

<b><u>No:</u></b>	<b>BH2016/05020</b>	<b><u>Ward:</u></b>	<b>Woodingdean Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>80 &amp; 80A Crescent Drive South Brighton BN2 6RB</b>		
<b><u>Proposal:</u></b>	<b>Demolition of existing 2no two storey houses and erection of 4no three bedroom two storey houses.</b>		
<b><u>Officer:</u></b>	Chris Swain, tel: 292178	<b><u>Valid Date:</u></b>	17.08.2016
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	12.10.2016
		<b><u>EoT/PPA Date</u></b>	
<b><u>Listed Building Grade:</u></b>			
<b><u>Agent:</u></b>	Mr Kim Strasman The Studio 1 Northgate Cottages The Green Rottingdean Brighton BN2 7DT		
<b><u>Applicant:</u></b>	Mrs Susan Rose and Family 1 Marine Close Saltdean Brighton BN2 8SA		

## 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 Plan	P01		17 August 2016
Block Plan Proposed	P02	A	24 November 2016
Site Layout Plan	P03	A	24 November 2016
Streetscene elevation proposed	P04	B	24 November 2016
Floor Plans Proposed	P05	A	24 November 2016
Elevations Proposed	P06	A	24 November 2016
Elevations Proposed	P07	B	24 November 2016
Floor Plans Proposed	P08	B	24 November 2016
Floor Plans Proposed	P09	B	24 November 2016
Elevations Proposed	P10	B	24 November 2016
Sections Proposed	P11		17 August 2016
Sections Proposed	P12	A	17 August 2016
Block Plan Existing	P20		28 October 2016
Existing Elevations	P21		28 October 2016
Existing Elevations	P22		28 October 2016

- 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 Prior to first occupation of the development hereby permitted a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.  
**Reason:** To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD15 and QD27 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.
- 4 No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.  
**Reason:** As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policy QD27 of the Brighton and Hove Local Plan and CP12 of the City Plan Part One.
- 5 No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.  
**Reason:** As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD16 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.
- 6 If during construction, contamination is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.  
**Reason:** To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

- 7 The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.  
**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 8 The residential units hereby approved shall not be occupied until they have achieved an energy efficiency standard of a minimum of 19% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).  
**Reason:** To ensure that the development is sustainable and makes efficient use of energy to comply with policy CP8 of the City Plan Part One.
- 9 The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.  
**Reason:** To ensure that the development is sustainable and makes efficient use of water to comply with policy CP8 of the City Plan Part One.
- 10 No development above ground floor slab level of any part of the development hereby permitted shall take place until samples / 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) Samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)
  - b) Samples of all cladding to be used, including details of their treatment to protect against weathering,
  - c) Details of the proposed window, door and balcony treatments.
- 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 CP12 of the City Plan Part One and QD14 of the Brighton & Hove Local Plan.
- 11 The hard surfaces to the front of the dwelling hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.  
**Reason:** To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy CP11 of the City Plan Part One.
- 12 The dwellings hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4 (2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the

development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

**Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

- 13 Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) Details of all hard surfacing;
- b) Details of all boundary treatments;
- c) Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development and shall be retained thereafter. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to protect residential amenity and to comply with policies CP12 of the City Plan Part One and QD15 and QD27 of the Brighton & Hove Local Plan.

- 14 No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A, 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 character of the area and for this reason would wish to control any future development to comply with policy QD14 of the Brighton & Hove Local Plan.

- 15 Prior to first occupation of the development hereby permitted, pedestrian crossing improvements (dropped kerbs with paving and tactile paving if appropriate) shall have been installed at the junction of and across Cowley Drive (west) with Shipley Road and at the junction of and across Downs Valley Road with Crescent Drive South and at the junction of and across Maple Cross with Crescent Drive South.

**Reason:** To ensure that suitable footway provision is provided to and from the development and to comply with policies TR7, TR11 and TR12 of the Brighton & Hove Local Plan & CP9 of the City Plan Part One.

- 16 The development hereby permitted shall not be commenced until details of the street design have been submitted to and approved in writing by the Local Planning Authority and the Highway Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and shall thereafter be retained for use at all times.

