

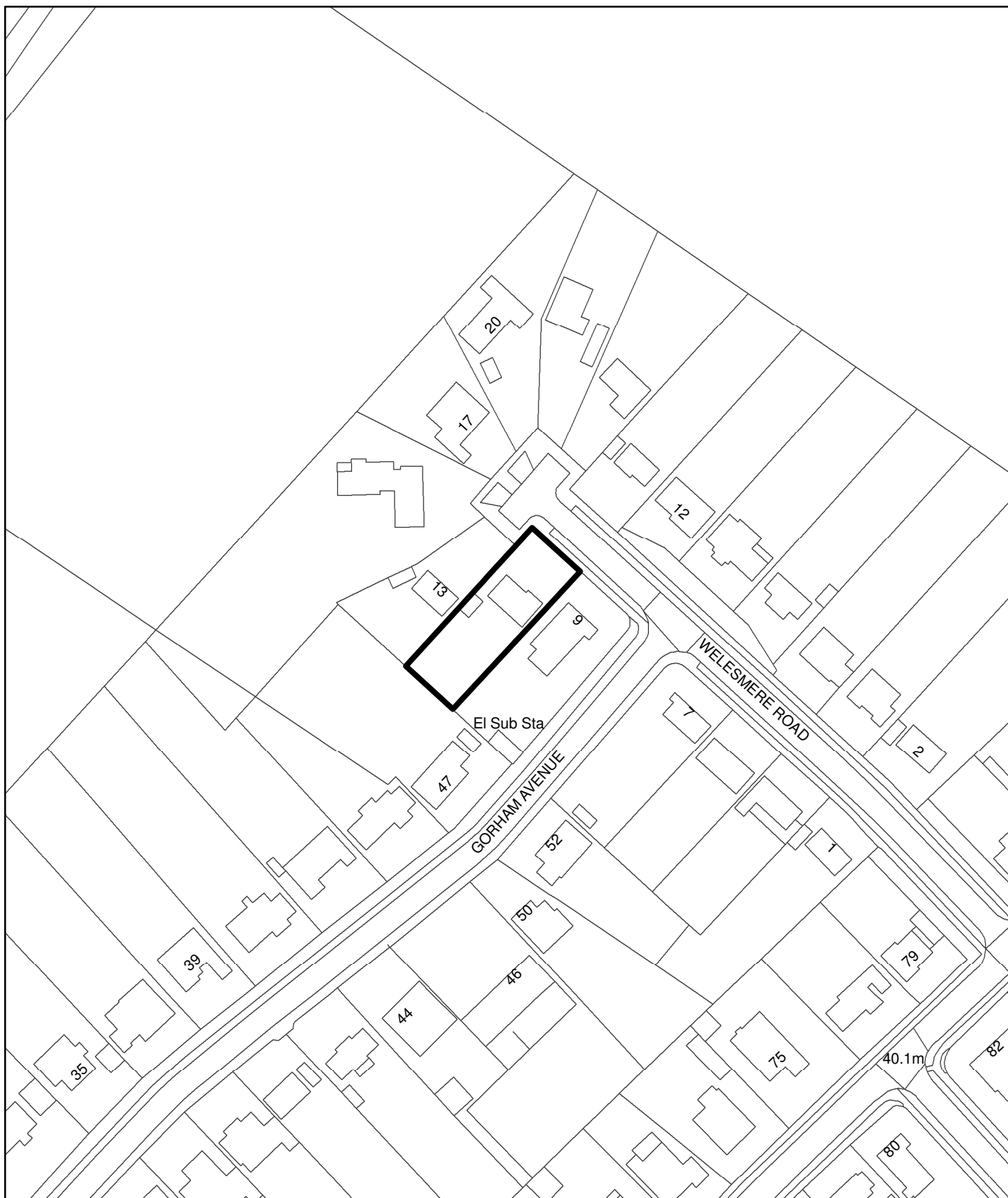
ITEM D

11 Welesmere Road, Rottingdean, Brighton

BH2013/03569

Householder planning consent

08 JANUARY 2014



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/03569	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	11 Welesmere Road Rottingdean Brighton		
<u>Proposal:</u>	Demolition of existing conservatory and erection of two storey rear extension incorporating roof extensions.		
<u>Officer:</u>	Emily Stanbridge Tel 292359	<u>Valid Date:</u>	23 October 2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	18 December 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	BPM, 31 Boundary Road, Hove BN3 4EF		
<u>Applicant:</u>	Mr & Mrs Hyde, 11 Welesmere Road, Rottingdean, Brighton BN2 7DN		

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 This application relates to a two storey detached property situated on the western side of Welesmere Road which is residential in character. The property is of brick construction with a tiled roof and timber cladding to the front gable end giving the property a distinct character. To the rear of the property is a large garden, with a garage located to the west of the site and a driveway to the front.
- 2.2 In the wider context of the area there are a range of property types and characters along Welesmere Road. The properties to the west of the road are situated along different development lines giving the street scene a more varied character. The properties to Welesmere Road are predominantly two storey properties, however to the North there a couple of bungalows. In particular to the east of the road are a number of large detached properties. The properties on the northern end of Welesmere Road are set higher than those on the south, indicating the sloping nature of the area.

3 RELEVANT HISTORY

None

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing conservatory and the erection of a two storey rear extension incorporating roof extensions.

- 4.2 The scheme has been amended during the course of the application, which included removing the rooflights to the front elevation and rationalising the windows at the rear.

5 PUBLICITY & CONSULTATIONS

5.1 External

One (1) letter of representation has been received from (**Rottingdean Parish Council**) objecting to the application for the following reasons:

- The proposed extension would amount to over development
- The size of the extension is out of keeping to the area
- Overlooking
- Adverse impact on neighbouring properties in particular No.9

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) is a material consideration.

- 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:

QD14	Extensions and alterations
QD27	Protection of Amenity

Supplementary Planning Documents:

SPD12	Design Guide for Extensions and Alterations
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the impact of the proposed extension on the character and appearance of the host property and wider area. In addition, impacts to the amenities of neighbouring properties are also assessed.
- 8.2 **Planning Policy:**
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:
- 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.
- 8.3 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 **Design:**
