

# **ITEM L**

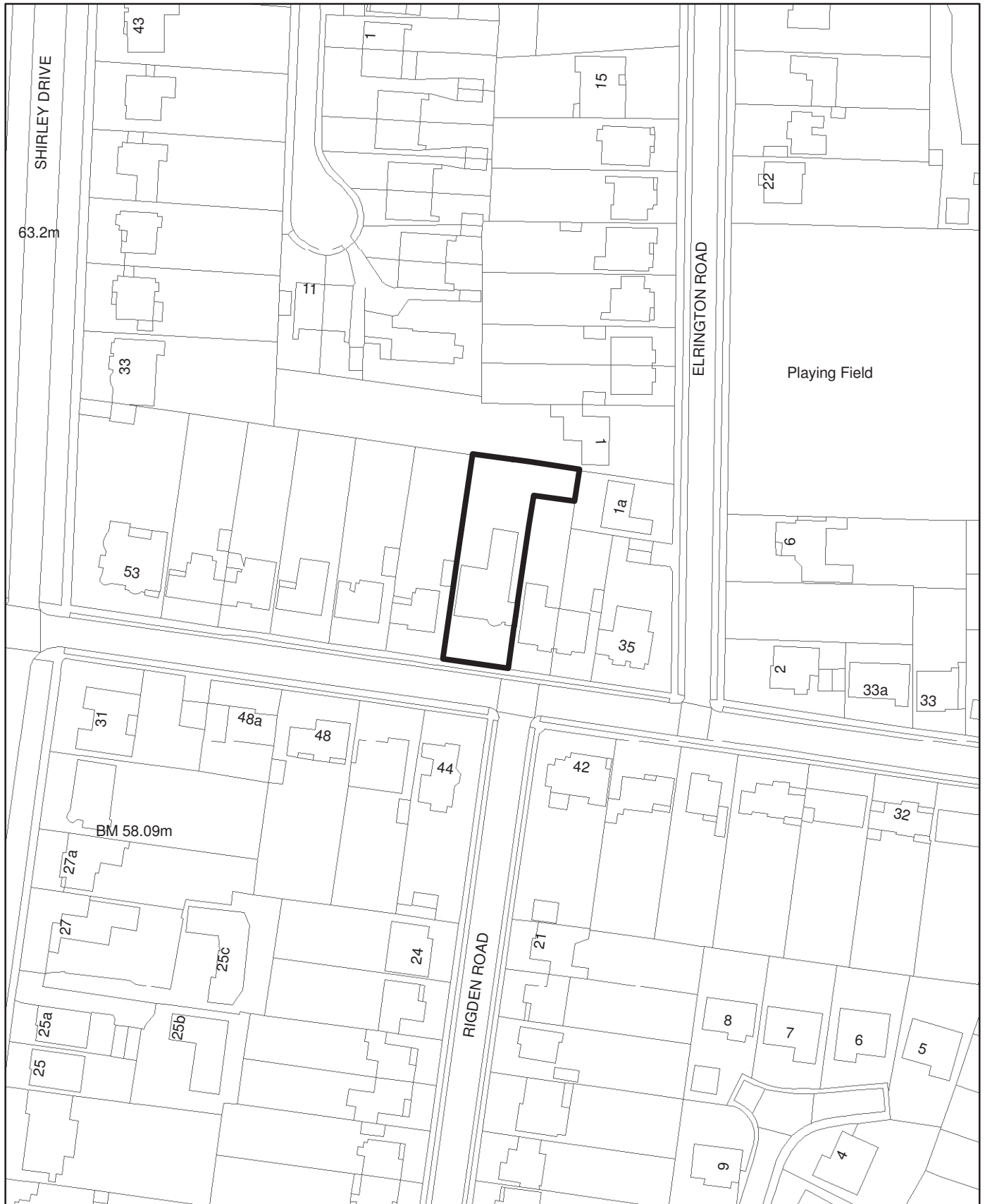
**41 Hove Park Road, Hove**

**BH2013/02063**

**Householder Planning Consent**

**28 AUGUST 2013**

# BH2013/02063 41 Hove Park Road, Hove



**Brighton & Hove  
City Council**



Scale : 1:1,250

<b><u>No:</u></b>	<b>BH2013/02063</b>	<b><u>Ward:</u></b>	<b>HOVE PARK</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>41 Hove Park Road Hove</b>		
<b><u>Proposal:</u></b>	<b>Remodelling and extension of main roof to facilitate loft conversion incorporating rooflights and a lantern light. Installation of lantern lights to flat roof at rear.</b>		
<b><u>Officer:</u></b>	Clare Simpson Tel 292454	<b><u>Valid Date:</u></b>	27/06/2013
<b><u>Con Area:</u></b>	n/a	<b><u>Expiry Date:</u></b>	22 August 2013
<b><u>Listed Building Grade:</u></b>	n/a		
<b><u>Agent:</u></b>	Lewis and Co Planning SE Ltd, 2 Port Hall Road, Brighton, BN3 5SG		
<b><u>Applicant:</u></b>	Mr & Mrs Guy Barwell, 41 Hove Park Road, Hove, BN3 6LH		

