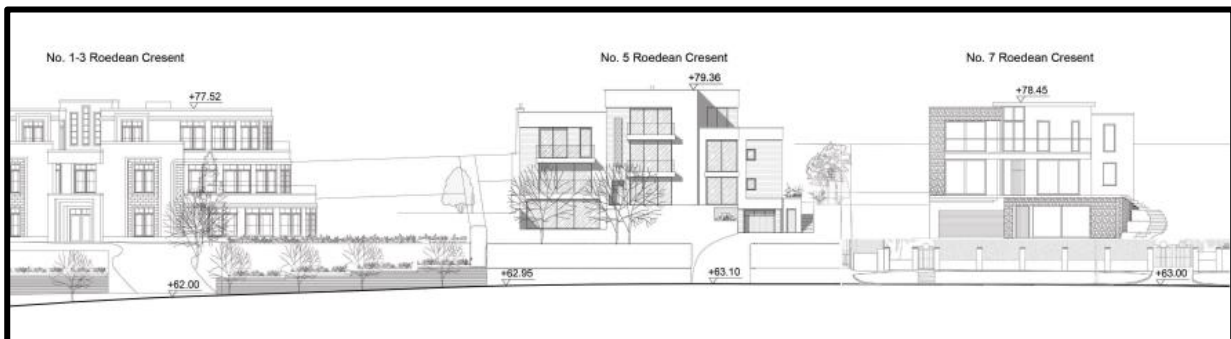


PLANNING STATEMENT

5 ROEDEAN CRESCENT, BRIGHTON, BN2 5RG



APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION ON BEHALF OF MS
NATALIYA BELOZEROVA

NOVEMBER 2021



RTPI

mediation of space - making of place

Client: Ms Nataliya Belozerova

Site Location: 5 Roedean Crescent, Brighton, BN2 5RG

Job History:

Version	Date	Author	Checked	Notes
V1	02/11/21	J Pearson	S Bareham	
V2	05/11/21	J Pearson S Bareham	Client	
FINAL	10/11/21	J Pearson S Bareham		

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1.0 INTRODUCTION & SUMMARY

- 1.1 This statement is submitted on behalf of Nataliya Belozerova in support of the application for householder planning permission at 5 Roedean Crescent, Brighton.
- 1.2 Planning permission is sought for *alterations and extensions to the existing detached dwellinghouse (C3)*.
- 1.3 The proposal comprises a re-modelling of the current property, largely comprised of internal rearrangement, revised materials and external appearance, new roof form, small extension to the front of the property and an enlargement of the second floor living space. The existing footprint and maximum height of the building are unchanged compared to the existing dwelling. The proposed works would improve the appearance of the house and its relationship with the streetscene, without adversely impacting on neighbours.
- 1.4 This statement should be read in conjunction with the application forms and submitted application drawings by Design Solutions.
- 1.5 This statement provides a full assessment of the proposals, compliance with local and national planning policies and guidance and the impact on surrounding neighbours. It will be shown that the application meets all relevant planning requirements and will deliver an improvement to the Roedean Crescent streetscene, and should be granted planning permission accordingly.

2.0 SITE DESCRIPTION

- 2.1 The application property is a large, detached family dwelling set back from the main road frontage within a large residential plot, as is typical of Roedean Crescent and the surrounding area.



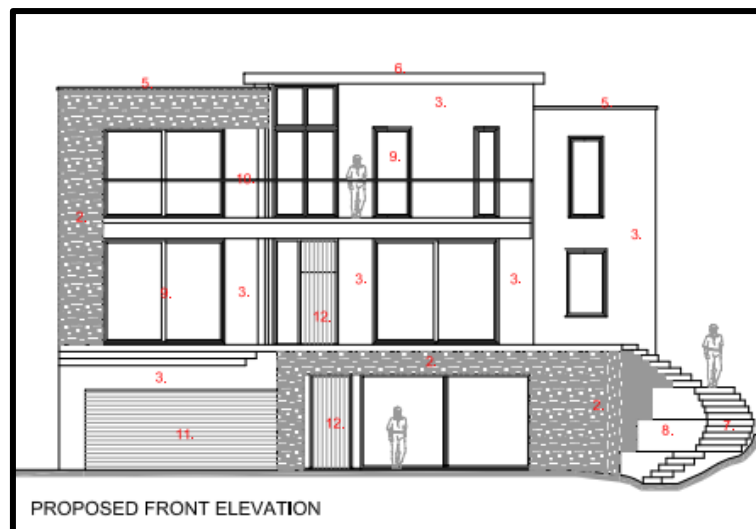
5 Roedean Crescent (7 Roedean Crescent to right)

