

<b><u>No:</u></b>	<b>BH2019/01848</b>	<b><u>Ward:</u></b>	<b>Rottingdean Coastal Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>20 Little Crescent Rottingdean Brighton BN2 7GF</b>		
<b><u>Proposal:</u></b>	<b>Demolition of existing house and erection of 2 no 4 bedroom houses (C3), 1no 2 bedroom ground floor flat (C3) and 1no 3 bedroom maisonette (C3)</b>		
<b><u>Officer:</u></b>	Emily Stanbridge, tel: 293311	<b><u>Valid Date:</u></b>	24.06.2019
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	19.08.2019
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Kim Strasman Associates The Studio 1 Northgate Cottages The Green Rottingdean BN2 7DT		
<b><u>Applicant:</u></b>	JKC Management Ltd The Hyde Industrial Estate Brighton BN2 4JE		

## 1. RECOMMENDATION

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

### Conditions:

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

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	P02		20 June 2019
Proposed Drawing	P03A		14 August 2019
Proposed Drawing	P04B		16 September 2019
Proposed Drawing	P05B		16 September 2019
Proposed Drawing	P06B		16 September 2019
Proposed Drawing	P07B		16 September 2019
Proposed Drawing	P08C		20 September 2019
Proposed Drawing	P09C		20 September 2019
Proposed Drawing	P12A		14 August 2019
Location Plan	P01	A	24 June 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, alteration or provision within the curtilage of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A and B 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.

4. The first floor windows in the north and south elevations of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window(s) which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

**Reason:** To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

**Reason:** To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

6. 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 render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all hard surfacing materials
- c) details of the proposed window and door treatments
- d) 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 policy CP12 of the Brighton & Hove City Plan Part One.

7. Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

8. 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.
9. The dwellings hereby approved shall not 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. The dwellings hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.  
**Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.
11. Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:
- a. details of all hard surfacing;
  - b. details of all boundary treatments which must be at least 1.8m high to the side and rear boundaries of each proposed dwelling
  - c. details of any existing and proposed trees, including number and species and planting method of any trees
  - d. All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development.
- All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

12. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

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

13. The new/extended crossovers and access shall be constructed prior to the first occupation of the development hereby permitted.

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

14. Prior to the first occupation of the development hereby permitted the redundant vehicle crossover (outside 20 Little Crescent) shall be reinstated back to a footway by raising the existing kerb and footway.

**Reason:** In the interests of highway safety and to comply with policies TR7 of the Brighton and Hove Local Plan and CP9 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 must contact the Council's Transport Projects Team [transport.projects@brightonhove.gov.uk](mailto:transport.projects@brightonhove.gov.uk) to arrange finance and implementation of the bus stop improvements including an accessibility kerb.
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 Council's Streetworks Team ([permit.admin@brightonhove.gov.uk](mailto:permit.admin@brightonhove.gov.uk) 01273 290729) for further information 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 the proposed highways works should be carried out in accordance with the Council's current standards and specifications and

under licence from the Streetworks team. The applicant should contact the Council's Streetworks team (permit.admin@brighton-hove.gov.uk 01273 290729).

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 8 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.

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

- 2.1. The application relates to a large detached house and detached garage on a wide plot measuring approximately 954.8m<sup>2</sup> located on the western side of Little Crescent.
- 2.2. Little Crescent is comprised of detached residential properties, including bungalows and two storey dwellings, which are generally varied in appearance and plot sizes. The land levels incline from south to north. The existing house is located 1.2m from the boundary to No. 18 Little Crescent, and the plot is surrounded by properties to both side and rear boundaries.
- 2.3. Planning permission is sought for the demolition of the existing detached house and garage and the erection of 3 detached buildings which would comprise of 2no four bedroom properties (located at the north and south of the site) and a central building which would comprise of a self-contained two bedroom ground floor flat and a 3 bedroom maisonette on the first and second floor. In total the development proposed four new dwellings. The site benefits from an extant planning permission, approved in January 2017 for the demolition of the existing property and erection of three detached houses.

