

<u>No:</u>	BH2022/01478	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	20 Woodlands Hove BN3 6TJ		
<u>Proposal:</u>	Erection of two storey side extension incorporating front dormer, two storey side and rear extension, roof terrace at first floor level, roof extension including rear rooflight, alterations to fenestration and widening of existing vehicular crossover.		
<u>Officer:</u>	Ayscha Woods, tel: 292322	<u>Valid Date:</u>	18.05.2022
<u>Con Area:</u>		<u>Expiry Date:</u>	13.07.2022
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	Krona Design Ltd. Storm House 4 Union Place Worthing BN11 1LG		
<u>Applicant:</u>	Faidh Hasan 1 Leybourne Road Brighton BN2 4LT		

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	A.001	D	16 June 2022
Proposed Drawing	A.105	B	3 May 2022
Proposed Drawing	A.103	D	16 June 2022
Proposed Drawing	A.104	E	16 June 2022
Proposed Drawing	A.202	D	16 June 2022
Proposed Drawing	A.203	E	16 June 2022
Proposed Drawing	A.301	D	16 June 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 1.8m high obscure glazed privacy screen to the south side of the first floor rear terrace shall be erected prior to first use of the terrace hereby approved and retained and maintained as such thereafter.

Reason: To safeguard the amenities of the occupiers of the adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and policy 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.

5. The new window at first floor in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

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 two storey detached property located on the north-eastern side of Woodlands.

3. APPLICATION DESCRIPTION

- 3.1. Planning permission is sought for the erection of a two storey extension on the side (north-western) elevation, incorporating front dormers; and a two-storey extension which would project to the rear (north-east) and wrap around the south-eastern side elevation. This extension would include a roof terrace at first floor level to the rear and a roof extension including a rear rooflight. The scheme also proposes alterations to the fenestration, and the widening of existing vehicular crossover.
- 3.2. This application is an amended resubmission of approved application BH2022/00793, which is a material consideration in considering its acceptability. The previous scheme included a rear extension and a side extension to the north-western side elevation. The current scheme proposes a rear extension to the same depth as the previous scheme, but which would also wrap around the south-eastern side elevation to form a rear/side wrap-around extension, and an extension to the north-western side elevation.
- 3.3. It is also noted that as originally submitted as part of this application, the scheme proposed a larger extension to the north-western side elevation. Due to concerns over amenity, amendments were sought throughout the course of the

application and the extension was reduced to the same depth as previously approved (discussed within the report below).

4. RELEVANT HISTORY

- 4.1. BH2022/00793 - Erection of two storey side extension incorporating front dormers, two storey rear extension, roof terrace at first floor level, roof extension including rear rooflight, alterations to fenestration and widening of existing vehicular crossover - Approved - 22/04/22

5. CONSULTATIONS

- 5.1. **Sustainable Transport:** No objection
Acceptable. The proposed extension will result in the loss of the existing garage (i.e., increase in residential floor area) which has the potential to result in a modest increase in trips generated by the site. However, this increase in trips is expected to be negligible and is not expected to result in a negative impact on the local highway network.
- 5.2. The existing hard standing in front of the garage provides enough space to park one car, so on-site parking amenity is retained despite the loss of a garage.
- 5.3. The proposal does not include cycle parking provision and a potential parking storage location for cycle parking has been lost through the proposed removal of the garage. There is available space on-site (i.e., storage to side of the property, and space at the rear) therefore we request further details of cycle parking via condition, to improve the current occupiers' propensity to travel by active modes.
- 5.4. The existing vehicle crossover is proposed to be widened to 5m in width. It is therefore requested that the proposed extension of the vehicle crossover is conditioned to any permission granted to seek approval for a licence from the Highway Authority to make any necessary changes (i.e., the proposed extension) to the existing vehicle access arrangements (that currently serves 20 Woodlands) onto the adopted (public) highway

6. REPRESENTATIONS

- 6.1. Eight (8) letters have been received objecting to the proposed development on the following grounds:
- Detrimental effect on property value
 - Overdevelopment
 - Poor design
 - Out of character
 - Overshadowing
 - Too close to boundary
 - Inappropriate height of development

- Overlooking/loss of privacy from proposed balcony
- Loss of sunlight to neighbour's garden
- Potential terracing effect
- Impact on residential amenity

- 6.2. One (1) further letter of objection has been received from **Councillor Brown** objecting to the proposed development on the following grounds:
- Concerns regarding tree damage
 - Obtrusive
 - Overdevelopment
 - Loss of privacy from proposed balcony/Loss of amenity

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 (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

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part Two (Proposed Submission October 2020):
Policies in this Plan 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. Some policies have gained further weight following the CPP2 examination hearings and publication of the Post Hearing Action points by the Inspector (INSP09) and Main Modifications for consultation March 17th (BHCC44 Schedule of Main Modifications).

