

# 15-26 Lincoln Cottages

## BH2023/01058

4<sup>th</sup> December 2024



Brighton & Hove  
City Council

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# Application Description

- ▶ **Erection of 8x three-storey dwellings**
- ▶ **To replace existing garages/storage units**
- ▶ **Associated works include landscaping, cycle and bin storage**

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# History

- ▶ **Permission for 9 dwellings secured at Appeal (BH2022/03810)**
- ▶ **Proposed scheme similar to extant permission scheme**
- ▶ **Amendments:**
  - ▶ **8 dwellings (instead of 9)**
  - ▶ **Increased landscaping/ communal garden space**
  - ▶ **Bin collection point location amended**
  - ▶ **Affordable Housing contribution of £112,000 following DVS viability assessment (policy compliant amount £545,800)**

# Existing Location Plan



1712-01





# 3D Aerial Photo of Site



Site

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# Street Photos

## Lincoln Cottages



## Lincoln Street



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# Site Photos

**Entrance to site**



**North-east of site**





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# Site Photos

**South-east site boundary**



**South of site**



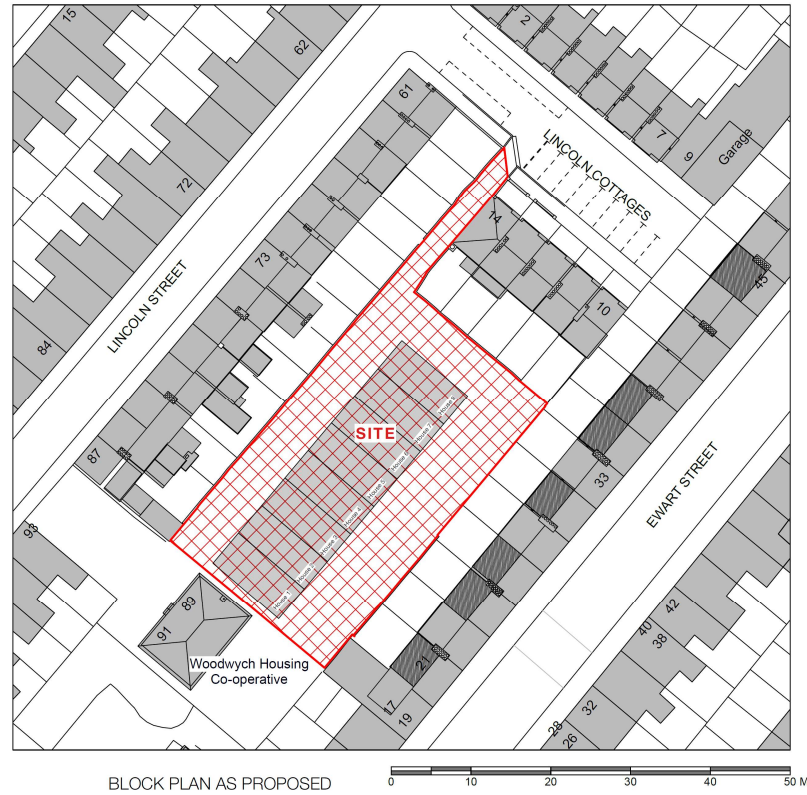
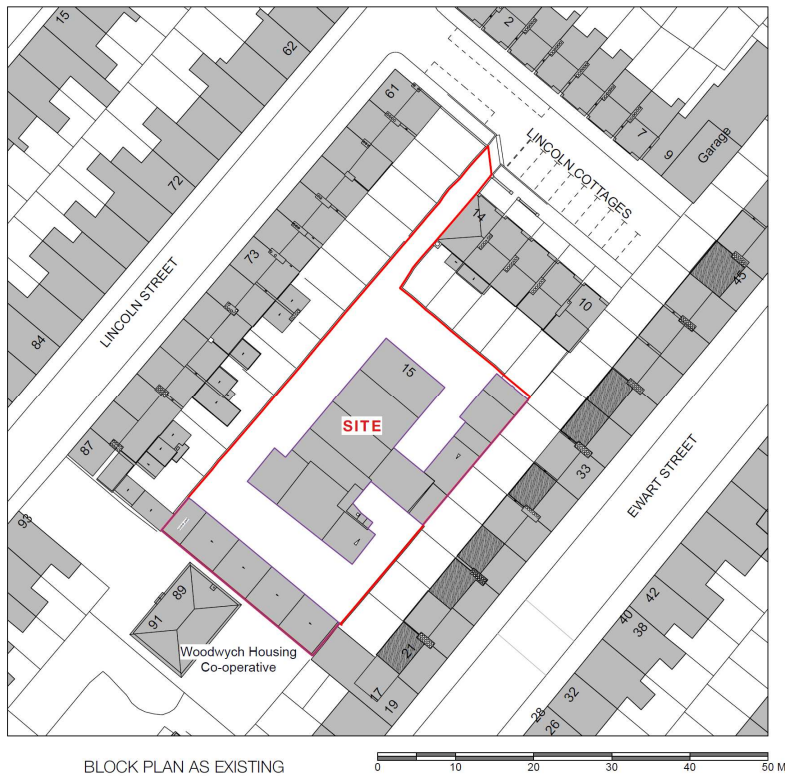
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# Site Photos

