

<u>No:</u>	BH2020/02776	<u>Ward:</u>	Goldsmid Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	The Pines Furze Hill Hove BN3 1PA		
<u>Proposal:</u>	Alterations to create 7no additional bedrooms (C2) to include erection of single storey front extension with terrace to replace existing conservatory, two storey extension to the East elevation, two storey extension to the West elevation with associated landscaping and works.		
<u>Officer:</u>	Helen Hobbs, tel: 290585	<u>Valid Date:</u>	27.10.2020
<u>Con Area:</u>		<u>Expiry Date:</u>	22.12.2020
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	Osmond Tricks Ltd 8-10 Whiteladies Road Bristol BS8 1PD		
<u>Applicant:</u>	Country Court Care Millennium House Dukesmead Werrington Peterborough PE4 6ZN		

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	001		30 September 2020
Block Plan	015		15 October 2020
Proposed Drawing	020		30 September 2020
Proposed Drawing	021	A	30 September 2020
Proposed Drawing	022		30 September 2020
Proposed Drawing	023	A	30 September 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. 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) details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) details of the proposed window, door and balcony treatments
- c) details of all other materials to be used externally

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

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

4. The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, 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 and SPD14: Parking Standards.

5. The development hereby permitted shall not be first occupied until revised details of the car parking layout including the positioning of the disabled parking space and the size of the delivery bay, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme 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 adequate parking provision is retained and to comply with policy CP9 of the Brighton & Hove City Plan Part One and SPD14: Parking Standards.

6. Prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials and any sustainable drainage system used;
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
- c. details of all boundary treatments to include type, position, design, dimensions and materials;

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton &

Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.

7. At least one 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 and Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

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. SITE LOCATION

- 2.1. The application relates to part 2 storey part 3 storey building located on Furze Hill. The building comprises an original Edwardian style detached dwelling which has been substantially modified and extended. The site is in use as a care home (C2) with 35 bedrooms.

3. RELEVANT HISTORY

- 3.1. **PRE2020/00007** Alterations to create 7no additional bedrooms (C2) to include erection of single storey front extension with terrace to replace existing conservatory, two storey extension to the East elevation, two storey extension to the West elevation with associated landscaping and works.
- 3.2. In summary this advised that the existing care home facility is in need of modification and improvement and the proposals present great opportunity in this regard. However, this opportunity could be considered more creatively in some respects to optimise potential improvements to internal and external amenity of residents, outlook, biodiversity and general appearance.

4. APPLICATION DESCRIPTION

- 4.1. The proposals include the removal of the existing conservatory and replacement with a flat roof front extension to provide further communal accommodation, a two storey extension to the east and a first floor extension to the west to increase the bedroom capacity. The proposal would increase the number of bedrooms by 7 to 42, all with en-suite facilities. In total an additional 120sqm of floorspace is proposed compared to the existing.

5. REPRESENTATIONS

Neighbours:

- 5.1. **Five (5)** letters has been received objecting to the proposed development for the following reasons:
- Adverse impact to the retaining wall and existing garage between the Pines Care Home and properties on York Place.
 - Increase in noise and disturbance from building works and additional comings and goings/deliveries
 - Increase in parking and traffic
 - overdevelopment
- 5.2. **Two (2)** letters have been received stating they neither support or object however raise similar concerns regarding the structural stability of the retaining wall and adjoining garage.

6. CONSULTATIONS

External:

- 6.1. **Brighton and Hove Archaeological Society:** Comment.
The proposed development is close to the location of a finds spot of Roman coins. It is possible that vestiges of an ancient landscape may remain. The Brighton and Hove Archaeological Society would suggest that you contact the County Archaeologist for his recommendations.
- 6.2. **County Archaeologist:** Comment
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. Furthermore, we do not require the Local Planning Authority to consult directly with East Sussex County Archaeology Team when determining this application as, based on the available evidence, we do not believe that any significant archaeological remains are likely to be affected by these proposals.
- 6.3. **Southern Water:** Comment
Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. In situations where surface water is being considered for discharge to our network, we require the hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations.
- 6.4. We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.
- 6.5. Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

6.6. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Internal:

6.7. **Sustainable Transport** : No objection

The car and cycle parking could be accepted subject to a redesign of the disabled car parking space, with the disabled car parking space moved a few metres towards the front of the site, a vehicle swept path analysis drawing to demonstrate that a vehicle using this space can enter and leave the site in a forward gear and cycle parking installed in its place.