The proposed two storey extension extends the full width of the rear elevation and projects to the rear by 3.6m. The foot print of the proposed extension largely remains on the existing foot print of the rear conservatory. The only further projection is towards the neighbouring property (No.9) where the foot print of the extension would project to the rear by a further 0.9m. The proposed rear extension is situated 1.5m to the shared boundary with No.9.
- 8.5 This application also incorporates roof extensions to the rear, taking the form of two gable ends, which adjoin in the centre and form a trench to the slope of the original roof.

- 8.6 SPD12 states that: *'The roof form and pitch should reflect that of the host building...'* The pitch of the proposed roof extensions allows for the incorporation of glass doors. It is considered that this pitch, whilst not as steep as the gable to the front elevation, is in keeping with the character of the property. Whilst the proposed roof extensions match the height of the ridge to the main dwelling, they are not considered to disrupt the appearance of the property. The flat roof set behind these additions will not be readily visible and the proposed gable ends, as shown on the side elevation drawings, continue the form of the existing roof line. It is not considered that the proposed roof alterations are significantly harmful to the building.
- 8.7 SPD12 further states that: *'Materials and detailing should normally match that of the main building...'* The proposed 2 storey rear extension is to incorporate face brick work to match the existing walls of the host dwelling, roof tiles to match the existing roof slope and incorporates the use of timber cladding to match the existing. The use of timber cladding to the roof extensions reduces the level of glazing to this elevation and incorporates a design that matches the properties front elevation and the existing character of the building.
- 8.8 Additionally, SPD12 states that: *'Window design, positioning and method of opening should match that of the main building.'* To the ground floor the proposed extension incorporates the use of two sets of bi-folding doors. These two sets of doors are symmetrical in appearance and are situated to the centre of this rear elevation. The proposed windows to the first floor in large, retain the existing arrangement which maintains a balanced appearance to the property. Within the roof alterations the plans show the incorporation of inward opening French doors with Juliet balconies consisting of 1.1m high glass balustrading fixed to the outside frame. In addition either side of these doors are fixed glazed panels. As amended, it is considered that the design and positioning of these doors are in keeping within the rear elevation of the property and retain the symmetry to the building.
- 8.9 Whilst the proposed extensions is of a 2 storey nature it is not considered that its construction would lead to the over development of the application site or create a bulky addition to the property, given the size of the existing host dwelling and the amount of garden space retained to the rear. The most predominant view of the proposed extension would be from the north west of Welesmere Road, from the gap between the application site and No.13 as a result of the varied building lines. However given the varied character of the street and the continuation of the existing roof form, it is not considered that the proposed development would significantly alter the character and appearance of the street scene.
- 8.10 **Impact on Amenity:**
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.

