

ITEM I

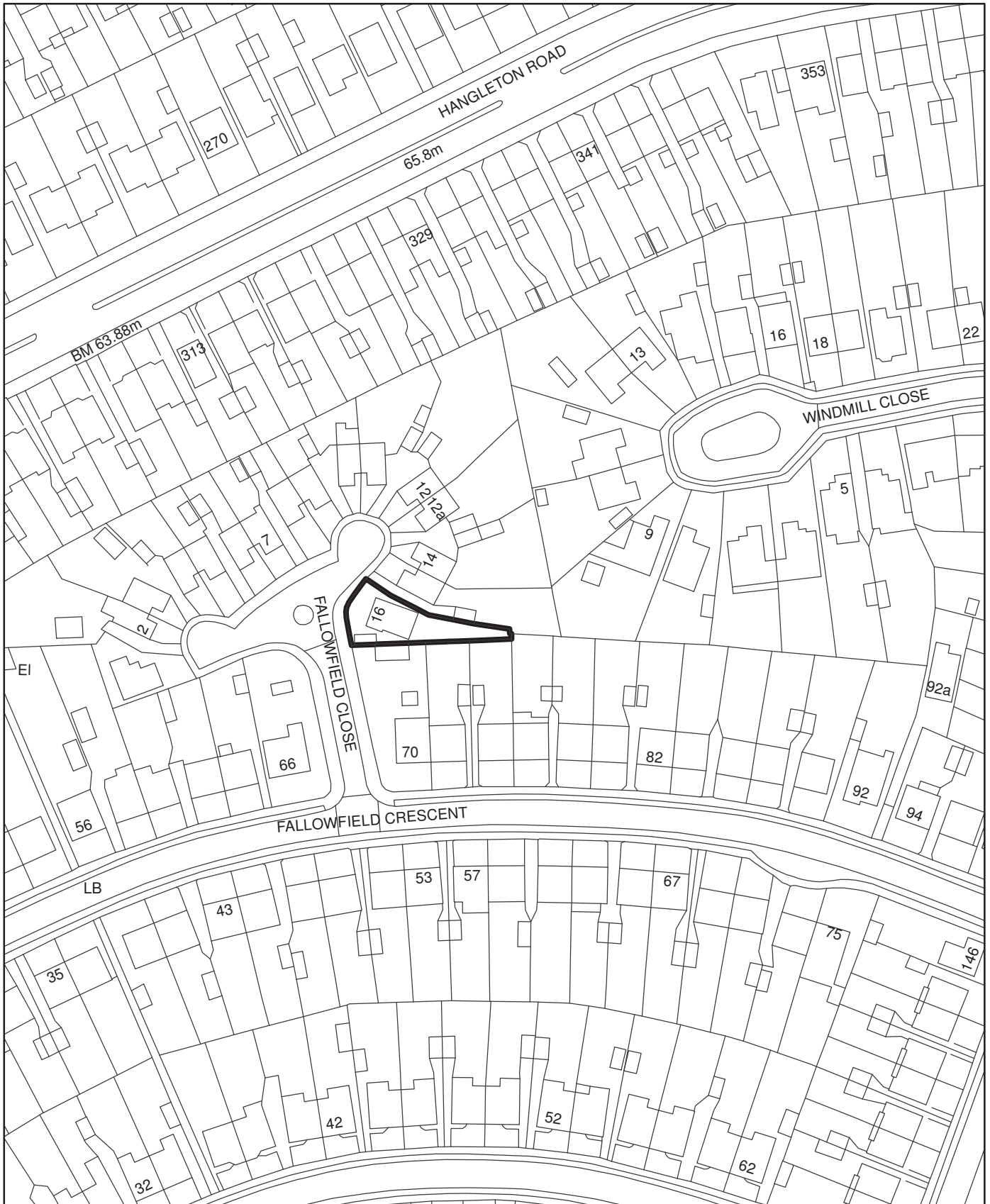
16 Fallowfield Close, Hove

BH2014/03369

Householder planning consent

18 FEBRUARY 2015

BH2014/03369 16 Fallowfield Close, Hove.



