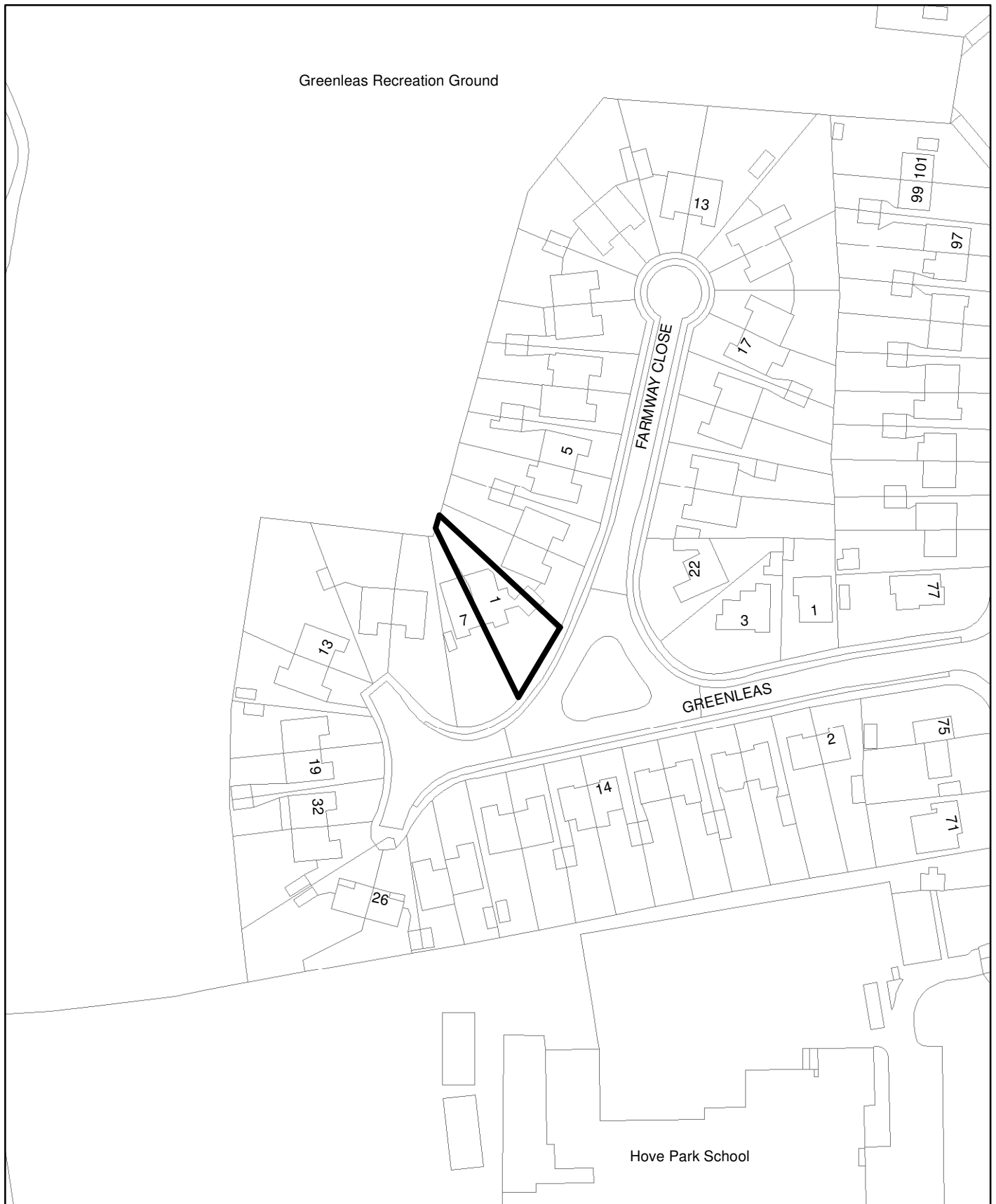


ITEM C

**1 Farmway Close, Hove
BH2015/03872
Householder Planning Consent**

30 March 2016



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/03872	<u>Ward:</u>	HANGLETON & KNOLL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	1 Farmway Close Hove		
<u>Proposal:</u>	Demolition of existing garage and erection of single storey side extension.		
<u>Officer:</u>	Justine Latemore Tel 292138	<u>Valid Date:</u>	27/10/2015
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	22 December 2015
<u>Listed Building Grade:</u> N/A			
<u>Agent:</u>	Tony Rogers Building Consultants, 40 Dawn Crescent Upper Beeding West Sussex BN44 3WH		
<u>Applicant:</u>	Mr A Magryous, 1 Farmway Close Hove BN3 8AE		

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 situated within the residential cul-de-sac of Farmway Close, characterised by semi-detached dwellings with hipped roofs and side garage extensions.
- 2.2 To the side elevation the application site has an existing angled flat roofed garage extension adjoined to the host property by a parapet wall façade and rendered exterior. The garage currently adjoins to the neighbouring garage at no. 2 Farmway Close. Additionally, the site has a loft conversion in the form of a hip to gable roof extension, rear dormer structure and front rooflights.

3 RELEVANT HISTORY

BH2012/01267 - Certificate of lawfulness for a proposed loft conversion incorporating hip to gable roof extension and rear dormer with rooflights to front elevation. Approved 26/06/2012.

4 THE APPLICATION

- 4.1 The application seeks permission to demolish the existing garage and erect a single storey side extension.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Two (2)** letters of representation have been received from **2 Farmway Close** objecting to the application for the following reasons:

- Demolishing the structure will affect the stability of the adjoining garage at no.2 and allow water ingress.
- The proposed development in conjunction with existing extensions will add to the significant overdevelopment of the property.
- The extension of the bungalow will create potential increased car parking demands by current and future residents.