**Reason:** In the interest of highway safety, quality design and public amenity and to comply with local and city plan policies CP9, TR7 & QD27.

- 17 The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

**Reason:** To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

- 18 Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use 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.

- 19 The new/extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

**Reason:** In the interests of highway safety and to comply with policies CP9 and TR7 of the City Plan Part One and the Brighton & Hove Local Plan.

- 20 Prior to first occupation of the development hereby permitted details of screening to the sides of the raised terraces of the four dwellings shall have been submitted to and approved in writing by the Local Planning Authority. The screening shall be erected in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.

**Reason:** In the interest of the residential amenities of the area and to comply with policy 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 The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs

including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Head of Asset and Network Management. The applicant must contact the Streetworks Team (01273 293366) prior to any works commencing on the public highway.

- 3 The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website ([www.communities.gov.uk](http://www.communities.gov.uk)).
- 4 The applicant is advised that accredited energy assessors are those licensed under accreditation schemes approved by the Secretary of State (see [Gov.uk](http://Gov.uk) website); two bodies currently operate in England: National Energy Services Ltd; and Northgate Public Services. The production of this information is a requirement under Part L1A 2013, paragraph 2.13.
- 5 The water efficiency standard required is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
- 6 The applicant is advised that for street design guidance they should at least refer to the Department for Transport's Manual For Streets, Brighton & Hove's Public Space Public Life Strategy, Streetscape Design Guidelines 2010 & ESCC Manual for Estate Roads (the latter especially for dimensions & construction details).

## **2. SITE LOCATION & APPLICATION DESCRIPTION**

- 2.1 The site relates to two dwellings and their respective gardens within a backland site, to the south of Crescent Drive South. The properties are accessed via a private road in between 78 and 82 Crescent Drive South. No. 80 is a single storey detached bungalow with gable ends and rear dormers with accommodation within the roof space. It is located in the centre of the site with its respective garden to the rear extending to the southern boundary of the site. No. 80A is a detached bungalow, with gable ends, sited abutting the northern boundary of the site.
- 2.2 The land slopes down steeply from North to South. The boundary of the site consists of hedging and some more mature trees.

- 2.3 Planning permission is sought for the demolition of existing 2, two storey houses and erection of 4, three bedroom two storey houses.
- 2.4 Revised drawings were received during the life of the application setting down the height of the two southernmost dwellings (plots 3 and 4) by 0.5m and removing the external terraces to the rear and the adjoined garages. The dwelling to plot one has been set back to the same depth as plot 2 and an additional rooflight added to the front elevation.

### 3. RELEVANT HISTORY

**BH2015/04014** - Demolition of existing houses and erection of 7no dwelling houses (C3). Application was dismissed at appeal (non-determination) on 9 June 2016. (Appeal Ref: APP/Q1445/W/16/3142260).

### 4. REPRESENTATIONS

4.1 Neighbours: Seven (7) representations have been received from 78 and 82 and 23 Broad Green objecting to the scheme for the following reasons;

- Overdevelopment of the site,
- Lack of appropriate access and space on site to manoeuvre for refuge and delivery vans and for ambulances and fire engines,
- Noise and disturbance from dwellings and future occupiers,
- Increased traffic noise,
- Would set a dangerous precedent for future harmful development,
- Narrow width of the private road would increase risk to highway safety risk,
- Increased air pollution,
- Potential damage to existing trees / hedging that provide boundary screening,
- Insufficient parking on the site would result in overspill parking on the highway,
- Increased stress on existing road network a highway safety impact especially for cyclists and pedestrians,
- The loss of trees and hedgerows would result in ecological and environmental harm and potential loss of bird and animal species,
- Unsafe access for site construction vehicles,
- Significant overlooking and loss of privacy to adjoining properties,
- Inadequate parking provision on site,
- Density does not respect the existing village environment,
- Unacceptable 'garden grabbing' and 'town cramming',
- Proposed two storey dwellings out of character with the predominant built form in the vicinity,
- Raised sections of the site would increase view to neighbouring properties,
- Overshadowing,
- Entrance to access site is in close proximity to a junction and two bus stops increasing the risk of accidents,
- Access track is narrower than shown on plans,

- Impacts on neighbouring 'right to light'.
- Dominating impact of new dwellings on adjoining properties and gardens,
- Potential damage to neighbouring boundary treatments,
- Lack of space for dustbins for 4 dwellings to be sited on the main road on collection days,
- The expansive windows and cladding are out of character with the area,
- The roof designs are too tall and out of character with the locality.

