

<u>No:</u>	BH2017/04220	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	14 Tongdean Road Hove		
<u>Proposal:</u>	Demolition of existing bungalow and erection of new building comprising of three 2no bedroom flats and one 3no bedroom maisonette.		
<u>Officer:</u>	Luke Austin, tel: 294495	<u>Valid Date:</u>	02.01.2018
<u>Con Area:</u>	Tongdean	<u>Expiry Date:</u>	27.02.2018
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Yelo Architects Ltd First Floor Olivier House 18 Marine Parade Brighton BN2 1TL		
<u>Applicant:</u>	Mr Sean Maguire 14 Tongdean Road Hove BN3 6QE		

Councillor Brown has requested this application be determined by the Planning Committee.

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 **Minded to GRANT** planning permission subject to the expiry of the re-consultation period expiring on the 04 September 2018 and no new planning considerations arising 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.

Plan Type	Reference	Version	Date Received
Location and block plan	0001	REV A	27 June 2018
Site Layout Plan	1000	REV A	27 June 2018
Floor Plans Proposed	1200	REV A	27 June 2018
Floor Plans Proposed	1201	REV A	27 June 2018
Roof Plan Proposed	1203	REV A	27 June 2018
Elevations Proposed	2000	REV A	27 June 2018
Elevations Proposed	2001	REV A	27 June 2018
Elevations Proposed	2002	REV A	27 June 2018
Sections Proposed	3000	REV A	27 June 2018
Sections Proposed	3001	REV A	27 June 2018

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. No development above ground floor slab level of any part of the development hereby permitted shall take place until samples 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 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 all hard surfacing materials
 - d) details of the proposed windows and doors
 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 and HE6 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

4. Prior to first occupation of the development hereby permitted, pedestrian crossing improvements (dropped kerbs with paving and tactile paving) shall have been installed at the junction of and across Meadow Close with Tongdean Road and Tongdean Avenue with Tongdean Road.
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 Brighton & Hove City Plan Part One.

5. The new/extended crossovers and accesses 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 TR7 of the Brighton & Hove Local Plan and SA6, CP7, CP9, CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One.

6. The hard surface 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 policies CP8 & CP11 of the Brighton & Hove City Plan Part One.

7. 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.

8. 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 CP9 of the Brighton & Hove City Plan Part One.
9. None of the residential units hereby approved shall be occupied until each residential unit built has 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 Brighton & Hove City Plan Part One.
10. None of the residential units hereby approved shall be occupied until each residential unit built has 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 Brighton & Hove City Plan Part One.
11. 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.
12. The development hereby permitted shall not be occupied until the dwellings hereby permitted have been completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) and shall be retained in compliance with such requirement 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. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Tree Protection Plan and a Construction Specification/Method Statement for 14 Tongdean Road, Hove (to include adjacent trees in neighbouring gardens) has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention and protection of all of the trees adjacent to this site. No development or other operations shall take place except in complete accordance with the approved Tree Protection Plan and Construction Specification / Method Statement.

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 Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

14. Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on or adjacent to the site in accordance with an approved Arboricultural report. The tree protection shall be positioned as shown on the agreed Tree Protection Plan, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

Notwithstanding details already submitted, full plans and particulars showing the final Siting of the services and soakaways shall be submitted to the Local Planning Authority for written approval prior to commencement of works on site.

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 Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

15. No works or development shall take place until a scheme of supervision for the arboricultural protection measures required by condition has been approved in writing by the local planning authority. This scheme will be appropriate to the scale and duration of the works and will include details of:
 - a. Induction and personnel awareness of arboricultural matters
 - b. Identification of individual responsibilities and key personnel
 - c. Timing and methods of site visiting and record keeping, including updates
 - d. Procedures for dealing with variations and incidents.
 - e. The scheme of supervision shall be carried out as agreed.
 - f. The scheme of supervision will be administered by a qualified arboriculturist instructed by the applicant and approved by the local planning authority.

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 Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

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 an obligation upon the applicant to carry out small scale footway improvements on the adopted (public) highway that is owned by the Highway Authority (in this case Brighton & Hove City Council). Previously the applicant would have been conditioned to enter into a bespoke legal agreement and pay a contribution towards these works being carried out for the benefit of the development but to amongst other reasons reduce the costs of these works for all parties concerned the council is now obligating the applicant to carry out these works. The applicant or their representative is advised to contact the Council's Streetworks team (permit.admin@brighton-hove.gov.uk 01273 290729) who will provide information and if approved, a licence (instead of a bespoke legal agreement) for what, when & where work can be done, who will be permitted to carry out the works, possible contractor contact details to place orders with, design advice, material advice and will check that the footway improvements are built satisfactorily. The emphasis where possible is on minimising what needs to be done to build a satisfactory footway improvement for the benefit of the applicant, future occupants and visitors of the site and the community as a whole, and in particular the mobility and visually impaired of those respective groups. Finally be advised that the applicant or their representative must obtain all necessary highway approval from the Highway Authority prior to any works commencing on the adopted (public) highway to satisfy the law and requirements of condition 4.
3. The planning permission granted includes vehicle crossovers which require 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 Highway Authority. The applicant must contact the Streetworks Team (permit.admin@brighton-hove.gov.uk 01273 290729) at their earliest convenience to avoid any delay and prior to any works commencing on the adopted (public) highway.
4. 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).
5. The applicant is advised that accredited energy assessors are those licensed under accreditation schemes approved by the Secretary of State (see 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.

