

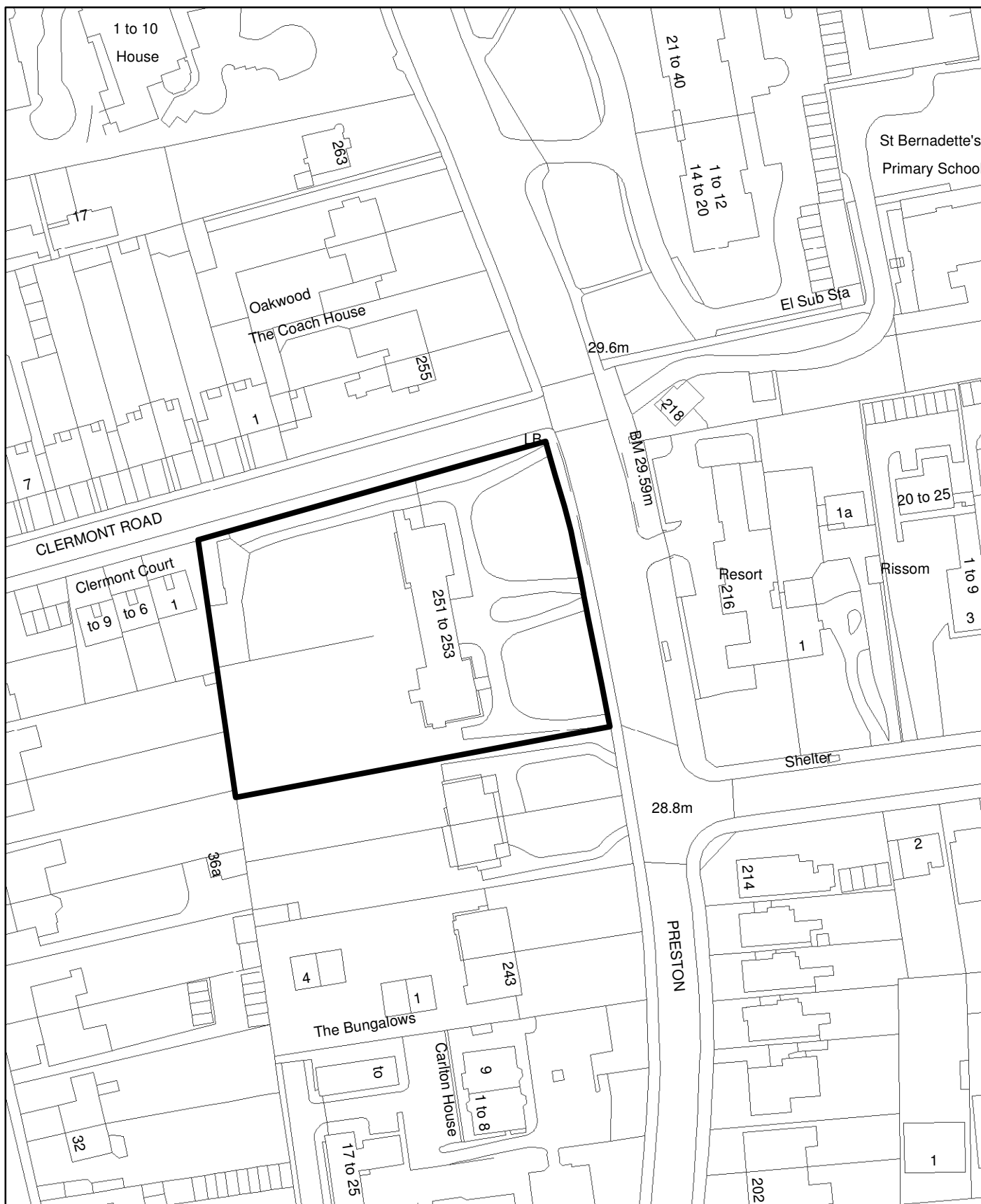
ITEM A

251-253 Preston Road, Brighton

**BH2015/00395
Full planning**

15 JULY 2015

BH2015/00395 251-253 Preston Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2015/00395	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	251-253 Preston Road Brighton		
<u>Proposal:</u>	Demolition of non-original two storey link building. Erection of new 3no storey link building and conversion, extension and refurbishment works to existing buildings to facilitate creation of 25no apartments (C3). Erection of 7no single dwelling houses (C3) to rear of site to provide a total of 32no residential units, incorporating provision of new car parking, cycle parking and refuse stores, landscaping, planting and other associated works.		
<u>Officer:</u>	Adrian Smith Tel 290478	<u>Valid Date:</u>	16 February 2015
<u>Con Area:</u>	Preston Park	<u>Expiry Date:</u>	18 May 2015
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Yelo Architects Ltd, Olivier House, 18 Marine Parade, Brighton BN2 1TL		
<u>Applicant:</u>	Southern Housing Group, Spire Court, Albion Way, Horsham RH12 1JW		

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 **REFUSE** planning permission for the reason(s) set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises a pair of linked three-storey Victorian villas set in a substantial plot on the west side of Preston Road, at the junction with Clermont Road. The buildings are currently vacant having previously been in use by the City Council's Fostering and Adoption teams and the Child Protection Unit. A 2m high boundary wall fronts Preston Road and Clermont Road, punctuated by three main access points.
- 2.2 The site falls within the Preston Park Conservation Area. A number of mature trees sit throughout the site, of which 27 are covered by a Tree Preservation Order.
- 2.3 The adjacent buildings to the north and south along Preston Road form substantial mansions now converted into flats. A short terrace of modern flats sits to the rear/west, with Preston Park Hotel and a nursery school opposite to the east.

3 RELEVANT HISTORY

93/0764/CC/FP- Change of Use from a childrens community home to a mixed use childrens resource centre, comprising residential and non-residential social services for children. Approved 02/11/1993

81/276- Conversion/addition to form community home for residential accommodation for children with staff accommodation (reserved matters). Approved 31/03/1981

78/364- Outline application for the conversion of and additions to existing properties to form a community home providing residential and daycare accommodation for children together with staff accommodation. Approved 19/04/1978

50/581- Adaptation and use as a technical college. Deemed granted 08/08/1950.

4 THE APPLICATION

4.1 Planning permission is sought for the conversion of the two villas to form 25 one, two and three bedroom flats, including the demolition of the existing link and the erection of a new three storey link building. A further seven two-storey dwellings are proposed within the rear garden along with communal garden space.

4.2 Pre-Application Advice

