

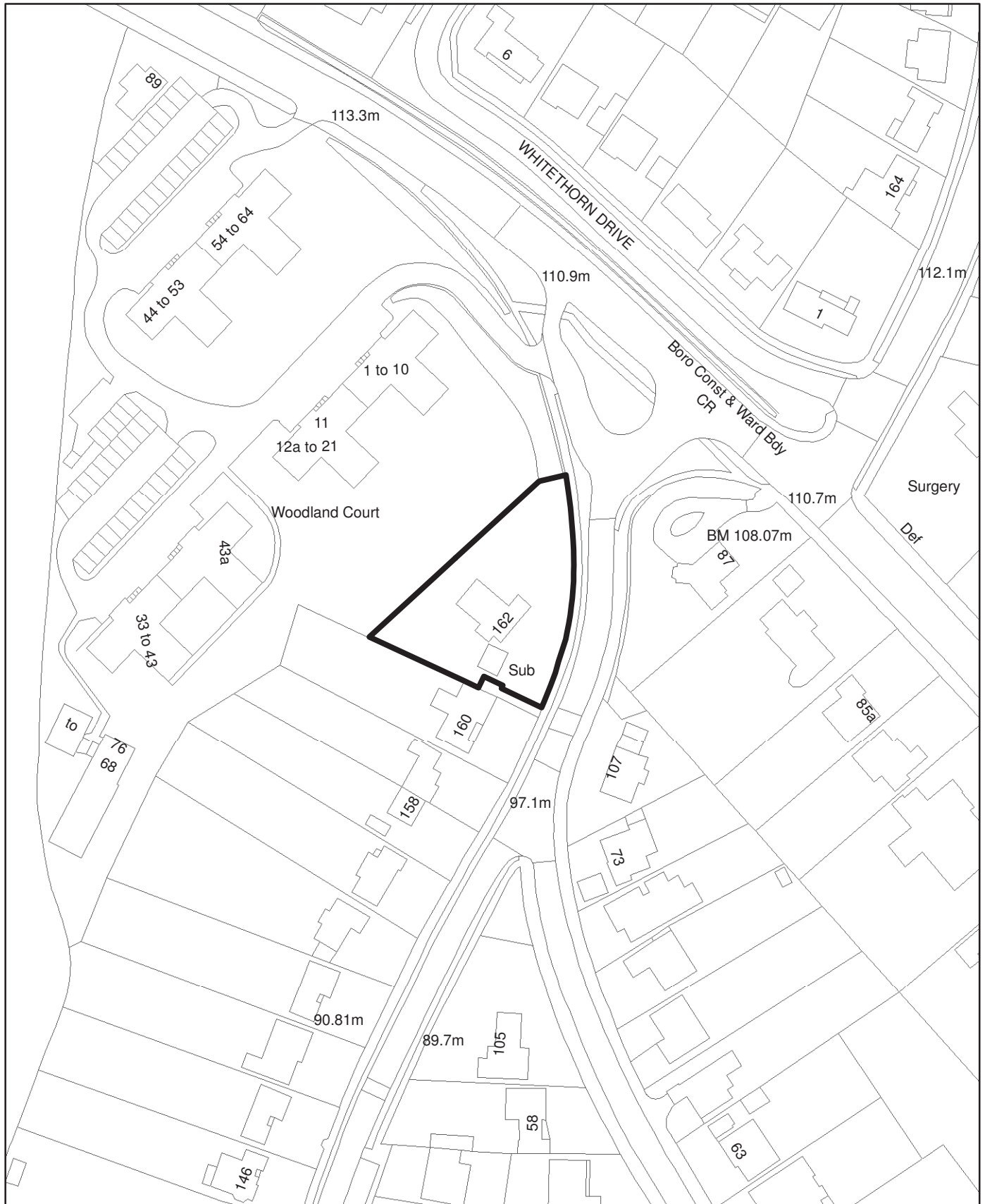
# **ITEM M**

**162 Woodland Drive, Hove**

**BH2013/01505  
Full Planning**

**28 AUGUST 2013**

# BH2013/01505 162 Woodland Drive, Hove



**Brighton & Hove  
City Council**



Scale : 1:1,250

<b><u>No:</u></b>	<b>BH2013/01505</b>	<b><u>Ward:</u></b>	<b>HOVE PARK</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>162 Woodland Drive, Hove</b>		
<b><u>Proposal:</u></b>	<b>Demolition of existing bungalow and erection of 2no five bedroom dwellings (Part retrospective).</b>		
<b><u>Officer:</u></b>	Steven Lewis Tel 290480	<b><u>Valid Date:</u></b>	21/05/2013
<b><u>Con Area:</u></b>	n/a	<b><u>Expiry Date:</u></b>	16 July 2013
<b><u>Listed Building Grade:</u></b>	n/a		
<b><u>Agent:</u></b>	A Davies Design, 5 Goldsmid Mews, Farm Road, Hove		
<b><u>Applicant:</u></b>	Mr Kevin Fitzpatrick, 19 Withdean Road, Brighton		

## 1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a partially developed site on the western side of the northern end of Woodland Road in Hove. The site is more specifically located near the junction of Woodland Drive and Dyke Road Avenue.
- 2.2 At present the site has been partially redeveloped with a substantial level of development upon the northernmost plot. The structure at the time of a site visit was a completed shell, set over three floors and comprises physical differences to an extant planning consent (BH2010/01288).
- 2.3 The site originally comprised a detached dwelling on a large wedge shaped site that as a result has a generous width in comparison to most other dwellings on Woodland Drive. This in return results in the plot having a shallower depth due to the encroachment of Woodland Court, a large purpose built block of flats to the rear; beyond the rear boundary and behind many properties on the northern side of Woodland Drive.
- 2.4 The site has varying topography with a steep slope down from north east to south west. The front and rear boundaries had substantial planting which along with a timber fence and topography screened the original dwelling and the site from the public highway.

## 3 RELEVANT HISTORY

- BH2012/03444** - Application for approval of details reserved by conditions 2, 6, 9, 10, 12, 13 and 15 of Application BH2010/01288. – **Approved** 17/12/2012
- BH2010/01288** - Erection of 2no two storey houses to replace existing bungalow – **Approved** 29/06/2010

