

# **ITEM E**

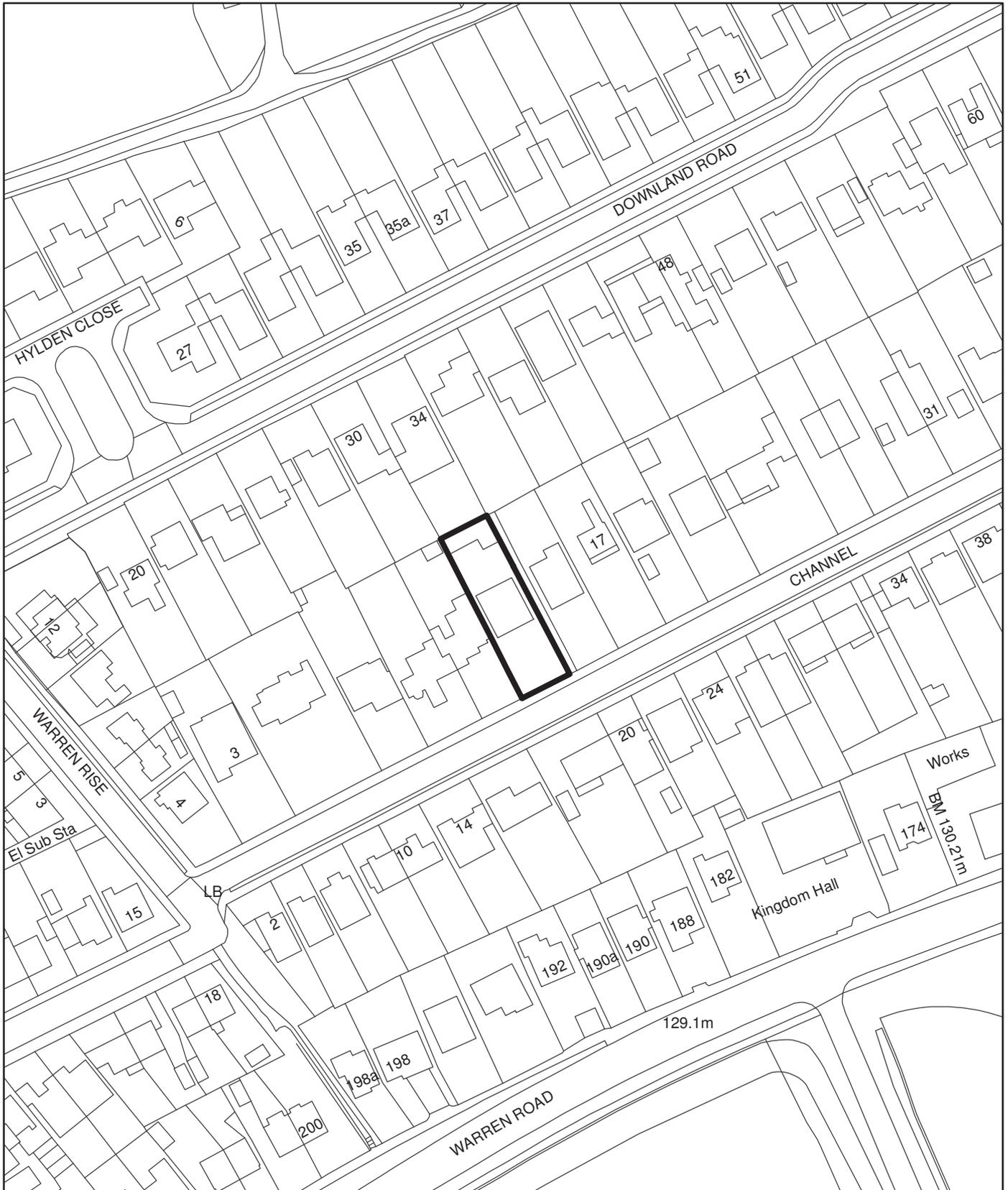
**13 Channel View Road, Brighton**

**BH2014/03351**

**Householder planning consent**

**28 JANUARY 2015**

# BH2014/03351 13 Channel View Road, Brighton



**Brighton & Hove  
City Council**



Scale : 1 : 1,250

<b><u>No:</u></b>	<b>BH2014/03351</b>	<b><u>Ward:</u></b>	<b>WOODINGDEAN</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>13 Channel View Road Brighton</b>		
<b><u>Proposal:</u></b>	<b>Alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no. side facing rooflights.</b>		
<b><u>Officer:</u></b>	Andrew Huntley Tel 292321	<b><u>Valid Date:</u></b>	16/10/2014
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	11 December 2014
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Attic Solutions Ltd, 1 New Broadway Tarring Road Worthing BN11 4HP		
<b><u>Applicant:</u></b>	Mr Mike Webb, 13 Channel View Road Brighton BN2 6DR		

**1 RECOMMENDATION**

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 set out in section 11.

**2 SITE LOCATION & DESCRIPTION**

2.1 The site is located on the northern side of Channel View Road, at its western end. The area is residential in character with a mix of property types and styles. The property on the application is a modest detached bungalow, with existing front bay windows, single storey rear addition and a large detached garage/outbuilding at the back of the garden.

**3 RELEVANT HISTORY**

**BH2014/01516** - Alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no side facing rooflights. Refused 07/07/2014. The reason for refusal were as follows:

*'The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property unsympathetic to the design of the existing modest bungalow. The resulting building would be of detriment to the visual amenities of the parent property and the wider area and is therefore contrary to policies contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations'.*

#### **4 THE APPLICATION**

- 4.1 Planning permission is sought for the alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no. side facing rooflights.

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

##### **External**

- 5.1 Councillor Simson has supported the scheme. Copy attached.

#### **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 proposals, the impact of the development on the appearance of the recipient property and wider area and the impact of the development on the amenities of neighbouring residents.
- 8.2 This application follows the refusal of BH2014/01516, which was for the alterations to roof including raising of ridge height, barn end roof extension, front dormer incorporating balcony, insertion of rear window and 4no side facing rooflights. This application was refused for the following reason.