The site was formerly owned and occupied by Brighton & Hove City Council, with the Estates department overseeing its disposal. A number of written bids for the site were submitted in mid 2013 with Estates officers identifying the current proposal as being preferred following consultation with a number of council officers including from the planning and heritage teams. The detail of the bids was limited, with no detailed plans. The sale of the site to the applicants was agreed at Policy and Resources Committee in January 2014 with the legal documentation completed in December 2014.

4.3 A formal request for pre-application advice from the Planning Authority was submitted on 8 December 2014. However the Local Planning Authority were unable to provide a response within the timeframe required by the applicants. The current planning application was subsequently submitted on 6 February 2015.

4.4 The Council's Statement of Community Involvement 2006 (now superseded by Statement of Community Involvement 2015- adopted March 2015) includes an expectation that applicants engage with local communities prior to submission. The applicants have stated that they undertook a public consultation with local residents and ward councillors by way of a public exhibition on 9 January, following the leafleting of residents of Clermont Road, Clermont Terrace and Preston Road on 19 December 2014. Four responses from the consultation are included in the submission, three of which expressed general support for the proposals. Concerns were though identified with the roof form of the houses within the rear gardens, which at the time were proposed to be flat roofed, and with the loss of trees.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Five (5)** letters of representation have been received from **Flat 1 & Flat 3 4 Clermont Road; 17D Clermont Terrace; 1 Clermont Court, Clermont Road; and 16a Palmeira Court, 25-28 Palmeira Square**, objecting to the application for the following reasons:
- There are too many properties on the development
 - Seven houses in the garden area is excessive
 - Increased congestion and parking pressure
 - Insufficient parking
 - Loss of trees, including its detrimental impact on wildlife and aesthetics of the area
- 5.2 **One (1)** letter of representation has been received from **Preston & Patcham Society**, supporting the proposed development subject to a suitably subservient brick colour being agreed
- 5.3 **Environment Agency: No objection.**
- 5.4 **East Sussex Fire and Rescue: No objection.**
- 5.5 **Southern Water: No objection.**
- 5.6 **County Archaeology: No objection.**
No objection subject to a Programme of Archaeological Works being secured by condition
- 5.7 **English Heritage: No objection**
- 5.8 **Conservation Advisory Group: No objection.**
The group recommend approval and suggest that other colours and textures should be considered for the link building between the two villas, bearing in mind it should be subservient to these buildings
- Internal:**
- 5.9 **Ecology: No objection.**
- 5.10 **Arboriculture: No objection.**
Twenty seven trees on and adjacent to the above site are covered by Tree Preservation Order (No 14) 1978. The Arboricultural Report submitted with the application is comprehensive and the Arboricultural Section is in full agreement with its contents.
- 5.11 Thirteen trees on site are recommended for removal on the grounds of Health and Safety regardless of whether development proceeds. Of these thirteen trees, three are covered by the above-mentioned TPO. Species include Shrub, 1 x Laburnum, 1 x Cherry, 2 x Lime, 1 x Tulip Tree, 1 x Pine, 2 x Beech, 1 x Holly, 4 x Robinia, 1 x Apple, 1 x Sycamore and 1 x Wellingtonia. Reasons for

