

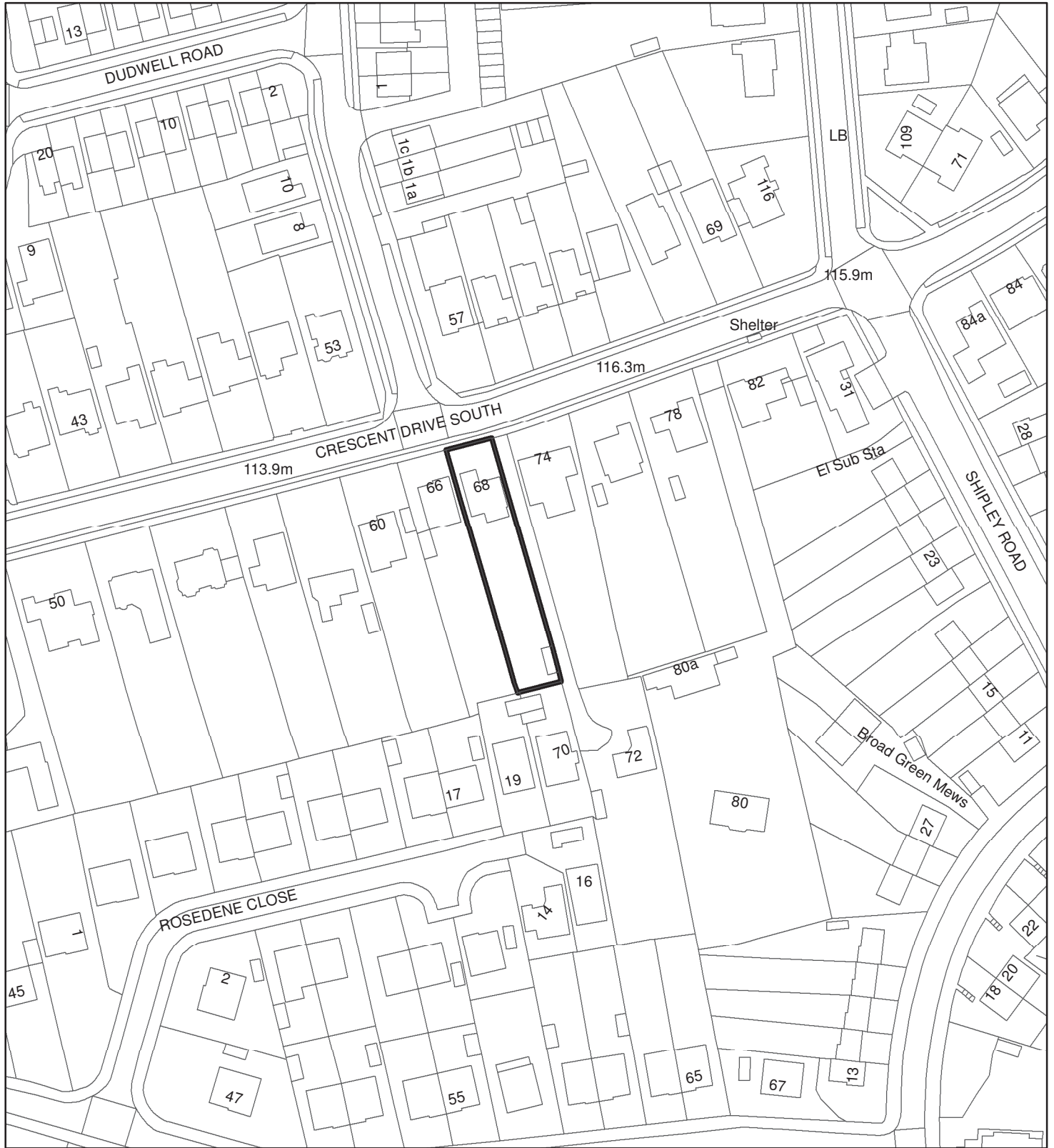
**PLANS LIST
ITEM F**

68 Crescent Drive South, Brighton

**BH2013/01482
Full planning**

26 JUNE 2013

BH2013/01482 68 Crescent Drive South, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/01482	<u>Ward:</u>	WOODINGDEAN
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	68 Crescent Drive South Brighton		
<u>Proposal:</u>	Erection of front and rear extensions, loft conversion incorporating raising of ridge height, hip to gable roof extension, installation of rear balcony and rooflights.		
<u>Officer:</u>	Andrew Huntley Tel 292321	<u>Valid Date:</u>	20/05/2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	15 July 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	SDR Designs, 14 Batemans Road, Brighton, BN2 6RD		
<u>Applicant:</u>	Miss Lucy Clifton-Sprigg, 68 Crescent Drive South, Brighton, BN2 6RB		

1 RECOMMENDATION

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 site is located on the south eastern side of Crescent Drive South. The area is residential in character with a mix of bungalows, chalets and two storey detached properties. The property on the application site is a detached bungalow of a typical 1950's design and has a modest single storey flat roofed extension. The property has a generous rear garden and is bounded by mature hedging. At the rear of the garden there is a detached garage with access out onto a narrow drive which serves the detached chalets to the south of application site. To the south west is another detached bungalow of similar design, which has large flat roofed additions to the rear. To the north east is a detached chalet bungalow, which has been significantly extended to the rear.

3 RELEVANT HISTORY

No. 68 Crescent Drive South

BH2013/00867 – Erection of front and rear extensions. Loft conversion incorporating raising of roof ridge height, hip to gable roof extension, installation of rear balcony and 7no rooflights. This application was refused on 7th May 2013. This application is the subject of a current, as yet, undetermined appeal.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of front and rear extensions together with loft conversion incorporating raising of roof ridge height, hip to gable roof extension, and installation of rear balcony and rooflights.

5 PUBLICITY & CONSULTATIONS

5.1 External

Neighbours: No response

- 5.2 **Councillor Dee Simpson supports the application and her comments are attached to this 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 & 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:

TR14	Cycle access and parking
