

<u>No:</u>	BH2019/01898	<u>Ward:</u>	Regency Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Century House 15 - 19 Dyke Road Brighton BN1 3FE		
<u>Proposal:</u>	Replacement of existing pitched roof with additional storey to create additional office space (B1).		
<u>Officer:</u>	Germaine Asabere, tel: 292106	<u>Valid Date:</u>	26.06.2019
<u>Con Area:</u>	Adjoining Montpelier & Clifton Hill	<u>Expiry Date:</u>	21.08.2019
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	Cook Associates Design Studio LLP Capital House 3 Jubilee Way Faversham ME13 8GD		
<u>Applicant:</u>	Store Property Investments Limited Farr House 4 New Park Road Chichester PO19 7XA		

The Conservation Advisory Group has requested this application is determined by the Planning Committee.

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **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	01		26 June 2019
Block Plan	02		26 June 2019
Proposed Drawing	03		26 June 2019
Proposed Drawing	09		26 June 2019
Proposed Drawing	010		26 June 2019
Proposed Drawing	011		26 June 2019
Proposed Drawing	012		26 June 2019
Proposed Drawing	013		26 June 2019
Proposed Drawing	014		26 June 2019
Proposed Drawing	015		26 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. The development hereby permitted shall not take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:
 - a) Samples of all external wall and roof finishes;
 - b) Full details of all hard surfacing materials;
 - c) Full details of the proposed window, door and balcony treatments (materials, finishes and colours);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.
4. Details of soundproofing for the party ceilings, floors and walls between the application site and commercial space below and neighbouring uses shall be submitted to and approved in writing by the Local Planning Authority and the agreed scheme shall be implemented in full prior to the first occupation of the development hereby approved and thereafter retained.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policy SU10 of the Brighton & Hove Local Plan.
5. Details of plant and machinery incorporated within the development shall be submitted to and approved in writing by the Local Planning Authority, to ensure that potential noise is controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014. In addition, there should be no significant low frequency tones present. The agreed scheme shall be implemented in full prior to the first occupation of the development hereby approved and thereafter retained.
Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
6. The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the staff and visitors to the development 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.
7. The premises hereby permitted shall be used as an office (Use Class B1(a)) only and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). Notwithstanding the

provisions 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), no change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the supply of office floorspace in the city given the identified shortage, to comply with policy CP3 of Brighton & Hove City Plan Part One.

8. Within 3 months of first occupation of the development hereby permitted, a BREEAM Building Research Establishment issued Post Construction Review Certificate, confirming that the development built has achieved a minimum BREEAM New Construction rating of 'Very Good', shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the Brighton & Hove City Plan Part One.

9. Access to the terraced area around the development hereby approved shall be for maintenance or emergency purposes only and shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

Informatives:

10. 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.
11. 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 application site consists of a five storey building located on the west side of Dyke Road at its junction with Regent Row and is used for commercial purposes. The property has a varying roof form with a dummy pitch appearance on the front elevation. It dates back to the 1950's and has a neo-Georgian style detailing. It has a simple and symmetrical detailing on the street facing elevation and represents a notable and important visual contribution to this part of Dyke Road.
- 2.2. The properties surrounding the site on Dyke Road comprise a mix of styles with varying heights. The neighbouring properties comprise a mix of uses including residential and commercial facilities. It adjoins but is not within the Montpelier and Clifton Hill Conservation Area. It is not covered by the Article 4 Direction for the conversions of commercial units to residential and although the host building is not a listed building; it is situated in close proximity to Grade II listed buildings at no. 11 Dyke Road and St Nicholas Church and the church grounds which are Grade II* listed and on the local heritage asset list respectively.
- 2.3. The proposal seeks planning permission for the erection of a roof extension to provide additional floor space for commercial (B1) office space use. The design, elevations and layout of the existing building will be in the main unaltered. The layout indicates an additional net increase of approximately 132 square metres.
- 2.4. The proposed roof extension will replace existing structures on the roof of the building and cover a majority of the existing roof. The proposed extension follows the profile of the existing building; it will have a flat roof and will be set back on three elevations except on the northern part where the application building bounds Lees House. A total of 9 roof lights are to be inserted to mitigate glare and a glass balustrading will be fixed around the perimeter for safety.
- 2.5. The proposed extension will have fenestration details which will match windows on the existing lower floors. Both internal and external access will be extensions of the existing. Materials are proposed to be timber with a finish to be decided later at a later date. This is a car free development with a total of 4 new cycle storage spaces.

