

<u>No:</u>	BH2017/01352	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	6 Olde Place Mews The Green Rottingdean Brighton BN2 7HA		
<u>Proposal:</u>	Erection of ground floor side extension with associated alterations to include a new front entrance. Loft conversion with 2no. conservation rooflights to rear elevation.		
<u>Officer:</u>	Jane Thatcher, tel: 292501	<u>Valid Date:</u>	20.04.2017
<u>Con Area:</u>	Rottingdean	<u>Expiry Date:</u>	15.06.2017
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	ARCH angels 3 Dorset Place Brighton BN2 1ST		
<u>Applicant:</u>	Mr Jason Vaughan-Phillips 99 Wicklands Avenue BN2 8EQ		

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
Block Plan Proposed	16183-P-001	-	20 April 2017
Location Plan	16183-P-002	-	20 April 2017
Elevations and sections proposed	16183-P111A	A	20 April 2017
Floor Plans Proposed	16183-P110A	A	20 April 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 HE6 of the Brighton & Hove Local Plan and CP15 of the City Plan Part One.

- 4 The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the 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 DESCRIPTION AND APPLICATION DETAILS

- 2.1 The application site relates to a two-storey terraced property, located to the southern side of Old Place Mews, The Green, Rottingdean. The building is not listed however; the site is located within the Rottingdean Conservation Area
- 2.2 The application seeks permission for the erection of a ground floor side extension with associated alterations to include a new front entrance and a loft conversion with two conservation rooflights to the rear elevation.

3. RELEVANT HISTORY

BH2017/00385: Creation of 2no dormers to front, installation of 3no rear rooflights and alterations to front entrance. Refused (30.03.2017). *'The proposed roof alterations, by virtue of their cumulative number and inclusion within an otherwise unaltered historic roofslope, would unbalance and disrupt the continuity of the terrace, which would harm the character and appearance of the building and surrounding Rottingdean Conservation Area, contrary to policies HE6 of the Brighton & Hove Local Plan, CP15 of the Brighton & Hove City Plan Part One'*.

96/0773/LB: Partial demolition of and alterations in connection with the conversion from hotel to four residential units. Approved with Conditions (29.10.1996).

96/0772/FP: Partial demolition, alterations and conversion from hotel to four residential units and provision of 2 no. car-parking spaces. Approved with Conditions (29.10.1996).

93/1026/FP: Alterations and change from 12 bedroom Motel to 11 self-catering apartments. Alterations to access and re-arrangement of parking to provide 11 spaces. Withdrawn (22.02.1994).

93/1025/FP: Alterations and change of use from Motel to 10 self-contained flats with 14 car parking spaces. Approved after Section 106 signed (29.07.1994).

89/521/F: Alteration to change the use of existing motel building into 8 flats with 12 parking spaces. Defer (23.05.1989).

74/426: Erection of 2 staff rooms above 3 garages. Granted Conditionally (12.03.1974).

73/2654: Erection of 2 staff rooms above existing garages. Withdrawn (14.08.1973).

4. REPRESENTATIONS

4.1 Five (5) letters have been received objecting to the proposed development on the following grounds:

- The loss of a parking space and the storage behind it means additional strain on village parking and no replacement for cycle, buggy etc. storage fronting onto a right of way.
- The application introduces rooflight windows (in a conservation area) which are out of character, and would adversely impact the appearance of the mews as an integral unit in keeping with other adjacent buildings. This would be contrary to local policies.
- The change from dormer to rooflight does not substantially affect the reasons given for the refusal of the previous application.
- An approval of this application could create a dangerous precedent.
- The rooflights would overlook gardens and could allow the others along the row to do the same.
- The mews has already lost a garage which is being converted into a flat at Cavendish. And, due to the Cavendish development there will be two extra dwellings in the mews without parking.
- Although, there has been a suggestion by Highways that a bicycle store could make up for the loss of the parking space, there would be nowhere to position such a store as the property has no land at back or front. The existing car port is the only space available for storage.

5. CONSULTATIONS

5.1 **Sustainable Transport:** No objection

Recommended approval as the Highway Authority has no objection to the above application. It is noted that the proposals would result in the loss of one car parking space; however, it is not considered that displaced car parking of this level (one vehicle) could be considered to amount to a severe impact and therefore does not warrant refusal on these grounds under the National Planning Policy Framework.

