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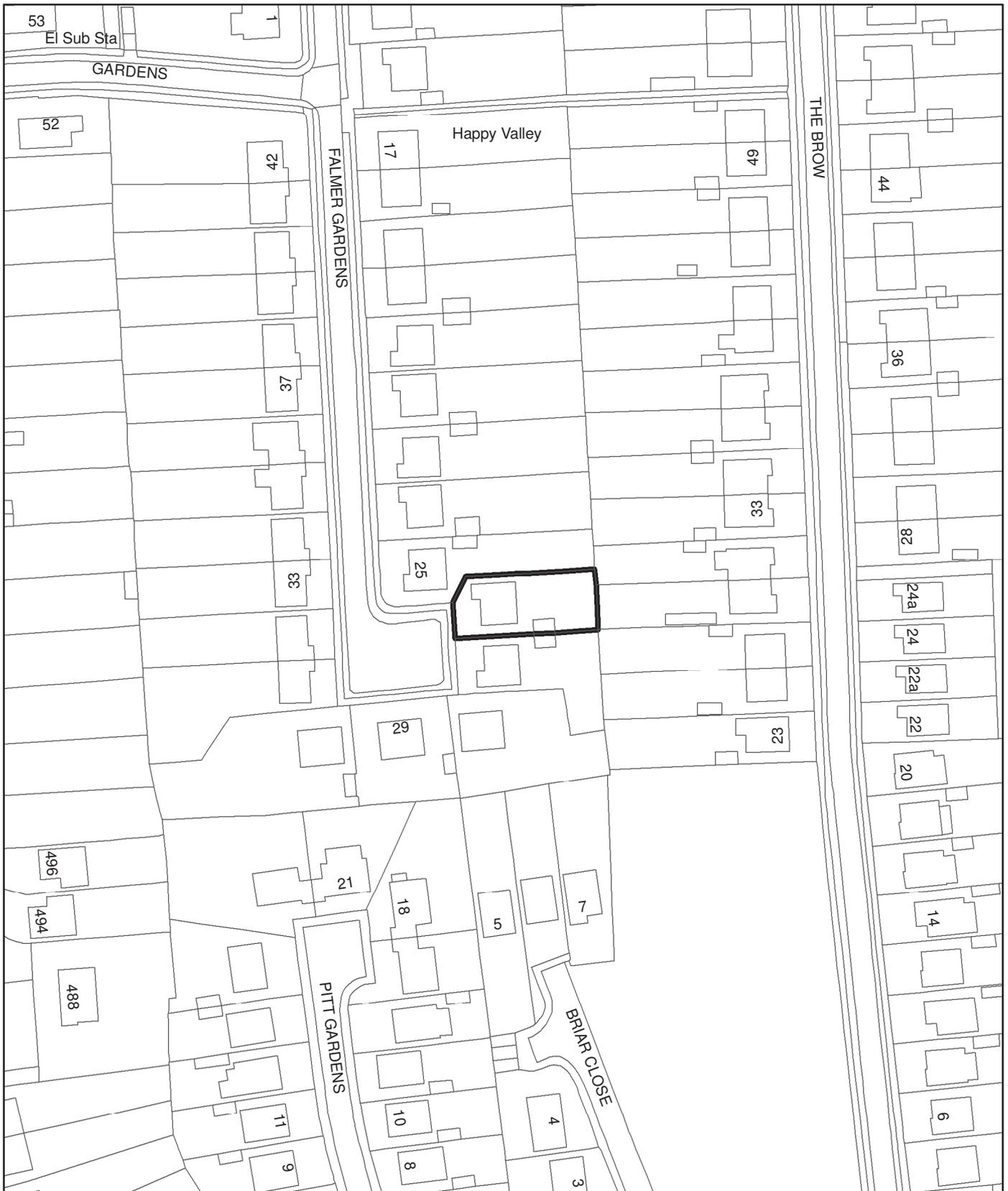
26 Falmer Gardens, Brighton

BH2014/03405

Householder planning consent

28 JANUARY 2015

BH2014/03405 26 Falmer Gardens, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

