

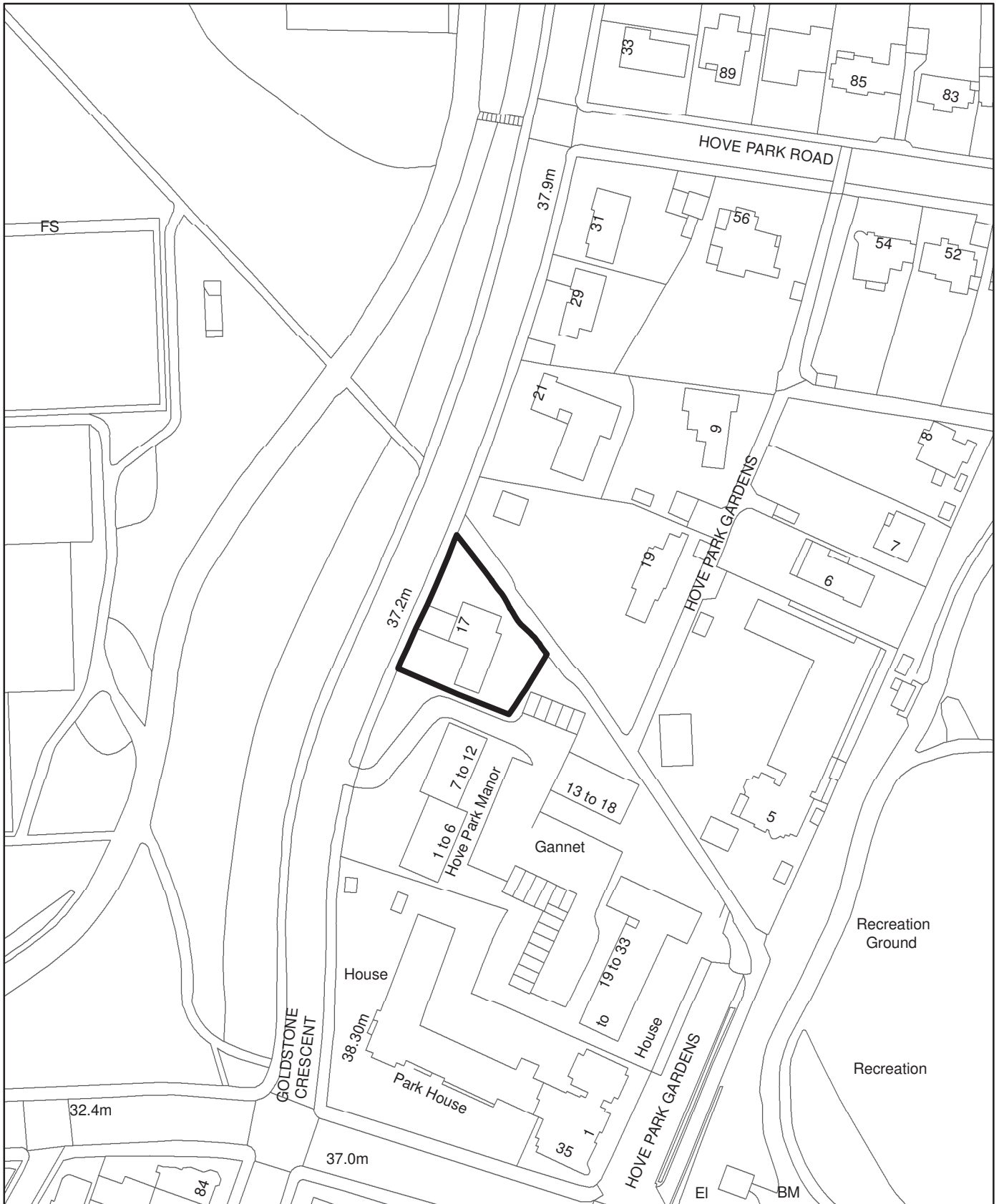
ITEM F

17 Goldstone Crescent, Hove

BH2013/02613
Full planning

30 OCTOBER 2013

BH2013/02613 17 Goldstone Crescent, Hove



**Brighton & Hove
City Council**



Scale : 1:1,250

<u>No:</u>	BH2013/02613	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	17 Goldstone Crescent Hove		
<u>Proposal:</u>	Demolition of existing three bedroom single dwelling and erection of part three/part four storey block of 7no flats.		
<u>Officer:</u>	Adrian Smith Tel 290478	<u>Valid Date:</u>	05/08/2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	30 September 2013
<u>Listed Building Grade:</u> N/A			
<u>Agent:</u>	Turner Associates, 19a Wilbury Avenue Hove BN3 6HS		
<u>Applicant:</u>	JB Howard Properties Ltd, Mr Caveh Sobhanpanah 43 Preston Street Brighton BN1 2HP		