TR19	Parking standards
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Guidance:

SPGBH1 Roof Alterations & Extensions
SPGBH4 Parking Standards

Brighton & Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the effect on residential amenity and the impact on the character and appearance of the property and the area.

History:

- 8.2 This application follows on from application **BH2013/00867**, which was refused on 7th May 2013 for the following reasons:

'The development, by reason of bulk, depth, height and massing would appear as excessively dominant and incongruous additions that would relate poorly with the existing modest bungalow, harming the appearance and character of the building and the surrounding area. The six rooflights on the south western roof slope, which would be visible within the street scene, would appear visually excessive and cluttered. Therefore, the development is contrary to policy QD14 of the Brighton & Hove Local Plan.'

- 8.3 This previous refusal is a material consideration when determining the current application. The only alteration to this current proposal from the previously refused application is the reduction in the number of rooflights on the south western elevation from 6 to 2.

Design and Character:

- 8.4 The existing bungalow is modest in size and has a traditional, hipped roof front projection and a modest rear extension. The bungalow has a low profile within the street scene due to its modest size and roof design. The property is similar in design to the two properties to the southwest. With other small bungalows continuing down the street.
- 8.5 The proposal involves significant alterations to the existing bungalow with front and rear additions at ground floor level and a new gabled roof with accommodation included at first floor level. In addition there would be a single storey flat roofed extension to the rear.
- 8.6 The plan form of a bungalow does not lend itself to having a roof which includes accommodation as the span is normally significantly greater than two storey dwellings. In this case, the bungalow is nearly nine metres wide and the result of attempting to gain headroom at first floor level results in an overly large, bulky addition to the property which bears little relation to the existing bungalow. The size, scale, depth and bulk of the roof will be particularly visible when viewed from the south west. This is not helped by the fact that the property would be squared off at the front with a gable end and the new roof over, with the resultant loss of the existing break in the front elevation and low key hipped roof.

