

<u>No:</u>	BH2016/05379	<u>Ward:</u>	Withdean Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	30 Windmill Drive Brighton BN1 5HG		
<u>Proposal:</u>	Remodelling of existing dwelling including raising of roof height to create additional storey with dormer windows and rooflights, revised fenestration and any associated alterations.		
<u>Officer:</u>	Luke Austin, tel: 294495	<u>Valid Date:</u>	27.09.2016
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	22.11.2016
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Mr Andy Parsons Olivier House, 18 Marine Parade, Brighton, BN2 1TL		
<u>Applicant:</u>	Mr Ashley Bennett C/O Yelo Architects Ltd, 1 Olivier House, 18 Marine Parade, Brighton, BN21TL		

Councillors Ann and Ken Norman and Taylor have requested this application is determined by the Planning Committee.

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
Site Layout Plan	Y0221-0010	B	3 March 2017
Floor Plans Proposed	Y0221-1200	D	24 February 2017
Elevations Proposed	Y0221-2000	D	24 February 2017
Elevations Proposed	Y0221-2001	D	24 February 2017

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. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) Details of all cladding to be used, including details of their treatment to protect against weathering
- c) Details of all hard surfacing materials
- d) Details of the proposed window, door and balcony treatments
- e) Details of all other materials to be used externally

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the 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 & APPLICATION DESCRIPTION

- 2.1 The application site relates to a detached bungalow located to the south of Windmill Drive, within close proximity to the South Downs National Park boundary. The site falls within the area of Westdene within the Withdean Ward. The property includes a hipped roof with a gable projection, a flat roofed forward projecting garage and a lean-to conservatory to the western side elevation.
- 2.2 The streetscene ranges in style however the predominant form is detached bungalows several of which have been extended at roof level. There are also several two storey building within the vicinity of the site.
- 2.3 Permission is sought for the remodelling and extension of the bungalow including raising the ridge height to create an additional storey with dormer windows and rooflights, a two storey gable to the front and a single storey extension to the rear with an atrium area.
- 2.4 The application has been amended from the original submission by way of reducing the width of the structure at first floor level by 2m involving the removal of a rear dormer window.

3. RELEVANT HISTORY

- 3.1 None identified.

4. REPRESENTATIONS

- 4.1 **Nine (9)** letters have been received from objecting to the proposed development for the following reasons:

- Out of keeping with adjacent properties
- Will have an adverse impact on the skyline and outlook to and from the adjacent National Park
- Dominant and overbearing in relation to neighbouring properties
- Continual loss of housing mix within the city
- Loss of privacy / overlooking
- This development is not of a scale or height to make a positive contribution to the visual development of the environment.
- Previous refusals on Windmill Drive for additional storeys
- There is a shortage of single storey properties
- Contrary to policy
- Overdevelopment
- It will set a precedent
- Overshadowing and impact on the adjacent footpath
- Overshadowing of neighbouring gardens
- Appears more suited to an inner-urban or industrial setting
- Will exacerbate drainage sewer issues
- More cars will restrict access to National Park
- There is a precedent for refusal of two storey developments
- The proposal is over twice the size of the original
- There will be more comings and goings of people and traffic
- Mix of materials seen nowhere else in the section of road

4.2 **Councillor Taylor** objects to the proposed development. Comments Attached.

4.3 **Councillors Ann Norman** and **Ken Norman** object to the proposed development. Comments Attached.

4.4 Following amendments to the proposal and re-consultation a further **five (5)** letters have been received objecting to the proposed development for the following reasons:

- This property would be too big
- Out of character
- Would not blend in with neighbouring properties
- The adjoining bungalow would be overshadowed
- Loss of privacy

4.5 Following the re-consultation **Councillor Taylor** objects to the proposed development. Comments Attached.

5. CONSULTATIONS

5.1 None received.

6. MATERIAL CONSIDERATIONS

6.1 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

6.2 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 and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

6.3 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.

7. **POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP12 Urban Design

Brighton & 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

8. **CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to the design and appearance of the proposal and the impact on residential amenity

8.2 **Design and Appearance:**

The site falls within the northern limits of the city in the area of Westdene which is adjacent to the South Downs National Park. The area is described within the Urban Characterisation Study (2009) as *'a low density residential suburb, lying between two major transport routes, dating mainly from the inter-war and post war years. A typical suburban layout of bungalows and two storey houses, much of it in large plots, with a few low rise blocks of flats and a cluster of community uses. Architecturally mixed.'*

8.3 Permission is sought for the remodelling of the existing bungalow by way of increasing the ridge height in order to form an additional storey. The roof form would be altered from the existing hip to a gable ended roof with a gable projection to the front elevation and a cat-slide sloping roof to the rear elevation

which would form an atrium within the house in the form of an outrigger. An existing single storey lean-to conservatory to the western side elevation would also be removed as part of the works and a single storey extension would be added at lower ground floor level.