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removal include dead trees, extensive crown die-back, multi-stemmed trees with weak unions.

- 5.12 The three trees covered by the Preservation Order mentioned above are 1 x Holly (7m in height, extensive upper crown dieback), 1 x Robinia (17m in height, multi stemmed under 4m, decay in join in central stem, weak unions) and 1 x Wellingtonia (20 m in height, dead).
- 5.13 In addition to the above, a further 38 trees will need to be removed to facilitate the development, including two covered by the Preservation Order. 34 of these additional trees have been categorised as “C” trees in the tree survey submitted with the application. This means they are low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. One tree, a Cypress, has been placed in this category that is covered by the TPO. This is a tall drawn up tree with a high crown and thin foliage. Four trees have been categorised as “B” trees in the tree survey submitted with the application. This means they are of moderate quality with an estimated remaining life expectancy of at least 20 years. One tree, a Robinia, has been placed in this category that is covered by the TPO. It is noted as being heavily ivy clad and crowded with deadwood present with internal amenity value only.
- 5.14 It is noted that the proposed scheme has been designed to retain all the key frontage and perimeter feature trees which have a wider public amenity value and contribute to the general landscape setting of the area. A comprehensive landscaping proposal has been submitted with the application that notes that 26 replacement trees will be planted to compensate those that will be lost. This includes 4 x Field Maple (*A. campestris*), 5 x *P. sylvestris* (Scots Pine), 6 x *A. lamarkii* (Snowy Mespil), 5 x *C. Pauls Scarlet* (Hawthorn) and 5 x *B. ermanii* (Silver Birch) and 1 x *P. subhirtella* (Winter flowering Cherry). All of these species appear to be appropriate for their given locations and the Arboricultural Section is satisfied with the landscaping proposals submitted.
- 5.15 Overall, the Arboricultural Section has no objection to the proposals in this application subject to suitable conditions being attached to any consent granted regarding protection of the trees that are to remain on site along with replacement planting as appropriate.
- 5.16 **Environmental Health:** No objection
- 5.17 **Heritage:** Objection
Statement of Significance
Two Victorian villas dating from c1870 occupy the application site which is located wholly within the Preston Park Conservation Area. Regrettably, an extension was erected c1950s linking the two villas and the link building is still in situ.
- 5.18 The villas stand in substantial grounds and the open space emphasises the grandeur of the buildings; and whilst the link extension is of no historic or architectural merit, it does maintain a subservient relationship with the villas.