6. The water efficiency standard required under condition 7 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

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application site relates to a single storey property located to the east of Tongdean Road within the Tongdean Conservation Area. The property has a hipped roof with a projecting garage to the front elevation. The property has been extended at the rear with a full width single storey extension. The site is set within a group of properties of varied design and form.
- 2.2 Permission is sought for the demolition of the existing bungalow and the construction of a new replacement building comprising four flats.

3. RELEVANT HISTORY

- 3.1 **BH2017/00445:** Demolition of existing dwelling & erection of 1no three storey, 5 bedroom detached house with basement (C3). Refused April 2017 for the following reasons:

1. *The proposed dwelling, by virtue of its siting, design, height and bulk, would result in a form of development which would fail to emphasise and enhance the positive qualities and characteristics of the Tongdean conservation area, and would appear out of scale, bulky and overly dominant in relation to its neighbours, and relate poorly to the rest of the street and surrounding Conservation Area in which the site is located. The proposed development is thereby contrary to policies CP12 and CP15 of the Brighton and Hove City Plan Part One and HE6 of the Brighton and Hove Local Plan.*

2. *The proposed second floor terrace areas, due to their size and elevated position, in close proximity to the adjacent properties, would be an unneighbourly form of development leading to overlooking of neighbouring properties and gardens, causing significant harm to the privacy of neighbouring residents.. The proposal would therefore lead to a loss of amenity and is contrary to policies QD14 and QD27 of the Brighton and Hove Local Plan.*

- 3.2 **BH2015/03809:** Demolition of existing dwelling and erection of 1no three storey, 5 bedroom detached house with basement (C3). Refused March 2016. Dismissed at appeal July 2016.

4. REPRESENTATIONS

4.1 Eighteen **(18)** letters have been received, objecting to the proposed development for the following reasons:

- Flats are not appropriate for the area
- Appearance of the building is not in keeping
- Overlooking / loss of privacy
- Increased noise disturbance
- Increased traffic and pedestrian risk
- Add to existing parking pressure
- Contrary to the Tongdean Road Character Statement
- Will not respect building line
- Overbearing
- Dominant within the streetscene
- Overdevelopment
- Would create a precedent
- Property is on a blind bend
- Inappropriate appearance
- Three stories is inappropriate

4.2 **Councillor Brown** objects to the proposed development. A copy of the objection is attached.

4.3 Following a re-consultation, a further **two (2)** letters have been received, objecting to the proposed development for the following reasons:

- Contrary to the Tongdean Road Character Statement
- Overdevelopment
- Significant intensification
- It will damage the plot
- It will set a precedent
- There are apartments next door
- Will add to parking pressures
- The area is predominantly families

5. CONSULTATIONS

5.1 **Heritage:** Initial Comment - 16/01/18

The following amendments / mitigation are recommended.

- Remove the protruding bricks and replace with Flemish bond brickwork as outlined above.
- Provide details of the entrance canopy (not shown on ground floor plan or elevations).
- Identify the material below the trapezoid window. This should be brickwork.
- Increase the front setback to be in line with the northernmost gable of the neighbouring dwelling at number 16 Tongdean Road.

5.2 Second Comment - 19/07/18

The concerns of the Heritage Team regarding the proposed brickwork have not been addressed in the revised drawings. It is still a matter of concern that the texture and colour of the feature brickwork is alien to this conservation area and the Heritage Team is not able to support this proposed detailing.

5.3 The amended proposed site plan YO163 1000 cannot be directly compared with the proposed site plan previously submitted (YO163 0010) which is unhelpful. It would appear that only a fractional adjustment has been made, however if it can be confirmed that the revised position is in line with the northernmost gable of no 16 as requested the proposed position of the new building is acceptable.

5.4 **Arboriculture:** No objection
No objection subject to conditions securing tree retention / protection method statement and supervision during construction.

5.5 **Sustainable Transport:** No objection
No objection subject to conditions securing highway improvements, crossover implementation, porous hard surfaces, cycle parking and retention of the parking area by condition.