- 2.2 The site lies between two other residential plots, both with planning consent for modern rebuilds. 1-3 Roedean Crescent is currently a cleared site ahead of construction (planning permission **BH2019/00596**) and Lourdes/7 Roedean Crescent is in the process of being erected following permission in 2019 (**BH2019/02423**) and a revised design approval in March 2021 (**BH2021/00738**).
- 2.3 As part of the application, streetscene elevations have been produced showing the site in context with the approved dwellings on these neighbouring sites.
- 2.4 The existing property is a seven-bedroom property with lower ground floor swimming pool, gym and garage space, ground floor living areas, first floor bedrooms and second floor study.



Application property from within front garden

- 2.5 The surrounding buildings are mostly (and increasingly) contemporary in character and the modern building forms are commonplace, including flat roofs, mixed materials and terraces and glazed balconies to take advantage of the sea views offered by the location.

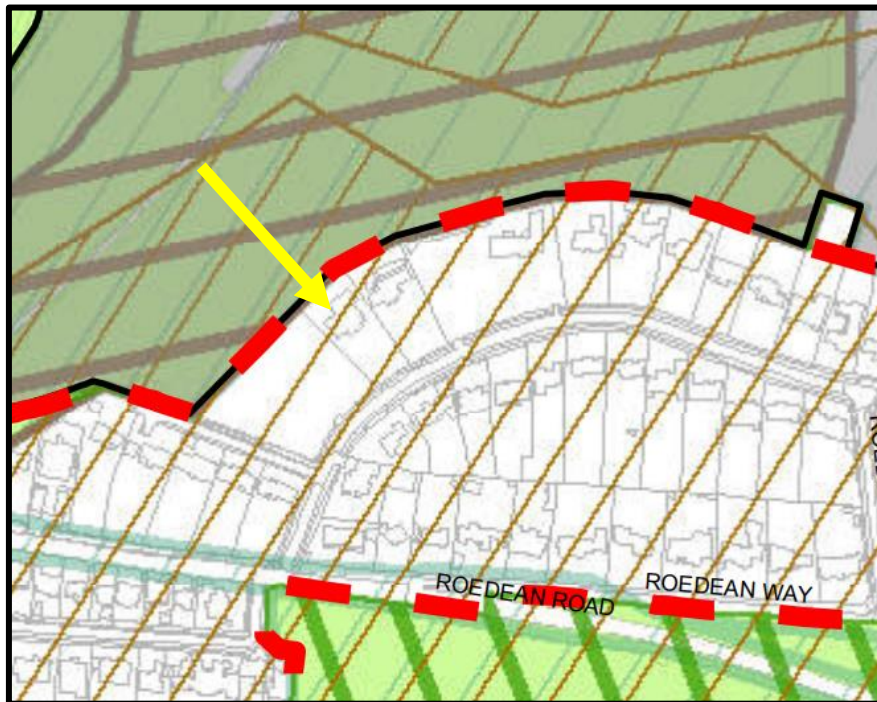


Approved Development at 7 Roedean Crescent



Approved Development at 1-3 Roedean Crescent

- 2.6 The surrounding area is suburban in nature and typified by substantial detached dwellinghouses and associated gardens.
- 2.7 The City Plan Policies Map confirms the site is within the built-up area boundary and within an Archaeological Notification Area and is not subject to any other policy designations.



