

22 March 2024

Proposed enlargement of basement garage; demolition of conservatory; proposed two storey rear extension; proposed two further bedrooms on the first floor; convert attic space to two further bedrooms, extend roof to form gable ends and side dormer, provide additional parking space to front, 18 Newlands Road, Rottingdean, BN2 7GD,

The existing dwelling needs considerable updating and modernisation. An opportunity allows some major changes to the existing dwelling with minimal effect to the properties on either side. This is due to the position of the adjoining dwellings and different level changes, especially at the rear.

It is proposed to enlarge the basement garage to include storage and workshop. An additional parking space is shown to the front of the dwelling.

On the ground floor, the existing small rear conservatory is being demolished. In its place it is proposed to construct an extension across the rear of the dwelling. Level differences ensure there is no impact at all on the neighbouring dwellings. A first floor rear extension is also proposed. The position of the adjoining dwellings ensures there is no overlooking or loss of light to those dwellings.

The roofspace will be converted and extended to replace the hipped ends with gable ends. This will allow the roof to be converted into two further bedrooms with on-suite facilities.

The rear garden slopes upwards and the part nearest the dwelling will be regraded for better access.

The dwelling will be white rendered to match some of the other properties in Newlands Road. The extended roof will have tiles that match the existing.

A number of other dwellings along Newlands Road have had similarly large extensions, including extending into the roof.

The substantial remodeling works would improve the overall aesthetic of the host property, with enhancements to the street scene. The proposal is not considered to be out of keeping of similar development in the wider area. Therefore the proposed extensions and works are considered to be a suitable addition to the building that would not harm its appearance or that of the wider area, in accordance with policy QD14 of the Brighton & Hove Local Plan and SPD12 guidance.

The positioning of all the new windows on the side and in the roofspace has been done to ensure there is no overlooking.

Therefore, it is not considered that the proposed extension and works would cause any significant harm to the amenity, in accordance with Policy QD27 of the Brighton & Hove Local Plan.

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