- 8.4 SPD12 states that *'additional storeys or raised roofs may be permitted on detached properties where they respect the scale, continuity, roofline and general appearance of the streetscene, including its topography. Additional storeys should respect the design and materials of the host building and should not have a harmful impact on the amenities of adjacent residents by way of an overbearing impact or by blocking light or outlook to principal windows'*.
- 8.5 The property is set between a detached bungalow which has been extended substantially at roof level and a two storey dwelling which forms a remodelling of a pre-existing bungalow which was approved in 2008 (BH2008/02924). The prevailing character of the street consists of detached bungalows, many of which have been extended at roof level with substantial dormer windows to side, front and rear elevations.
- 8.6 The remodelled property to the east of the site (32 Windmill Drive) has been extended from a hipped roof bungalow to a two storey property with a gable roof and a glazed lean-to extension to the rear elevations. The property has been re-clad in timber and modernised in appearance.
- 8.7 The proposed property would be extended in height in order to match the ridge height of the adjoining property. The final height of the proposal would measure approximately 5.9m, 0.81m taller than the existing dwelling. The existing flat roof garage to the front and side of the property would be retained and extended to the rear with a single storey extension set down which would continue around to the rear elevation of the property in order to form a lower ground floor level. The entire property would also be modernised in appearance by way of recladding walls in a mixture of slate and render (details of which will be secured by condition) with substantial glazing to the rear elevation.
- 8.8 Overall the scale of the proposal would be substantial in relation to the existing bungalow and would be prominent within the street. However, given the presence of other two storey properties within the street, examples of many substantial roof extensions within the vicinity and the adjacent remodelled property, it is not considered that the proposed additional storey and remodelling would result in significant harm to the surrounding area. It is noted that similar proposals at 20 and 18 Windmill Drive have been refused in the past however the current proposal would be located within a section of the road where the built form is more varied in regards to design, scale and height.
- 8.9 It is also noted that a number of objections have made reference to the negative impact of the proposal on the views to and from the South Downs National Park (SDNP). Whilst the site is located within close proximity to the boundary of the SDNP it does not directly abut the park and the overall impact of the proposed additional storey is not considered to result in significant harm to the context and setting.

- 8.10 Impact on Amenity:**
Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.11 The properties most likely to be impacted by the proposal would be 32 Windmill Drive to the east and 28 Windmill Drive to the west.
- 8.12 32 Windmill Drive comprises a two storey detached property with a gable roof with a single storey lean to conservatory and extension with a raised terrace. No. 32 is separated from the application site by approximately 4.5m comprised by the side access routes of each property in addition to a public footpath running between the two buildings. Due to the level of separation between the two buildings and, the lack of first floor side windows and the proposed footprint which would not extend beyond that of the adjacent property, it is not considered that any significant harm to the neighbouring amenity of no.32 would arise .
- 8.13 28 Windmill Drive comprises a bungalow which has been extended at first floor level by way of a rear gable roof and a wraparound dormer window which has effectively created an additional storey. The proposed structure would extend to the rear level with the rear wall of no. 28 and therefore it is not considered that any loss of light or outlook would occur to the rear elevation, terrace and garden area at no. 28. The main area of concern relates to the two eastern side facing ground floor windows at no. 28 which are set within close proximity to the application site (1.9m).
- 8.14 The side facing window set furthest to the rear is obscure glazed and served a downstairs bathroom. Whilst the proposal would result in some loss of light, the overall impact of the proposal on this window is not considered significant.
- 8.15 The second window is of more concern as it serves a study and is the sole window for the room. Whilst the proposal would be set in close proximity to the study window, the section nearest would be single storey and flat roofed with an eaves height of approximately 2.5m. The main bulk of the two storey section would be set away from the shared boundary by approximately 3.8m. Furthermore whilst the proposed building would be taller than the existing building the eaves height of the single storey element would actually be lower and the existing harmful conservatory which is set hard on the shared boundary would be removed.
- 8.16 Due to the setback of the two storey section of the building from the shared boundary, the lower eaves height of the single storey section and the removal of the existing side conservatory, the impact of the proposed development on the neighbouring amenity of no. 28 Windmill Drive is not considered significant enough to warrant refusal.

- 9. EQUALITIES**
9.1 None identified.