- 5.19 The originally detached villas which were built as single dwellings are considered to positively contribute to the historic development of the area and to the character and appearance of the conservation area; therefore, the buildings and site are considered to be heritage assets.
- 5.20 The Proposal and Potential Impacts
The application is seeking consent for the demolition of the later two storey link building between the historic villas and the erection of a replacement 3no storey plus lower ground floor level extension; conversion, extension and refurbishment works to existing buildings to facilitate creation of 25 apartments (C3); and the erection of 7 single dwelling houses (C3) to rear of the site to provide a total of 32 residential units, incorporating provision of new car parking, cycle parking, refuse stores, landscaping, planting and other associated works.
- 5.21 The proposal to replace the existing link building with an extension of increased size, height, footprint and massing is considered inappropriate. The replacement 'link' would conflict and detract from the grandeur and architectural integrity of the villas and would obscure the hierarchy of the buildings. The link should ideally be demolished but any proposed works to the link should only serve to improve its aesthetics and not involve enlargement of the later and regrettable addition.
- 5.22 Section 7 of the Framework sets out that "good design is a key aspect of sustainable development" and further states that new development should "respond to local character and history". Unfortunately the proposed development of houses to the rear of the principal villas is contrary to the Framework.
- 5.23 The proposed houses are again considered inappropriate. The positioning of the dwellings shows no consideration of the historic development of the immediate context and would appear more like a suburban layout when it should read as a subservient mews-like development. In addition to the inappropriate positioning of the proposed houses, the scale (including size, height, massing and form), and materials proposed for the housing are also inappropriate. The development should be mews-like in character and appearance and should maintain a subservient relationship with the principal villas.
- 5.24 The proposed layout and positioning of the houses would erode the hierarchy of the buildings within the site; the principal villas should read as such with a clear area of open space and a mews-type development along the rear boundary of the site. The treatment of the rear of the site does not respond to the historic context and pattern of development and the proposed development would divorce the site. The proposal is thus contrary to the Framework where it is set out at para 137 that new development within conservation areas and within the setting of heritage assets should enhance or better reveal their significance.
- 5.25 The materials should also respond to the historic context and whilst brick is an appropriate material, the use of the cream white brick is odd; the brick would not

echo materials to surrounding developments and the finish would appear as an alien addition to the site which would not harmonise with the setting. Also, the proposed use of the brass coloured perforated screens and the brass coloured balustrades to the balcony detail would be incongruous additions to the development which would detract from the classical villas.

5.26 Furthermore, the proposal would not offer public benefits which would offset the harmful impact the development would have on the significance of the heritage assets and would again be contrary guidance set out in the Framework. The proposal would not therefore serve to preserve, enhance or better reveal the character and appearance of the conservation area or the historic and architectural integrity of the Victorian villas. The heritage team therefore objects to the proposal.

5.27 **Education:** No objection.

No objection subject to a contribution of £64,251 towards primary and secondary education

5.28 **Housing:** No objection.

The proposed scheme is a mixture of refurbishment and new build providing 32 residential units made up 25 apartments in refurbished buildings and 7 new build houses. The intention is that 12 or 13 (40%) of the properties will be provided as Affordable Housing – and 19 or 20 units will be market units. The scheme includes two 3 bedroom fully wheelchair accessible apartments. The Planning statement accompanying the application refers to the Vacant Building Credit whereby units provided within the floorspace of a vacant property returned to use can be exempt from the developers affordable housing obligation, which in this instance which would significantly reduce the number of affordable units that they have to provide - but they are still offering 40%.

5.29 This scheme includes 9 x 3 bedroom homes (7 houses and two wheelchair accessible apartments); 8 x 2 bed apartments and 15 x 1 bedroom apartments overall but the type and size of the affordable housing is not known. Tenure (rent or sale) is not specified for any of properties.

5.30 Brighton and Hove is a growing City with 273,000 people in 124,000 homes, with an additional 22,840 households (914 per annum) projected to 2033. Our affordable housing brief reflects the very pressing need for affordable homes in the City. We currently have over 19,000 people on the joint housing register waiting for affordable rented housing [Source: Housing Statistical Bulletin July to Sept 2014] and 434 applicants seeking to live in the city through the help to buy (shared ownership) programme.

5.31 The tenure mix and split proposed by the applicants is acceptable.

5.32 **Planning Policy:** No objection

The buildings on the site were originally used as a Nursery Training Centre (D1) and then as a Children's Community Home (C2). In 1993 planning consent was obtained for a mixed use children's resource centre comprising residential and non-residential social services for children (C2/D1). Prior to vacation by the

council the building was used by the City Council's Fostering and Adoption teams and the Child Protection Unit without residential use. Uses included offices for health and social services staff, therapeutic services, assessment and consultation provision, training and meeting rooms. Given the longstanding mix of several uses on the site the last lawful use of the site is considered to be sui-generis in nature.