- 8.3 *'The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the property unsympathetic to the design of the existing modest bungalow. The resulting building would be of detriment to the visual amenities of the parent property and the wider area and is therefore contrary to policies contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan, and Supplementary Planning Document 12, Design Guide for Extensions and Alterations'.*
- 8.4 The proposal within this application is almost identical with the only change being the removal of the existing hipped roofs above the two bay windows at the front of the property.
- 8.5 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.

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.

- 8.6 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.
- 8.7 SPD12 states not all roof spaces are suitable for extension/alteration to provide additional accommodation. For example, the scale of extensions required to enlarge a roof with a shallow or limited roof pitch may add significant and visually harmful bulk to the building and wider street scene. The presence of inappropriate roof alterations in the street will not be accepted as evidence of an established precedent. However, where the overwhelming majority of roofs to a terrace, semi-detached pair or group of buildings have been altered, the Council may permit additions that seek to recreate some sense of unity and coherence. This may in isolated instances entail a more flexible approach to the guidance.

Design and Character

- 8.8 The existing bungalow is modest in size and has a traditional front bay window and a large rear extension. The bungalow has a low profile within the street scene due to the modest size and roof design. Poorly designed or excessively bulky additions can have a significantly harmful impact on both the appearance of the property and the continuity of the streetscape.
- 8.9 The raising of the ridge height and creation of a first floor over the existing single storey addition, which is set back 300mm from the eaves, and has a half hipped roof at the rear would appear as a visually poor, contrived and overly large addition. This would result in additions that are overly large and bulky, which bear little relation to the existing bungalow. The resultant design, size, and bulk of the roof addition will be particularly visible when viewed from the east or west (sides).
- 8.10 SPD12 states that balconies held within dormers are visually inappropriate and will generally not be permitted. In addition, 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. In this instance, the proposed dormer window and balcony to the front would appear as a visually poor and dominant addition on what is a relatively modest roof slope to the detriment of the visual appearance and character of the host building and the wider area. Nor does the proposed dormer recreate a sense of unity and coherence on the building or within the street scene, which may have allowed a more flexible approach than the prescribed guidance.

