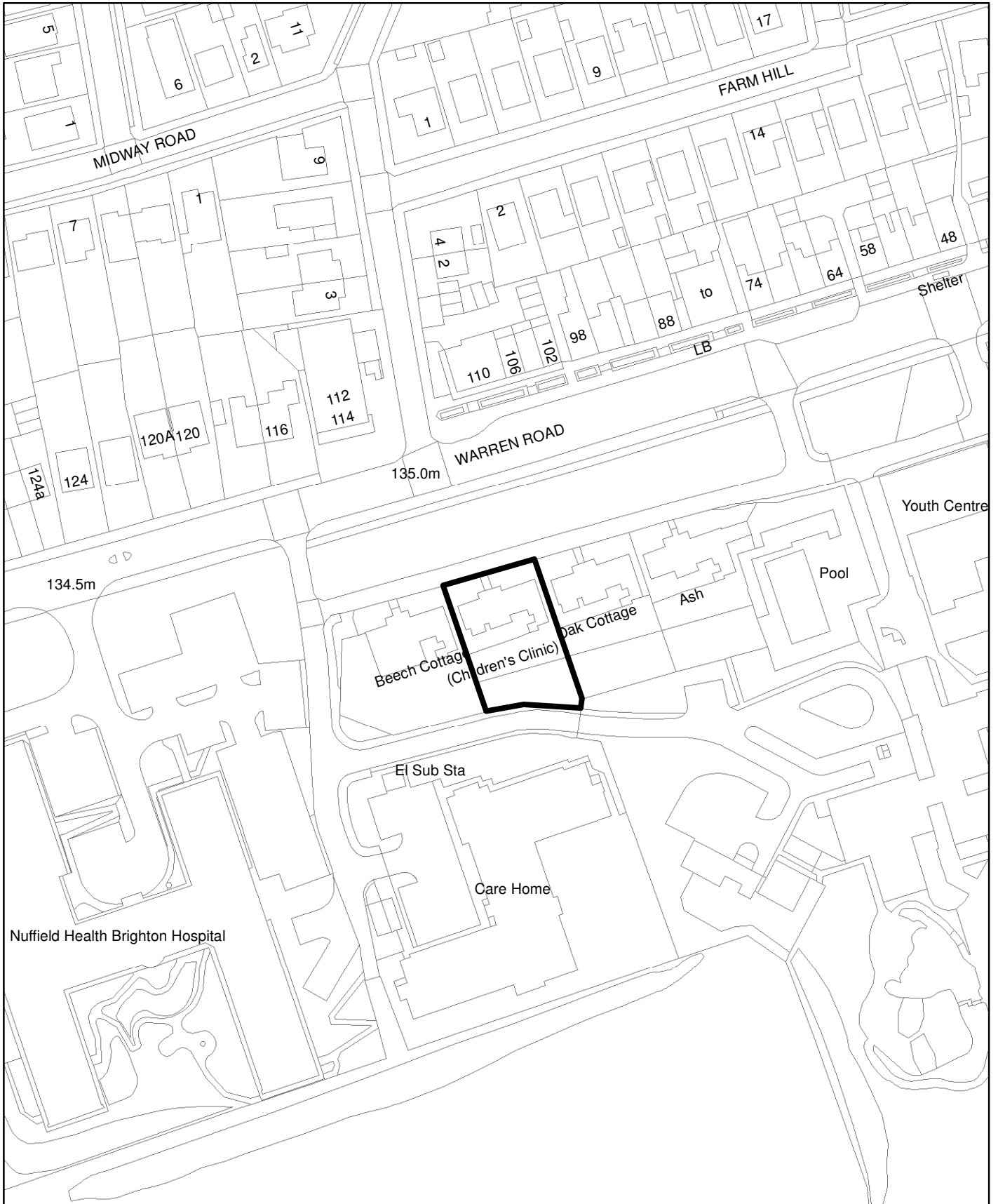


ITEM H

**Hazel Cottage, Warren Road, Brighton
BH2016/00216
Full Planning**

08 June 2016

BH2016/00216 Hazel Cottage, Warren Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2016/00216	<u>Ward:</u>	WOODINGDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Hazel Cottage Warren Road Brighton		
<u>Proposal:</u>	Creation of enclosed entrance lobby and alterations to fenestration.		
<u>Officer:</u>	Allison Palmer Tel 290493	<u>Valid Date:</u>	25/01/2016
<u>Con Area:</u>	n/a	<u>E.O.T Date:</u>	15 Jun 2016
<u>Listed Building Grade:</u>	n/a		
<u>Agent:</u>	Insite Planning Ltd, 5 Beechwood Avenue Brighton BN1 8ED		
<u>Applicant:</u>	Mr Slabbert, Hazel Cottage Warren Road Brighton BN2 6DA		

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 application site comprises of a large two-storey detached property on the south side of Warren Road, adjacent to the hospital. It is one of four similar properties set back from the main road. The property is currently vacant, it was previously used as medical consulting rooms.

