

# Planning Committee

Date: **10 August 2022**

Time: **2.00pm**

Venue **Council Chamber, Hove Town Hall**

Members: **Councillors:** Littman (Chair), Ebel (Deputy Chair), Childs (Opposition Spokesperson), Barnett, Hills, Janio, Moonan, Shanks, C Theobald and Yates

Conservation Advisory Group Representative

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# AGENDA

## 21 PROCEDURAL BUSINESS

**(a) Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

### **(b) Declarations of Interest or Lobbying**

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare:

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

- (d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

**(c) Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

*NOTE: Any item appearing in Part 2 of the Agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.*

*A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.*

## 22 MINUTES OF THE PREVIOUS MEETING

1 - 10

Minutes of the meeting held on 6 July 2022.

## 23 CHAIR'S COMMUNICATIONS

## 24 PUBLIC QUESTIONS

**Written Questions:** to receive any questions submitted by the due date of 12 noon on 4 August 2022.

**25 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS**

**26 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS**

*Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.*

**MAJOR APPLICATIONS**

A BH2018/02583 - Westerman Complex, School Road, Hove - Deed of Variation **11 - 18**

**MINOR APPLICATIONS**

B BH2022/00673 - 10 Blatchington Road, Hove - Full Planning **19 - 32**

C BH2022/01049 - 67 Saltdean Drive, Saltdean - Householder Planning Consent **33 - 46**

D BH2022/01606 - 25 Chailey Avenue, Rottingdean - Householder Planning Consent **47 - 58**

E BH2022/01478 - 20 Woodlands, Hove - Householder Planning Consent **59 - 72**

F BH2021/00174 - 7 Seafield Road, Hove - Full Planning **73 - 86**

G BH2022/01630 - 55 Auckland Drive, Brighton - Full Planning **87 - 98**

H BH2022/01277 - 48 Sandgate Road, Brighton - Householder Planning Consent **99 - 110**

**27 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

**INFORMATION ITEMS**

- 28 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE** **111 - 112**  
(copy attached).
- 29 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES**  
None for this agenda.
- 30 APPEAL DECISIONS** **113 - 114**  
(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at: <http://www.brighton-hove.gov.uk>

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The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fourth working day before the meeting.

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### **FURTHER INFORMATION**

For further details and general enquiries about this meeting contact Shaun Hughes at email: [shaun.hughes@brighton-hove.gov.uk](mailto:shaun.hughes@brighton-hove.gov.uk) or email [democratic.services@brighton-hove.gov.uk](mailto:democratic.services@brighton-hove.gov.uk)

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- Do not re-enter the building until told that it is safe to do so.

Date of Publication - Tuesday, 2 August 2022



**BRIGHTON & HOVE CITY COUNCIL**

**PLANNING COMMITTEE**

**2.00pm 6 JULY 2022**

**COUNCIL CHAMBER, HOVE TOWN HALL**

**MINUTES**

**Present:** Councillors Littman (Chair), Childs (Opposition Spokesperson), Moonan, Shanks, Yates, Gibson (Substitute) and Hugh-Jones (Substitute)

**Apologies:** Councillor Ebel, Councillor Hills and Councillor Janio

**Co-Opted Members:** James Forbes (Conservation Action Group)

**Officers in attendance:** Nicola Hurley (Planning Manager), Liz Arnold (Team Leader), Russell Brown (Principal Planning Officer), Kate Cole (County Ecologist), Alison Gatherer (Lawyer), Sonia Gillam (Senior Planning Officer), Andrew Renaut (Head of Transport Policy & Strategy), Rebecca Smith (Senior Planning Officer), Jack Summers (Planning Officer), Ayscha Woods (Planning Officer) and Shaun Hughes (Democratic Services Officer).

**PART ONE**

**11 PROCEDURAL BUSINESS**

**a) Declarations of substitutes**

11.1 Councillor Hugh-Jones substituted for Councillor Ebel and Councillor Gibson substituted for Councillor Hills

**b) Declarations of interests**

11.2 Councillor Moonan declared they had received representations on item A - BH2022/01015: Hove Town Hall, however, they remained of an open mind.

**c) Exclusion of the press and public**

11.3 In accordance with Section 100A of the Local Government Act 1972 ("the Act"), the Planning Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

11.4 **RESOLVED:** That the public are not excluded from any item of business on the agenda.

**12 MINUTES OF THE PREVIOUS MEETING**

- 12.1 **RESOLVED:** That the minutes of 25 May 2022 and 8 June 2022 were accepted as a true record of the meetings.

**13 CHAIR'S COMMUNICATIONS**

- 13.1 The Chair made the following statement:

I was informed this morning that both Councillor Tony Janio and our legal advisor, Alison Gatherer, have tested positive for Covid. Council rules quite rightly state that anyone testing positive must not attend meetings. Fortunately, Alison is feeling well enough to join us virtually.

Councillor Janio tells me he is also feeling well. However, unfortunately for him, Government rules state that, unlike Council Officers or members of the public, elected Members have to attend meetings in person. Sadly, this means that Councillor Janio cannot contribute to today's proceedings.

Of course, if the Government had listened to this Council, along with many others, when we lobbied them to allow Members to attend meetings virtually, Councillor Janio could also have joined us.

Many of you will remember that the last meeting of this Committee was interrupted by water pouring through the ceiling. Today, we are blessed with better weather, so I am confident that we can get through the three items left over from then plus the three items new to our agenda.

Before we do that though, I ought to point out to Members and those members of the public who keep a close eye on such things, that there will be some small but significant changes to some reports going forward. This is due to changes made to Building regulations last month.

Whilst we are often reminded by officers that Building Regulations form a separate legislative regime to planning; some of the new requirements within Building Regulations will supersede certain elements of what has previously been securing through conditions on planning applications.

Part L relates to conservation of Fuel and Power. This update goes beyond the energy conditions we have been applying to new dwellings. BREEAM standards in commercial developments will not be affected.

Part O designs out the need for energy-hungry air-conditioning systems in dwellings prone to overheating. This may result in a requirement for design changes to avoid overheating.

Part S considers Electrical Vehicle (EV) Charging Points and requires every new dwelling with associated parking to provide an EV charging point.



In each case, rather than attaching conditions, as we have had to do until now, informatives will be attached, making the new requirements clear.

#### **14 PUBLIC QUESTIONS**

14.1 There were none.

#### **15 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS**

15.1 There were none.

#### **16 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS**

#### **A BH2022/01015 - Hove Town Hall, Ground Floor Front, Church Road, Hove - Full Planning**

1. The Planning Manager introduced the application to the committee. The application was discussed at the previous 8 June 2022 committee meeting however proceedings were interrupted when the council chamber was flooded. The conclusion of the discussions were held in the virtual presence of the speakers who had addressed the committee at the last meeting. There was a repeat of the presentation as the makeup of the committee had changed.

#### Answers to Committee Member Questions

2. Councillor Yates was informed by the case officer that the decking would be open with no walls or gates. The Planning Manager stated that complaints about anti-social behaviour at the site would be dealt with by the Police, and that the Planning team could only consider material planning considerations. The impact on the amenities of neighbours was considered acceptable and the Police had made no comments.
3. Councillor Hugh-Jones was informed by the case officer that the shrub to be lost was the one closest to Platform 9 and details of the external treatments of the proposed decking would be required by condition.
4. Councillor Moonan was informed by the Planning Manager that the liability for accidents would be with the council as landlord and the operator, and this was not a Planning matter. The applicant stated that the decking would be open to the public and customers, and the opening times would match restaurants in the area. The councillor requested that signage indicate that the decking was open to all and that a closing time of 7 or 8pm would be preferred. The applicant stated that the wine bar opposite the site had similar timings and that signage would be displayed inviting users to sit on the decking, also patrons would be given priority over non patrons for seating on the decking. The Chair noted that at the last meeting 9pm had been suggested.
5. Councillor Childs was informed by the applicant that the replacement foliage would match the existing by condition. The agent noted that the nearby pub closed the outside space between 10.00 and 11pm.

6. Councillor Shanks was informed by the applicant that the opening hours of Platform 9 were 8am to 6pm Monday – Friday on the ground floor, with the second floor being open 24 hours a day, however events did take place monthly that went on as late as 10pm.

#### Debate

7. Councillor Moonan considered the application was difficult to decide as the proposals would enhance the local area, with a low impact and a boost to the area, however, they had concerns about opening times as this was not a pub or restaurant. The councillor considered that the monthly events could lead to a substantial change in times, and they considered 9pm to be appropriate. The councillor proposed a condition for no use of outdoor areas after 9pm, seven days a week. The condition was seconded by Councillor Yates.
8. Councillor Yates considered balancing amenity impact over potential it offers to others, and noted that the proposal provides a functional space, was not visually intrusive or detrimental to the amenities of others. The councillor considered the 9pm closing of outdoor space a good idea. The councillor supported the application.
9. Councillor Shanks considered the additional condition was not needed and they supported the application as submitted.
10. Councillor Childs expressed concerns over noise, however they considered the use of the space to be good. The councillor proposed a condition to close the outside space at 8pm. The proposal was not seconded.
11. Councillor Hugh-Jones supported the application which was considered to bring life to a tired area. The application was considered to improve the space and granting permission would support a local business.
12. Councillor Littman considered the proposals to be a good use of the area and welcomed the replacement of lost foliage.

#### Vote

13. A vote was taken, and the additional condition to close the outside space by 9pm seven days a week, was agreed by 6 to 1.
14. A vote was taken, and by 6 to 1, the committee agreed to grant planning permission.
15. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

An additional condition was added at Planning Committee: The outdoor decking area shall not be in use after 9pm Monday to Sunday.

**Reason:** To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

**B BH2022/00632 - 4 Prince's Street, Brighton - Full Planning**

1. The Planning Manager introduced the application to the committee.

Answers to Committee Member Questions

2. Councillor Childs was informed by the case officer that the application site was in a residential area and the opening hours would be restricted by condition to 12 to 10pm, Monday to Sunday. No amplified music would be allowed in the beer garden and the only other objections received related to noise from refuse collections but not considered to be worsened by this proposal.

Debate

3. Councillor Yates noted that a previous permission had passed the three year time limit to implement the permission. The site was in a very central position in the city, and the development was relatively small. The license allowed the pub to operate in a residential area and the proposals were a valuable improvement to the amenity of the pub.
4. Councillor Gibson considered it was good for patrons to go outside and the application was reasonable.

Vote

5. A vote was taken, and by 6 to 1 abstention, the committee agreed to grant planning permission.
6. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **APPROVE** planning permission subject to the Conditions and Informatives as set out in the report.

**C BH2021/02656 - 184 Saunders Hill, Brighton - Full Planning**

1. This application was not called for discussion and the officer recommendation was therefore taken as having been agreed unanimously.
2. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

**D BH2021/03806 - 7 Deans Close, Brighton - Full Planning**

1. The Planning Manager introduced the application to the committee.

Speakers

2. Ward Councillor Simson addressed the committee and stated that they were speaking on behalf of residents and noted that the site was next to a wildlife haven and was a special home to wildlife. Residents were not against development on the site; however, this application was considered an over development of the site and a smaller

development would have less impact. The existing surrounding houses are individual and have good amenity spaces. The development is situated diagonally and faces the wildlife area and looks strange in the street scene. It was noted that many trees have already gone, and this has affected birds such as jays and woodpeckers. Policy protects the bio-diversity, so how can the council consider this application. The committee were requested to refuse the application on the grounds of harm to local wildlife and over development.

3. George Gunton addressed the committee as the agent acting on behalf of the applicant and stated that the application site had a vast garden which is sloped and the topography lead to the upside down design. The units are designed to preserve the neighbour's amenity after working with the council. The maximum amount of parking is proposed with access for fire services and bins. Work has also been undertaken with the County Ecologist on the site, which is not protected, and the bio-diversity is a net gain. The committee were requested to approve the application given the council's shortfall in providing homes in the city.

#### Answers to Committee Member Questions

4. Councillor Childs was informed by the case officer that the Arboricultural Officer had agreed that 5 main trees and 4 groups can be removed, and new trees and planting will be agreed by condition. The development does not meet the threshold for affordable housing. The plans show the locations of new and existing trees on the site and details will be required by condition.
5. Councillor Hugh-Jones was informed by the County Ecologist that the neighbouring site included a badger set and a buffer area had been set aside at the development site.
6. Councillor Gibson was informed by the case officer that the application commits to high efficiency standards in accordance with policy CP8 and conditions and informatives cover this matter. The agent stated that air source heat pumps would be included in the development along with green roofs, which means there would be no solar panels are not needed and there will be no gas on the site.

#### Debate

7. Councillor Childs considered that on balance the bio-diversity gain was good and supported the application.
8. Councillor Shanks considered the development would be an improvement to the area and even though the garden was lovely it was a large piece of land. The councillor supported the application.
9. Councillor Hugh-Jones considered the development to be good and of a high standard of ecology and sustainability. The councillor supported the application.
10. Councillor Littman was upset that some trees had been removed and considered the proposals to nearly be an overdevelopment of the site, however there were other similar developments nearby. The bio-diversity net gain was good. The councillor supported the application.

## Vote

11. A vote was taken, and the committee agreed unanimously to grant planning permission.
12. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

**E BH2021/04500 - 24 The Drove, Brighton - Full Planning**

1. The Planning Manager introduced the application to the committee.

## Speakers

2. Ward Councillor Lloyd addressed the committee and stated that the development was not fitting to the area in terms of design. Family homes developments are good but not this one. The accommodation is small and would not be a benefit to the occupiers. The proposals would block light to the neighbouring properties. The councillor shared a photo of the winter sun from a neighbour's garden which will be blocked by the development. The development did not enhance the area and seemed to be a letting opportunity only. The councillor considered the accommodation to be poor and requested that the committee did not support the application.
3. Jan Allain was not available to speak as an objecting neighbour.
4. Simon Bareham addressed the committee as the agent and stated that the applicant wanted to build a one bedroom dwelling for their mother. The application was a great example of planning system delivering added quality to a development with improvements agreed with council officers, particularly the windows and entrance way. The palette of materials was fitting and the building well designed, whereas the existing garages did not have a good impact on the area. The proposals would be 40/50cms higher than the fence line to the rear of the site. It was noted that some rear boundary hedges have been removed since the application was submitted. The living conditions of the neighbours will be preserved. The existing vehicle cross over will be removed and an additional bay created for street parking. The development has many benefits including a new street parking bay, improvement to the street scene, and moving a mother to be near her daughter. The committee were requested to approve the application.
5. The Planning Manager stated that there was no condition to remove the vehicle cross over, so this would need to be added.

## Answer to Committee Member Questions

6. Councillor Yates was informed by the agent that the daughter of the mother for whom the development was to be built, lived in the Brighton and Hove City area, and the property would split the existing curtilage.

7. Councillor Shanks was informed by the agent that there was no access proposed to the existing neighbour and the building would be 40/50cms higher than the neighbour's boundary treatments to the rear.
8. Councillor Moonan was informed by the agent that residential rubbish bins would be stored at the front of the property in a bin area.
9. Councillor Hugh-Jones was informed by the agent that the photos show the boundary treatments at the time of submission, and the development will be 40/50cms higher, with a gap between the neighbour's rear garden boundary and the development created by a passageway. The proposals would be one storey higher than the existing garage.

Debate

10. Councillor Shanks considered the proposals to be suitable for the first occupier, however, future residents would find it to be small. As an annex it was acceptable, but it was not big enough otherwise. The councillor did not support the application.
11. Councillor Childs stated they did not like the development but saw no reason to refuse the application.
12. Councillor Yates noted the proposed property would be 58sqm, there was a need for a diverse range of properties across the city. The councillor could not see a reason to reject the development and supported the application.
13. Councillor Gibson supported Councillor Yates and noted that smaller properties had lower rents, and another property was good. The councillor supported the application.
14. Councillor Littman considered the development fitted the space standards and he had sympathy for the neighbours. The councillor noted the how important the street scene was and noted that there were different buildings in the area. The councillor supported the application.

Vote

15. A vote was taken, and the committee agreed unanimously to grant planning permission.
16. **RESOVLED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

**F BH2022/00612 - Flat 6B, 6 St Aubyns Gardens, Hove - Full Planning**

1. The Planning Manager introduced the application to the committee.

Speakers

2. Ward Councillor Wilkinson addressed the committee and stated that they were speaking on behalf of residents. The councillor considered that there was a lack of information

and harm would be caused to neighbour's amenities and the area. It appeared that the report states the building would be used an office, however the structure will add space to the ground floor flat, this was a concern as a previous use had been withdrawn and this application submitted with a different purpose. The development was a substantial separate building with no public benefit. The committee were requested to refuse as dozens of residents are able to see this ugly building, the design is poor and there will be an adverse impact on the amenity of neighbours, occupiers and the conservation area.

3. John Sneddon addressed the committee as an objecting resident and stated that they represented seven neighbours. The quality of the building is not fitting for the conservation area, against policy that states that development should enhance or preserve the conservation area, and this building will have an adverse impact on the area. The speaker considered the report was wrong to say that building was not publicly visible as dozens of residents can see it. It was considered this was built by a letting agency and should be refused. This is the third retrospective application submitted for the property and the neighbours are unhappy. We do not know how to access the building is gained, possibly only through flat 6b.
4. Alistair Dodd addressed the committee as the agent acting on behalf of the applicant and stated that the outbuilding forms an extension to the existing flat away from other properties, similar to others in the area. The materials used as similar to other buildings in the area. There were 20 letters of support and 11 objectors. There is no overlooking, and the garden is to be replanted. The structure is not out of character and there is no harm to area. The committee were requested to approve the application.
5. The Planning Manager informed the committee that being retrospective did not change the way the application should be considered by the committee.