5.33 Albeit that the last lawful use of the site is considered to be sui-generis in nature, several of the former uses provided important services and facilities of a community nature. As such it is reasonable to consider Policy HO20 'Retention of community facilities' from the 2005 adopted Local Plan. The policy seeks to resist the loss of community facilities but provides for certain exceptions. One of these (clause b) is where the community uses are relocated to a location which improves accessibility to its users. Information submitted with the planning application indicates that all the teams operating from Preston Road were successfully re-located to the Moulsecomb Hub at the end of 2012. This demonstrates compliance with clause b) of Policy HO20.

5.34 Where an exception applies, the policy indicates that the priority is for residential schemes which may include mixed use schemes such as live-work units. As such, a proposal for residential development is considered acceptable in principle.

5.35 Housing Provision

The proposed number of residential units (32 in total) and the general mix of new homes (a mix of apartments and houses of different unit sizes) is welcomed and would make a valuable contribution towards meeting the city's identified housing requirements in accordance with the City Plan policies CP1 and CP19 and 2005 adopted Local Plan policy HO3.

5.36 In terms of the housing unit size mix (Policy HO3 and CP19), the proposals are for 15 x1 bed; 8 x 2-bed apartments, 2 x 3-bed apartments and 7 x 3-bed houses. Although a range of unit sizes is welcomed, an improved mix would be to secure a better balance between the 1-bed and 2-bed units proposed.

5.37 The two Victorian Villas have been vacant for some time and development proposals are to convert and refurbish them for 14 (1 and 2- bed) residential apartments. As such, the government's new 'vacant building credit' introduced in the NPPG November 2014 (VBC) would apply to these buildings and the gross floorspace occupied by the existing link building in terms of the requirement for any affordable housing provision. In effect, under the November 2014 VBC provisions there would be no affordable housing requirement from this element of the proposed scheme (the existing gross floorspace).

5.38 The proposed new link would provide 11 apartments (a mix of 1,2,3 bed apartments) including two 3-bed wheelchair accessible units. Seven new 3-bed family houses are proposed to be constructed in the back gardens of the existing villas. The affordable housing requirement from these parts of the scheme would apply to the increased floorspace pertaining to the new link building (when compared to the old link building) and to the 7 new build houses.

- 5.39 The applicant has offered to include 40% affordable housing provision across the scheme which is equivalent to 12 to 13 dwelling units and this is to be welcomed. More information should be sought regarding the tenure mix of the affordable housing and where, within the different elements of the scheme, the affordable housing is likely to be secured.
- 5.40 **Sustainable Transport: No objection**
Recommended approval as the Highway Authority has no objections to this application subject to the inclusion of the necessary conditions and that the applicant enters into a S106 agreement to contribute towards pedestrian improvements and/or public transport improvements to the value of £20,000.
- 5.41 **Economic Development: No objection**
No objection subject to a contribution of £16,000 towards the Local Employment Scheme.
- 5.42 **City Clean: Comment**
City Clean would not wish drive into the site from Preston Road to service the development in the manner proposed. This impacts on the plans for the collection point for the houses.
- 5.43 Usual practice for the surrounding properties means City Clean can stop on Preston Road and take the bins through a gate and to the vehicle safely, which would be within their recommended distance of 25 metres. With the far left entrance on Preston Road, there is a dropped kerb in place and provided that there's a level pathway to the bin store, City Clean can go through the gate easily to service the bins for the South Villas.
- 5.44 The second entrance, nearest to the second bin store on the right for North Villas will not be safely serviceable from Preston Road. There are zig zags and a pedestrian crossing so a refuse vehicle is not able to stop there at all and there's no dropped kerb.
- 5.45 City Clean note the suggestion to remove 10m of parking spaces on one side of Clermont Road and 14m on the other side. This will not be necessary. City Clean suggest removing only one parking space on the right hand side of the entrance (facing towards Preston Road) as this will give enough space to safely move the refuse vehicle in and out of the gate on Clermont Road.
- 5.46 Refuse vehicles can safely reverse into Clermont Road's gate and this is where the refuse and recycling collection point for the houses should be relocated to, as well as the refuse store for the North Villas.
- 5.47 There is space to provide this along each boundary wall of the gates and City Clean could speedily service these whilst keeping operative and vehicle safety in mind, as well as adhering to their guidelines in the PAN05 regarding distances to the vehicle.