3. RELEVANT HISTORY

- 3.1. Pre planning application advice PRE2019/00063:
The applicants sought initial advise and were informed that the principle of a suitably designed roof extension would be acceptable subject to the provision of its final design and details to ensure that the development would not materially impact on the amenity levels of adjoining occupiers.
- 3.2. **BH2016/06478** - Replacement of existing secondary door shutters with glazed entrance door. Approved 20 September 2018

- 3.3. **BH2017/02815** - Prior approval for change of use from office (B1) to 15no flats (C3). - Refusal 16 October 2017

Reasons for refusal were given as:

- The application submission fails to demonstrate that the development would provide adequate disabled parking provision and an acceptable standard of cycle parking provision.
- The application submission fails to demonstrate that future occupiers of the proposed development would not suffer from significant noise disturbance from commercial premises in close proximity to the application site.

4. REPRESENTATIONS

- 4.1. **Two (2)** individual letters of representation have been received both objecting to the proposed development on the following grounds-

- The development will have negative impact on heritage assets
- The development will generate additional traffic with resulting negative impact area.
- The proposal represents an overdevelopment with the proposed height the site considered inappropriate
- Negative impact on residential amenity in terms of overshadowing and the loss of privacy
- Resultant noise and pollution from the development will have a negative impact on existing businesses.

5. CONSULTATIONS

External:

- 5.1. **Conservation Advisory Group:** Objection

The Group recommended REFUSAL and requested referral to the Planning Committee.

- 'The proposed additional floor on this prominent building would harm the setting of the Montpelier and Clifton Hill CA, the "Rialto" (locally listed) and Wykham Terrace (Grade II) and St Nicholas Church (Grade II*). The existing building in the neo Georgian style is well portioned and of some merit, although not listed and would be harmed by the asymmetrical additional storey.
- The Design and Access Statement is wrong to suggest the roof is "mansard in style"; its vertical elevations pay no heed to the existing pitched roof which is to be removed.
- The glass balustrade would be very prominent in certain light conditions and would be an intrusive element when viewed from within the St Nicholas churchyard

Internal:

- 5.2. **Sustainable Transport:** No objection subject to conditions and informative

Pedestrian access - No changes proposed to pedestrian access therefore deemed acceptable.

- Cycle access - The applicant might wish to have visitor cycle parking at a different location to staff cycle parking for safety and security reasons. The Highway Authority has no objection otherwise.
- Disabled access - There are disabled bays in the immediate vicinity and the Highway Authority has no objection to the lack of provision within the scheme.
- Servicing & Delivery - No significant alterations proposed and therefore no objections raised.
- Vehicular access - The Highway Authority finds the information provided acceptable.
- Car parking - The Highway Authority is happy to accept the applicants comments on this issue.
- Trip generation - There will not be a significant increase and the development is deemed acceptable.

5.3. **Planning Policy:** No Comment

5.4. **Heritage and Conservation:** No objection Recommend approval.

This application was subject to pre-application advice, which has generally been followed. It is considered that the additional storey would cause no harm to the general townscape. In the key view looking up Dyke Road to the front elevation the additional storey would appear similar in height to the existing false pitch roof and the proposed windows would appropriately align with those to the elevation below. The important symmetry of this elevation would be maintained and the addition would make the building no more prominent than existing. From street level to the immediate north-east of the building in Dyke Road the additional storey would not be unduly obvious, due to the set-back, and would not detract from the primacy of the north-east elevation. From elevated viewpoints in St Nicholas Church Yard the perception of the building's overall height would not significantly change as, in current views, the existing false pitch roof is already clearly visible. These views are also subject to tree screening as the viewer moves around. The proposal would not significantly change the apparent height relationship between Century House and Lees House and this relationship would continue to respect the topography of the road. The proposed cladding material is considered to be acceptable in this context.

5.5. In considering the views, it should be noted that the 3D massing view looking up Dyke Road in the submitted Design and Access Statement (page 19) does not accurately depict the additional storey as it is shown on the front elevation drawing; it has therefore been discounted for the purposes of assessing the visual impacts.

