

<u>No:</u>	BH2020/03029	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	St Johns 2 Vicarage Lane Rottingdean Brighton BN2 7HD		
<u>Proposal:</u>	Conversion of existing annexe to form a separate studio dwelling (C3) incorporating the erection of a single storey front extension and installation of 2no rooflights.		
<u>Officer:</u>	Charlotte Bush, tel: 292193	<u>Valid Date:</u>	22.10.2020
<u>Con Area:</u>	Rottingdean	<u>Expiry Date:</u>	17.12.2020
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	18.02.2021
<u>Agent:</u>	Lewis And Co Planning SE Ltd Lewis & Co Planning 2 Port Hall Road Brighton BN1 5PD		
<u>Applicant:</u>	Jill Poulter St Johns 2 Vicarage Lane Rottingdean Brighton BN2 7HD		

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
Proposed Drawing	02	V2	11 December 2020
Proposed Drawing	03	V2	11 December 2020
Location and block plan	04	V1	7 December 2020

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

4. All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, strike and density of stones, and the mortar's colour, texture, composition, lime content and method of pointing

and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

5. The rooflight(s) hereby approved shall have steel or cast metal frames colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

6. The development hereby approved shall be implemented in accordance with the layout detailed on the proposed floorplan received on 11/12/2020 and shall be retained as such thereafter. The room annotated as storage/snug shall not be used as bedrooms at any time.

Reason: To ensure a suitable standard of accommodation for occupiers to comply with policy QD27 of the Brighton & Hove Local Plan.

7. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

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

8. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

9. The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details 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, 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.

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. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level

2. SITE LOCATION

- 2.1. No. 2 Vicarage Lane, referred to as St John's, is a grade II listed building within the Rottingdean conservation area. The subject of this application relates to an annex building which sits within the house's original rear garden but is separated by a flint boundary wall in order to create a separate garden. The annex backs onto numbers 1 and 2 Steyning Road.
- 2.2. The single-storey annexe is said to date from 1973 (later extended) but constructed in local vernacular materials of red brick and flint under a hipped clay tile roof. The building is not readily visible in public views. The annex is not included in the curtilage of the listed building as it would have to pre-date 1st July 1948. There appears to be no planning record of the building's initial construction but the available evidence, in terms of historic mapping, the appearance of the building and the applicant's statement, all suggest that it is of post 1948 date. Therefore it is not curtilage listed and Listed Building Consent is not required. As originally submitted, the applicant has submitted a listed building application (BH2020/03030), but this has since been withdrawn.
- 2.3. The site falls within the Vicarage Lane character area of the Rottingdean conservation area. The site lies within an Archaeological Notification Area.
- 2.4. There are several listed buildings in the vicinity, including No. 1 Vicarage Lane, St. Johns, Blacksmiths Cottages and No.6 Rose Cottage.
- 2.5. The annexe is in the grounds of St John's and has been used in connection with the main dwelling.

3. RELEVANT HISTORY

- 3.1. BH2020/03030 - 2 Vicarage Lane Conversion of existing annexe to form a separate one bedroom dwelling (C3) incorporating the erection of a single storey front extension and installation of 2no rooflights. Withdrawn
- 3.2. BH1997/01303/FP - 2 Vicarage Lane Part retrospective proposal for erection of roof dormer, rear extension and new windows and doors. Approved 08/12/1997
- 3.3. BH1997/01305/LB - 2 Vicarage Lane Part retrospective proposal for erection of roof dormer, rear extension and new windows and doors. Approved 08/12/1997