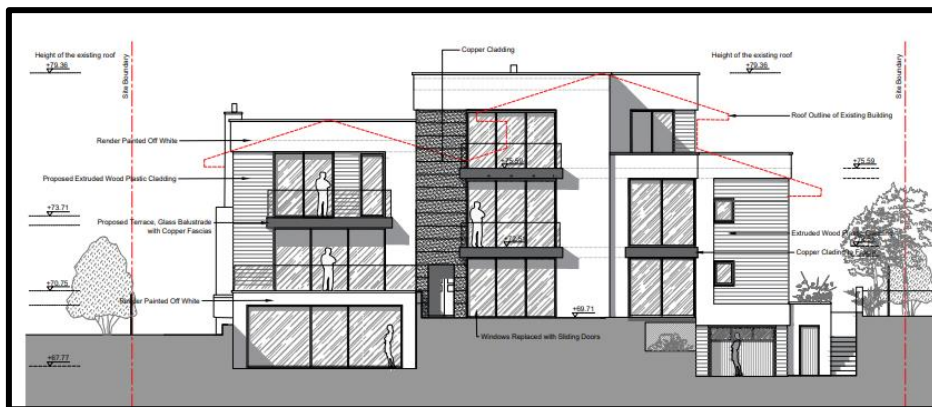
City Plan Policy Map extract

3.0 PLANNING HISTORY

- 3.1 The only planning application relating to 5 Roedean Crescent listed on Brighton & Hove City Council online planning register is an application for the erection the structural glass conservatory at the front of the property (application reference BH2012/02747). The conservatory would be replaced as part of the application.

4.0 PROPOSED DEVELOPMENT

4.1 The development proposed at 5 Roedean Crescent consist of alterations and extensions to the detached dwelling. The works would primarily alter the external appearance of the building in terms of the roof form and façade (including new materials) and would result in minor changes to the internal layout.



Proposed Front Elevation (existing outline in red)

- 4.2 The main internal change is the creation of a new master bedroom within the second floor of the building.
- 4.3 As set out above, only limited extensions/enlargements are proposed – the main one being the replacement of a ground floor conservatory with a two-storey extension of the same size. A new terrace would be created above this extension (accessible from the second floor bedroom) with a 1.8m obscure glass privacy screen preventing opportunities for overlooking to the east.
- 4.4 At lower ground floor level the alterations would create a new sauna adjacent to the existing swimming pool.
- 4.5 The ground floor alterations would swap the existing kitchen and dining room/family room and extend the adjoining external terrace. An extended terrace is also proposed outside of the main living room.

- 4.6 As a new master bedroom is proposed within the second floor, the current master bedroom would become a multi-functional play room/TV room.



Proposed Copper Cladding

- 4.7 The house would be finished in an off-white painted render and accented with copper and extruded wood cladding.



Proposed Extruded Wood Plastic Cladding

5.0 RELEVANT PLANNING POLICIES

5.1 The following policies of the Brighton & Hove City Plan Part One are relevant to this application:

CP12: Urban Design – expects new development to raise standards of architecture in the city and establish a strong sense of place by respecting the diverse character and urban grain of the city's identified neighbourhoods.

5.2 The following saved policies of the Brighton & Hove Local Plan 2005 are relevant:

QD14: Extensions and Alterations - requires alterations to buildings to: be well designed and detailed in relation to the host property, adjoining properties and the area; not result in loss of privacy, outlook, daylight / sunlight or amenity to neighbouring properties; and use materials sympathetic to the parent building.

QD27: Protection of Amenity - seeks to protect the amenity of existing and future occupiers of sites and neighbouring premises affected by development.

5.3 The following Supplementary Planning Document is relevant:

SPD12: Updated Design Guide for Extensions and Alterations 2020 – Sets out design principles for various alterations to buildings. Much of the guidance relates to smaller changes to parts of buildings rather than a complete re-modelling as proposed here. As such, not all of the guidance is relevant to this case.

With regard the re-modelling of 5 Roedean Crescent, the following general principles are notable:

An extension should be appropriately positioned, scaled and materially finished such that it would relate sympathetically to the architectural character of the building and the wider area.

A relationship with the streetscene needs to be carefully considered. Building line, pattern, roof lines, pitch and shapes of roofs, views and orientation are all important considerations.

With regard front extensions SPD12 states:

Extensions to the front of buildings will normally be highly visible in the streetscene therefore particular care should be taken to ensure they do not detract from the appearance of the property, or the general character of the street. Particular regard should be given to the materials, detailing, prevailing building lines and fenestration of front extensions to ensure they relate well to the original building and the streetscene.

