

<b><u>No:</u></b>	<b>BH2018/02667</b>	<b><u>Ward:</u></b>	<b>Preston Park Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Land To Rear Of 17 Springfield Road Brighton BN1 6DB</b>		
<b><u>Proposal:</u></b>	<b>Erection of 1no two bedroom single storey detached dwelling (C3).</b>		
<b><u>Officer:</u></b>	Emily Stanbridge, tel: 293311	<b><u>Valid Date:</u></b>	10.09.2018
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	05.11.2018
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Mr Abe Mohsin 7 Hove Manor Parade Hove Street Hove BN3 2DF		
<b><u>Applicant:</u></b>	Mr Willis C/o Mohsin Cooper Limited 7 Hove Manor Parade Hove Street Hove BN3 2DF		

## 1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

### Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

**Reason:** For the avoidance of doubt and in the interests of proper planning.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location and block plan	P001	B	24 June 2019
Proposed Drawing	P002	B	13 May 2019
Proposed Drawing	P003	A	13 May 2019
Proposed Drawing	P004	A	13 May 2019
Proposed Drawing	P005	A	13 May 2019
Proposed Drawing	P006		13 May 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. No extension, enlargement or other alteration of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A-E 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 and policy CP12 of the Brighton & Hove City Plan Part One.

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 to be used
  - b) samples of all cladding to be used, including details of their treatment to protect against weathering
  - c) samples of all hard surfacing materials
  - d) details of the proposed window, door and balcony treatments
  - e) samples of all other materials to be used externally

Development shall be carried out in accordance with the approved details.

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

5. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

**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/CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

6. The development hereby permitted shall not be commenced (including demolition and all preparatory work) until a pre-commencement meeting is held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.

**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 / CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

- 7.
- i. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.
  - ii. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.  
**Reason:** To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.
8. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.  
**Reason:** To ensure that the development contributes to ecological enhancement on the site and in accordance with policy CP10 of the Brighton & Hove City Plan Part One.
9. Within 6 months of commencement of the development hereby permitted or prior to occupation, whichever is the sooner, a scheme shall be submitted to the Local Planning Authority for approval to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit. The approved scheme shall be implemented before occupation.  
**Reason:** This condition is imposed in order to allow the Traffic Regulation Order to be amended in a timely manner prior to first occupation to ensure that the development does not result in overspill parking and to comply with policies TR7 & QD27 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One and SPD14: Parking Standards.
10. 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.

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, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.
12. The development hereby permitted shall not be occupied until the dwelling 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. 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.
14. None of the residential units hereby approved shall be occupied until each residential unit built has achieved as a minimum, a water efficiency standard of 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.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant is advised to contact the East Sussex County Archaeologist to establish the scope for the Written Scheme of Archaeological Investigation as required by the archaeology condition 7.

3. The applicant is advised that the scheme required to be submitted by Condition 9 should include the registered address of the completed development; an invitation to the Council as Highway Authority (copied to the Council's Parking Team) to amend the Traffic Regulation Order; and details of arrangements to notify potential purchasers, purchasers and occupiers of the restrictions upon the issuing of resident parking permits.
4. The applicant is advised that in order to provide policy compliant cycle parking the Highway Authority's preference is for the use of Sheffield Stands spaced in line with the guidance contained within the Department for Transport's Manual for Streets section 8.2.22.

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

- 2.1. The application relates to the rear garden space of 17 Springfield Road, which forms part of a semi-detached pair of large four Victorian properties including accommodation at basement level. The application site is positioned to the north of Springfield Road close to the junction with Beaconsfield Road. No.17 Springfield Road has been subdivided into flats. Located on the northern boundary of the site are two large sycamore trees which are covered by a Tree Preservation Order. The site is not located within a Conservation Area.
- 2.2. Planning permission is sought for the erection of 1no two bedroom single storey detached dwelling (C3).

## **3. RELEVANT HISTORY**

- 3.1. 17 Springfield  
**PRE2018/00121**: Erection of 1no new dwelling. Written response issued July 2018.
- 3.2. **BH2012/03434**: Reconfiguration of existing flats and maisonette and erection of a 4 storey side/rear extension (including semi basement level) to form 4no one bed flats and 3no two bed. Refused March 2013. Appeal Dismissed December 2013.
- 3.3. Land to the rear of 7-9 Springfield  
**BH2014/02684**: Erection of a single storey three bed dwelling house with associated landscaping and pedestrian and cycle access. Approved October 2014.