DM18 High quality design and places

DM20	Protection of Amenity
DM21	Extensions and alterations

Brighton & Hove City Plan Part One

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

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

QD14	Extensions and alterations
QD18	Species protection
QD27	Protection of Amenity

Supplementary Planning Documents:

SPD11	Nature Conservation and Development
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, surrounding streetscene and wider area, and the amenities of the neighbouring properties.

Design and Appearance:

- 9.2. The revised proposed extensions to the side and rear would relate suitably to the existing building, with roof pitches reflecting the existing, finished in materials to match. It is acknowledged that the extensions would result in a building which would fill the majority of the width of the site, however, this would not be out of keeping with other properties within the vicinity.
- 9.3. The proposed additional front dormer would be similar to the existing front dormer and would appear as a suitably subservient addition to the roof, matching in appearance to the existing dormer.
- 9.4. The existing building is finished in brickwork with plain roof tiles. The extension would be finished in materials to match which is supported. The existing fenestration is white uPVC and timber. The proposed fenestration would be uPVC and aluminium, however this would not appear out of keeping with the mixed streetscene. The proposed additions and alterations to the fenestration would also appear suitable to the building and wider streetscene given the context of the site.
- 9.5. The scheme proposes a rear terrace at first floor level terrace.. Amendments were received throughout the course of the application reducing the depth, setting it in from the south-eastern boundary, and including a 1.8m privacy screen to this side. It would not be visible from the public realm and there is no objection to this on design grounds.

- 9.6. The works are considered suitable additions to the building that would not harm its appearance or that of the wider area, in accordance with policies QD14 of the Brighton & Hove Local Plan, CP12 of the City Plan Part One and DM21 of the emerging City Plan Part Two (which holds more weight than QD14).
- 9.7. 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 bees. 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 and Supplementary Planning Document SPD11 Nature Conservation and Development.

Impact on Amenity:

- 9.8. The impact on the adjacent properties at 19 and 21 Woodlands has been fully considered in terms of daylight, sunlight, outlook and privacy, and no significant harm has been identified.
- 9.9. A site visit has been undertaken, in addition to an assessment of the impacts of the proposal from the plans provided and from recently taken aerial imagery of the site.
- 9.10. The proposed extension to the north-west would be closer to the common boundary with no. 19 than is currently the case, but would not project the full depth of the building, and would not result in any additional overshadowing or loss of light above the existing situation. It would be set a suitable distance from the southern side of no. 19 and is not considered to result in a significantly overbearing impact, particularly as the dwellings are at oblique angles to each other.
- 9.11. The fenestration proposed on the north-western elevation would be altered, however, there are existing side windows at first floor level so there be no additional significant loss of privacy to no. 19.
- 9.12. The proposed side extension would be set suitably away from no. 21 to the south and due to its orientation, would not result in any significant overshadowing or loss of light. It would be somewhat large in scale; however, the oblique angle of the relationship between the buildings would largely alleviate any impact and as such it is not considered to be significantly overbearing enough to warrant refusal of this application.
- 9.13. The scheme proposes 1no. side window to the south elevation at first floor level. The window would be high level and obscure glazed and therefore would not result in any significant loss of privacy to no. 21 to the south. The obscure glazing shall be secured by condition.
- 9.14. As already noted, the scheme proposes a terrace to the rear at first floor level. The terrace would include a 1.8m privacy screen along the southern side would suitably screen any harmful overlooking to no. 21. It is noted that there would be some views to the rear garden of no. 21, however, these would be similar from any rear windows and would not be uncharacteristic of an urban building.

- 9.15. A condition will be attached to secure the privacy screen to the south-eastern side of the proposed first floor terrace to reduce any harmful overlooking to no. 21 prior to first use.
- 9.16. The terrace would be a small addition and would be set suitably away from the adjacent buildings. As such, no significantly harmful noise disturbance is likely to occur.

Sustainable Transport:

- 9.17. The scheme proposes for the existing garage to be converted to habitable space. The Highway Authority has no objection to this. It was suggested that the scheme should include cycle parking to be secured by condition, however, given that the scheme is for extensions only it is not considered reasonable to impose this condition. There is sufficient space on site for cycle parking to the front or rear. The scheme also proposes an extended crossover. There is no objection to this.

10. CLIMATE CHANGE/BIODIVERSITY

- 10.1. The works would modernise and refurbish the existing building. A bee brick would be secured by condition.

11. EQUALITIES

None identified.

