

<u>No:</u>	BH2021/01914	<u>Ward:</u>	Wish Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Flat 2 236 New Church Road Hove BN3 4EB		
<u>Proposal:</u>	Roof alterations including erection of 2no rear dormers, 1no side dormer and installation of 2no front rooflights.		
<u>Officer:</u>	Ayscha Woods, tel: 292322	<u>Valid Date:</u>	04.06.2021
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	30.07.2021
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Campbell Charles Associates 2 St Martins Place House Brighton BN2 3LE		
<u>Applicant:</u>	Mr Yousuf Baig 236 New Church Road Hove BN3 4EB		

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
Proposed Drawing	2041/P/1	A	21 June 2021
Proposed Drawing	2041/P/2	B	23 June 2021
Location Plan	-	-	21 May 2021

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

- 2.1. The application site relates to the first floor flat (flat 2) of 236 New Church Road which forms a semi-detached building located on the south side of New Church Road. The site is not located within a conservation area and there is no Article 4 directions covering the site in respect of physical alterations. The property has is a semi-detached residential dwelling with a two storey front projecting gable formed of brick at ground floor a rendered first floor and a tile hung gable.

3. RELEVANT HISTORY

- 3.1. **BH2014/03746** - Creation of dormers to side and rear and installation of 3no rooflights to front - Approved - 26/01/15
- 3.2. This approval has not been implemented on site and has now lapsed.

4. APPLICATION DESCRIPTION

- 4.1. Permission is sought for roof alterations including the erection of 2no. rear dormers, 1no. side dormer and the installation of front rooflights. It is noted that as originally submitted, the plans incorrectly detailed the side elevation as west. For clarification, this was amended throughout the course of the application to be correctly labelled as the east elevation. The application was also amended to reduce the number of rooflights on the front roofslope from 3no. to 2no. as now proposed.

5. REPRESENTATIONS

- 5.1. **Six (6)** letters have been received from **one (1) objector** objecting to the proposed development for the following reasons:
- Noise disturbance
 - Party Wall issues
 - Overdevelopment
 - Additional traffic
 - Insufficient parking
 - Overshadowing
 - Overlooking
 - Potential holiday let
 - Visible from public realm
 - Impact on Amenity
 - Pressure on water supply
 - Incorrectly labelled plan

- Fire safety concerns
- Inappropriate height of development

5.2. **One (1)** letter has been received from **Councillor Peltzer-Dunn** objecting to the proposed development. A copy of the representation from Councillor Peltzer-Dunn is attached.

6. **CONSULTATIONS**

None

7. **MATERIAL CONSIDERATIONS**

7.1. 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

7.2. 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);
- Shoreham Harbour JAAP (adopted October 2019).

7.3. 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.

8. **RELEVANT POLICIES AND GUIDANCE**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP12 Urban design

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

QD14 Extensions and alterations

QD27 Protection of amenity

Brighton & Hove City Plan Part Two (Proposed Submission October 2020):

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

relevant CPP2 policies considered in determining this application is set out in the Considerations and Assessment section below where applicable.

DM18 High quality design and places
DM20 Protection of Amenity
DM21 Extensions and alterations

Supplementary Planning Documents:
SPD12 Design Guide for Extensions and Alterations

9. CONSIDERATIONS & ASSESSMENT

- 9.1. 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 street scene and the impact on the amenities of adjacent occupiers.
- 9.2. Permission is sought for roof alterations including the erection of 2no. rear dormers, 1no. side dormer and the installation of two front rooflights. It is noted that the scheme is similar to a previously approved scheme (BH2014/03746) which was not implemented.

Design and Appearance:

- 9.3. The proposed dormers would be set suitably within the roof space, away from the ridge, sides and eaves, with minimal areas of cladding. They would be finished in materials to match the main roof and are considered to form subservient additions to the roof in accordance with policy QD14 of the Brighton & Hove Local Plan, CP12 of the City Plan Part One and guidance contained in SPD12.
- 9.4. As originally submitted, the scheme proposed 3no. front rooflights to the front roof slope which would have resulted in a somewhat cluttered appearance to the front. Amendments were sought during the course of the application to improve this. The revised scheme proposes 2no. rooflights which are evenly spaced and would appear as suitable additions. It is noted that there are other examples of rooflights within the vicinity of the site and the revised design is considered appropriate.

Impact on Amenity:

- 9.5. The impact on all adjacent properties at 234, 236 and 236 has been fully considered in terms of daylight, sunlight, outlook and privacy, and no significant harm has been identified.
- 9.6. The proposed side dormer would serve a stairway and would give views to the roof slope and side elevation of no. 234 which features a side staircase to a first floor entrance hall and an additional small side window to the rear. 236 and 234 New Church Road have side windows at first floor level and the side dormer is not considered to introduce any new overlooking over and above which already exists. Similarly the proposed rear dormers would allow for similar views to those

which could already be achieved from the first floor windows and would not result in any significant additional overlooking or loss of privacy to the rear.

Other Matters:

- 9.7. It is noted that an objection received raises concerns regarding parking. It was clarified during the course of the application that the parking spaces on-site are not connected to the application property and there is no intention for this to be changed. The application site does not have access to off-road parking.

10. EQUALITIES

None identified.

