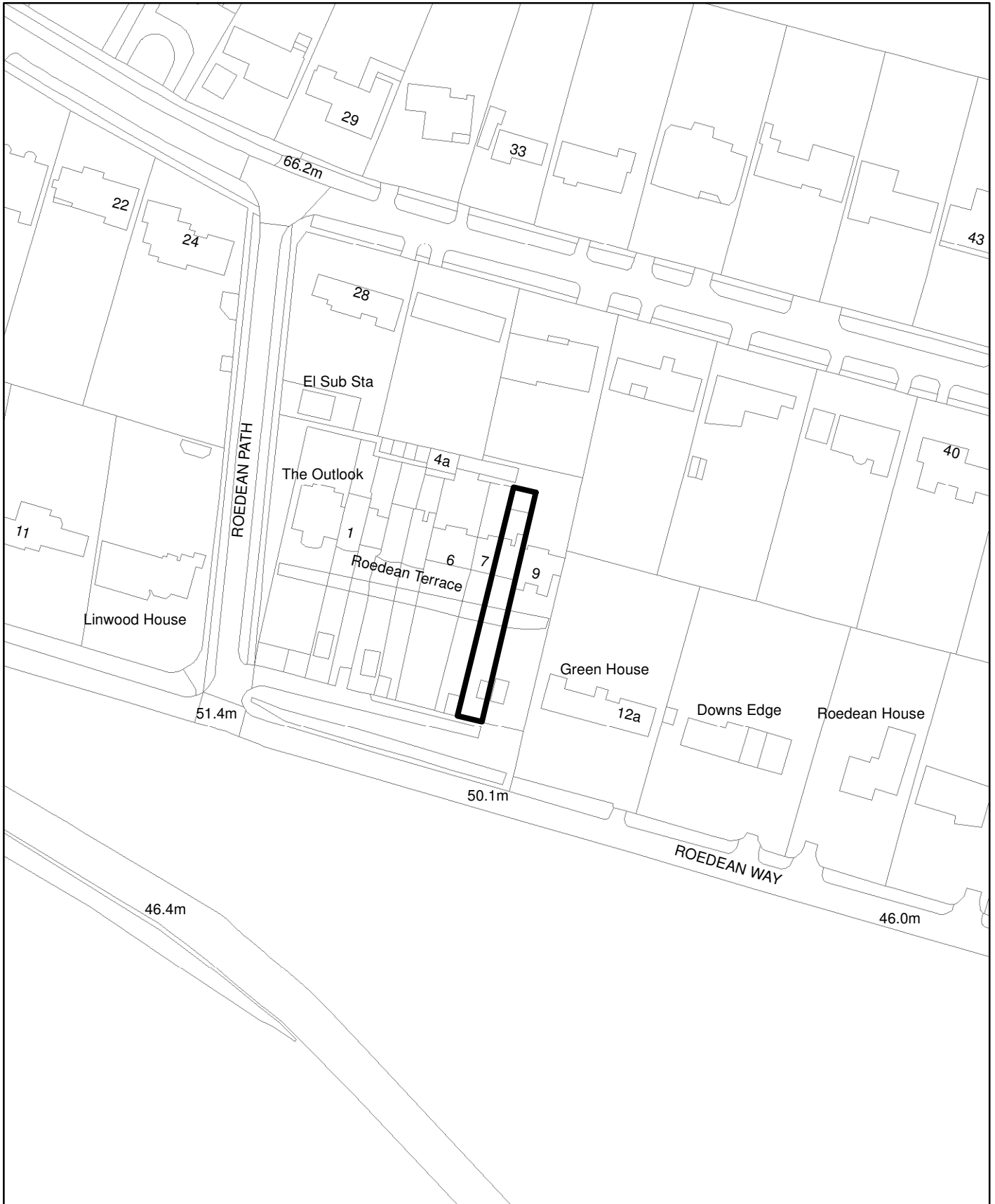


ITEM F

**8 Roedean Terrace Brighton
BH2015 / 04646
Householder Planning Consent**

20 April 2016

BH2015/04646 8 Roedean Terrace, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/04646	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	8 Roedean Terrace Brighton		
<u>Proposal:</u>	Planning permission is sought for the erection of a front extension incorporating alterations to the fenestration including the installation of Juliet balconies. In addition permission is sought for the conversion of the existing garage into ancillary accommodation with external alterations and rear extension.		
<u>Officer:</u>	Emily Stanbridge Tel 292359	<u>Valid Date:</u>	20/01/2016
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	16 March 2016
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	C Change Ltd, 128 Edward Street Brighton BN2 0JL		
<u>Applicant:</u>	Mr & Mrs Dubiner, 8 Roedean Terrace Brighton BN2 5RN		

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 This application relates to a two storey terraced property situated on the northern side of Roedean Terrace. As existing the property features a detached garage within the front garden area, similar to a number of properties within the terrace.
- 2.2 In addition as existing the property features a half width front extension which is of a similar character to neighbouring properties. The host property is not situated within a conservation area.

3 RELEVANT HISTORY

None relevant

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a front extension incorporating alterations to the fenestration including the installation of Juliet balconies. In addition permission is sought for the conversion of the existing garage into ancillary accommodation with external alterations and rear extension.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Eight (8)** letters of representation have been received from the occupiers of **1, 3, 7 and 9 Roedean Terrace, 14 Roedean Way, 29 Roedean**

Crescent, a n unk nown a ddress a nd t he o wners of 5 -6 an d 7 R oedean Terrace objecting to the application on the following grounds:

- Loss of hedging
- Garage extension not in keeping
- Potential tenants
- Loss of the garage
- Would set a precedent
- Potential of annexe accommodation in the garage extension
- Works visible within the street scene
- Loss of privacy to No's 7 and 9
- Increased on street parking
- The full width balcony is out of character with the rest of the terrace
- Proposed garage is dominant the proposed windows to the southern elevation of the garage are incongruous to the terrace

5.2 **County Archaeology:** No objection.

