

**PLANS LIST
ITEM K**

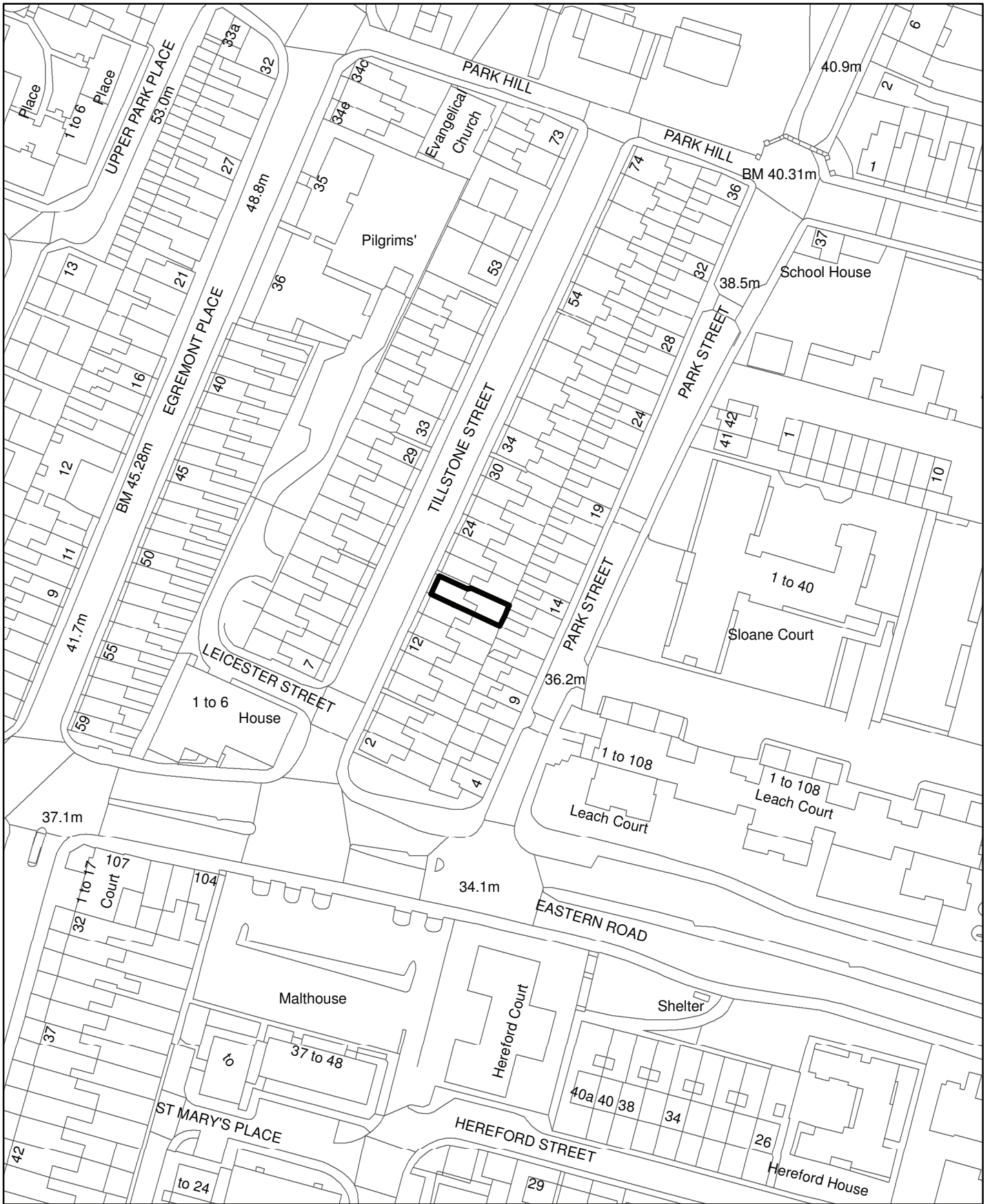
18 Tillstone Street, Brighton

BH2012/02189

Householder planning consent

29 AUGUST 2012

BH2012/02189 18 Tillstone Street, Brighton.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/02189	<u>Ward:</u>	QUEEN'S PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	18 Tillstone Street Brighton		
<u>Proposal:</u>	Erection of single storey extension.		
<u>Officer:</u>	Helen Hobbs Tel: 293335	<u>Valid Date:</u>	16/07/2012
<u>Con Area:</u>	Queens Park	<u>Expiry Date:</u>	10/09/2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	N/A		
<u>Applicant:</u>	Mrs Lindsay Alkin Foster, Basement Flat, 8 Devonshire Place, Brighton		

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 Informative set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a two storey end of terrace property on the east side of Tillstone Street. The site lies within the Queens Park Conservation Area.

