

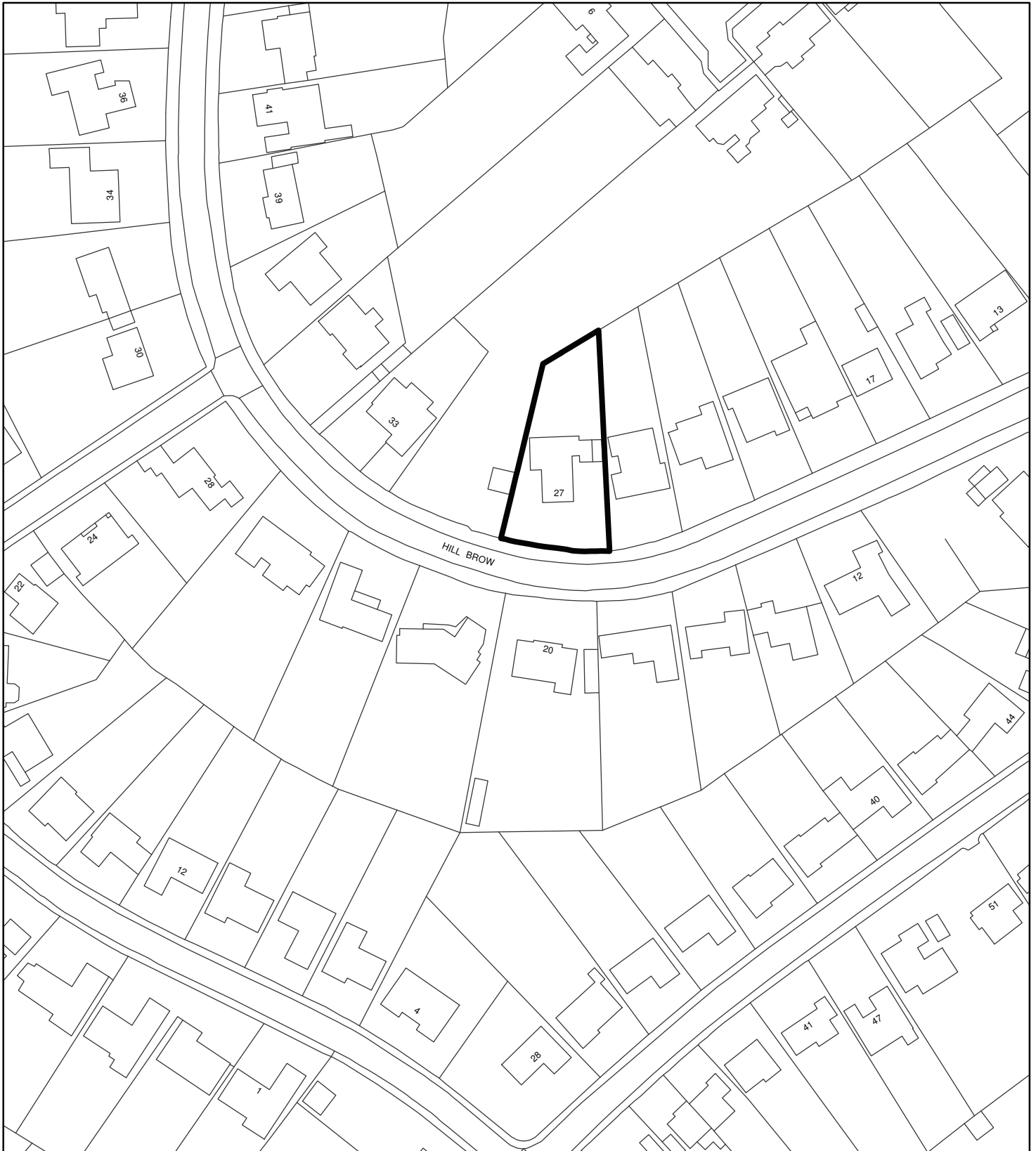
**PLANS LIST
ITEM I**

27 Hill Brow, Hove

**BH2012/03379
Householder planning consent**

12 DECEMBER 2012

BH2012/03379 27 Hill Brow, Hove



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/03379	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	27 Hill Brow, Hove		
<u>Proposal:</u>	Erection of first floor extension to create a two storey house (Revisions to BH2010/01488).		
<u>Officer:</u>	Robert McNicol, Tel 292322	<u>Valid Date:</u>	25/10/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	20/12/2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Jon Andrews Ltd, Chilcote, Threals Lane, West Chiltington		
<u>Applicant:</u>	Mrs Jayne Bennett, 27 Hill Brow, Hove		

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 site is occupied by a detached bungalow on the north side of Hill Brow. It is constructed of brick with UPVC windows and doors, and a tiled pitched roof.
- 2.2 Due to the hilly nature of the area, the property is on slightly higher ground than the road it fronts onto; the houses opposite are on lower ground still. The bungalow is set back some 10 metres from the back edge of the pavement and has a rear garden at least 17 metres in depth, which steps up toward the rear. The bungalow is close to both side boundaries.
- 2.3 The adjacent property to the east is no. 25 Hill Brow. This house is single storey at the front and two storeys at the rear. On the ground floor the house has a dining room with glazed doors facing toward the side of the application property with a small courtyard between the dining room and the shared boundary
- 2.4 To the west is a two storey house, no. 31 Hill Brow, built in 2010 (see permission BH2007/00839). This house faces toward the side of the application property. There is a driveway between nos. 27 and 31 which gives access to two houses (given permission at the same time as no. 31 and numbered 29A and 29B) behind the gardens of nos. 27, 31 and 33 Hill Brow.
- 2.5 The application site has a significant amount of hedges and trees around the boundaries of the property.