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 be **MINDED TO GRANT** planning permission subject to a S106 agreement and to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises a detached bungalow with a basement level garage located on the east side of Goldstone Crescent. The bungalow sits on a triangular plot that rises to the rear of the site. To the north is a public footpath with detached houses beyond whilst a three storey block of flats (Hove Park Manor) sits to the south set on higher ground level. Hove Park sits opposite. A number of trees sit along the eastern and southern site boundaries.
- 2.2 The site is not in a Controlled Parking Zone however there are three hour parking bays along Goldstone Crescent.

3 RELEVANT HISTORY

- 3.1 19 Goldstone Crescent:
BH2012/00396- Erection of new dwelling behind existing garage fronting Goldstone Crescent. Relocation of vehicular access from side of garage to front. Approved 11/04/2012.

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the bungalow and the erection of a part three, part four storey building comprising six two-bedroom flats and one three-bedroom flat. The application is supported by a Planning Statement, Arboricultural Report, and an Ecological Appraisal.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Six (6)** letters of representation have been received from **10 Hove Park Gardens; 19 & 57 Goldstone Crescent; 15 Gannet House, Goldstone Crescent; 22 Mill Drive; and 96 Old Shoreham Road**, objecting to the application for the following reasons:

- Overdevelopment of the site in an area of mainly single family houses
- Inappropriate height, scale, density and design of the building. There is no indication on the plans of its height but it is calculated to be 3m taller than the existing bungalow
- Increased density from a three-bedroom bungalow to a block of flats that could house up to 28 persons
- The building does not increase the visual quality of the built landscape and makes a visual negative impact in terms of scale and height.
- The prevailing characteristic of the area is single houses, of which No. 17 is in keeping. A three/four storey block of flats would not be in keeping
- Town cramming leading to reduced quality of life
- Another set of flats will ruin the features of the road
- The building will look incredibly ugly and too modern to go with the existing buildings in the street
- Loss of sea views
- Loss of privacy, outlook, sunlight and amenity from the roof terrace and north and east facing windows
- Increased traffic congestion
- Any decision should be delayed until the traffic impacts of the new flats on Goldstone Crescent and the new free school have been assessed.
- Any building should have 2 parking spaces per dwelling and additional parking for visitors
- Impact on wildlife
- Noise and disturbance from construction work on top of that currently experienced from the development at 1 Hove Park
- There is a covenant on 17 Goldstone Crescent stating that only 1 or 2 bungalows can be built on the land
- The application fails to acknowledge the impact of the development on the property currently under construction at 19 Goldstone Crescent
- The applicants have not sought the views of neighbouring residents

- 5.2 **Environment Agency: No objection**

Internal:

5.3 **Ecology:** No Objection

There is some evidence that the site is used by badgers (snuffle holes and latrines). Badgers are protected under the Protection of Badgers Act 1992. It is recommended that prior to works commencing, a pre-construction survey be carried out to determine the extent of use and to inform appropriate mitigation (e.g. retention of badger paths).

5.4 **Environmental Health:** No Comment

5.5 **Housing:** No Comment

5.6 **Sustainable Transport:** No Objection

No objection subject to a contribution of £4,500 towards sustainable transport infrastructure in the vicinity of the site.

5.7 **Arboricultural:** No Objection

The application proposes the felling of thirteen of the seventeen trees on site. These trees are all of poor form, have little public amenity value or are structurally defective and therefore are unworthy of Tree Preservation Order (eg, Box Elder, Cypress, Magnolia, Handkerchief Tree etc). The Arboricultural Section does not object to the loss of these trees, however, replacement specimens should be the subject of a landscaping scheme. The four trees remaining on site are on a landscaped / terraced area to the rear of the site and should be protected during the course of the development.

