

<u>No:</u>	BH2017/03712	<u>Ward:</u>	Hangleton And Knoll Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	13 Park Rise Hove BN3 8PG		
<u>Proposal:</u>	Erection of a single storey rear extension and associated works.		
<u>Officer:</u>	Nicola Van Wunnik, tel: 294251	<u>Valid Date:</u>	20.11.2017
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	15.01.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Rob Shepherd Designs BN41 2PJ	87a Mile Oak Road Portslade	Brighton
<u>Applicant:</u>	Mr Aaron Nee 13 Park Rise Hangleton Hove BN3 8PG		

This proposal is being determined by Planning Committee as the applicant is related to a planning officer.

1. **RECOMMENDATION**

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
Floor plans/elevations/sect proposed	2017/0034-02	C	20 November 2017
Location and block plan	2017/0034-03	A	8 November 2017

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. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

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. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The site relates to a single storey semi-detached dwelling, located on the east side of Park Rise. Park Rise is predominately comprised of bungalows of a similar style to the host property. The site is situated on land which slopes down to the south. There is an existing single storey detached garage located to the rear of the property.
- 2.2 Planning permission is sought for the erection of a single storey rear extension.

3. RELEVANT HISTORY

BH2017/03051 - Certificate of Lawfulness for proposed single storey rear extension - Refused 06/11/2017

Reason for Refusal:

1. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves would exceed 3 metres. Therefore the development does not comply with Schedule 2, Part 1, Class A (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. REPRESENTATIONS

- 4.1 None Received

5. CONSULTATIONS

- 5.1 None

6. MATERIAL CONSIDERATIONS

- 6.1 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

- 6.2 The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove Local Plan 2005 (retained policies March 2016);

- 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);

6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

Brighton & Hove Local Plan (retained policies March 2016):

QD14 Extensions and alterations

QD27 Protection of amenity

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations

8. CONSIDERATIONS & ASSESSMENT

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, the wider street scene and the amenities of adjacent occupiers.

8.1 Design and Appearance

Planning permission is sought for the erection of a single storey rear extension which would supplant the existing single storey rear projection. The flat roof of the extension would host a centrally positioned roof lantern and the rear elevation of the proposed extension would feature bi fold doors. The exterior finish of the extension will be brick facing painted, to match the existing house.

8.2 The proposed extension would project 3m beyond the rear wall of the existing dwelling, set in approximately 0.4m from the boundary line with the adjoining semi, with an eaves height of 3.1m and maximum height of 3.6m (to the top of the roof lantern).

8.3 It is considered that the proposal will have an acceptable impact on the character and appearance of the building and is therefore considered a suitable addition to the property in accordance with policy QD14 of the Brighton and Hove Local Plan.

8.4 Impact on Amenity:

Due to the siting of the proposal, the property that is going to be impacted most by the proposed development is the adjoining semi, 15 Park Rise. The proposed extension will be built approximately 0.4m away from the boundary of this neighbouring property.

- 8.5 Although it is acknowledged that the extension will cause some loss of light and overshadowing to the rear windows of this neighbouring property, the level of harm is not considered significant enough to refuse the application
- 8.6 The proposed scheme is therefore not considered to cause significant harm to the neighbouring properties and is consequently recommended for approval in accordance with policy QD27 of the Brighton and Hove Local Plan

9. EQUALITIES

- 9.1 None identified