

<u>No:</u>	BH2019/00093	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	104 Greenways Brighton BN2 7BL		
<u>Proposal:</u>	Erection of 1no two storey, two bed dwelling (C3) within the land of 104 Greenways. Proposal incorporates a reduction in the footprint of and alterations to 104 Greenways.		
<u>Officer:</u>	Charlotte Bush, 292193	tel:	<u>Valid Date:</u> 23.01.2019
<u>Con Area:</u>		<u>Expiry Date:</u>	20.03.2019
<u>Listed Building Grade:</u>		<u>EOT:</u>	19.06.2019
<u>Agent:</u>	PLD Architects Wessex House Upper Market Street Eastleigh SO50 9FD United Kingdom		
<u>Applicant:</u>	Mr Conrad Levy PO Box 133 Brighton BN51 9DA		

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.

Plan Type	Reference	Version	Date Received
Location Plan	P 01		11 January 2019
Proposed Drawing	P4121 ELEVATIONS AINSWORTH AVENUE		11 January 2019
Proposed Drawing	P4120 PROPOSED PLANS AINSWORTH AVENUE	C	27 February 2019
Proposed Drawing	P4112 ELEVATIONS GREENWAYS		11 January 2019
Proposed Drawing	P4111 PROPOSED PLANS GREENWAYS		11 January 2019
Proposed Drawing	P4110 PROPOSED SITE PLAN AND SECTION		21 January 2019
Block Plan	P 02		23 January 2019
Report/Statement	CBA11001 V1B	ARBORICU LTRURAL METHODS	27 February 2019

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 mitigation measures and recommendations as set out in Part 2: Arboricultural/Construction Method Statement' of the 'Arboricultural Method Statement' reference CBA11001V1b received by the Local Planning Authority on 27 February 2019 shall be fully implemented in accordance with the specified details and shall be retained as such during the implementation of the scheme.
Reason: To protect the trees, shrubs and hedges which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies CP12 and QD16 of the Brighton & Hove Local Plan.
4. 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, render and tiling (including details of the colour of render/paintwork to be used)
 - b) detail of all hard surfacing materials
 - c) details of the proposed window, door and any balcony treatments
 - d) samples of all other materials to be used externallyDevelopment 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 City Plan Part One.
5. The hard surfaces 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 City Plan Part One.
6. The new residential unit hereby approved shall not be occupied until it 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 City Plan Part One.
7. The new residential unit hereby approved shall not be occupied until it 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 City Plan Part One.

8. 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:
- details of all hard surfacing;
 - details of all boundary treatments;
 - a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;

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.

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

9. No extension, enlargement, alteration or provision within the curtilage of the of The existing or proposed dwellinghouse as provided for within Schedule 2, Part 1, Classes A to 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.

10. The development hereby permitted shall not be occupied until secure covered cycle parking facilities have been installed to the side or rear of each dwelling 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.

11. 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 City Plan Part One.

12. The four (4) replacement field trees detailed in report CBA11001 V1B shall be installed in the first planting season following the first occupation of the

proposed additional dwelling hereby permitted or the completion of the development, whichever is the sooner. Any trees which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced 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 comply with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.

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. Advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
3. Under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March - 30th September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.
4. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel 0330 303 0119), or www.southernwater.co.uk
5. The applicant is advised that an agreement with Southern Water, prior to commencement of the development, the measures to be undertaken to divert/protect the public water supply main. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel 0330 303 0119), or www.southernwater.co.uk
6. In order to be in line with Policy TR14 Cycle Access and Parking of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient (including not being blocked in a garage for cars and not being at the far end of a rear garden), accessible, well lit, well signed, near the main entrance, by a footpath/hardstanding/driveway and wherever practical, sheltered. It should also be noted that the Highway Authority would not approve vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. Also, the Highway Authority approves of the use of covered, illuminated, secure 'Sheffield' type stands spaced in line with the guidance contained within the Manual for Streets section

8.2.22 or will consider other proprietary forms of covered, illuminated, secure cycle storage including cycle stores, "bunkers" and two-tier systems where appropriate.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1. The existing site comprises a single detached bungalow with off street parking to the side, and mature garden to the rear. The property fronts on to Greenways and the rear garden backs on to Ainsworth Avenue.
- 2.2. Greenways and Ainsworth Avenue offers a mix of bungalows and two storey dwellings with no overriding narrative in terms of style, appearance or scale. There have been some infill developments that have been completed within the area.
- 2.3. The proposed scheme is to undertake works to the existing bungalow to create a two storey dwelling and to erect a bungalow to the rear with its own access on to Ainsworth Avenue. Each property will have separate vehicle and pedestrian access and parking.