5.8 **Access:** No Objection

Some areas of the common ways scale less than the required 1200mm wide. The proposals are satisfactory otherwise.

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
- TR2 Public transport accessibility and parking
- TR7 Safe development
- TR14 Cycle access and parking
- TR18 Parking for people with a mobility related disability
- TR19 Parking standards
- SU2 Efficiency of development in the use of energy, water and materials
- SU4 Surface water run-off and flood risk
- SU10 Noise nuisance
- SU13 Minimisation and re-use of construction industry waste
- SU15 Infrastructure
- QD1 Design – quality of development and design statements
- QD2 Design – key principles for neighbourhoods
- QD3 Design – efficient and effective use of sites
- QD4 Design – strategic impact
- QD5 Design – street frontages
- QD15 Landscape design
- QD16 Trees and hedgerows
- QD18 Species protection
- QD27 Protection of amenity
- QD28 Planning obligations
- HO3 Dwelling type and size
- HO4 Dwelling densities
- HO5 Provision of private amenity space in residential development
- HO7 Car free development
- HO13 Accessible housing and lifetime homes

Supplementary Planning Guidance:

- SPGBH4 Parking Standards

Supplementary Planning Document:

- SPD03: Construction and Demolition Waste

SPD06: Trees and Development Sites
SPD08 Sustainable Building Design

Brighton & Hove City Plan Part One (submission document)
SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

- 8.1 Matters relating to loss of views, covenants on land and noise from construction work are not material planning considerations. The main considerations in the determination of this application relate to the impact of the proposed development on the character and appearance of the street scene, the amenities of adjacent occupiers, the standard of accommodation to be provided, sustainability and transport issues.

Planning Policies:

- 8.2 Policy QD1 of the Brighton & Hove Local Plan states that “all proposals for new buildings must demonstrate a high standard of design and make a positive contribution to the visual quality of the environment.” Furthermore, the policy advises that “unless a development proposal is within an area featuring a distinctive historic style of architecture, replication of existing styles and pastiche designs will be discouraged”. Policy QD2 states that all new developments shall emphasise and enhance the positive qualities of the local neighbourhood, by taking into account the local characteristics, including a) the height, scale, bulk and design of existing buildings. Policy QD3 states that new development will be required to make efficient and effective use of a site, incorporating an intensity of development appropriate to the locality and/or prevailing townscape; the needs of the community; the nature of the development; and proposed uses.
- 8.3 Developments of higher densities are promoted by both policies QD3 and HO4, with policy QD3 suggesting higher development densities will be appropriate where the site has good public transport accessibility, pedestrian and cycle networks and is close to a range of services and facilities. The Design and Access Statement accompanying the application includes a list of public transport links in close proximity to the site and the local services and facilities which are within the local area. Policy HO4 of the Brighton & Hove Local Plan states that full and effective use should be made of land and that residential densities will be permitted at higher densities than those typically found in the locality where it can be adequately demonstrated that the proposal includes a mix of dwelling types and sizes, is well served by public transport and local services and respects the capacity of the local area to accommodate additional dwellings.

Design and Appearance:

- 8.4 The site as existing forms a three bedroom bungalow with a basement level garage. Larger blocks of three storey flats (Hove Park Mansions and Gannet House) sit to the south and rear of the site, with construction work on Park House, a five storey block of 71 flats, under way beyond at the junction of Goldstone Crescent with Old Shoreham Road. To the north, a public footpath separates the site from a variety of two storey detached houses. A new two-storey dwelling is currently under construction adjacent at 19 Goldstone Crescent.

