

<u>No:</u>	BH2021/01272	<u>Ward:</u>	Hangleton And Knoll Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	78 Hangleton Valley Drive Hove BN3 8ED		
<u>Proposal:</u>	Erection of single storey rear extension. Roof alterations incorporating double hip to gable roof extension, front & rear dormers and 2no front rooflights.		
<u>Officer:</u>	Ben Daines	<u>Valid Date:</u>	08.04.2021
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	03.06.2021
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	06.08.2021
<u>Agent:</u>	Garrick Architects 36 Edburton Avenue Brighton BN1 6EJ		
<u>Applicant:</u>	Mr Raymond Kam Hung Kwok 78 Hangleton Valley Drive Hove BN3 8ED		

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
Location and block plan	2103-P-01	A	9 June 2021
Proposed Drawing	2103-P-03	B	9 June 2021
Proposed Drawing	2103-P-04	B	9 June 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.

4. Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.

2. SITE LOCATION

- 2.1. The site comprises a modest single storey bungalow of brick and tile construction with a hipped roof, located on the eastern side of Hangleton Valley Drive. At the rear of the property is an existing conservatory and detached garage.
- 2.2. The surrounding area is characterised by bungalows, a number of which have had roof extensions including hip to gable or barn-hip alterations, and front and rear dormers. Nos 72, 74 and 76 Hangleton Valley Drive have all had hip to gable roof conversions, all of which appear to have been constructed under permitted development rights.
- 2.3. The application site is not located within a Conservation Area.

3. RELEVANT HISTORY

None.

4. APPLICATION DESCRIPTION

- 4.1. The application proposes a number of roof alterations comprising a double hip to gable roof extension, front and rear dormers and 2 no. rooflights at the front of the property. The proposed front dormer would have a pitched roof whereas the rear dormer would have a flat roof. The roof alterations would enable the creation of two-bedrooms, both with en-suites, at first floor level.

- 4.2. A flat-roofed single storey rear extension is also proposed. The extension would be the full width of the existing bungalow, 2.7m high and 3.6m deep.
- 4.3. Additionally, the roof of the existing ground floor projecting element at the front of the property containing bedroom 3 would also be altered from a hip to gable.
- 4.4. It should be noted that the application as originally submitted proposed a significant increase in the height of the ridge of the roof as part of the proposed roof alterations, and a substantial side extension and garage conversion. However, the plans were amended and these elements omitted to help address the concerns of planning officers, residents and ward Councillors. The size of the rear dormer was also reduced to create some visual separation from the proposed rear extension.

5. REPRESENTATIONS

- 5.1. **Eight (8)** unique individual objections have been received in relation to this planning application. The concerns raised are as follows:
 - The proposals would constitute over-development and be out of character with the surrounding area
 - Loss of a much-needed bungalow to a house
 - Overshadowing of neighbouring properties
 - Loss of privacy for neighbouring properties
 - Noise and disturbance during the construction phase
 - Will exacerbate existing parking problems on street as the property has limited on-site parking
 - Loss of view
 - Impacts on local wildlife including hedgehogs
 - Will detract from neighbouring properties due to appearance
- 5.2. **Councillors Barnett and Lewry** also objected to this planning application and requested that it be brought before the Planning Committee. Following the receipt of amended plans Councillor Barnett has withdrawn her objection. Councillor Lewry's objection still remains however. A copy of their representations are attached to this report.

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 Joint Area Action Plan (JAAP) 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 & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton and Hove City Plan Part One:

SS1 Presumption in Favour of Sustainable Development
CP12 Urban Design

Brighton & Hove Local Plan 2005 (retained policies):

QD14 Extensions and Alterations
QD27 Protection of Amenity

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 (CPP2) 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.

QD14 Extensions and Alterations
DM20 Protection of Amenity

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 design and appearance of the proposed extensions and whether they would have an impact on any neighbouring properties.

Design and Appearance

- 9.2. The proposed conversion of the roof from a hip to a gable is not considered to be out of character in the streetscene given that such roof alterations are commonplace in Hangleton Valley Drive and have already taken place at Nos

72, 74 and 76 as well as a number of other properties in the vicinity of the site. Moreover, there is no uniformity with a mix of styles and roof forms in the vicinity.

- 9.3. The proposed front dormer would be of a modest size with a pitched roof and is considered sympathetic to the main dwelling. A significant number of other properties within the street have also had front dormer extensions so the proposed front dormer would not appear out of character.
- 9.4. Whilst the rear dormer is relatively large and occupies the majority of the rear roofspace, it would not be highly visible on the streetscene and has been designed so that it is set in from the side elevations of the dwelling, sits well below the ridge of the roof, and retains some separation from the flat roof of the proposed rear extension. Whilst it is considered excessive in size, a number of other properties within Hangleton Valley Drive have rear dormers, some of which are of a comparable size.
- 9.5. Whilst cumulatively the roof of the property would significantly change as a result of the proposals, it is not considered that the roof alterations, when viewed as a whole, would appear out of character or unsympathetic to the host dwelling.
- 9.6. The proposed flat-roofed rear extension would be conventional in appearance, would not be excessive in size, and would have no harmful impacts on the appearance of the property.
- 9.7. The materials proposed for the roof extensions and rear extension would match the existing materials on the dwelling (brick and tile).
- 9.8. It is therefore considered that the proposed extensions would not conflict with policies QD14 of the Brighton & Hove Local Plan, DM21 of the emerging Brighton & Hove City Plan Part 2, and SPD12 guidance.

Impact on Amenity

- 9.9. Having regard to the impact on neighbouring properties as a result of the proposed roof additions, there are no windows on the south elevation of 80 Hangleton Valley Drive to the north so there would be no impact on the outlook or light available to this property. Whilst there is a window in the proposed northern gable end of the application dwelling, this window serves a staircase and its location would ensure that there is no overlooking of No.80's garden.
- 9.10. Having regard to the impact on 76 Hangleton Valley Drive, whilst there are windows on the north elevation of this property, the main outlook from No.76 is in an east-west direction, and there would be no loss of sunlight to these windows in the north elevation given that they are north facing.
- 9.11. The nearest dwellings to the rear - 2 Meads Avenue and 2 Meads Close - are approximately 22m and 32m respectively from the proposed rear dormer which is a sufficient distance to ensure the privacy of these dwellings. Whilst it is acknowledged that the rear dormer would allow views into the gardens of these properties, it is not considered that the degree of overlooking would be so harmful as to warrant a refusal.

- 9.12. To ensure the privacy of neighbouring properties, a condition would also be added to any planning consent to ensure that the flat roof of the extension is not used as a terrace, accessed via the doors in the proposed rear dormer.
- 9.13. The proposed rear extension, at a depth of 3.7m and height of 2.7m, is not considered to be excessive in size and is set away approx. 0.9m from the southern boundary and just over 2m from the north boundary. It is therefore not considered that the proposed rear extension would have any harmful impacts on the neighbouring properties.
- 9.14. The proposed extensions would therefore not conflict with policy QD27 of the Brighton & Hove Local Plan and DM20 of the emerging Brighton & Hove City Plan Part 2.

Biodiversity

- 9.15. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bumblebees. A condition requiring a bee brick has been attached to improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One.

10. EQUALITIES
None identified.