

<b><u>No:</u></b>	<b>BH2012/00997</b>	<b><u>Ward:</u></b>	<b>GOLDSMID</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>51 Wilbury Crescent, Hove</b>		
<b><u>Proposal:</u></b>	<b>Extension to roof incorporating raising of the ridge height, rooflights to front, rear and side, first floor rear extension, revised fenestration.</b>		
<b><u>Officer:</u></b>	Helen Hobbs	<b><u>Valid Date:</u></b>	05/04/2012
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	31 May 2012
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Claire Haigh Associates Ltd, 9 Kenton Road, Hove		
<b><u>Applicant:</u></b>	Mr Neil Wanless, 51 Wilbury Crescent, Hove		

## 1 RECOMMENDATION

That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and the policies and guidance in section 7 of this report and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

### 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 nos. CH473/001, CH473/002CH473/003CH473/004, CH473/005, CH472/006, CH473/007, CH473/008 & CH473/009 received 2nd April 2012 and CH473/010 Rev A received on 10th May 2012.  
**Reason:** For the avoidance of doubt and in the interests of proper planning.
- 3) The external finishes of the development hereby permitted shall match in materials, colour, style, bonding and texture those of the existing building.  
**Reason:** To ensure the 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.

### Informatives:

1. 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 Brighton & Hove Local Plan, including Supplementary Planning Guidance:  
(Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-  
The proposal would not have a significantly adverse impact upon the character and appearance of the existing property, street scene or the surrounding area. The development would not result in harmful loss of light,

outlook or privacy for occupiers of adjoining properties. As such it is considered that the proposal is in accordance with development plan policy.

2. Train noise cannot be controlled by current legislation and there is no guarantee that rail traffic will not increase in the future. The existing roof space may not provide particularly good acoustic insulation and such acoustic insulation should be considered when the renovation is undertaken. This will help prevent future users of this bedroom area from being disturbed by train noise.

## **2 THE SITE**

The application relates to a two storey detached property on the east side of Wilbury Crescent. The rear of the property has had several additions, including a two storey extension and a single storey extension, with a part glazed pitched roof. The rear of the site adjoins a railway line.

## **3 RELEVANT HISTORY**

None.

## **4 THE APPLICATION**

Planning permission is sought for a roof extension, including raising the ridge height by approximately 1.7m, first floor rear/side extension, and rooflights to front, rear and side roofslopes. The proposal also includes revisions to the existing fenestration.

## **5 CONSULTATIONS**

### **External**

**Neighbours:** Five (5) letters of representation have been received from (34, 36, 38, 49 and 53 Wilbury Crescent) objecting to the application for the following reasons:

- overshadowing
- loss of light and sunlight
- overlooking
- overdevelopment
- extent of building work required considering the amount of previous work done to the property.

### **Internal:**

**Environmental Health:** The applicant should note that due to the closeness of a railway line, the existing roof space may not provide particularly good acoustic insulation and they should consider ensuring that such acoustic insulation is provided when they undertake the renovation. This is because there is no guarantee that rail traffic will not increase in the future and such train noise cannot be controlled by current legislation. As such, users of the future bedroom area in the roof area could be disturbed by train noise. An informative is provided regarding acoustic insulation for the roof space.

### **External:**

**Network Rail:** No comments.

## 6 MATERIAL CONSIDERATIONS

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.”

The development plan is:

- The Regional Spatial Strategy, The South East Plan (6 May 2009);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
- East Sussex and Brighton & Hove Waste Local Plan (February 2006);
- Brighton & Hove Local Plan 2005 (saved policies post 2004).

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.

Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.

All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

## 7 RELEVANT POLICIES & GUIDANCE

Brighton & Hove Local Plan:

- QD14 Extensions and alterations
- QD27 Protection of Amenity

Supplementary Planning Guidance:

SPGBH1 Roof Alterations and Extension

The National Planning Policy Framework (NPPF)

## 8 CONSIDERATIONS

The main considerations in the determination of this application relate to the impact of the extensions on the character and appearance of the existing building and wider surrounding area, and the impact on amenity for occupiers of adjoining properties.