## **4. CONSULTATIONS**

- 4.1. External  
**County Archaeology**: No objection subject to condition  
The application site is situated within an Archaeological Notification Area defining the locale of Springfield Roman Villa and associated burials.

Remains of the Roman villa comprising foundations, walls and pavements were found during building work in 1877.

- 4.2. Past finds indicate that this villa complex covered a large area focused on Springfield Road and that as well as the main villa building(s) there were other areas of associated activity including human burial.
- 4.3. In light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works.
- 4.4. **Arboriculture: Original Comments 10.10.2018**  
On the northern boundary there are two large mature sycamore trees, 18m and 20m respectively in height that grow behind the garages and are within No. 14 Stanford Avenue. These are protected by Tree Preservation Order No. 7 of 1973 and both of these are within 1m of a collapsed poorly constructed low boundary wall.
- 4.5. These trees will be affected by the development due to the proposed building position, the size and age of the trees and the very old collapsed wall having minimal effect on restricting root access to the site. Their root protection area of these trees will be within the building footprint and their crowns will overhang the site.
- 4.6. No tree survey or arboriculture implications assessment has been submitted with the application and as these TPO trees will be affected by construction activities at the site. As these trees are protected by a TPO and have not been considered to be a constraint to the development at this stage, the arboriculture team recommends refusal for this application as it will lead to detrimental damage to protected trees roots and its close proximity will lead to future pressure to prune protected trees that the council will find difficult to resist.
- 4.7. Amended comments following the receipt of amended drawings  
The submitted amendments show a revised footprint which no longer extends into the Root Protection Areas of the two sycamore trees in the adjacent garden. The RPA is a "layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority" (BS5837:2012). It is not a definitive indication of the location of all roots, and so it's likely that roots will be present at the periphery of the RPAs, where the amended footprint lies.
- 4.8. Therefore the amended scheme still has the potential to cause damage to the rooting environments of these trees, which are subject to statutory protection and designation as T21 and T22 of a Tree Preservation Order (ref: 7/1973).
- 4.9. The arboriculture department do not consider the proposals to be significantly damaging in principle, but would like to see a scheme of tree protection

implemented during construction should consent be given. The arboriculture method statement should include details on foundation design and the extent of excavation required, the location of any underground services required within the vicinity of trees and a logical sequence of works affecting trees.

4.10. **Sustainable Transport:** No objection subject to condition

- Cycle Parking
- Car free housing

**5. REPRESENTATIONS**

5.1. **Five (5)** letters of representation have been received objecting to the proposed development on the following grounds:

- Additional traffic
- Additional noise disturbance
- Overdevelopment
- Overshadowing
- Restriction of view
- Development too close to the boundary
- Impact on trees
- Loss of light
- Loss of garden space
- Loss of wildlife habitat

5.2. Following re-consultation of the revised plans, received on 13th May 2019, **two (2)** further representations from residents in the vicinity of the site objecting to the revised proposal on the following grounds:

- Additional traffic
- Detrimental impact on property values
- Overshadowing

**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. RELEVANT POLICIES

The National Planning Policy Framework (NPPF)

The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP1	Housing delivery
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP14	Housing density
CP19	Housing mix

Brighton & Hove Local Plan (retained policies March 2016)

TR7	Safe Development
TR14	Cycle access and parking
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

Supplementary Planning Documents:

SPD14	Parking Standards
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## 8. CONSIDERATIONS & ASSESSMENT

- 8.1. The main considerations in the determination of this application relate to the principle of development, the character and appearance of the development and its impact on the wider area, the standard of accommodation provided, potential amenity impact to neighbouring properties in addition to transport and sustainability issues.
- 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).

**Principle of development**

- 8.4. This application seeks to erect a single dwelling. As a principle of development, residential development on a residential site would be appropriate, however the specific impacts of a dwelling on this plot must be considered as to whether the development is appropriate on the land and whether visual harm and/or harm to neighbouring amenity would occur. This detailed assessment is set out below.