Internal:

5.3 **Highways:** No Objection. There is not expected to be a significant difference resulting from these minor changes and conversion of the garage into a studio especially as the site has a hard standing and is near the end of a private road that has a wide verge for overflow parking if necessary.

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:

- City Plan Part One (adopted March 2016)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- 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 the relevant retained policies in the Brighton & Hove Local Plan 2005 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 Documents:

SPD12	Design Guide for Extensions and Alterations
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the visual impact of the proposed development upon the character and appearance of the host property and wider street scene. In addition any impact to the amenities of neighbouring properties shall also be assessed.
- 8.2 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:
- 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.
- 8.3 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.

Character and appearance

- 8.4 As existing the property features a half width front extension with a slate pitched roof, situated alongside the boundary with No. 7 Roedean Terrace. This application seeks to extend the existing front conservatory so that it results in a full width extension.
- 8.5 The overall height and depth of the extension proposed is the same as that existing, with a depth of approximately 2m and a height of 3.3m at its highest point. The height of the extension proposed measures the same as that to the

west (No.7). The extension proposed sits just behind that existing to the east (No.9).

- 8.6 The proposed extension features a flat roof when viewed from the street scene with an area of flat roof set behind. It is therefore considered that the proposed extension will have a similar appearance to that existing. Furthermore, the extension to the east (No.9) features a flat roof and as such the area behind the front roof slope of the extension is not out of keeping with the character of the terrace. The extension is therefore considered acceptable.
- 8.7 Amendments have also been made during the lifetime of the application which has removed the proposed terrace. The amended plans show that alterations are proposed to the first floor of the property with the enlargement of the existing window openings to facilitate doors with Juliet balconies. The proposed Juliet balconies shall serve a landing area and the front bedroom to the property.
- 8.8 The level of glazing proposed is not significantly increased given the proportions of the existing windows. The proposed Juliet balconies will partially be hidden behind the proposed pitched roof. The height of the balustrading to the Juliet balconies, when viewed from the street scene measures 0.65m. It is not considered that the proposed alterations disrupt the general appearance of the building.
- 8.9 Amendments have been received during the life time of the application with regards to the conversion and extension of the existing garage. The amended plans show that the proposed garage is to be extended to the rear by approximately 1.7m which is an overall reduction of 3.3m in depth on the original proposal.
- 8.10 The existing garage is to be converted into ancillary accommodation to the main dwelling. The agent has confirmed that the proposed outbuilding would be used for a study.
- 8.11 Sliding doors are proposed to the front elevation of the proposed outbuilding which replicates the appearance of a garage door with high level glazing, in order to retain the existing garage appearance when viewed from the street scene. These alterations are considered acceptable.
- 8.12 It is therefore considered that the proposed alterations to the dwelling do not cause demonstrable harm to the character and appearance of the host property or wider street scene. As such the proposed development is in accordance with Policy QD14 of the Brighton & Hove Local Plan.

Impact on Amenity

- 8.13 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.

Both immediate neighbouring properties (No's 7 and 9) feature existing front extensions and as such the proposed full width extension does not result in any overbearing impact to either of these properties.

- 8.14 The proposed extension blocks an existing high level window to No.9 which is obscurely glazed and serves a front porch area, which does not form principle habitable accommodation. As such it is considered that the impact to the front extension of No.9 is considered acceptable.
- 8.15 The proposed terrace has been removed from the scheme and has been replaced by two Juliet balconies. Whilst it is considered that the Juliet balconies would allow for prolonged standing, it is not considered that the degree of additional overlooking would be so significant as to warrant the refusal of this application.
- 8.16 The proposed extended garage is to the southern end of the garden, set sufficiently away from the properties situated on Roedean Terrace. It is not therefore considered that the proposed garage extension will result in significant harm to the amenities of neighbouring residents and as such is considered acceptable.

9 CONCLUSION

The proposed extensions would not harm the appearance of the property, the wider area or the amenities of adjacent occupiers, in accordance with development plan policies.

10 EQUALITIES

- 10.1 A neighbour has written to draw attention to their sensory and physical difficulties. These matters are acknowledged but in this instance are not material to recommendation. None identified.

11 PLANNING OBLIGATION / 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
Location plan	-	-	23.12.2015
Block Plan	-	-	
Existing ground floor plan	001	-	23.12.2015

PLANNING COMMITTEE LIST – 20 APRIL 2016

Proposed ground floor plan	101	A	23.12.2015
Existing first floor plan and second floor plan & section	002	A	
Proposed first floor plan, second floor plan and section	102	D	10.03.2016
Existing and proposed front elevations	003	E	
Proposed garage plan and elevations	103	D	10.03.2016
Existing garage plan and elevations	004	-	23.12.2015
Existing and proposed section A-A	005	B	10.03.2016

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.

4. Access to the area of flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 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 proposed extensions would not harm the appearance of the property, the wider area or the amenities of adjacent occupiers, in accordance with development plan policies.

PLANNING COMMITTEE LIST – 20 APRIL 2016

3. The applicant is advised that this permission relates solely to the use of the approved outbuilding as ancillary to the main dwellinghouse at 8 Roedean Terrace. Any use as a self-contained unit of accommodation is not permitted and will require a separate application for planning permission.

