

Lewis & Co Planning

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Planning & Development Control
Brighton and Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 3BQ

26th September 2023

Dear Sir/Madam,

Re: Full planning application for proposed rear dormer extension, front rooflight, and replacement white uPVC windows at 78 Newmarket Road, Brighton, BN2 3QF

Introduction & Background

This application is submitted in support of a planning application for a proposed dormer extension at 78 Newmarket Road, Brighton.

The application is supported by this letter, and the following documents:

- Planning Application forms
- CIL Form 1
- Drawing 2022/208 Existing Plans and Location Plan
- Drawing 2022/208 Proposed Plans

The site is located at the eastern, top end of Newmarket Road. It is an end of terrace property adjacent to Brighton Cemetery. The site is within Development Area Boundary DA3 (Lewes Road Area). The purpose of this area is to enhance the role of Lewes Road as the City's Academic corridor. There are no other site specific planning designations covering the site.

The location plan is provided below:



RTPI

mediation of space · making of place

Chartered Town Planners

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Company Number 05809390
Registered Office: Preston Park House, South Road,
Brighton, BN1 6SB
Registered in England and Wales



(Site Location Plan)

The property comprises lower ground, ground, first and second floors. There is 1 No. flat on each floor.

The site benefits from a Lawful Development Certificate for an existing use as 4 flats. This was granted on 3rd February 2023, reference BH2022/03780.

The top floor flat, on the second floor, currently has a floorspace of 15.18m². This is clearly far below the Nationally Described Space Standards. Following construction of the dormer, the flat would have a floorspace of 21.2m², which would give the future occupants a higher standard of accommodation.