3 RELEVANT HISTORY

BH2010/01488: Planning permission was granted on 23rd August 2010 for the erection of a first floor extension to create a two storey dwelling.

BH1998/02592/FP: Planning permission was granted on 12th March 1999 for re-building attached store and proposed first floor extension within re-profiled roof void.

M/11182/64: Planning permission was granted on 1st January 1965 for an additional garage.

M/7584/60: Planning permission was granted on 18th November 1960 for the addition of a bedroom and porch at rear.

4 THE APPLICATION

4.1 Planning permission is sought for the erection of a first floor extension to create a two storey 7 bed (and two studies) house (Revisions to BH2010/01488).

4.2 The application has been amended through the course of its consideration to provide obscure glazing and fixed shut windows up to a height of 1.7m above internal floor level in the eastern bedroom window.

5 PUBLICITY & CONSULTATIONS

External

5.1 **Neighbours: One (1) letter** of representation has been received from **Andrew Pridell Associates Ltd (on behalf of the residents of 25 Hill Brow)** objecting to the application on the grounds that the proposed bedroom window would directly overlook their courtyard and into the dining room, which has glazed patio doors. This would result in significant overlooking, loss of privacy and loss of amenity.

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 2005:

QD14 Extensions and alterations

QD27 Protection of Amenity

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the extension on the appearance of the existing property and the surrounding area, the effect of the proposed extension on the residential amenity of neighbouring properties and the extant permission.

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 The extension would cover the full depth of the property, but would only be built above the western half of the bungalow. The upstairs windows would be positioned directly above the ground floor windows. The principal front bay would be extended into the first floor, and the chimney stack extended to above the ridge height of the proposed roof. The building would be rendered.

- 8.6 The proposal is considered to relate well to the recipient property, retaining attractive features such as the front bay and chimney stack which give the property visual interest in the street scene. Many other properties in the street have a rendered finish, and there are houses of a variety of styles and sizes in the area; whilst the houses to the east have single storey street elevations, those opposite and to the west are mainly two storey. The proposed property would therefore be of a form and appearance that suits the character of the area.
- 8.7 The proposal is similar to that granted full planning permission in 2010 under application BH2010/01488. The differences between the applications are an increased ridge height (by 0.5 metres), internal alterations to the layout of the upstairs rooms and some alterations to the arrangement of windows. None of these would cause the appearance of the property to be significantly different to that previously granted.

Landscaping:

- 8.8 The application does not seek to alter any trees or hedges.

Impact on Amenity:

- 8.9 The application would involve the installation of two windows to the first floor east elevation, which would face the side of no. 25 Hill Brow. That property has a dining room with glazing to the side elevation and a courtyard between the house and the shared boundary with no. 27. Correspondence from the neighbours objecting to the proposals is noted. The proposed side window serving the en-suite bathroom would be obscure-glazed and fixed shut (this is shown on the proposed plan drawing, and has been added to an amended elevation drawing since the neighbour's letter was received.) The application property has a projecting front extension close to the boundary with no. 25 with a hipped roof. The top part of the proposed side bedroom window would be visible from inside the dining room of no. 25 above this existing extension. The roof of the existing extension would block views at eye level from this window into the courtyard and dining room, as shown on the submitted cross-section (drawing 459/05), however to ensure there is no possibility of overlooking, and to prevent a sense of overlooking, this window would be obscure glazed and fixed shut below a level 1.7 metres above the internal floor of this room. This has been shown on revised drawings and would be secured by condition. The positioning of this proposed window would therefore not cause a loss of privacy for the residents of no. 25 Hill Brow.
- 8.10 No. 25 Hill Brow, is a two storey building at the rear, and is on a similar alignment to the application property, with the rear walls on a similar line. The proposed additional storey would be nearly 8 metres from the boundary with no. 25, and there are trees and hedges which would partially obscure views from the proposed first floor rear windows into the rear garden of no. 25.
- 8.11 The adjacent property to the west, no. 31 Hill Brow, faces toward the side of the application property. The proposal does include some small windows to the upper floor facing no. 31, serving bedrooms and the landing. There is a distance of some 10 metres between the side wall of the application property and the

front wall of no. 31. Whilst no. 27 is on higher ground than no. 31, there are tall hedges and trees which would screen the first floor windows of no. 31 from any additional views created by the proposed extension. The agent and applicant for the application have confirmed that these trees and hedges will be retained. The distance between the houses, the small nature of the proposed windows and the screening provided by these hedges and trees means that the proposal would not significantly impact on the privacy of the residents of no. 31 Hill Brow.

9 CONCLUSION

- 9.1 The proposed extension would result in a larger, more imposing property that would be more noticeable in the street scene than the existing low rise bungalow; however its form, size and appearance would not be out of character given other houses in the immediate area. Due to the distance between the proposed extension and nearby houses, the proposal would not result in any significant or material loss of amenity for neighbouring residents.

10 EQUALITIES

- 10.1 No issues 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 windows in the eastern elevation at first floor level of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.
Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 3) 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
Block plan & site location plan			09/08/2012
Proposed floor plans	459/01	A	27/11/2012
Proposed elevations	459/02	B	27/11/2012
Existing plan and elevations	459/04	A	19/11/2012
Sight line section	459/05		26/11/2012

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
 - (ii) for the following reasons:-
The proposed extension would have an acceptable impact on the appearance of the property and the wider area, and would not cause a significant loss of amenity for neighbouring residents.