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|--------------------------------------|---|----------------------------|--------------------|
| <u>No:</u> | BH2014/03405 | <u>Ward:</u> | WOODINGDEAN |
| <u>App Type:</u> | Householder Planning Consent | | |
| <u>Address:</u> | 26 Falmer Gardens Brighton | | |
| <u>Proposal:</u> | Roof alterations including hip to barn end roof extensions, dormers and rooflights to front and rear elevations. | | |
| <u>Officer:</u> | Tom Mannings Tel 292322 | <u>Valid Date:</u> | 09 October 2014 |
| <u>Con Area:</u> | n/a | <u>Expiry Date:</u> | 04 December 2014 |
| <u>Listed Building Grade:</u> | n/a | | |
| <u>Agent:</u> | SDR Designs, 14 Batemans Road, Woodingdean, Brighton BN2 6RD | | |
| <u>Applicant:</u> | Mr & Mrs Morgan, 26 Falmer Gardens, Brighton BN2 6NE | | |

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. The application was deferred for a site visit at Planning Committee on the 10th December 2014. The report has been updated to reflect a recently received appeal decision.

2 SITE LOCATION & DESCRIPTION

- 2.1 This application relates to a detached bungalow on the eastern side of Falmer Gardens, a cul-de-sac off Falmer Road. It is one of a pair of two similar bungalows, with no. 27 Falmer Gardens to the south. It has a single storey rear ground floor extension with a hipped roof, and a rear conservatory. It is in a residential area of bungalows, which vary in style but are constructed of similar materials.

3 RELEVANT HISTORY

16 Mill Rise

BH2014/02688 – Planning permission was refused for roof extension and dormer and discussed at appeal in December 2014. The scale and design is similar to the current scheme.

26 Falmer Gardens

BH2007/03094 – Full Planning – Loft conversion including hip to gable side roof/extensions and rear dormer. Finally disposed of 18/08/10.

BH2007/01852 – Full Planning – Loft conversion with raised extended roof, new rear dormer and three rear rooflights (Revision of BH2006/01731). Refused 06/07/07. The reasons for refusal were as follows:

- The rear dormer, by virtue of its size, bulk, design and position, would not be well sited and detailed in relation to the existing building and would form an inappropriate addition to the existing building, contrary to policies QD2 and

QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions).

- The proposed extended roof, by virtue of its size, bulk and design, would form an excessive and visually inappropriate addition to the existing building and create an imbalance with the neighbouring bungalow at 27 Falmer Gardens contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions).

BH2006/03118 – Full Planning - Loft conversion with raised extended roof, new rear dormer and two rear rooflights (Resubmission of refused application BH2006/01101). Approved 10/11/06.

BH2006/01731 – Full Planning – Loft conversion with raised extended roof, new dormer and three rear rooflights. Refused 31/07/2006. The reasons for refusal were as follows:

- The proposed extended roof, by virtue of its size, bulk and design, would form an excessive and visually inappropriate addition to the existing building and create an imbalance with the neighbouring bungalow at 27 Falmer Gardens contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions).
- The rear dormer, by virtue of its size, bulk, design and position, would not be well sited and detailed in relation to the existing building and would form an inappropriate addition to the existing building, contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan and the Supplementary Planning Guidance Note 1 (Roof Alterations and Extensions).

BH2003/03222/FP – Full Planning – Erection of single storey ground floor extension and conservatory to rear. Approved 04/12/2003.

4 THE APPLICATION

- 4.1 Planning permission is sought for roof alterations including hip to barn end roof extensions, dormers and rooflights to the front and rear roofslopes.

5 PUBLICITY & CONSULTATIONS

External

5.1 **Neighbours:**

None received.

- 5.2 **Councillor Simson:** Has supported. A copy of the email is attached to the report

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 impact on the character and appearance of the existing property, the wider street scene and the amenities of neighbouring occupiers.

Planning Policy:

- 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 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.
- Design:**
- 8.5 The application seeks consent for a number of alterations to the existing roof, including a hip to barn end extension, two rear dormers, one front dormer. The proposed dormers would have pitched roofs. Three velux rooflights are also proposed, two to the rear roofslope and one to the front roofslope.
- 8.6 There have been two previous refusals which proposed similar roof alterations to the property. The reasons for refusal raised concerns in respect of the alterations and extensions to the roof and the poorly sited and sized dormer extensions.
- 8.7 Guidance contained in Supplementary Planning Document 12 Design Guide for Extensions and Alterations (SPD12) states that 'roof extensions that alter the basic shape of the roof will be unacceptable.' The proposed roof extensions would create additional bulk at roof level, creating a barn end extension which is uncharacteristic of the style and appearance of properties in the surrounding area. The site has an adjacent bungalow to the south, 27 Falmer Gardens, which is a mirror image at the front elevation of the application site. To increase the bulk at roof level, together with the creation of a barn end roof form would imbalance this matching pair of bungalows and would have an overly dominant appearance within the street scene.
- 8.8 SPD12 states with regard to detached properties that '*Additional storeys or raised roofs may be permitted on detached properties where they respect the scale, continuity, roofline and general appearance of the streetscene, including its topography.*' The proposed roof alterations however, are considered bulky and ultimately harmful to the property.