- 8.5 The character of Goldstone Crescent is predominantly that of detached houses completed in a variety of materials and forms. However, the application site and footpath adjacent to the north marks the boundary between this largely suburban character and a quadrant of larger blocks of flats to the south and rear. The replacement of No.17 Goldstone Crescent with a block of seven flats would sit directly adjacent to the existing blocks of flats at Hove Park Mansions and Gannet House and would not be out of keeping in this immediate context. Likewise the increase in density that would result would not be out of keeping with the higher density developments to the south and rear, and would represent a more efficient and effective use of this site.
- 8.6 In terms of appearance, the building would comprise two flat roofed elements, a brick finished four storey element set broadly in line with the building line formed by Hove Park Manor, the new dwelling at 19 Goldstone Crescent, and 21 Goldstone Crescent, and a three storey projecting element to the north side completed in render. The use of these materials would reflect those in the immediate area, with the brickwork reflective of the Park House development under construction, and the render reflective of the new dwelling under construction adjacent at No.19 Goldstone Crescent.
- 8.7 In terms of scale and massing, the building would be set back in the site with a height of 11.3m above street level. This compares favourably with the height of Park House and Hove Park Mansions to the south of the site (approximately 14.5m and 12m above street level respectively) and 19 Goldstone Crescent to the north (approximately 9.5m above street level), with the flat roofed design approach reflective of each of these buildings. Within this context the scale, form, design and materials of the proposed building would complement those of the surrounding area and suitably bridge the transition between the houses to the north and the blocks of flats to the south, in accordance with policies QD1, QD2 & QD3 of the Brighton & Hove Local Plan.

Landscaping:

- 8.8 In terms of landscaping, the frontage of the bungalow and adjacent Hove Park Mansions is currently dominated by raised lawns which contribute positively to the character of the street. The proposal has sought to retain this character as far as possible with the retention of the lawns to the north side of the site frontage, with the remaining parking area fronting the building to be softened with the introduction of trees. A detailed landscaping plans is requested by condition to ensure that the proposed measures are suitable secured prior to the occupation of the building, in accordance with policy QD15 of the Brighton & Hove Local Plan.
- 8.9 In order to facilitate the development a number of small trees and plants are to be removed. These are largely located on the rear and side boundaries of the site. An Arboricultural Report has been submitted which identifies that the trees to be remove (thirteen in total) are of poor form with little amenity value. The Council's Arboriculturalist has raised no objection to this assessment and has confirmed that excavation and foundation works would not substantially impact on the

stability of the remaining trees given the existing land changes and terraces present along the southern and eastern site boundaries.

- 8.10 A condition is recommended to ensure that all works are carried out in accordance with the arboricultural method statement contained within the submitted Arboricultural Report, with all trees identified for retention to be protected to British Standard 5837 (2005) for the avoidance of doubt, along with replacement tree planting for those lost. Subject to this condition the development will accord with policy QD16 of the Brighton & Hove Local Plan.
- 8.11 An ecological appraisal has been submitted that identifies evidence of the garden being used by badgers, however no setts were found onsite. The evidence of badgers being present is consistent with recent applications elsewhere in the vicinity of the site. The report raises no objection to the development subject to a further survey being carried out to determine the presence or otherwise of badgers prior to works commencing. This conclusion is supported by the County Ecologist and is secured by condition. With regard other protected species, the report identifies that the site provides a limited habitat for bats, reptiles and breeding birds. Subject to the proposed condition regarding the presence of badgers, the proposed development would not result in ecological harm, in accordance with policy QD18 of the Brighton & Hove Local Plan.

Standard of Accommodation:

- 8.12 The proposed two-bedroom flats would have internal floor areas of between 70sqm and 79sqm, with each room being of a good size with access to natural light and ventilation. The top floor three-bedroom flat would have an internal floor area of approximately 117sqm with all rooms again being of suitable size with good access to natural light and ventilation. The two-bedroom flats would each have a good sized front balcony to provide outside amenity space in accordance with policy HO5, with the ground floor flats also having access to individual rear patios gardens. The top floor three-bedroom flat would have access to a larger private roof terrace set on the roof of the three storey wing. This provision of private amenity space is considered appropriate to the scale and character of the development.
- 8.13 Policy HO13 requires all new residential dwellings to be built to Lifetime Homes standards whereby they can be adapted to meet people with disabilities without major structural alterations. Although no precise details have been provided to demonstrate that the development will accord with all 16 standards, the accompanying Design and Access statement does detail that the development has been designed to meet these standards. The Access Officer has raised no objection to the proposal, but notes that the corridors are too narrow in places. Therefore it is considered appropriate that a condition is attached to ensure that the development is built to all Lifetime Homes standards.

Impact on Amenity:

- 8.14 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.

