

# **ITEM C**

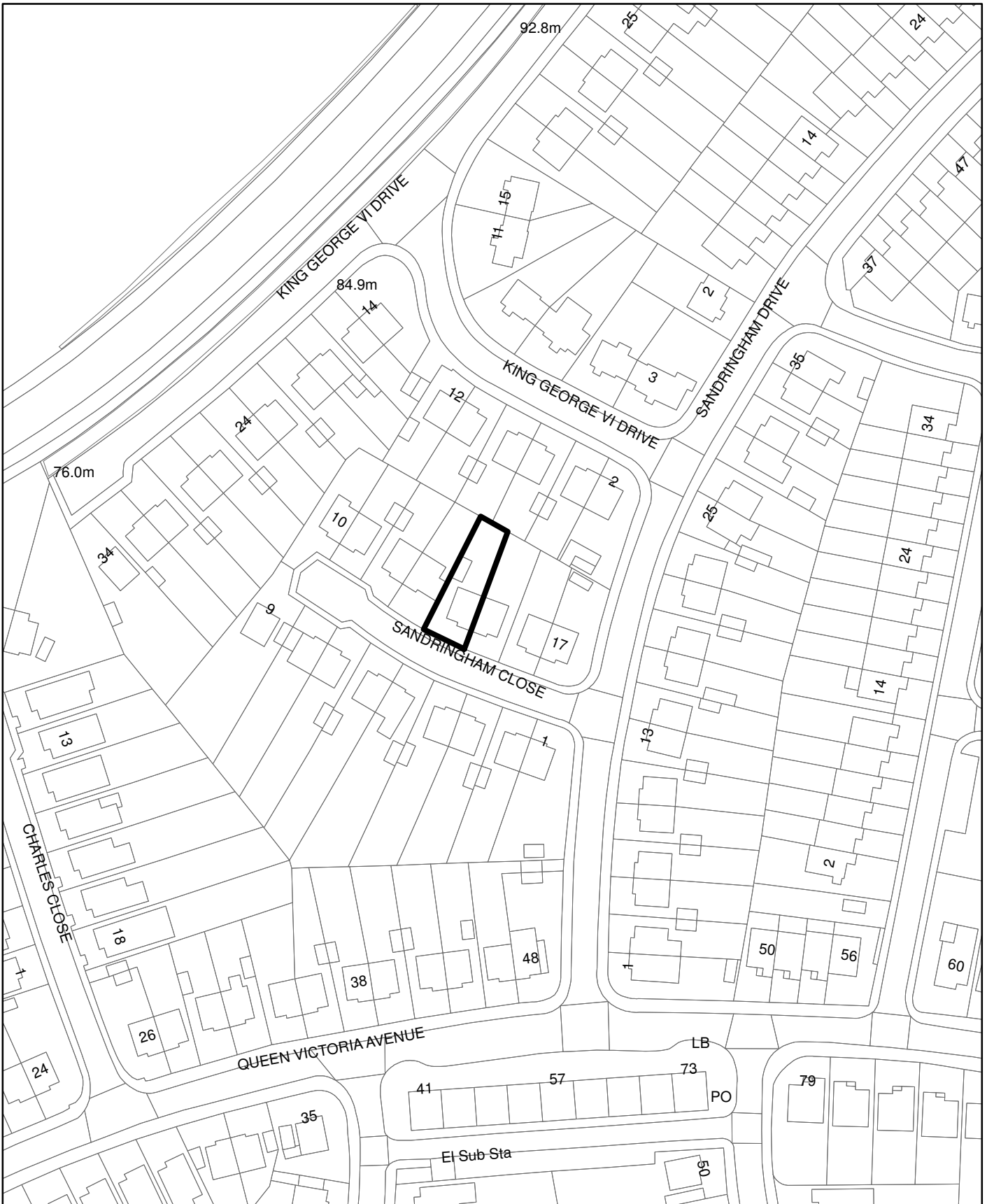
**14 Sandringham Close, Hove**

**BH2015/01083**

**Householder planning consent**

**3 JUNE 2015**

# BH2015/01083 14 Sandringham Close, Hove



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2015/01083</b>	<b><u>Ward:</u></b>	HOVE PARK
<b><u>App Type:</u></b>	Householder Planning Consent		
<b><u>Address:</u></b>	14 Sandringham Close Hove		
<b><u>Proposal:</u></b>	Erection of single storey side and rear extension, demolition of rear garage and associated alterations.		
<b><u>Officer:</u></b>	Luke Austin Tel 294495	<b><u>Valid Date:</u></b>	28 March 2015
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	22 May 2015
<b><u>Listed Building Grade:</u></b> N/A			
<b><u>Agent:</u></b>	Alan Phillips Architects, 31 Montefiore Road Hove BN3 1RD		
<b><u>Applicant:</u></b>	Mr John Cramer, 14 Sandringham Close Hove BN3 6XE		

## 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 semi-detached house on the north side of Sandringham Close. The property is situated on a hill, with the ground rising steeply to the rear of the property. The property includes a detached single storey garage and a timber decked terrace to the rear of the property.

## 3 RELEVANT HISTORY

**BH2015/00034** - Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.5m. Prior approval not required 09/02/2015.

## 4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a single storey side extension, demolition of rear garage and associated alterations. The extension would extend 4m from the rear wall of the host property and would measure 3.5m in height and approximately 8.2m in width at its widest point.

## 5 PUBLICITY & CONSULTATIONS

**External:**

5.1 **Neighbours: Eight (8)** letters of representation have been received from **5, 6, 8, 9, 13, 15 Sandringham Close; 11 Sandringham Drive; and 8 King George VI Drive** supporting the application for the following reasons:

- The proposed plans will enable the family to create some great modern day living space without any impact on neighbours.