**91/3/0186(f)** – Single storey extension to provide billiards room and bedroom – **Approved** 02/05/1991

**3/78/0529** – Erection of additional garage and storage buildings – **Approved** 30/10/1978

#### **4 THE APPLICATION**

- 4.1 Planning permission is sought for revisions to a previous approval (BH2010/01288) seeking the erection of two no. dwellings and to allow changes including use of the roof space for additional accommodation, rooflights, new windows and doors within elevations, rearrangement of internal accommodation and an increase in the lower ridge to accommodate additional height within the roofspace.
- 4.2 Within Plot one, the major changes comprises of the small increase in ridge height to the lower section, new rooflights, one rear facing, two north facing and two upon the small lean-to section at the rear. In addition the works include the reduction of a front entrance canopy, creation of a front Juliet balcony at first floor level, a smaller front window at first floor level, the removal of a first floor side window (north elevation), insertion of side patio doors and relocation of a side facing window (south elevation) and changes to the windows and doors upon the rear elevation including new patio doors and different fenestration patterns.
- 4.3 Within plot two (currently under construction) the major changes comprises of small increase in ridge height to the lower section, new rooflights, one south facing cabrio style, four north facing and two upon the small lean-to section at the rear. The garage of plot two is also shown as converted into living accommodation, reduction of a front entrance canopy, creation of a front Juliet balcony at first floor level, side facing door (north elevation), omission of a side facing window north elevation, enlargement of a first floor window on the front elevation. In addition the rear elevation has been amended to include a further set of patio doors, the reduction in the scale of the original patio doors, rescaling of window to reduced their size and different fenestration patterns
- 4.4 It should be noted that the design of the approved dwellings included rear and front facing triangular gable windows, similar to those in this application. Furthermore, the overall maximum height of the dwellings would not increase and additional height is restricted to the lower ridge element of the roof.

