

**PLANS LIST
ITEM C**

12 Wilkinson Close, Brighton

**BH2013/00958
Householder Planning**

05 JUNE 2013

BH2013/00958 12 Wilkinson Close, Brighton.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/00958	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	12 Wilkinson Close Brighton		
<u>Proposal:</u>	Loft conversion incorporating 2no dormers to rear.		
<u>Officer:</u>	Pete Campbell Tel 292359	<u>Valid Date:</u>	10/04/2013
<u>Con Area:</u>	Rottingdean Coastal	<u>Expiry Date:</u>	05/06/2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	thirtynine, Woodlands Caneheath Arlington		
<u>Applicant:</u>	Mr R Lennox, 12 Wilkinson Close Rottingdean		

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 site is located at the southern end of Wilkinson Close, which is a residential cul-de-sac. The application relates to a modern two storey detached single dwelling, built to a traditional design which features an integral garage and an original front dormer. At the rear of the property a conservatory has been constructed. Wilkinson Close consists of modern two storey detached dwellings which vary in design, but hold a strong correlation through their traditional style and matching materials.
- 2.2 To the west of the site is another detached single dwelling of a similar size and character. To the east, the site adjoins that of a new detached residential dwelling which has recently been constructed on a site at the rear of 23 Falmer Road. Directly to the south of the site is an access road to playing fields which are found further to the west. On the other side of this access road are the rear gardens of a number of detached residential properties which front on to The Rotyngs.

3 RELEVANT HISTORY

- BH2002/02102/FP**, 12 Wilkinson Close. Erection of rear conservatory. Approved, 11/09/2002.
- 94/0760/FP Erection of 13 detached two storey houses with integral garages, hard standings, landscaping and access roadworks at Kyrenia/Wilderness/Spinney and land r/o 33-41 Falmer Road. Approved 22/11/1994.

4 THE APPLICATION

- 4.1 Planning permission is sought for the conversion of the loft space including the construction of two pitched roof dormers within the rear roof slope.

5 PUBLICITY & CONSULTATIONS

External

Neighbours:

- 5.1 **Five (5)** letters of representation have been received from **6, 8, 9 Wilkinson Close, and 12, 14 The Rotyngs**, objecting to the application for the following reasons:

- Overlooking and loss of privacy.
- Out of character for Wilkinson Close.
- The proposal represents overdevelopment.
- The creation of an additional bedroom may result in more cars residing at the property, exasperating parking and turning issues on Wilkinson Close.
- A number of established trees are found in close proximity to the application property which could potentially be impacted.

- 5.2 Two (2) letters of representation have been received from **The Barrows, 23A Falmer Road and 10 Wilkinson Close**, providing comments. The following points have been raised:

- Concern is indicated at the prospect of increased overlooking occurring from the dormer windows.
- Tall evergreen trees between the application property and The Barrows, 23A Falmer Road, located to the east of the site are reducing light to the neighbouring property and are in need of management.

Internal:

- 5.3 Rottingdean Parish Council: No comments received.

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:

- Brighton and Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton and Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton and Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton and Hove;

- East Sussex and Brighton and Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 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.
- 6.5 The Brighton and Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 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 and Hove Local Plan:

QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Guidance:

SPGBH1	Roof Alterations & Extensions
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Brighton and Hove City Plan Part One (submission document)

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed development on the character and appearance of the host property and the surrounding area, as well as any effect upon the residential amenity of neighbouring occupiers.
- 8.2 The permitted development rights of the property were removed by a condition attached to the initial planning permission in 1994 for the development of Wilkinson Close, and therefore the proposed rear dormers require planning permission.

Planning Policy:

- 8.3 Policy QD14 of the Brighton and 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.
- 8.4 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.
- 8.5 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 and Appearance:

- 8.6 The rear of the application property is not visible from the street scene of Wilkinson Close. The rear elevation can be seen from the narrow access road behind the site leading to playing fields, as well as from rear windows and garden space associated to a number of the neighbouring properties in The Rotyngs. The side and rear boundaries of the site are screened by fencing, vegetation and mature tree which obstruct clear views of the property.
- 8.7 The two proposed dormers are well positioned on the rear roof slope and of a suitable scale whereby they would appear as minor incidences within the roof plane. Both dormers are aligned with the windows below, respectful of the existing glazing arrangement. The proportions and design of the dormers are appropriate, featuring slender cheeks to either side of the window. The window units proposed are timber, with a vertical dividing bar, matching the existing windows. The proposal is deemed in accordance with the Supplementary Planning Guidance on Roof Alterations and Extensions (SPGBH1) and is not considered to be detrimental to the appearance of the property.
- 8.8 The rear of the building is not prominently visible, with the introduction of two modest sized dormers not considered to impact significantly upon the setting or the character of the surrounding area. The detached nature of the building ensures that the host building is not read in direct conjunction with its neighbouring properties. Pitched roof dormers are a feature of a number of properties on Wilkinson Close, with the application property, as well as a number of other properties on the street incorporating front dormers within their original design.
- 8.9 Overall the proposed dormers are considered acceptable in their scale, siting and design, in accordance with planning policy and guidance set out in relation to roof alternatives. The proposal would not be detrimental to the character or appearance of either the host property or the surrounding area.