**Brighton & Hove
City Council**

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Scale: 1:1,250

<u>No:</u>	BH2014/03369	<u>Ward:</u>	HANGLETON & KNOLL
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	16 Fallowfield Close Hove		
<u>Proposal:</u>	Remodelling of existing chalet bungalow incorporating erection of single storey rear extension, erection of extension to front at first floor level, extensions and alterations to roof including raising of ridge height and installation of rooflights to facilitate creation of a two storey dwelling house with associated works.		
<u>Officer:</u>	Allison Palmer Tel 290493	<u>Valid Date:</u>	03 October 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	28 November 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Mel Humphrey, 39 Northease Drive, Hove BN3 8PQ		
<u>Applicant:</u>	Charlotte Standing, 16 Fallowfield Close, Hove BN3 7NP		

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 The application site relates to an existing chalet bungalow on the eastern side of Fallowfield Close, a cul-de-sac off Fallowfield Crescent comprising of 14 semi-detached two-storey houses with a bungalow (no. 16 being one of them) at each end. Adjoining properties on Fallowfield Crescent are predominantly semi-detached bungalows the majority of which have been extended in the form of rear extensions and / or loft conversions.

3 RELEVANT HISTORY

- 3.1 None.

4 THE APPLICATION

- 4.1 Planning permission is sought for the remodelling of the existing chalet bungalow, incorporating the erection of a single storey rear extension, erection of extension to front at first floor level, extensions and alterations to roof including raising of ridge height and installation of rooflights to facilitate the creation of a two storey dwelling house with associated works.

5 PUBLICITY & CONSULTATIONS

- External:**
5.1 **Neighbours:**

Nine (9) representations have been received from **6, 7, 8, 9** and **15 Fallowfield Close** and **70, 72, 74 and 76 Fallowfield Crescent** objecting to the application for the following reasons:-

- The proposal would change the original plan of Fallowfield Close;
- A house would spoil the appearance of the close and is an overdevelopment;
- Overlooking of adjoining properties;
- Loss of light and overshadowing;
- Loss of outlook;
- More cars and building works will increase traffic;
- Impact of building works.

5.2 **One (1)** representation has been received from **70 Fallowfield Crescent** supporting the application which would not only enhance the appearance of a tired bungalow but also the Close. The removal of a first floor dormer window would reduce overlooking which currently exists.

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 of the proposal on the character and appearance of the area, and the impact on amenity for occupants of adjoining properties.

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 Planning permission is sought for the conversion of the existing bungalow into a two-storey dwellinghouse with hipped roof and single-storey rear section. Fallowfield Close is primarily characterised by two-storey semi-detached properties sited around the close. The application site and bungalow at no. 1 mark the entrance to the close and are parallel with the rear gardens of properties on Fallowfield Crescent. The bungalows, although not reflecting the dominant form and scale of properties in Fallowfield Close reflect the scale of properties on Fallowfield Crescent and allow a transition between the two streets.
- 8.4 The proposed building would incorporate projecting front bays and hipped roof forms which would help articulate the elevation and reflect characteristics of adjoining development. This approach is considered acceptable. The additional height would reflect the existing footprint / siting of the bungalow, and as such would be sited forward of the adjoining semi-detached pair. While this would increase the prominence of the building in short views from the north the relationship would not be uncommon. The existing properties on Fallowfield Close have a variable siting and orientation due to their siting around the cul-de-

sac. In this context the proposed height, coupled with the forward siting, would not appear out of keeping or harmful to the prevailing character or appearance of the area.