#### **5 PUBLICITY & CONSULTATIONS**

##### **External:**

- 5.1 **Neighbours: Five (5) letters of representation have been received from (19 Woodland Court, 17 Woodland Court (x3 different addressees) 16 Woodland Court) objecting** to the application for the following reasons:
- The area additional windows overlooking Woodland Court which looks directly into properties in Woodland Court
  - The gable windows overlooks flats to the rear
  - The roof and glazing reflect light into the properties at Woodland Court

- There are presently a variety of trees along the rear boundary which add variety and interest to the environment and evergreen trees to replace these would add to the darkness and shade on the gardens of the next houses reducing the quality of the environment and value
- The submitted plans are inaccurate and omit openings
- The accesses including the angles and slope are unsuitable and proposed hazard
- The houses are oversized and inappropriate for the plot

**Internal:**

- 5.2 **Arboriculture:** Comment. The reports submitted are comprehensive and the Arboricultural team is in full agreement with them.
- 5.3 Three trees (one Lawson Cypress, one Silver Birch, one Honey Locust, along with mixed hedging) have already been removed from the site. These species would not have been placed under a Tree Preservation Order as they were of little public amenity value. However, it is pleasing to note two replacement trees will be planted.
- 5.4 The Arboricultural report submitted states how the trees to remain on site, including those on the verge outside the site, will be protected during the course of development. Therefore a condition securing the on-going protection should be added to any consent and sufficient information has already been submitted with the application.
- 5.5 Overall the Arboricultural team have no objection to the proposals in the application subject to suitable conditions being attached to any consent granted.
- 5.6 **Access consultant:** Comment. All entrances including the rear doors should have level or gently sloping approaches and level thresholds. The elevations appear to show steps at the glazed doors at the front, back and side
- 5.7 Spare space should be made available for a future vertical lift, although there appears to be lots of space to do so.
- 5.8 **Sustainable Transport:** Comment. Recommended approval as the Highway Authority has no objections to this application.
- 5.9 The Highway Authority's comments from the previous application (BH2010/01288) still stand. The Highway Authority would recommend conditions to secure details of cycle parking and an informative in relation to the proposed new vehicular access.

**6 MATERIAL CONSIDERATIONS**

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
  - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
  - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
  - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

## 7 RELEVANT POLICIES & GUIDANCE

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle parking
TR19	Parking Standards
SU2	Efficiency of development in the use of energy, water and materials
SU10	Noise nuisance
SU13	Minimisation of re-use of construction industry waste
SU16	Production of renewable energy
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – Effective and efficient use of sites
QD4	Design – Strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD20	Urban open space
QD27	Protection of amenity
HO3	Dwelling type and size
HO4	Dwelling densities

HO5	Provision of private space in residential development
HO7	Car free housing
HO13	Accessible housing and lifetime homes
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance

SPD03	Construction and Demolition waste
SPD06	Trees and development sites
SPD08	Sustainable building construction
SPGBH4	Parking Standards
SPD11	Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

**8 CONSIDERATIONS & ASSESSMENT**

8.1 The planning history of the site and specifically extant permission BH2010/01288 are a key consideration in this case. The proposal must consider the changes between the two cases and any additional impact. The prime issues in this case are the intensification of the development upon the site, the design of the proposed buildings and their impact upon the character and appearance of the area, the residential amenity of adjacent occupiers, the transport safety and demand of scheme, the landscaping and arboricultural interest upon the site and the living accommodation standards for occupiers.

**8.2 Planning history:**

Planning permission for the demolition of the existing bungalow and associated outbuildings and the erection of two detached dwellings was granted permission (BH2010/01288) in June 2010. Each of the proposed dwelling would have benefited from an attached integral double garage, two storeys of living accommodation, 5 bedrooms, a front and rear garden and a front facing balcony.

