

<u>No:</u>	BH2022/02391	<u>Ward:</u>	Central Hove Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	The Coach House 1 Namrik Mews Hove BN3 2TF		
<u>Proposal:</u>	Erection of single storey rear extension, replacement roof and first floor rear terrace and alterations to windows & doors.		
<u>Officer:</u>	Ayscha Woods, Tel: 292322	<u>Valid Date:</u>	10.08.2022
<u>Con Area:</u>	Old Hove	<u>Expiry Date:</u>	05.10.2022
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	RS Design - Architect Ltd Studio 115 Surrenden Road Brighton BN1 6WB		
<u>Applicant:</u>	Willis The Coach House 1 Namrik Mews Hove BN3 2TF		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. 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
Proposed Drawing	21838 P 02	C	5 October 2022
Proposed Drawing	21838 P 03	D	5 October 2022
Proposed Drawing	21838 P 04	C	5 October 2022
Proposed Drawing	21838 P 05	E	5 October 2022
Proposed Drawing	21838 P 06	D	5 October 2022
Location Plan	21838 E 01	-	25 July 2022
Block Plan	21838 P 01	B	25 July 2022

2. 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.

3. Notwithstanding any details shown on the approved plans, no development above ground floor slab level of any part of the development hereby permitted shall take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)

- b) Samples/details of all cladding to be used, including details of their treatment to protect against weathering
- c) Samples/details of all hard surfacing materials
- d) Samples/details of the proposed window, door and balcony treatments
- e) Samples/details of all other materials to be used externally

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies DM21 and DM26 of Brighton & Hove City Plan Part 2 and CP12 and CP15 of the Brighton & Hove City Plan Part One.

4. The development hereby permitted shall not be commenced until full details of all new and replacement doors and windows and their reveals and cills, and (where they are replacements) comparative details of the existing door/window, including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with Policies CP15 of the Brighton & Hove City Plan Part One and DM26 of the Brighton & Hove City Plan Part Two.

5. No development above ground floor slab level shall commence until a structural assessment of the existing together with full details of the replacement first floor balcony (with comparative details of the existing), including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with Policies CP15 of the Brighton & Hove City Plan Part One and DM26 of the Brighton & Hove City Plan Part Two.

6. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained vegetation, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority, including tree fencing during construction identifying an exclusion zone around the root protection area to prevent material storage and ground compaction. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with Policies CP12 of the Brighton & Hove City Plan Part One and DM22 of the Brighton & Hove City Plan Part Two, and SPD06: Trees and Development Sites.

7. At least one bee brick shall be incorporated within the external walls of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policies CP10 of the Brighton & Hove City Plan Part One and DM37 of the Brighton & Hove City Plan Part Two, as well as SPD11.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.

2. SITE LOCATION

- 2.1. The application site relates to The Coach House, 1 Namrik Mews, within the Old Hove Conservation Area, but not within the setting of any listed buildings. Namrik Mews is the only mews to survive in the Old Hove Conservation Area, and is a small unadopted road, accessed from the western side of St Aubyn's between two tall blocks of terraced dwellings. The mews provides access to a number of garages, workshops and residential properties, including the application site.
- 2.2. In heritage terms, the Mews is atypical of the general building development and typology in this part of Hove. The current arrangement dates from the end of the 19th century when it was known as Namrik Stables.
- 2.3. The application relates to a two storey, pitched-roof detached dwelling, located on the northern side of the Mews. The front door opens immediately on to the Mews, with a relatively large rear garden of more than 15m, set to the rear of properties fronting St Aubyn's to the east, and Vallance Gardens to the west.
- 2.4. The dwelling was previously identified as a local heritage asset, but following re-assessment as part of the review of the Local List in 2013-15, whilst noted for its townscape interest, this property was deleted from the list having been assessed as so altered over time as not meeting all of the criteria for inclusion. Despite this, its quirky appearance, traditional materials and unique detailing continue to have a positive impact on the street scene of Namrik Mews.

3. RELEVANT HISTORY

None relevant

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the erection of a single storey rear extension which would be connected to the main house by a largely glazed link, as well as the redevelopment of rear areas and patio, a replacement roof, the addition of a

first floor rear terrace, and alterations to fenestration, doors and the internal configuration to re-develop the property as a four bedroom house.

5. CONSULTATIONS

5.1. **Heritage:** Amendments sought.

Further comment received 12/10/22

Amendments to the proposed rear extension aimed at reducing the bulk and dominance of the structure in relation to the boundary wall and existing building, as viewed from Namrik Mews, have now been submitted, and it is considered that setting the new wall behind the existing boundary wall and changing the detail to a pitched roof slope is acceptable. However clarification on the overall roof form of this link element is required as comparison of the two elevations indicates an asymmetric arrangement, whereas the plan shows a symmetrical double pitch.