#### Answers to Committee Member Questions

6. Councillor Hugh-Jones was informed by the Planning Manager that the Energy Performance Certificate (EPC) ratings were not a planning issue, the development was not for rental and would be used by the flat, and the aesthetics of the materials was considered not the quality.
7. Councillor Moonan was informed by the Planning Manager that the planning enforcement team would look at who was using the building if it was thought not to be the occupiers of the flat. The case officer stated that the access was through the flat in the main building, no conversations had been held regarding solar panels as it is not a new dwelling, however, they would be encouraged, and the replacement planting will be by condition. The structure will be for sleeping accommodation with one bedroom, storage room and a toilet. The Planning Manager noted there was a condition to prevent independent living in the structure. The councillor was informed that most of the letters of representation were from local residents.
8. Councillor Shanks was informed by the Planning Manager that the structure did not come under Permitted Development (PD) as the application site was a flat. The case officer stated the building was 22 metres from the flat it served.

- 9. Councillor Hugh-Jones was informed that access for fire engines was not a planning matter and would be dealt with by Building Control.
- 10. Councillor Littman was informed by the case officer that the bio-diversity would be the same or better.

Debate

- 11. Councillor Yates considered the development was not detrimental to the conservation area or the existing flat. The outside space was acceptable, and the councillor supported the application. The accommodation was not ideal but was an improvement for the flat.

Vote

- 12. A vote was taken, and by 3 to 1, with 3 abstentions, the committee agreed to grant planning permission.
- 13. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives as set out in the report.

**17 TO CONSIDER ANY FURTHER APPLICATIONS IT HAS BEEN DECIDED SHOULD BE THE SUBJECT OF SITE VISITS FOLLOWING CONSIDERATION AND DISCUSSION OF PLANNING APPLICATIONS**

- 17.1 There were none.

**18 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE**

- 18.1 The Committee noted the new appeals that had been lodged as set out in the planning agenda.

**19 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES**

- 19.1 There were none for this committee agenda.

**20 APPEAL DECISIONS**

- 20.1 The Committee noted the content of the letters received from the Planning Inspectorate advising of the results of planning appeals which had been lodged as set out in the agenda.

The meeting concluded at 4.16pm

Signed

Chair

Dated this      day of



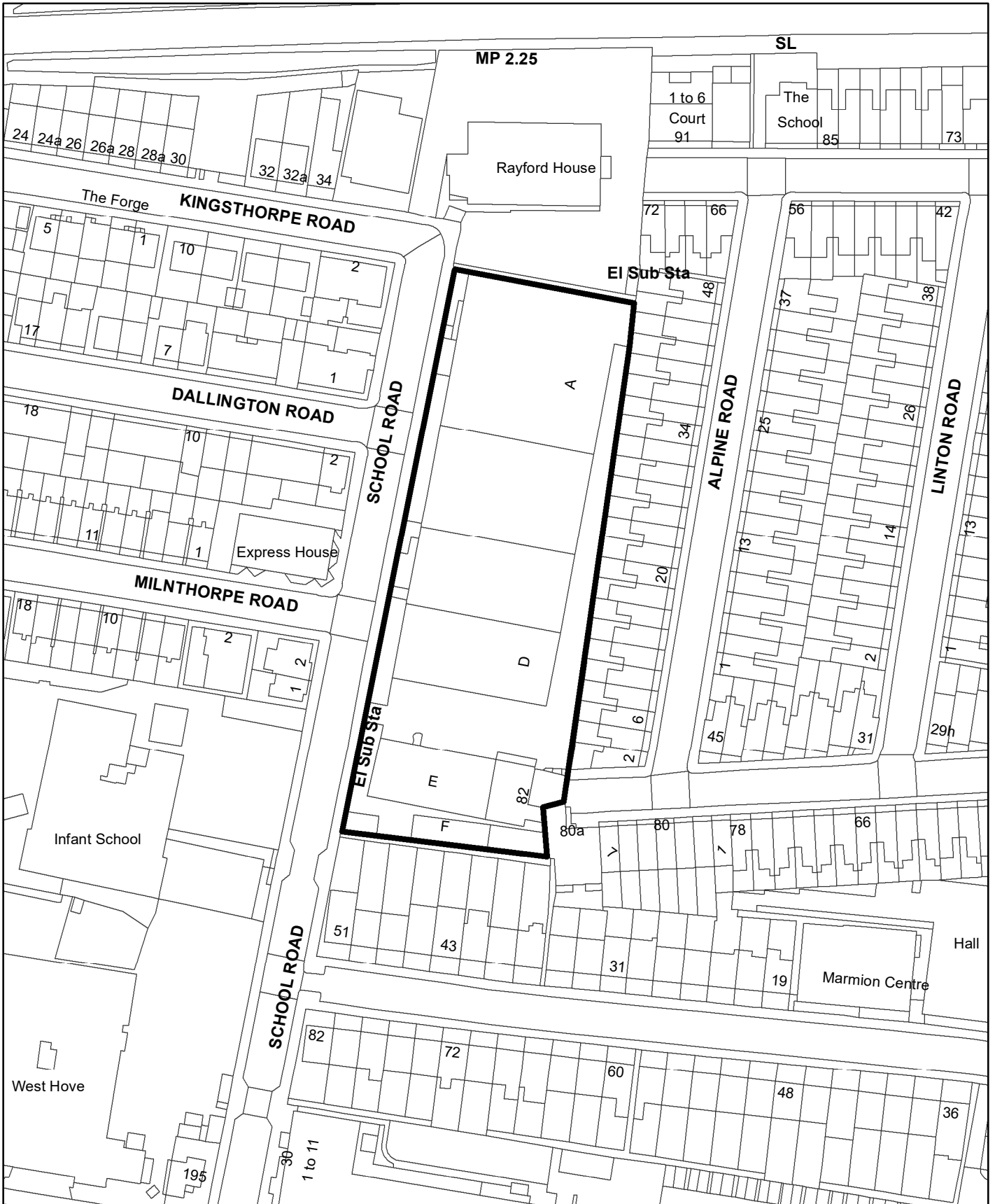
# **ITEM A**

**Westerman Complex, School Road  
BH2018/02583  
Removal or Variation of Condition**

**DATE OF COMMITTEE: 10th August 2022**



# BH2018 02583 - Westerman Complex, School Road



N



Scale: 1:1,250



<b>Subject:</b>	<b>Westerman Complex, School Road, Hove, BN3 5HX</b>		
	<b>Request to vary the terms of the Deed of Variation to the Section 106 agreement relating to planning permission BH2018/02583 (Application for variation of condition 1 of BH2016/02535 to allow amendments to the approved drawings including alterations to the car parking layout and internal layouts. Variation of condition 4 regarding the layout of the units to provide one additional one-bed unit, and one less two-bed unit and condition 6 regarding the maximum building heights to state that other than lift overruns the maximum buildings heights shall be as stated in the condition) as amended by BH2020/03810.</b>		
<b>Date of Meeting:</b>	<b>10 August 2022</b>		
<b>Report of:</b>	<b>Executive Director Economy, Environment and Culture</b>		
<b>Contact Officer:</b>	<b>Name: Russell Brown</b>	<b>Tel: 07394414471</b>	
	<b>E-mail: Russell.Brown@brighton-hove.gov.uk</b>		
<b>Wards Affected:</b>	<b>Wish</b>		

## 1. PURPOSE OF THE REPORT

- 1.1. To consider a request to vary the Heads of Terms of a Deed of Variation to the Section 106 Agreement signed in connection with planning application BH2018/02583, in order to amend the affordable housing unit mix and tenure from 7 to 14, one bed affordable rent units; from 19 to 11, one bed shared ownership units; and to provide a three bed affordable rent unit.

## 2. RECOMMENDATION

- 2.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** a second Deed of Variation to the S106 Agreement so that the developer is obligated to provide 14, one-bed affordable rent units; ten two-bed affordable rent units; a three-bed affordable rent unit; eleven one-bed shared ownership units; and five two-bed shared ownership units.

## 3. BACKGROUND INFORMATION

### Relevant History

- 3.1. Members were Minded to Grant full planning permission at Planning Committee on 12 July 2017 for the following development:  
*“BH2016/02535 Outline application for Demolition of existing mixed use buildings and erection of 104 dwellings (C3) and 572 Sqm of office space (B1) and approval of reserved matters for access, layout and scale.”*

- 3.2. The granting of permission was subject to the completion of a S106 Agreement containing the following Head of Term (amongst others), as set out in the original Committee report:  
*“40% affordable housing (56% shared ownership (24 units) and 44% (17 units) affordable rent), comprising 26 one-bed units and 15 two-bed units”*
- 3.3. Planning permission was granted on 3<sup>rd</sup> August 2018, following completion of the S106 Agreement.
- 3.4. An application (BH2018/02583) was submitted and subsequently approved on 15<sup>th</sup> March 2019 for the following:  
*Application for variation of condition 1 of BH2016/02535 (Outline application for Demolition of existing mixed use buildings and erection of 104 dwellings (C3) and 572 Sqm of office space (B1) and approval of reserved matters for access, layout and scale.) to allow amendments to the approved drawings including alterations to the car parking layout and internal layouts. Variation of condition 4 regarding the layout of the units to provide one additional one-bed unit, and one less two-bed unit and condition 6 regarding the maximum building heights to state that other than lift overruns the maximum buildings heights shall be as stated in the condition.*
- 3.5. A Reserved Matters application (BH2018/02561) was submitted and subsequently approved on 3<sup>rd</sup> September 2019 for the following:  
*Reserved matters application pursuant to outline permission BH2018/02583 for approval of appearance and landscaping.*
- 3.6. A Deed of Variation was sought to the s106 Agreement in connection with the above application to amend the unit mix, providing one additional one-bed unit, and one less two-bed unit. This was signed on 29<sup>th</sup> August 2019.
- 3.7. Another application (BH2020/03810) was submitted and subsequently approved on 21<sup>st</sup> May 2021 for the following:  
*“Variation of Conditions 15 (Residential Soundproofing), 17 (Commercial Soundproofing), 22 (Refuse/Recycling), 24 (Bicycle Parking), 25 (Motorcycle Parking) & 26 (Disabled Car Parking) of application BH2018/02583 (Application for variation of condition 1 of BH2016/02535 - Outline application for Demolition of existing mixed use buildings & erection of 104 dwellings (C3) & 572 Sqm of office space (B1) & approval of reserved matters for access, layout & scale.) to allow for a phased occupation of the development.”*

#### **4. PROPOSAL**

- 4.1. The developer has written to the Council to request that the unit and tenure mix of affordable housing on site is amended as follows:

	<b>Approved</b>	<b>Proposed</b>
1-bed affordable rent	7	14
1-bed shared ownership	19	11
3-bed affordable rent		1

- 4.2. The Deed of Variation to the S106 would also remove reference to Intermediate Housing (because is no longer defined in the NPPF) and replaces it with Shared Ownership, as well as reinstating staircasing.
- 4.3. The developer (Hyde Housing) has stated that these variations to the unit and tenure mix are necessary so that the legal agreement aligns with how they are intending to deliver the scheme on site.

## **5. CONSULTATION**

- 5.1. **Housing Strategy:** It increases the amount of affordable rent units which are much needed in the city.

## **6. COMMENT**

### Planning Policy

- 6.1. City Plan Part One Policy CP20 indicates that the Council will only accept not providing affordable housing on-site in exceptional circumstances.
- 6.2. 40% affordable housing is still being provided, only now in a ratio of 61% (25 units) shared ownership to 39% affordable rented (16 units) is proposed. This was previously 56% shared ownership to 44% affordable rented. No changes to the 41 affordable housing units are proposed.
- 6.3. Paragraph 4.213 of City Plan Part One Policy CP19 states that an estimated 65% of the overall need / demand (for both market and affordable homes) will be for two and three bedroom properties. A three bed affordable dwelling and one less one bed affordable dwelling is proposed.
- 6.4. The main considerations in the determination of this application relate to the principle of varying the legal agreement to allow for 14 x 1 bed affordable rent units, 11 x 1 bed shared ownership units and a three bed affordable rent unit to be provided on site in place of the agreed mix.
- 6.5. It is considered that the implementation of the development would deliver planning and economic benefits, including much-needed affordable housing, in a sustainable location, with good access to shops and services, and sustainable transport links. With the variation, it would also deliver more affordable rent units, which are in demand in the city. The s106 also commits the developer to £666,087.69 of contributions towards public art, local education

services, employment schemes, sustainable transport improvements, recreation facilities and wheelchair housing.

- 6.6. The definition of “Affordable Housing” changes to:  
*“means housing for sale or rent, provided to Eligible Households whose needs are not met by the market (including housing that provides a subsidised route to home ownership) as defined in the NPPF. Eligibility is determined with regard to local incomes and local house prices and Affordable Housing should include provision for the home to remain at an affordable price for future Eligible Households”*
- 6.7. The definition of “Affordable Rent” changes to:  
*“means the rent set at no more than the Local Housing Allowance or 80% of the Local Market Rent, whichever is the lower (including service charges where applicable) (and annual increases shall be restricted to RPI-X plus 0.5%)”*
- 6.8. The definition of “Shared Ownership Lease” would be as follows:  
*“means a lease substantially in a form approved or published by Homes England whereby the tenant having paid an initial premium calculated by reference to a minimum of 25% and a maximum of 75% of the Open Market Value of the particular Affordable Housing Unit pays a rent in respect of the remaining equity held by the owner plus (if appropriate) a reasonable service charge and whereby the tenant may in successive tranches purchase up to 100% of the equity in the dwelling (Staircasing) PROVIDED THAT the rent per annum will;*  
*(a) be at a level not exceeding 2.75% of the Open Market Value of the Registered Provider’s retained share of the relevant dwelling; and,*  
*(b) not be at a level which is in conflict with any applicable Homes England restrictions relating to charges payable by the tenant; and*  
*(c) annual rent increases shall not exceed RPI-X Index + 0.5%”*
- 6.9. The definition of “Staircasing” would be as follows:  
*“means the purchase by an owner-occupier of additional equity in the Shared Ownership Housing Unit in accordance with the arrangements as agreed by the Registered Provider with the Owner/Council;”*
- 6.10. In conclusion, the continued provision of on-site affordable housing through changing the unit and tenure mix is considered acceptable and to accord with City Plan Part One Policies CP19 and CP20. The proposed variation would allow a financially-viable and successful housing development to be achieved. As such, it is recommended to vary Clauses 1.1 and 3.4.1; Paragraphs 2, 3(iii) and 4 of Schedule 3; and paragraph 5(i) of Schedule 2 of the S106 dated 1<sup>st</sup> August 2018 amended by the Deed of Variation dated 29<sup>th</sup> August 2019.

Background Documents:

Planning Application BH2016/02535

Planning Application BH2018/02561



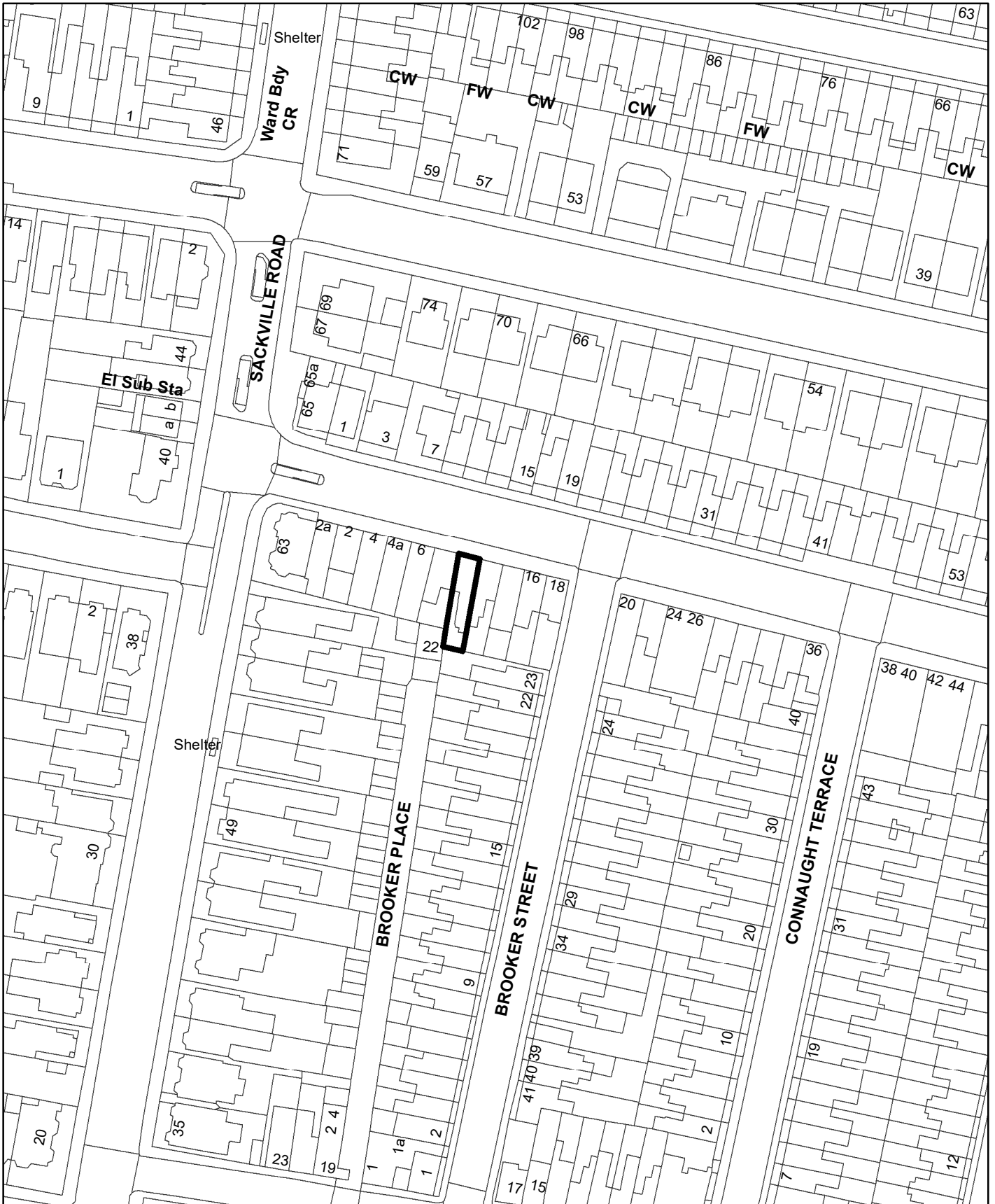
# **ITEM B**

**10 Blatchington Road  
BH2022/00673  
Full Planning**

**DATE OF COMMITTEE: 10th August 2022**



# BH2022 00673 - 10 Blatchington Road



N



Scale: 1:1,250



<b><u>No:</u></b>	<b>BH2022/00673</b>	<b><u>Ward:</u></b>	<b>Central Hove Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>10 Blatchington Road Hove BN3 3YN</b>		
<b><u>Proposal:</u></b>	<b>Roof alterations incorporating rear dormer and 1no. front rooflight. Enlargement of existing first-floor flat to create 1no. two-bed maisonette (C3). Conversion of existing basement to create 1no. one-bed self-contained studio flat (C3). Demolition of existing single storey rear extension. Alterations to windows and doors including formation of front basement level window. Reinstatement of original raised ground floor level, with new access steps and stone paving to front curtilage.</b>		
<b><u>Officer:</u></b>	Mark Thomas, tel: 292336	<b><u>Valid Date:</u></b>	24.02.2022
<b><u>Con Area:</u></b>	None	<b><u>Expiry Date:</u></b>	21.04.2022
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Whaleback Planning And Design 91 Boundary Road Hove BN3 7GA		
<b><u>Applicant:</u></b>	Annie and Janjan Ltd C/o Whaleback Planning And Design 91 Boundary Road Hove BN3 7GA		