**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

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to the design of the extensions and its impact on the character and appearance of the recipient building and the visual amenities of the area; the impact of the development on the residential amenity of neighbouring occupiers is also a consideration.

### **Design:**

- 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 As existing the property consists of a semi-detached dwellinghouse with a detached garage to the rear. The property has undergone numerous alterations including hip-barn end and rear dormer loft extensions and rooflight to the front elevation. The scheme proposes the demolition the existing garage and terrace and would excavate a portion of the garden in order to accommodate the proposed extension. The proposal would consist of an L shaped design that would extend from the rear wall of the host building by 4m and would extend from the side wall of the property by 2m. The proposal would be set on the eastern boundary and would measure approximately 8.2m in width at its widest part. The scheme would include a pitched roof design that would include a 3.5m ridge extending to the side of the property with a gentle slope down to a 2.5m eaves height to the rear elevation and a 2.6m eaves height to the front elevation. The western wall of the scheme would be set at an angle that reflects that of the boundary wall and would retain a 0.9m gap to allow access to the rear garden. The proposal would be finished in brickwork and would include 3 rooflights to the rear roof slope and bi-folding doors to the rear elevation. The

proposal would also include one window and an access door to the west elevation.

- 8.5 Supplementary Planning Document 12 (SPD12) – *Design Guide for Extensions and Alterations* states that as a general rule extensions ‘*should not dominate or detract from the original building or the character of the area but should instead play a subordinate ‘supporting role’ that respects the design, scale and proportions of the host building*’.
- 8.6 More specifically SPD12 states that ‘*rear extensions should not normally extend beyond the main side walls of the building*’.
- 8.7 It is considered that the proposed extension would result in an unsympathetic addition that would add considerable bulk to the rear and side elevation of the building. Furthermore it is considered that the proposed roof form would result in an awkward disjointed appearance that would not relate well to the host property.
- 8.8 It has been noted that a similar scheme exists at no. 13 Sandringham Close that was granted permission in 2012 (BH2012/01276), however this scheme is an addition to existing extension and does not extend the full width of the rear elevation of the building. Given their differences it is not considered to set a precedent for the consideration of this application.

**Impact on Amenity:**

- 8.9 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.
- 8.10 Policy QD14 of the Brighton & Hove Local Plan states that ‘*an important guideline when assessing proposals to extend properties is checking whether the extension cuts a 45° line (both horizontal and vertical) drawn from the centre of the nearest ground floor window of a kitchen or habitable room on a neighbouring residential property*’.
- 8.11 SPD12 states in relation to rear extensions that ‘*in the case of semi-detached properties, where such extensions are located adjacent to the shared boundary, a lesser depth will normally be required for the extension as a whole to minimise any harmful impacts on the amenities of the attached neighbour*’.
- 8.12 The properties most likely to be affected by the proposal would be the adjacent property to the west, no. 13 Sandringham Close and the adjoining property to the east, no. 15 Sandringham Close.
- 8.13 No. 13 Sandringham Close includes a side extension of similar proportions to the proposed that has been built on the boundary with no fenestration. It is therefore considered that the development would not result in any significant impact on the occupiers of no. 13 Sandringham Close.

No. 15 currently includes a window located approximately 0.8m from the boundary. The boundary treatment between no. 14 and 15 Sandringham Close currently consists of a 2.1m tall timber fence. The proposal would be erected on this boundary and would have an eaves height of 2.5m and a total height of 3.5m. A large proportion of the proposal would therefore be substantially taller than the existing boundary treatment. A considerable portion of the proposal would cut a 45° line drawn horizontally from the centre point of the ground floor rear window of no. 15. It is therefore considered that the proposed single storey extension would result in an unacceptable overbearing impact on no. 15 Sandringham Close by reason of building bulk, excessive height and depth.

### **Additional Matters**

The applicant has drawn the Local Planning Authorities attention to an overturned appeal decision at 46 Elizabeth Avenue. Although the schemes are similar in terms of their size and layout, they are not identical in design and the orientation of the properties and surrounding street scene differs. The inspectors report provides the following relevant comments that relate to design:-

*- 'The proposed rear addition would be more contemporary in appearance by reason of its proposed flat roof'.*

These comments outline that there are key differences within the two schemes and, although the inspector's comments and appeal decision have been taken into consideration, applications are evaluated on a case by case basis and therefore assessed on their individual merit.

Furthermore the reason for refusal at no.46 did not identify any concerns affecting neighbouring amenity, reinforcing the point that the schemes are not identical and therefore have different impacts.

## **9 CONCLUSION**

- 9.1 The proposed extension by way of its rear and side projection and roof form, would result in an over dominant and unsympathetic addition which would relate unsympathetically to the building and the visual amenity of the area. The depth of the rear extension would cause an overbearing effect to the neighbouring property, contrary to development plan policies.

## **10 EQUALITIES**

- 10.1 None identified.

## **11 REASON FOR REFUSAL / INFORMATIVES**

### **11.1 Reasons for Refusal:**

1. The width, length and roof form of the projection would create an unduly prominent extension. In this respect the scale and form of the proposed extension would be an excessively dominant feature resulting in an

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awkward disjointed appearance that would detract from the character and appearance of the dwelling. The proposal is therefore contrary to policy QD14 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations

2. The proposed extension would, by reason of its depth and height along the shared boundary, be unneighbourly and would result in an overbearing effect to the adjoining property, no. 15 Sandringham Close. The proposal is therefore contrary to policy QD27 of the Brighton and Hove Local Plan and guidance within Supplementary Planning Document 12: Design Guide for Extensions and Alterations.

### 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>
Location Plan, Block Plan Existing and Elevations	-	-	26/03/2015
Proposed Plans and Elevations	-	-	26/03/2015