5.6. There are a number of large 20th century commercial buildings in the vicinity of the site and, as mentioned above, the additional storey would not make Century House more obviously prominent in the street scene and wider townscape. It is therefore considered that the proposals would cause no harm to the settings of any of the nearby listed buildings, would cause no

harm the setting of the adjacent conservation area and would cause no harm to the setting of the locally listed church grounds.

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)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP3	Employment Land
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
SA2	Central Brighton

Brighton & Hove Local Plan (retained policies March 2016)

TR4	Travel plans
TR7	Safe Development
TR14	Cycle access and parking
TR19	Parking standards
SU5	Surface water and foul sewage disposal infrastructure
SU10	Noise nuisance
QD3	Design - efficient and effective use of sites
QD5	Design - street frontages
QD14	Extensions and alterations
QD27	Protection of amenity
HE3	Development affecting the setting of a listed building

HE6 Development within or affecting the setting of a conservation areas

Supplementary Planning Documents

SPD01 Brighton Centre: Area Planning and Urban Design Framework
SPD03 Construction & Demolition Waste
SPD09 Architectural features
SPD14 Parking Standards

Other Documents

SPGBH1 Roof alterations and extensions
SPGBH15 Tall Buildings
Montpelier and Clifton Hill Conservation Area Character Statement

8. CONSIDERATIONS & ASSESSMENT

8.1. The main considerations in the determination of this application relate to policy implications and the suitability of the site for the proposed roof extension, the design and appearance of the proposed works and the potential impact on adjacent heritage assets, impact on neighbouring uses including noise and vibration, sustainable transport and refuse disposal.

Policy implications of the proposed development:

8.2. Within central Brighton there is a concentration of nationally and internationally significant cultural business. At its core, the council has policies that support proposals to improve and refurbish existing retail units and shop frontages and recognise the role of small independent/local traders in maintaining the Regional Centre's viability and attractiveness. Policy SA2 therefore safeguards office accommodation within Central Brighton and encourages improvement in quality to meet future business needs.

8.3. Policy CP3 of the City Plan One states that 'The council will support proposals for the upgrade and refurbishment of existing office accommodation so that they meet modern standards required by business; are more resource efficient and improve the environment and townscape of the site or premises.' The proposed development to provide additional floor space for employment use in this location which is designated as a central activity area is therefore welcome and can be supported in principle.

8.4. A planning condition limiting the additional space to office B1(a) use is recommended, to ensure the local planning authority has the ability to review future development proposals at the site.

Design and impact on conservation areas and heritage assets:

8.5. Policy CP12 of the Local Plan seeks good quality design and it is supported by the NPPF which notes that good design is a key aspect of sustainable development and that development should function well and add to the

overall quality of the area, respond to local character and reflect the identity of the local surroundings.

- 8.6. Initial advice given by the planning authority during the pre-application stage has generally been followed. It is acknowledged that the application site is not located within a conservation area; however the building is sited adjacent to the Montpelier and Clifton Hill Conservation Area and some important historic buildings. The building also occupies a prominent site at the junction of Dyke Road and Regent Row and currently makes a positive contribution to its surroundings. The proposed extension is considered to be complementary to the character and appearance of the host building and its wider impact on the surrounding Conservation Area.
- 8.7. The Montpelier and Clifton Hill Conservation Area character statement acknowledges that the area has a 'varied and highly attractive townscape'. The proposal has been carefully designed in a style to reflect some design elements of the existing while employing contrasting materials to steer away from a pastiche. Aside from the roof addition no external changes are proposed to the appearance of the existing property. The original design and period of the building is respected and the proposal is therefore considered to have a harmonising impact on the character and appearance of the adjacent Conservation area and listed buildings.
- 8.8. The proposed extension will consist of a lightweight timber frame with some steel and lightweight panels and glazing panels, materials which are considered appropriate for the location. This is a choice necessitated by the site constraints and land use associations. This finish would offer a lightweight appearance and show a clear delineation between the existing lower floors of the host building and the new floor in this case which is considered to be visually appropriate in townscape terms. A condition is recommended to require the approval of all the final finishing materials of the development, to ensure the highest quality materials are selected.
- 8.9. With regards to the scale and massing of the development, the council's guidance notes SPGBH15 defines a tall building as 'a buildings of 18m, or taller, (approximately 6 storeys) above existing ground level.' The document further guides that within the strategic areas, a tall building will be either 18m or taller or significantly taller than their surroundings. While the existing building may not be taller than neighbouring ones, the additional storey proposed will result in a 6 storey dwelling above ground level therefore redefining Century House as a tall building within the meaning as set out in local guidance documents.
- 8.10. A written supporting document detailing the suitability of the proposal in the location and impact on the surrounding area is expected as part of the submission documents in such cases. The applicant has sought to address this requirement in the Design and Access statement however, the information was noted to be lacking in detail. The Conservation and Heritage Officer has pointed out that the 3D massing information does not accurately depict the additional floor in context. Notwithstanding, the proposed works