Final comment received 24/10/22

5.2. Further information has been received that allows an understanding of the proposed roof form of the link element and the relationship with the existing boundary wall, and this can now be confirmed as acceptable. The revised plans can be approved on heritage grounds, subject to conditions relating to joinery details and materials.

5.3. **Arboriculture:**

Further comment received 21/10/22 (no objection subject to condition securing Arboricultural Method Statement and Tree Protection Plans).

Following the submission of additional information tree protection plan sought by condition for retained vegetation to require a fenced-off exclusion zone around the root protection area to prevent material storage and ground compaction during construction.

6. REPRESENTATIONS

6.1. Letters of representation have been received from 4 (four) people, objecting the application on the following grounds:

- Adverse affect on listed building adversely affects Conservation Area
- Detrimental effect on property value
- Out of scale/out of character
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Loss of light
- Poor design
- Residential amenity
- Restriction of view
- Too close to the boundary

- Impact/loss of biodiversity
- Loss of garden
- No community benefit
- Impact on quality of life
- Set a precedent

- 6.2. One (1) letter of representation has been received supporting the application on the following grounds:
- Overall favourable development
 - Parking access query raised
 - Structural query raised

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour Joint Area Action Plan (October 2019)

8. RELEVANT POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP10	Biodiversity
CP12	Urban Design
CP15	Heritage

Brighton & Hove City Plan Part Two:

DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM26	Conservation Areas

Supplementary Planning Documents:

SPD11	Nature Conservation and Development
SPD12	Design Guide for Extensions and Alterations

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to the impact of the proposed development on the appearance and character of the building and wider Old Hove Conservation Area, and the amenities of adjacent occupiers.

9.2. When considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Case law has held that the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".

Design and Appearance:

9.3. There would be some changes to the front elevation of the dwelling, including general refurbishment and the replacement of fenestration which is considered to be beneficial in upgrading the appearance of the building. In addition, a Juliette balcony would be installed at first floor level on the existing first floor front facing doors, but in context this is considered a minor change which would be in keeping with the building and area.

9.4. The main roof would be replaced as part of the overall proposal, resulting in a small increase in height (approximately 100mm). The side (east facing) entrance would be reconfigured which may result in the loss of an historic element on the front elevation, so that notwithstanding the plans, it is recommended that the replication of the existing door design is secured by condition.

9.5. A single storey rear extension is proposed at the rear of the property, connected to the main house by a largely glazed link addition parallel with the common eastern boundary with the rear garden of 20 St Aubyns. The extension would function as a dining area, and whilst only single storey would have a pitched roof to a height of more than 5m. The extension and link would feature large doors and windows facing internally into the garden area with a brise soleil over. The extension would also feature a high-level porthole window on its rear elevation and rooflights to the north facing roof slope.

9.6. The direct rear of the property would see new larger windows and doors installed to existing openings and the existing rear western garden access refurbished, and a first floor terrace would be replaced. Further details of materials and proposed joinery for these elements is recommended by condition. Some alterations and replacement to the rear garden patio area would take place, but the plans indicate that the raised surfaces would be at the same heights or lower than the existing levels.

- 9.7. The alterations and extensions to the rear of the property would be small in scale, with limited if any views from the public realm so would have no impact on the streetscene or character of the area, including its heritage features.
- 9.8. Following the received amendments and subject to the above conditions, the proposed development would form suitable additions and alterations which would not harm the appearance of the building or wider Old Hove conservation area in accordance with CP12 and CP15 of the Brighton and Hove City Plan Part one and DM21 and DM26 of the Brighton and Hove City Plan Part Two.

Impact on Amenity:

- 9.9. Policy DM20 of City Plan Part Two 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.
- 9.10. It is noted that a site visit has not been undertaken in this instance, however, the impacts of the proposal can be clearly assessed from the plans provided and from recently taken aerial imagery of the site.
- 9.11. The proposed extension would be single storey in height and following amendments, would be set suitably away from the boundary with a pitched roof form and modest eaves height. No significantly harmful overbearing impacts or overshadowing or loss of light would occur.
- 9.12. The revised scheme would not result in any significantly harmful material loss of amenity for neighbouring occupants, so would accord with policy DM20 of the Brighton and Hove City Plan Part Two.

Biodiversity

- 9.13. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bees. A condition requiring a bee brick has been attached to improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

10. CLIMATE CHANGE/BIODIVERSITY

- 10.1. The works would modernise and refurbish the existing building, improving its energy efficiency and making better use of an existing site. A bee brick will be secured by condition to enhance biodiversity on site.

11. EQUALITIES

None identified.