### 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(s) set out in section 11.

### 2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a large detached family home on the north of Hove Park Road close to the junction of Rigden Road. The area is characterised by single family dwellings with hipped roofs. Front gable projections are a common feature.
- 2.2 The property has been previously extended to the rear and the original roof form appears to have been altered in the past.

### 3 RELEVANT HISTORY

**BH2009/00860** Demolition of existing rear conservatory and erection of a new single storey timber framed glazed conservatory with extension. Approved 12/06/2009

**BH2004/02752/FP** Loft extension and conversion to provide a bedroom, bathroom and study Approved 09/06/2005

This planning permission was granted consent but not implemented. It did involve an element of infilling between the two gables but did not create the stepped ridge as currently proposed.

**BH2004/00905/FP** Roof extension and conversion to provide a bedroom, bathroom and study. Refused for the following reason:

- The proposed rear dormers, by virtue of their size, bulk and position within the roofslope, would constitute unsightly features on the property and are therefore detrimental to the appearance of the building. The proposal is therefore contrary to development plan policy BE1 of the Hove Borough Local Plan and policies QD1 and QD14 of the Brighton & Hove Local Plan

Second Deposit Draft, and to the provisions of Supplementary Planning Guidance Note SPGHI: Roof Alterations and Extensions.

#### **4 THE APPLICATION**

- 4.1 Planning permission is sought for the remodelling and extension of main roof to facilitate additional roofs. The proposal would in-fill an area between the existing two gables and new ridge across this bridge. A section of flat roof would then be formed connecting this roof section to two rear gable extensions at the back of the house. The roof extension is proposed to accommodate roof lights including a central lantern roof light on the proposed flat roof. A secondary element to the application is the formation of lantern lights to the existing flat roof on the rear extension.

#### **5 PUBLICITY & CONSULTATIONS**

##### **External:**

- 5.1 **Neighbours: Six (6)** letters of representation have been received from **37, 45, 48 Hove Park Road, 13, 18 Rigden Road, 1a Elrington Road** supporting the application. No reasons are given.

##### **Internal:**

- 5.2 None 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 & Hove Local Plan 2005 (saved policies post 2007);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
  - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
  - East Sussex and Brighton & 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 & 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 & Hove Local Plan:

QD1	Design
QD14	Extensions and alterations
QD27	Protection of Amenity

#### Supplementary Planning Document

SPD12	Design Guide for Extensions and Alterations
-------	---

## 8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the design and appearance of the proposed alterations and the impact on amenity of neighbouring occupiers

#### **Planning Policy:**

- 8.2 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.
- 8.3 Policy QD1 of the Brighton & Hove Local Plan requires proposals to demonstrate a high standard of design to make a positive contribution to the visual quality of the area. Policy QD14 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:
- is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
  - would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
  - 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
  - uses materials sympathetic to the parent building.
- 8.4 The recently adopted Supplementary Planning Document Design Guide for Extensions and Alterations (SPD12) offers general advice on extensions to roofs. It advises that rhythm and continuity of the rooflines are often a key

visible element within a street scene therefore any poorly designed or excessively bulky additions can have a significantly harmful impact on both the appearance of the property and the continuity of a streetscape even in those street scenes containing varied building forms where the scale and bulk of roofs remains largely consistent.