- 8.5 In views from Fallowfield Crescent, at the entrance into Fallowfield Close, the additional height and bulk would be viewed against the backdrop of adjoining development and would not appear incongruous or excessive in scale. The proposed materials, of brick to ground floor and render to first floor with a tiled roof, is reflective of surrounding development and would help integrate the resulting building in the street scene.
- 8.6 The single-storey rear extension would appear clearly subservient to the main building and would not be readily visible from the public realm. The rooflights to the northern elevation would be modestly sized and would be well contained within the roofslope.
- 8.7 It is acknowledged that the conversion of the bungalow to a two-storey dwellinghouse would be contrary to the original plan for Fallowfield Crescent, as indeed would any extensions to the related properties. However, the symmetry created by the bungalows to the east and west of the Close is not readily appreciated in views from the public realm and is most noticeable on plan form. The site is not within a Conservation Area and does not contain any heritage assets. On this basis, and taking into account the design considerations outlined above, there is no objection to the formation of a two-storey dwellinghouse on the site.

Amenity:

- 8.8 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.
- 8.9 There is no evidence to suggest that the development would create increased demand for on-street parking. The site is within an area with no parking restrictions and there do not appear to be any localised parking pressures which would be exacerbated by the proposal.
- 8.10 The nature and scale of the development would not be expected to generate materially harmful levels of noise or disturbance during construction works.

Fallowfield Crescent

- 8.11 The application site is sited to the north of immediately adjoining properties on Fallowfield Close, with the building a minimum of approximately 18 metres from the rear elevations of these adjoining properties. This siting and separation distance is considered sufficient to ensure the proposal would not cause a harmful loss of light or outlook for occupants of these properties.
- 8.12 The main height and bulk of the proposal would be in close proximity to the shared boundary with no. 70 Fallowfield Crescent. The rear garden of no. 70 features a detached garage structure which would provide a buffer to the

proposed two-storey dwellinghouse. This arrangement is considered sufficient to ensure the proposal would not appear overbearing from adjoining gardens on Fallowfield Crescent.

- 8.13 The development would include side facing windows at ground floor level which would front the boundary treatment, thus ensuring no harmful overlooking. The first floor window relates to a bathroom and would be obscurely glazed. This could be secured through condition and would prevent any harmful overlooking of adjoining properties. The rear windows at first floor level would provide only oblique views of adjoining properties, with the resulting views expected in a residential location such as this.

Fallowfield Close

- 8.14 The immediate neighbour to the north-east, no. 15, is a two storey semi detached property separated a driveway between 3.2 and 5 metres in width. As a result of changes in ground level no. 15 is on higher ground than the application site.
- 8.15 The siting of the proposed extensions would not impact upon front or rear window openings of no. 15 and these are the key aspects for the property. While the side elevation of no. 15 incorporates ground and first floor side facing windows, which would be impacted upon by the proposal, these seemingly relate to non-habitable rooms or are secondary windows. On this basis the proposed extensions would not lead to such significant harm to living conditions for occupants of no. 15 as to warrant refusal of the application. The siting of the extensions would not impinge the rear garden area of no. 15.
- 8.16 The first floor rooflights, by reason of their angle within the roofslope, would not create potential for harmful downward overlooking to the adjoining property; with any views primarily over the blank side roofslope of no. 15. There are no windows proposed at ground or first floor levels.
- 8.17 While the proposed extensions would be visible from other properties within the Close, particularly those opposite, the considerable separation distances would prevent any significant harm to amenity.

9 CONCLUSION

- 9.1 The development would not detract from the character or appearance of the site or wider surrounding area and would not result in significant harm to neighbouring amenity.

10 EQUALITIES

- 10.1 None identified.

11 PLANNING 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.

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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
Site location plan			03/10/2014
Block plan			03/10/2014
Planning statement			08/10/2014
Proposed elevations			03/10/2014
Proposed floor plans			03/10/2014
Existing floor plans			03/10/2014
Existing elevations			03/10/2014

- 3) No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply policy QD14 of the Brighton & Hove Local Plan.

- 4) The windows in the swouth elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

- 5) No extension, enlargement, alteration or provision within the curtilage of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 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.

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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 development would not detract from the character or appearance of the site or wider surrounding area and would not result in significant harm to neighbouring amenity.

