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| <u>No:</u> | BH2022/00280 | <u>Ward:</u> | Westbourne Ward |
| <u>App Type:</u> | Full Planning | | |
| <u>Address:</u> | 155 Westbourne Street Hove BN3 5FB | | |
| <u>Proposal:</u> | Erection of single storey side extension and re-location of compressor units. | | |
| <u>Officer:</u> | Emily Stanbridge, 293311 | tel: <u>Valid Date:</u> | 07.02.2022 |
| <u>Con Area:</u> | None | <u>Expiry Date:</u> | 04.04.2022 |
| <u>Listed Building Grade:</u> | | <u>EOT:</u> | |
| <u>Agent:</u> | MKM Design And Construction 104 Bridgwater Road Ruislip HA4 6LW | | |
| <u>Applicant:</u> | MDN Local 6 Bosham Road Portsmouth PO2 7LQ | | |

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 | MKM/21/WES155 /PL02 | | 7 February 2022 |
| Location and block plan | MKM/21/WES155 /PL02 | | 7 February 2022 |

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. At least one 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.
3. No planning history can be found in relation to the existing advertisements on site which should be regularised. Any additional advertisements would also need consent.

2. SITE LOCATION

- 2.1. This application relates to a two-storey end-of-terrace corner property located on the junction between Westbourne Street and Coleridge Street. The ground floor of the property comprises a commercial unit, currently occupied as a corner shop (retail use, Class E). The first floor of the property contains a residential property. The application site is not located within a conservation area or otherwise subject to any designations.

3. RELEVANT HISTORY

None identified.

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for a single storey side extension to enlarge the existing retail unit.

5. REPRESENTATIONS

- 5.1. **Six (6)** letters of representation have been received objecting to the proposed development on the following grounds:
 - The needs of local people are already met
 - The shop already attracts antisocial behaviour
 - Increased number of vehicles visiting
 - Changes the nature of the architecture of the street
 - Not in keeping with the local residential area
 - Not in line with building lines
 - Out of proportion

- Potential to reduce visibility for pedestrians and road users

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 (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. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part 2 (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 key CPP2 policies considered in determining this application is set out below where applicable.

DM20 Protection of Amenity
 DM21 Extensions and alterations
 DM23 Shopfronts

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
 CP10 Biodiversity
 CP12 Urban design

Brighton and 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

9. CONSIDERATIONS & ASSESSMENT

9.1. The main considerations in the determination of this application relate to the visual impact of the development and any potential impact on the amenities of neighbouring properties.

Design and appearance

9.2. Planning permission is sought for a single storey, flat-roofed extension which would project from the side elevation of the property, over an area facing onto Coleridge Street.

9.3. During the lifetime of the application, amendments have been received to set back the side extension from the elevation fronting Westbourne Street in order to retain the original appearance and proportions of the existing shop front and entrance.

9.4. The extension would measure a maximum of 2.7m in width within Coleridge Street and 3m in height.

9.5. The extension would result in a building line which would continue that of the adjacent property fronting Coleridge Street (the side garden of 155A Westbourne Street), and also that of the flat-roofed, single storey commercial unit beyond that on Coleridge Street. The proposed extension would therefore not cause detrimental harm to the pattern of development on this part of the road.

9.6. The proposed extension would incorporate a shallow pitched roof to match that of the existing and would have materials to match those of the existing ground floor retail unit comprising render and aluminium fenestration.

9.7. The overall increase in size of the retail unit is considered acceptable given that it would reflect neighbouring building lines. The proportions of the extension proposed are not considered to cause demonstrable harm to the character and appearance of the host property or wider street scenes.

9.8. It is acknowledged that the existing unit features a number of advertisements for which no planning history can be found. It should be noted that should this application be approved, the applicant would need to obtain advert consent to display any advertisements on the extension.

9.9. The two existing compressor units on the side wall of the building are to be relocated to sit just above the proposed roof of the extension. This is considered

acceptable, and would not result in any increased harm to the streetscene, or be out of keeping with it, particularly given the retail use of the site.

- 9.10. The proposal is therefore considered to be in accordance with policy QD14 of the local plan and policy DM21 of the City Plan Part Two which is now afforded more weight than the Local Plan policy.

Impact on Amenity:

- 9.11. The proposed extension relates to a corner property, located on a road junction. The properties opposite the application site on both Westbourne Street and Coleridge Street are sufficiently separated from the site to not be significantly impacted in terms of privacy or overbearing impact.
- 9.12. The proposed development would extend to the boundary treatment of No.155A which comprises a 2m high blockwork wall. The extension would measure approximately 1.1m higher than this boundary. The extension wouldn't however, project past the main rear wall of the application property. Owing to the height and position of the rear wall of the extension it is not considered that harmful impact would be had in terms of privacy or loss of light to the occupiers of No.155A.
- 9.13. With regards to the compressors on site, the application proposes the re-location of existing units and therefore no additional impact would be had above the existing scenario.
- 9.14. The scheme would add a side extension to the shop, with no alterations proposed to the entrance. It is not therefore considered reasonable to require wheelchair access to be provided, and the scheme remains in accordance with Policy DM23 of City Plan Part 2 (which carries more weight than the equivalent Local Plan policy).
- 9.15. The proposed development is therefore considered to be in accordance with Policy QD27 of the Local Plan and Policy DM20 of the City Plan Part 2 which is now afforded more weight than the Local Plan policy.

Climate change/biodiversity

- 9.16. The extension to an existing building makes for an efficient use of the application site. The building provides a flexible space to respond to the changing needs of the occupier. A condition is also attached to secure the installation of a bee brick as a minor improvement to the schemes contribution biodiversity in line with Policy CP10.

10. EQUALITIES

- 10.1. The development would not adversely affect those with protected characteristics.