3 RELEVANT HISTORY

None.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a single storey rear extension.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: One (1)** letter of representation has been received from **12 Park Street** supporting the application.
- 5.2 **One (1)** letter of representation has been received from **13 Park Street** - objecting to the application if; the proposed extension is not a ground floor extension with a flat roof, does not protrude up to the adjoining wall between the application site and 13 Park Street and that there are no windows/glass doors leading to overlooking.

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:
- 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 and Hove Local Plan 2005 (saved policies post 2004).
- 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. At the heart of the NPPF is a presumption in favour of sustainable development.
- 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 Local Plan:

- QD1 Design – quality of development and design statements
- QD2 Design – key principles for neighbourhoods
- QD27 Protection of Amenity
- HE6 Development within or affecting the setting of conservation areas

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main issues of consideration relate to the impact of the development on the character and appearance of the building and the wider conservation area, and the effect on the residential amenity of neighbouring properties.

Planning Policy:

- 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:
- a) is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
 - b) would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
 - c) 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
 - d) 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.
- 8.4 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.

Design:

- 8.5 Planning permission is sought for the construction of a single storey rear extension, which would infill the area alongside the two storey outrigger. The proposed extension would project approximately 3.6m from the main dwelling, projecting out in line with the rear building line of the outrigger. It would have a width of 1.5m and a height of 3.2m, with a flat roof. The external finish of the extension would be constructed in materials to match the recipient property. The extension is considered a sympathetic and subservient addition to the recipient property. The extension would not be visible within the streetscene and would only be visible from a small number of neighbouring properties. The development would not significantly detract from the character and appearance of the recipient property or the wider Queens Park Conservation Area.

Impact on Amenity:

- 8.6 The proposed development would most likely impact upon the amenity of the neighbouring properties at nos. 16, to the south of the application site and 20 Tillstone Street, to the north of the application site. No. 16 Tillstone Street is a mirror image of the application site, and the proposed rear extension would be screened by the two storey outriggers built upon the shared boundary. Therefore the extension would not impact upon this property.
- 8.7 No. 20 Tillstone Street is set approximately 0.5m higher and would be separated from the rear extension by approximately 0.9m. Given the extent of the proposed extension, it is not considered that the proposal would have a significant impact on the amenity of no. 20 in terms of overshadowing, loss of outlook or increased sense of enclosure. No side windows have been proposed, therefore the extension would not lead to a loss of privacy.
- 8.8 No. 13 Park Street, which adjoins the rear boundary of the application site, have raised concerns over the proposed extension. The proposed extension would all be set at ground floor level and would only project from the main dwelling by approximately 3.6m which would retain a gap of 7m from the rear boundary. The proposed rear folding doors are not considered to overlook this property, as they would be screened by the existing rear boundary wall. It is also acknowledged that a similar outlook is already available from the existing ground and first floor rear windows. It is therefore considered that the proposal would not have a significant impact upon this property.

9 CONCLUSION

9.1 The proposed development is not considered to significantly detract from the character and appearance of the recipient property or the wider Queens Park Conservation Area. Further, no significantly detrimental impact on neighbouring amenity is foreseen.

10 EQUALITIES

10.1 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
Site Location Plan and Block Plan			16th July 2012
Existing Ground Floor Plan	001	A	16th July 2012
Existing First, Second & Roof Plan	002	A	16th July 2012
Existing Front Elevation	010	A	16th July 2012
Existing Rear Elevation	011	A	16th July 2012
Existing Side Elevation	012	A	16th July 2012
Existing Long Section	013	A	16th July 2012
Proposed Ground Floor Plan	020	A	16th July 2012
Proposed First, Second & Roof Plan	021	A	16th July 2012
Proposed Front Elevation	030	A	16th July 2012
Proposed Rear Elevation	031	A	16th July 2012
Proposed Side Elevation	032	A	16th July 2012
Proposed Long Section	033	A	16th July 2012

11.2 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 Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and

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- (ii) for the following reasons:-
The proposed development is not considered to significantly detract from the character and appearance of the recipient property or the wider Queens Park Conservation Area. Further, no significantly detrimental impact on neighbouring amenity is foreseen.