8.3 The dwellings subject of the application reflects a similar approach to design, siting, massing and scale, but includes an additional floor of accommodation located within the roofspace including rooflights and an increase of the lower lying ridge height. In addition, there are also amended windows and door details upon the elevations at ground and first floor level. Accordingly, the extant permission and structures granted planning permission must be given significant weight as a material consideration in this case. It should be noted that there would not be an overall increase in the highest point of the dwellings.

8.4 In addition, the pre-commencement details relating to materials, refuse and recycling, cycle parking, landscaping, arboriculture, sustainability and land levels have been discharged under reference BH2010/01288.

**8.5 Design:**

The proposed dwellings are considered well designed by reason of their scale and height, detailing and materials; and introduce further visual interest at street level.



- 8.6 Both dwellings are three storeys in height and designed with a gable front and side projecting feature. The height and scale of both dwellings are considered acceptable and are in accordance with the wider design features of the street and dwellings in the vicinity.
- 8.7 The extant permission included the two front and rear facing triangular gable windows; and the proposal to accommodate using the roof seeks the insertion of side facing rooflights and an increase in the lower ridge height which are acceptable in visual terms. The gable windows continue to relate well to the modern aspects of the design and the height changes do not increase the overall height or scale of the dwelling and are a good use of existing space.
- 8.8 The changes to fenestration upon the ground and first floor are acceptable and the building would continue to offer a positive appearance from the street and wider public area. Each of the dwellings is of a traditional design approach, but with some modern detailing which is considered acceptable. The proposed balconies, glazed section of the gable feature length windows are considered good detailing that compliment the appearance of the site and the area.
- 8.9 The siting of the dwellings continues to be acceptable and reinforces many of the positive qualities of the neighbourhood. The siting maintain the current building line and appropriately reflects the curving nature of the northern section of the site by following a slightly set back siting for the dwelling and therefore emphasises the current layout of the built developed form. The height of the proposal is acceptable and steps up with the topography of the area maintaining a correct visual relationship with the properties in the streets from longer views.
- 8.10 The proposed dwellings continue not have a significant impact upon the skyline or permeability of the site and the development have the same links as neighbouring residential properties to the surrounding areas and local amenities.
- 8.11 The site is situated approximately 80m north of the Woodland Drive conservation area. The former bungalow was not considered to have any positive impact upon the setting of the conservation area due to its discordant appearance to the positive qualities of the conservation area and by reason of the sufficient distance between dwelling and the conservation area.

**Residential amenity:**

- 8.12 The proposed dwelling would not have a further harmful impact upon the amenities of adjacent residential occupiers.
- 8.13 The buildings would remain sufficiently sited from flats in Woodland Court to the rear across a wide grassed/amenity area so as not cause to loss of light, overshadowing or loss of privacy. It is also considered that the dwellings would be sufficiently spaced from the flats as to not cause a harmful loss of outlook.
- 8.14 Letters received from occupiers of flats in Woodland Court express concern that the gable windows result in a loss of privacy. Having examined the views



available from the present rear facing gable window it is clear that the window does not create a harmful relationship and that distances between the properties in Woodland Court remain entirely appropriate.

- 8.15 It is considered that the development would continue to have an acceptable impact upon the immediate dwelling to the south (160 Woodland Road) by virtue of the design, the spacing between the parties and compatibility of the shared residential use.
- 8.16 The proposed residential unit adjacent to 160 Woodland Drive (unit 1) has been designed with three side facing openings, one at an upper level which serves a bathroom and two at ground floor including glazed doors which would not cause overlooking. The houses have largely been designed with a rear and front facing aspects to maintain privacy of all adjacent parties. A planning condition should continue to be imposed to ensure that the upper floor side facing windows are obscure glazed and fixed shut unless opening parts are greater than 1.7 above the floor level of the room it serves.
- 8.17 There are side facing windows upon the flank elevation of 160 Woodland Drive at upper level, but these are obscured glazed and as such will not have a harmed outlook.
- 8.18 The spacing between the two units (unit 1 and 160 Woodland Drive) is 5m the spacing also includes a flat roof garage and an electricity substation. It is considered that the spacing is sufficient so as to not cause a detrimental loss of outlook, light or overshadowing.
- 8.19 It is considered that a number of planning conditions would be necessary to retain the levels of amenity for neighbouring properties and for mutual amenity of the two proposed dwellings. Firstly, the design for the two dwellings includes a front balcony/terrace area which would be likely to cause overlooking given the topography of the site and the design of the terraces; the proposed screening overcomes the potential of mutual overlooking by providing an additional visual barrier which comprises of frosted glazing around 1.7m in height. The proposed screen should be secured by condition to ensure longer term privacy. Secondly it is considered that changes or extension to the property could result in overlooking, loss of privacy or outlook; as such it is considered that permitted development rights to extend, make alterations or include new openings should be withdrawn by condition.
- 8.20 Comments with regards to the reflectiveness of windows and roofing materials are noted. It is considered that any initial loss of amenity from this aspect is likely to diminish as materials weather and their reflective properties dull over time and would not be considered a reasonable ground for refusal in this case.

