

<u>No:</u>	BH2018/02184	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Removal or Variation of Condition		
<u>Address:</u>	30 Roedean Crescent Brighton BN2 5RH		
<u>Proposal:</u>	Application for Variation of Condition 1 of application BH2017/01742 (Erection of a single storey rear extension, first floor rear extension & creation of lower ground floor room under existing rear terrace. Roof alterations to include raising ridge height to create additional floor, rear balconies, revised fenestration & associated works. Alterations include new landscaping, widening of existing hardstanding & opening with new front gates) to permit amendments to approved drawings for alterations including removal & relocation of doors to garage and front elevation, removal of external spiral staircase, revised balustrade height & cladding materials.		
<u>Officer:</u>	Charlotte Bush,	tel:	<u>Valid Date:</u> 12.07.2018
	292193		
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	06.09.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Felce And Guy Partnership LLP Studio 5 English Close Hove BN3 7ET		
<u>Applicant:</u>	Mr Wilkie 30 Roedean Crescent Brighton BN2 5RH		

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
Floor Plans Proposed	2719/04 DEN LEVEL	J	6 July 2018
Floor Plans Proposed	2719/05 GROUND FLOOR	J	6 July 2018
Floor Plans Proposed	2719/06 FIRST FLOOR	H	6 July 2018
Floor Plans Proposed	2719/07 SECOND FLOOR	H	6 July 2018

Elevations Proposed	2719/08 FRONT	H	6 July 2018
Elevations Proposed	2719/09 REAR	H	6 July 2018
Elevations Proposed	2719/10 WEST	H	6 July 2018
Elevations Proposed	2719/11 EAST	H	6 July 2018
Sections Proposed	2719/12	H	6 July 2018

2. The development hereby permitted shall be commenced before the 19 Sep 2020.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. The works shall be carried out in accordance with a written scheme of investigation approved under application BH2018/00492. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.
Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

4. The external materials to be used shall be in accordance with the details approved under application BH2018/00492.
Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

5. The first window in the western elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, 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.

6. The vehicle gates shall be installed in accordance with details approved under application BH2018/00492.
Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD27 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.

7. No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, 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.

8. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies CP8 & CP11 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. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).

2. RELEVANT HISTORY

- 2.1 **BH2018/00492** - Approval of details reserved by conditions 3, 4 & 6 of application BH2017/01742. Approved 06/06/2018
- 2.2 **BH2017/01742** - Erection of a single storey rear extension, first floor rear extension & creation of lower ground floor room under existing rear terrace. Roof alterations to include raising ridge height to create additional floor, rear balconies, revised fenestration & associated works. Alterations include new landscaping, widening of existing hardstanding & opening with new front gates. Approved 19/09/2017.
- 2.3 **BH2011/01153** - Erection of extension creating second floor level, alterations to rear forming balcony providing access to existing roof terrace. Refused 10/06/2011.
- 2.4 **Appeal APP/Q1445/D/11/2158160** allowed 21/09/2011
- 2.5 **BH2008/03897** - Additional terrace in rear garden (Retrospective). Approved 2/02/2009.
- 2.6 **BH2008/03754** - Replacement of existing garden fence panels with two walls (Retrospective). Approved 19/01/2009
- 2.7 **BH2008/03724** - Alterations to balustrade of existing roof terrace (Retrospective). Approved 28/01/2009.

- 2.8 **BH2008/03146** - Retrospective amendment to approved application BH2007/01725. Change of balustrade treatment to roof terrace, extended terraced areas plus swimming pool & walls within the garden. Withdrawn 29/10/2008.
- 2.9 **BH2007/01725** - Front extension; side and rear extension (re-submission of refused application BH2007/00531). Approved 26/06/2007.
- 2.10 **BH2007/00531** - "Turret" extension to front elevation; extension over garage and extension at rear. Refused 05/04/2007.
- 2.11 **BH2005/01961/FP** - First floor side extension over existing garage. Approved 17/08/2005.

