

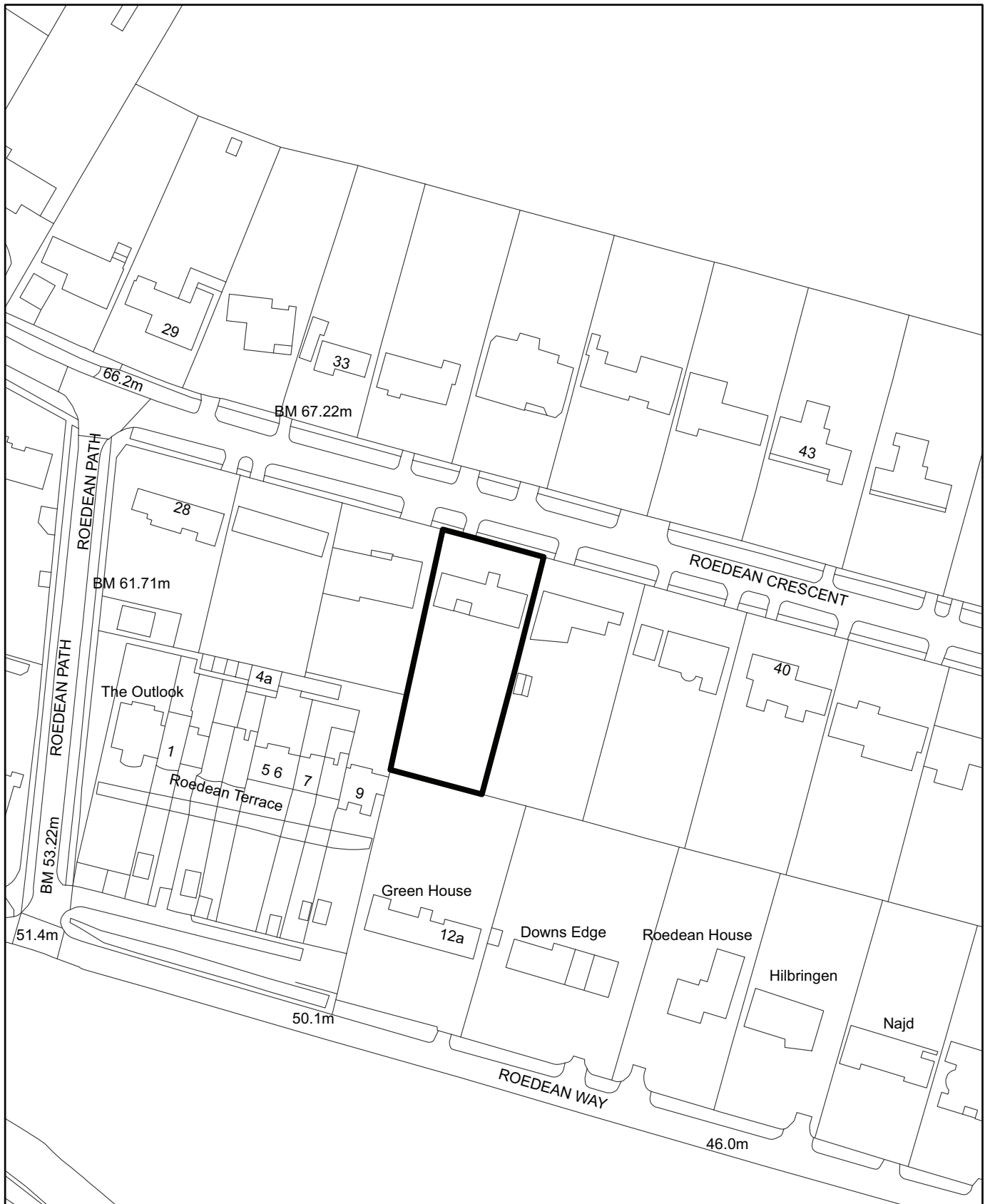
**PLANS LIST
ITEM D**

34 Roedean Crescent, Brighton

**BH2012/01505
Householder planning consent**

10 OCTOBER 2012

BH2012/01505 34 Roedean Crescent, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/01505	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	34 Roedean Crescent, Brighton		
<u>Proposal:</u>	Roof alterations to create additional storey incorporating rear dormers and rooflights to front roofslope.		
<u>Officer:</u>	Jonathan Puplett Tel: 292525	<u>Valid Date:</u>	12/06/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	07/08/2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Leo Horsfield Surveying, 9 Clifton Hill, Brighton		
<u>Applicant:</u>	Mr Damian Sablon, 34 Roedean Crescent, 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 Roedean Crescent is characterised by detached dwellings sitting in large plots. A number of the dwellings have undergone significant extensions and alterations to form appearances of a contemporary nature. These dwellings are generally of white painted render finish, with large areas of glazing and grey / slate covered roofs.
- 2.2 The application relates to a detached dwelling situated on the southern side of Roedean Crescent. This dwelling has recently undergone such works which were approved under application ref. BH2011/03501, and is now of a contemporary appearance in keeping with other dwellings on Roedean Crescent.

3 RELEVANT HISTORY

- BH2012/01894:** 'Application for Approval of Details Reserved by Condition 3 of application BH2011/03501.' Approved 27/07/2012.
- BH2012/01625:** 'Non Material Amendment to BH2011/03501 for the omission of additional crossover.' Approved 30/07/2012.
- BH2012/00623:** 'Application for Approval of Details Reserved by Condition 3 of application BH2011/03501.' Refused 08/05/2012.
- BH2011/03501:** 'Erection of two storey front extension and external alterations including alterations to windows and doors. Alterations to front boundary wall and creation of additional vehicular crossover. Formation of raised patio areas and swimming pool to rear garden.' Approved 10/02/2012.

4 THE APPLICATION

- 4.1 Planning permission is sought for the replacement of the existing roof with a larger structure incorporating a parapet wall, a dormer and rooflights to the front of the roof, and three dormers to the rear of the roof. The enlarged roof would provide additional accommodation in the form of two bedrooms and a lounge area opening out on to a rear balcony area.
- 4.2 During the course of the application a number of inaccuracies in the submitted plans were identified. Corrected plans were subsequently submitted and a re-consultation of neighbouring residents has taken place.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Seven (7)** letters of representation have been received from **no. 12 Roedean Way, nos. 29, 33, 35, 36, 37, 38 Roedean Crescent**, objecting to the application for the following reasons:
- The submitted drawings are inaccurate.
 - The proposed development would result in increased overlooking of the rear gardens and rear windows of no. 12 Roedean Way which is situated to the rear of the site.