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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

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
- CP2 Sustainable economic development
- CP7 Infrastructure and developer contributions
- CP8 Sustainable buildings
- CP9 Sustainable transport

CP10 Biodiversity
CP11 Flood risk
CP12 Urban design
CP14 Housing density
CP15 Heritage
CP18 Healthy city
CP19 Housing mix

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

TR7 Safe Development
TR14 Cycle access and parking
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD15 Landscape design
QD16 Trees and hedgerows
QD18 Species protection
QD27 Protection of amenity
HO5 Provision of private amenity space in residential development
HO13 Accessible housing and lifetime homes
HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites
SPD11 Nature Conservation & Development
SPD12 Design Guide for Extensions and Alterations
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of residential development on site, the effect of the proposed building on the design and character of the streetscene and conservation officer, the standard of accommodation for future occupiers, the impact on neighbouring amenity, the sustainable transport implications in addition to the sustainability of the proposed building.

8.2 Principle of Development:

The Council's most recent land supply position was published in the 2017 SHLAA Update (February 2018) which showed a marginal surplus (5.0 years supply). However, the inspector for the recent planning appeal on Land south of Ovingdean Road (APP/Q1445/W/17/3177606) considered that the Council's delivery timescales for two sites were over-optimistic and concluded that there would be a five year supply shortfall of at least 200 dwellings. The Council's five year housing land supply figures are currently being updated as part of the annual monitoring process and an updated five year housing position will be published later this year. In the interim, when considering the planning balance in the determination of planning applications, increased weight should be given to housing delivery in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).

- 8.3 The existing site forms a single detached residential property. The proposed development would result in an intensification of the use of the site by providing an additional three residential units. Although the site is in an area comprising predominantly single dwellings on larger plots, there is a general need for housing within the City and both the Brighton & Hove City Plan Part One and Local Plan acknowledge the need to make the best use of the limited amount of land that is available. Furthermore the adjacent property, formally known as 16 Tongdean Road (now 16 and 16A Tongdean Road) was granted permission to demolish the existing building and construct two apartments in 2011 (ref. BH2011/01954).
- 8.4 On this basis, as a principle of development, additional residential development on the site would be appropriate, however the specific impacts must however be considered as to whether the development is appropriate and whether harm would be caused. This detailed assessment is set out below.
- 8.5 **Design and Appearance:**
This property is in the Tongdean Conservation Area. The Area is characterised by substantial detached dwellings on generous plots in a variety of architectural styles, however there are notable common architectural features such as prominent pitched roofs, chimneys and gables and substantial boundary walls help to give the area visual continuity.
- 8.6 The character statement for the area states:
Any impression of uncoordinated development is avoided because of the generous spacing of the buildings in relation to each other and the unifying effect of the trees and greenery. The element of surprise resulting from seeing one architectural style after another is part of the character of Tongdean Avenue/Road.
- 8.7 The proposal follows two previous refused applications (BH2015/03809 and BH2017/00445) to redevelop the site in to a substantial larger single dwelling, the former of which was dismissed at appeal (APP/Q1445/W/16/3148325). At appeal the Inspector's Report noted that;
- 8.8 *'The consistency of the roofscape of the area is similarly an important harmonising feature of the area, with properties typically featuring relatively steeply pitched roofs and gable ends facing carriageways. Flat roofs are atypical. Properties tend to feature materials which are commensurate with the era in which they were constructed: brick, tile and half timbering. They also appeared to me to be characterised by an eclectic mix of design details including asymmetric front elevations, varying fenestration detailing within properties, and different external materials within individual elevations'.*
- 8.9 The Inspectors report concluded that;
- 8.10 *'Whilst the proposal would appear modernist in design in line with its immediate neighbours, unlike them it would not clearly reference any features of the surrounding vernacular in terms of roof form, detailing or materials. I appreciate*

that the design concept is for a minimal modern property. However in this particular context its scale and extensively glazed symmetrical principal elevation would result in a stark appearance which would be markedly out of character with its surroundings'.