3. RELEVANT HISTORY

- 3.1. BH2018/03006 - Part demolition and remodelling of existing bungalow incorporating single storey side extensions, roof alterations and associated works. Erection of new 2 storey dwelling to rear with access from Ainsworth Avenue. Withdrawn.
- 3.2. PRE2018/00100 - Create a two storey dwelling at 104 Greenways, and erect a new dwelling to the rear.

4. REPRESENTATIONS

- 4.1. **Fifteen (15)** letters have been received objecting to the proposed development for the following reasons:
 - Over development
 - Garden space not representative of the area
 - Due to higher land levels in the rear garden of this site any two story dwelling will overlook neighbouring properties
 - Overshadowing
 - Overlooking
 - Residential amenity
 - Too close to the boundary
 - Out of alinement with other houses and would stand out incongruously
 - A number of mature trees would be lost as a result of this development

- Additional traffic and the building access is within close proximity to a bus stop which would have an adverse impact on traffic
- Restriction of view
- Inadequate parking
- Out of scale with houses in the area
- Detrimental impact on property values
- Inappropriate height
- Noise
- Would create a further precedent for overdevelopment in the area
- New dwelling would be built very close to the pavement
- The existing bungalow is one of the few 'old' original bungalows built in Greenways between the two Wars and is therefore of historical value as it contains some original features. It should not be altered
- The greenery and wildlife habitat on this plot has already been eroded recently. The garden setting is essential to the character and appearance of the building and is an important feature of a house bordering the South Downs National Park.

5. CONSULTATIONS

5.1. **Arboriculture:** No objection

The proposed development will result in the loss of three sycamores at the rear of the property (T1-T3). These trees are readily visible in long-range views along Ainsworth Avenue. They also appear as part of a larger feature when viewed from the road, as the canopies merge with other broad-leaved species in the garden of 102 Greenways. This feature is the main arboricultural feature of Ainsworth Road due to the lack of other sizable specimens, particularly when viewed from the west. Their removal therefore represents a negative impact on the existing arboricultural character of the area, and the screening between the application site and the properties on the north side of Ainsworth Avenue will be lost.

5.2. The submitted tree protection plan (ref: CBA|1001.02|TPP) shows a small section of protective fencing proposed to ensure that no damage occurs to the rooting environment of the pollarded sycamore tree (T6) in the rear garden of No. 106 Greenways. It also shows a significant amount of encroachment into the RPA of this specimen which is described as not significant within the Arboricultural Implications Assessment (ref: CBA11001 v1A). The level of encroachment may damage the structural roots of the tree as opposed to the finer roots used to source nutrients and water. Additional information is required before an assessment of the impact of excavation in this location can be made, and the arboricultural team recommends undertaking a series of hand-dug trial trenches in the proposed locations of structures to provide the authority with the information on which to make a decision.

5.3. Finally, the large ash (T8) at the front of the property is afforded no protection throughout the demolition and construction phases. Due to the proximity of

the proposed works, this tree is at high risk of being damaged, both directly and indirectly.

Further Arboriculture Comments

- 5.4. We have now read the amended arboricultural method statement by CBA Trees (ref: CBA11001 v1B, dated January 2019). Minor improvements have been made in that there is now protective fencing proposed to protect the root protection area (RPA) of the ash (T8). However, the overriding concern raised previously remains.
- 5.5. The loss of the three sycamores (T1-T3) is regrettable as the street scene in views along Ainsworth Avenue is already lacking in sizeable trees of amenity value. The 4x semi-mature field maples proposed to replace the sycamore provides a net gain in tree numbers and will in time mitigate the loss of the removed trees; although they are unlikely to reach the larger sizes that the sycamores could reach if retained.
- 5.6. Recommendation: Approve. Conditions requiring constriction in accordance with the method statement and tree protection plan should be attached.
- 5.7. **Sustainable Transport: No objection**
The applicant is not proposing changes to pedestrian access arrangements onto the adopted (public) highway and for this development this is deemed acceptable.
- 5.8. For this development of 2 residential units with 2 and 3 beds the minimum cycle parking standard is 3 cycle parking spaces in total (3 for residential units and 0 visitor spaces). The applicant has offered to install cycle parking at an inconvenient location for the Ainsworth Avenue proposal in their supporting evidence but not the Greenways proposal that is losing its garage therefore cycle parking is requested by condition and informative for both dwellings.
- 5.9. The site is outside of a controlled parking zone so there is free on-street parking available. There are also opportunities in for free on-street disabled parking bays in the vicinity of the site for disabled residents and visitors to park when visiting the site by car. Blue Badge holders are also able to park on double yellow lines for up to 3 hours in the vicinity of the site. Therefore in this instance the Highway Authority would not consider the lack of dedicated, for sole use only on-site disabled car parking to be a reason for refusal.
- 5.10. The applicant is not proposing changes to the existing vehicle access arrangements onto the adopted (public) highway and for this development this is deemed acceptable.
- 5.11. Also the driveway and hardstanding materials should be porous and/or permeable and no surface water should run-off (for example, in heavy prolonged rain) onto the adopted (public) highway therefore the Highway Authority requests that the Hard Surfaces condition and informative is attached to any permission granted.