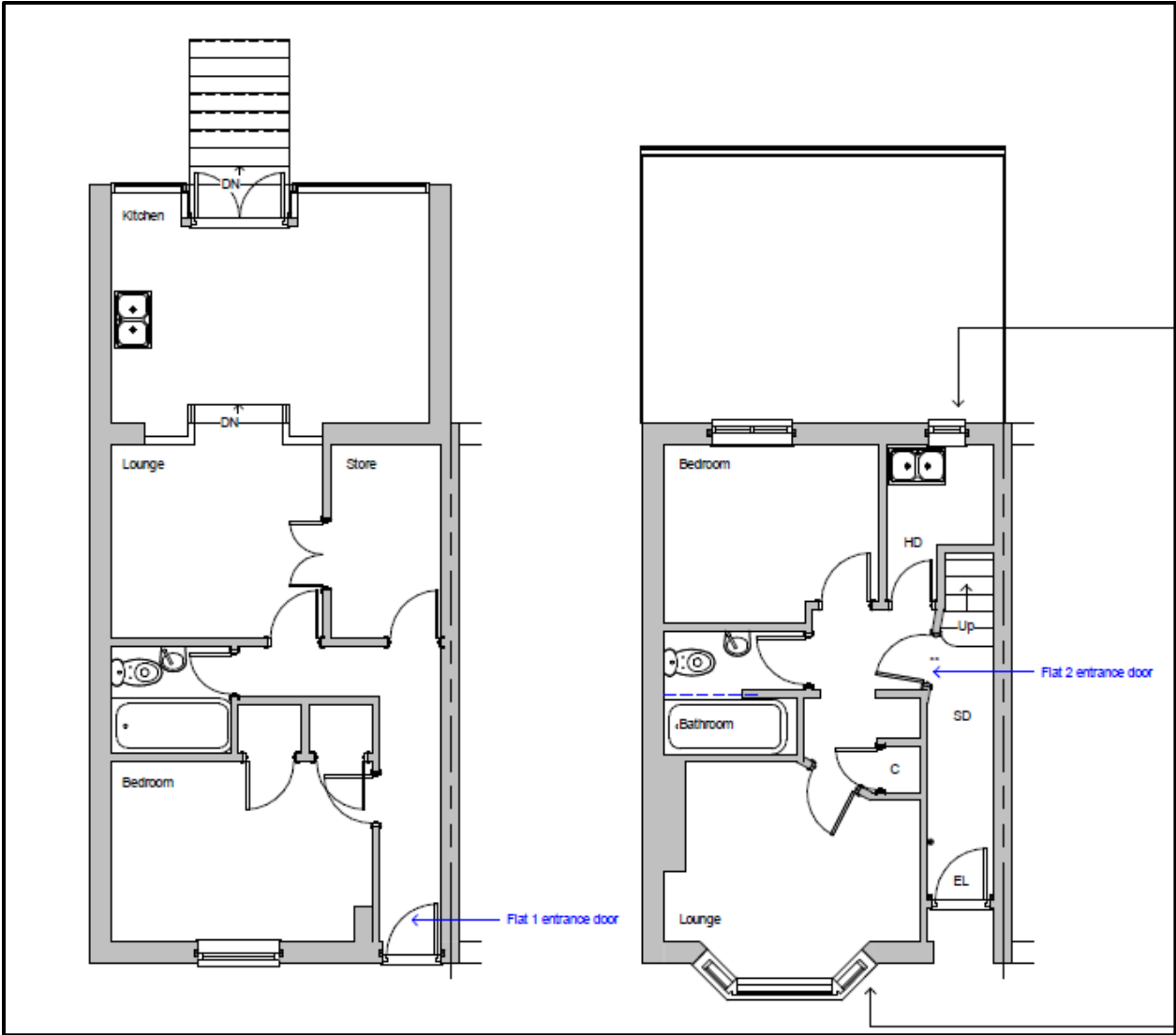
Proposed Development

The proposed development is for:

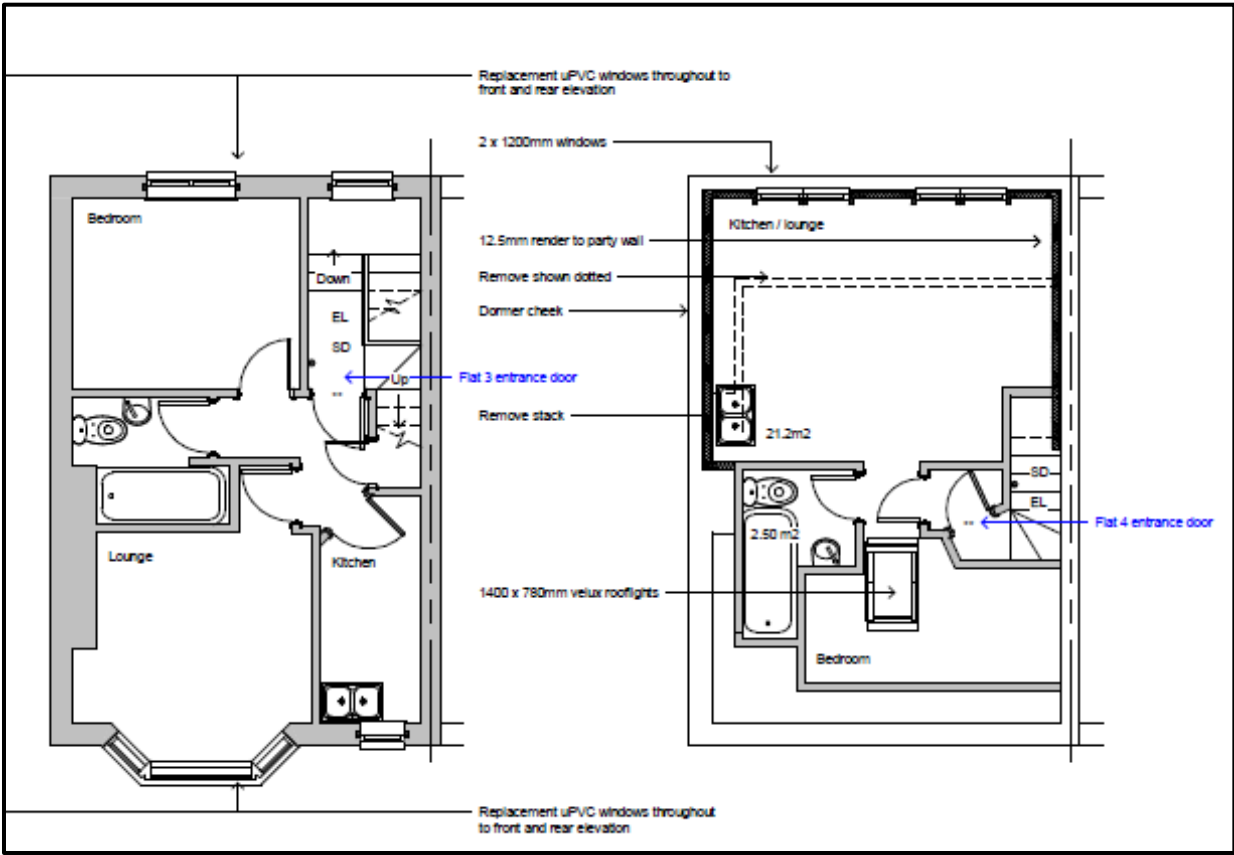
- Construction of a rear dormer on the rear roof slope.
- Installation of a rooflight in the front roof slope.
- The replacement of the existing white timber windows with double glazed white uPVC windows.