replace an existing dummy pitched roof detail at a comparable height and therefore the impact of the additional usable space will not be any more significant than existing relationships. For this reason, the additional height is not thought to be incongruous as the building (Century House) will still relate proportionally in its site context. Moreover, the Heritage Team have not raised an objection to the overall design of the proposal.

- 8.11. The Conservation Advisory Group objected to the proposed development on the grounds of design and relationship to neighbouring buildings. Whilst this objection is noted, Officers comment that Century House with the addition of the proposed roof extension will be at the same height as the neighbouring property at Lees House. The important symmetry of the southern elevation would be maintained and the addition would make the building no more prominent than existing. From street level to the immediate north-east of the building in Dyke Road the additional storey would not be unduly obvious due to the set-back, and would not detract from the primacy of the north-east elevation.
- 8.12. From elevated viewpoints in St Nicholas Church Yard, the perception of the building's overall height would not significantly change as in current views; the existing false pitch roof is already clearly visible. Within this context, it is considered that the proposed additional floor harmonises with its context and is considered to fit into the wider built form along this section of Dyke Road.
- 8.13. To further minimise the impact of the proposal on the street scene, the extension will be recessed back by approximately 0.85 metres from the front building line along Regent Row / Dyke Road and a terrace is proposed in this recessed area. The proposed terrace will be contained by a clear glass balustrade fixed to the internal face of the parapet wall and will measure 0.5 metres in height when viewed externally. The Heritage Officer has not raised any objections to this aspect on the proposal and its impact on the conservation area. Direct views of the roof development can only be gained from limited vantage public positions. Given the height of the balcony in relation to the existing building, the use of light-weight materials, dense nature of the street and the large number of high rise buildings surrounding the application site, it is considered the development would be suitable for the location.
- 8.14. Furthermore, some of the prominent neighbouring buildings, namely Queen Square House benefit from purpose built balconies and the introduction of another terrace is not considered to be out of keeping with the established character of the area. Under these circumstances it would be difficult to substantiate an objection to the roof terrace on design grounds.
- 8.15. As such, it is considered that the proposed extension would be subordinate to and integrate with the application property. The development subject to the use of appropriate materials would be a sympathetic addition, function well and add to the overall quality of the area. The additional height may hinder some long views across the city vista however this will by no means be disruptive as there are other tall buildings within the immediate vicinity.

Therefore, the proposed roof extension is not considered to result in any material harm to the host dwelling nor the conservation area and will be in accordance with adopted guidance and development plan policies.

Impact on Amenity:

- 8.16. 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. It can reasonably be expected that an additional storey will reduce the level of sunlight and daylight afforded to neighbouring properties. The applicant has therefore submitted a shadow study as requested to clarify the potential impact of the development on neighbouring buildings.
- 8.17. Concerns have been raised by neighbouring occupiers regarding loss of privacy from the new roof addition. The views from within the proposed additional storey would be similar in character to those from the current top floor of the property. The proposed terrace may be of some concern to occupiers of the neighbouring residential properties on Wykeham Terrace. However with a separation distance of over 15 metres, it is considered that there would not be significantly harmful overlooking of neighbouring properties.
- 8.18. The proposed roof terrace (space around the structure) will measure less than 1 metre in depth and would therefore not be wide enough to accommodate tables and chairs, or facilitate outdoor meetings. It is therefore unlikely to be an area of large gatherings during office hours. The size of the terrace space has been reduced following the pre-application proposal and the supporting information indicates it will be used for maintenance purposes only. Although it is not thought the terrace area would lend itself to use for amenity purposes, a condition is recommended to restrict use for such purposes. The proposal is therefore unlikely to have any undue impacts on this neighbouring property.
- 8.19. In relation to impact on light, a daylight/sunlight report attached with this application found that with regards to a daylight analysis, there will be no material impact on adjoining occupiers. This is due to the site orientation and the presence of other taller buildings to the immediate north of the site. The proposal therefore satisfies the BRE daylight requirements and officers concur with the findings of this report.
- 8.20. It is acknowledged that the existing building is currently commercial (B1 office use) and it would therefore be unreasonable to restrict the hours of use for future occupiers of the new commercial unit. It is proposed that the roof extension would provide new office accommodation which is not considered to be a high generating noise activity and therefore unlikely to result in unacceptable levels of noise and disturbance to neighbouring occupiers and uses. With regards to light pollution it is noted that under Part L of Building