3. REPRESENTATIONS

- 3.1 Nine (9) letter has been received objecting to the proposed development for the following reasons:
- Inappropriate Height of Development
 - Overdevelopment
 - Overshadowing
 - Negative impact on residential Amenity
 - Noise
 - The Variations are not minor alterations but increase the problems in the first application for substantial alterations.
 - Detrimental effect on property value
 - Poor design
- 3.2 The **Roedean Residents Association** objected to the proposed scheme for the following reasons:
- Increased height in the development beyond the original approved planning application.

4. CONSULTATIONS

- 4.1 None received

5. MATERIAL CONSIDERATIONS

- 5.1 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

- 5.2 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);
- 5.3 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.

6. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP15	Heritage

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

TR7	Safe Development
TR14	Cycle access and parking
QD5	Design - street frontages
QD14	Extensions and alterations
QD27	Protection of amenity
HE12	Scheduled ancient monuments and other important archaeological sites

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards

7. CONSIDERATIONS & ASSESSMENT

- 7.1 Planning permission is sought to vary Condition 1 of application BH2017/01742 (Erection of a single storey rear extension, first floor rear extension & creation of lower ground floor room under existing rear terrace. Roof alterations to include raising ridge height to create additional floor, rear balconies, revised fenestration & associated works. Alterations include new landscaping, widening of existing hardstanding & opening with new front gates).
- 7.2 The permission was subject to a number of conditions. Conditions 3, 4 and 6 of BH2017/01742 required approval of details relating to archaeology, materials samples, and boundary gates. These details have been approved under application BH2018/00492.
- 7.3 Condition 1 of application BH2017/01742 requires the proposed building to be built in accordance with the approved plans. This application seeks to vary the

plans. This application solely relates to the changes to the drawings to the approved development. The proposed alterations consist of:

7.4 Front Elevation

- Zinc cladding (replacing existing timber cladding) to be replaced with natural slate tiles at ground and first floor
- Additional section of natural slate tiles to be added at ground and first floor
- Front door repositioned
- Fenestration at second floor level reduced in size
- Balustrade height at second floor level increased by 0.20m

7.5 Rear Elevation

- The removal of two proposed windows on the second floor south elevation
- The reduction in size of two windows on the first floor south elevation
- Balustrade height at second floor level increased by 0.20m
- The removal of the external spiral staircase
- The introduction of new planters for increased screening from the garden terraces

7.6 West Elevation

- Removal of door
- Replacement of zinc cladding with natural slate tiles

7.7 East elevation

- Replacement of zinc cladding with natural slate tiles

7.8 The changes to the plans also include altered existing and proposed heights following a land survey.

7.9 There are also changes to the internal layout, but these changes would not significantly alter the standard of accommodation provided and are considered acceptable.

7.10 The proposed external alterations are considered minor and would not cause harm to the character and appearance of the proposed development or the streetscene.

7.11 The 2017 application contained approximate roof heights which demonstrated the comparative heights of the existing and proposed building.

7.12 The 2018 submission is based on survey information and as such provides an accurate representation of the proposals against the existing buildings. This has resulted in a marginal decrease between the existing and proposed heights in the 2017 application and the current application.

7.13 2017 Application - Front Elevation

Maximum height front elevation existing - 7.3m

Maximum height front elevation proposed - 8.25m

- 7.14 2018 Application - Front Elevation
Maximum height front elevation existing - 6.6m
Maximum height front elevation proposed - 7.9m
- 7.15 2017 Application - Rear Elevation
Maximum height rear elevation existing - 8m
Maximum height rear elevation proposed - 9m
*from base of small external steps
- 7.16 2018 Application - Rear Elevation
Maximum height rear elevation existing - 7.3m
Maximum height rear elevation proposed - 8.9m
*from base of small external steps
- 7.17 The overall appearance of the proposal will not be significantly different to the approved scheme and the proposed dwelling's relationship to the neighbouring properties and the wider streetscene will also be similar to the approved scheme.
- 7.18 The proposed changes would reduce not pose any additional impact on neighbouring amenity.
- 7.19 Overall, the alterations to the plans approved under application BH2017/01742 are considered acceptable and the proposed scheme is recommended for approval.

8. EQUALITIES

- 8.1 None identified.