- 5.12. The applicant is proposing 1 car parking space for each 2 bedroom property and 2 car parking spaces for each 3 bedroom property within the Outer Area. For this development of 2 residential units the maximum car parking standard is 3 spaces (1 per unit and 1 visitor space). Therefore the proposed level of car parking (three spaces) is in line with the maximum standards and is therefore deemed acceptable in this case.
- 5.13. The Highway Authority also requests that a "Retention of parking area" condition is attached to any permission granted to ensure that on-site parking provision is maintained.
- 5.14. 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 and developer contributions for carriageway related improvements will not be sought.
- 5.15. Identified equality impacts have been in relation to disabled parking issues and the objective justification is that this is dealt with by existing nearby on-street disabled parking bay facilities and the parking exemptions that a Blue Badge holder has as described above.

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);
 - oEast 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
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design
CP14	Housing density
CP19	Housing mix

Brighton and 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 Nuisance
QD5	Design - street frontages
QD14	Extensions and alterations
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
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 impact of the modernised dwelling and new dwelling on the appearance of the street scene and its impact on the amenities of adjacent and future occupiers. The impacts on transport and sustainability will also be assessed.
- 8.2. The City Plan Part 1 Inspector's Report was received in February 2016. The Inspector's conclusions on housing were to agree the target of 13,200 new homes for the city until 2030 as a minimum requirement. It is against this minimum housing requirement that the City's five year housing land supply position is assessed annually.
- 8.3. The Council's most recent housing land supply position is published in the SHLAA Update 2018 (February 2019). The figures presented in the SHLAA reflect the results of the Government's 2018 Housing Delivery Test which was published in February 2019. The Housing Delivery Test shows that housing delivery in Brighton & Hove over the past three years (2015-2018) has totalled only 77% of the City Plan annualised housing target. Since housing delivery has been below 85%, the NPPF requires that a 20% buffer

is applied to the five year housing supply figures. This results in a five year housing shortfall of 576 net dwellings (4.5 years supply). In this situation, 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).

- 8.4. The creation of a single dwelling would be a small contribution towards the City's housing targets. Accordingly this aspect must be given due weight in the decision.

Design and Appearance:

- 8.5. Brighton & Hove City Plan Policy CP12 requires new developments to be of a high standard of design that would make a positive contribution to the surrounding area and that emphasises and enhances the positive characteristics of the local neighbourhood. Policy CP14 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design. Policies CP12 and CP14 require that new infill development does not result in town cramming or detriment to the amenity of the surrounding area.
- 8.6. Greenways and Ainsworth Avenue offers a mix of bungalows and two storey dwellings in a variety of architectural styles. There is no overriding narrative in terms of style, appearance and scale along these roads so the use of contemporary design is welcomed.
- 8.7. The existing dwelling is a single storey detached dwelling of little architectural merit. The proposed scheme would involve reducing the depth of the existing dwelling and extending upwards to create a detached two storey dwelling with a front gable end and two small forward facing dormers. The additional height of the modernised dwelling and front gable end would be similar in appearance to the adjoining property at No. 106 Greenways. The front dormers are of a similar design to those seen at 96 Greenways. The remodelled dwelling would be finished in painted render to match the existing, which is a material which is widely used in the vicinity of the site. These works would therefore be considered acceptable in terms of scale, appearance and materials, and would not cause harm to the character and appearance of the streetscene.
- 8.8. The proposed new dwelling would be a chalet style bungalow with three front facing gable dormers, and a further dormer to the rear. It is noted that there are several other front dormers in the local vicinity of the site, and the proposed dormers would be appropriately positioned and scaled. The walls of the new dwelling would be finished in painted render.
- 8.9. The proposed dwelling reflects characteristics seen in other dwellings in the vicinity and is therefore considered to be appropriate in design terms.
- 8.10. Policy CP14 allows for a higher density of buildings to plot ratio providing it is of a sufficiently high design and respects the character of the area. The wider

Greenways/Ainsworth Avenue area has been subject to a number of schemes which have demonstrated that an additional dwelling can be accommodated within the streetscene without causing undue harm to the character of the area.

- 8.11. Developments at Nos. 68, 82, 88, 88a, and 99 Greenways have resulted in the subdivision of plots. The construction of No. 68 was allowed at appeal following the initial refusal of application 97/01711/0A. The sub-division of this plot would similarly be able to be accommodated without unduly harming the character of the area and the increased density resulting from the scheme is considered acceptable.

