

<b><u>No:</u></b>	<b>BH2020/03291</b>	<b><u>Ward:</u></b>	<b>Rottingdean Coastal Ward</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>83 Lustrells Crescent Saltdean Brighton BN2 8FL</b>		
<b><u>Proposal:</u></b>	<b>Erection of 2no dormer windows and 1no rooflight to the front elevation, 1no dormer to the rear elevation, replacement of existing tiles with grey concrete tiles and replacement of the existing windows with grey windows. (Part Retrospective).</b>		
<b><u>Officer:</u></b>	Nicola Van Wunnik, tel: 294251	<b><u>Valid Date:</u></b>	13.11.2020
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	08.01.2021
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	09.07.2021
<b><u>Agent:</u></b>	Building Technical Services 64 Ellerslie Lane Little Common Bexhill-on-Sea TN39 4LJ		
<b><u>Applicant:</u></b>	John Crunden 83 Lustrells Crescent Saltdean Brighton BN2 8FL		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Proposed Drawing	07-0221-03		24 February 2021
Proposed Drawing	07-0221-04		24 February 2021
Location Plan	03-1020-05		13 November 2020
Block Plan	03-1020-06		13 November 2020

### 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

- 2.1. The application site relates to a detached bungalow located on the north side of Lustrells Crescent. The site is not in a conservation area and there are no Article 4 Directions covering the site relating to extensions and alterations. The

streetscene is characterised by dwellings of a similar scale but of varying design and external finishes.

### **3. RELEVANT HISTORY**

#### **Planning History for the wider Lustrells Crescent**

- 3.1. **BH2021/00640 - (81 Lustrells Crescent)** - Roof conversion with hip to gable side extensions and installation of front & rear dormers. Approved 30/04/2021
- 3.2. **BH2020/00469 - (90 Lustrells Crescent)** - Roof alterations incorporating front dormer and 1no rooflight. Approved 21/04/2020
- 3.3. **BH2019/01123 - (26 Lustrells Crescent )** - Erection of two storey side extension, single storey rear extension and dormer to front. Approved 21/06/2019
- 3.4. **BH2014/00818 - (26 Lustrells Crescent)** - Creation of 2no dormers to rear. Approved 06/06/2014

### **4. APPLICATION DESCRIPTION**

- 4.1. Planning permission is sought for the installation of two dormers and one rooflight to the front roofslope, a dormer to the rear roofslope, replacement of the existing roof tiles with grey concrete tiles and replacement of the existing windows/doors with grey aluminium units.
- 4.2. The application is part retrospective as the rear dormer has been installed and the roof tiles to the rear roof slope have been replaced. To seek planning permission retrospectively is a valid course of action in the development process and is not a material consideration in the determination of this application.

### **5. REPRESENTATIONS**

- 5.1. **Five (5)** letters has been received objecting to the proposed development on the following grounds:
  - Poor design
  - Materials out of keeping with the surrounding area
  - Appearance similar to an industrial building
  - Overdevelopment
  - Precedent for future applications
  - Loss of privacy
- 5.2. **One (1)** letter has been received commenting on the proposed development on the following grounds:
  - Dark colour of the dormer and windows provides an ugly view

## 6. CONSULTATIONS

None

## 7. 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

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications. The weight given to the key CPP2 policies considered in determining this application is set out below where applicable.

DM20           Protection of Amenity

DM21           Extensions and alterations

Supplementary Planning Documents:

SPD12          Design Guide for Extensions and Alterations

## 8. CONSIDERATIONS & ASSESSMENT

- 8.1. 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 and the wider streetscene, and the amenities of adjacent occupiers.

Design and Appearance

- 8.2. The proposal includes the replacement of the existing roof tiles with grey concrete tiles, and grey aluminium windows/doors to replace the existing windows and doors. The existing roof is covered in concrete tiles, red/brown in colour and the property features white fenestration, which is overwhelmingly the prevailing situation throughout the streetscene.
- 8.3. It is acknowledged that the scheme proposes a contemporary appearance with the introduction of grey tiles and grey fenestration which would be a departure from the prevailing streetscene. However, it is considered there would not be a resultant level of harm to the appearance of the area to such an extent as to warrant refusal of the application.

- 8.4. The proposed front dormers would be suitably subservient and well positioned with the front roofslope. They would be finished grey concrete tiles and grey windows. Given the number and range of styles of front dormers along this particular road and within the vicinity of the site, the proposed front dormers would not represent an incongruous addition that would harm the property or wider streetscene
- 8.5. There is no objection to the installation of the front rooflight.
- 8.6. The rear roofslope has been altered to include a large flat roof dormer which is clad in grey concrete tiles, to match the tiles recently replaced on the rear roofslope, and features grey aluminium windows.
- 8.7. It is acknowledged that the dormer is on the boundaries of acceptability and contrary to the common approach adopted by the Local Planning Authority in terms of design and size. However, a dormer of similar scale, at the rear, could be installed under 'permitted development' rights if the materials used matched the (previously) existing, a fact which must be given significant weight.
- 8.8. Further, the dormer does not extend the full height of the rear roofslope and is set well off the sides of the roof and set up from the eaves. It is therefore considered acceptable in this instance.

#### Impact on Amenity

- 8.9. The front dormers would provide views to the street and into neighbouring front gardens so no significant harm has been identified, given this is the existing situation, in common with most streets in the City.
- 8.10. The rear dormer features four windows, two serving bedrooms and two serving en-suite bathrooms. It is acknowledged that the proposed dormer would introduce fenestration at first floor level; however due to the close proximity of neighbouring properties and sloping land levels, a degree of mutual overlooking already exists. The potential increase in overlooking is not considered to be of a magnitude to warrant refusal of the application.

#### Other Matters

- 8.11. During a site visit carried out in June 2021, works to the front garden were in the process of being undertaken. Although these works may require planning permission, they are not being assessed under this current application and this matter has been referred to Planning Enforcement for investigation.

## **9. EQUALITIES**

None identified