**Design and impact on the character of the area:**

- 8.5 The Urban Characterisation Study states that the character of the Hove Park area derives from 'large interwar and post war houses on generous plots set back from tree-lined roads'. Much of Rigden Road in which the application site is located, is reflects this character. Roof forms are generally tiled and hipped often with double front gable features. The property has however had its roof form altered in past. The larger front gable is likely to have been a non-original feature as it projects forward of the original hipped roof. Despite this alteration, the front gables of the application site remain the prominent features. The existing roof slope makes negligible impact on the street scene.
- 8.6 The proposal is to extend the roof slope in between the two gables effectively infilling the existing valley and thus creating two additional bedrooms and a bathroom. There is no objection to the principle of this approach. In isolation the infill roof slope would not appear alien in the street scene, an example of an approved design is evident in the 2004 planning approval for rooms in the roof (see Planning history). However in this application in order to maximise internal space, it is proposed that a section of flat roof is formed before the roof would step-up to create two rear gable ends to the property.
- 8.7 In this regard it is noted there are instances rear hips rising behind the principle roof ridge in the area. 45 Hove Park Road being an example. But the relationship proposed in this application appears quite different. The upstand creates a second 'tier' to the roof ridge and the two gable ends extending perpendicular to this adds further incongruity. Attempts have been made to look for alternative designs for the scheme, but have not avoided a stepped ridge to the roof.
- 8.8 The overall appearance when viewed from the street will be an expansive but disjointed roof form. This would be visible in longer views in the locality when approaching the site from Rigden Road opposite. Further dominance would be created by the proposed roof lantern for the flat roof section of the property. It is considered that the proposal would result in an awkward roof form which would be a prominent in the street. When viewed from the rear, the roof extensions would be visible from neighbouring gardens although the disjointed appearance to the proposed roof is most evident from the front and sides of the property. The impact on neighbours is discussed in the section below.
- 8.9 A secondary element of the planning application is the proposal to form two rooflights on the existing rear extension. The lantern roof lights would project above the height of the flat roof but are considered appropriately sited and of an acceptable size.

- 8.10 Overall it is considered that the development by reason of its design and form in relation to the existing house and in the context of the surrounding area would create contrived and disjointed roof to the building which fails to respect the existing features of the property and would harm the existing character and appearance of Hove Park Road. The development is therefore considered contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document – Design Guide for Extensions and Alterations (SPD12)

**Impact on Amenity:**

- 8.11 In regard to the impact of the extensions on residential properties it is considered that the works would not result in significant harm. The positioning of the house in relation to its neighbours means that loss of light and overshadowing would not be an issue. Much of the bulk of the extension would be in the infill section and have no impact on neighbouring occupiers. The extension to the side roof slopes are not considered to result in significant increased sense of enclosure as no principle windows on neighbouring properties would face the extended roof form.
- 8.12 The new windows on the rear elevation at second floor level may provide some elevated longer views over the rear sections of adjoining gardens however general privacy to garden spaces would be affected. Similarly the side roof lights are not considered to cause a loss of privacy.
- 8.13 In regard to the proposed lantern roof lights for the existing rear extension, it not considered that they present amenity issues for neighbouring occupiers. They are located towards the middle to the extension and being at ground floor level they are not visually dominating.
- 8.14 Whilst the proposal is for roof extensions of a significant scale, views from the new bedrooms in the roof would be directed to the rear of site avoiding a loss of privacy to neighbouring occupiers. It is considered the proposal will not cause significant harm to neighbouring occupiers and is in accordance with policy QD27 of Brighton & Hove Local Plan.

**9 CONCLUSION**

- 9.1 The development by reason of its design and form in relation to the existing house and in the context of the surrounding area would create contrived and disjointed roof to the building which fails to respect the existing features of the property and harm the existing character and appearance of Hove Park Road.

**10 EQUALITIES**

- 10.1 No equalities issues have been identified in this application

**11 REASON FOR REFUSAL / INFORMATIVES**

**11.1 Reasons for Refusal:**

- 1) The development by reason of its design and form in relation to the existing house and in the context of the surrounding area would create contrived and disjointed roof to the building which fails to respect the existing features of the property and harm the existing character and appearance of Hove Park Road. The development is therefore considered contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document – Design Guide for Extensions and Alterations (SPD12)

**11.2 Informatives:**

- 1) In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & 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 is based on the drawings listed below:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site and Block Plan	933.00		21 June 2013
Existing Ground Floor Plan	933.01	a	21 June 2013
Existing First Floor Plan	933.02		21 June 2013
Existing Attic Plan	933.03		21 June 2013
Existing Roof Plan	933.04		21 June 2013
Existing Sections	933.05		21 June 2013
Existing Elevations	933.06		21 June 2013
Existing 3D Visualisation	933.07		21 June 2013
Proposed First Floor Plan	933.08	a	21 June 2013
Proposed Second Floor Plan	933.09	a	21 June 2013
Proposed Roof Plan	933.10	a	21 June 2013
Proposed Sections	933.11	a	21 June 2013
Proposed Elevations	933.12	a	21 June 2013
Proposed 3D Visualisations	933.13		21 June 2013