- 8.7 In addition, the proposed single storey rear extension would span the width of the rear of the dwelling and would appear visually large and bulky, when compared with the redesigned dwelling with its substantial roof. This is not helped by the fact the land slopes downwards to the south, so it appears visually larger as the internal level has been kept constant. This gives the flat roof extension a height of approximately 3.8m. The existing modest rear extension has a height of 3m. While the next door neighbour to the northeast has a sizeable rear addition, this is not reason to allow further poorly designed additions, which are not well related to the host dwelling.
- 8.8 Overall, it is considered that the proposed extensions, by virtue of their size and massing would result in visually intrusive and bulky additions to the property, which is unsympathetic to the design of the existing modest bungalow and as a result would harm the street scene and would be detrimental to the visual appearance of the parent property and the character of the wider area.

Amenity:

- 8.9 It is considered that the bi-folding doors and Juliet balcony to the rear serving bedroom 1 would not have a detrimental impact on neighbouring amenity. While this is at first floor level, there would be minimal impact on overlooking into the lower parts of the rear gardens to 74 and 66 Crescent Drive South. The properties to the rear No. 19 Rosedene Close and 70 Crescent Drive South are approximately 50m away and as such would have privacy through distance. The proposal shows two rooflights on the western elevation at first floor level. Both rooflights would face towards the roof of No. 66 and as they serve two ensuite bathrooms could be obscurely glazed if necessary. These therefore, would not harm neighbouring amenity.
- 8.10 The single rooflight on the eastern elevation facing number 74 Crescent Drive South serves the stairwell and as this is not a habitable room, its impact on privacy to number 74 would not be to an extent that it would be detrimental. Therefore, the proposal would not have a harmful impact on amenity in terms of overlooking.
- 8.11 No. 74 South Crescent Drive to the north east across the access drive has a number of windows facing south west. These are located approximately 4.8m from No. 68. While these windows would be impacted in terms of outlook due to the size, height and depth of the proposed development, they appear to serve non-habitable rooms including a kitchen and dining room. As such, while there would be some impact, this does not warrant the refusal of planning permission on amenity grounds
- 8.12 The impacts of the proposed development in terms of outlook and day-lighting are considered acceptable.
- 8.13 Overall, the proposal is considered to be acceptable in regard to neighbouring residential amenity.

9 CONCLUSION

- 9.1 The proposed development fails to accord with policies of the Brighton & Hove Local Plan as the extensions, by virtue of design, size, depth, form and massing would result in a visually intrusive and bulky additions to the property, which is unsympathetic to the design of the existing modest bungalow and as a result would be of detriment to the visual amenities of the parent property and the wider area. In addition, the proposed single storey rear extension spans the width of the rear of the dwelling and would appear visually large and bulky, when read with the redesigned dwelling with its large roof.

10 EQUALITIES

- 10.1 None identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reason for Refusal:

1. The development, by reason of bulk, depth, height and massing would appear as excessively dominant and incongruous additions that would relate poorly with the existing modest bungalow, harming the appearance and character of the building, the street scene and the surrounding area. Therefore, the development is contrary to policies QD2 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 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
Existing Floor Plan, Elevations and Sections. Location and Block Plans.	1312012/01		15/03/2013
Proposed Ground/First Floor Plans and Elevations.	1312012/02		15/03/2013
Proposed Sections AA & BB and Street scene Elevation.	1312012/03		15/03/2013

Re: BH2013/00867 68 Crescent Drive South

Dear Andrew

I have been contacted by the applicant of the above planning application as there are concerns that despite earlier conversations with the planning department when it seemed to fit within planning policy and would be approved, it now appears officers are considering refusing it.

I have visited the property and looked at the surrounding houses and the variety of structures within the immediate and wider area which are very mixed.

Whilst the increase in size of this particular application is quite big it doesn't appear that it will be an overdevelopment of the site or detract or greatly affect the street scene.

I would therefore ask that should you be minded to refuse it, that it is sent to the Planning Committee so that they can view the site and make the final decision.

Yours truly,

Dee

Dee Simson

Conservative Councillor Woodingdean Ward