Standard of Accommodation:

- 8.12. Policy QD27 of the Brighton and Hove Local Plan aims to secure a good standard of living accommodation for current and future occupiers in all new developments. Accommodation should therefore provide suitable circulation space within the communal spaces and bedrooms once the standard furniture has been installed, as well as good access to natural light and air in each habitable room.
- 8.13. The 'Nationally Described Space Standards' were introduced by the Department for Communities and Local Government in 2015 to establish acceptable minimum floor space for new build developments.
- 8.14. City Plan Part 1 set out the Council's intention to adopt the Nationally Described Space Standards and these are now included within Policy DM1 of Draft City Plan Part 2. In the interim they provide a useful guide for the Local Planning Authority when assessing room/unit sizes and the overall standard of accommodation.
- 8.15. The 'Nationally Described Space Standards' establishes the minimum floor space for a single bedroom as measuring at least 7.5m², and a double bedroom should measure at least 11.5m². The minimum floor space requires a head height of above 1.5m.
- 8.16. The internal layout of the proposed dwelling would comprise a kitchen, living room/dining room, utility room and W.C on the ground floor; two bedrooms and a bathroom on the first floor.
- 8.17. Both bedrooms would provide 11.5m² of floor space with a head height above 1.5m and the overall layout of the proposed dwelling is considered suitable in terms of space, usable layout, and access to natural light, ventilation and outlook.
- 8.18. The proposed new dwelling is therefore considered to provide a suitable standard of living accommodation for future occupants, and would therefore be compliant with the objectives of policy QD27 of the Brighton and Hove Local Plan.

8.19. The existing dwelling would retain 136m² of private rear amenity space in addition to the front garden and off street parking. This is considered adequate for a 4 bedroom family dwelling.

8.20. The proposed new dwelling would have 109m² of private rear amenity space as well as off street parking for one car. This is considered adequate for a two bedroom dwelling.

Impact on Amenity:

8.21. 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.

8.22. The properties most likely to be affected by the proposed development are 102 and 106 Greenways.

8.23. In terms of the alterations to the existing dwelling, the proposed scheme would result in an increase in roof height of approximately 0.7m to the front section of the existing dwelling across the width of the building. The depth of the existing house would be reduced by 4.2m. Given the position of the existing dwelling relative to the neighbours on either side this increase in height would not have an overbearing impact nor would it create overshadowing. Similarly, the revised fenestration, which to the sides involves fewer windows, would not result in any overlooking or loss of privacy to Nos. 102 and 106 Greenways or the proposed new dwelling.

8.24. The reduced depth of the existing building will increase natural light and reduce overshadowing and sense of enclosure to the windows on the side elevation of No.106 Greenways.

8.25. The proposed alterations to the existing dwelling are not therefore considered to have a significant impact on amenity of existing neighbours.

8.26. In terms of the new dwelling at the rear of the site, there will be some overlooking from the rear dormer of the proposed dwelling into the rear garden of No. 106 and 102 Greenways. However, in the case of No.106 these views will be obscured by the existing garage at No.106. The ground floor windows of No.102 are located approximately 15.5m from the proposed dormer and would be at an oblique angle and partially obscured by the existing boundary planting. There would be no first floor windows on the side elevation of the proposed dwelling and therefore no additional overlooking of the rear garden to No. 102.

8.27. The proposed dwelling would be situated in the rear garden of the existing house, and it can therefore be expected that the intensity of use and coming and goings would be increased. However, due to its size and the likely level of occupancy any increase in noise is unlikely to be to a degree that would warrant the refusal of the application.

- 8.28. Given these relationships and that the new building has been designed to minimise the impact on neighbours, it is considered that it would be appropriate to remove permitted development rights to extend the property so that the Local Planning Authority can fully assess the impact any future development on the site.

Arboriculture:

- 8.29. The proposed mitigation measures included in the amended arboricultural method statement by CBA Trees (ref: CBA11001 v1B, dated January 2019) now include protective fencing proposed to protect the root protection area (RPA) of the ash (T8), which is welcomed.
- 8.30. The loss of the three sycamores (T1-T3) is regrettable as they make an important contribution the street scene. However, the 4x semi-mature field maples proposed to replace the sycamore would provide a net gain in tree numbers and will in time mitigate the loss of the removed trees.
- 8.31. Overall, the tree protection measures and replacement field maples alongside the improvements to the existing dwelling and the net gain of an additional dwelling are considered to mitigate the harm caused by the loss of the three sycamores.

Sustainable Transport:

- 8.32. The Highway Authority has not raised an objection subject to the imposition of conditions addressing cycle storage; hardstanding materials and the retention of parking spaces

Sustainability:

- 8.33. Policy CP8 of the Brighton & Hove City Plan Part One requires 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 measures can be secured via a suitably worded condition.

9. EQUALITIES

None identified.