 - The property is already big enough for a family, the proposed additional storey is for the financial gain of the developers.
 - The proposed increase in building height and bulk will have an adverse impact on the street scene, decreasing the spacing between buildings. The resulting building will be more dominant and would overshadow its neighbour.
- 5.2 Following the submission of corrected drawing and the re-consultation of neighbouring residents a further **three (3)** letters of representation have been received from **nos. 35, 37 and 39 Roedean Crescent** objecting to the application for the following reasons:
- The proposal will damage the amenities of the area, privacy and the street scene which will be affected by the increased bulk of the extended house.
 - The extension is developer motivated with no respect for the wishes of their close neighbours.
 - The proposed front dormer would result in a loss of privacy for occupiers of no. 39 Roedean Crescent.

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 & 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:

- QD14 Extensions and alterations
QD27 Protection of Amenity

Supplementary Planning Guidance:

- SPGBH1 Roof Alterations and Extensions

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the appearance of the proposed roof extension and neighbouring amenity.

Visual Impact

- 8.2 The proposed development would result in a significantly altered appearance to the dwelling. A parapet wall would be formed approximately 1.4 metres higher than the existing eaves level, and a roof would be formed with a ridge height approximately 1.1 metres higher than the existing roof. To the front a roof dormer is proposed above the existing front extension, with two roof lights to either side of the dormer. To the rear one large central dormer is proposed with a smaller dormer to each side. The large dormer would provide access on to a balcony area set behind the parapet wall with a glazed balustrade.
- 8.3 A number of neighbouring residents raised concerns regarding the accuracy of the drawings originally submitted. During the course of the application corrected drawings have been submitted; the Local Planning Authority considers that these drawings provide an accurate representation of the situation as existing and as proposed. Neighbouring occupiers have been re-consulted to provide the opportunity to comment upon these corrected plans. No concerns have been raised regarding the accuracy of the drawings following this re-consultation.
- 8.4 This section of Roedean Crescent slopes upwards from east to west. The ridge heights of the dwellings on Roedean Crescent generally 'step up' with the slope

of the road. As existing, the ridge of no. 32 Roedean Crescent to the west of the application site is significantly higher than that of no. 34, and also has a very tall parapet wall detail with a hipped roof behind. The proposed development would retain a suitable 'stepped' ridge height relationship between nos. 32, 34 and 36 Roedean Crescent. The principle of raising the roof ridge height and forming a parapet detail is considered acceptable; the proposed hipped roof form is in keeping with nos. 32 and 36.