PLANNING COMMITTEE LIST- 08 JANUARY 2014

- 8.11 The proposed rear extension would have a separation distance of 5.5m to the rear elevation of No.9 and is situated 3m off the boundary to the front elevation of No.13. Despite the difference in the height of land levels, given the separation distance between the two properties it is not considered that the proposed extension would result in an overbearing addition to the property and is not considered to cause any significant increased levels of enclosure to the occupiers of No.9.
- 8.12 Given that the proposed extension is set sufficiently off the boundary to No.13 and that the separation distance of No.13 from the shared boundary measures 1m, this separation distance is considered sufficient in minimising any harm in the amenities to these neighbouring occupiers. Therefore no significant increase in the levels of overlooking or loss of privacy is envisaged to this property.
- 8.13 To the east of the application site is No.9, on the side elevation of this property is a first floor window situated towards the front elevation of the building. Given the varied building lines of the properties to the western side of Welesmere Road it is not considered that this window would suffer from a significant loss of sun light or day light. This window is situated in line with and beyond the front elevation of the application site and therefore no significant harm to the amenities of this window is envisaged.
- 8.14 To the side elevation of No.9 is a window situated at ground floor level on the rear wall of the porch addition. This is not an original feature of the property and appears to form a hall space, given the path leading to a doorway to the front elevation of this later addition. This is a secondary space within the property and it is not considered that any impact from the proposed extension is not of significance to warrant the refusal of this application. Furthermore this porch addition incorporates two high level windows to the front elevation creating a dual aspect to this room.
- 8.15 There are no windows proposed to either side elevation of the proposed extension and therefore it is not considered the proposed development would cause a significant increase in the levels of overlooking or loss of privacy to the neighbouring properties. The windows located to the first and ground floor would represent the views as present and therefore cause no increased harm to neighbouring properties. The areas of glazing to the roof space relate to a proposed bedroom and ensuite. Given the use of these rooms it is not considered that these areas of glazing will cause any adverse harm to the amenities of No.9 and No.13 Welesmere Road.

9 CONCLUSION

- 9.1 The proposed extension is considered acceptable in principle and will not detract significantly from the appearance or character of the host dwelling or the wider street scene. In addition the rear extension and roof extension would not have a significant impact on the amenities of adjacent occupiers.

10 EQUALITIES

10.1 None identified

11 PLANNING OBLIGATION / 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
Location Plan and Block Plan			05.12.2013
Existing floor plans and elevations	01A		23.10.2013
Proposed floor plans and elevations	02A		05.12.2013

3) 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 & Hove Local Plan.

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 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 rear extension and roof extensions are considered acceptable in principle. The proposal will not significantly detract from the property and does not harm the character or appearance of the host

PLANNING COMMITTEE LIST- 08 JANUARY 2014

dwelling or wider street scene. In addition the development would not have a harmful impact on the amenities of adjacent occupiers.