

<u>No:</u>	BH2017/02736	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	9 Dyke Close Hove BN3 6DB		
<u>Proposal:</u>	Erection of single storey rear extension with rooflights, first floor side extension, roof alterations incorporating front and side rooflights and rear dormer.		
<u>Officer:</u>	Ayscha Woods, 292322	tel:	<u>Valid Date:</u> 15.08.2017
<u>Con Area:</u>		<u>Expiry Date:</u>	10.10.2017
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	Insight Planning Ltd 5 Beechwood Avenue Brighton BN1 8ED		
<u>Applicant:</u>	Emmanuel Lazanakis 9 Dyke Close Hove BN3 6DB		

1. RECOMMENDATION

GRANT planning permission, subject to the following conditions and informatives:

Conditions:

- 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
Location Plan	-	-	14 August 2017
Block Plan	1686/2086	B	14 August 2017
Floor plans and elevations proposed	1686/2086	B	14 August 2017
Floor Plans Proposed	1686/2087	B	14 August 2017

- 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.

Informatives:

- 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. RELEVANT HISTORY

BH2005/00435/FP - Replacement conservatory to rear of property - Approved - 22/03/05

3. CONSULTATIONS

3.1 None

4. REPRESENTATIONS

4.1 One (1) letter has been received supporting the proposed development on the following grounds:

- Respects the character and appearance of the surrounding area
- Enhances the overall appearance of the area

4.2 Two (2) letters have been received, objecting to the proposed development on the following grounds:

- Impact on outlook
- Loss of light
- Overlooking and loss of privacy
- Overdevelopment
- Out of character with the area
- Extension has potential to be used for commercial purposes resulting in noise disturbance

4.3 Councillor Brown has requested this application is determined by the Planning Committee if the application is recommended for approval. A copy of the letter is attached to the report.

5. RELEVANT 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

6. CONSIDERATIONS & ASSESSMENT

6.1 **Design and Appearance:**

The application site is located to the northwest side of Dyke Close. The close is characterised by large detached buildings which fill the majority of the width of spacious plots.

- 6.2 Permission is sought for the erection of a first floor side extension, two single storey rear extensions and roof alterations incorporating rooflights and a rear dormer.
- 6.3 The first floor extension would sit above the existing garage structure and would be set back from the frontage, set down from the ridgeline of the main dwellinghouse and would be subservient to the main dwellinghouse. The extension would add additional bulk to the north-east side elevation, however given the size of the plot and the character of buildings which fill the widths of the plots within the vicinity, it is not considered to be out of character with the area.
- 6.4 As existing the property has a large conservatory to the rear which measures a maximum of 6.0m from the rear elevation of the host property. The proposed depth of the first single storey extension to the south-western side of the property would not project beyond the depth of the existing conservatory.
- 6.5 The second single storey extension to the north-east side of the property would introduce additional floorspace which would measure 7.5m in depth from the rear elevation of the existing garage and no. 10 adjacent. Whilst it is acknowledged that the depth of the extension is large, given the large plot size, the depth of the single storey element of the proposal is considered acceptable in this instance.
- 6.6 The proposed centrally located rear dormer with a pitched roof would be a subordinate addition, set appropriately in the roofspace, well off the sides, ridges and eaves of the roof in accordance with guidance contained within SPD12. The proposed rooflights are also acceptable.
- 6.7 Overall, the design of the proposed extensions is accepted, in accordance with policy QD14 of the Brighton & Hove Local Plan.
- 6.8 **Impact on Amenity:**
An objection has been raised from no. 10 Dyke Close adjacent to the north-east with concerns regarding overlooking and loss of privacy. As previously mentioned, the properties in the streetscene fill most of the width of the plots, which allows mutual overlooking across gardens. A level of overlooking is expected in a location with houses within a close proximity such as this.
- 6.9 The proposed rear dormer would be set well away from the boundary with no. 10 and would not result in a harmful level of overlooking.
- 6.10 The objection also relates to the impact of the proposal on the rear and side facing windows of no. 10. The objection makes reference to the 45 degree rule outlined in our Supplementary Planning Document 12: Design Guide for Extensions and Alterations. With reference to this rule, it has been suggested

that the two storey element of the proposal would impact on the side facing window. Whilst it is noted that there would be an impact on the side facing window from the two storey element of the proposal, this window is a secondary window which serves a living room as stated within the representation from no. 10, which is also served by a large rear facing window. Therefore the room would retain sufficient light and outlook that would not result in a harmful impact.

- 6.11 The objection also states that the depth of the single storey extension there would result in an overbearing impact on the rear ground floor window. It is acknowledged that the extension is large in depth, however, the extension would be single storey in height with a crown roof, and would be set away from the boundary with no. 10 by 1m. In addition, the extension would be heavily screened with boundary fencing and vegetation. As such, it is considered that the extension would not result in a significantly overbearing impact and is unlikely to have a significantly harmful impact on the outlook and loss of light of no. 10.
- 6.12 The impact on no. 8 adjacent to the south-west has also been assessed. The proposed extension to south-western side of the rear of the host property would be single storey in height, set away from the boundary of no. 8 and would be sufficiently shielded by high vegetation screening. In addition, the bulk of the extension relates to the north-eastern side of the host property and would therefore not result in a harmful impact on no. 8.
- 6.13 **Other Matters:**
It is noted an objection has been raised with concerns of the proposal being used for the purpose of a dental practice. No information submitted suggests that a change of use is proposed and therefore this application is assessed only as a residential unit.

7. EQUALITIES

- 7.1 None identified