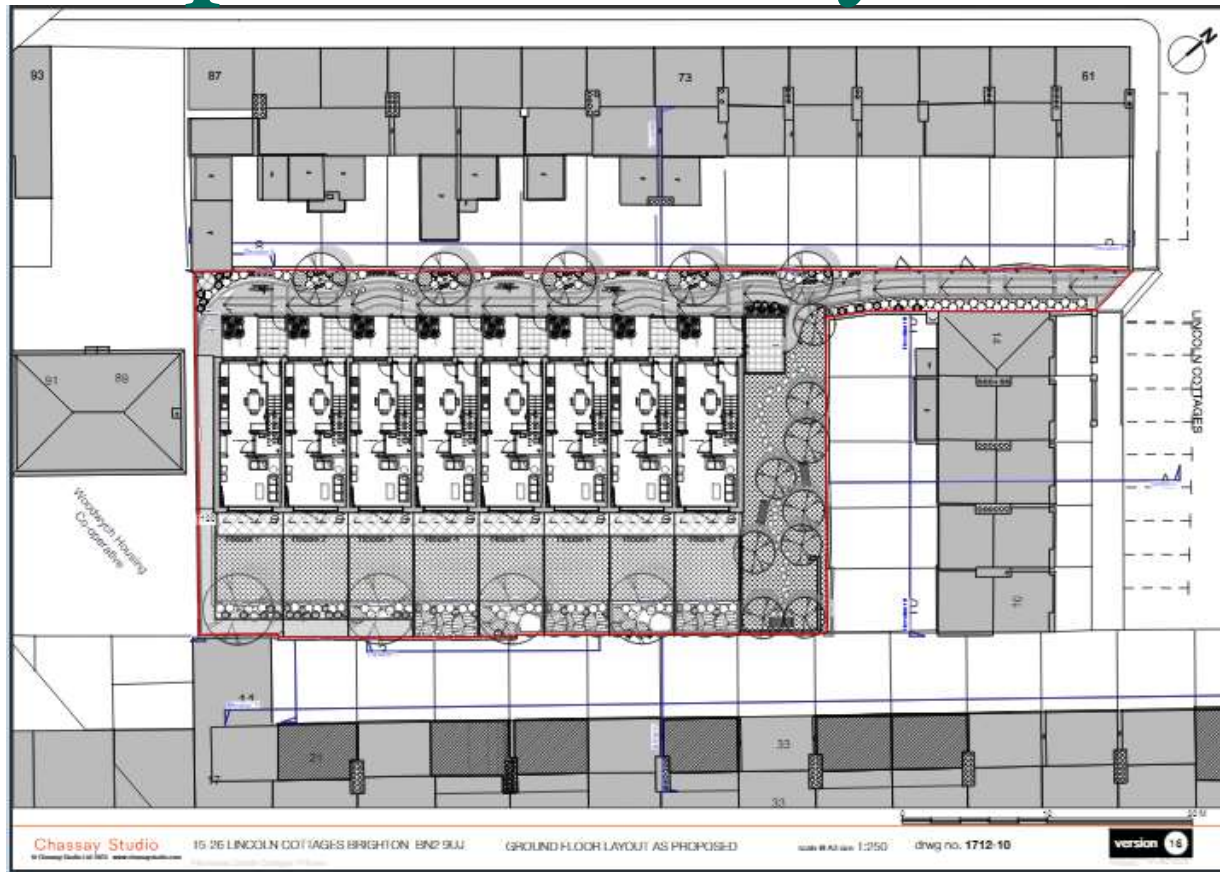
## North-east site boundary



# Existing/ Proposed Block Plan



# Proposed Site Layout



1712-10 V16

# Proposed Contextual Elevations



WEST ELEVATION



EAST ELEVATION

1712-14 V16

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# Proposed House Elevations



16

1712-17 V16

# Comparison with Appeal Scheme

Proposed

Bungalow deleted



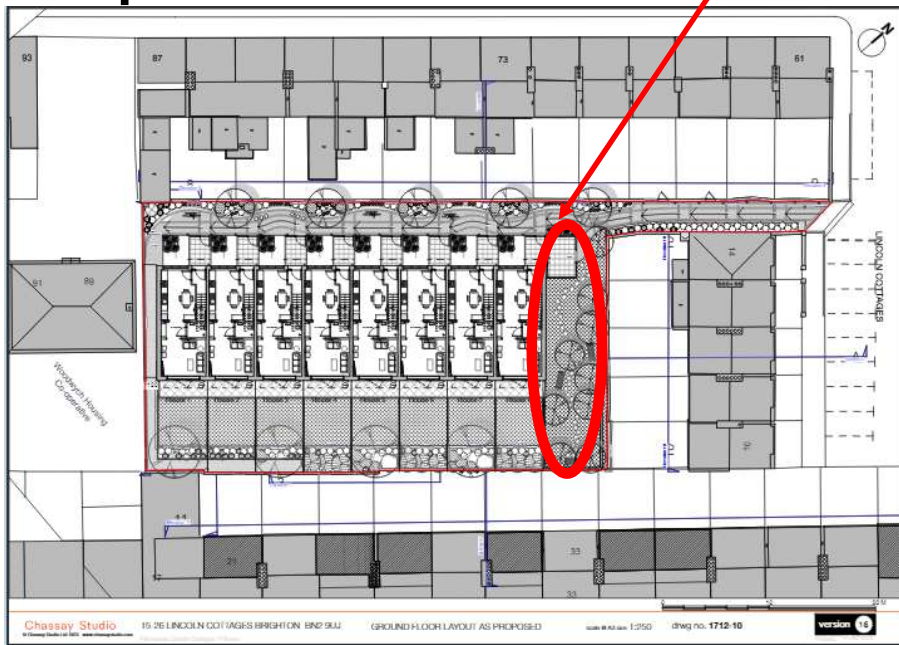
Appeal



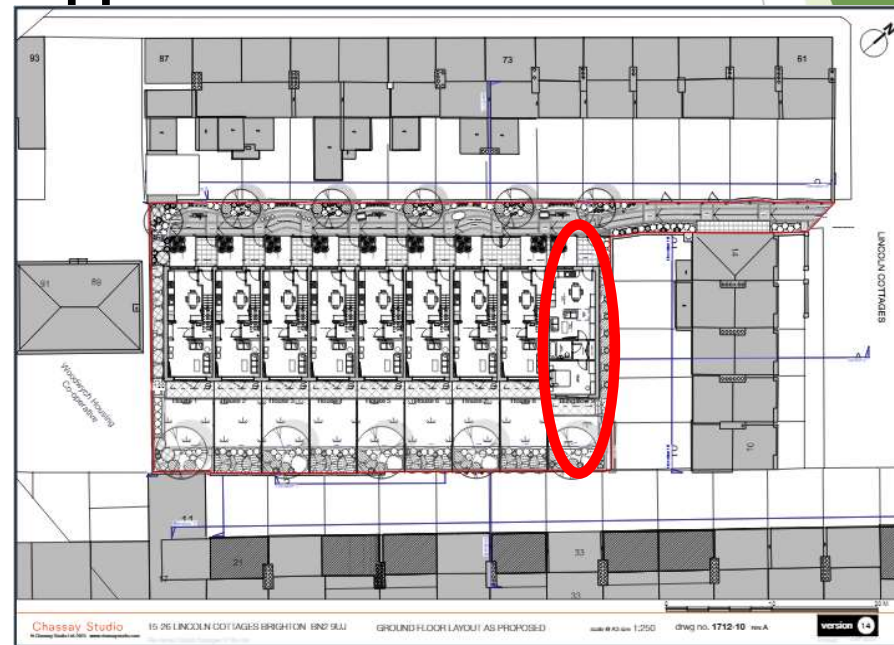
# Comparison with Appeal Scheme

- Bungalow deleted
- Communal Garden Provided
- Bin Storage Area moved here

## Proposed



## Appeal





# Representations

## **Ninety-six** objecting:

- ▶ Overdevelopment
- ▶ Inappropriate design
- ▶ Loss of employment space
- ▶ Height
- ▶ Noise
- ▶ Overshadowing and loss of light
- ▶ Overlooking and loss of privacy
- ▶ Parking issues
- ▶ Increased traffic
- ▶ Insufficient waste and refuse
- ▶ Light pollution
- ▶ Lack of open space
- ▶ Impact on trees/ biodiversity
- ▶ Lack of affordable housing

## **Sixty-two** objecting (Letter from planning consultancy):

- ▶ Overdevelopment
