

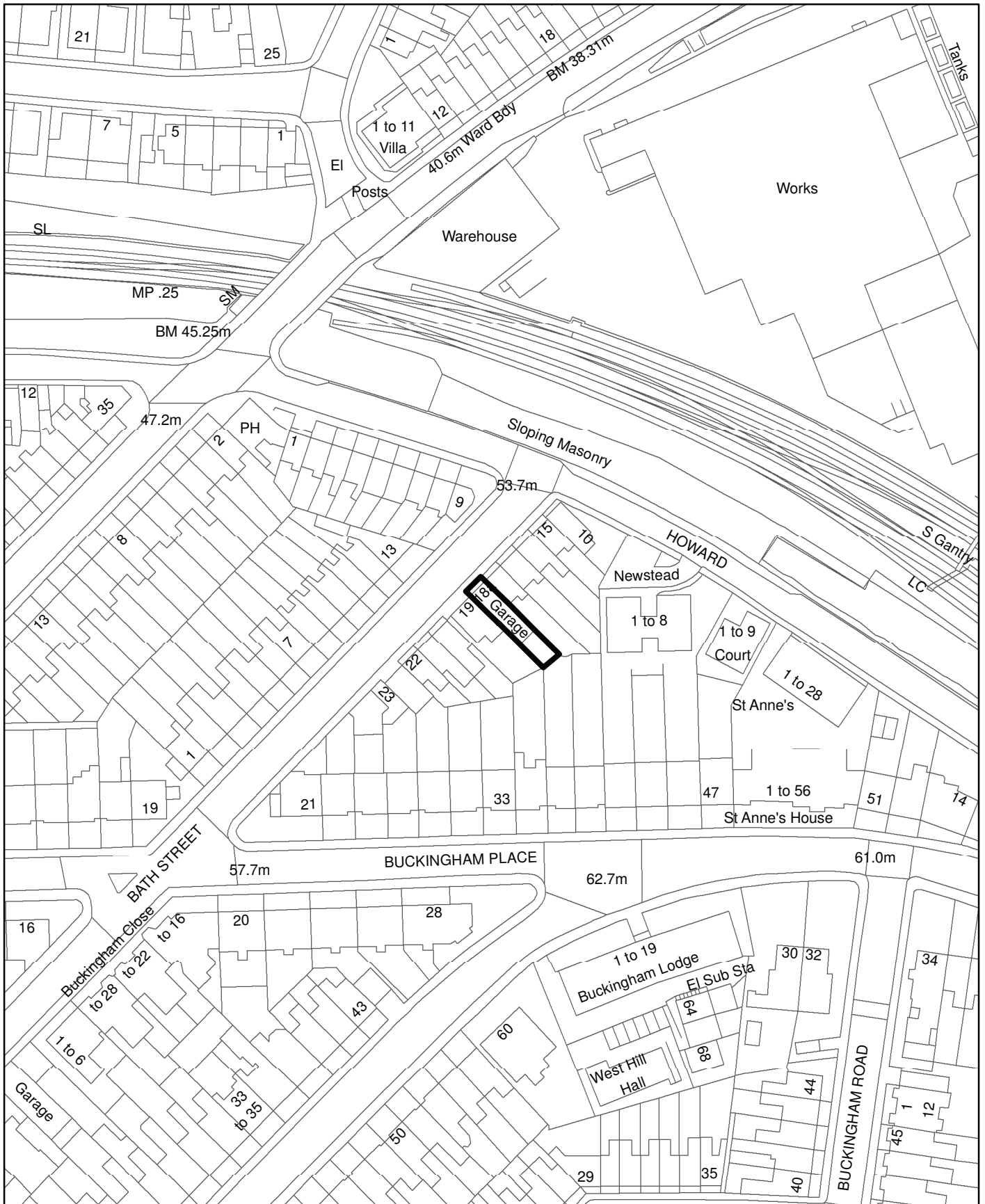
**PLANS LIST  
ITEM C**

**19A & Workshop 19A Bath Street, Brighton**

**BH2012/02001  
Full planning**

**31 OCTOBER 2012**

# BH2012/02001 19a & Workshop 19a Bath Street, Brighton.



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2012/02001</b>	<b><u>Ward:</u></b>	<b>ST. PETER'S &amp; NORTH LAINE</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>19A &amp; Workshop 19A Bath Street, Brighton</b>		
<b><u>Proposal:</u></b>	<b>Construction of mansard roof with front and rear dormers to form an additional floor, alterations to fenestration to front and rear elevations, installation of glass balustrade to rear roof terrace and associated works.</b>		
<b><u>Officer:</u></b>	Anthony Foster Tel: 294495	<b><u>Valid Date:</u></b>	10/07/2012
<b><u>Con Area:</u></b>	West Hill	<b><u>Expiry Date:</u></b>	04/09/2012
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	SDR Designs, 14 Batemans Road, Woodingdean, Brighton		
<b><u>Applicant:</u></b>	Mr Christopher Korodyski, 261 Latymes Court, Hammersmith Road, London		