### **Design:**

The proposal seeks consent to raise the main ridge by approximately 1.7m, resulting in a steeper roofslope and removing the area of flat roof to the rear.

At the rear of the property, an existing two storey rear extension would be extended across the existing flat roof of the ground floor utility room. A new pitched roof would extend over the first floor extensions, set down from the main ridge of the property. The extension would have an overall maximum height of 10m.

The surrounding area is characterised by two storey detached properties, of varying size, height and design. The application site is set between two

properties with higher ridgelines. The proposed ridge height would be 0.3m higher than No. 49 Wilbury Crescent and 0.5m lower than No. 53 Wilbury Crescent, which would result in a steady and gradual increase in ridge height with the street scene consistent with the slope of the road. Therefore the principal of raising the ridge is considered acceptable.

It is acknowledged that the street scene is varied, with a mixture of hipped and gabled roof forms, however the majority of properties have long roof ridges, with steep roofslopes. The proposed extension would result in a much smaller ridgeline, and would therefore not be in keeping with the surrounding area. The additional height at the roof level would negatively affect the proportions of the property, and increase the prominence of the roof relative to the ground and first floor. However taking into account the overall height of the property, in relation the adjoining properties, it is considered that this extension would not detract significantly from the surrounding street scene.

The rear extensions would not be highly visible. It is acknowledged that the proposal would result in a complicated roof form, however the street scene would remain unaffected. The occupier of No. 36 Wilbury Crescent has raised concerns that the site would be overdeveloped. It is acknowledged that the site has had a number of extensions, including a considerable sized single storey rear extension. These additions do not have recent planning permissions. Although the extensions are large in size and form they are not disproportionate to the size of the plot.

The proposal is therefore considered not to significantly harm the character and appearance of the existing property, street scene or surrounding area.

**Impact on Amenity:**

The properties most likely to be affected by the proposal are No. 53 and 49 Wilbury Crescent. These properties are both detached and are separated by the application site by approximately 4m. Both properties have raised concerns of loss of light, overshadowing and loss of overlooking.

To the east, No. 53, have a number of side windows facing west. The window that would mostly be affected is the top window, given the distance between the properties and that this window is level with the rear elevation of No. 51, the outlook and light would not be significantly affected by the increase in height. No. 53 would be a further 3m from the first floor extension, therefore it is not considered to significantly impact this neighbouring property.

To the west, No. 49 have raised concerns that the rear extension and increase in roof height would affect the light and outlook to the room in the roof. This room has an east facing window, which currently looks out over the main roof of the application site. The increase in height and the rear extension could affect the outlook and light of this window, however the roof would slope away from this site, and the room also has a south facing Juliette balcony which would allow sufficient outlook and light into the room. Therefore the impact is not considered significant.

The neighbouring properties opposite, Nos. 34, 36, 38 Wilbury Crescent have also objected on grounds of overshadowing and loss of light. Given that the application site is over 20m from these properties, it is not considered that the increase in height would have an impact.

In terms of overlooking and loss of privacy, no side windows are proposed on the east elevation. To the west elevation, it is proposed to install two first floor windows and a ground floor window. The first floor window and ground floor window in the two storey extension would be obscure glazed. The first floor window to be installed on the main dwelling would face the blank east elevation of No. 49.

No's 49 and 51 have raised concerns that the rooflights would lead to a loss of privacy. Given the positioning and height of the rooflights on the roofslope, they are not considered to have a significant impact upon these properties.

#### **Other Issues**

The rear of the site adjoins a railway line, and the Environmental Health Officer has stated that the existing roof space may not provide particularly good acoustic insulation and recommends that acoustic insulation is provided when they undertake the renovation. This is because there is no guarantee that rail traffic will not increase in the future and such train noise cannot be controlled by current legislation. As such, users of the future bedroom area in the roof area could be disturbed by train noise. An informative is provided regarding acoustic insulation for the roof space.