## **3. RELEVANT HISTORY**

- 3.1. BH2016/05778: Demolition of existing dwelling and outbuilding, and erection of 3no detached dwellings. Approved 26th January 2017.

## **4. CONSULTATIONS**

- 4.1. **Sustainable Transport:** No objection subject to conditions

- 4.2. **Environmental Health: No objection subject to condition**  
20 Little Crescent has previously operated as a Doctors surgery and may have carried out processes that may cause contamination. It is recommend that a Discovery Strategy is conditioned.

## 5. REPRESENTATIONS

- 5.1. **Six (6)** letters of representation have been received objecting to the proposed development on the following grounds:
- Additional on-street parking pressures
  - Greater congestion of traffic on surrounding roads
  - Over development of the site
  - Noise and dust during construction
  - Restriction of views
  - Potential damage to grass verges within street
  - Safety risk for pedestrians and vehicles
- 5.2. **One (1)** letter of comment has been received raising the following concerns:
- Additional on-street parking as a result of the development
  - The need to restrict on-street parking in Little Crescent
  - The need for a Construction management plan to reduce disruption to residents

## 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

### Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP1	Housing delivery

CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design
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
QD27	Protection of amenity
HO13	Accessible housing and lifetime homes

**8. CONSIDERATIONS & ASSESSMENT**

8.1. The main considerations in the determination of this application relate to the principle of the development, the character and appearance of the dwellings proposed and their wider context within the street scene, the standard of accommodation proposed, the potential amenity impact to neighbouring properties in addition to highways 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. The principle of new residential development on this site has been established under application BH2016/05778.

8.5. This previous application approved the demolition of the existing detached house and the erection of 3no detached dwellings. The overall site layout of the current scheme is largely similar to that previously approved, however the current proposal does now include 1no additional unit as a result of the central building being divided, creating two flats. In addition there are some

minor alterations to the design and internal layout of the units proposed as set out below.

**Design and Appearance:**

- 8.6. The site is located on the western side of Little Crescent which is comprised of detached residential properties of varied scale and appearance. There is a south to north incline in land levels, and the site is surrounded by properties to both sides and rear.
- 8.7. Brighton & Hove City Plan Policy CP12 and Local Plan policy QD5 require new development 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. Policies CP12, CP14 and QD5 require that new infill development does not result in town cramming or detriment to the amenity of the surrounding area. 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.
- 8.8. The proposed scheme is for demolition of the existing detached house and garage and erection of 3 detached buildings comprising of 4no dwellings. Each of the proposed detached buildings would have soft landscaping and off street parking to the front, and cycle storage located the rear garden.
- 8.9. The detached properties on Plot 1 and 3 would be located 1.2m from the existing boundary, maintaining the same building line as the existing structures. The proposed houses would be situated with a 2.2m gap between them in order to maintain appropriate spacing in the road and prevent the plots appearing overdeveloped.
- 8.10. The proposed dwellings under the current scheme reflect the appearance of those approved under the 2016 application. The dwellings incorporate a contemporary appearance and the three buildings would be identical in scale and appearance when viewed from within Little Crescent. The properties would feature a two storey front projection with a distinctive row of fenestration down the middle and a single storey front projection housing the entrance porch.
- 8.11. The main design differences between the current proposal and that previously approved are to the rear of the property. Under the previous scheme the dwellings each featured a two storey gable projection to the rear which incorporated a central glazed area which extended above eaves height. In contrast the current application provides a simpler elevation with a hipped roof form and flush rear building line. The scheme does now however propose a small rear dormer, appropriately scaled within the roof form of each building. This is considered to form an acceptable addition to these properties. In addition the central property, which comprises of two flats, features a single storey flat roof extension which projects 3m to the rear. Given the small scale nature of this extension this addition is deemed acceptable.