## 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 **REFUSE** planning permission for the following reasons:

1. The proposed shopfront, by reason of its raised entrance, overly large and tall shop window, poorly proportioned fascia and due to the internal floor cutting across the window, would result in an incongruous addition which would be harmful to the character and appearance of the recipient building, and the wider streetscene, in particular the terrace comprising numbers 10-16 Blatchington Road. The development would therefore be contrary to policy QD10 of the Brighton and Hove Local Plan, policy CP12 of the Brighton and Hove City Plan Part One and policy DM23 of the submission Brighton and Hove City Plan Part Two.
2. The proposed development would remove a street-level entrance to the ground floor premises, introducing steps which would represent a barrier to access a local service for local residents. The proposals are not, therefore, considered to incorporate all reasonable measures to make the shopfront accessible to all and would be contrary to policy QD10 of the Brighton and Hove Local Plan, Strategic Objective SO20 of the Brighton and Hove City Plan Part One and policy DM23 of the submission Brighton and Hove City Plan Part Two.

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. This decision is based on the drawings received listed below:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	7174/010		24 February 2022
Proposed Drawing	7174/020	E	9 May 2022
Proposed Drawing	7174/021	C	9 May 2022
Proposed Drawing	7174/022	E	9 May 2022
Proposed Drawing	7174/024	D	9 May 2022

## **2. SITE LOCATION**

- 2.1. The application relates to a two-storey over basement terraced property on the southern side of Blatchington Road. The ground floor is currently a commercial unit (massage therapy rooms), while the first floor is occupied as a flat, and the basement houses additional storage space for the residential use.
- 2.2. The property is outside of, but adjacent to, the Old Hove Conservation Area, the boundary of which runs along the rear boundary of nos. 2-8 Blatchington Road to the west.

## **3. RELEVANT HISTORY**

- 3.1. **BH2010/00763** Change of use from retail (A1) to massage therapy rooms (D1) (Retrospective) Approved 11.05.2010

No. 8 Blatchington Road

- 3.2. **BH2021/03588** Change of use from retail (Class E) and self-contained flat (C3) to single dwellinghouse (C3), with associated external alterations. Approved 02/12/2021

## **4. APPLICATION DESCRIPTION**

- 4.1. The application seeks planning permission to convert the basement into a self-contained flat, facilitated by alterations to the shopfront, and new windows and doors at the rear. It is also proposed to construct a rear dormer and install a front rooflight to enlarge the existing first floor flat with an additional bedroom.

## **5. REPRESENTATIONS**

- 5.1. **Fourteen (14)** letters have been received supporting the proposed development for the following reasons:
- Good design.
  - The existing building is an eyesore.
  - Good sized garden for new flat.
  - Shopfront design is fitting for the historic setting.
  - The façade will match that at no. 8 Blatchington Road.
  - Additional housing where there is a shortage.
  - The applicant has made an effort to discuss proposals with neighbours

Note: notwithstanding the number of representations in support of the application, it could not be determined under delegated powers as Councillor Nemeth is the director of the applicant company.

## 6. CONSULTATIONS

- 6.1. Sustainable Transport - Verbal Comment: No objection
- No significant increase in vehicle trips would be expected as a result of the development.
  - It would not be possible to install policy compliant cycle parking at the site.
  - The property is within the key public transport corridor.
  - The site is within a Controlled Parking Zone (CPZ) which is close to capacity (over 95%).

## 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 JAAP (adopted 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 One

SS1	Presumption in Favour of Sustainable Development
CP1	Housing delivery
CP4	Retail provision
CP8	Sustainable Buildings
CP9	Sustainable Transport
CP10	Biodiversity
CP12	Urban Design
CP13	Public Streets and spaces
CP19	Housing Mix

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

TR7	Safe development
TR14	Cycle access and parking
SU10	Noise nuisance
QD5	Design - street frontages
QD10	Shop Fronts
QD14	Extensions and alterations
QD27	Protection of Amenity
HO5	Provision of private amenity space in residential development
SR5	Town and district shopping centres
HE6	Development within or affecting the setting of a conservation area

### Brighton & Hove City Plan Part Two

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).

DM1	Housing, Accommodation and Community
DM12	Primary, Secondary and Local Centre Shopping Frontages
DM20	Protection of Amenity
DM21	Extensions and alterations
DM23	Shop Fronts
DM26	Conservation Areas
DM33	Safe, Sustainable and Active Travel
DM36	Parking and Servicing
DM37	Green Infrastructure and Nature Conservation
DM40	Protection of the Environment and Health - Pollution and Nuisance
DM44	Energy Efficiency and Renewables

### Supplementary Planning Documents:

SPD02	Shopfronts
SPD14	Parking Standards



## 9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of development, the design and appearance of the external alterations, the proposed standard of accommodation, the impact of the proposals on neighbouring amenity, and transport matters.

### **Principle of Development:**

- 9.2. Policy CP1 in City Plan Part One sets a minimum housing provision target of 13,200 new homes for the city up to 2030. However, on 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government's standard method should be used in place of the local plan housing requirement. The local housing need figure for Brighton & Hove using the standard method is 2,311 homes per year. This includes a 35% uplift applied as one of the top 20 urban centres nationally.
- 9.3. The council's most recent housing land supply position is published in the SHLAA Update 2021 which shows a five-year housing supply shortfall of 6,915 (equivalent to 2.1 years of housing supply).
- 9.4. As the council is currently unable to demonstrate a five year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).
- 9.5. The proposal would provide a new flat with garden within the basement and an enlarged flat to the upper floors. The proposals would be in accordance with policy CP1 of City Plan Part 1.

### **Design and Appearance:**

- 9.6. The application site currently has a frontage with two entrances: one to the commercial unit, and one to the flat above. At ground floor level, the applicant is proposing to revise the current shopfront and undertake internal alteration to floor levels to increase head-room sufficient to accommodate a new residential unit at basement level. The lower portion of the shopfront would be glazed to provide additional light into the basement unit. Access to the existing commercial unit and the two flats would be via a single stepped access from Blatchington Road.
- 9.7. The application site is one of four within a terrace of properties with commercial uses at ground floor comprising numbers 10-16 Blatchington Road. These properties feature shopfronts with some variation but of broadly similar scale and design. The overall height and full width of the shopfronts is mirrored, along with similarly proportioned fascias and glazed shopfronts over a solid stallriser with entrance doors at street level. There is an immediately adjacent (continuation) of the terrace toward the west at 6 - 8 Blatchington Road of a smaller form than

the application site with lower roof ridges and first floors approximately 0.5m lower than the application site.

- 9.8. Policies QD10 (Shopfronts) and policy DM23 (of the emerging City Plan Part Two which can be given more weight than Brighton and Hove Local Plan Policy QD10) states that permission will be granted for a new, replacement or altered shop front provided that the shop front, among other things:
- a) "respects the scale, style, proportions, detailing, materials and finish of the parent building and surrounding buildings;" and
  - c) "has a fascia that is proportionate in depth to the scale of the shop front;"
  - e) incorporates all reasonable measures to make the shop front accessible to all."
- 9.9. It is considered that the proposed shopfront would be contrary to both policies QD10 and DM23. It would appear incongruous in the context of the terrace, with the shop window being too large in comparison to the existing adjacent terrace. It would appear significantly higher than that adjacent at no. 12 at both lower and upper parts of the window, creating a discordant relationship with the rest of the frontage to which this property relates. The internal floor height of the revised ground floor commercial unit would be above the lower level of the shop window and would visibly cut across the shop window. The new fascia would also consequently appear too small, being narrower than the building and significantly thinner vertically, departing from the relative consistency of the terrace to the east.
- 9.10. This reduction in the proportions of the fascia is necessitated by the introduction of a revised entranceway, which introduces stepped access and an entrance door approximately 1.5m above street level in order to accommodate the alterations to the internal floor and ceiling levels. This raised entrance door would, in the context of its surroundings, appear out of keeping with the remainder of the terrace to the east, and would be contrary to clause e) of Policy DM23 which requires 'reasonable measures' to make the shop accessible to all, as set out in further detail below.
- 9.11. It is noted that planning permission BH2021/03588 at no. 8 Blatchington Road (adjoining) allows the introduction of a stepped access. However, this stepped access is lower, and no. 8 does not sit within the matching terrace, being a pair of similar properties (with no. 6) which are different, most notably being less tall with fenestration sitting lower than nos. 10-16. It is also noted that that permission is for an entire residential conversion, allows for a smaller frontage window than that proposed and does not have an internal floor height which results in the floor cutting across that window. Whilst there are some similarities between the designs, there are also notable differences and the building has a different relationship to the wider terrace. Finally, as mentioned, the adjacent consent at 8 Blatchington Road accommodated the conversion to a single dwelling house and not the retention of the commercial unit so do policies QD10 and DM23 are of less relevance.

- 9.12. Overall, the proposed shopfront is considered to have a significantly detrimental impact on the character and appearance of the recipient building and the wider streetscene, though not the setting of the nearby Old Hove Conservation Area.
- 9.13. To the rear of the building changes in fenestration are proposed to facilitate the new basement flat. These comprise glazed double doors with a glazed fanlight, and a number of other windows. There is no objection to any of these proposals. To the rear roofslope a dormer is proposed. Whilst the dormer is somewhat 'boxy' in appearance, it would be appropriately sized in relation to the roofslope, and the original roof-form would remain legible. There is no objection to the dormer or to the provision of a single rooflight to the front roofslope.
- 9.14. The proposed external materials comprise timber fenestration, painted render elevations and roof tiles to match the existing. The materials are appropriate to the character and appearance of the building and the wider streetscene.
- 9.15. The applicant has submitted additional information during the course of the application in order to demonstrate that the original building form of the application site and adjacent terrace included a basement area. This is noted, but the proposed scheme is not a reversion back to the traditional form and character of the dwelling, and for the reasons above the external front alterations are not considered to be acceptable.
- 9.16. Overall, whilst the alterations to the upper flat and rear basement area are considered acceptable, the proposed shopfront and entranceway are considered to result in an inappropriate and incongruous form of development which would cause significant harm to the character and appearance of the building and the wider streetscene. The development is therefore considered to be contrary to policy QD10 of the Brighton and Hove Local Plan, policy CP12 of the Brighton and Hove City Plan Part One and emerging policy DM23 of the Brighton and Hove City Plan Part Two which can be afforded more weight than QD10.

**Standard of Accommodation:**

- 9.17. The 'Nationally Described Space Standards' (NDSS) were introduced by the Department for Communities and Local Government in 2015 to establish acceptable minimum floor space for new build developments. Although these space standards have not been formally adopted into the Brighton & Hove City Plan, policy DM1 of CPP2 proposes to adopt them and can now be given significant weight.
- 9.18. The proposed basement studio flat would have an internal floor area of approximately 51sqm. The NDSS sets out that a floor area over 50sqm is capable of accommodating a one bedroom flat with two occupiers. In terms of living areas, there would be a large open plan studio room with partitioned bathroom, and a separate kitchen. These spaces would be of an acceptable size and shape to accommodate necessary furniture and allow adequate circulation.

- 9.19. The main living/bedroom space would have a dual outlook. Facing the rear into the garden would be a set of glazed double doors with a glazed fanlight over. To the front would be a bay fronting into a lightwell. Light provision to the lightwell would be improved by the inclusion of the glazed lower portion of the new shopfront which would allow more light to penetrate into the basement area. Whilst the outlook to the front would be limited, it is considered that the main room would have adequate outlook to the rear. It is considered that the combination of the front and rear fenestration would allow sufficient light into the basement studio room. Overall, and on balance, the proposed studio is considered to offer adequate natural light and outlook for future occupiers. The proposed kitchen would feature three windows facing onto the rear garden. This room would be well served for natural light and would benefit from an adequate outlook.
- 9.20. The basement flat would have access to the rear garden. The provision of outdoor space is not untypical of what could typically be expected from a flatted development in this location.
- 9.21. The proposal to add a bedroom to the upper flat is also considered acceptable. The bedroom would be suitably sized and would benefit from adequate headroom. Outlook and natural light would be afforded from a rear dormer and front rooflight.
- 9.22. Overall, it is considered that the development would deliver an adequate standard of living accommodation for future occupiers in accordance with policies QD27 and H05 of the Local Plan and paragraph 130F of the NPPF. It is also considered that the proposals meet the standards set out to be adopted in City plan part Two policy DM1 which can be afforded significant weight.

**Impact on Amenity:**

- 9.23. Policy QD27 of the Brighton & Hove Local Plan and emerging Policy DM20 of City Plan Part 2 (which can be given greater weight) state 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.
- 9.24. The proposed redevelopment of the building would be consistent with the mix of commercial and residential uses within Blatchington Road and particularly to the western end. The use of the basement as a studio flat is not expected to cause a nuisance to neighbouring residents or businesses.
- 9.25. Accordingly, the development is considered to be in accordance with Local Plan policy QD27 and emerging policy DM20 of the City Plan Part Two which has more weight than the retained local plan policy.

**Accessibility:**

- 9.26. Policy DM23 requires new or altered shopfronts to 'incorporate all reasonable measures to make the shop front accessible to all'. In this case, the removal of a level threshold and introduction of 1.5m height of steps to access the ground

floor commercial unit would be contrary to this requirement, making the shop less accessible for those with mobility issues. This is also contrary to Strategic Objective SO20 of City Plan Part 1 which seeks to 'contribute towards reducing inequalities experienced by different groups within the City', including through the improvement of accessible facilities and employment.

- 9.27. On this basis, the alterations to the shop front are not considered acceptable, or to incorporate 'reasonable measures' to make it accessible to all, particularly as the works would worsen the existing situation.

**Sustainable Transport:**

- 9.28. The site is located within the Key Public Transport Corridor, with easy access to bus routes into and around the city. The property is also within a short walk of Hove train station. Bikeshare and Car Club facilities are within easy reach of the site. The location of the site and the availability of a range of transport options would encourage travel other than by motor-vehicle.
- 9.29. Appropriately positioned and convenient cycle parking cannot be achieved due to physical constraints and the characteristics of the site. Given this, and the opportunities for non-car travel available for occupiers, there is no objection to cycle parking being omitted in this instance. No car parking is proposed as part of the application, and it is noted that the site is located within Controlled Parking Zone (CPZ) N. Future residents would need to apply to the Council's parking team to obtain a parking permit or join a waiting list if all permits are issued. Details of the development shall be passed to the Traffic Authority administering the Controlled Parking Zone so they can determine whether occupiers should be eligible for residents' parking permits.
- 9.30. The proposed development is acceptable in relation to transport matters and given the constraints and opportunities for active/sustainable travel is in accordance with policies TR7 and TR14 of the Brighton and Hove Local Plan. The development is also considered to be in accordance with emerging development plan policies DM33 and DM36 within the Brighton and Hove City Plan Part Two which can be given significant weight.