With regard roof alterations SPD12 states:

The rhythm and continuity of the rooflines to buildings are often a key visible element within a streetscene therefore any poorly designed or excessively bulky additions can have a significantly harmful impact on both the appearance of the property and the continuity of a streetscape.

Roof extensions that alter the basic shape of the roof are likely to have an impact on the streetscene. Such alterations should reflect the character of roof forms in the surrounding area.

6.0 PLANNING ASSESSMENT

6.1 The main considerations in this proposal are: the design and visual impact; the amenity of neighbours and the quality of accommodation. These considerations are assessed below.

Design and Visual Impact

6.2 The works predominantly involve the rearrangement of internal floorspace to improve the facilities and quality of accommodation available to residents, as well as updating the internal space.

6.3 Although the works proposed will transform the visual appearance and quality of the home, the physical works to the property are mostly limited to alterations rather than extensions.

6.4 The most significant enlargement is to the second floor of the property, with the existing study replaced with a large master bedroom.

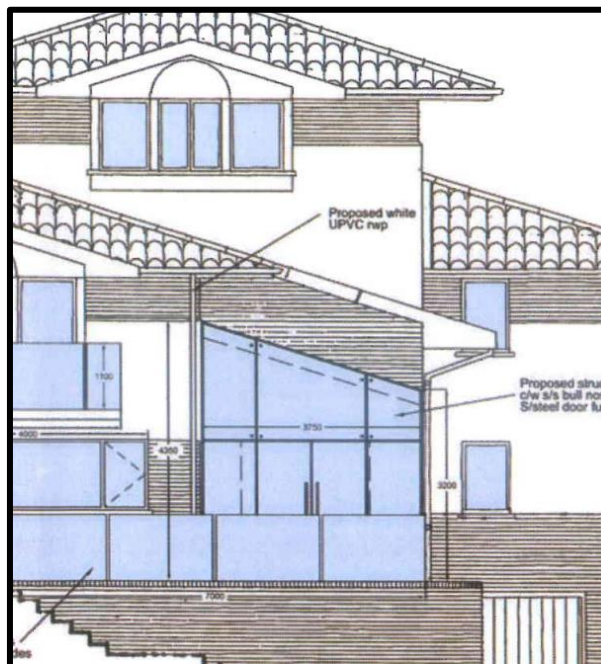
6.5 As detailed on the submitted plans, additional external amenity spaces are to be created where the amenity of neighbours will not be adversely impacted upon.

6.6 The surrounding area is characterised by substantial detached properties. The altered house will be proportionate and align with this characteristic.

6.7 The demolished neighbouring buildings at 1 Roedean Crescent, 3 Roedean Crescent and 7 Roedean Crescent reflected the character of the dwelling at 5 Roedean Crescent more closely, with pitched roofs and more traditional materials. However, as referenced within Section Two of this Statement the character of the street and wider area is changing as more contemporary architectural styles have been introduced since the turn of the century.

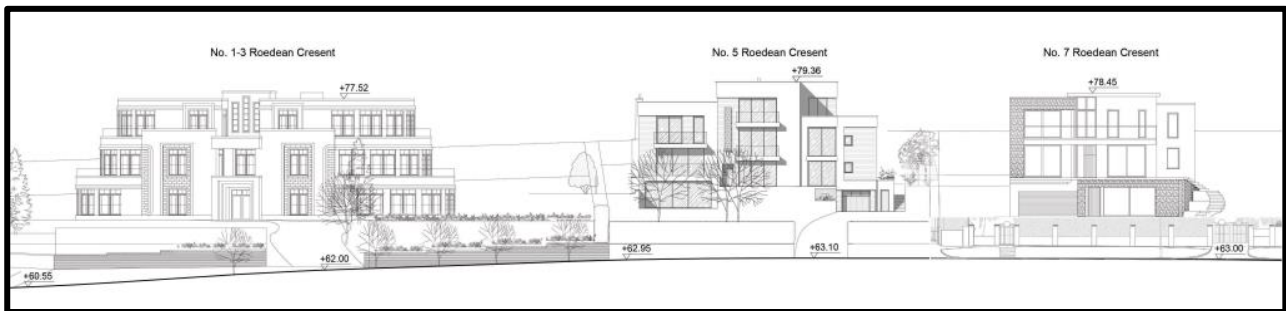
6.8 Within this new and emerging context the existing building fails to support the modern character of the street and the proposed development would deliver a more coherent streetscene that better reflects the design objectives of City Plan Policy CP12 (Urban Design).