- 8.11 The proposal seeks consent for the demolition of the single storey existing dwelling and replacement with a three storey building containing three flats and one maisonette. The proposal will have a clay tile roof with aluminium windows and red brick walls with areas of protruding red and grey brick headers, adding texture to the building.
- 8.12 The scale, materials and boundary treatment of the existing property are not typical of the conservation area and are not elements that are identified in the Tongdean Conservation Area Character Statement as positive characteristics, therefore in heritage terms the principle of demolition is acceptable, subject to a suitable replacement building.
- 8.13 The conservation area is typified by large pitched roofs with clay tile cladding. The form of the proposal, being one large gable (facing the street) and a smaller off-set gable is more in keeping with the conservation area than previous proposals. The proposed cladding for the roof is clay tiles which are in keeping with the prevalent materials within the area.
- 8.14 Following amendments including the increase of the set-back from the road and clarification surrounding the details of the entrance canopy, the proposed development is considered to have overcome the previous reasons for refusal and Inspector's concerns in relation to design and is therefore considered acceptable in terms of design.
- 8.15 Full details of materials and finishes can be secured by condition.
- 8.16 Landscaping:
The proposed development would include a lawn within the rear garden in addition to a small area of lawn to the front garden and an area of hardstanding in order to provide vehicular access and parking. A terraced area would also be provided to the rear at lower ground floor level.
- 8.17 Full details of landscaping and boundary treatments shall be secured by condition.
- 8.18 **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.
- 8.19 The extra bulk of the proposed development sited close to the shared boundaries would be visible to neighbouring properties. Nevertheless the proposed relationship between the properties would not be particularly unusual

in terms of siting and the separation distance between the properties is relatively comfortable. Therefore the additional impact is not considered to be unacceptably imposing or enclosing. In terms of loss of light, again, bearing in mind the distance between the properties and the open nature of the sites, it is considered that any impact would be minimal and not warrant refusal of the application.

- 8.20 The proposed fenestration has a mainly front/ rear aspect, thereby looking out over the street and the rear gardens of adjacent properties; some mutual overlooking is not an uncommon feature. There are a number of side windows at first floor level. To the south-western side elevation a window would serve a bedroom. Although this window would face towards 16 Tongdean Road adjacent, it would be parallel to the flank wall which only contains obscure glazed windows serving bathrooms.
- 8.21 The proposal also includes first floor windows to the north-eastern side elevation which would provide views towards the rear gardens of nos. 56 and 58 Tongdean Avenue. The windows would however be located approximately 30m from the rear elevations of the adjacent properties which is considered an acceptable level of separation within a residential context.
- 8.22 Whilst the terraces proposed to the application site will result in some level of overlooking to the rear garden allocated to the maisonette, a level of overlooking such as this is considered reasonable in a development of this type and is typical of flats across the city.
- 8.23 **Standard of Accommodation for Future Occupiers**
All of the units would meet the minimum floor areas set out within the National Described Space Standards and would therefore provide an acceptable level of circulation space for the level of occupancy proposed. All of the units on the upper levels would receive adequate levels of light and outlook due to the substantial elevation to the rear elevations.
- 8.24 The lower ground floor level flat would have reduced outlook within the living areas in comparison to the upper levels. The outlook would be confined to glazed sliding doors facing into the external courtyard area. Each of the units proposed provides external amenity space either via a balcony or garden area. As such the proposed development is considered to be compliant with Policy HO5.
- 8.25 On balance therefore, given the ample circulation space and access to external amenity space, the proposal is considered to provide an acceptable standard of accommodation.
- 8.26 **Sustainable Transport:**
SPD14 states that a minimum of 1 cycle parking space is required for every residential unit with up to 2 beds and 2 for 3 plus beds and 1 space per 3 units for visitors after 4 units. For this development of 4 residential units with 2 and 3 beds the minimum cycle parking standard is 5 cycle parking spaces in total (5 for residential units and 0 visitor spaces). The application proposes 2 cycle

stores for 6 cycle parking spaces within the proposed underground garage, however there is a lack of detail therefore cycle parking is requested by condition.

8.27 The level of cycle parking proposed is in accordance with the maximum standards within SPD14. There is not forecast to be a significant increase in vehicle trip generation as a result of these proposals therefore any impact on carriageways will be minimal and within their capacity so the application is deemed acceptable in this regard.

8.28 The sustainable transport team have requested pedestrian crossing improvements (dropped kerbs with paving and tactile paving) at the junction of and across Meadow Close with Tongdean Road and at the junction of and across Tongdean Avenue with Tongdean Road. This is to improve access to and from the site to the various land uses and local amenities for future occupiers and local residents. The requested works are considered reasonable and commensurate to the scale of development proposed and therefore shall be requested by condition.

8.29 **Sustainability:**

Policy SU2 of the Brighton & Hove Local Plan and CP8 of the Brighton & Hove City Plan Part One require new development to demonstrate a high level of efficiency in the use of water and energy. Policy CP8 requires new development to achieve 19% above Part L for energy efficiency, and to meet the optional standard for water consumption. These standards shall be secured by condition.

8.30 **Conclusion:**

Whilst the proposed development would be modern in appearance and would include material finishes which are not common within the surrounding conservation area, the overall form and footprint of the building are considered acceptable. Furthermore the proposal would provide three additional residential units which is a welcome addition to the housing shortfall within the city. On balance therefore the proposed development is considered acceptable.

9. EQUALITIES

9.1 None identified