- 8.15 The main impact would be on the future occupiers of 19 Goldstone Crescent to the north of the site. The application proposes two obscurely glazed bathroom windows in the facing north elevation that would offer no amenity harm, however concern has been raised by the owners of No.19 and the occupiers of 10 Hove Park Gardens to its rear that the roof terrace would result in loss of privacy. Amendments have been made to the scheme to include screening to the rear of the roof terrace to prevent views back towards these properties. This, in combination with the trees along the boundary to both 19 Goldstone Crescent and 10 Hove Park Gardens, is considered sufficient to prevent a harmful loss of privacy. The screens have been designed to sit discretely within the parapet roofline such that they would not detract from the overall appearance of the building, and are secured by condition.
- 8.16 Further concern has been raised by objectors concerned that the scale of the building will result in loss of light and overshadowing. Given the separation of the building from the nearest properties to the north and north east (13m and 25m respectively), and the position of 10 Hove Park Gardens on higher ground level, it is not considered that the increase in height of the building would result in a discernable loss of light or overshadowing.
- 8.17 To the rear is a block of garages on higher ground level to the site, with the blank flank wall to Hove Park Mansions to the south, thereby not harming the amenities of the nearest properties.
- 8.18 For the reasons detailed above the proposed development would suitably respect the amenities of adjacent occupiers in accordance with policy QD27 of the Brighton & Hove Local Plan.

Sustainable Transport:

- 8.19 Policies TR1 and TR7 aim to ensure that proposals cater for the demand in traffic they create, and do not increase the danger to users of adjacent pavements, cycle routes and roads.
- 8.20 The proposal will provide parking for six vehicles onsite, accessed via the existing dropped kerb. Cycle parking for seven bicycles is detailed in a store at ground floor level. The Sustainable Transport Officer has identified that 10 cycle parking bays should be provided for a development of this size rather than the 7 proposed. A condition is therefore attached requiring the submission of a cycle parking scheme that meets the required standard. In terms of parking, the 6 spaces meets the maximum standard set out in SPGBH4 'Parking Standards'.
- 8.21 The Sustainable Transport Officer has requested a management plan for the bays however given the location of the development outside a Controlled Parking Zone, it is considered that any allocation or otherwise of the parking bays would not have a profound impact on parking pressure in the area and is a matter for the applicants/managing agents of the development to manage. A contribution towards the sustainable transport infrastructure in the vicinity of the site has been requested to mitigate the impacts of the development in transport terms, to be

secured by way of a section 106 agreement. Subject to these conditions and the completion of a section 106 agreement, no objection is raised having regard policies TR1, TR7, TR14 & TR19 of the Brighton & Hove Local Plan.

Sustainability:

- 8.22 Policy SU2 and SPD08 requires efficiency of development in the use of energy, water and materials and recommends that developments of this size on previously developed brownfield land should achieve Level 3 of the Code for Sustainable Homes (CSH), whilst developments of this size on previously developed greenfield land should achieve Level 5 of the Code for Sustainable Homes .
- 8.23 The application is supported with a Sustainability Checklist and is detailed to meet level 3 of the Code for Sustainable Homes, including specific measures such as a green roof, dual flush toilets, and rainwater butts. However, as part of the footprint of the building falls on previously undeveloped Greenfield garden land, it is considered appropriate that level 4 of the Code for Sustainable Homes is sought in this instance. This has been agreed with the applicants and is secured by condition. Suitable refuse and recycling storage is detailed within a compound to the front of the site. Subject to conditions securing level 4 of the Code for Sustainable Homes, the proposed development will meet the sustainability criteria set out in policy SU2 and SPD08.

9 CONCLUSION

- 9.1 The development would make an efficient and effective use of the site. The design, height and bulk of the proposed building would relate well to the existing buildings in the surrounding area without having a detrimental impact on neighbouring amenity in respect of loss of privacy or loss of light. The development would provide for an appropriate mix of housing with each unit achieving Level 4 for Code for Sustainable Homes as minimum and providing a good standard of accommodation with access to outside amenity space, parking and cycle storage space.

10 EQUALITIES

- 10.1 All of the proposed units should meet Lifetime Home Standards in accordance with Policy HO13 of the Brighton & Hove Local Plan.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 S106 Heads of Terms:

- £4,500 towards sustainable transport infrastructure.