- 6.9 The size and scale of the property would remain consistent, with the dwelling retaining its existing footprint and the maximum height of the development remaining consistent with that of the existing building.
- 6.10 The only extension to the building is the replacement of the structural glass conservatory erected under application **BH2012/02747**. The structure, with a vaulted ceiling and roof pitch, would be replaced with a full height extension that would deliver additional first floor floorspace.



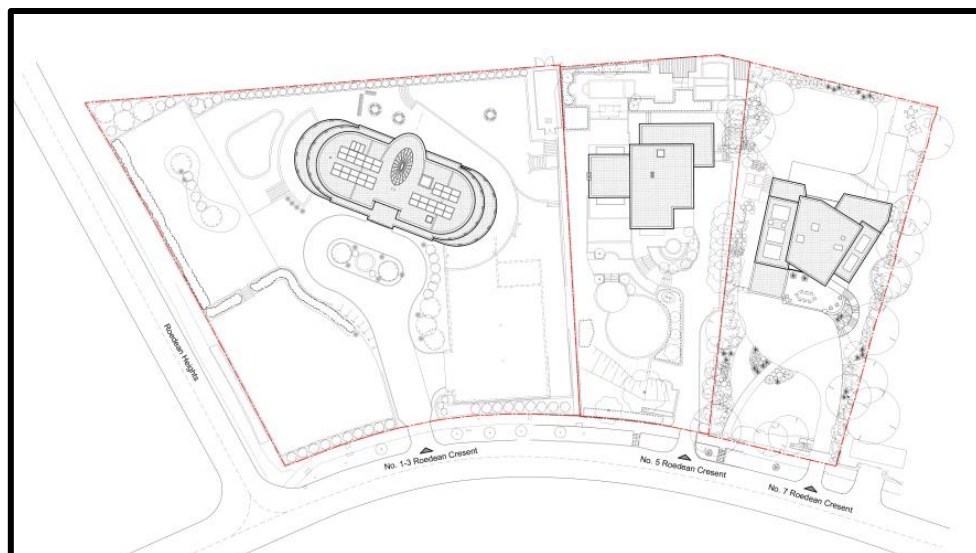
Glazed conservatory to be replaced

- 6.11 The plot coverage of the building would be identical to the situation. The large front garden and driveway would continue to separate the house from the street and maintain the current set back and urban grain that helps shape the character of the street.
- 6.12 The altered house would extend no deeper into the site and no closer to the neighbours.
- 6.13 The proposed roof form relates well to approved developments on either side. The submitted street scene images show how all three completed developments will look alongside one another and help to demonstrate how the proposals deliver a more coherent street frontage. The new roof form will reflect that of the street scene and therefore meets design guidance within SPD12.



Proposed Street Scene

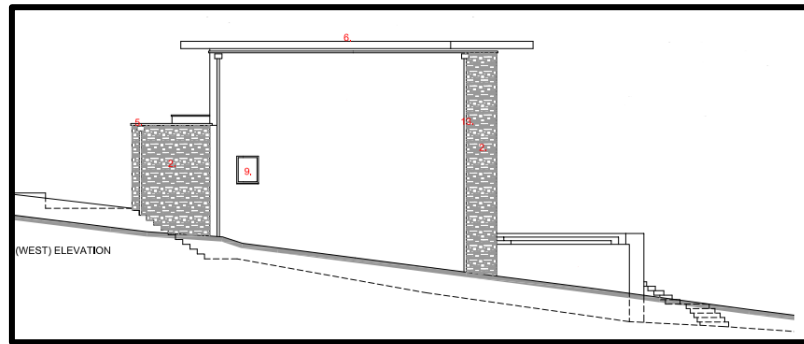
- 6.14 The height of all three buildings is broadly similar and will ensure a coherent street frontage.
- 6.15 For these reasons the proposal is well-designed in relation to the host building and adjoining neighbours in compliance with Policy QD14, SPD12 and Policy CP12. The proposals will improve the sense of place within this section of Roedean Crescent and the submitted block plan shows that an appropriate urban grain is maintained, with large detached family homes commensurate to the plot size.