**Design and Appearance:**

- 8.5. The proposal would result in the subdivision of the existing rear external amenity area for No.17 Springfield Road. In order to accommodate the proposed development excavation, of approximately 0.5m, would be required in order to reduce the height of the dwelling. The remainder of the site will remain at its current level. Pedestrian access to the site would be from Springfield Road via the eastern elevation of no. 17 Springfield Road.
- 8.6. The application site and immediate neighbouring properties (11-17) Springfield Road comprise of Victorian style villas. These neighbouring properties comprise large rear garden areas which provide open space to the area and a break in urban development between Springfield Road and Stanford Avenue.
- 8.7. This application seeks the construction of a single dwelling to the rear of 17 Springfield. Amendments have been received during the lifetime of the application to rotate the property and reduce its overall footprint. As a result approximately 30% of the site would comprise the built form of the proposed dwelling. It is considered that the amendments results in a development that provides adequate space around the dwelling and as a result the proposed dwelling would not appear cramped within its plot.
- 8.8. This level of plot coverage is comparable with application BH2014/02684 which approved a dwelling to the rear of No's 7 and 9 Springfield Road. As a result of this development 36% of the plot proposed comprised of built form. It was considered that this left sufficient spacing from neighbouring boundaries. In addition the retained separation distance of the new dwelling to the rear elevation of the existing properties on Springfield Road is comparable.
- 8.9. Given the backland nature of the site and its relationship to other buildings in the area, it is considered that a single storey building would not be of harm to the character and appearance of the area. The height of the new dwelling

measures approximately 2.5m. As such it is not considered that the scale and height of the development would significantly impact upon the existing open character to the rear of Springfield Road. Amendments have been made during the lifetime of the application to remove the projecting roof lights and as such the dwelling is considered to have a low key appearance.

- 8.10. It is considered that sufficient space would be located around the proposed dwelling so that open space would be retained at the rear of No. 17 Springfield Road, which helps contribute to the spacious character of the area.
- 8.11. The proposed new dwelling would feature vertical timber cladding to all external walls with some brickwork visible to those areas of the building below the existing ground level. The property will feature powder coated aluminium windows and a green roof.
- 8.12. Whilst the materials proposed are not in keeping with the surrounding architecture, they would distinguish an appropriate character to separate the main houses along Springfield Road and backland dwellings to the rear (such as the building approved to the rear of 7-9 Springfield Road), by virtue of its materials and single-storey, flat roof form. It is considered that the materials proposed are similar to that you would expect for an ancillary outbuilding.
- 8.13. It is considered that the proposed development would result in suitable addition to the site and make a more efficient use of the site in accordance with Policy CP12 of the Brighton and Hove City Plan Part One.

**Impact on Amenity:**

- 8.14. 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.
- 8.15. It is not considered that the principle of additional residential accommodation within the site would have a significant adverse impact upon the amenities of the neighbouring properties given the existing residential character of the area, especially given that no vehicular access to the site would be provided.
- 8.16. A distance of approximately 10m would be retained between the south elevation of the development and the north facing elevation of No.17. Given this distance, the design of the proposal and setting down of the development within the site it is not considered that the proposal would have a significant adverse impact upon the amenities of those properties within No. 17 Springfield Road with regards to overlooking or loss of privacy.
- 8.17. The site as existing forms part of the private amenity space for the occupiers of the basement flat. Whilst the development would result in the loss of a significant part of this rear amenity space, the proposals would retain external amenity space of approximately 93sqm to this property. Whilst it is

acknowledged that properties to the northern side of Springfield Road feature large deep gardens, the retained private amenity space would be comparable to properties on the southern side of Springfield Road and as such the retained garden to No.17 would not be out of character with the wider area.

- 8.18. In addition no windows are proposed within the southern elevation of the site towards No.17. Given the proposed height of 2.5m and the use of vertical timber cladding to the external walls of the property, it is considered that the views had from No.17 towards the proposed development would be similar to that of a typical garden boundary treatment.
- 8.19. Two windows serving habitable rooms would provide outlook towards No. 15 Springfield Road. However the existing boundary treatment to this property consists of a 2m high timber boarded fence and as such no views to the neighbouring garden would be had.
- 8.20. A single window is proposed to the eastern elevation of the proposed dwelling. There is an existing flint wall of approximately 1.8m in height, when measured from the application site, to the boundary of the site and properties to the western side of Beaconsfield Road. As such this boundary treatment will largely obscure views to No. 19 Springfield Road and No's 1-4 Beaconsfield Parade. The properties that form Beaconsfield Parade are positioned at a higher land level than the application site, as such no loss of privacy or increased levels of overlooking are considered to result to these properties.
- 8.21. To the north of the site is a car parking area and a number of single storey garages. The rear facing windows of properties fronting onto Stanford Avenue are positioned at a sufficient distance to the dwelling proposed and as such would not be impacted by the development.
- 8.22. As such the proposed development is not considered to result in a harmful impact to the amenities of neighbouring properties in accordance with Policy QD27 of the Brighton and Hove Local Plan.