**Conclusion:**

- 9.31. The proposed development would provide one additional residential unit, as well as improving the accommodation provided in the existing first floor flat by introducing an additional bedroom. The provision of an additional flat is given greater weight due to the City's housing shortfall.
- 9.32. However, weighing against the development is the introduction of a poorly designed shopfront, which would cause significant harm to the character and appearance of the recipient building and the wider area, as well as disadvantaging people for whom stepped access would be a barrier to a local service. Whilst it is accepted that the proposal in this case would result in the creation of a new dwelling, it is considered that the tilted balance in favour of the provision of the new units of residential accommodation should not apply here for the reasons set out above. Paragraph 11 of the NPPF states; "permission must be granted unless any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits". It is considered in this matter that it is fundamental to ensure that all development contributes positively to its setting and does not harmfully impact upon the character of an area. The Council is mindful of the approach set out within paragraph 11 and that the Framework seeks to boost the supply of homes, however, the NPPF also states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve with accessibility built into design of a proposal. Good design is a key aspect of sustainable development. The Framework goes on to say that developments should add to the overall quality of the area, be sympathetic to local character and history and create places with a high standard of amenity. For the reasons given above, the Council considers that the adverse effects of granting permission would significantly and demonstrably outweigh the benefits of housing delivery, when assessed against the policies in the Framework taken as a whole.

- 9.33. The benefits of the development are acknowledged but are considered to be significantly outweighed by the harm identified and refusal is therefore recommended.

## **10. EQUALITIES**

- 10.1. The property would replace a level threshold with stepped access to a retail/commercial unit which would present a barrier to access for some individuals.

## **11. CLIMATE CHANGE/BIODIVERSITY**

- 11.1. The building is well situated for future occupants to have good access to travel options other than motor-vehicle, including nearby public transport. The rear garden would be planted which provides opportunities for improved habitat and biodiversity gains.

# **ITEM C**

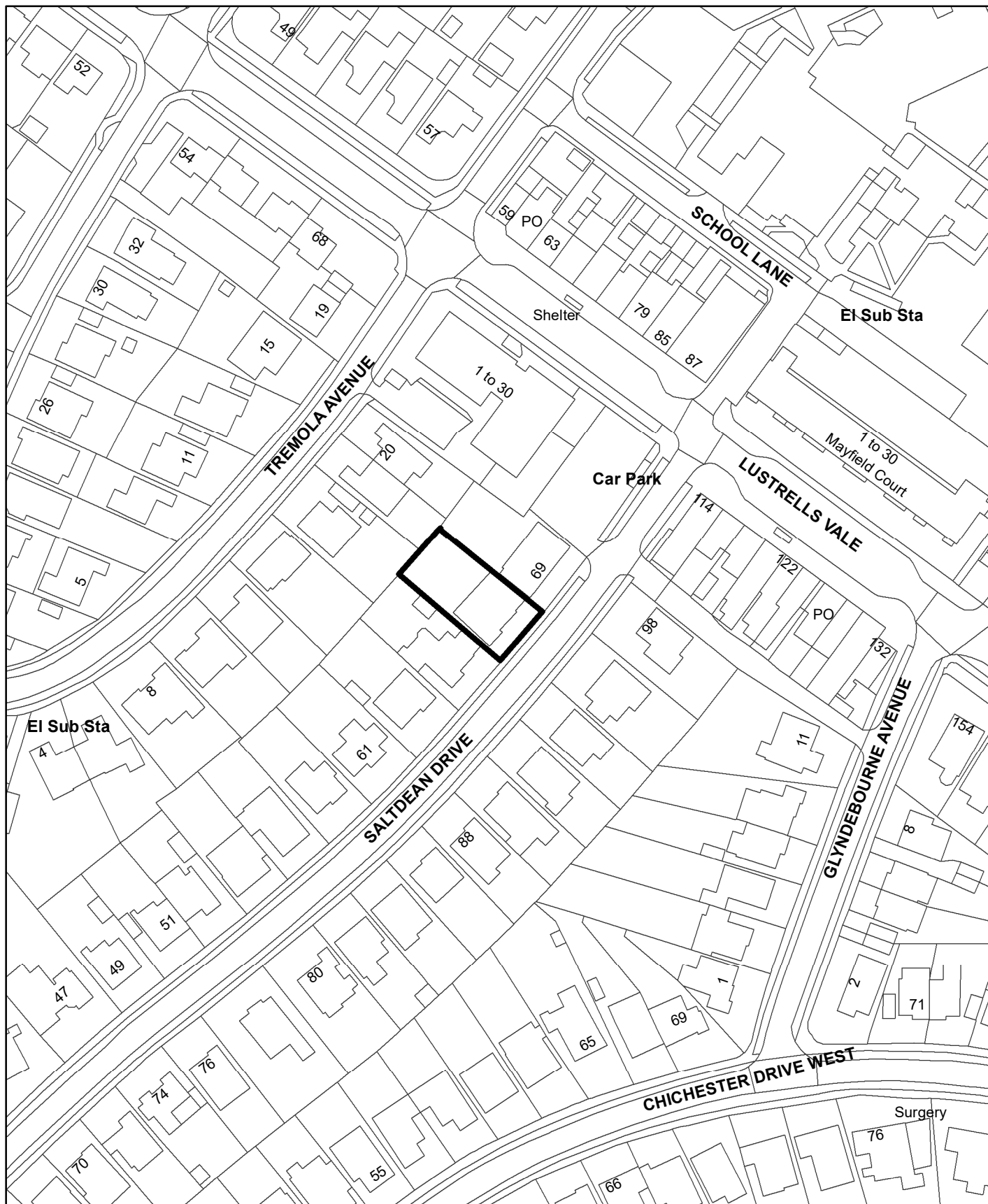
**67 Saltdean Drive  
BH2022/01049  
Householder Planning Consent**

**DATE OF COMMITTEE: 10th August 2022**





# BH2022 01049 - 67 Saltdean Drive



**Scale: 1:1,250**



<b><u>No:</u></b>	<b>BH2022/01049</b>	<b><u>Ward:</u></b>	<b>Rottingdean Coastal Ward</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>67 Saltdean Drive Saltdean Brighton BN2 8SD</b>		
<b><u>Proposal:</u></b>	<b>Erection of single storey rear and side extensions. Conversion of existing garage to habitable space. New steps to front.</b>		
<b><u>Officer:</u></b>	Charlie Partridge, 292193	tel:	<b><u>Valid Date:</u></b> 28.03.2022
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	23.05.2022
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	South Eastern Planning Services Ltd 67 Coleridge St Hove BN3 5AA		
<b><u>Applicant:</u></b>	Glenholme Group Ltd 67 Saltdean Drive Saltdean Brighton BN2 8SD		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	1		28 March 2022
Proposed Drawing	1	A	1 July 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 external finishes of the walls and roof tiles of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**Reason:** To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

4. Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

**Reason:** In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5. 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.

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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.

## 2. SITE LOCATION

- 2.1. The application site is a detached bungalow property located on the west side Saltdean Drive, just south of its junction with Lustrells Vale. It is an early post-war property having a suburban character and appearance.
- 2.2. The bungalow has a hipped roof at the front with a further subservient hipped bay on the front elevation. The rear elevation has a gable roof. There is a garage/car port on the northeast side elevation.

## 3. RELEVANT HISTORY

- 3.1. **BH2022/02123** Change of use from dwellinghouse (C3) to small house in multiple occupation (C4) including the erection of single-storey side and rear extensions, and alterations to fenestration. Under consideration.
- 3.2. **BH2022/01048** Certificate of lawfulness for proposed construction of 2no. side dormers. Refused 23.5.2022 for the following reason:  
*The proposed side dormers would not represent permitted development as they would breach the restrictions of Schedule II, Part 1, Class B.1(d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*

## 4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the erection of a single storey rear and side extension and the conversion of the existing garage to habitable space. New steps to front of the property are also proposed as part of this application.

- 4.2. An amended floor plan was submitted during the course of the application which removed reference to a staff toilet. Additional drawings were also submitted which included a land level survey and a floor plan of the neighbouring property.

## 5. REPRESENTATIONS

- 5.1. **Ten (10) objections** were received, raising the following concerns:
- Parking issues
  - Traffic or Highways
  - Detrimental effect on property value
  - Noise
  - Poor Design
  - Impact on residential amenity
  - Issues relating to the intended use of the site
  - Concerns relating to the issues of the adjacent care home
  - Change in the residential character of the area
  - Waste management of the site
  - Lack of information in the application
  - Concerns over the piecemeal nature of applications for the site.
- 5.2. **Councillor Bridget Fishleigh objects** to the proposal. A copy of Councillor Fishleigh's representation is appended to this report.

## 6. CONSULTATIONS

- 6.1. **Transport Planning: No objection** Removal of garage acceptable as car parking on driveway retained as part of this proposal. May be slight increase in trips due to increase in floor space. Would not be significant enough to warrant a reason for objection.

## 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. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990
- 7.3. 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 JAAP (adopted October 2019).

7.4. 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. POLICIES**

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One:

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

#### Brighton and Hove Local Plan (retained policies March 2016):

SU10 Noise nuisance  
 QD14 Extensions and Alterations  
 QD27 Protection of amenity

#### Brighton & Hove City Plan Part 2:

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).

DM20 - Protection of Amenity  
 DM21 - Extensions and Alterations  
 DM40 - Protection of the Environment and Health - Pollution and Nuisance

#### 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 design and appearance of the development and the impact on neighbouring amenity and any impact on transport.

- 9.2. It is noted that concerns have been raised by neighbours that the intended use of the site is not a dwelling but a care home facility, particularly noting the applicant is Glenholme Group Ltd, who manage the residential care home adjacent to the site at 69 Saltdean Drive.
- 9.3. However, the current, authorised use of the site is as a C3 dwelling, and the scheme has been submitted for consideration as a householder application. Another use would require a separate planning permission, at which point the acceptability of the new use would be considered.
- 9.4. Many of the representations received from neighbours make the point that there is also an application under consideration for the site for the change of use from dwellinghouse (C3) to small house in multiple occupation (HMO – planning use class C4) which includes the erection of extensions and alterations (ref. BH2022/02123 - see planning history).
- 9.5. However, the impacts of that proposal will be assessed separately in relation to that application. It is reasonable for the applicant to apply for planning permission to extend the property under a household planning permission route given this is the lawful use of the site. Under this type of application, the development must be assessed in terms of a domestic extension only. The future application would need to assess the suitability of the proposed change of use of the site and any associated works.

#### **Design and Appearance**

- 9.6. The development would extend the rear of the property by 5.3 metres. The rear extension would not extend along the full width of the property and would be set in 2.4 metres from the southwest side boundary to 65 Saltdean Drive. The side extension, which would incorporate the existing garage/ car port would be set back from the rear extension by 1.3 metres at the rear.
- 9.7. The extensions would be flat roofed with a dummy pitch to the edges. Matching materials are proposed for brick work and tiling of the extension.
- 9.8. When viewed from the front, the proposed development would not appear notably different in form to the existing garage/car port. The side extension which would incorporate the existing garage would not extend further forward than the existing garage and would remain on the boundary. The false pitched-roof is considered to result in an acceptable design to the front elevation which would maintain a good degree of subservience to the main dwelling. The extending structure would rise above the existing eaves of the property but not in a way which would harm the appearance of the building. The current structure has both a pedestrian and garage door on the front elevation and the new extension would replace this frontage with a suitably positioned window. Numerous types of side extensions are visible in the locality. The provision of stepped access to the front of the property is considered visually acceptable.
- 9.9. When viewed from the rear, the development would result in a considerable increase in the ground floor plan of property. However, as a single storey mass, the overall scale is considered broadly acceptable. The plot is considered a

sufficient size to accommodate a development of this scale without constituting an overdevelopment of the property. Ample garden space would remain undeveloped, resulting in comfortable relationship between the extended property and the garden setting.

- 9.10. Therefore, the proposed extension is considered acceptable in design terms and would not materially harm the appearance of the bungalow or the wider streetscene. As such, the application is considered to be compliant with Policy CP12 of the City Plan Part One, QD14 of the Local Plan and DM21 of the emerging City Plan Part Two which can now be afforded more weight than QD14.

**Impact on Neighbouring Amenity:**

- 9.11. Paragraph 130 of the NPPF outlines that planning decisions should ensure that developments create places that promote health and well-being, with a high standard of amenity for existing and future users. Policy QD27 of the Brighton & Hove Local Plan and emerging Policy DM20 of City Plan Part 2 (which can be given significant weight) state 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.
- 9.12. As explained previously in this report, the potential impacts of a different use of the site which may be sought in the future, or allowed under the current HMO application, cannot be taken into account in considering this application.
- 9.13. The extensions would have the most impact on the property to the north east, 69 Saltdean Drive. The side extension would be built along the boundary to this property, extending further to the rear than the existing car/port and garage. Notably the flank wall would be approximately 600mm higher than that of the existing structure, with the false pitched roof adding a further bulk but pitching away from the boundary. The combined length of the extension and the increased height could mean an increased sense of enclosure to 69 Saltdean Drive. However, that property benefits from a single storey rear extension and has no side facing windows. Any increased sense of enclosure or loss of light is therefore not considered so significant as to warrant refusal of the application.
- 9.14. The rear extension would be set a sufficient distance from the property to the south west, 65 Saltdean Drive, to prevent a significant impact on this property. The separation to the boundary would prevent the structure having an overbearing impact on the occupiers of this property.
- 9.15. In regard to privacy, it is not considered that the extension would have a significant impact. Most of the fenestration proposed faces to the rear and would provide views of the garden only. A new window proposed for the south west elevation of the extension would be set back from the boundary with 65 Saltdean Drive. Furthermore, the boundary with 65 Saltdean Drive appears well vegetated. No loss of privacy or overlooking to adjoining properties would result.



- 9.16. The development would rely on a significant amount of flat roof. With the positioning of the existing window within the gable end providing potential access, it is considered necessary to ensure that access to the flat roof is for maintenance only.
- 9.17. As a household extension, the development would not facilitate a significant uplift in activity associated with the property and consequently it cannot be concluded that the development would have a material impact in noise levels from the site.
- 9.18. Overall the bulk, form and massing of this domestic extension is not considered to cause harm to residential amenity of neighbouring occupiers. As such, the proposal is considered to be in accordance with Local Plan Policy QD27 and Policy DM20 of the Proposed Submission City Plan Part Two, which carries more weight than QD27.

### **Traffic and Highways**

- 9.19. The Sustainable Transport Team have not raised an objection to the development. The development would result in the loss of the ability to park a vehicle in the carport/ garage area, but the driveway would remain an option for off-street car parking.
- 9.20. Representations have been made regarding localised on-street parking stress from the use of the property adjacent to the application site. Concerns have been raised that the road is so heavily parked emergency and utility vehicles have had their access restricted. This is noted however as a domestic extension, it is not considered that the works would result in a material change to on-street car parking pressures in the area.

### **Other matters:**

- 9.21. Matters regarding a change of use of the property, activities at an adjoining site, alterations outside the scope of this application, property values and waste concerns are not relevant to consideration in relation to the present scheme, and therefore have not been taken into account in the determination of this application.

### **Conclusion**

- 9.22. This application is considered acceptable on matters of design and impact on neighbouring amenity, and transport considerations. As such, this application is recommended for approval.

## **10. EQUALITIES**

None identified

## **11. CLIMATE CHANGE / BIODIVERSITY**

- 11.1. The works would extend an existing building and make more efficient use of the site. City Plan Part One Policy CP10 and SPD11 require development to provide

net gains for biodiversity and this can be achieved through the provision of bee  
brick secured by a planning condition.



## PLANNING COMMITTEE LIST

**Brighton & Hove** COUNCILLOR REPRESENTATION  
**City Council**

**Cllr. Bridget Fishleigh**  
**BH2022/01049 – 67 Saltdean Drive**

**25<sup>th</sup> April 2022:**

Stance: Customer objects to the Planning Application

Comment Reasons:

- Because of the Additional Traffic
- Noise
- Overdevelopment
- Residential Amenity
- Traffic or Highways

Comment: Dear Planning Team

If officers recommend to grant or are minded to grant this application, then I would like it to come to committee for a decision please.

Thank you.



