

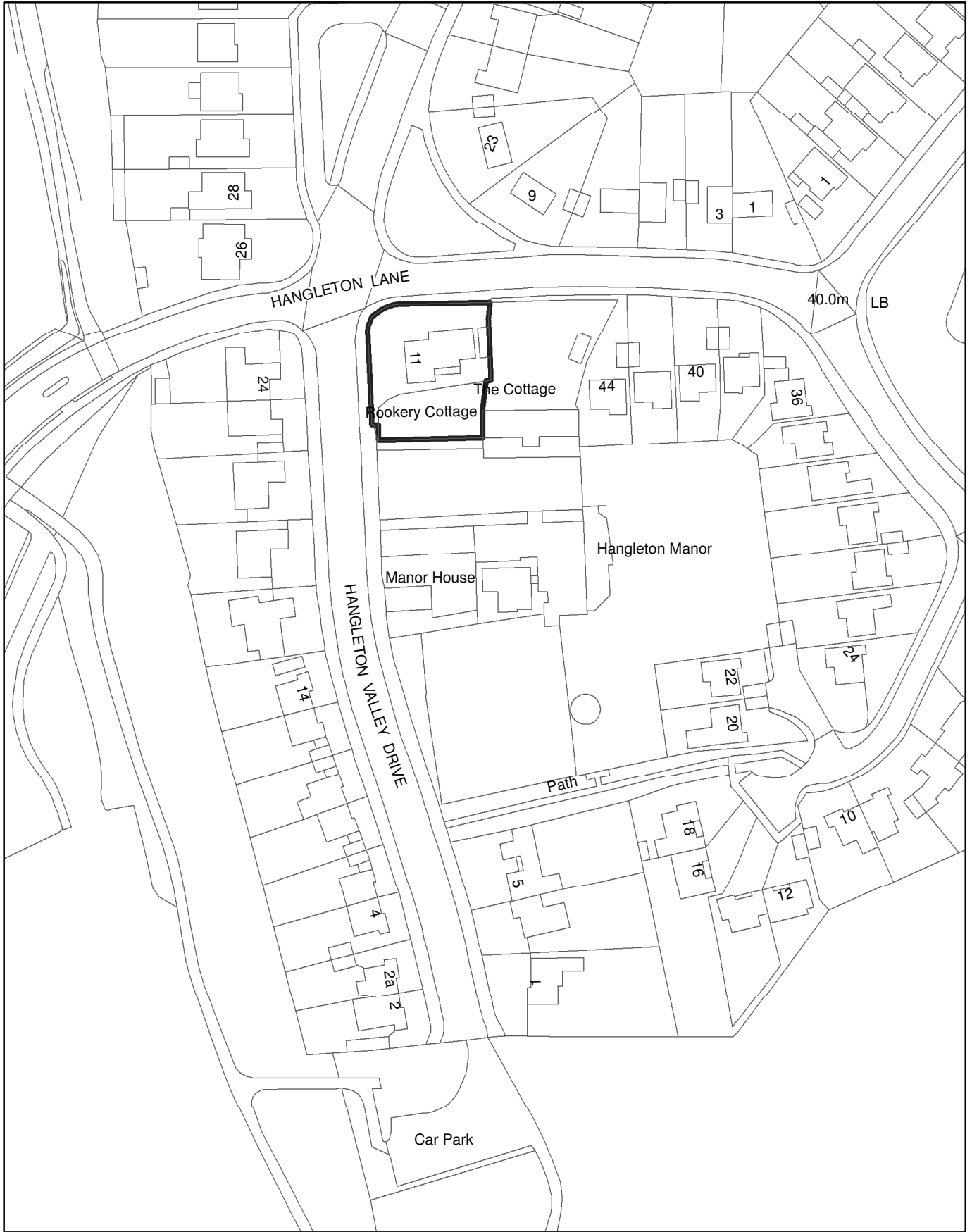
**PLANS LIST
ITEM D**

The Bungalow, 11 Hangleton Lane, Hove

**BH2012/02882
Householder planning consent**

12 DECEMBER 2012

BH2012/ 02882 The Bungalow, 11 Hangleton Lane, Hove



**Brighton & Hove
City Council**



Scale: 1:1,250

PLANS LIST – 12 DECEMBER 2012

<u>No:</u>	BH2012/02882	<u>Ward:</u>	HANGLETON & KNOLL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	The Bungalow, 11 Hangleton Lane, Hove		
<u>Proposal:</u>	Erection of single storey side, front and rear extensions incorporating associated roof alterations.		
<u>Officer:</u>	Adrian Smith Tel: 290478	<u>Valid Date:</u>	12/09/2012
<u>Con Area:</u>	Hangleton Manor	<u>Expiry Date:</u>	07/11/2012
<u>Listed Building Grade:</u>	Adj Grade II & Grade II*		
<u>Agent:</u>	Alan Phillips Architects, 31 Montefiore Road, Hove		
<u>Applicant:</u>	Mr Jerje Philips, The Bungalow, 11 Hangleton Lane, Hove		

This application was deferred at the last meeting on 21/11/2012 for a Planning Committee site visit.

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 **REFUSE** planning permission for the reason set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a detached bungalow located at the junction of Hangleton Lane and Hangleton Valley Drive, Hove, within the Hangleton Manor Conservation Area. The property has a stepped profile with a hipped roof and prominent chimney stack. A small detached garage sits to the east side.
- 2.2 The bungalow sits on a parcel of land bounded by Hangleton Lane and Hangleton Valley Drive to the north and west, and to the east and south by the original curtilage of The Cottage and Rookery Cottage, a Grade II Listed semi-detached building. The original side garden to the listed building now falls under the ownership of 11 Hangleton Lane, and forms an extension of their otherwise small rear garden. The original boundary wall to The Cottage and Rookery Cottage remains within the rear garden to 11 Hangleton Lane, and falls under the same Grade II listing. At its closest point the listed wall sits approximately 1m from the rear elevation of 11 Hangleton Lane. The site also forms part of the setting of Hangleton Manor further to the south, itself a Grade II* Listed Building.