- 8.9 The proposal includes the construction of a front dormer and two rear dormer extensions. Guidance contained within SPD12 states that “dormer windows should be kept as small as possible and clearly be a subordinate addition to the roof, set appropriately in the roof space and well off the sides, ridge, and eaves of the roof. The supporting structure for the dormer window should be kept to a minimum as far as possible to avoid a ‘heavy’ appearance and there should be no large areas of cladding either side of the window or below.” In addition, the guidance states that the “dormer windows should normally align with the windows below.” Additional advice is provided in respect of rooflights, which states that “rooflights should be kept as few and as small as possible and should relate well to the scale and proportions of the elevation below. Including aligning with windows where possible or centring on the spaces between them where appropriate.”
- 8.10 The dormer to the front roofslope would be positioned above the existing window and whilst the pitch of the roof would add to the bulk of the dormer, this is not considered sufficient to form a reason for refusal. The dormer extensions to the rear, in contrast, do not align with existing fenestration below and it is considered that the arrangement of dormer windows, the number of rooflights proposed together with the existing roof form of the single storey extensions at the rear would create a cluttered appearance which is considered contrary to the guidance contained in SPD12.
- 8.11 The accumulative impact of all the proposed alterations would result in an overdevelopment of this modest detached property in a largely undeveloped area and would significantly alter the basic shape of the roof to an unacceptable level contrary to the guidance contained in SPD12 and policy QD14 of the Brighton & Hove Local Plan.

Impact on Amenity:

- 8.12 With regards to the impact upon amenity, the roof extensions would not significantly harm the neighbouring properties in terms of a loss of light, outlook or an overbearing impact. The rear dormer windows could provide additional views that are not already available due to their elevated position, however the properties opposite are a sufficient distance apart from the application site and therefore would not compromise neighbouring occupier’s privacy.
- 8.13 The proposed rooflights to the front of the property are not considered to have a significant impact on the neighbouring properties or street scene in terms of overlooking.

9 CONCLUSION

- 9.1 The proposed roof alterations would be unduly bulky and dominate the front and rear roofslope and giving it a top heavy appearance, causing significant harm to the character and appearance of the property and the wider street scene. Furthermore, the proposed alterations relate poorly to the host building.

10 EQUALITIES

10.1 None identified.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The proposed extension to the roof, by virtue of its size, bulk and design, would form an excessive and visually inappropriate addition to the existing building, would be out of keeping with the street scene and would create an imbalance with the neighbouring bungalow, 27 Falmer Gardens. The proposed development is therefore contrary to policy QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.
2. The proposed dormer extensions and rooflights on the rear roof slope by reason of positioning, size and excessive number would create a cluttered appearance to the roofslope, detrimental to the appearance of the property and surrounding area. The alterations would be contrary to policy QD14 and the guidance contained in SPD12 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:

| Plan Type | Reference | Version | Date Received |
|---|------------------|----------------|----------------------|
| Existing Floor Plan and Elevations Location Plan | 1282014/01 | | 09/10/14 |
| Proposed Floor Plans, Elevations And sections A-A & B-B. Block Plan | 1282014/02 | | 09/10/14 |

Re: BH2014/03405
26 Falmer Gardens, Woodingdean

Dear Mr Mannings

I have been contacted by Mr & Mrs Morgan of 26 Falmer Gardens regarding their planning application for roof alterations.

I am very familiar with this area and cul-de-sac which I have visited recently. This is a road of mixed property designs, some houses, some bungalows, some of which have already extended their buildings. Neighbours are supportive of this application and it would not appear to be against planning policy to approve this application to create a family size home which is much needed.

The design, whilst different to its neighbouring property, is sympathetic and balanced.

If you are therefore minded to refuse this application, I would request that it is passed to the Planning Sub Committee for a final decision.

Regards

*Dee Simson
01273 291178
Conservative Councillor Woodingdean Ward
Deputy Leader of Conservative Group
Opposition Spokesperson for Licensing, Communities & Community Safety.*