5.2 Recommendation:

Approve. The Highway Authority would not wish to restrict grant of consent of this Planning Application.

5.3 **Heritage: Verbal:** No objection

The Heritage Team would not object to the proposed extensions. Given, that the proposed rooflights would be inserted on the rear roofslope and would be of a conservation style the Heritage Team has no objections.

5.4 **County Archaeology:** No objection

Although this application is situated within an Archaeological Notification Area, based on the information supplied, I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

6. RELEVANT POLICIES & GUIDANCE

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):

QD14 Extensions and alterations

QD27 Protection of Amenity

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Document:

SPD12 Design Guide for Extensions and Alterations

7. CONSIDERATIONS & ASSESSMENT

7.1 Background

The current application is a re-submission of a previously refused application (**BH2017/00385**) for the 'creation of 2no dormers to front, installation of 3no rear rooflights and alterations to front entrance'. The previous application was refused due to the following reason:

'The proposed roof alterations, by virtue of their cumulative number and inclusion within an otherwise unaltered historic roofslope, would unbalance and disrupt the continuity of the terrace, which would harm the character and appearance of the building and surrounding Rottingdean Conservation Area, contrary to policies HE6 of the Brighton & Hove Local Plan, CP15 of the Brighton & Hove City Plan Part One.'

- 7.2 The current application is seeking permission for the erection of ground floor side extension with associated alterations to include a new front entrance and loft conversion with two conservation rooflights to the rear elevation.
- 7.3 It is noted the current application differs from the previous refusal, as the front dormers have been removed and the number of rear conservation style rooflights has been reduced from three to two. The works to ground level remain unchanged from the previously refused scheme. The works at ground floor level were considered acceptable in the previous scheme.
- 7.4 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 streetscene, the Rottingdean Conservation Area and the amenities of adjacent occupiers.
- 7.5 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.
- 7.6 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.
- 7.7 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.
- 7.8 It is noted the unsympathetic dormers proposed in the previous application have been removed and the number of rear conservation style windows has been reduced from three to two. Given, the overall level of roof alterations have been reduced, the visual clutter proposed previously which gave rise to a refusal on design grounds has been sufficiently overcome to a point where the current application can be approved as having an acceptable impact upon the host building, the wider streetscene and the Rottingdean Conservation Area.
- 7.9 The works to ground floor level consist of a ground floor side extension, with associated alterations to include a new front entrance. As existing there is a small car parking area, with space for two cars located between nos. 5 & 6 Olde Place Mews. The proposed works would convert the existing car parking area into habitable accommodation and would equate to the loss of one car parking space. The extension would extend 1.7m to the eastern side of the site and would leave a gap of 2.4m. Due to the ground floor location of the proposed extension and that the extension would not increase the overall footprint of the building; it is not considered that neighbour amenity would be adversely affected. Furthermore, the alterations to the front elevation, including a new front entrance are considered acceptable in terms of design and appearance.
- 7.10 Under the original permission **96/0772/FP** Condition 4 stated: *'The car parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupant of the development hereby approved and by their visitors'*.
- 7.11 The Transport Officer has commented on this application and states that: *'The Highway Authority has no objection to the above application. It is noted that the proposals would result in the loss of one car parking space; however, it is not considered that displaced car parking of this level (one vehicle) could be considered to amount to a severe impact and therefore not warrant refusal on these grounds under the National Planning Policy Framework'*.

- 7.12 With regards to the above, the alteration to the front entrance, resulting in the loss of one car parking space for the conversion into habitable accommodation is therefore considered acceptable.
- 7.13 The proposed extensions are considered suitable additions to the building that would not harm its appearance or that of the Rottingdean Conservation Area, in accordance with policies HE6 of the Brighton & Hove Local Plan, CP15 of the Brighton & Hove City Plan Part One and Supplementary Planning Document 12 'Design Guide for Extensions and Alterations'
- 7.14 The impact on the adjacent properties at 2, 5, 6 Olde Place Mews, The Green and 89 High Street has been fully considered in terms of daylight, sunlight, outlook, disturbance and privacy following a site visit and no significant harm has been identified.

8. EQUALITIES

- 8.1 None identified.