**Standard of accommodation**

- 8.23. The 'Nationally Described Space Standards' (NDSS) were introduced by the Department for Communities and Local Government in 2015 to establish acceptable minimum floor space for new build developments. Although these space standards have not been formally adopted into the Brighton and Hove City Plan, Draft City Plan Part 2 proposes to adopt them and indicates a direction of travel on behalf of the LPA. The NDSS provide a useful guideline on acceptable room sizes that would offer occupants useable floor space once the usual furniture has been installed. The NDSS identifies a minimum floor space that should be achieved for a single bedroom as measuring at least 7.5sqm and a double bedroom as measuring 11.5sqm.
- 8.24. The NDSS states that a single storey, two bedroom property providing three bed spaces should have a gross internal floor area of 61sqm. The proposed new dwelling would comply with these standards with a floor area of

61.6sqm. The proposed dwelling would allow for sufficient circulation space and useable floor areas. In addition both the bedrooms proposed would meet the national space standards with the double bedroom measuring 14.3sqm and the single bedroom measuring 9.1sqm.

- 8.25. The primary living area is dual aspect with fenestration to both the north and west. Whilst the west facing window would have limited outlook towards the neighbouring boundary treatment, the patio doors towards the north would allow for acceptable light and outlook for future occupiers. The west facing window to bedroom window is positioned approximately 5m from the boundary fence and as such an acceptable level of outlook would be had, with views over the proposed courtyard. The second bedroom has a single east facing window which is positioned approximately 2m from the shared boundary with eastern neighbouring properties. This bedroom would have views across the entrance pathway to the property and to the flint boundary wall beyond. It is recognised that there is the potential for some overlooking for future occupiers from the rear gardens of Beaconsfield Road however given that this does not form the primary bedroom to the property, this is not considered so significant as to warrant the refusal of this application.
- 8.26. As such each habitable room proposed would benefit from sufficient light, outlook and ventilation in accordance with QD27 of the Brighton and Hove Local Plan.
- 8.27. Policy HO5 requires the provision of private useable amenity space in new residential development. The proposed dwelling would benefit from a sunken courtyard area, accessed from the main living area, with stepped access to further garden space to the north. The level of external amenity space proposed is considered to be commensurate to the number of future occupiers.
- 8.28. The proposed standard of accommodation provided is therefore considered acceptable and in accordance with Policy QD27 of the Brighton and Hove Local Plan.

**Impact on trees:**

- 8.29. Amendments received during the lifetime of the application show a revised footprint and orientation to the new dwelling and as a result the new dwelling no longer extends into the Root Protection Areas of the two sycamore trees in the adjacent garden to the north.
- 8.30. Given that the new dwelling is located on the periphery of the RPA, it is considered appropriate that a scheme of tree protection during construction and method statement on details of the foundation design, excavation and services required within the vicinity of the trees be secured by condition.

**Biodiversity improvements:**

- 8.31. Policy CP10 seeks to conserve, restore and enhance biodiversity. The proposed drawings submitted include a Green Roof. This is a welcomed addition to the scheme. Full details of this are secured by condition.

**Sustainable Transport:**

Car Parking

- 8.32. Spring Field Road is located within Controlled Parking Zone J. The proposed development has the potential to generate some additional on-street parking demand.
- 8.33. In lieu of a parking survey, the Highway Authority utilises permit uptake data to assess parking occupancy levels within CPZs. Given the potential variance in uptake across a CPZ, where permit uptake is over 80% over the previous 12 months, no additional overspill parking is permitted without a supporting parking survey.
- 8.34. Permit uptake within Zone J over the 12 months averages 92%. Therefore, it is recommended that future occupants are prohibited from obtaining parking permits.

Cycle Parking

- 8.35. SPD14 minimum cycle parking requirements for a development of this nature is one cycle parking space. A secure cycle storage facility for the new development is proposed on the boundary of the garden with 17 Springfield Road with enough space for up to 2 bikes. Further details of secure cycle parking are sought by condition.

Trip generation

- 8.36. The proposals are likely to lead to a slight uplift in trips to / from the site. However, it is not considered that this would amount to a severe impact upon the surrounding highway and transport networks.

**Sustainability**

- 8.37. Policy CP8 of the Brighton and 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 measures can be secured via a suitably worded condition.

**9. EQUALITIES**

- 9.1. As level access is to be provided, it is recommended that access standards as required by Policy H013 be secured by planning condition.