- 8.12. Amendments have been made during the lifetime of this application to the materials proposed. As originally submitted, the current application proposed a light brick to the ground floor with render above. It was considered that a new material to a group of identical properties would be out of character to the area and therefore amendments were sought to provide a rendered finish to the properties, as was approved under the previous approval (BH2016/05778). The previous application concluded that the contemporary design of the properties was appropriate to the wider streetscene and Rottingdean Village.
- 8.13. Amendments have also been requested during the lifetime of the application to ensure that within the front curtilage of each building an area of soft landscaping is retained to maintain an attractive street frontage whilst also maintaining an appropriate level of off-street car parking.
- 8.14. It is considered that the scale, design and siting of each property appropriately respects the streetscene and wider Rottingdean Village in accordance with Policy CP12 of the Brighton and Hove City Plan.

**Impact on Amenity:**

- 8.15. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.16. The properties most likely to be affected by the proposed development are 18 Little Crescent which is located on the northern boundary line, 24 Little Crescent located on the southern boundary line, and 2 and 4 Little Crescent which are located at the rear of the application site.
- 8.17. The existing house is located 1.2m from the boundary to No. 18 Little Crescent, and the building line of plot one will maintain this space. However, the rear building line will extend 1.4m from the rear of the existing single storey rear extension and 2.6m from the existing 2 storey rear building line.
- 8.18. No.18, situated to the north, is located a higher land level than Plot 1 and its rear projection is situated away from the shared boundary. Additionally, the northern eaves of the proposed house at Plot 1 are significantly lower than the eaves and gable of the existing property. These factors result in a proposed development which conforms with the 45 degree rule, and the additional effects on overshadowing and loss of light to No.18 are therefore not considered significant.
- 8.19. The south side building line is located 1.2m from the boundary to No. 24 Little Crescent in the same location as the existing single storey detached garage. The rear building line would extend beyond the rear building line of No.24. However, given that the proposed development is located to the north of No. 24 it is not considered to pose any adverse effects in terms of overshadowing

or loss of light. Plot 3 is at a higher land level than No.24, but it is considered that the proposed hipped roof will move the bulk of the building away from the boundary to No.24 and offset the additional impacts caused by the development.

- 8.20. The first floor side elevation windows of each proposed property will be obscure glazed to prevent overlooking and protect the privacy of the adjoining existing dwellings, and each of the proposed new dwellings. However, it is considered that there is inevitably a degree of mutual overlooking from window openings at upper floor levels to the front and rear of the properties in this suburban area. As such, the windows to the western (rear) elevations are not considered to provide unacceptable views of neighbouring properties given the adjoining rear gardens of No. 2 and 4 Little Crescent.
- 8.21. Whilst it is acknowledged that the current proposals would result in an additional dwelling to that approved under application BH2016/05778 this is not considered to result in significant additional noise disturbance that would warrant the refusal of this application. The proposals are therefore in accordance with Policy QD27.

**Standard of accommodation**

- 8.22. 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.
- 8.23. The dwellings on plots 1 and 3 comprise of a kitchen/dining area, living room and wet room at ground floor level. The first floor comprises of 3 double bedrooms and a family bathroom and the second floor features the master suite. These two detached properties would provide an internal floor area of approximately 160sqm, this exceeds the minimum requirement as set out within the national space standards for a 4 bedroom 8 person unit. Furthermore more each of the bedrooms proposed would exceed 11.5sqm as required.
- 8.24. It is considered that each of the detached properties provides an acceptable layout and the indicative furniture layout shown on the plans provided demonstrates that sufficient circulation space would be had within each room proposed. In addition all habitable rooms would benefit from sufficient levels of light, outlook and ventilation.
- 8.25. The ground floor flat located on the middle plot provides a 2 bedroom 4 person unit with an internal floor area of 82sqm. The property comprises of

an open kitchen/dining/living area to the rear, two bedrooms and two bathrooms. The two bedrooms proposed measure 11.2sqm and 15sqm. Whilst the second bedrooms fall just below the national space standards, it is considered that given the spaciousness of the flat as a whole and the level of useable floorspace through the property that in this instance this is considered acceptable.