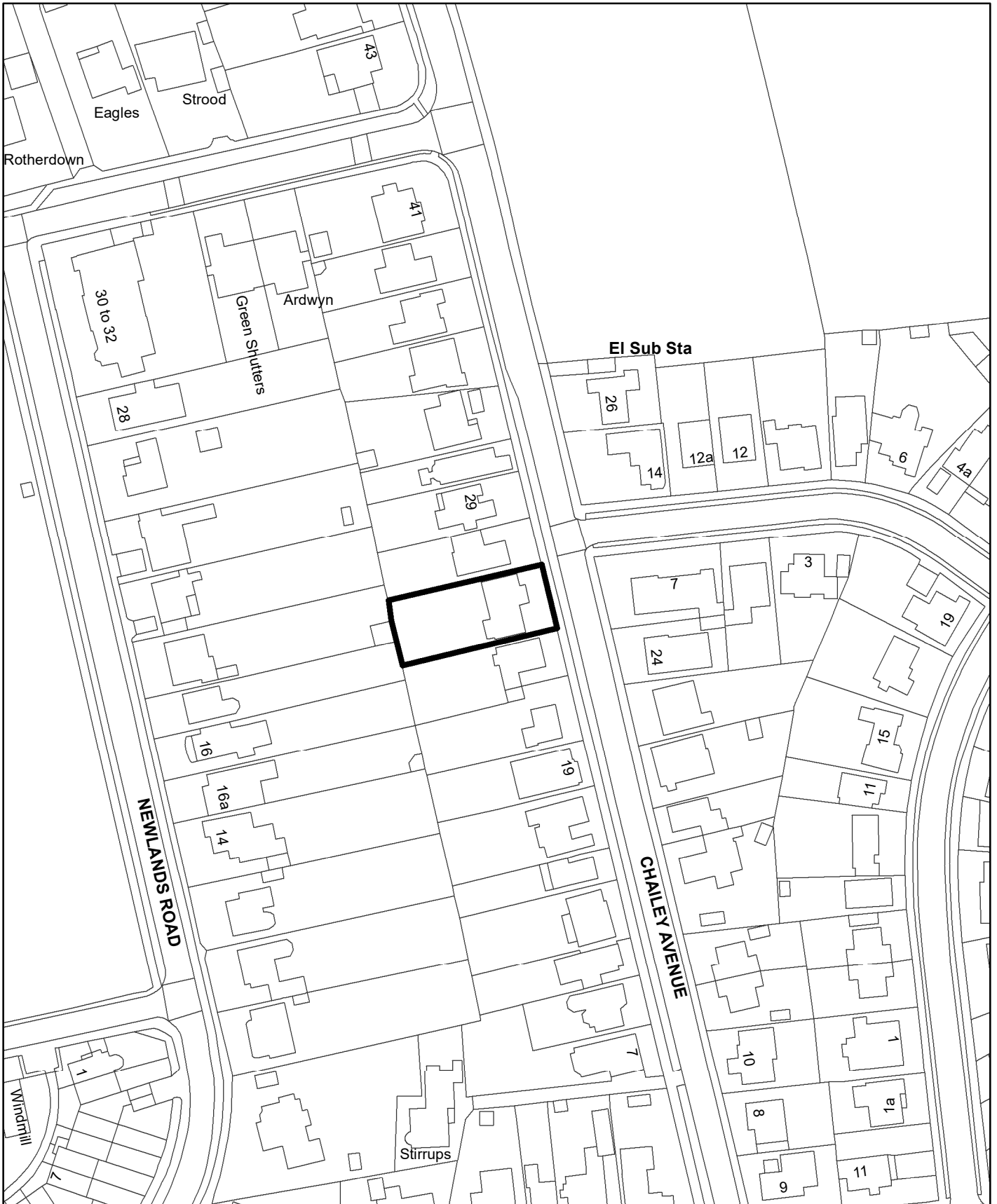
# **ITEM D**

**25 Chailey Avenue  
BH2022/01606  
Full Planning**

**DATE OF COMMITTEE: 10th August 2022**



# BH2022 01606 - 25 Chailey Avenue



N



**Scale: 1:1,250**





<b><u>No:</u></b>	<b>BH2022/01606</b>	<b><u>Ward:</u></b>	<b>Rottingdean Coastal Ward</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>25 Chailey Avenue Rottingdean Brighton BN2 7GH</b>		
<b><u>Proposal:</u></b>	<b>Creation of additional storey with balcony and erection of porch to front with revised fenestration.</b>		
<b><u>Officer:</u></b>	Steven Dover, tel:	<b><u>Valid Date:</u></b>	12.05.2022
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	07.07.2022
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	17.08.2022
<b>Agent:</b>	Graham Johnson Designs 134 Hollingbury Road Brighton BN1 7JD		
<b>Applicant:</b>	Mr And Mrs Michael And Debi Fillery 25 Chailey Avenue Rottingdean Brighton BN2 7GH		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	43152/1	B	12 May 2022
Proposed Drawing	43152/10	A	12 May 2022
Proposed Drawing	43152/11	C	12 May 2022
Proposed Drawing	43152/12	B	12 May 2022
Proposed Drawing	43152/13	B	12 May 2022
Proposed Drawing	43152/15	A	12 May 2022
Proposed Drawing	43152/8	A	12 May 2022
Proposed Drawing	43152/9	B	12 May 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 dormer window in the northern side elevation of the development hereby permitted shall be obscure glazed, and non-opening unless the parts of the windows 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 and DM20 of the Brighton & Hove Proposed Submission City Plan Part Two.

4. No extension, enlargement or other alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

**Reason:** The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan, CP12 of the Brighton & Hove City Plan Part One and DM20 and DM21 of the Brighton & Hove Proposed Submission City Plan Part Two.

5. No development 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 hard surfacing materials
- c) details of the proposed window, door and balcony treatments
- d) 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 Brighton & Hove City Plan Part One and DM21 of the Brighton & Hove Proposed Submission City Plan Part Two.

6. A 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.

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. The applicant is advised that the application of translucent film to clear glazed windows does not satisfy the requirements of condition 3
3. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.

## 2. SITE LOCATION

- 2.1. The application relates to a detached bungalow located on the western side of Chailey Avenue, with a large, single storey, flat-roofed extension to the rear. The property has a paved front driveway and a later side extension infilling to the northern boundary. It is finished in white render, timber beam detailing, brown plain tile and white uPVC fenestration.
- 2.2. The road, Chailey Avenue, has a lack of uniformity in the design, style, scale of properties and plot sizes, with a mix of one and two storey residential houses. However, the majority are low level with accommodation in the gables/roof.

## 3. RELEVANT HISTORY

- 3.1. BH2022/00568 - Erection of porch at front of property and first floor extension to create additional floor incorporating revised fenestration, roof alterations and associated works. Refused for the following reason:  
"The proposal by reason of its design, scale, the excessive height of the extensions, overall bulk and massing at roof level and to the front of the site, would result in a development which would appear over extended and fail to respect the scale, continuity, roofline and general appearance of the existing streetscene. It would appear overly dominant and have an adverse visual impact on the appearance and existing character of the property and wider area. The proposal is therefore contrary to policies QD14 of the Brighton and Hove Local Plan, DM21 of the emerging Brighton and Hove City Plan Part Two, and SPD12 of the Brighton and Hove Local Plan."
- 3.2. BH2021/02510 - Erection of porch at front of property and first floor extension to create additional floor incorporating revised fenestration, roof alterations and associated works. Refused for the following reason:  
*The proposal by reason of its design, scale, the excessive height of the extensions, overall bulk and massing at roof level and the front of the site, would result in a development which would appear over extended and fail to respect the scale, continuity, roofline and general appearance of the existing streetscene. It would appear overly dominant and have an adverse visual impact on the appearance and existing character of the property and wider area. The proposal is therefore contrary to policies QD14 and SPD12 of the Brighton and Hove Local Plan.*
- 3.3. BH2004/00676/FP - Removal of garage and erection of single storey side (north) extension. Approved.

## 4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought to extensively remodel the existing house incorporating the erection of a porch at the front of property and first floor

extensions to create an additional floor incorporating revised fenestration, roof alterations and a recessed balcony.

- 4.2. The application seeks to overcome the reasons for refusal in relation to BH2022/00568, as set out above.

## 5. REPRESENTATIONS

- 5.1. **Nine** (9) unique letters, two (2) repeat letters and one (1) discounted through distance letters have been received objecting to the proposed development on the following grounds:
- Height
  - Amenity harm
  - Overshadowing
  - Overdevelopment
  - Would affect views
  - Poor design
  - Bulk and Massing
  - Traffic generation
  - Proximity to boundary

## 6. CONSULTATIONS

- 6.1. Rottingdean Parish Council: Comment 16/06/2022
- More in keeping with streetscene and less bulky than previously refused scheme.
  - Concerned balcony may have some amenity impact but have not been able to arrive at a conclusive view.
  - For this reason while having no other objections to the application, RPC will not be taking a definitive view.

## 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 (adopted 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 One

SS1 Presumption in Favour of Sustainable Development

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

QD14	Extensions and alterations
QD27	Protection of Amenity
CP10	Biodiversity

#### Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 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).

DM20	Protection of Amenity
DM21	Extensions and alterations

#### Supplementary Planning Documents:

SPD11	Nature Conservation & 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 and the wider area; and the impact on the amenities of adjacent occupiers.

#### Design and Appearance

- 9.2. The remodelling of the existing bungalow would see a change in form, creating a larger property that is increased in height with dual gables. It is recognised, and has been pointed out in various objections, that the bulk and massing would increase over the existing dwelling.

- 9.3. The property currently has an L-shaped hipped form of roof with a gable to the front and a gable dormer in the front roofslope. It is considered that the proposed gable roof extension would improve the appearance of the host building, offering a more integrated design in the streetscape. There are gable-ended properties in close proximity with similar pitches, such as neighbouring No.23 & No.27 Chailey Avenue to each side, and with differing pitch on the opposite side of the road at No.22 & No.24 Chailey Avenue, and No.7 & No.14 Knole Road. The proposed works would slightly extend the building footprint to accommodate the new front porch and gables, but the building line would not extend any further towards the rear or front boundary in comparison to the current situation.
- 9.4. The raising of the ridge height, together with the increase in the bulk of the roof, would increase the prominence of the building. The overall height of the ridge would increase by approximately 1.4 metres to the highest point on the new front Sussex hipped gable, but in doing so, it would be of a comparable height to neighbouring properties at No.23 & No.27, so is considered to be in keeping.
- 9.5. The new elevations, although increasing in size, are taking cues from the existing elevations and the forms of development in the area, which exhibit gable ends with timber detailing and Sussex hips as a common feature of development in Chailey Avenue and Knole Road. The rear elevation would see reduced bulk from the front elevation, with the setting down of the ridge and one wider gable. Recessed within the gable would be a balcony serving proposed bedrooms 3 & 4.
- 9.6. The proposed side dormer, while not necessarily considered an enhancement to the design, would be similar to other dwellings in the area, and would not cause harm to the appearance of the proposed building, as it would match in material and style. The dormer window, which would serve a dressing room and a bathroom, has been detailed as being obscurely glazed which would be secured by condition.
- 9.7. The proposed works would be constructed in brick with white/cream painted render to match. The new roof would be finished with concrete tiles of a dark grey colour. The new fenestration would be matching white uPVC. The materials are considered acceptable and would not appear incongruous. The surrounding area has a mixture of material finishes and styles with the use of brick, flint, timber and render for elevations, of varying colours. The surrounding roof finishes are predominantly tiled, with brown, red and grey colours. The fenestrations in the streetscene are varied with a white, brown and black upvc of mixed styles and the occasional black timber leaded window. The proposed works materials and colour would therefore complement the existing varied streetscene and cause no disruption.
- 9.8. The design has been completely altered from that previously refused, most recently under BH2022/00568. The form appears less bulky at roof level with differing gable forms and ridge heights adding architectural interest and reflecting and respecting the existing designs in the streetscene. The proposed development now sits comfortably within in the plot and rather than standing out as incongruous and prominent addition to the streetscape, as the previously

refused scheme did, it would appear a more natural part of the residential character of the area. The proposed scheme has taken note of the previous reasons for refusal and translated these into a more complimentary design which meets the demands of local policy.

- 9.9. The existing building, although not unattractive, offers little architectural merit and its retention as existing is not considered necessary.
- 9.10. 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, Policy DM21 of CPP2, and SPD12 guidance.

Impact on Amenity

- 9.11. Policy QD27 of the Brighton & Hove Local Plan, as updated through Policy DM20 of City Plan Part 2 (which can be given significant weight) 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.
- 9.12. The form of the extension extending to the front, side and rear, with revisions to the roof, is not considered to substantially harm neighbouring amenity. The remodelled property would remain set in from the side boundaries, with the roof design reducing any potential overbearing and overshadowing effects, particularly with regard to No.23 & 27 Chailey Avenue. Any overshadowing effects would appear to be contained to midday with morning and afternoon largely unaffected, from an assessment of the plans, and therefore not considered to cause such harm as to warrant refusal. The properties to the west in Newlands rise and Knole road to the north are sufficiently distant that no overshadowing or overbearing impacts would occur.
- 9.13. It is acknowledged by Officers that the revised form and scale of the property would increase its visibility to some neighbours. However, despite objections concerning the loss of views and outlook, it is noted that a right to a view and retention of the same is not a material consideration in the determination of planning applications and the impact of the scheme is not considered to be significant in the current context with properties of similar design to each side. It is not considered that the neighbours' outlook would be so impacted as to warrant refusal, especially given the separation distances or the degree of interruption that is involved.
- 9.14. The new rear façade would increase the amount of glazing at first floor levels with the provision of a recessed balcony, and therefore the potential for overlooking at the upper level. The proposed first floor windows would be some 60m from the elevations of the dwellings to the rear (Newlands Road) with minimal loss of privacy at this distance. There would be increased potential for the overlooking of neighbouring gardens, but other properties already have rear facing windows or balconies at first floor height so a degree of mutual

overlooking of rear amenity areas currently exists. The degree of harm to amenity is not, in this context, considered so significant to warrant refusal.

- 9.15. The new front facing fenestration would overlook front gardens and highway, limiting any harm to private amenity. It is recognised that the views towards the properties on Knole Road to the east increase, but with a distance of approximately 24 metres to the elevations of these properties and that a high degree of mutual overlooking already exists, the increase in overlooking is considered acceptable. The new side dormer would be obscure glazed to prevent any overlooking to adjacent properties.
- 9.16. Therefore, it is not considered that the proposed extensions and works would cause any significant harm to amenity, in accordance with Policy QD27 of the Brighton & Hove Local Plan and Policy DM20 of CPP2.

#### Other Matters

- 9.17. 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.
- 9.18. To ensure that the appearance of the host property is maintained and to limit any potential impacts on amenity, permitted development rights for additions and alterations to the roof would be removed (Classes B & C), which would enable the LPA to fully assess and control any further works to the roof. A condition would be attached to that effect.

#### **Conclusion:**

- 9.19. The proposed development is considered to enhance the host property and bring improvements to the streetscene. No significant harm to neighbouring amenity is identified. Approval is therefore recommended.

- 10. EQUALITIES**  
None identified

#### **11. CLIMATE CHANGE/BIODIVERSITY**

- 11.1. The existing dwelling would be extended, making increased use of a site, where otherwise a new dwelling may have been required. A bee brick would be secured by condition to improve biodiversity.



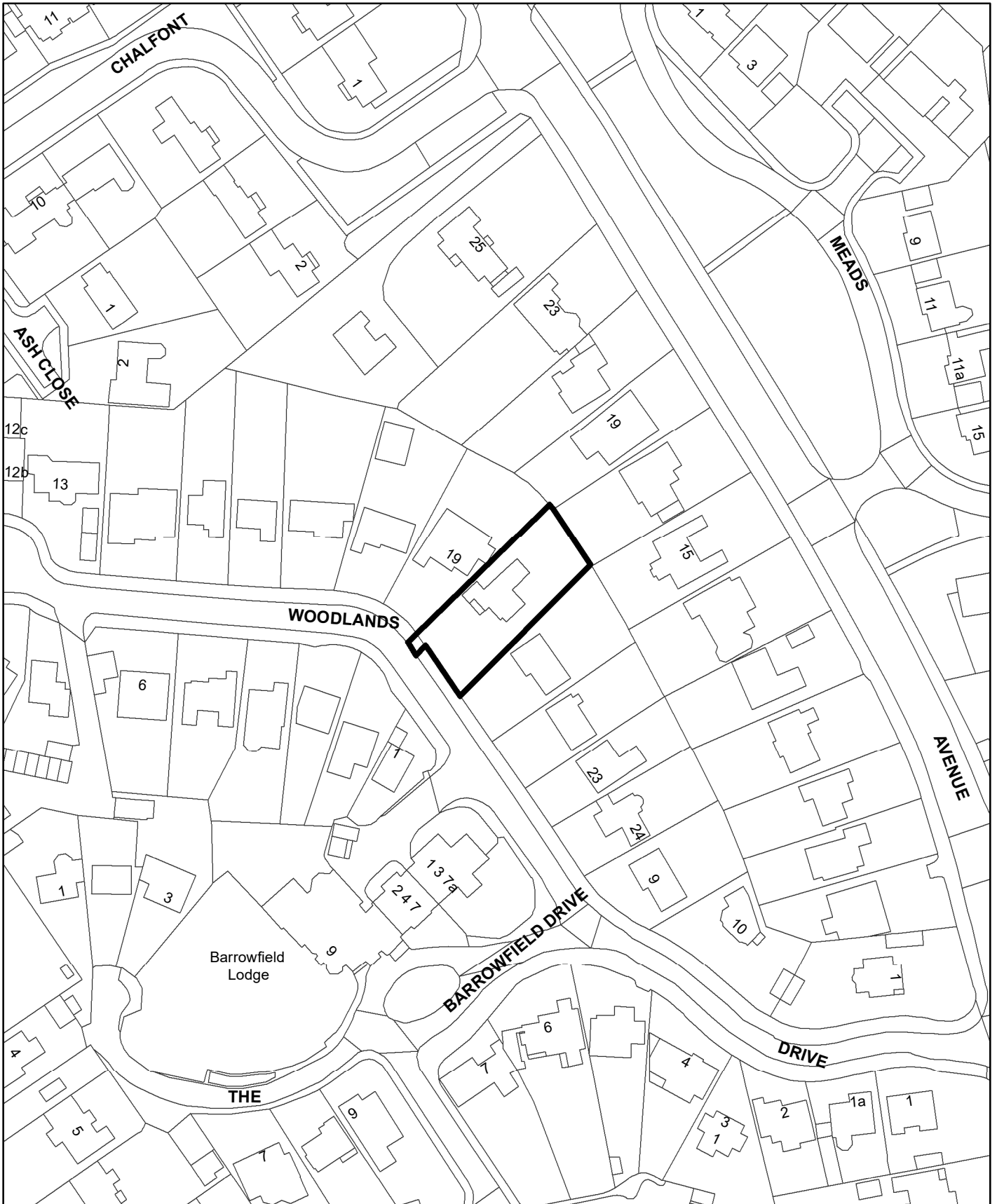
# **ITEM E**

**20 Woodlands  
BH2022/01478  
Householder Planning Consent**

**DATE OF COMMITTEE: 10th August 2022**



# BH2022 01478 - 20 Woodlands



N



Scale: 1:1,250



<b><u>No:</u></b>	<b>BH2022/01478</b>	<b><u>Ward:</u></b>	<b>Hove Park Ward</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>20 Woodlands Hove BN3 6TJ</b>		
<b><u>Proposal:</u></b>	<b>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.</b>		
<b><u>Officer:</u></b>	Ayscha Woods, tel: 292322	<b><u>Valid Date:</u></b>	18.05.2022
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	13.07.2022
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Krona Design Ltd. Storm House 4 Union Place Worthing BN11 1LG		
<b><u>Applicant:</u></b>	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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
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.