3 RELEVANT HISTORY

- 3.1 **BH2016/00722** - Formation of 12no parking bays and creation of 4no cycle stands with vehicle crossover and other associated alterations to the rear. Withdrawn 20 May 2016.

4 THE APPLICATION

- 4.1 Planning permission is sought for the creation of an enclosed entrance lobby and alterations to fenestration. The original application has been amended to replace the windows with white uPVC to match the existing windows, smooth white render to replace the existing pebbledash on the front elevation and alter the front protrusions fenestration to accommodate the proposed porch.

5 PUBLICITY & CONSULTATIONS

External

Neighbours: None received.

- 5.1 **Councillor Dee Simson** Objects to the application (comments attached).

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 (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 (retained policies March 2016):

QD14 Extensions and alterations
QD27 Protection of amenity

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 impact of the proposed development on the appearance and character of the building, the wider street scene and the amenities of adjacent occupiers

Design:

Fenestration

- 8.2 The proposal is to replace the existing timber windows to the front elevation and one to the east elevation, with white uPVC windows with glazing bars to match the existing windows. The far east ground floor window is to be blocked and a new window is proposed in line with the window above, to create symmetry.

The 2no asymmetric windows in the front protrusion are proposed to be replaced with 2no horizontally aligned windows on the first floor above the proposed porch, again creating symmetry to the front elevation.

Front porch

- 8.3 The single storey porch proposed on the front protrusion would align with the proposed first floor windows, with a depth of 1.4m and width 3.65m. The proposed materials are brick walls and roof tiles to match the host building.
- 8.4 The design and materials are acceptable and would improve the appearance of the building. The development would result in a façade that would be sympathetic to the design of the original building, thus it is considered that the appearance would enhance the appearance of the property and the wider area.

Impact on Amenity:

- 8.5 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.
- 8.6 The proposed development is not considered to be detrimental to neighbour amenity.

9 CONCLUSION

- 9.1 The proposed development is considered to be satisfactory in terms of design and appearance, in relation to the building to be altered and its surroundings, and would not have a detrimental impact on visual amenity or the appearance of the wider area. No significant adverse impact on amenity would result from the development.

10 EQUALITIES

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 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 QD14 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.
- 3) 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 – 08 JUNE 2016

Plan Type	Reference	Version	Date Received
Location plan			21/01/2016
Existing ground floor plan and elevations	1606/1927		21/01/2016
Existing first floor and roof plan	1606/1928		21/01/2016
Proposed entrance lobby and external alterations	1606/1929	B	09/05/2016
Proposed first floor plan	1606/1930	A	09/05/2016

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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 development is considered to be satisfactory in terms of design and appearance, in relation to the building to be altered and its surroundings, and would not have a detrimental impact on visual amenity or the appearance of the wider area. No significant adverse impact on amenity would result from the development.



**COUNCILLOR DEE SIMSON
Chair of Overview & Scrutiny**

Brighton & Hove City Council
King's House
Grand Avenue
Hove BN3 2LS

Alison Palmer
Planning Department
Brighton & Hove City Council

9th March 2016

Re: BH2016/00216
Hazel Cottage, Warren Road, Woodingdean.

Dear Alison

I am writing on behalf of my residents to object to the above planning application.

This cottage is one of four very similar that has great historical value to the Woodingdean community.

Any changes to its appearance will have a detrimental effect and greatly alter the street scene because of its prominent position on the main road through the village.

I am concerned at the narrow extent of the consultation, which I believe is flawed, and ask that this is immediately extended to all those affected both opposite and behind the site.

If you are minded to grant this application then I would ask that the final decision is made by the Planning Committee following a site visit so that I have the opportunity to speak on behalf of my residents.

Yours sincerely

Dee Simson

Clr. Dee Simson

From: Dee Simson
Sent: 28 April 2016 07:14
To: Allison Palmer
Subject: RE: BH2016/00216 Hazel Cottage, Warren Road

Dear Alison

I have taken the time to consult with residents regarding the amended drawings.

It is felt that any alteration to the front of Hazel Cottage, apart from the replacement of like for like windows, will greatly affect the street scene and should not be approved. These historical cottages are currently uniform in their appearance and should remain so.

Therefore my objection and request for a decision by committee still stands.

Kind regards

Dee

*Ellr Dee Simson
Conservative Councillor Woodingdean Ward
Deputy Leader & Whip Conservative Group
Chair Overview & Scrutiny Committee
Opposition Spokesperson Neighbourhoods, Communities & Equalities
Member of Licensing Committee*