5.48 The individual houses will need a 140 litre wheeled bin each and 4x55 litre recycling boxes.

5.49 **Access:** No objection

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) is a material consideration.

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 access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements

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QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD14	Extensions and alterations
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD18	Species protection
QD27	Protection of Amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO6	Provision of outdoor recreation space in housing schemes
HO7	Car free housing
HO13	Accessible housing and lifetime homes
EM5	Release of redundant office floorspace and conversions to other uses
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design
SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable buildings
CP15	Heritage
CP19	Housing Mix
CP20	Affordable housing

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of conversion, the design of the proposed extension and new buildings and their impact on the appearance of the site and Preston Park Conservation Area, the impact on the amenities of adjacent occupiers, the standard of accommodation to be provided, transport and sustainability matters.
- 8.2 At present, there is no agreed up-to-date housing provision target for the city against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing provision target, appeal Inspectors are likely to use the city's full objectively assessed need (OAN) for housing to 2030 (estimated to fall within the range 18,000 – 24,000 units) as the basis for the five year supply position.

- 8.3 The Local Planning Authority is unable to demonstrate a five year supply against such a high requirement. As such, applications for new housing development need to be considered against paragraphs 14 and 49 of the NPPF. These paragraphs set out a general presumption in favour of sustainable development unless any adverse impacts of development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole. The merits of the proposal are considered below.
- 8.4 **Principle of Change of Use:**
The villas at 251 & 253 Preston Road were originally constructed as single dwellings however they have not been in residential use for several decades, with planning records indicating use as a technical college from 1950, as a childrens community home from 1978, and as a childrens resource centre comprising residential and non-residential social services from 1993. The site was last occupied by the City Council's Fostering and Adoption teams and the Child Protection Unit as a mix of B1 and D1 uses. These uses included offices for health and social services staff, therapeutic services, assessment and consultation provision, training and meeting rooms. There was no residential use of the site. Given the longstanding mix of several uses on the site the last lawful use of the site is considered to be sui-generis in nature.
- 8.5 Policy HO20 of the Brighton & Hove Local Plan seeks the retention of community facilities unless one or more of four exception tests are met. These tests allow exceptions if the community use is replaced within a new development, is relocated to a location which improves its accessibility, nearby facilities are to be improved to accommodate the loss, or it can be demonstrated that the site is not needed for community use. In this instance the existing community use and services have been relocated to the Moulsecoomb Hub, a location with improved accessibility. As such both tests a) and b) of policy HO20 have been met. Where an exception has been met, policy HO20 attaches a priority to residential schemes. As such the return of the site to residential use is considered acceptable in principle.
- 8.6 **Design and Appearance:**
Policy QD1 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, taking into consideration (amongst others), the scale and height of development, architectural detailing, and quality of materials. 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.
- 8.7 Policy HE6 requires development within conservation areas to show a high standard of design and detailing reflecting the scale and character or appearance of the area. Such development should preserve or enhance its character or appearance.
- 8.8 Paragraph 137 of the NPPF identifies that local planning authorities should look for opportunities for new development within Conservation Areas to enhance or

better reveal their significance. Paragraph 132 states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification'.

8.9 This is consistent with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. 'Preserving' means resulting in no harm. There is therefore a statutory presumption, and a strong one, against granting permission for any development which would cause harm to a conservation area. This presumption can though be outweighed by material considerations powerful enough to do so. Where the identified harm is limited or less than substantial, the local planning authority must nevertheless give considerable importance and weight to the preservation or enhancement of the conservation area.

8.10 The Preston Park Conservation Area Character Statement details that the site falls within the Clermont Estate. The Statement states that:

'Along Preston Road the villas are mainly semi-detached and date from c.1870. They are two storeys plus a half basement tall, with canted bays and large sash windows beneath overhanging eaves supported on elegant brackets. These houses once stood in large gardens set well back from the busy road, but regrettably many of these have become car parking areas although the substantial front boundary walls and many mature trees and shrubs do conceal most of the buildings from public gaze. All of these houses have been converted into flats and many have been altered or extended unsympathetically as a result.'