- 3.4. The following planning applications also relate to the site. However, the site is referred to as Garden Cottage, 3 Vicarage Lane.
- 3.5. BH2002/02883/LB - Garden Cottage, 3 Vicarage Lane Reconstruction of north & west walls with external flint/brick facing and erection of new south wall and new hip ended pitched roof (resubmission of previous approval BH2020/00982/FP). Approved 7/02/2003.
- 3.6. BH2002/02813/FP - Garden Cottage, 3 Vicarage Lane Reconstruction of north & west walls with external flint/brick facing and erection of new south wall and new hip ended pitched roof (resubmission of previous approval BH2020/00982/FP). Approved 7/02/2003.
Condition 3: The building hereby permitted shall be used only as family accommodation in conjunction with the main dwellinghouse at 3 Vicarage Lane. Reason: For the avoidance of doubt and to prevent the creation of a substandard independent unit of residential accommodation and to comply with policies H.19 of the Brighton Borough Local Plan and HO4 and HO (provision of private amenity space in residential development (new policy)) of the Brighton and Hove Local Plan -Second Deposit Draft 2001.
- 3.7. BH2002/00983/FP - Garden Cottage, 3 Vicarage Lane External flint/brick facing and new hip ended pitched roof. Approved 5/7/2002.
Condition 3: The building the subject of the alterations hereby permitted shall be used only as ancillary accommodation in conjunction with the main dwellinghouse at 3 Vicarage Lane. Reason: For the avoidance of doubt and to prevent the creation of a substandard independent unit of residential accommodation and to comply with policies H.19 of the Brighton Borough Local Plan and HO4 and HO (provision of private amenity space in residential development (new policy)) of the Brighton and Hove Local Plan -Second Deposit Draft 2001.
- 3.8. BH1998/02623/CL - Garden Cottage, 3 Vicarage Lane Certificate of Lawfulness of existing use of the outbuilding in the rear garden as a dwelling separate from 3 Vicarage Lane. Refused 18/02/1999.

4. APPLICATION DESCRIPTION

- 4.1. This application seeks permission to convert the existing annexe to a studio dwelling (C3). Alterations would include a front extension measuring 3.07m deep, 4.8m wide, 2.8m high to the flat roof and 3.4m high to the top of a proposed roof lantern. Roof lights are also proposed. The proposed materials would match those of the existing structure.
- 4.2. The description was altered on the 14/01/2021 from 'Conversion of existing annexe to form a separate one bedroom dwelling (C3) incorporating the erection of a single storey front extension and installation of 2no rooflights' to 'Conversion of existing annexe to form a separate studio dwelling (C3) incorporating the erection of a single storey front extension and installation of 2no rooflights.'

- 4.3. Amended floor plan, roof plan, elevations and sections were submitted on the 11/12/2020. The alterations to the plans included
- Increased the depth of the proposed front extension by 50cm
 - Replaced the bathroom with a shower room
 - Internal partition walls have been removed to create a studio dwelling rather than a one-bedroom dwelling
 - Increased the ceiling height of the sleeping area so that it measures 2.3m high resulting in less headspace (1.07m high) in the mezzanine storage/snug area.
- 4.4. These amended plans were re-advertised.
- 4.5. Amended site plan, floor plans, elevations and sections were submitted on the 07/11/2020 to show an increased footprint. The elevations, sections and floor plan were superseded on the 11/12/2020.

5. REPRESENTATIONS

- 5.1. **Ten (10)** letters have been received objecting to the proposed development for the following reasons:
- The original planning permission for this building stated that it could not be used as a self-contained dwelling separate from the main house.
 - The existing annex causes damp to neighbouring dwellings.
 - Reduces the size of the garden.
 - Increases the use of the small lane to the back of the High Street.
 - Increases bin collection in the small lane to the back of the High Street.
 - Increases the size of a modern building within the conservation area in an already congested village.
 - Adversely affects Conservation Area.
 - Overdevelopment.
 - Overshadowing.
 - Increased overlooking.
 - The raised bed would make it difficult to maintain the wall within the curtilage of a neighbouring property with grade II listing.
 - Repeated breaches in planning permission. The annex is already let as a residential building.
 - Lack of infrastructure in an already overcrowded village.
 - Air pollution.
 - Back-land development is out of character with the area.
 - Poor standard of accommodation.
 - Light pollution.
 - Impact on neighbouring amenity.
 - Roof lantern is out of keeping with surrounding historic buildings.
- 5.2. **NB** Of the 10 objections, only 5 are from neighbours immediately affected by the proposed development. The remainder are repeats or unlikely to be affected

by the very small-scale development due to distance or location of the objectors properties from the application site.

6. CONSULTATIONS

6.1. **Brighton and Hove Archaeological Society:** Comment

The proposed development is close to the site of Neolithic long barrow and the site of a number of possible Saxon burials found near Rottingdean windmill.

6.2. The Brighton and Hove Archaeological Society would suggest that you contact the County Archaeologist for his recommendations with regards this planning application.

6.3. **County Archaeology:** No objection

We can reiterate our advice given on the 14th October 2020 (sent direct to agent and received by LPA on 22/10/2020 as part of application submission) that we have no comments or archaeological recommendations to make in this instance.

Correspondence from East Sussex County Council Archaeology Team (ESHER) sent direct to agent. Submitted 22/10/2020

6.4. On the available evidence, the East Sussex County Council Archaeology Team do not consider that in this instance, the information held by the ESHER would contribute to determining the significance of the heritage asset.