The dormer extension will provide a larger flat compared to the existing situation, providing a higher standard of accommodation. The flat would also be refurbished as part of the development. The front facing rooflight would add additional light to this room.

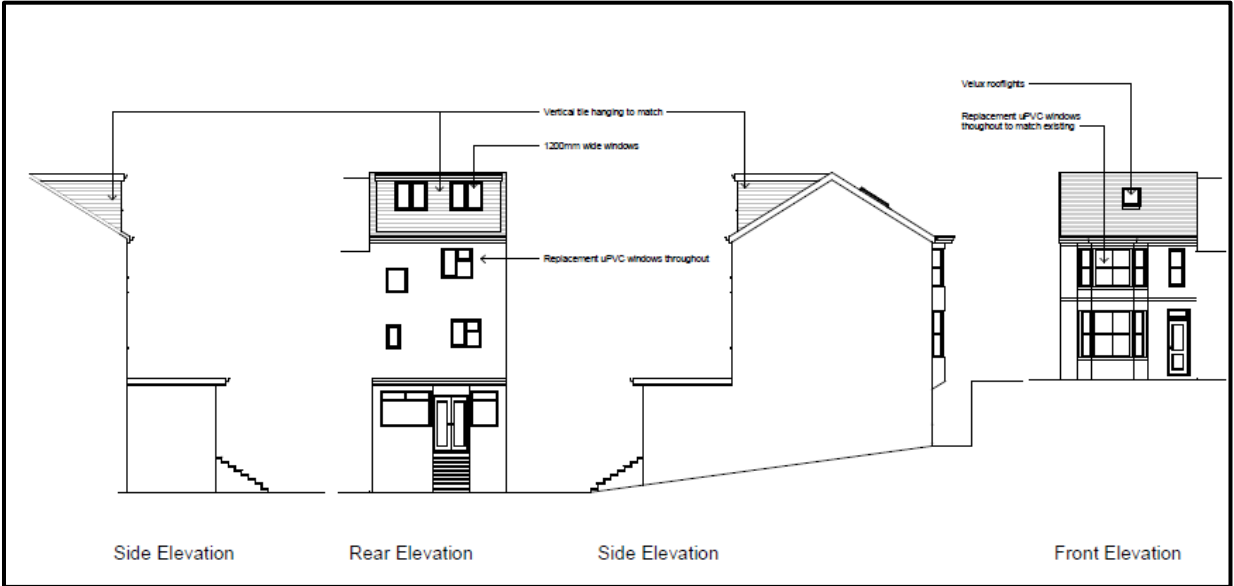
The replacement windows will enhance the sustainability of the dwelling by providing enhanced insulation.



(Proposed lower ground and ground floor)



(Proposed first and second floor)



(Proposed elevations)

Material Planning Considerations

The material planning considerations relevant to this application are:

- Principle of development
- Design
- Standard of Accommodation

Principle of development

The development is for the extension of a residential building. The building is not subject to any site-specific designations.

If not for the fact the building comprised of flats, it is likely that the development proposed would be permitted development. The building originally would have been a single dwelling, and it retains the character of a single dwelling.