**Traffic and highway safety:**

- 8.21 The Transport Planning team comment that the creation of an additional access continues to be acceptable in this case and that The Highway Authority's comments from the previous application (BH2010/01288) still stand.

- 8.22 The new access would have adequate sightlines and visibility splay required for a 30mph road as such there is not considered to be any safety concerns with regards to the new access. The existing access would be re-employed and as such there is not considered to be a material change in its usage or an impact.
- 8.23 Appropriate details of cycle parking have been discharged and these details can continue to be secured by planning condition.
- 8.24 An informative note informing the applicant of necessary amendments to the Traffic Regulation Order and Highway Licence requirements should be added to any consent granted.

**Living accommodation standards:**

- 8.25 Both the proposed dwellings would have access to a good quality and amount of private amenity space, with a rear garden for one unit and a side garden that would be private for the other.
- 8.26 Both dwellings would have a generous amount of living space including kitchen, dining room, living room conservatory, bedrooms, bathrooms and en-suite bathrooms. The design and access statement declares that both units would meet Lifetime Homes criteria and these criteria can be secured by condition.

**Sustainability:**

- 8.27 The previous scheme had a requirement to attain Level 3 of the Code for Sustainable Homes. A pre-commencement planning condition requiring registration with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report achieve Level 3 for all residential units have been formally discharged.
- 8.28 The status of the site as previously developed land when approved, the previous and extant permission including discharge of planning condition outlining the acceptance of the Level of Code 3 for Sustainable Homes are material considerations in considering what level of Code for Sustainable Homes to impose on the present scheme.
- 8.29 Although the new dwellings both would partially overlap the existing dwelling on the site, it remains clear that the new dwellings would be a substantial increase in the amount of development on the site and would under present guidance have provided fresh opportunity from which to consider at least one of the dwellings for a high standard of sustainability.
- 8.30 However, by reason of the extant permission, that the noted changes would have given little opportunity to reconsider or raising the overall sustainability standards; and that the pre-commencement conditions have already been previously agreed and the development commenced, it is not considered reasonable in which to seek a higher standard at this stage of proceedings.
- 8.31 Compliance with a final certification of Level 3 of Code for Sustainable Homes can be secured by planning condition.

**9 CONCLUSION**

9.1 The development is considered to make an efficient and effective use of land and maintain an appropriate density and siting which would maintain the positive qualities of the character and appearance of the neighbourhood. The development is well designed, would not harm the amenities of adjacent residential occupiers and would accord with the policies of the adopted Local Plan.