- 2.3 To the west of the site are a run of similar detached and semi-detached bungalows fronting Hangleton Valley Drive, with a run of detached houses opposite. Directly to the east of the site are the main gardens to The Cottage and Rookery Cottage, which are set back from Hangleton Lane behind tall boundary hedges. Further to the east Nos 38 – 44 Hangleton Lane are a run of more modern detached houses that gradually step forward from the recessed

building line to The Cottage and Rookery Cottage. To the rear of the site is the frontage and car park to the Grade II* listed Hangleton Manor.

3 RELEVANT HISTORY

BH2012/00417: Erection of single storey extensions to front, rear and side and installation of rooflights to south facing roofslope. Refused 26/04/2012 for the following reason:

1. *Policies QD14 and HE6 of the Brighton & Hove Local Plan require all extensions and alterations within conservation areas to be well designed, sited and detailed in relation to the property to be extended and adjoining properties. Policy HE3 states that proposals that would have an adverse impact on the setting of listed buildings will not be permitted. The proposed development, by virtue of its increased ridge height and simplified building form, represents a poorly designed series of additions to the building that would detract from the appearance of the building, the Hangleton Conservation Area, and the setting of the Grade II and Grade II* listed buildings adjacent, contrary to the above policies.*

BH2011/02201: Erection of single storey side and rear extensions incorporating associated roof alterations. Approved 19/09/2011.

BH2010/00107: Creation of new residential dwelling. Refused 17/03/2010

BH2008/03212: Single storey side and rear extension. Approved 26/11/2008.

BH2008/01602 & BH2008/01884- Planning and Listed Building Consent for a new opening and gate to the Grade II listed garden wall for pedestrian access. Approved 12/08/2008.

BH2007/03756: Creation of opening to Grade II listed wall in relation to proposed new bungalow. Refused 29/11/2007.

BH2007/03755: Proposed bungalow fronting Hangleton Valley Drive. Refused 29/11/2007.