6.5. Based on the available evidence, we do not believe that any significant archaeological remains are likely to be affected by these proposals.

6.6. **Heritage:** No objection

Comments received 13/01/2021 in relation to amended plans received 11/12/2020

No further comments required.

Comments received 20/11/2020

6.7. The existing building makes a neutral contribution to the appearance and character of the conservation area and to the setting of the listed building. Its modest extension as proposed and its use as a separate dwelling would cause no harm to the appearance or character of the conservation area or to the setting of the listed building.

6.8. Suggested conditions:

- External finishes to match
- Flintwork and making good to match the original flint walls
- Rooflights

6.9. **Rottingdean Parish Council:** Objection

Comments received 04/12/2020

Rottingdean Parish Council objects to the application on the grounds that it represents an over development of the site with a consequential adverse impact on neighbouring properties.

Comments received 24/11/2020

- 6.10. Rottingdean Parish Council objects to this application on the grounds that it represents an over development of the site and we understand that previous planning permission was given on the basis that the existing extension would not become a separate dwelling.
- 6.11. **Sustainable Transport:** No objection
No car parking is proposed, as existing, due to the constraints of the site. Parking associated with this development is likely to be on the highway. The site is not within a controlled parking zone and the increase on on-street parking is unlikely to be significant. The increase in trips to the site are also not considered to be significant, and consequently no objection are raised on these grounds.
- 6.12. Level and step free access to the dwelling appears not to be possible due to the existing site design. No cycle storage is proposed with the scheme although there is space provided on site for it. The cycle storage would have to be accessed via the steps. This is considered acceptable due to the constraints of the site, and further details regarding cycle storage provisions for 1 cycle should be secured by condition.

7. MATERIAL CONSIDERATIONS

- 7.1. 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
- 7.2. 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);
 - Shoreham Harbour JAAP (adopted October 2019).
- 7.3. 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.

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part Two

Policies in the Proposed Submission City Plan Part 2 do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They

provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications but any greater weight to be given to individual policies will need to await the outcome of the Regulation 19 consultation which ended on the 30 October 2020.

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP1	Housing delivery
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design
CP14	Housing density
CP15	Heritage
CP19	Housing mix
CP20	Affordable housing
CP21	Student housing and Housing in Multiple Occupation

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

TR4	Travel plans
TR7	Safe Development
TR14	Cycle access and parking
QD14	Extensions and alterations
QD15	Landscape design
QD27	Protection of amenity
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD09	Architectural Features
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of development, design and appearance and the impact of the proposed development on the character and appearance of the conservation area and near-by listed buildings. The standards of accommodation, impact on local amenity, and transport issues will also be assessed.
- 9.2. Due to the ongoing coronavirus pandemic a physical site visit has not taken place during the assessment of this application. Instead a desktop assessment has been made using up to date photographs of the site provided by the agent

and street view imagery, which is considered sufficient to assess the acceptability of the proposal.

Principle of Development:

- 9.3. 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.
- 9.4. The council's most recent housing land supply position published in the SHLAA Update 2019 shows a five year housing supply shortfall of 1,200 (equivalent to 4.0 years of housing supply). As the council is currently unable to demonstrate a five year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).
- 9.5. The development would result in the provision of a new studio unit, benefitting the delivery of housing supply to the City, which must be given significant weight in the planning balance.
- 9.6. The application site is a part of the garden space of no. 2 Vicarage Lane, known as St. John's, and as such is in residential use. As a principle of development, residential development in a residential area would be appropriate, subject to the specific impacts of the development being acceptable, which is considered below.

Design and Appearance:

- 9.7. The existing annexe building is constructed of red brick and flint under a hipped clay tile roof. The annexe is separated from the main dwelling by flint boundary walls and has its own enclosed garden patio area and direct access to a footpath leading to Vicarage Lane.
- 9.8. This application seeks permission to add a front extension measuring 3.07m from the original front building line, 4.8m wide, 2.8m to the flat roof and 3.4m high to the top of the roof lantern. The plans have been changed over the lifetime of the application so that the extension currently under consideration is 50cm deeper than the extension originally submitted.
- 9.9. The extension would be finished in red brick and knapped flint to match the existing walls. The flat roof extension would sit at eaves height of the existing building and would feature a roof lantern. The windows would white painted timber to match the existing windows. The proposed roof lights would also be timber framed and would provide natural light to the mezzanine space and dining area.
- 9.10. The proposed extension is modest in scale and would not significantly increase the footprint of the building. The proposed materials reflect those of the existing structure and are considered appropriate. The roof lantern and roof lights are

more contemporary in nature, but do not detract from the overall appearance of the building and provide useful light sources.

