at some point in its history with whitewashed brickwork and tile hanging to the front gable. The front gable is two storeys in height with a low eaves line and forms the main body of the building. A recessed two storey wing extends perpendicular to the south side, set behind a single storey garage. The proposal seeks to extend the building 3.4m to the side and square its footprint with a two-storey front and side extension. The extension would lie flush with the existing front elevation, and would be formed of a gable end to match exactly the existing. A 2.8m deep single storey extension would be added to the rear, replacing an existing sunroom of the same depth, with a further 1.1m wide single storey lean-to extension to the south side. The plans detail that the front part of the extension would contain a 'granny flat' accessed from within the main part of the house, to be used initially by an au-pair.
- 8.6 It is considered that the principle of extending to the side with a two storey addition may be acceptable given the large side garden to the property.

However, concern is raised at the bulk of the extension proposed, in particular its position flush with the existing front elevation and the scale and massing of its gable roofline.

- 8.7 Policy QD14 requires extensions to buildings to be well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Where buildings are to be extended it is generally considered good design practice for such extensions to be subservient features that are clearly read as secondary elements to the original form of the building. In this instance, the original form of the building comprises the dominant gable frontage and as such any extension to the building should respect the primacy of this feature. Indeed it is noted within the street scene that there is a consistent pattern of two storey front projections, with the remainder of the building recessed behind. This general characteristic of the area reduces the bulk of each property and further reinforces the view that any extension to this property should respect the visual primacy of the existing front gable.
- 8.8 However, the extension as proposed would be formed of a matching two storey gable set flush with the front of the existing building. The building's two storey frontage would consequently be extended from 6.3m in width to 12.7m in width, with two competing gable elements sitting side-by-side. The architectural primacy of the existing original gable and the stepped footprint of the building would be entirely lost, and a significant degree of new massing introduced across the majority of the frontage to the site. This would be at odds with the general pattern of development within the street, where each building generally comprises forward and recessed elements that serve to break up their respective massing, and would harm the character and appearance of the street scene.
- 8.9 Further, the majority of the south flank wall and roof of the extension would be highly visible when approaching the site from the south given the more recessed position to No.11 Lloyd Road and the 6m separation between the buildings (at first floor level). The length and bulk of the flank wall and roof, in combination with the scale and forward position of its gable frontage, would result in an extension that fails to sit appropriately against the original composition of the building, and fails to respect the general pattern of development within the street. As such the proposed extension fails to represent a well designed, subordinate addition to the existing original form of the building, contrary to policy QD14 of the Brighton and Hove Local Plan. In reaching this conclusion regard has been had to the applicant's desire to form a 'granny flat' to be occupied initially by an au-pair, however given the substantial footprint of the building and site, it is considered that there is ample opportunity to secure such an annex without the need for an extension of such scale and forward position.

Impact on Amenity:

- 8.10 The proposed extensions would be confined to the southern half of the plot and as such would not alter the current impact of the building on the amenities of No.15 Lloyd Road to the north. The extension would be set 4m from the southern boundary with No.11 Lloyd Road, with all windows to the rear part of the extension being at high level. From the site visit it was noted that No.11 had

no side facing windows and was separated from the site by an attached single storey garage. The separation of the proposed extension from the boundary was such that, although on higher ground level, it would not significantly oppress or otherwise overshadow or overlook the rear windows and garden to No.11 Lloyd Road. Similarly, in view of the 30m rear garden to the application site it would not result in any amenity impact to the properties to the rear, themselves set at a separation of approximately 50m. For these reasons the proposed development is considered to accord with policy QD27 of the Brighton and Hove Local Plan.

- 8.11 However, the acceptability of the proposal in terms of its impact on adjacent occupiers is not considered to outweigh the harm identified in terms of uncharacteristic and dominating scale, massing and forward position of the proposed extension within the street scene. For this reason the refusal of permission is recommended

9 CONCLUSION

- 9.1 The proposed two-storey extension, by virtue of its scale, massing and forward position, fails to represent a suitably well designed and subordinate addition that respects the original form of the building and the architectural primacy of its existing gable frontage, contrary to development plan policies.

10 EQUALITIES

None identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reason for Refusal:

1. The proposed two-storey extension, by virtue of its scale, massing and forward position, fails to represent a well designed and subordinate addition that respects the original form of the building and the architectural primacy of its existing gabled frontage and would harm the character and appearance of both the original dwelling and the wider street scene. The proposals are thereby contrary to policy QD14 of the Brighton and Hove Local Plan

11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) 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. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site plan and block plan	-	-	21/03/2013

Existing plans and elevations	LR1	-	21/03/2013
	LR2	-	21/03/2013
Proposed plans and elevations	LR3	-	17/05/2013
	LR4	-	17/05/2013



**Brighton & Hove
City Council**

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COUNCILLOR REPRESENTATION

Adrian Smith

From: Vanessa Brown
Sent: 17 May 2013 12:51
To: Adrian Smith

Dear Mr Smith

Re: BH2013/00900 13 Lloyd Road Hove

If you should decide to recommend refusal for this planning application I would like it to be put before the Planning Committee for decision.

I ask this as I do not believe this would be an overlarge or bulky extension. There are other houses of this size in the road .The present house and garage is not particularly attractive and I think this extension would actually improve the visual appearance.

It would still be more than 3 metres away from the next door boundary and I believe that the neighbours are supportive.

Yours sincerely

Vanessa Brown