## PLANNING COMMITTEE LIST

### **Brighton & Hove** COUNCILLOR REPRESENTATION **City Council**

**Cllr. Vanessa Brown**

**BH2022/01478 - 20 Woodlands**

#### **8th June 2022:**

As a Ward Councillor I wish to object to the above application.

Woodlands is unique. It has a countryside feel with many trees and bushes. The trees either side of the front of this property and some at the back have already been removed. Directly in front of the property in the grass verge is a very old Storm Beech tree and I believe this should have a TPO on it as I am concerned it could be damaged during any building work.

This is the second application for a further very large extension to this property on both sides and to the back. The proposed extremely large two storey extension at the back is of particular concern. It will project much further down the garden than any of the neighbouring properties and will be very obtrusive. It is an overdevelopment of the site.

There is also a very large balcony proposed at first floor level and this being so far down the garden will remove all the privacy from the neighbouring gardens. It will be a loss of amenity.

If this should be recommended to be passed I would request that it goes before the Planning Committee for decision.



# **ITEM F**

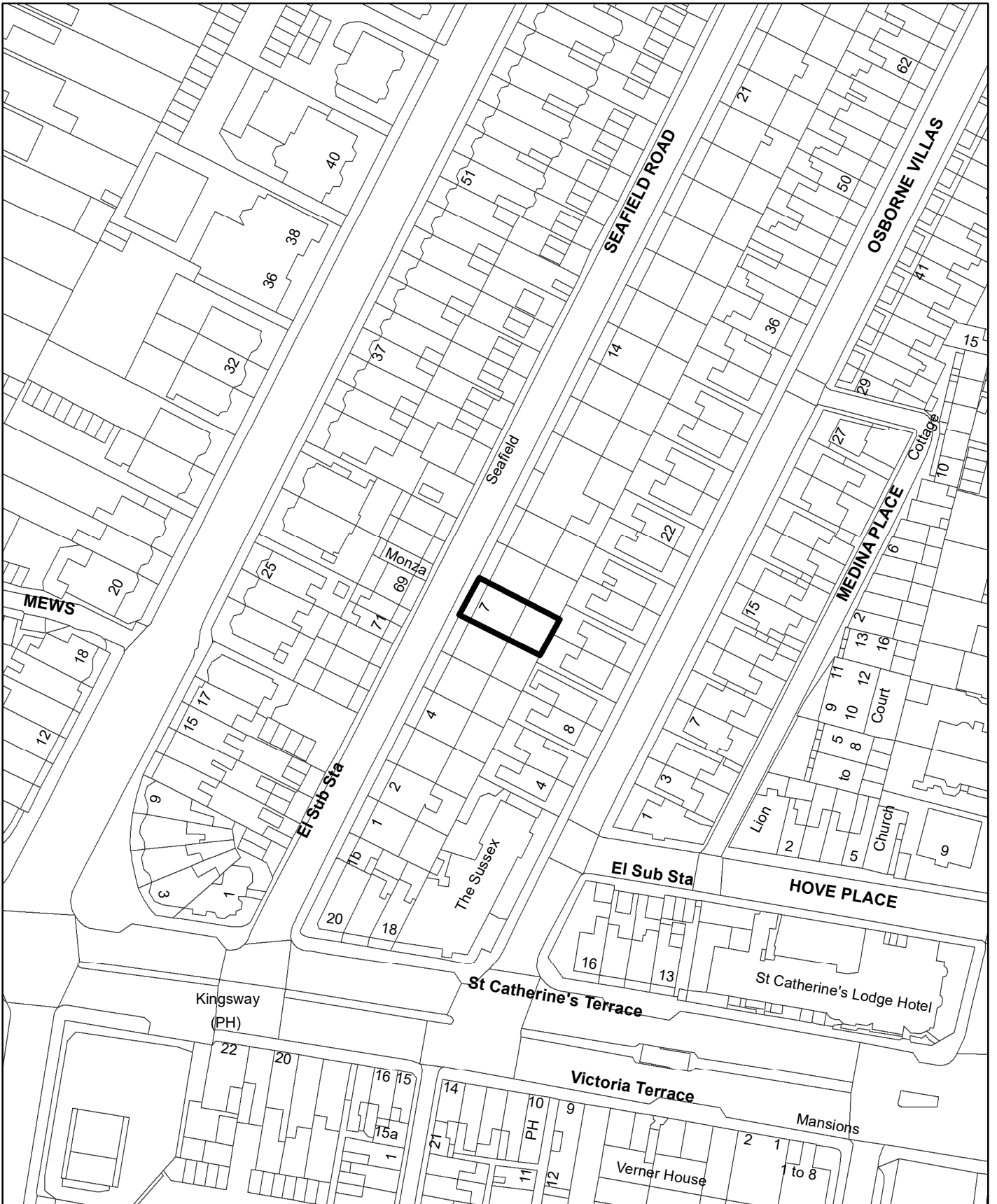
**7 Seafield Road  
BH2021/00174  
Full Planning**

**DATE OF COMMITTEE: 10th August 2022**





# BH2021 00174 - 7 Seafield Road



N



Scale: 1:1,250



<b><u>No:</u></b>	<b>BH2021/00174</b>	<b><u>Ward:</u></b>	<b>Central Hove Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>7 Seafield Road Hove BN3 2TN</b>		
<b><u>Proposal:</u></b>	<b>Installation of 2no rear dormers, 3no front rooflights and 1no rear rooflight to provide additional accommodation and regularisation of existing Sui Generis HMO (12 persons) (part retrospective)</b>		
<b><u>Officer:</u></b>	Matthew Gest, tel: 292525	<b><u>Valid Date:</u></b>	19.01.2021
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	16.03.2021
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	
<b>Agent:</b>	ADC Ltd 72A Beaconsfield Road Brighton BN1 6DD		
<b>Applicant:</b>	Mr C Hartfield 32 Tongdean Avenue Hove BN3 6TN		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	ADC1063/LP		19 January 2021
Proposed Drawing	ADC1063/07 A		19 January 2021
Proposed Drawing	ADC1063/08		19 January 2021
Proposed Drawing	ADC1063/09		19 January 2021
Proposed Drawing	ADC1063/10		19 January 2021

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 hereby approved development shall only be occupied by a maximum of twelve (12) persons.

**Reason:** To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan and DM20 of the emerging Brighton and Hove City Plan Part Two.

4. The two rooms described as 'kitchen' as detailed on lower ground floor level on the approved plans shall be retained as communal amenity space at all times and shall not be used as one or more bedrooms.

**Reason:** To ensure a suitable standard of accommodation for occupiers to comply with policy QD27 of the Brighton & Hove Local Plan and DM20 of the emerging Brighton and Hove City Plan Part Two.

5. The external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**Reason:** To ensure the satisfactory preservation of the building and to comply with policy HE6 of the Brighton & Hove Local Plan, CP15 of the Brighton & Hove City Plan Part One and DM26 of the emerging Brighton and Hove City Plan Part Two..

6. The rooflight(s) hereby approved shall have steel or cast metal frames colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan, CP15 of the Brighton & Hove City Plan Part One and DM26 of the emerging Brighton and Hove City Plan Part Two.

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 comprises a two-storey over basement terraced property located on the south-eastern side of Seafield Road within the Cliftonville Conservation Area.
- 2.2. The street is residential, with a varied architectural form including twentieth century infill development on the western side of the road, and a number of large front dormers on adjacent properties.
- 2.3. The property is in existing use as a House in Multiple Occupation (HMO) with nine letting rooms using shared facilities, as well as a self-contained unit at lower ground floor level. The property has an HMO license for ten households /twelve occupants meaning that under existing licencing arrangements, two of the existing letting rooms could be used for double occupancy.

## **3. APPLICATION DESCRIPTION**

- 3.1. Planning permission is sought for two dormer windows and a rooflight on the rear elevation, and three rooflights on the front roof slope. These alterations would facilitate the provision of two additional letting rooms on the second floor

along with a shower room, increasing the number of letting rooms (including the self-contained bed sit) from ten rooms to twelve.

#### **4. RELEVANT HISTORY**

- 4.1. **BH2011/03760** Certificate of Lawfulness for proposed internal alterations to 7 non self-contained units to create 4 self-contained units at ground and first floor level. Internal alterations at lower ground floor level to create 2 self-contained units. Approved 21.5.2012 for the following reason:  
*The proposed alterations affect only the interior and do not materially affect the external appearance of the building; the self-containment, and reduction in the number of units on the site, does not constitute a material change of use. The proposal does not constitute development as outlined by Section 55 of the Town and Country Planning Act 1990, as amended.*
- 4.2. It is understood that this permission was not implemented, and consent has subsequently expired.
- 4.3. **BH2011/03759** Loft conversion to form two bedroom flat incorporating front and rear dormers. Realignment of windows of ground and first floor to rear. Refused for the following reasons:  
*The front dormer by reason of its size, bulk and detailing would fail to respect the character and proportions of the existing building and would harmfully erode the prevailing character and appearance of the Cliftonville Conservation Area. The proposal is thereby contrary to policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan, and to the provisions of Supplementary Planning Guidance Note 1, roof alterations and extensions, and Supplementary Planning Document 09, Architectural Features.*  
*The development fails to provide secure cycle parking facilities for future occupants of the proposed residential unit. In the absence of such provision, or of a mechanism to provide alternative off-site provision, the proposal is contrary to policy TR14 of the Brighton & Hove Local Plan.*
- 4.4. **BH2000/01108/FP** Proposed room in roof with front and rear dormers. Approved (09/08/2000).  
This consent was not implemented

#### **5. CONSULTATIONS**

- 5.1. **Heritage** No objection  
The proposed development comprising 3no rooflights to the front elevation plus 2no dormer windows with rooflight to the rear have been carefully designed to the proportion, placement and form of traditional dormer windows and as such are considered to preserve the aesthetic value of the rear elevation.
- 5.2. The proposed rooflights are diminutive in size and as such are not considered to detract from the aesthetic qualities of no 7 Seafield Road or the contribution it makes to the special character of the area.

5.3. **Planning Policy** Comments not required

5.4. **Private sector housing** No comments

## 6. REPRESENTATIONS

6.1. **Eight (8)** letters have been received objecting to the application for the following reasons

- *overdevelopment*
- *poor design*
- *loss of privacy and overlooking*
- *poor standard of new accommodation*
- *property would be densely occupied with a lack of facilities*
- *too many large HMOs in the area*
- *loss of amenity for neighbouring occupiers*
- *excess noise*
- *light pollution*

6.2. **One (1)** letter of representation has been received supporting the application for the following reasons:

- *Property provides needed accommodation.*
- *Supportive of an increase in capacity.*

## 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 JAAP (adopted 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 One

SS1	Presumption in Favour of Sustainable Development
CP9	Sustainable transport
CP15	Heritage
CP19	Housing mix
CP21	Student housing and Housing in Multiple Occupation

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

QD14	Extensions and Alterations
QD27	Protection of Amenity
HE6	Development within or affecting the setting of Conservation Areas
TR7	Safe Development
TR14	Cycle access and parking
SU10	Noise Nuisance

### Brighton & Hove City Plan Part Two

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).

DM1	Housing Quality Choice and Mix
DM5	Supported accommodation (specialist or Vulnerable Needs )
DM7	Houses in Multiple Occupation (HMOs)
DM18	High Quality Design and Places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM26	Conservations Areas
DM36	Parking and Servicing

### Supplementary Planning Documents:

SPD12	Extensions and Alterations
SP09	Architectural Features

## **9. CONSIDERATIONS & ASSESSMENT**

- 9.1. The determining issues relate to the design and appearance of the proposed roof extensions and the impact on amenity. Issues relating to the use and capacity of the property are also relevant.
- 9.2. When considering whether to grant planning permission for development in a conservation area and which affects a listed building or its setting the council

has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, the building or its setting or any features of special architectural or historic interest which it possesses. Case law has held that the desirability of preserving a listed building or its setting or the character or appearance of a conservation area must be given "considerable importance and weight".

**Principle of Development:**

History and use of the site

- 9.3. The planning history records for the property indicate that the HMO use has been established for many years. Licence information held by the Council indicates licences for 9 persons prior to 2009 and an existing licence for 10 bedroom/12 person occupancy granted in 2020. In 2011, when assessing an application to self-contain the accommodation in property, there was an acknowledgement that in planning terms the Sui Generis HMO was the established use. Although consent was subsequently granted at this time to self-contain the property, this work has not been implemented and the consent to self-contain has subsequently lapsed.
- 9.4. The HMO has a current licence for 12 occupants. Currently there are 10 letting rooms including the self-contained flat at lower ground floor level. Two of the existing rooms could be double-occupancy under the current HMO license, but is unclear how often this double occupancy occurs. The applicant has stated that it is not the intention of this application to increase the existing capacity at the site as a result of this application. The applicant states it is their intention that the current double occupancy rooms would be turned to single occupancy. However, converting the existing roof space would nonetheless potentially physically increase the site capacity.
- 9.5. Whilst it is clear that the property has been in use as large HMO (sui generis) with 9 person occupancy for over ten years it does appear that at some stage since 2014 (the last occasion planning had investigated the use of the site) the lower ground floor self-contained unit has been amalgamated into the HMO use above, resulting in the 10 bedroom (12 person) occupancy. Given that an approval would grant consent for a technical increase in the number of rooms provided and regularise the current situation, it is necessary to also consider the principle of development.
- 9.6. An assessment has been made in accordance with Policy CP21 which found that the existing percentage of HMOs within a 50m radius of the application site was 3% (4 of 134 properties) which is less than the 10% threshold identified within the policy. The principle of the increase in occupants within the HMO to a 10 bedroom/12 person is therefore acceptable subject to other material considerations.

**Standard of accommodation**

- 9.7. HMO licensing seeks to secure minimum standards of accommodation fit for human habitation such as fire safety standards and access to basic facilities such as a kitchen, bathroom and toilet. As noted above, the current HMO licence is for 12 people. The Local Planning Authority's development plan has a wider



remit to secure a good quality of accommodation which would ensure a good standard of amenity for future occupiers.

- 9.8. Policies CP21 of CPP1 and emerging DM1 and DM7 of CPP2 specifically seek to ensure a good standard of HMO accommodation exists and housing policies refer to the National Described Space Standards (NDSS) for floorspace guidance in order to deliver quality accommodation. It is therefore clear that the remit of the Planning regime allows the Local Planning Authority to consider a wider range of issues and to seek to secure a higher standard of accommodation than the bare minimum fit for human habitation secured by the licencing requirements. With this application before the planning department, there is an opportunity to consider the standard of accommodation of the HMO, albeit with a need to acknowledge the fallback position for the site with regards to the existing lawful use.
- 9.9. The submitted floor plans show that the property is currently arranged as follows:
- Lower ground floor plan: 1 x self- contained studio flat (with private kitchen and bathroom facilities). Communal Kitchen. 3 x letting rooms.
  - Ground floor: 3 x letting rooms and staff room.
  - First floor: 3 x letting rooms and shower room and WC
- 9.10. The proposed floor plans show the lower ground, ground and first and floors would be unchanged albeit with the addition of cycle storage at lower ground floor level.
- Second floor: 2x letting rooms (15.6m<sup>2</sup> and 16.1m<sup>2</sup> in floor area) and a shower room.
- 9.11. Although the second-floor bedrooms would have sloping ceilings, outlook would be achieved from the rear dormer windows and the amount of floor space with good head height is adequate. The standard of accommodation in these rooms is broadly acceptable for a single occupant. A useful comparison it is that the minimum size of a single room as set out in the NDSS is 7.5sqm for a single bedroom and while the floor space clearly exceeds this, the limited ceiling height means that floor space overhead height is just over 6.4m<sup>2</sup> but the area above 1.5m<sup>2</sup> is over 13m<sup>2</sup>. There are no concerns with the proposal in this respect and on balance the standard of accommodation with regards to the bedrooms is acceptable.
- 9.12. The amount of communal or amenity space being offered is not increasing and the site is currently licensed for 12 occupants using the current arrangements and has been in a similar use and intensity for, demonstrably, many years. The proposal would improve the current standard of accommodation within the property with the additional bedrooms whilst not increasing the occupancy over the existing use. The standard of communal space is therefore, in this case, acceptable.
- 9.13. The proposed plans also show an additional shower room and cycle storage area.

- 9.14. As referred to above, the application does offer the chance to regularise the number of occupants in the property. Given that there is an on-going possibility that some rooms could have double-occupancy, (as seems to be the case historically) and given the small communal space in the property, it is considered a condition relating to the maximum occupancy (12 persons) is required in the event of an approval.

**Impact on design and appearance of property and the Heritage Asset**

- 9.15. The proposed external development is for 3 rooflights to the front elevation plus 2 dormer windows with rooflight to the rear. The proportion, placement and form of the traditional dormer windows are considered to preserve the aesthetic value of the rear elevation.
- 9.16. The proposed rooflights are small in size and as such are not considered to distract from the aesthetic qualities of 7 Seafield Road or the contribution it makes to the special character of the area. The Heritage Team have not raised an objection to the application.
- 9.17. Planning conditions will be used to ensure that the roof lights are Conservation Style and rainwater goods and pipes are visually appropriate.