8.11 Overall, the dwelling would be swamped by overly large, bulky and poorly designed roof additions to the detriment of the character and appearance of the host dwelling and the wider area. As such, the proposal is contrary to local plan policy QD14 and SPD12.

Residential Amenity

8.12 Policy QD27 relates to amenity issues and confirms that permission will not be granted for proposals which cause material nuisance and loss of amenity to adjacent, existing or proposed occupiers.

8.13 The proposed extensions would not result in a loss of daylight/sunlight or outlook to neighbouring properties by reason of their siting and design in relation to the neighbours.

8.14 The two rooflights on the western elevation serve the proposed master bedroom. It is not considered that they would result in a detrimental impact on privacy, as while they would overlook the neighbouring property's extensions, they are set at a high level and would not directly overlook private amenity space. The two rooflights are shown on the plans as obscurely glazed. They serve the stairwell and bathroom. As such, it is considered that these openings would not result in a loss of privacy. The first floor window on the rear elevation also serves the master bedroom. Whilst this would introduce a window at first floor level where none presently exist, this would overlook the property's own garden to the existing outbuilding/garage. As such, this window would not result in overlooking and loss of privacy to neighbouring properties.

8.15 Therefore, the proposal is acceptable in regard to neighbouring amenity and in accordance with Policy QD27 of the Brighton & Hove Local Plan (2005).

**9 CONCLUSION**

9.1 The proposed development fails to accord with policies of the Brighton & Hove Local Plan as the extensions, by virtue of their design, size, form and massing would result in a visually intrusive and bulky additions to the property, which are unsympathetic to the design of the existing modest bungalow and as a result would be detrimental to the visual amenities of the parent property and the wider area.

**10 EQUALITIES**

10.1 None identified.

**11 REASON FOR REFUSAL / INFORMATIVES**

11.1 Reasons for Refusal:

1. The proposed development, by virtue of its design, size, form and massing would result in visually intrusive and bulky additions to the

property unsympathetic to the design of the existing modest bungalow. The resulting building would be of detriment to the visual amenities of the parent property and the wider area and is therefore contrary to policies contrary to policy QD14 of the Brighton & Hove Local Plan, and 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>
Site Location Plan			16.10.2014
Existing Plans & Elevations & Proposed Roof Plan	AS/14/221/		30.09.2014
Proposed Plans & Elevations	As/14/22		30.09.2014

Re: BH2014/03351  
13 Channel View Road

Dear Andrew

*Please can the following be considered when deciding on the above application. I apologise for the lateness of this but it was my belief that it had already been sent some weeks ago. I can only assume it was at a time when we were having problems with Citrix.*

I am writing to support the above application for alterations to the roof and extension of the property.

Channel View Road is a road of very mixed and varied residences, some very large. Many have been extended over the years and have had front balconies added allowing them spectacular views that don't impact on neighbours opposite thanks to the land gradients.

The property sits on a large plot set well back from the road with a lot of amenity space in front of it. This will minimise any impact on the street scene.

If you are minded to refuse this application, I would ask that the final decision is made by the Planning Application Sub Committee following a site visit. This will allow them to see for themselves the diversity of the buildings in the vicinity.

Regards

**Dee Simson**

**01273 291178**

**Conservative Councillor Woodingdean Ward**

**Deputy Leader of Conservative Group**

**Opposition Spokesperson for Licensing, Communities & Community Safety.**