8.11 The site as existing comprises two large painted stucco Victorian villas set in substantial plots on the west side of Preston Road. The villas sit behind large boundary walls within large vegetated gardens dominated by a number of trees, including 23 trees protected by a Tree Preservation Order. A two storey 1950's extension links the two villas. Within the Preston Park Conservation Area the villas and the sites adjacent at 247 & 249 Preston Road and to the rear at 38 & 39 Clermont Terrace form the last remaining original plots in the immediate area that have not otherwise been encroached with backland development or wholly redeveloped.

8.12 Previous uses of the buildings at 251-251 Preston Road and their subsequent alterations and extensions have eroded some of their original grand quality, as has the absence of maintenance within the largely overgrown gardens. Notwithstanding this, the villas and the large gardens that surround them contribute positively to the overall character and appearance of the conservation area and in the reading of its historical evolution. Historic maps

show some previous buildings along the rear boundary, however these are of the scale of small stores/stables and orangeries/glasshouses ancillary and subservient to the main villas.

8.13 Conversion and link extension

The proposed conversion of the two villas back into residential use is welcome. The alterations to facilitate this conversion would remove many of the previous harmful alterations and restore original detailing to the benefit of their appearance. Likewise the landscaping proposals to reduce the overgrown site frontage and better expose the protected trees are welcome. As such these elements of the proposal would have a positive impact on the appearance of the site and wider conservation area.

8.14 The addition of a modern three storey link building in place of the existing two storey link would though significantly detract from the proportions, detailing and separation of the two villas. Whereas the existing link is of a poor appearance, it is a subservient addition, setback from the front of the villas and well below first floor and eaves level with a pitched roof to complement the pitch to the villas. As such it respects the original scale, form and separation of the villas. By contrast, the proposed new link extension would be a taller flat roofed three storey structure set level with the front elevation to 253 and approximately 0.6m beyond the front elevation to 251. To the rear it would project between 3m and 5m beyond the rear of both 251 & 253. The flat roof to the extension would sit on the cornice detailing below the eaves to both 251 & 253, with the elevations part obscuring the white quoin detailing to both villas. The extension would be completed in contemporary vertical and horizontal clay banded cream/white bricks, with bronze detailed inset balconies and perforated bronze screens. Samples of these materials and finishes have been submitted.

8.15 The scale, form and material finish to the link extension would unacceptably dominate and detract from the appearance of both villas. The extension would cover the entirety of the side elevations to each villa and sit marginally below eaves level, thereby entirely removing the original space between the buildings and obstructing some of their original detailings. Further, the modern design with a flat roof, mis-alignment to the floors, overscaled sash windows, and the use of contemporary long smooth cream/white clay bricks and bronze balcony detailing would detract from the proportions and more traditional material finish of the villas. The smooth cream/white clay brick in particular accentuates the conflict between the period scale and proportions of the villas and the modern flat roofed bulk of the proposed link.

8.16 Given the scale, bulk and position of the link extension, the resultant building would change from two 13m wide villas with a modest link extension to essentially one large 46m wide block with two distinct and conflicting designs, materials and finishes. The three storey scale of the extension and its material finish would therefore substantially harm the appearance and setting of the two villas to the detriment of the appearance of the site and wider conservation area. Whilst the existing extension also detracts, it is of a considerably smaller and subordinate scale and more sympathetic finish. As such it does not have the same bulk and massing, and retains a suitable visual separation between

the villas. The proposed extension represents a significantly more bulky and harmful addition than the existing, thereby failing to better reveal the significance of the buildings and their position within the wider conservation area contrary to paragraphs 132 & 137 of the NPPF. For this reason the proposed extension fails to preserve or enhance the character or appearance of the buildings, site or surrounding conservation area, contrary to policy HE6 of the Brighton & Hove Local Plan, paragraphs 132 & 137 of the NPPF, and the statutory requirement set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.17 Houses

The seven houses to the rear would all be set within the original gardens to 251 & 253, with five set in a terraced ark around a central communal lawn. The houses would be completed entirely in cream/white clay brick with zinc roofs. As set out above the gardens have remained undeveloped and now form one of the few remaining original garden spaces to the original buildings fronting Preston Road. As such the gardens and the resulting space between the buildings that surround contribute positively to the character and appearance of the Conservation Area.