## 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 relates to a two storey Victorian building located on the south side of Bath Street. The property was once a petrol station and the historic pumps, possibly from the 1950s, are still in situ on the small forecourt. The ground floor of the property has been altered in the past to accommodate the petrol station use. Original features of the property such as its pitched roof and bay window at ground floor level have been removed.
- 2.2 To the front the property appears to be two storeys in height, however to the rear, the level of the land is as such that the ground floor appears as a basement or lower ground floor level. The garden area slopes up steeply to the rear and is bounded by high walls measuring circa 2.3m in height to the adjoining boundaries. The existing single storey rear extension is also flanked either side by the 2.3m high boundary flint walls.
- 2.3 The character of the surrounding area is mainly residential terrace properties many of which have their original features intact. The adjoining terrace of properties to the north have large roof extensions in the form of mansard type roof extensions these include no 15 and 16 Bath Street and 10 Howard Place. These extensions vary in their approach and finish.
- 2.4 Adjoining the site to the west is a similar commercial looking property which has garages at ground floor level and residential above.

2.5 The application site is located within the West Hill Conservation Area.

### 3 RELEVANT HISTORY

**BH2012/01126:** Construction of mansard roof with front and rear dormers to form an additional floor, alterations to fenestration to front and rear elevations, installation of glass balustrade to rear roof terrace and associated works. Withdrawn 20 June 2012.

### 4 THE APPLICATION

4.1 This application is the resubmission of the previously withdrawn application ref BH2012/01126. Planning permission is sought for a mansard roof extension, with the provision of front and rear dormers to form additional residential accommodation at roof level. Bi-folding doors are proposed to the first floor rear elevation to allow access onto the existing flat roofed area. The front of the property is to be renovated with new folding doors to the ground floor workshop. The existing workshop is to be retained.

### 5 PUBLICITY & CONSULTATIONS

#### External

5.1 **Neighbours:** **Nine (9)** letters of objection have been received from the occupiers of **Flats 1, 2, 3, and 4 18, 19 Bath Street (x2), 20 (x3) Bath Street**, objecting to the scheme on the following grounds:

- No roof terrace currently exists, creation of a roof terrace would result in significant overlooking and loss of privacy
- The roof extension would result in loss of light to the neighbouring properties
- The alterations are not in keeping with the remainder of the street scene
- Increased noise and disturbance resulting from the terraced area

5.2 **The Brighton & Hove Archaeological Society:** Do not believe that any archaeological deposits are likely to be affected by this development

5.3 **County Archaeologist:** Although this application is situated within an Archaeological Notification Area, do not believe that any archaeological remains are likely to be affected by these proposals.

#### Internal:

5.4 **Heritage:** Comment

The proposal is a resubmission following withdrawal of the previous application and has sought to address the concerns raised by the Heritage Team by taking a more traditional design approach and retaining historic features.

5.5 The previous application proposed a false mansard addition whereas this proposal is for a true mansard. Mansard roofs are not a traditional feature of Bath Street nor of the West Hill conservation area in general and this addition would be very apparent in views looking down Bath Street from the south-west. However this terrace of properties on the south side of the street is very mixed,

with a variety of roof forms and heights arising from incremental change. The front parapet is to be raised to partly disguise the scale of mansard. Therefore in principle there is no objection. The dormers would be lead-clad, which is welcome. The dormer should be a window only and the casements should be in timber and should have a central horizontal glazing bar.

- 5.6 The proposal retains the first floor bay and this is very welcome. The windows are to be changed but it is not clear what method of opening is proposed. The application form refers to new windows in UPVC. All new windows to the front elevation must be painted timber and the bay windows must be vertical sliding sashes.
- 5.7 The ground floor garage opening is to be narrowed and timber-framed glazed doors installed, this would be an improvement. The new front door appears to be a vertically boarded door with a stained finish. It should instead be a painted timber panelled door with four recessed panels, to be consistent with the Victorian frontage.
- 5.8 There is no objection to the proposed alterations to the rear.
- 5.9 The Heritage Statement within the Design and Access Statement says that the historic petrol pumps would be “maintained and hopefully restored as a feature of the ground floor premises” but they are not shown on the existing or proposed plans.