4.2 No. 1 Broad Green comments that they would support the application if there were conditions added to restrict speed on the access road to 5mph and sufficient vegetation / trees planted to prevent headlights shining into their property.

## 5. CONSULTATIONS

5.1 **Environmental Health:** No Comment

5.2 **Sustainable Transport:** No objection

The Highway Authority has some concerns about the safety, quality and public amenity of the street design and also the vehicular access though considers that these issues can be overcome with carefully worded conditions and as such does not object to the application.

5.3 The application is considered to be acceptable in regards to parking and disabled parking provision. Details of cycle storage can be secured by condition.

5.4 Any additional trip generation would not result in any significant harm as regards to highway safety or additional parking stress on the highway.

5.5 Although footways in the vicinity of the site have been improved over the years by developer contributions and government funds there are still junctions along Cowley Drive and Crescent Drive South that for the applicant's benefit need footway improvements (dropped kerbs in particular) to extend the transport network. Also, there are accessible bus stops in the vicinity of the site but mobility scooters are not permitted on buses (due to risks in an accident) hence the further importance of dropped kerbs for this growing mode of transport.

5.6 Developer contributions should be sought towards installing dropped kerbs with paving and tactile paving if appropriate at the junction of and across Cowley Drive (West) with Shipley Road and at the junction of and across Downs Valley Road with Crescent Drive South and at the junction of and across Maple Cross with Crescent Drive South. This is to improve access to and from the site to the various land uses in the vicinity of the site, for example education, employment, shops, postal services, leisure, medical, other dwellings in the wider community and transport in general and at least Cowley Drive post office & shops & bus services and Rudyard Kipling Primary School & Nursery off Crescent Drive South in particular that we know of at this point in time.

5.7 **Arboriculture:** No objection

Little detail is provided in the scheme regarding protection of the existing trees and landscaping. There are concerns as to the access arrangements but the reduction in dwelling numbers from the earlier submission is welcomed. Provided conditions can be attached to address these concerns the Arboricultural Team would have no objection to this proposal.

## **6. MATERIAL CONSIDERATIONS**

- 6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 6.2 The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016)
  - Brighton & Hove Local Plan 2005 (retained policies March 2016);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
  - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only - site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

## **7. POLICIES**

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development  
CP1 Housing delivery  
CP8 Sustainable buildings  
CP9 Sustainable transport  
CP10 Biodiversity  
CP11 Flood risk  
CP12 Urban design  
CP14 Housing density  
CP18 Healthy city

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

TR4 Travel plans  
TR7 Safe Development  
TR14 Cycle access and parking  
SU9 Pollution and nuisance control  
SU10 Noise disturbance  
QD5 Design - street frontages  
QD15 Landscape design

QD16 Trees and hedgerows  
QD27 Protection of amenity  
HO5 Provision of private amenity space in residential development  
HO13 Accessible housing and lifetime homes

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste  
SPD14 Parking Standards

## **8. CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations material to this application are the principle of development on the site, the impacts of the proposed dwellings on the character and appearance of the street, the impacts on the amenities of adjacent occupiers, the standard of accommodation to be provided, sustainability and traffic issues.

8.2 The City Plan Part 1 Inspector's Report was received February 2016. This supports a housing provision target of 13,200 new homes for the city to 2030. It is against this housing requirement that the five year housing land supply position is assessed following the adoption of the Plan on the 24th March 2016. The City Plan Inspector indicates support for the Council's approach to assessing the 5 year housing land supply and has found the Plan sound in this respect. The five year housing land supply position will be updated on an annual basis.

### **8.3 Planning history:**

A previous application for 7 units (**BH2015/04014**) was the subject of an appeal for non-determination. The LPA outlined in their submission that there would have been two reasons for refusal had determined the application.