**Impact on Amenity of Neighbouring occupiers**

- 9.18. Representations have been received from neighbouring occupiers regarding a loss of privacy and overlooking from the dormer windows. The windows would provide additional views to the rear from the second floor windows however, given separation distances involved no significant loss of privacy would result. Such relationships are usual for this area of the city and would not be un-neighbourly.
- 9.19. The comments received regarding the use of site, capacity and noise and disturbance have also been considered. As explained above, it is considered that the HMO use is well-established and the property's potential capacity would not be increased beyond that permitted by the current licence.
- 9.20. Nevertheless, it is acknowledged that on occasions HMO uses can generate a level of activity beyond that associated with a large family residing in a property. It is not considered that the proposal would lead to an increase in noise that would be harmful to local amenities, but the council retain the authority to investigate under the Environmental Protection Act 1990, should any noise complaints be received.
- 9.21. With the current levels of occupancy and the opportunity to control this through a planning condition, it is not considered that this application presents any significant increases in activity which would impact on neighbouring occupiers. Light pollution is not considered an issue for this property. The development accords with the objectives of policy QD27 of the Brighton and Hove Local Plan and DM20 of City Plan Part 2 which can be given significant weight.

**Conclusion**

- 9.22. The property has been in HMO use for a long period of time and provides valuable accommodation to meet an identified need. The additional bedrooms provide an acceptable level of accommodation. With the suggested conditions imposed to control the number of residents and the floor plan layout, the standard of accommodation within the property is considered acceptable and the level of activity associated with the property would not significantly increase. The external alterations proposed are acceptable and would preserve the historic character of the building and the wider Conservation Area.
- 9.23. For these reasons the proposal is considered to be in accordance with adopted policies CP9, CP15, CP19 and CP21 of the Brighton and Hove City Plan Part One, QD14, QD27, HE6, TR7, TR14 and SU10 of the Brighton and Hove Local Plan and DM1, DM5, DM7, DM18, DM20, DM21, DM26 and DM36 of the emerging Brighton and Hove City Plan Part Two which is gathering significant weight.



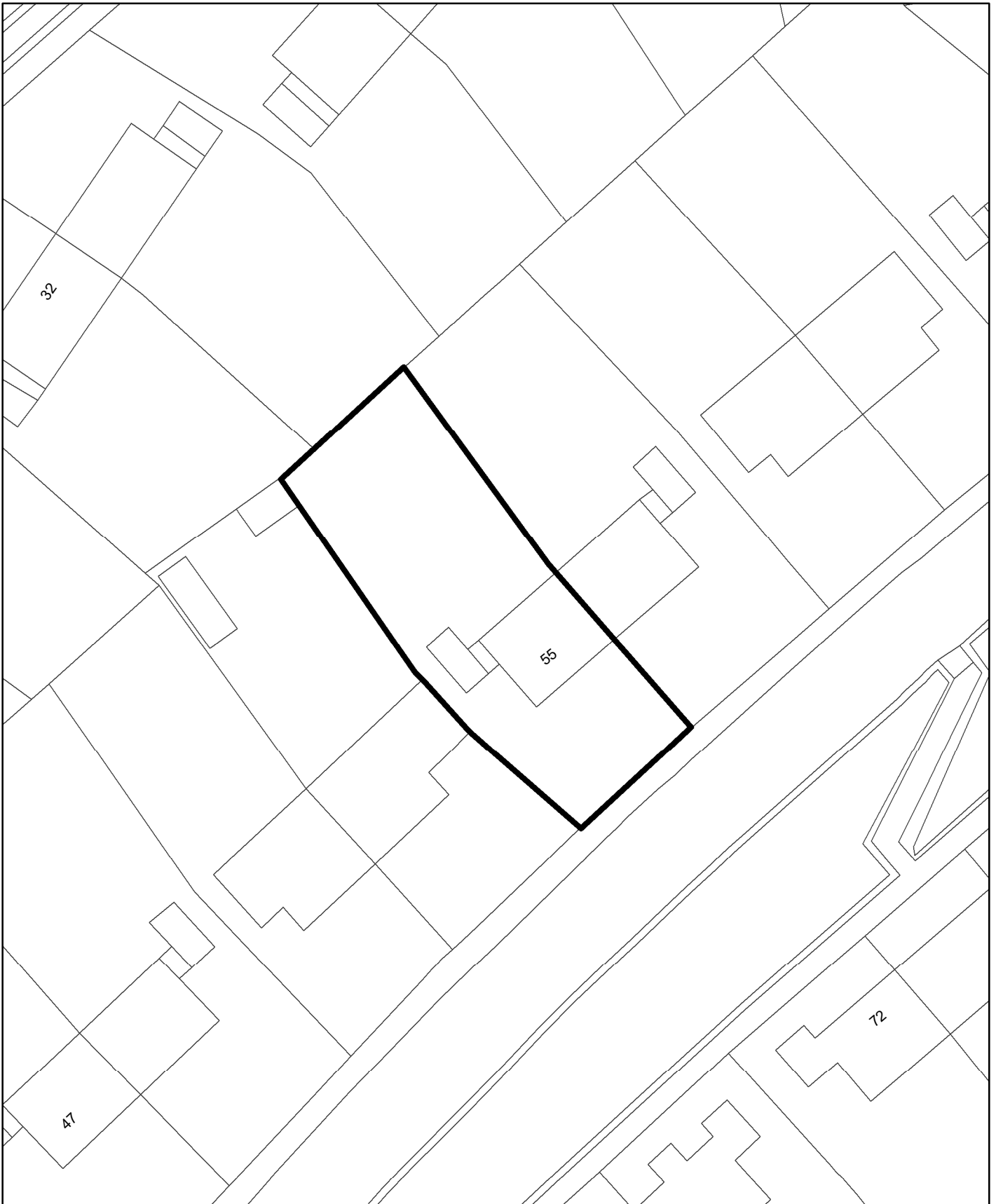
# **ITEM G**

**55 Auckland Drive  
BH2022/01630  
Full Planning**

**DATE OF COMMITTEE: 10th August 2022**



# BH2022 01630 - 55 Auckland Drive



N



**Scale: 1:365**





<b><u>No:</u></b>	<b>BH2022/01630</b>	<b><u>Ward:</u></b>	<b>Moulsecoomb And Bevendean Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>55 Auckland Drive Brighton BN2 4JD</b>		
<b><u>Proposal:</u></b>	<b>Change of use from dwellinghouse (C3) to small house in multiple occupation (C4) including the erection of a single-storey rear extension, and cycle and bin store to front.</b>		
<b><u>Officer:</u></b>	Charlotte Bush, tel: 292193	<b><u>Valid Date:</u></b>	16.05.2022
<b><u>Con Area:</u></b>	None.	<b><u>Expiry Date:</u></b>	11.07.2022
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Lewis And Co Planning SE Ltd 2 Port Hall Road Brighton BN1 5PD		
<b><u>Applicant:</u></b>	Rivers Birtwell C/o Lewis And Co Planning 2 Port Hall Road Brighton BN1 5PD		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	02		16 May 2022
Proposed Drawing	02		16 May 2022
Location Plan	01		16 May 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 development hereby approved shall be implemented in accordance with the proposed layout detailed on the proposed floorplans, drawing no 02 received on the 16/05/2022 and shall be retained as such thereafter. The layout shall be retained as communal space at all times and shall not be used as bedrooms.

**Reason:** To ensure a suitable standard of accommodation for occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.

4. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans has been fully implemented and made

available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan and SPD14: Parking Standards.

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 relates to a two-storey, two-bedroom, semi-detached dwelling located within a residential area, but not listed or in a Conservation Area. The house has an existing flat-roofed side projection which is a common feature of the houses built in this area. The house is finished in painted white render and brickwork, and sits back from the road behind a small garden. The building is below the road level, with the first floor windows just above the level of the road.
- 2.2. There is an Article Four Direction in place restricting the conversion of single dwellinghouses to houses in multiple occupation (HMOs)(planning use class C4, or sui generis (outside of a use class)).

## **3. RELEVANT HISTORY**

None

## **4. APPLICATION DESCRIPTION**

- 4.1. This application seeks permission to convert the existing C3 residential dwelling house to a small HMO in C4 use class providing six bedrooms.
- 4.2. Permission is also sought for the erection of a full-width single storey extension over an existing patio to the rear of the dwelling, with a maximum height of 3.1m and a depth of 3m. It is also proposed to erect a small cycle and bin store to the front of the dwelling.

## **5. REPRESENTATIONS**

- 5.1. Seven (7) letters have been received from objecting to the proposed development for the following reasons:
  - Additional traffic
  - Noise and antisocial behaviour

- Impact on parking
- Overdevelopment of a 2-bedroom family home to a 6-bedroom HMO
- Detrimental effect on property value
- Lack of family dwellings
- There is purpose-built accommodation nearby
- Too close to the boundary
- Overshadowing
- Untidy front gardens
- Overflowing bins
- Increased vermin

## 6. CONSULTATIONS

6.1. **Planning Policy:** No Comment  
Policy comments not required

6.2. **Private Sector Housing:** Comment  
Should the above application be granted then the applicant will need to apply for HMO Licence via the council' website.

6.3. **Transport:** No objections  
The proposed change of use from C3 residential use to C4 HMO residential use is expected to result in an increase in trip generation, however the level of trips is not expected to result in a negative impact on the local highway network. The applicant proposes four long-stay cycle parking spaces, which exceeds the long-stay cycle parking requirement set out in the SPD 14 and is welcomed by the LHA. A cycle parking implementation scheme condition should be applied. Access to the proposed cycle parking store is proposed via external steps. The applicant should provide a wheeling cycle ramp against the stairs to facilitate cycle access and promote active and sustainable travel.

## 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 JAAP (adopted 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. POLICIES

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP1	Housing Delivery
CP9	Sustainable transport
CP12	Urban design
CP19	Housing mix
CP21	Student housing and Housing in Multiple Occupation

#### Brighton and Hove Local Plan (retained policies March 2016):

TR7	Safe Development
TR14	Cycle access and parking
SU10	Noise Nuisance
QD14	Extensions and alterations
QD27	Protection of amenity

#### Brighton & Hove City Plan Part Two

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).

DM1	Housing Quality, Choice and Mix
DM7	Houses in Multiple Occupation (HMOs)
DM20	Protection of Amenity
DM33	Safe, Sustainable and Active Travel
DM36	Parking and Servicing
DM40	Protection of the Environment and Health - Pollution and Nuisance

#### Supplementary Planning Documents:

SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards

## 9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of the change of use, design and appearance, the standard of

accommodation which the use would provide, impact upon neighbouring amenity and transport issues.

**Principle of Development:**

- 9.2. The application is for change of use from a C3 dwelling, to a use which would allow occupation of the property as a six-bedroom C4 HMO.
- 9.3. Policy CP21 of the Brighton and Hove City Plan Part One specifically addresses the issue of changes of use to either class C4, a mixed C3/C4 use or to a sui generis House in Multiple Occupation and states that:  
*“In order to support mixed and balanced communities and to ensure that a range of housing needs continue to be accommodated throughout the city, applications for the change of use to a Class C4 (Houses in multiple occupation) use, a mixed C3/C4 use or to a sui generis House in Multiple Occupation use (more than six people sharing) will not be permitted where:*
- *More than 10 per cent of dwellings within a radius of 50 metres of the application site are already in use as Class C4, mixed C3/C4 or other types of HMO in a sui generis use.”*
- 9.4. A mapping exercise has taken place which indicates that there are 25 neighbouring residential properties within a 50m radius of the application property. Two (2) neighbouring properties have been identified as being in HMO use within the 50m radius. The percentage of neighbouring properties in HMO use within the radius area is thus 8%.
- 9.5. Based upon the existing percentage of neighbouring properties in HMO use, which is less than 10%, the proposal to change to a C4 HMO would be in accordance with policy CP21.

**Design and Appearance:**

- 9.6. Policy CP12 of the Brighton & Hove City Plan Part One seeks to ensure that all new development raises the standard of architecture and design in the City. In tandem with this, Policy CP14 of the City Plan seeks to encourage a higher density of development than those typically found in the locality provided developments will, amongst other things, respect, reinforce or repair the character of a neighbourhood and contribute positively to its sense of place.
- 9.7. The proposed single storey rear extension would have a maximum height of 3.1m and a depth of 3m and would expand across the full width of the main building. It would be finished in brickwork and painted render to match the existing. The doors and windows would align with the fenestration above. It would be subservient in form relative to the dwelling, and in keeping with it in terms of appearance. It would not be visible from the public realm so would have no impact on the streetscene or character of the area.
- 9.8. The cycle/bin store would be located on an area that sits below the road level, so would have limited, if any impact on the streetscene, particularly given its small scale.

- 9.9. On this basis, it is considered that the scheme is appropriate in terms of scale, appearance and materials and would accord with policies Policy CP12 and CP14 of the Brighton & Hove City Plan Part One.

**Standard of Accommodation:**

- 9.10. HMO licensing seeks to secure minimum standards of accommodation fit for human habitation such as fire safety standards and access to basic facilities such as a kitchen, bathroom and toilet. The Local Planning Authority's development plan has a wider remit to secure a good quality of accommodation which would ensure a good standard of amenity for future occupiers. It is therefore clear that the remit of the Planning regime allows the Local Planning Authority to consider a wider range of issues and to seek to secure a higher standard of accommodation than the bare minimum fit for human habitation secured by the licencing requirements.
- 9.11. The 'Nationally Described Space Standards' (NDSS) were introduced by the Department for Communities and Local Government in 2015 to establish acceptable minimum floor space for new build developments. Policy DM1 of the submission City Plan Part 2 proposes to incorporate the standards into development plan policy, and can now be given significant weight.
- 9.12. The NDSS identifies a minimum floor space that should be achieved for a single bedroom as measuring at least 7.5sqm, and a double bedroom should measure at least 11.5sqm. Rooms are also assessed for their ability to provide suitable room to circulate within them by future occupants.
- 9.13. The proposed ground floor layout would provide an open plan lounge/kitchen/dinner, two single bedrooms, shower room and W/C, storage room and separate W/C. The first floor accommodation would comprise four single bedrooms and a shower room.
- 9.14. All of the bedrooms would meet the minimum space standards for single occupancy and have access to natural light and ventilation, outlook and circulation space.
- 9.15. The lounge/kitchen/diner would provide 28sqm of communal space which exceeds the 4sqm per person required by policy DM7 of the emerging City Plan Part 2 which is given significant weight.
- 9.16. The proposed layout would be secured by condition which would ensure that any loss of communal space would be resisted as it would fail to provide a good standards of living accommodation for future occupants.
- 9.17. Overall, the accommodation proposed is in accordance with policy QD27 of the Brighton and Hove Local Plan and emerging policies DM1 and DM7 of CPP2 (of which can be given significant weight).

**Impact on Amenity:**

- 9.18. Policy QD27 of the Brighton & Hove Local Plan and emerging policy DM21 of City Plan Part 2 (that can be given significant weight) state 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.

- 9.19. The properties most likely to be affected by the proposed development are 53 Auckland Drive and 57 Auckland Drive.
- 9.20. While the change of use from a dwelling to HMO may cause an increase in disturbance, it would not be of such a magnitude to cause demonstrable harm, particularly noting that six adult members of a family could live in the dwelling under a C3 use. Further, as already noted, Policy CP21 of the Brighton and Hove City Plan Part One supports the change of use to C4 House in Multiple Occupation, provided that there is not an excessive proportion of neighbouring dwellings in HMO use (over 10% within a 50 metre radius). The application accords with policy CP21 in this regard, and given the limited number of HMOs in the vicinity of the site, the cumulative impact is also not considered to be of concern.
- 9.21. The proposed extension would be situated to the west of the adjoining property No. 57 so would have limited impact in terms of overshadowing or loss of light. Both properties sit on wide plots with good sized rear gardens so the sense of enclosure experienced by the neighbours will be limited, and there will be no additional overlooking.
- 9.22. The proposed extension will be situated over 4.5m from the boundary to No. 53 which is considered sufficient to mitigate any harm.
- 9.23. Overall, while there may be some impacts over and above those which exist at the site, the impact on amenity of neighbouring occupiers is not considered to be so detrimentally significant as to warrant refusal of the application.

**Sustainable Transport:**

- 9.24. The proposed scheme is unlikely to generate the additional number of trips or on street parking that would warrant the refusal of the application. Cycle storage has been proposed for the garden at the front of the dwelling which is considered acceptable, and would be secured by condition.

**10. CLIMATE CHANGE/BIODIVERSITY**

- 10.1. The proposal would maximise the use of the property as a C4 HMO, making a more efficient use of the site in a sustainable location. Cycle storage facilities will be provided on site, reducing the need for combustion engine cars.