- 9.11. The development applied for is fully residential, therefore the character of the area would not change.

Impact on Rottingdean conservation area and nearby Listed Buildings

- 9.12. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Moreover, when considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.13. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation should be given "considerable importance and weight".
- 9.14. In this case, the Heritage Officer has advised that existing building makes a neutral contribution to the appearance and character of the conservation area and to the setting of the listed buildings. The proposed extension and alterations are considered to be appropriate in terms of size, form and materials, and would cause no harm to the character and appearance of the existing structure, conservation area or nearby listed buildings.
- 9.15. It is noted that the Conservation Officer requested that conditions be attached to any approval to secure external finishes and appearance of rooflights, and protect existing flintworks.
- 9.16. As the annex is existing there would be no increase in the density of buildings to the area. Residential use would reflect the overall pattern of the development in the area and the proposed change of use would therefore not harm the conservation area or nearby listed buildings.
- 9.17. Accordingly, the development would be acceptable in terms of design, appearance and use and would not cause harm to the conservation area or listed buildings, and is not in conflict with policies HE6, HE3 or CP15.

Standard of Accommodation:

- 9.18. Policy QD27 of the Brighton and Hove Local Plan aims to secure a good standard of living accommodation for current and future occupiers in all new developments. Accommodation should therefore provide suitable circulation space within the communal spaces and bedrooms once the standard furniture has been installed, as well as good access to natural light and air in each habitable room.
- 9.19. 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. Elements of the NDSS have been used as a reference point when assessing the standard of accommodation. These standards have not yet been adopted, however it is acknowledged that similar standards are sought to be included in City Plan Part Two, which gives an indication of the direction of planning policy within the city.

- 9.20. The NDSS establishes that the overall space required for a studio unit with shower room would be 37sqm. The minimum floor to ceiling height must be 2.3m for at least 75% of the Gross Internal Area.
- 9.21. The description and plans were revised in response to officer comments throughout the application so that the proposed unit is able to provide a better standard of living accommodation as a studio dwelling rather than a 1 bedroom unit. The alterations include increasing the depth of the proposed extension by 50cm; replacing the bathroom with a shower room; removing the internal partition to create a studio rather than a 1 bedroom dwelling; increasing the ceiling height of the sleeping area resulting in less headspace in the mezzanine.
- 9.22. The proposed dwelling would comprise an open plan lounge, dining and kitchen area and sleeping area and a shower room. The overall floorspace measures 37sqm with headspace above 2.3m high. An additional storage area/snug measuring 6.15sqm would be provided at mezzanine level which would be accessed via a space saver staircase.
- 9.23. A roof lantern and three windows would provide natural light to the lounge area; the two existing windows would provide natural light to the kitchen and sleeping area, roof lights would provide natural light to the dining area and storage/snug area.
- 9.24. The submitted floor plan shows a layout with furniture included. This indicative layout demonstrates that the proposed studio would provide a good standard of living accommodation for future occupants with ample circulation space around the furniture normally expected within a studio dwelling. The use of the roof lantern, roof lights and the windows would create a light and bright space with good ventilation. The proposed scheme therefore meets the objectives of Policy QD27 of the Brighton and Hove Local Plan.
- 9.25. The additional mezzanine level would provide a useful storage area. This area would not be suitable as a habitable room as the head high measures only 1.07m. A condition is recommended to ensure that the mezzanine level is not used as a habitable room.
- 9.26. In view of the above, the proposed layout is considered to provide a good standard of living accommodation and would meet the minimum space standards as described by the NDSS and meets the objectives of Policy QD27 of the Brighton & Hove Local Plan.

Outdoor Space

- 9.27. The proposed scheme is enhanced by the addition of a private courtyard garden which is an unusual and useful addition for a dwelling of this size, especially

within a built-up area. Policy HO5 of the Brighton & Hove Local Plan requires the provision of private useable amenity space in new residential development where appropriate to the scale and character of the development. The courtyard garden would measure 32sqm which is considered ample for a dwelling of this size. The garden space would also be largely private due to the existing high boundary walls.