- 8.26. The first and second floor of the central building comprises a 3 bedroom maisonette. The first floor comprises of the main living accommodation with the kitchen and living area to the rear, two bedrooms to the front of the property and a centrally located bathroom. The second floor of the property features the third bedroom and en-suite bathroom. The property as a whole comprises of 92sqm of internal living space, this meets minimum standard as set out within the national space standards for a 3 bedroom, 5 person unit.
- 8.27. Whilst it is acknowledged that bedroom two of the maisonette proposed features a slightly awkward layout this is not deemed significantly harmful to future occupiers given that there are two other double bedrooms within the property that exceed minimum standards and that the standard of accommodation of the remaining living space of the unit is acceptable. The maisonette proposed benefits from an acceptable useable floor area and each habitable room has sufficient light, outlook and ventilation.
- 8.28. Each of the properties features a bedroom at second floor level within the roof space. Drawings have been provided to demonstrate that the bedrooms proposed would benefit from a useable floor area above 1.5m in head height.
- 8.29. Policy HO5 requires the provision of private useable amenity space in new residential development. Each of the properties proposed benefits from useable external private amenity space that is considered to be commensurate to the properties they serve. Furthermore the external amenity space proposed is comparable to the wider surrounding area.
- 8.30. Policy HO13 requires all new residential dwellings to be built to Lifetime homes standards whereby they can be adapted to meet people with disabilities without major structural alterations. Given that level access is proposed into the new dwellings a condition ensuring that the development complies with Requirement M4(2) of the optional requirements in Part M of the Building Regulations and therefore in this case a condition to secure these measures is sought.

### **Sustainable Transport**

#### Cycle Parking

- 8.31. Each dwelling is proposed to have 2 cycle parking spaces in stores at the rear of the dwellings. All can be accessed via paths from the front. This arrangement is acceptable and the cycle parking implementation condition is recommended to be attached.

#### Servicing and deliveries

- 8.32. There is adequate space for refuse and recycling collections points for each property within the site's boundary and adjacent to the highway. For all new development refuse and recycling must not be left outside of the site's boundary and obstruct the footway/ highway (this includes on collection day).

#### Vehicle Access

- 8.33. The applicant is proposing new changes to service the existing dwellings and extinguishing existing pedestrian and vehicle access arrangements onto the adopted (public) highway. These appear to be acceptable in principle.
- 8.34. The applicant must ask for permission and a licence from the Streetworks team. All cost to be at the expense of the applicant. These works must include redundant crossovers and footpaths adjacent to the site being reconstructed and reinstated back to footway/ grass verge. These measures are secured by condition.

#### Car Parking

- 8.35. The proposed development site lies outside of the Controlled Parking Zone. On the plans provided the applicant is proposing 1 space per dwelling. Car Ownership Census data suggests that the site on average would generate between 4-5 cars. Therefore there may be a small overspill onto the highway however in this location this would not be reason for objection. The amount is within the City Council's maximum parking standards and is therefore deemed acceptable.

#### Pedestrian trip generation

- 8.36. This proposal will increase trips to the site from 1 to 4 dwellings. This increase is not deemed significant enough to warrant a reason for refusal. However to mitigate the impact of these trips and promote sustainable travel to the site it is recommended that a Grampian Condition is attached to require the applicant to finance and implement accessibility improvements to the 'Lenham Road East (Northbound)' bus stop on the west side of Cranleigh Avenue. These improvements would be an accessibility kerb to assist residents, including those with mobility impairments, to access the nearest bus stop to the site for local services 47, 57 and 76.

#### **Sustainability**

- 8.37. Policy 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 measures can be secured via a suitably worded condition.

### **9. EQUALITIES**

- 9.1. It is recommended that access standards as required by Policy H013 be secured by planning condition.