- The proposed dwellings by reason of their positioning, site coverage and proximity to adjoining boundaries would result in a visually dominant and overbearing impact to neighbouring properties. There would also be significant overlooking towards adjoining properties, specifically No. 72 Crescent Drive South and to the adjoining properties on Broad Green to the detriment to the privacy currently enjoyed by these properties. In addition, the increase in the number of dwellings from 2 to 7 would result in a significant increase in noise and traffic movements in close proximity to adjoining gardens and through the site. As such, the proposal would result in an unneighbourly form of development and a loss of amenity to adjoining occupiers, contrary to policy QD27 of the Brighton & Hove Local Plan.
- The proposal, by reason of the number of dwellings, the degree of site coverage of built form and hardstandings, and the proximity to adjoining boundaries, results in an overly cramped form of development contrary to the prevailing plot sizes and layouts within the immediate vicinity. The proposal therefore represents an overdevelopment of the site that would detract from the backland garden character of the site and the appearance of the wider area, appearing unduly prominent and incongruous in views from adjacent gardens. This harm outweighs the benefit provided by the

additional dwellings. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

- 8.4 Subsequent to the adoption of the City Plan Part One in March 2016 a further reason for refusal was added relating to the failure to agree to provide an affordable housing contribution.
- 8.5 The Planning Inspectorate dismissed the scheme in June 2016 stating that the proposal would have unacceptable adverse effects on the character and appearance of the locality and on living conditions for neighbours.
- 8.6 **Design and Appearance:**  
The built form in the locality to the north and west on Crescent Drive South and Rosedene Close predominantly consists of detached, single storey properties. To the south and east on Shipley Road and Broad Green there are a number of shallow, two storey terraced properties.
- 8.7 The applicant has attempted to address the Inspectors concerns by reducing the number of units in comparison to the previous scheme from 7 to 4 units and revising the siting, orientation and design of the dwellings.
- 8.8 Two detached dwellings would be sited to the north of the site whilst another two dwellings, would be sited to the south of the site with entrances to the north and south facing gardens. As originally submitted, two connecting garages would have been constructed between the two dwellings on the south side. This has been since been removed from the scheme. In terms of the northern properties, amendments were received realigning plot one in the site.
- 8.9 The properties would be set over two storeys with dual pitched roofs. All of the properties are to be finished in render with either slate or clay tiles.
- 8.10 The general design approach, detailing and materials of the proposed dwellings themselves are considered to be appropriate.
- 8.11 The overall height of the two dwellings to the north (plots 1 and 2) would be 7.8m, the same height as the 4 semi-detached properties they have replaced in the previously refused scheme.
- 8.12 To the south the ridge heights of the two proposed dwellings would sit 2.1m lower than the three dwellings that they replace. These dwellings would be set in further from the side boundaries of the site and also have roof forms which are hipped away from the side boundaries.
- 8.13 Overall the reduction in the heights of the dwellings coupled with the lower number of units, set further away from shared boundaries would result in a more appropriate design approach and a lower density form of development in comparison to the previously refused scheme.
- 8.14 The proposal would have sufficient space for soft landscaping and would have an acceptable relationship with the prevalent existing built form and plot layouts

of the locality and would not harm the appearance or character of the site or the wider surrounding area.

**8.15 Impact on Amenity:**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

8.16 The Inspector considered that the previous scheme for 7 dwellings would be harmful to neighbouring amenity by reason of overlooking / loss of privacy and an overly dominant impact.

8.17 The current scheme has been re-designed so that all four dwellings are set in a minimum of 3m from the side boundaries of the site. In addition the proposed dwellings to the south would be significantly reduced in height in comparison to the previously refused scheme with roof slopes hipped away from the side boundaries. It is considered that this, in conjunction with the reduction in the density of the scheme and therefore the overall built form would ensure that the proposal would not result in a significantly overbearing or overly dominant impact on adjoining occupiers. In addition the proposed dwellings, following amendments to the siting of the northern plot closest to 72 Crescent Drive South, the properties are set away sufficient distances to ensure that there would be any significant loss of light, overshadowing or loss of outlook to adjoining properties.

8.18 There would be no first floor windows serving habitable rooms at first floor level adjacent to the western and Northern boundaries of the site and as such there is not considered to be any significant overlooking towards No.70 and 72 Crescent Drive and 16 Rosedene Close to the West and the properties to the south of Crescent Drive West to the north. Whilst there is a rooflight to the dwelling in plot one serving the bedroom, any views to the north are not considered to result in any significant loss of privacy to the properties on Crescent Drive South and their respective gardens.