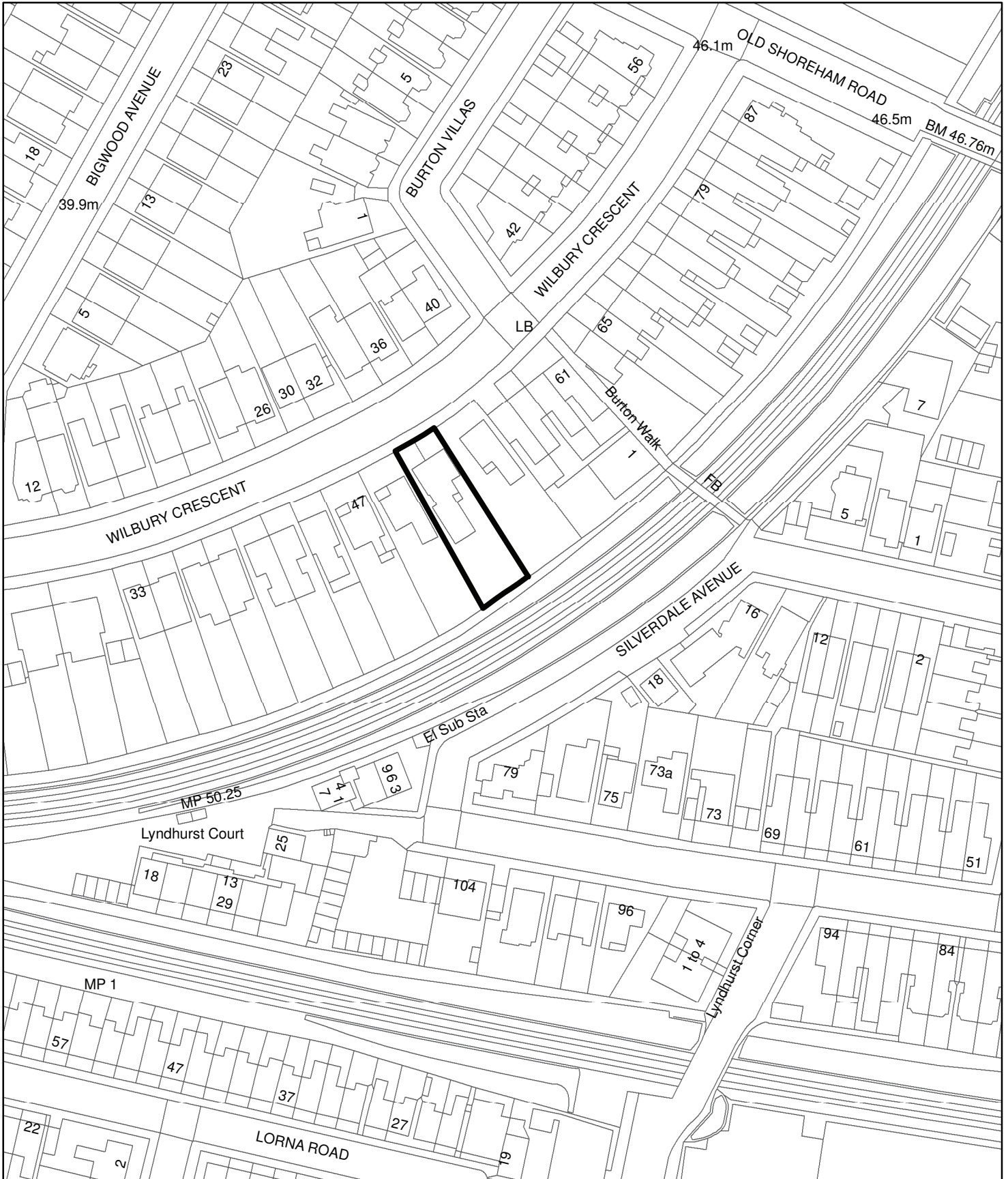
#### **9 CONCLUSION**

The proposal would not have a significantly adverse impact upon the character and appearance of the existing property, street scene or the surrounding area. The development would not result in harmful loss of light, outlook or privacy for occupiers of adjoining properties. As such it is considered that the proposal is in accordance with development plan policy.

#### **10 EQUALITIES IMPLICATIONS**

None identified.

# BH2012/00997 51 Wilbury Crescent, Hove.



**Brighton & Hove  
City Council**



Scale: 1:1,250