- ▶ Design and Appearance
- ▶ Detrimental Impact on Neighbouring Amenity
- ▶ Loss of Employment Floorspace
- ▶ Traffic & Transport
- ▶ Access
- ▶ Landscaping
- ▶ Bin Storage

## **Seven(7)**: supporting

- ▶ Significant improvement on original plan
- ▶ Improved landscaping
- ▶ Community supportive in principle of amendments
- ▶ **All objections were received in respect of the plans as first submitted**
- ▶ **Since the submission of amended plans, comments received were supportive of the scheme in principle.**

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# Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Standard of accommodation
- ▶ Residential amenity
- ▶ Affordable Housing
- ▶ Highways issues
- ▶ Ecology/ Biodiversity
- ▶ Sustainability

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## S106 table:

Affordable Housing – following assessment of Financial Viability by the DVS:

- ▶ Developer contribution of £112,000 towards affordable housing provision in the city as an equivalent financial contribution.
- ▶ Review mechanism to ensure any uplift in profit is reflected in the amount secured.

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# Conclusion and Planning Balance

- ▶ Site allocated in CPP2 policy H1 for residential use. Loss of the employment uses, and principle of residential development has therefore been established.
- ▶ The merits of a residential development have been considered as part of the preceding application which was allowed at appeal and is still extant.
- ▶ The Planning Inspector noted that the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits of the scheme.
- ▶ The general design, siting and scale of the proposed development are comparable to the extant planning permission.
- ▶ There are not material considerations that would change the previous conclusion that the principle of a residential development of this design and quantum is acceptable.
- ▶ The application is **recommended for Approval** subject to the agreed Affordable Housing Contribution, Review Mechanism and Conditions in line with those applied by the Planning Inspector.