8.19 There is existing screening on the Southern and Western boundaries in the form of mature hedging and a number of trees which would help screen the development from the adjoining properties on Broad Green, Broad Green Mews.

8.20 On the previously refused scheme the Inspector was concerned that due to the limited information submitted relating to the boundaries treatments that the run of three dwellings to the South may result in overlooking to adjoining properties. In the current scheme the number of units to the South has been reduced from 3 to 2 and these have been set in further from the boundaries. Whilst the submission is still lacking robust details on boundary treatments it is not considered that the revised scheme would have a reduced impact on the amenity of adjoining occupiers and satisfactory boundary screening could be secured by condition.

- 8.21 Details of screening for the raised terrace areas will be sought by condition to ensure there is no harmful overlooking towards neighbouring properties.
- 8.22 The access road currently serves two dwellings. It is noted that the Inspector considered that a development consisting of 7 dwellings would result in unacceptable noise and disturbance associated with increased vehicular movements close to the side boundaries of 78 and 82 Crescent Drive South. Whilst the four dwellings proposed would result in an increased number of vehicular trips over the existing situation, any increased noise and disturbance is not considered to be so severe as to warrant refusal on these grounds.
- 8.23 **Standard of Accommodation:**  
Local Plan policy QD27 requires that new residential development provides suitable living conditions for future occupiers.
- 8.24 The proposed dwellings would provide acceptable living conditions for future occupiers with satisfactory room sizes and circulation space and acceptable levels of natural light and outlook.
- 8.25 The application proposes private amenity space to the rear of each property in accordance with policy HO5.
- 8.26 Policy HO13 requires all new residential dwellings to be built to Lifetime Homes standards whereby they can be adapted to meet people with disabilities without major structural alterations. The requirement to meet Lifetime Homes has now been superseded by the accessibility and wheelchair housing standards within the national Optional Technical Standards. Step-free access to the dwellings appears to be achievable and therefore a condition is proposed to ensure the development complies with Requirement M4 (2) of the optional requirements in Part M of the Building Regulations.
- 8.27 Sufficient refuse and recycling storage would be provided.
- 8.28 Whilst there would be some mutual overlooking between the proposed dwellings and their respective gardens, there would be no harmful direct overlooking between habitable rooms and the proposal is considered to be acceptable in this regard.
- 8.29 The existing boundary screening to the south and east would help prevent significant overlooking into the site if it were to be retained. It is noted that even if it were removed the adjoining properties on these boundaries are angled away and at lower land levels and this would limit any loss of privacy for future occupiers.
- 8.30 Whilst the screening on the northern and the western boundary is much less substantial, the existing development adjacent to these boundaries is either single storey or set well away from the boundary and it is considered that the proposed dwellings would be afforded reasonable levels of privacy in this regard.

- 8.31 **Sustainable Transport:**  
Policy TR1 of the Local Plan requires that development proposals provide for the demand for travel they create and maximise the use of public transport, walking and cycling.
- 8.32 Whilst the proposal would result in an uplift of trips it is not considered to result in any significant concerns in relation to highway safety or additional parking stress.
- 8.33 Conditions are proposed to secure additional details relating to secure cycle storage, the extension of the new crossover and vehicular access, pedestrian improvements for less mobile users and further details / information on the internal street design and layout.
- 8.34 **Sustainability:**  
City Plan Part One policy CP8 requires new residential development demonstrate efficiency in the use of water and energy, setting standards that mirror the national technical standard for water and energy consumption. Conditions are proposed to ensure the development meets these standards as set out in policy CP8.
- 8.35 **Arboriculture:**  
Whilst a number of trees on the site have been removed, none of these were considered to be protected, conditions can be attached to address these concerns the Arboricultural Team would have no objection to this proposal
- 8.36 **Environmental Health:**  
The Environmental Health Team has not objected to the proposal. A discovery strategy condition is proposed requiring investigation if any contaminants are found on site during construction.

## **9. EQUALITIES**

- 9.1 None identified