Proposed Block Plan

Neighbouring Amenity

- 6.16 As set out above, the overall form and height of the building is broadly similar to the existing building and there will be no significant changes in the overall building line or proximity to neighbours.
- 6.17 However, it is noted that the creation of additional external amenity spaces (balconies and terraces) theoretically has the potential to impact upon neighbouring amenity. Care has therefore been taken to minimise any potential impacts on neighbouring properties through the design process.
- 6.18 These spaces have been located within the southern and northern elevations of the building, both avoiding any such spaces that would directly overlook neighbours and taking advantage of the views offered to the south (to the sea) and north (to the South Downs) of the dwelling.
- 6.19 The property is at least 16m from the approved building at 1-3 Roedean Crescent at all points and the approved building is angled to turn away from the application site. Separation distances of over 20m are maintained between upper floor windows where side windows exist, however the only side window serving a habitable room within the application property is a secondary window within the master bedroom. This window is approximately 25m away from the closest part of the approved dwelling at 1-3 Roedean Crescent.
- 6.20 The neighbouring building to the east (currently under construction) will have only one window within the relevant side elevation, a small ground floor window to the side of the sink in a ground floor WC.



Approved Western Elevation – 7 Roedean Crescent

- 6.21 On this basis there will be no notable privacy issues arising from the proposed development and the amenity of neighbouring occupiers will be maintained.
- 6.22 It is acknowledged that outdoor terraces and external amenity spaces have the potential for some noise impacts on neighbours compared to enclosed living spaces. However, the neighbouring dwellings both feature similar outdoor amenity spaces (including significantly larger outdoor terraces at 1-3 Roedean Crescent) and these will therefore be a typical and established part of the area. Any impacts will be minor and intermittent, as well as mutual given the approved terraces at neighbouring properties.
- 6.23 Notwithstanding this, the external terraces at the application site will be minimal in size (preventing large gatherings etc) and steps have been taken to reduce the potential for impacts on neighbours including the provision of an obscure glass privacy screen to the second floor terrace and setting these areas in from the edge of the roofspace to provide additional separation from the boundary and prevent opportunities for overlooking.
- 6.24 On this basis the proposal will protect the amenity of neighbouring residents in accordance with Local Plan policies QD14 and QD27.

Quality of Accommodation

- 6.25 The altered house will provide a very high standard of residential accommodation and significantly exceeds the minimum space standards.

- 6.26 The internal layout has been designed to the Applicant's needs. There are multiple living and utility spaces across the building, as well as areas for recreation and study. All rooms are well-proportioned.
- 6.27 The proposed design particularly maximises the benefits of natural light and high quality views offered by the site's location.
- 6.28 As such, the amenity of future occupiers will be safeguarded in further accordance with Policy QD27.

7.0 CONCLUSIONS

- 7.1 Householder Planning Permission is sought at 5 Roedean Crescent for *alterations and extensions to an existing detached dwellinghouse (C3)*.
- 7.2 The site is located within an area that is characterised by large individually-designed houses of varied architectural styles set in generous plots. The proposals will help integrate the existing building into the modern street scene and will deliver a more contemporary appearance that will reinforce the emerging character of the area.
- 7.3 The proposals will not significantly extend the building and the existing footprint is maintained.
- 7.4 Care has been taken to prevent the introduction of any new neighbouring amenity impacts in accordance with Policy QD27 of the Local Plan. The altered house will provide a very high standard of accommodation for the applicant.
- 7.5 The result is a high-quality development that will improve the visual quality of the site and street scene, as well as improving the internal accommodation for residents.
- 7.6 In light of the above, Brighton & Hove City Council is respectfully requested to grant planning permission for the proposal without undue delay.