5.2 **Councillor Dawn Barnett:** Objects to the proposal, copy of representation attached.

Internal:

5.3 **Transport Planning:** Support The proposal will remove car parking space associated with the existing garage. However the existing driveway would be retained providing the maximum level of parking permitted by SPG04. It is not considered this would generate significant levels of displaced parking or a negative impact upon the surrounding highway as a result of the proposal.

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 City Plan Part One (March 2016)
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (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) is a material consideration.

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 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 City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP12 Urban Design

Brighton & Hove Local Plan:

QD14 Extensions and alterations

QD27 Protection of Amenity

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the design and appearance of the development, the impact of the development on the residential amenity of neighbouring properties and parking provision.

Design

8.2 Policy CP12 of the Brighton & Hove City Plan relates to urban design and the quality of new developments. It confirms that all new development is expected to raise the standard of architecture and design in the city in addition to establishing a strong sense of place by respecting the diverse character and urban grain of the city's identified neighbourhoods, looking in particular at general layout, pattern and footprint of development.

8.3 Local Plan policy QD14 seeks to ensure that extensions are well designed, sited and detailed in relation to the property, adjoining properties and the surrounding area, use sympathetic materials and take account of space around buildings and the character of the area.

8.4 The proposal will replace the existing flat roofed garage, which is at a higher level than the original house, and the link porch to the side of the property. The garage and porch are finished with painted render and do not match the original brick and tile finish of the original house. These parts of the property proposed to be removed form a visually incongruous addition to the property.

8.5 The original house has been recently extended by the construction of a hip to gable extension at roof level, the construction of a full width rear dormer and the installation of front rooflights. However, these alterations have incorporated matching external materials.

8.6 The proposed extension would incorporate a new front door and hall and an additional bedroom and shower room. It would be constructed at a lower level than the existing garage to align with the ground floor level of the existing house. The extension would be finished with brick and tile elevations to match the original house and would have a flat top hipped roof. The proposed extension would be located forward of the plane of the main roof of the building and its roof would run into the gable roof of the existing front ground floor projection. However, this is considered to be acceptable in this instance

because the proposals would result in an improvement to the visual appearance of the property through the removal of the incongruous garage and porch and the introduction of a gap with No. 2 Farmway Close. In addition, the proposed extension would be sympathetic with the other extensions recently undertaken to the property.

- 8.7 The proposals are considered to be acceptable in terms of its impact on the application property and the street scene.

Impact on Amenity

- 8.8 Local Plan 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.

- 8.9 The existing garage adjoins the garage with the adjoining property, No. 2 Farmway Close. The proposed extension would be excavated down at a lower level and positioned away from the boundary with No. 2. The proposed extension would not have side facing windows and would have a hipped roof, the eaves of which would be approximately 1m lower than the roof of the existing garage. For these reasons, it is not considered that the proposed extension would adversely impact on the amenities of the occupiers of the adjoining property, No. 2 Farmway Close.

Parking

- 8.10 The Highways Team have raised no objection to the removal of the garage as parking spaces within the maximum set out in SPG04 would be provided on the driveway. The proposal would not generate significant levels of displaced parking or a negative impact upon the surrounding highway.

9 CONCLUSION

- 9.1 The development is of an acceptable design, and would not be detrimental to the host property or the street scene. There would be no adverse impact on residential amenity of neighbouring occupiers. Adequate parking would be provided.

10 EQUALITIES

None 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.

PLANNING COMMITTEE LIST – 30 MARCH 2016

Plan Type	Reference	Version	Date Received
SITE LOCATION PLAN	-		26 Oct 2015
BLOCK PLAN	-		26 Oct 2015
EXISTING FLOOR PLANS & ELEVATIONS	12/729/01		26 Oct 2015
PROPOSED FLOOR PLAN, ROOF PLAN & ELEVATIONS	12/729/02		26 Oct 2015

- 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 policy 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 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 development is of an acceptable design, and would not be detrimental to the host property or the street scene. There would be no adverse impact on residential amenity of neighbouring occupiers. Adequate parking would be provided.

Jeanette Walsh – Head of Development Control
Brighton & Hove City Council
King's House

16th November 2015

Dear Jeanette,

1 Farmway Close Hove - BH2015/03872

I am writing on behalf of residents of Greenleas to register a formal objection to planning application **BH2015/03872** – Householder Planning Consent – Demolition of existing garage and erection of single storey side extension.

In summary, I do not believe that the proposed extension is appropriate to, nor fits in with, the local area, both in size and design. I also believe that it would lead to a loss of privacy for adjoining residents.

1 Farmway Close started off as a modest 2 bedroom bungalow, just like all the other buildings in this Close and, indeed, many in neighbouring Greenleas.

Back in 2012 the bungalow was extended through a loft conversion incorporating a hip to gable roof extension and a rear dormer with rooflights at the front. This loft conversion added two bedrooms making it four in total.

This further single storey side extension will make it a five bedroom property. In my view this is a serious overdevelopment of the site in the context of the other properties in the area.

The bungalows in this part of Hangleton are a precious and popular resource, particularly as a housing option for older people, and so our planning system should seek to preserve and protect them wherever possible.

For the reasons stated above, I would ask that this application is rejected under your delegated powers. However, if you are minded to grant planning permission then I formally request that the application is brought before the Planning Committee for decision.

Yours sincerely



Cllr. Dawn Barnett