6.8. Also, the delivery vehicle parking could be accepted subject to a redesign of the delivery vehicle parking space, with the space being made long enough to cater for the operational length of the vehicles that are going to use it. The proposal can be supported subject to these amendments, and the recommended conditions and informatives.

6.9. Suggested conditions include securing details of the hard surfaces and cycle parking.

6.10. **Urban Design Officer** : No objection

The existing care home facility needs modification and improvement and the proposals present great opportunity in this regard.

6.11. The applicant has engaged with pre-application urban design advice and proposals have responded positively to recommendations regarding internal and external amenity, outlook, biodiversity and appearance.

6.12. Further recommendations for improvement are provided aligning with LHA comment and regarding proposed massing.

6.13. Additionally, further information could be provided on proposed planting, sustainable drainage, materials and carbon performance. Such information may 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 One

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable buildings
CP9	Sustainable transport
CP12	Urban design
CP13	Public streets and spaces
CP18	Healthy City

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

TR7	Safe Development
TR14	Cycle access and parking
QD5	Design - street frontages
QD14	Extensions and alterations
QD15	Landscape design
QD27	Protection of amenity
HO11	Residential Care and Nursing Homes

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. The weight given to the key CPP2 policies considered in determining this application is set out below where applicable.

DM20	Protection of Amenity
DM21	Extensions and alterations

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD09	Architectural Features
SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations relating to the application are the principle of the development, the design and appearance of the proposal on the existing site and the surrounding area, the impact of the extension upon neighbouring amenity, the standard of accommodation proposed for the existing care home, and transport issues.

The proposal and principle of development:

- 9.2. The application relates to a purpose built 3 storey structure constructed in the early 1990's which is linked to an original 2 storey Edwardian House which fronts Furze Hill. The site is not located within a conservation area and is not listed or locally listed.
- 9.3. The property is currently in use as The Pines Care Home (use class C2). The building as existing provides 35 bedrooms. The proposals include the removal of the existing conservatory and replacement with a flat roof front extension which provides increased communal space together with access to an external terrace. A two storey extension would be erected to the eastern elevation and an extension over the existing kitchen would be erected to the western elevation. The extensions would facilitate an extra 7 bedrooms with en-suite facilities as well as increased communal space and would improve the current facilities at the site.
- 9.4. Planning policy seeks to encourage improved health and care facilities within the city in principle. The proposals would improve the quality of accommodation within an existing care home site and are thus welcomed in principle.

Design and Appearance:

- 9.5. Policies QD14 and CP12 seek to ensure proposal are of appropriate design and respect the character and appearance of the existing building and that of the wider area.
- 9.6. The proposals have been amended and improved since the pre-applications proposals and have taken into account design advice provided by the Urban Design Officer.
- 9.7. The existing building is already somewhat out of a scale, and appears rather dominant and bulky, especially towards the rear of the site and it has a varied mix roof forms.
- 9.8. The proposed two storey extension to the north east is considered to be of an appropriate scale and position and would incorporate a hipped roof to match the larger adjacent roof form.
- 9.9. The proposed two storey extension to the west has been amended since pre-application, and now includes a flat roof form in place of a hipped roof. This has sufficiently reduced the overall massing and is more sympathetic to the existing

gable roof form. The Urban Design Officer has raised concerns that the height of the two storey element does not relate well with the northern eaves of the existing gable roof. It is evident that care has been taken to align ceiling/window heights with the existing southern elevation, and therefore this has had an impact on the roof height. It is considered that given the set back of the two storey element, the relationship between the new and existing roofs would not be highly evident from the streetscene and therefore whilst it is not ideal, this element is not objected to on that basis.

- 9.10. The massing and built form of the proposed single storey extension to the south of the property has also been amended since pre-application stage in response to the Urban Design comment. Massing has been pulled westwards to reveal the existing ground floor bay window on the eastern corner of the original frontage. The roof form has been amended to a flat roof, which forms a more sympathetic relationship with the original features of the building including the cornicing at first floor level.
- 9.11. The single storey extension now wraps around the western corner of the existing frontage to meet the two storey extension. The two elements relate well to each other and provide on cohesive form. Though wraparound extensions are often considered to dominate the host building, the low roof profile of the proposals and the reparation of the existing frontage successfully mitigates such concern.
- 9.12. The Urban Design Officer has requested that further information on planting, sustainable drainage and carbon performance is provided. Further details on the landscaping scheme will be requested by condition. Given the overall scale of the development it is not considered reasonable to seek further information regarding sustainable drainage or carbon performance.