- 9.28. The garden provides additional space for a future occupant to relax in and fulfils the objectives of policy HO5 of the Brighton & Hove Local plan.
- 9.29. As a result of the scheme the existing dwelling at St Johns would permanently lose part of its garden. However, St Johns would still retain 50sqm of private rear garden which is considered acceptable for a house of this size and is a similar size to the gardens of the surrounding properties. The proposed division of the garden is therefore considered to comply with policy HO5 of the Brighton & Hove Local Plan.

Impact on Amenity:

- 9.30. 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.
- 9.31. The site abuts the gardens of residential dwellings No. 1 Vicarage Lane, St. Johns, 1 Blacksmiths Cottage. It also adjoins the rear of the buildings at 1 Steyning Road and Rose Cottage 2 Steyning Road. Properties 110,112 and 114 High street are located to the west of the site and are separated by an alleyway.
- 9.32. The additional residential use will create more comings and goings from the property, but the size of the dwelling would limit the number of occupants and the additional movements from a household of this size is not considered significant.
- 9.33. The change of use would also result in an intensification of overlooking to the first-floor rear windows of Vicarage Lane, St. Johns, and the first-floor side windows 1 Blacksmiths Cottage. However, as the annex is surrounded by high boundary walls the gardens and ground floor windows of the neighbouring properties would be protected from views. The level of overlooking to the first floor windows is to a degree that is to be expected residential area such as this, and would not warrant the refusal of the scheme.
- 9.34. There have been several objections regarding potential light pollution. It is acknowledged that there would be some additional light-spill from the proposed roof lantern. However, the roof lantern, due to its design and siting on a flat roof, will emit an indirect diffused light, residential in nature, within an established residential area.
- 9.35. It is also worth noting that of the windows to the surrounding properties are situated a reasonable distance from the proposed roof lantern (the closest is the side windows at 1 Blacksmiths Cottage which are situated approximately 9m

away) which will lessen the impact of any light emitted. Furthermore, it is only first floor rear windows which could be affected in neighbouring properties, and these are likely to have curtains and blinds drawn at night.

- 9.36. Given the above, the benefits of gaining an additional unit are considered to outweigh the limited harm of the additional light source within a built-up residential area where there will be light-spill from several other near-by properties.
- 9.37. The proposed front extension, measuring 3.07m deep, 4.8m wide, 2.8m to the flat roof and 3.4m high to the top of the roof lantern, would be situated 2.2m from the nearest boundary. The proposed front extension is not considered to cause harm to the amenity of neighbouring properties due to its small size, height and distance to the nearest boundary.
- 9.38. Overall, the benefits of the scheme are considered to outweigh the limited harm to neighbouring amenity.

Sustainable Transport:

- 9.39. No parking space is provided with this proposal. However, there is on-street parking available. The impact on parking on the highways and potential increase in trips is not considered to have a significant impact on local transport infrastructure.
- 9.40. No cycle parking facilities have been proposed with this scheme. It is recommended that parking facilities for one bike is secured by condition.

Refuse and Recycling:

- 9.41. No refuse and recycling facilities have been provided with this scheme and it is recommended that this is secured by condition.

Sustainability:

- 9.42. Regarding new build development policy CP8 seeks compliance with optional Building Regulation Standards for energy and water use. As a conversion of an existing building no standards beyond normal Building Regulations are sought.

Other Considerations:

- 9.43. A condition requiring a bee brick has been attached to improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.
- 9.44. The concerns raised by public representations are acknowledged, however in accordance with the assessment of material planning considerations as set out above it is considered that the proposal is acceptable. Other concerns raised by objectors do not relate to material planning considerations and so cannot be taken into account in assessing the application.

10. CONCLUSION

- 10.1. The proposed extension and alterations are considered to be appropriate in scale, form and materials and would not cause harm to the character and appearance of the near-by listed buildings or wider conservation area. The scheme would provide a good standard of living accommodation for future occupants, meeting the requirements of the NDSS and the objectives of Policies QD27 and HO5 of the Brighton & Hove Local Plan. The change of use and small front extension would have limited impact on neighbouring amenity. The proposed scheme would make a small contribution to the Council's housing targets which is considered to weigh in favour of the proposal.

11. COMMUNITY INFRASTRUCTURE LEVY & DEVELOPER CONTRIBUTIONS

- 11.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. It is estimated that the amount of CIL liability for this application is £3125.61. The exact amount will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.

12. EQUALITIES

- 12.1. There is stepped access only to the site. This means the site will not be accessible for all, including those with mobility disabilities. However, the constraints of the site mean that step free access could not be achieved and in this instance the benefits of an additional dwelling are considered to outweigh the harm.