11.2 Regulatory Conditions:

- 1) 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.

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- 2) 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
Site plan and block plan	TA725/01	-	31/07/2013
Existing floor plans	TA725/02	-	31/07/2013
	TA725/03	-	31/07/2013
	TA725/04	-	31/07/2013
Existing elevations and sections	TA725/05	-	31/07/2013
	TA725/07	-	31/07/2013
	TA725/08	-	31/07/2013
Proposed block plan	TA725/09	B	25/09/2013
Proposed site layout	TA725/10	B	25/09/2013
Proposed floor plans	TA725/11	-	31/07/2013
	TA725/12	-	31/07/2013
	TA725/13	-	31/07/2013
	TA725/14	B	25/09/2013
Proposed elevations and sections	TA725/15	B	25/09/2013
	TA725/16	B	25/09/2013
	TA725/17	B	25/09/2013
	TA725/18	B	25/09/2013
	TA725/19	B	25/09/2013
	TA725/20	B	25/09/2013
Proposed street context	TA725/21	B	25/09/2013

- 3) Other than the balcony areas identified in the approved drawings, access to the flat roofs to the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

- 4) The vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

- 5) All hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

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- 6) No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.
Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.
- 7) The development hereby permitted shall not be occupied until the privacy screens to the roof terrace as detailed on drawing no.TA725/14 rev B received on 25 September 2013 have been installed. The screens shall be retained at all times.
Reason: In order to protect adjoining properties from overlooking and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 8) The development hereby permitted shall at all times be undertaken in accordance with the arboricultural method statement contained within the Arboricultural Report received on the 25 September 2013. All trees identified for retention within the submitted Arboricultural Report shall be protected to BS5837 (2005) in accordance with the approved method statement throughout all development works.
Reason: To ensure the adequate protection of the protected 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.
- 9) The windows in the north elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass 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.

11.3 Pre-Commencement Conditions:

- 10) Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.
A completed pre-assessment estimator will not be acceptable.
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) No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.
- 12) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for

landscaping, which shall include hard surfacing, means of enclosure, planting of the development including replacement tree planting, indications of all existing trees to be retained and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

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.

- 13) 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 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.

- 14) No development shall commence until a survey of the site to identify the presence or otherwise of badgers been submitted to and approved in writing by the Local Planning Authority in accordance with the details submitted in the Preliminary Ecological Appraisal received on 31 July 2013. The survey shall be carried out no earlier than six months prior to the commencement of works and in the event badger setts are found to be present within the site no development shall commence until a mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved mitigation strategy.

Reason: To ensure the protection of any protected species and to comply with Policy QD18 of the Brighton & Hove Local Plan.

- 15) No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details.

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.

- 16) The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted 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.

- 17) No development shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

11.4 Pre-Occupation Conditions:

- 18) Unless otherwise agreed in writing by the Local Planning Authority, 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 4 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.

- 19) 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.

- 20) The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans 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.

11.5 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. This decision to grant Planning Permission has been taken:

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- (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:-
The development would make an efficient and effective use of the site.
The design, height and bulk of the proposed building would relate well to the existing buildings in the surrounding area without having a detrimental impact on neighbouring amenity in respect of loss of privacy or loss of light. The development would provide for an appropriate mix of housing with each unit achieving Level 4 for Code for Sustainable Homes as minimum and providing a good standard of accommodation with access to outside amenity space, parking and cycle storage space.
3. The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (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). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.
 4. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).
 5. The applicant is advised that new legislation on Site Waste Management Plans (SWMP) was introduced on 6 April 2008 in the form of Site Waste Management Plans Regulations 2008. As a result, it is now a legal requirement for all construction projects in England over £300,000 (3+ housing units (new build), 11+ housing units (conversion) or over 200sq m non-residential floorspace (new build)) to have a SWMP, with a more detailed plan required for projects over £500,000. Further details can be found on the following websites:
www.netregs.gov.uk/netregs/businesses/construction/62359.aspx and
www.wrap.org.uk/construction/tools_and_guidance/site_waste_2.html
 6. The applicant is advised that a minimum of 10 cycle parking spaces should be provided to satisfy the requirements of Condition 16.