## **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:

TR1	Development and the demand for travel
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD14	Extensions and alterations
QD27	Protection of Amenity
HE6	Development within of affecting the setting of conservation areas

#### Supplementary Planning Guidance:

SPGBH1 Roof alterations and extensions

#### Supplementary Planning Documents:

SPD09 Architectural Features

## 8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the design of the extension and its impact upon the character and appearance of the West Hill conservation area, and the amenity of adjacent occupiers. The previous application reference BH2012/01126 sought permission for a dummy mansard roof with a much larger dormer window to the front elevation and two dormers to the rear, along with the replacement of the existing bay window to the front elevation and installation of a Juliette balcony. The application was withdrawn.

### **Design**

8.2 Policy QD14 of the Brighton & Hove Local Plan requires that all extensions and alterations are well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area. Policy HE6 of the Brighton & Hove Local Plan states that development within or affecting the setting of conservation areas should preserve or enhance the character or appearance of the area.

8.3 The resubmission seeks to provide a traditional mansard roof to provide additional accommodation within the roofspace. The Heritage Officer notes that mansard roofs are not a traditional feature of Bath Street nor of the West Hill conservation area in general and this addition would be very apparent in views looking down Bath Street from the south-west. However a number of properties in Bath Street benefit from mansard type roof extensions, including nos. 15 and 16 Bath Street and 10 Howard Place. These extensions vary in their approach



and finish. This terrace of properties on the south side of the street is very mixed, with a variety of roof forms and heights arising from incremental change.

- 8.4 There are a number of properties within the existing street scene which benefit from dormer windows both to the front and rear. The proposed dormers are to be lead clad and of a size and design which is consistent with the advice contained in SPGBH01. Concerns were raised by the Heritage Officer for which the applicant has provided additional information which and revised drawings in relation to the proposed front door and the material of the windows. These additional details are considered acceptable.
- 8.5 Given the existing character of the adjoining properties in this part of the street scene the proposed alterations to the front of the property are considered acceptable subject to appropriate conditions in relation to the finish of the windows.

**Amenity of adjacent residents**

- 8.6 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.
- 8.7 The proposed extension would not have a detrimental impact upon the amenity of adjacent residents. Given the relationship of the site with the neighbouring properties it is considered that the extension whilst increasing the building's height, would not by reason of the surroundings result in a loss of light, overshadowing or loss of outlook.
- 8.8 The application drawings show a flat roofed terrace area to the rear of the site to which there is direct access. There are currently no railings to the flat roofed area and a number of objections clearly state that the area is not in actual use as a roof terrace, which would appear to be supported by the lack of railings surrounding the extended area.
- 8.9 The terraced area is of significant size 4.2m in width by 4.8m in depth. The existing boundary walls flank the terrace area to form the boundary walls of the site. These walls extend 2.3m higher than the existing roof level of the ground floor extension. The existing walls therefore provide a screen to the adjoining properties to the northeast and southwest which protects the amenity of the adjoining occupiers and minimises the potential for overlooking. It is therefore considered that the terrace would not result in a significant level of overlooking into the adjoining properties due to the presence of these high walls.

**Other Issues**

- 8.10 Some significance has been placed on the property and its historic use as one of the first petrol stations in Brighton. The applicant has indicated that the pumps are to remain, a condition has been added to ensure the retention and renovation of the existing pumps.

**9 CONCLUSION**

9.1 The proposed alterations to the front and rear of the property, and the proposed mansard roof extension are acceptable in terms of their impact on the appearance of the recipient building and would not detract from the character or appearance of the surrounding conservation area. Furthermore no significant adverse affects upon the amenities of the neighbouring properties are envisaged.

**10 EQUALITIES**

10.1 None 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
Existing ground, first and roof plans and elevations, Block plan, Location Plan	1052012/01		29 June 2012
Proposed floor plans and front / rear elevations indicating adjoining property	1052012/02	B	12 October 2012
Proposed Sections A-A, B-B, and C-C	1052012/03	B	12 October 2012

- 3) All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

- 4) No works shall take place until details of the renovation of the existing fuel pumps to the front of the property have been agreed in writing by the Local Planning Authority. The works shall be implemented prior to occupation of the development in strict accordance with the agreed details and the fuel pumps shall be retained as such thereafter.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.



11.3 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 alterations to the front and rear of the property, and the proposed mansard roof extension are acceptable in terms of their impact on the appearance of the recipient building and would not detract from the character or appearance of the surrounding conservation area. Furthermore no significant adverse affects upon the amenities of the neighbouring properties are envisaged.