Impact on Amenity:

- 9.13. A number of representations have raised issues regarding the impact of the development on the retaining wall between the application and York Place, to the east of the site. It has been suggested that conditions be applied to any permission granted to ensure that the structural stability of the wall is monitored or repaired during construction works. As there are no planning restrictions on the wall, protection of the wall does not fall within the remit of this application and is not a material planning consideration. It is therefore a private matter between the applicant/owner of the wall and the neighbouring properties and it would not be reasonable to impose a planning condition in this regard.
- 9.14. In relation to the extension at the front of building, this would be sited closest to the western boundary shared with Furze Hill House, a block of residential flats. The two storey element would be sited approximately 1.6m from the shared boundary. This separation is considered sufficient to not result in any overshadowing, loss or light or result in an overbearing impact, given the width and depth of this part of the extension. Two small windows are proposed within the side window. The first floor window would serve a bedroom. There are a number of bedroom windows along the western elevation at first and second floor levels. Whilst the proposed extension would be closer to the neighbouring block of flats, it is likely that the view available from the new window would be

very similar to the existing windows on this side of the building. The nearest elevation on the neighbouring block is orientated away from the site address, and therefore no direct overlooking would occur and there would be no increased impact or further loss of privacy. The single storey element is unlikely to have a significant impact due to its limited height and scale.

- 9.15. The two storey extension to the north eastern corner would be sited approximately 2.3m from the side boundary and 1.6m from the rear boundary. The extension would be approximately 17m from the nearest residential property, 21 York Avenue. It is therefore considered that this element of the proposal would not result in any significant harm to neighbouring amenity.
- 9.16. The proposals represent a modest enlargement of the building, and 7 additional bedrooms and additional communal space on the ground floor is unlikely to result in a significant increase in noise and disturbance.

Sustainable Transport:

- 9.17. The applicant is proposing changes to pedestrian access arrangements onto the adopted (public) highway (in principle dividing the two existing accesses into separate delivery/service person and visitor pedestrian accesses) and for this development this is deemed acceptable.
- 9.18. The applicant has offered to install cycle parking in compliance with SPD14 Parking Standards near the main entrance in their supporting evidence. Therefore, notwithstanding the proposal hereby permitted cycle parking details would be secured by condition.
- 9.19. The site is providing 5 car parking spaces in line with the maximum standards as set out in SPD14 Parking Standards. It would also provide one disabled parking space. There are opportunities, if somewhat limited, in the form of free on-street disabled parking bays in the vicinity of the site for disabled residents and visitors to park when visiting the site by car. Blue Badge holders are also able to park, where it is safe to do so, on double yellow lines for up to 3 hours in the vicinity of the site. Therefore, in this instance the lack of onsite disabled parking is not considered a concern.
- 9.20. The car parking areas shown on the plans are already in use for vehicular parking. The Transport Officer has raised some concern about the location of the disabled space and recommends that it be relocated closer to the front of the site. It is considered that there is scope for the car park to be reconfigured to ensure that all spaces can safely and easily be entered and exited.
- 9.21. The applicant is not proposing any significant alteration to their current servicing and delivery arrangements to this site and given the scale of the overall development, the additional number of residents at the site is unlikely to result in any significant increase to the existing deliveries to the site. The Transport Officer has raised concern that the delivery bay may not be long enough to cater for all vehicle types. Again, there is scope for the overall arrangement of the car park to be reconfigured to address this concern. A condition will be attached for amended details to be submitted.

- 9.22. There is not forecast to be a significant increase in vehicle trip generation as a result of these proposals therefore any impact on carriageways will be minimal and within their capacity so the application is deemed acceptable and developer contributions for carriageway related improvements will not be sought.

Biodiversity:

- 9.23. To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton and Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development, a condition will ensure at least one bee brick is incorporated within the external wall of the development.

10. EQUALITIES

- 10.1. Details of disabled parking to be secured by condition.