- 8.5 A front dormer is proposed set behind the parapet wall above the existing front extension. There are some front dormers and rooflights in the surrounding street scene in Roedean Crescent (for example no. 31 Roedean Crescent has two front dormers and no. 32 Roedean Crescent has three front rooflights), furthermore the street scene is varied with a number of unusual / bold contemporary dwelling appearances in the vicinity of the application site. In this context it is considered that the proposed front dormer and rooflights would not appear incongruous / out of keeping. Similarly, the proposed rear dormers would not appear out of keeping, and furthermore they would not be visible from the public realm.

Neighbouring amenity

- 8.6 The bulk of the proposed extension would be set above the existing dwelling and alongside the dwellings to either side (nos. 32 and 36 Roedean Crescent). Due to the location and scale of this additional bulk, it is considered that significant increased overshadowing of neighbouring properties would not result. The increased bulk would not have an overbearing impact on neighbouring occupiers.
- 8.7 The proposed front and roof rooflights and dormers would result in some increased overlooking of neighbouring properties. To the front of the property the dormer and rooflight would face out over Roedean Crescent towards the properties on the northern side of the road. The views provided would however be similar to that which the existing first floor windows provide, furthermore the front of the dwellings on the northern side of the road are set away from the location of the proposed development by approximately 40 metres.
- 8.8 The proposed rear dormer, balcony and rooflights would again provide similar views to those the existing first floor windows provide. Some increased overlooking of neighbouring gardens to either side, and of gardens and properties to the south of the site would result, it is not however considered that significant harm to neighbouring privacy would be caused. It is noted that due to the length of the rear garden and the garden of the neighbouring property to the south, the development would be set away from the rear boundary of the garden by approximately 39 metres, and from the rear elevation of the dwelling to the south by approximately 70 metres. It is also noted that nos. 32 and 36 to either side of the application property have balconies and significant areas of glazing to their rear elevations; the proposed development would not result in a level of overlooking out of keeping with this existing situation.

Other Considerations:

- 8.9 Neighbouring occupiers have objected to the proposal on the grounds that the motivation for the development is to achieve profit. This is not considered to be a material planning consideration in this case. Objections regarding the accuracy of the submitted plans have been resolved by the submission of corrected plans.

9 CONCLUSION

- 9.1 The proposed development would result in an acceptable appearance in keeping with the Roedean Crescent street scene and no significant harm to neighbouring privacy would be caused. Approval is recommended.

10 EQUALITIES

- 10.1 No impacts 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.

Plan Type	Reference	Version	Date Received
Location and block plan	RHA.003-100		17/05/2012
Proposed elevations	LTH11-219-251	D	24/08/2012
Proposed sections	LH11-219-252	B	24/08/2012
Proposed contextual elevations	LH11-219-253	D	24/08/2012
Proposed roof plan	LH11-219-254		08/06/2012
Proposed front elevation	LH11-219-256	A	06/08/2012
Proposed second floor plan	LH11-219-302	A	17/05/2012
Proposed first floor plan	LH11-219-302	B	24/08/2012
Existing first floor plan	LH11-219-403	A	24/08/2012
Existing ground floor plan	LH11-219-402	A	08/06/2012
Existing front elevation	LH11-219-404	D	06/08/2012
Existing elevations	LH11-219-405	B	24/08/2012
Existing sections	LH11-219-407	A	08/06/2012
Existing roof plan	LH11-219-408		08/06/2012
Existing street scenes	LH11-219-409	D	06/08/2012

- 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no roof extensions or roof alterations other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further roof extensions and alterations could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

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
 - (ii) for the following reasons:-

The proposed development would result in an acceptable appearance in keeping with the Roedean Crescent street scene and no significant harm to neighbouring privacy would be caused.