Impact on Amenity:

- 8.10 Objections and concerns have been raised by a number of the neighbouring occupants, particularly in relation to the potential impact upon privacy and increased levels of overlooking.
- 8.11 The dormers would face in a southerly direction towards the rear of properties within The Rotyngs. The property most directly in a line of sight from the proposed windows would be no.14 The Rotyngs. The rear elevation of this neighbouring property is approximately 24m from the location of the proposed dormer windows. The north boundary of the rear garden of No.14 The Rotyngs would be approximately 16m from the proposed dormers. Between the two properties is a narrow access road which leads to car parking serving playing fields.
- 8.12 Not only is there a sizable distance between the application property and this neighbouring dwelling to the south, but also fencing and trees presently obstruct views between the two properties. On the rear boundary of both properties, fencing approximately 1.8m in height is in place. A number of mature trees as well as other vegetation stand close to the rear boundary of the application site. Some of the trees are coniferous and therefore would provide a screening effect even in winter months. It is also noted that the existing rear first floor windows at the application property already provide some outlook towards the rear of the neighbouring properties in The Rotyngs.
- 8.13 It is considered that the distance between the two properties, combined with the obstructed nature of any views in a southern direction which could be achieved from the proposed dormer windows ensures that no significant harm would be caused to the residential amenity of the neighbouring occupants at no.14 The Rotyngs. No significant loss of privacy or increased level of overlooking would occur to an extent that would justify refusal of planning permission.
- 8.14 The properties on either side of no.14 The Rotyngs (nos.12 and 16) are located at a greater distance away from the proposed dormer windows and similarly, views across to the rear of these properties would be substantially obstructed by mature trees and vegetation in the vicinity.
- 8.15 The orientation of the neighbouring property of no.11 Wilkinson Close to the west does not allow for a direct view to be achieved of this property's rear garden from rear windows at the application property.
- 8.16 Along the eastern boundary of the application site a tall line of coniferous trees are in place. These trees obstruct any views across to the neighbouring property of The Barrows, 23A Falmer Road. The area directly behind these trees serves as the driveway to this neighbouring property and therefore is not considered a sensitive space.
- 8.17 Overall it is considered that the proposed dormers would not result in any significant increase in overlooking or loss of privacy to adjacent occupiers over and above current levels. No significant harm would be caused to the residential

amenity of any of the neighbouring occupants and the proposed development thereby accords with Policy QD27 of the Local Plan.

Trees and Vegetation:

- 8.18 The site is covered by a Tree Preservation Order, with a number of well established trees situated on the borders of the site. The formation of two rear dormers within the roof slope is not considered to impact in any way on the well being of any trees in the vicinity.

9 CONCLUSION

- 9.1 The proposed dormers are considered acceptable in their design, in accordance with planning policy and guidance set out in relation to roof alterations and extensions. The proposal would not be detrimental to the character or appearance of either the host property or the surrounding area.
- 9.2 The proposed dormers would not result in any significant increase in overlooking or loss of privacy to adjacent occupiers over and above current levels. No significant harm would be caused to the residential amenity of any of the neighbouring occupants.

10 EQUALITIES

- 10.1 None identified.

11 PLANNING / 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 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 and 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
Location plan and block plan	len 01	B	10/04/2013
Existing floor plans	len 05	B	10/04/2013
Proposed floor plans	len 10	B	10/04/2013
Existing and proposed elevations (south)	len 15	B	10/04/2013

Existing and proposed elevations (east and west)	len 16	A	10/04/2013
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11.2 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton and Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. 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 dormers are considered acceptable in their design, in accordance with planning policy and guidance set out in relation to dormers. The proposal would not be detrimental to the character or appearance of either the host property or the surrounding area.

The proposed dormers would not result in any significant increase in overlooking or loss of privacy to adjacent occupiers over and above current levels. No significant harm would be caused to the residential amenity of any of the neighbouring occupants.