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the side garage and the construction of single storey extensions to the front, east side and rear elevations.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Twenty (20)** letters of representation have been received in the form of a standard letter from **20, 23, 24, 25, 26, 27, 28, 30, 31, 32, 36, 40 Hangleton Valley Drive;** and **1, 3, 5, 7, 9, 40, 42 & 44 Hangleton Lane,** supporting the application.

- 5.2 **County Archaeologist: Comment**

In the light of the potential for loss of heritage assets on this site resulting from development the area affected by the proposals should be the subject of *programme of archaeological works*. This will enable any archaeological deposits and features, disturbed during the proposed works, to be adequately recorded.

5.3 **Archaeological Society: Comment**

Hangleton and the surrounding area has a number of archaeological records including being the site of some deserted medieval villages, and the location of a Saxon burial. The Benfield valley was the subject of archaeological investigation prior to the creation of the Brighton bypass. The proposed development may possibly reveal some vestige of the Saxon or medieval period and as such the Brighton & Hove Archaeological Society would suggest that you contact the County Archaeologist for his recommendations

Internal:

5.4 **Heritage: Object**

The premises occupy a prominent corner site adjacent to the Grade II* Listed Hangleton Manor and the Grade II listed The Cottage and Rookery Cottage, which originally was the gatehouse to the Manor. A section of the former garden of Rookery Cottage bounded by high flint walls now belongs to 11 Hangleton Lane. It nevertheless still remains part of the curtilage of the Listed Buildings.

5.5 The proposal involves very substantial extensions to the front, east side and rear (south) sides. The rear extension appears very similar to the one previously approved and would be acceptable provided that it does not impinge on the flint wall or its footings.

5.6 However, the current proposal involves substantial projections forward of the building's building line. The feature chimney stack would be substantially widened and also would project beyond the new front building line, resulting in a very odd and obtrusive feature. The combined effects of these extensions would make the building over-prominent and intrusive in the street scene in views from the north, north east and east. Some partial views of the listed buildings from Hangleton Lane and Hangleton Valley Drive would be obstructed. This would detract from the setting of the Listed Buildings.

5.7 The increased size of the east extension would make it more visible above the hedge along the boundary with The Cottage and Rookery Cottage intruding in views out from them and their front gardens thus also detracting from their setting.

5.8 **Sustainable Transport: No objection.**

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

National Planning Policy Framework

Brighton & Hove Local Plan (2005):

- | | |
|------|---|
| QD14 | Extensions and alterations |
| QD27 | Protection of Amenity |
| HE3 | Development affecting the setting of a listed building |
| HE6 | Development within or affecting the setting of conservation areas |

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 impact of the proposed extensions on the appearance of the building and wider conservation area, the amenities of neighbouring properties, and the setting of neighbouring listed buildings and boundary wall.

Planning Policy:

- 8.2 Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings 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 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. Policy HE6 specifically relates to

development within conservation areas, requiring (amongst others) a consistently high standard of design reflecting the scale and character of the area, and no harmful impact on the townscape and roofscape of the conservation area. Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted. Policy HE3 states that proposals that would have an adverse impact on the setting of listed buildings will not be permitted.

- 8.4 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use 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 and Appearance:

- 8.5 The site falls within the Hangleton Manor Conservation Area and within the setting of the adjacent Grade II listed Rookery Cottage and The Cottage, which was originally an outbuilding (probably the gatehouse) of the Grade II* listed Hangleton Manor beyond. No.11 Hangleton Lane forms a post-war detached hipped roof bungalow set within a small parcel of land between the listed cottages and the junction of Hangleton Lane and Hangleton Valley Drive. As such it is an anomalous structure that detrimentally impacts on the original setting of these listed buildings particularly when viewed from the streets adjacent.
- 8.6 The application seeks planning permission for front, rear and side extensions to the property. Planning permission has previously been granted for a 3m deep rear extension and hipped roof side extension under BH2011/02201. The rear extension remains as approved and no harm is again identified with regard this aspect of the scheme. The side extension remains of the same width, but has been extended forward such that it breaks the existing building line to the property by 1.7m. To the opposite side, an approximately 4m deep front extension is proposed bringing the recessed section forward of the existing forward most point of the building by 1.7m. The existing chimney stack is also to be extended forward by 4m, beyond the furthest point of the extended building.
- 8.7 It is considered that the cumulative impact of the proposed works, including their extension forward of the existing building, represent an overdevelopment of the property in such a sensitive location. As stated above, the existing building is an anomalous structure within the street, being set in isolation to the other post-war developments on a prominent corner plot. Although sitting considerably beyond the general building line formed from Rookery Cottage through to 38 Hangleton Lane, the existing building is modest in scale and appears relatively subservient set back in its plot. Its simple 'L' shape form provides a suitable degree of visual interest without appearing dominant within the street or overpowering views beyond to the listed buildings.
- 8.8 Rather than being subordinate additions to the building, the proposed extensions would add considerable bulk to the front of the property. In particular the two projecting wings and enlarged chimney stack would significantly alter

the form, bulk and appearance of the building from its current state. This degree of alteration would visibly pronounce the overall appearance of the building such that its visibility within the wider realm would markedly increase. The resultant building would therefore be considerably more dominant within the street scene accentuating the incongruity of its position relative to the surrounding buildings. This increased dominance contrasts with its current recessive and modest scale and would be harmful to the townscape of the conservation area.

- 8.9 It is noted that the ridge line would be no higher than existing, however the greater visual prominence and extended form of the building would serve to catch the eye and detract from views of, and the setting of, the listed buildings behind. The Council's Heritage Officer has raised objection to the extended building form, stating that it would make the building over-prominent and intrusive in the street scene in views from the north, north east and east. The proposed extensions, in particular the enlarged chimney stack and front projections, would also partially obstruct views of the listed buildings from Hangleton Lane and Hangleton Valley Drive, detracting from their setting. These heritage concerns add weight to the townscape concerns identified above and indicate the overdevelopment of this sensitive site.
- 8.10 For these reasons the proposed development represents a poorly designed series of alterations that would harm the appearance of the building, the wider conservation area, and the setting of the listed buildings, contrary to policies QD14, HE3 & HE6 of the Brighton & Hove Local Plan.

Impact on Amenity:

- 8.11 The proposed extensions would not result in the loss of light or the overlooking of the adjacent properties, in accordance with policy QD27 of the Brighton & Hove Local Plan.

Other Matters:

- 8.12 As detailed above, the rear extension is set away from the Grade II listed boundary wall to the south by a minimum of 1 metre. The Heritage Officer considers that it is necessary for the listed wall to be protected by condition during building works. This is consistent with the previous approved schemes. In the event planning permission is granted a condition should be attached requiring the submission of a method statement detailing appropriate protective measures during the course of construction works.
- 8.13 The County Archaeologist has identified that the site is within an Archaeological Notification Area defining the medieval and post-medieval manorial complex of Hangleton. A programme of archaeological works is requested via condition in the event planning permission is granted. Given the number of extensions proposed incorporating excavations to the front, side and rear of the building, it is considered expedient to request such a programme in the event permission is granted.

9 CONCLUSION

9.1 The proposed extensions would significantly increase the form, bulk and visibility of the building within the street, to the detriment of the Hangleton Manor Conservation Area and the setting of the listed buildings to the rear, contrary to development plan policies.

10 EQUALITIES

10.1 None identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reason for Refusal:

1. The proposed development, by virtue of its increased bulk, form and prominence within the street, represent an incongruous set of additions to a sensitive site that would detract from the appearance of the Hangleton Manor Conservation Area, and the setting of the Grade II and Grade II* listed buildings adjacent, contrary to policies QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

11.2 Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site plan, block plans	11HL.01		12/09/2012
	11HL.03		12/09/2012
	11HL.04		12/09/2012
Existing plans	11HL.06		12/09/2012
	11HL.07		12/09/2012
Proposed plans	11HL.13		12/09/2012
	11HL.14	A	08/11/2012
	11HL.15	A	08/11/2012