Regulations the owners would be required to install sensory lights which would ensure the lights would only be on when the office accommodation is in use. This would ensure the proposal does not result in unnecessary light pollution to the occupiers of the neighbouring residential properties.

- 8.21. With regards to noise transfer and vibration, no information has been submitted for officers to make an informed assessment. Appropriate conditions are recommended to give the Council an opportunity to assess measures proposed to abate noise nuisance to the occupiers of the neighbouring properties. In addition, a condition is recommended limiting the use of the proposed roof terrace.

Transport and access:

- 8.22. Policy CP9 sets out the Council's approach to sustainable transport and seeks, generally to further the use of sustainable forms of transport to reduce the impact of traffic and congestion and in the interests of health to increase physical activity. The site is in a well-connected location within a central location. It is not forecasted that there will be a significant increase in vehicle trip generation and therefore unlikely to have an adverse impact on highway network.
- 8.23. In relation to vehicle parking, the existing building is car free and the proposed would provide 0 parking spaces. This is however in line with local guidance notes. SPD14 Parking Standards states that the maximum car parking standard for B1 Office within the Central Area is for disabled user car parking only. Although the proposal does not provide any disabled parking bays on site, there are opportunities for free on street car parking in the immediate vicinity. The lack of parking provision is in line with the maximum standards and is therefore deemed acceptable in this case.
- 8.24. In relation to cycle parking, SPD14 minimum cycle parking requirements for a development of this nature is one cycle parking space per 100sqm for staff (long stay) and 1 space plus 1 space per 500sqm for visitors (short stay) in addition to shower and changing facilities. The building already has shower and changing facilities and the proposal is for an additional net space of 132 square metres. For this reason the 4 additional cycle spaces proposed will be sufficient for the level of development proposed.
- 8.25. No details have been provided in relation to the cycle parking so a condition is recommended requesting full details of the proposed cycle storage space. An informative is recommended for the correct positioning of the spaces. On this basis, the proposed development is acceptable insofar as it relates to the impact of the development on the local highway network.

Refuse facilities:

- 8.26. The proposed development does not include any proposed alterations to the existing refuse facilities for the existing office space. It is considered that the modest increase in the size of existing B1 office space can be

accommodated within existing refuse arrangements for the building without further or updated details to be required by the council.

Sustainable development:

- 8.27. BREEAM is part of The Code for a Sustainable Built Environment which is a strategic international framework for sustainability assessment of the built environment. The Code consists of a set of strategic principles and requirements which define an integrated approach to the design, construction, management, evaluation and certification of the environmental, social and economic impacts across the full life cycle of the built environment.
- 8.28. Policy CP8 requires new minor scale non-residential development to achieve BREEAM 'Very Good'. It is recommended that this is secured via a condition.

9. CONCLUSIONS

- 9.1. The proposed roof extension is considered to be acceptable with regards to land use, design, heritage impact neighbour amenity, noise levels and accessibility. The proposed development will create valuable additional B1 floor space while creating a pleasing contextually designed additional floor to the existing building. The proposed development therefore accord with relevant policies and as such is recommended for an approval subject to appropriate conditions.

10. EQUALITIES

- 10.1. Positive steps have been taken with this proposal and reference has been made to inclusive design principles with measures including lift extension and sufficient turning circles. It is proposed that the office accommodation would be fully open plan. The existing level threshold entrance level to the existing building will remain unaffected by the proposed development.