**11. EQUALITIES**

None identified





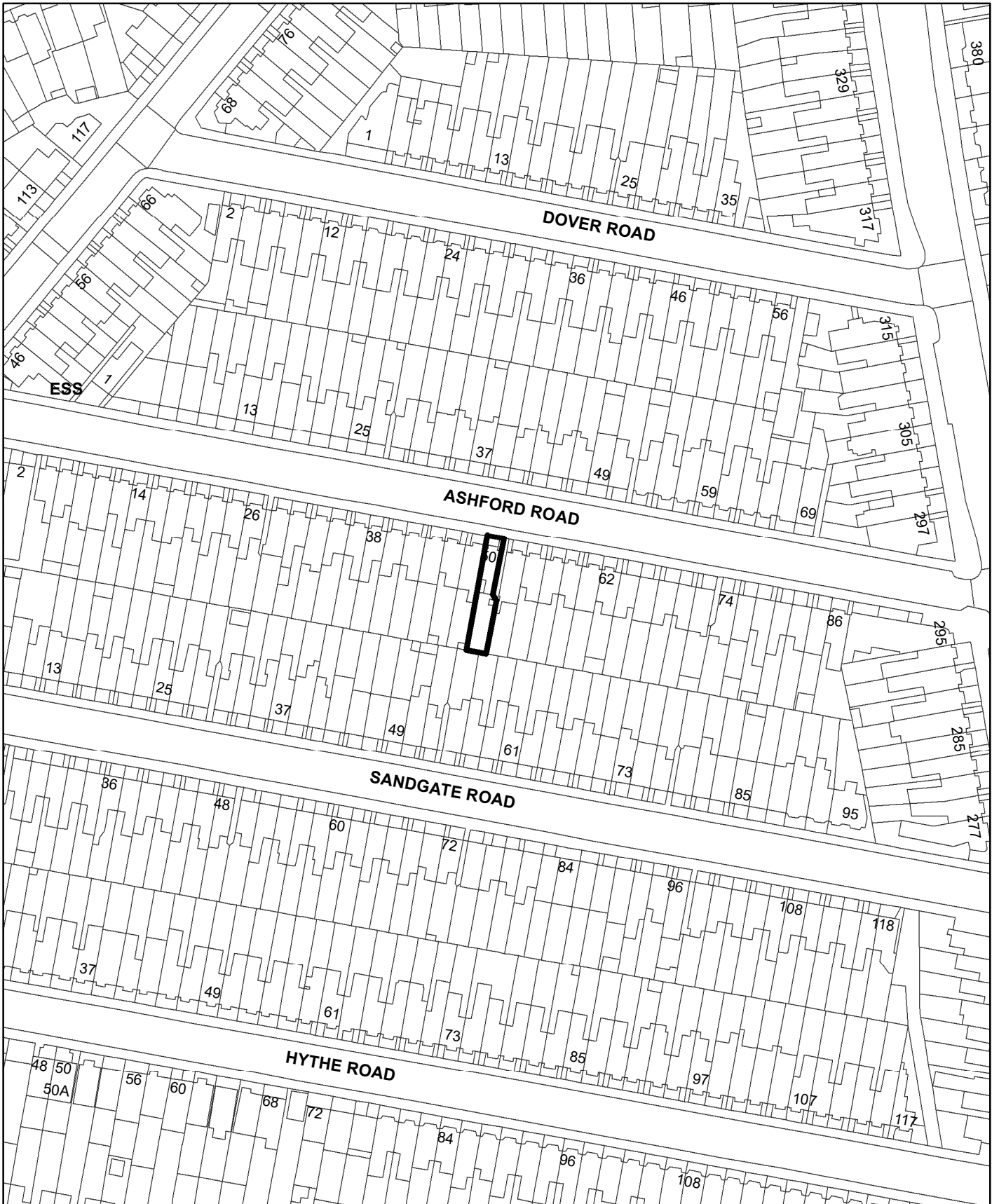
# **ITEM H**

**48 Sandgate Road  
BH2022/01277  
Householder Planning Consent**

**DATE OF COMMITTEE: 10th August 2022**



# BH2022 01277 - 48 Sandgate Road



N



Scale: 1:1,250



<b><u>No:</u></b>	<b>BH2022/01277</b>	<b><u>Ward:</u></b>	<b>Preston Park Ward</b>
<b><u>App Type:</u></b>	<b>Householder Planning Consent</b>		
<b><u>Address:</u></b>	<b>48 Sandgate Road Brighton BN1 6JQ</b>		
<b><u>Proposal:</u></b>	<b>Erection of part single part 2 storey rear extension with raised decking area.</b>		
<b><u>Officer:</u></b>	Rebecca Smith, tel: 291075	<b><u>Valid Date:</u></b>	13.04.2022
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	08.06.2022
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	ADC Ltd 72A Beaconsfield Road Brighton BN1 6DD		
<b><u>Applicant:</u></b>	Ms D Al-Khafaji 48 Sandgate Road Brighton BN1 6JQ		

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	ADC 1436/LP		13 April 2022
Proposed Drawing	ADC 1436/05	A	1 June 2022
Proposed Drawing	ADC 1436/06	A	1 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. 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.

4. Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

**Reason:** In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and DM20 and DM21 of the emerging City Plan Part Two.

### 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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.

## **2. SITE LOCATION**

- 2.1. The application site is a two storey, end-of-terrace property with an existing rear extension and conservatory. The house is finished in render with a tiled roof and upvc fenestration. The application site is not a listed building, nor does it lie within a conservation area. There are no relevant Article 4 Directions covering the site removing 'permitted development' rights.

## **3. RELEVANT HISTORY**

None

## **4. APPLICATION DESCRIPTION**

- 4.1. This application seeks planning permission for the erection of a part-single storey and part-two storey rear extension with a small raised decking area.
- 4.2. The application has been amended since submission to address concerns raised during consultation. The amendments resulted in:
  - A reduction in depth of the rear extension by 1.2m.
  - Addition within the property of steps lowering the latter portion of the rear extension and lowering the overall height by approximately 0.6m.

## **5. REPRESENTATIONS**

- 5.1. **Two (2) letters** have been received objecting to the proposed development for the following reasons:
  - Poor Design
  - Overlooking from proposed terrace to neighbouring properties.
  - The development would be dominating.
  - Noise
  - The steps should be within the extension rather than outside it.
  - Too close to drainage
  - Single storey element should not exceed the depth of the neighbour at no. 46.
  - No design and access statement.

- Does not relate well to the original building.
- Extension is beyond anything in situ on Sandgate Road.
- Overbearing to neighbours.
- Does not relate well to the topography.
- Too large for the plot.
- Proposal has not been designed with SPD12 in mind.
- Proposal would lead to overshadowing of neighbours.

5.2. **Councillor High-Jones** has objected to the application for the following reasons:

- Loss of privacy/overlooking
- Loss of light or overshadowing
- Loss of amenity
- The proposed development would box in part of the neighbouring garden at no. 50.

5.3. A copy of Councillor Hugh-Jones's objection is attached to this report.

## 6. **CONSULTATIONS**

None undertaken

## 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 JAAP (adopted 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. **POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development

CP10	Biodiversity
CP12	Urban Design

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

QD14	Extensions and alterations
QD27	Protection of amenity

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 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.

DM20	Protection of Amenity
DM21	Extensions and alterations
DM37	Green Infrastructure and Nature Conservation

Supplementary Planning Documents:

SPD11	Nature Conservation and Development
SPD12	Design guidance for extensions and alterations

## 9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the development and the impact on neighbouring amenity.

**Design and Appearance:**

- 9.2. The proposed extension would have an overall depth of some 6m, with 3.1m at two-storey height. However, it would increase the built footprint to the rear of the dwelling by only 1.3m as it would replace an existing single storey outrigger and conservatory, albeit with some of it increasing to two storey height. It would align with the rear extension of 46 Sandgate Road to the immediate west.
- 9.3. As with the existing built form, the extension would step down in height towards the rear from 4m to 3.8m, at a lower height than the adjacent property at 46 Sandgate Road. It would extend across the full width of the dwelling, but would be stepped away from the boundary with 50 Sandgate Road by some 0.7m to accommodate a repositioned side access.
- 9.4. It is noted that both the two storey and single storey elements are proposed to be flat roofed, which is considered acceptable in design terms, considering the flat roofed nature of the existing smaller rear extension, and the proliferation of flat roof extensions along this side of Sandgate Road, including at nos. 50 & 52.
- 9.5. A number of properties along Sandgate Road have been extended in a similar way with part ground and part first floor extensions so it is considered that this development follows an accepted design approach which respects the



appearance and character of the building and area. It is noted that there would be no visibility from the public realm.

- 9.6. The proposal would be finished in painted render with aluminium powder coated windows and flat GRP covered roofs. The detailing and materials are considered acceptable.
- 9.7. The proposed extension and alterations are considered suitable additions to the property that would not harm the character and appearance of the property or wider surrounding area. The proposal would be in accordance with emerging policy DM21 of the City Plan Part Two (which can be afforded more weight than local Plan policy QD14) and CP21 of the City Plan Part One.

**Impact on Amenity:**

- 9.8. Paragraph 130 of the NPPF outlines that planning decisions should ensure that developments create places that promote health and well-being, with a high standard of amenity for existing and future users. Policy QD27 of the Brighton & Hove Local Plan and emerging Policy DM20 of City Plan Part 2 (which can be given more weight than QD27) state 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.
- 9.9. No side windows are proposed, so there would be no increased overlooking of no. 50 adjacent.
- 9.10. The amended proposals at ground floor level are not considered to have a significant impact on neighbouring amenity in terms of overshadowing, light and outlook. At first floor level, it is noted that the proposed extension would be very close to the small window at first floor level at no. 46 Sandgate Road, but this relates to a staircase/hallway in the neighbouring property. There is not considered to be a significant detrimental impact from the proposed first floor extension on windows of neighbouring properties on either side at first floor or ground floor levels.
- 9.11. In terms of properties to the rear in Hythe Road, the properties are generally a minimum of 23m from the existing rear extension so the impact would be minimal. Though this would leave a lesser gap than exists currently, it is not considered that this would amount to being harmfully overbearing to the neighbours at the rear. As noted in the comments received during consultation the land between Sandgate Road and Hythe Road is sloping down towards Hythe Road. The proposed extension and terrace, at a height of approximately 0.45m from ground level and a depth of 1m, subject to implementation of the proposed screening is not considered to allow for harmful overlooking of either neighbours to the side or to the rear when considered against the existing topography.
- 9.12. Overall, it is not considered that the proposed works would cause any significant harm to the amenity, in accordance with Policy QD27 of the Brighton & Hove

Local Plan and policy DM20 of CPP2 which now attracts more weight than QD27 of the Local Plan.

Biodiversity:

- 9.13. The Council has been seeking to improve ecological outcomes within the city by securing minor amendments to approved schemes to increase biodiversity contributions. Therefore, it is recommended that a condition be added requiring a bee brick to be incorporated into the build and improve biodiversity outcomes in line with policy CP10 Biodiversity and SPD11 Nature Conservation and Development.

**Conclusion:**

- 9.14. This application is considered acceptable on matters of design and impact on neighbouring amenity. As such, this application is recommended for approval.

**10. EQUALITIES**

None identified

**11. CLIMATE CHANGE & BIODIVERSITY:**

- The development would secure a bee brick in the rear extension.



## PLANNING COMMITTEE LIST

**Brighton & Hove** COUNCILLOR REPRESENTATION  
**City Council**

**Cllr. Siriol Hugh-Jones**  
**BH2022/01277 - 48 Sandgate Road**

### **23rd May 2022:**

Please accept this letter as an objection to the above application and a request that it go to Planning Committee if the officer decision is otherwise to grant permission.

I wish to object to this application on the following grounds:

- Overlooking/loss of privacy;
- Loss of light or overshadowing;
- Loss of amenity

The proposed extension would have a detrimental impact on the garden at No. 50 which is already affected by an existing extension on one side (No. 52). The proposed extension at No. 48 would extend further still and, given that the proposed wall is about one metre from the garden boundary, would effectively box in part of the garden at No. 50. Any windows on that side of the extension would overlook the garden at No. 50 and would therefore adversely affect their privacy.



### NEW APPEALS RECEIVED 09/06/2022 - 06/07/2022

#### WARD

APPEALAPPNUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

#### **GOLDSMID**

BH2022/00170

6 Avondale Road Hove BN3 6ER

Erection of dormer to rear roof slope and outrigger, 1no rooflight to front slope, revised fenestration to side and rear elevation with associated alterations

APPEAL IN PROGRESS

29/06/2022

Delegated

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#### WARD

APPEALAPPNUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

#### **HANOVER AND ELM GROVE**

BH2021/04478

141 Elm Grove Brighton BN2 3ES

Application to vary conditions 1, 2 and 3 of planning permission BH2021/03176 to permit conversion of lower ground floor living room into sixth bedroom within house of multiple occupation.

APPEAL IN PROGRESS

15/06/2022

Planning (Applications) Committee

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#### WARD

APPEALAPPNUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

#### **HANOVER AND ELM GROVE**

BH2021/04547

39A Shanklin Road Brighton BN2 3LP

Erection of single storey garden building to rear.

APPEAL IN PROGRESS

15/06/2022

Delegated

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#### WARD

APPEALAPPNUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL STATUS

APPEAL RECEIVED DATE

APPLICATION DECISION LEVEL

#### **HANOVER AND ELM GROVE**

Montreal Arms 62 Albion Hill Brighton BN2 9NX

Appeal against EN - Without planning permission, the removal of the glazed ceramic tiles from the facades of the building on the Land.

APPEAL IN PROGRESS

22/06/2022

Not Assigned

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****QUEEN'S PARK**

BH2021/02984

Eastern Road Opposite Park Street and Tillstone Street Brighton BN2 1LF

Installation of a 15m Phase 8 telecommunications Monopole C/W wrapround cabinet at base and associated ancillary works.

APPEAL IN PROGRESS

01/07/2022

Delegated

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****SOUTH PORTSLADE**

BH2021/04509

Garages Southdown Avenue Portslade

Erection of a two storey 2no bedroom dwellinghouse (C3) replacing existing garages.

APPEAL IN PROGRESS

01/07/2022

Delegated

### APPEAL DECISIONS FOR THE PERIOD BETWEEN 22/06/2022 AND 26/07/2022

<b><u>WARD</u></b>	<b>EAST BRIGHTON</b>
<b><u>APPEAL APPLICATION NUMBER</u></b>	APL2022/00030
<b><u>ADDRESS</u></b>	24 Great College Street Brighton BN2 1HL
<b><u>DEVELOPMENT DESCRIPTION</u></b>	Installation of roof terrace and front porch at lower level.
<b><u>APPEAL TYPE</u></b>	Against Refusal
<b><u>APPEAL DECISION</u></b>	APPEAL ALLOWED
<b><u>PLANNING APPLICATION NUMBER</u></b>	BH2021/02687
<b><u>APPLICATION DECISION LEVEL</u></b>	Delegated
<b><u>WARD</u></b>	<b>HANOVER AND ELM GROVE</b>
<b><u>APPEAL APPLICATION NUMBER</u></b>	APL2022/00021
<b><u>ADDRESS</u></b>	44 Hanover Street Brighton BN2 9ST
<b><u>DEVELOPMENT DESCRIPTION</u></b>	Erection of rear dormer, insertion of 2 front rooflights and 2 rooflights on the rear outrigger roof.
<b><u>APPEAL TYPE</u></b>	Against Refusal
<b><u>APPEAL DECISION</u></b>	APPEAL DISMISSED
<b><u>PLANNING APPLICATION NUMBER</u></b>	BH2021/02644
<b><u>APPLICATION DECISION LEVEL</u></b>	Delegated
<b><u>WARD</u></b>	<b>QUEEN'S PARK</b>
<b><u>APPEAL APPLICATION NUMBER</u></b>	APL2022/00011
<b><u>ADDRESS</u></b>	10 - 12 St Georges Road Brighton BN2 1EB
<b><u>DEVELOPMENT DESCRIPTION</u></b>	Change of use of former bank (E) and conversion of existing building to create 4no one bedroom flats, 3no two bedroom flats (C3) and ground floor retail unit (E) incorporating erection an additional storey and a two storey extension to north elevation with bin and cycle storage.
<b><u>APPEAL TYPE</u></b>	Against Refusal
<b><u>APPEAL DECISION</u></b>	APPEAL DISMISSED
<b><u>PLANNING APPLICATION NUMBER</u></b>	BH2021/01918
<b><u>APPLICATION DECISION LEVEL</u></b>	Delegated
<b><u>WARD</u></b>	<b>WESTBOURNE</b>

<u>APPEAL APPLICATION NUMBER</u>	APL2022/00014
<u>ADDRESS</u>	98 Portland Road Hove BN3 5DN
<u>DEVELOPMENT DESCRIPTION</u>	Change of use from existing basement flat (C3) to office (E).
<u>APPEAL TYPE</u>	Against Refusal
<u>APPEAL DECISION</u>	APPEAL DISMISSED
<u>PLANNING APPLICATION NUMBER</u>	BH2021/01985
<u>APPLICATION DECISION LEVEL</u>	Planning (Applications) Committee
<b><u>WARD</u></b>	<b>WESTBOURNE</b>
<u>APPEAL APPLICATION NUMBER</u>	APL2022/00022
<u>ADDRESS</u>	Garages Rear Of 148 To 166 Portland Road Fronting Raphael Road Hove
<u>DEVELOPMENT DESCRIPTION</u>	Erection of a single storey 2no bedroom dwellinghouse (C3).
<u>APPEAL TYPE</u>	Against Refusal
<u>APPEAL DECISION</u>	APPEAL DISMISSED
<u>PLANNING APPLICATION NUMBER</u>	BH2021/00225
<u>APPLICATION DECISION LEVEL</u>	Delegated
<b><u>WARD</u></b>	<b>WESTBOURNE</b>
<u>APPEAL APPLICATION NUMBER</u>	APL2022/00036
<u>ADDRESS</u>	61 Wordsworth Street Hove BN3 5BH
<u>DEVELOPMENT DESCRIPTION</u>	Alterations to roof incorporating dormers to rear elevation and rear outrigger and 3no Velux windows to front elevation.
<u>APPEAL TYPE</u>	Against Refusal
<u>APPEAL DECISION</u>	APPEAL ALLOWED
<u>PLANNING APPLICATION NUMBER</u>	BH2021/04100
<u>APPLICATION DECISION LEVEL</u>	Delegated