

2nd August 2023 Planning Committee – Additional Representations

Item	Site Address	Application No.	Comment
B	15-26 Lincoln Cottages Brighton BN2 9UJ	BH2022/03810	<p><u>Updated 5 Year Housing Land Supply Paragraph</u></p> <p>Policy CP1 in City Plan Part One sets a minimum housing provision target of 13,200 new homes for the city up to 2030. However, on 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government’s standard method should be used in place of the local plan housing requirement. The local housing need figure for Brighton & Hove using the standard method is 2,328 homes per year. This includes a 35% uplift applied as one of the top 20 urban centres nationally.</p> <p>The council’s most recent housing land supply position is published in the SHLAA Update 2022 which shows a five-year housing supply shortfall of 7,711 (equivalent to 1.8 years of housing supply).</p> <p>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).</p>
D	6 West Hill Street Brighton BN1 3RR	BH2023/01539	<p><u>Amended plans 24/07/2023</u></p> <p>The proposed plans have been amended to removing the first floor outrigger rear window and reduce the existing first floor outrigger side window.</p> <p>This alteration is considered acceptable on design grounds given there is an existing window in this location and the proposed window matches the existing windows style, material and colour. On amenity ground the proposal is also considered to be acceptable as the window will be smaller than the existing and is not expected to have a more significant impacts on amenity than the existing side window. The</p>

			<p>below condition is recommended to ensure the side window is obscure glazed and remains as such. This obscure glazing is required to ensure the amenity impacts of neighbours is not impacted to a significant degree.</p> <p>The bathroom window in the north east elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.</p> <p>Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with Policies DM20 of Brighton & Hove City Plan Part 2.</p>
E	100 - 104 Church Road Hove BN3 2EB	BH2023/00722	<p><u>Updated consultee comment 18th July 2023</u></p> <p>The Sustainable Transport consultee confirms that their objection to the previously proposed outward opening double doors is withdrawn, on the basis of the amended plans that show the doors as opening inwards.</p>