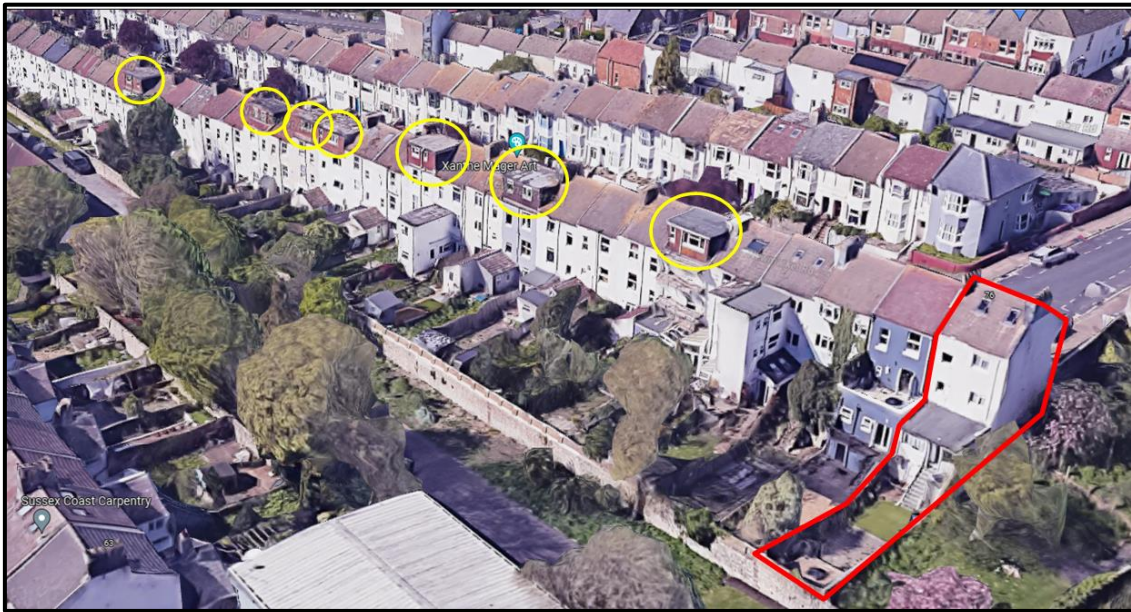
Policy DM21 of the City Plan Part Two states extensions to buildings, including roof extensions, will be permitted where the extension is well designed, if it takes into account the character of the area, and if it uses materials to complement the building.

The following paragraphs confirm the proposal is acceptable with regard to policy DM21.

Design

The extension occupies the rear roof slope of the existing building. It does not extend below the eaves, above the ridge, or outside of the existing external walls. Therefore, it is proportionate to the building.

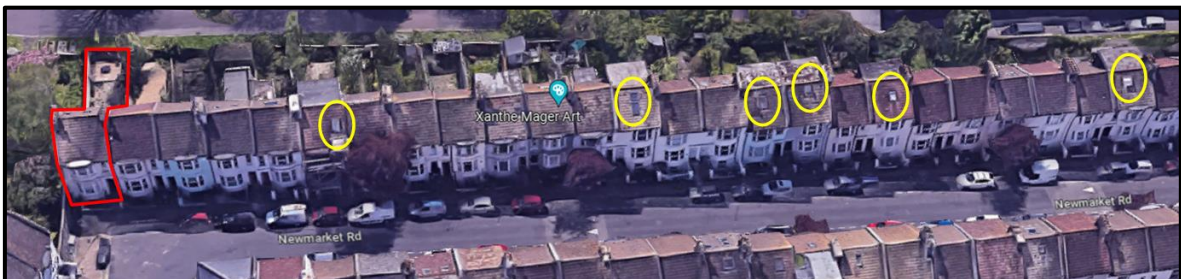
The dormer will not be seen from the streetscene. It will only be visible from the rear of the property. The majority of dwellings along Newmarket are subject to rear extensions and alterations, including rear dormers. The aerial image below highlights comparable rear dormer extensions.



(Aerial view of Newmarket Road, showing multiple large rear dormers on existing properties circled yellow, with the application site outlined in red)

For these reasons, the proposed dormer will preserve the character of the area.

There are also multiple examples of front facing rooflights along Newmarket Road, as shown on the image below, meaning the installation of the rooflight will also preserve the character of the area.



(Aerial view of Newmarket Road, showing front facing rooflights circled yellow, with the application site outlined in red)

Matching materials will be used in all alterations proposed. The dormer will be clad in tiles to match the existing roof, and the front facing rooflight and replacement windows will be white uPVC to reflect other properties along the road, and the existing white framed windows on the property.

For these reasons, the proposal is fully acceptable with regard to policy DM21.

Standard of accommodation

The proposal will provide an enhance standard of accommodation for all occupants through the installation of double glazing.

The proposal will also enhance the living accommodation of flat 4, on the second floor. As existing the flat has a floorspace of 15.19m². This is clearly far below the Nationally Described Space Standards. Following construction of the dormer, the flat would have a floorspace of 21.2m², which would give the future occupants a higher standard of accommodation. The additional 6.01m² of accommodation, and the provision of a front rooflight to serve the bedroom, will be beneficial to the living conditions of the future occupant.

Therefore, the proposal improves the standard of accommodation at 78 Newmarket Road.

Summary

The development is for alterations to the property to enhance the living conditions of the future occupants. The alterations will achieve this aim, whilst protecting the character of the area, for the reasons set out in this statement.

If you have any queries please could you direct these to Simon Bareham at Lewis & Co Planning (simon.bareham@lewisplanning.co.uk).

Yours sincerely

LCP

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