**10 EQUALITIES**

10.1 The dwellings will meet Lifetime Homes standards and are required to meet Part M of Building Regulations

**11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES**

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be completed in accordance with the approved drawings and details listed below.  
**Reason:** For the avoidance of doubt and in the interests of proper planning.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Plan	-	-	14/05/2013
Block Plan	-	-	14/05/2013
Existing Floor Plan	12011/09.001	-	21/05/2013
Existing Elevations	12011/09.002	-	21/05/2013
Land Levels	12011/10.001	B	30/07/2013
Street Elevation	12011/10.002	A	30/07/2013
Ground Floor Plan (Plot 1)	12001/11.001	D	30/07/2013
First Floor Plan (Plot 1)	12001/11.002	D	30/07/2013
Second Floor Plan (Plot 1)	12001/11.003	C	30/07/2013
Roof Plan (Plot 1)	12001/11.004	C	30/07/2013
Ground Floor Plan (Plot 2)	12001/11.005	B	30/07/2013
First Floor Plan (Plot 2)	12001/11.006	B	30/07/2013
Second Floor Plan (Plot 2)	12001/11.007	B	30/07/2013
Roof Plan (Plot 2)	12001/11.008	B	30/07/2013
Front Elevation (Plot 1)	12001/13.001	B	30/07/2013
Rear Elevation (Plot 1)	12001/13.002	B	30/07/2013
Side Elevation (Plot 1)	12001/13.003	C	06/08/2013
Side Elevation (Plot 1)	12001/13.004	B	30/07/2013
Front Elevation (Plot 2)	12001/13.005	B	30/07/2013
Rear Elevation (Plot 2)	12001/13.006	B	30/07/2013
Side Elevation (Plot 2)	12001/13.007	B	30/07/2013
Side Elevation (Plot 2)	12001/13.008	C	06/08/2013
Arboricultural Report - May 2010	-	-	14/05/2013
Supporting Arboricultural	-	-	14/05/2013

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Information – Dec 2012			
Materials Schedule	-	-	
Cycle and Refuse Storage Sheds	-	-	14/05/2013

- 2) No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.  
**Reason:** The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed dwelling hereby approved without planning permission obtained from the Local Planning Authority.  
**Reason:** To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 4) The first floor windows in the side elevations of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.  
**Reason:** To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 5) The proposed side screening serving the balconies shall be obscurely glazed and shall be implemented in strict accordance with the approved details. The privacy screen shall be of a minimum height of 1.7metres above the terrace level and thereafter retained as such  
**Reason:** To ensure adequate screening and to prevent mutual overlooking to accord with policies QD1 and QD27 of the Brighton & Hove Local Plan
- 6) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and 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, unless the Local Planning Authority gives written consent to any variation. All hard

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landscaping and means of enclosure shall be completed before the development is occupied.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

- 7) The details set out in the Arboricultural Report dated May 2010 and the Supporting Arboricultural Information dated December 2012 shall be implemented on site

**Reason:** To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

- 8) The agreed materials used in the development shall be natural slate, white render (Manufacturer is Monocouche – White B00), timber door, white uPVC frames and a light grey aluminium window frames and in strict accordance with the schedule of material received on 14/08/2013.

**Reason:** In the interests of the visual amenity of the are and to accord with Policy QD1 of the Brighton & Hove Local Plan

- 9) The finished land levels of the site and building heights shall be in strict accordance with detail of drawing 12011.10.001B.

**Reason:** To ensure the protection of amenities of adjacent residential occupiers, for the avoidance of doubt, in the interests of the visual amenity of the area and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

- 10) The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans and in accordance with the details provided have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

- 11) The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and in accordance with the details provided and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development 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.

- 12) The new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

**Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

- 13) None of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been

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 SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11.2 Informatives:

- 1) In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) 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) The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Highways Operations Manager. The applicant must contact the Network Co-ordination Team (01273 293 366 or [networkCo-ordination@brighton-hove.gov.uk](mailto:networkCo-ordination@brighton-hove.gov.uk)) prior to any works commencing on the public highway.
- 3) The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)), on the Department for Communities and Local Government website ([www.communities.gov.uk](http://www.communities.gov.uk)) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website ([www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.
- 4) The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website ([www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)).
- 5) This decision to grant Planning Permission has been taken:
  - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents: (Please see section 7 of the report for the full list); and
  - (ii) for the following reasons:-



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The development is considered to make an efficient and effective use of land and maintain an appropriate density and siting which would maintain the positive qualities of the character and appearance of the neighbourhood. The development is well designed, would not harm the amenities of adjacent residential occupiers and would accord with the policies of the adopted Local Plan