8.18 The introduction of seven two storey dwellings would permanently replace these original gardens and erode the setting of the villas. Whilst a strong landscaping scheme has been submitted, assessed in detail below, this does not mitigate the harm that would result from seven two storey dwellings within this garden space. The harm is derived from both the solid bulk and massing of the houses and the total loss of the linear garden arrangement including the flint boundary wall that separates the gardens to each villa. Further harm would result from the arched layout which is uncharacteristic of the historic linear development pattern of the Preston Park Conservation Area, and from the introduction of numerous fences to delineate the gardens to each dwelling.

8.19 In design terms, the houses would be completed in contemporary cream/white clay brick to match the link extension and with a zinc pitched roof. Detailing would be provided by projecting lattice brickwork. The form and material finish of the houses would not reflect the use of materials and finishes to the existing buildings in the area, but would instead appear as unduly contemporary and alien additions. This harm would be emphasised by the uncharacteristic arched layout. The applicants have submitted supporting documentation detailing the evolution of this design and layout approach, identifying that a mews-style development at the rear of the gardens would potentially necessitate the removal of two of the protected trees. Notwithstanding this, the addition of seven houses within the rear gardens in the manner proposed would fail to preserve or better reveal the historic layout and development pattern of the site and wider conservation area. Rather, it would substantially detract from the appearance of the site. Therefore, as with the link extension, the proposed development within the rear gardens fails to preserve or enhance the character or appearance of the buildings, site or surrounding conservation area, contrary to policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan, paragraphs 132 & 137 of the NPPF, and the statutory requirement set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8.20 Whilst the degree of harm to the overall Preston Park Conservation Area is considered 'less than substantial' when assessed against paragraph 134 of the NPPF, the harm does though remain significant and a represents a permanent erosion of one of the last remaining original gardens within the conservation area. The loss of the original open gardens to the rear and the three storey link between the buildings would therefore result in an irreversible loss of both the original independence of the two villas and their surrounding green space. Although the applicants have sought to mitigate this via the inclusion of a high quality landscaping proposal, this would not outweigh or otherwise disguise the irreversible harm afforded by the uncharacteristic introduction of seven houses within the gardens.
- 8.21 The applicants have identified that they consider the scheme to be an appropriate balance of the heritage, landscaping/trees and amenity constraints of the site. However, the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 carries considerable importance and weight and results in a strong presumption against development that would fail to preserve or enhance the character or appearance of designated conservation areas. As such the heritage implications of the development should not be considered on a par with all other material considerations, but should instead carries considerable importance and weight.
- 8.22 For these reasons the proposed development fails to meet the environmental aspects of the NPPF when considered as a whole, fails to conserve or better reveal the significance of the Preston Park Conservation Area, and fails to meet the strong statutory requirement to preserve or enhance the character or appearance of the Preston Park Conservation Area as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.23 Trees and Landscaping:**
The site contains substantial gardens to the front and rear with a total of 95 individual trees and further smaller clusters. Of these, 23 are covered by a Tree Preservation Order (no.14, 1978), including three substantial Pines to the Preston Road frontage, a row of Cedars, Cypress and Oaks to the south side boundary, and further clusters within the rear garden to no.253, along the side boundary fronting Clermont Road, and in the southeast corner fronting Preston Road.
- 8.24 The trees throughout the site have not been fully maintained for a number of years, with the front and rear gardens in particular overgrown and unkempt. The volume of trees throughout the site is such that those of greatest amenity value appear overcrowded and their amenity value has been compromised accordingly.
- 8.25 A tree report has been submitted with the application which identifies that 51 of the 95 trees within the site will need to be removed, including 5 of the 23 trees protected by the TPO. Of the 51 to be felled, 13 require immediate felling on safety grounds and a further 4 require immediate maintenance works to their

crowns. Of those to be felled, three are covered by the TPO, a Holly along the south side boundary and a Robinia and Wellingtonia in the rear gardens. Elsewhere, a further 38 trees are to be felled to facilitate the development. These are in the main located across the rear of the site, along the Clermont Road frontage, and in the front northeast corner. All but four are category C trees of generally small stature, low quality and low amenity value. The remaining four are category B trees within the rear garden to no.251 and not readily visible from the wider public realm. Two of the 38 trees are protected by the TPO, of which one (Cypress) is dying and of limited amenity value, and the other (Robinia) is a second generation tree to the rear of the site. Works to crown raise and trim a further 13 trees (10 covered by the TPO) are also recommended.

- 8.26 The submission includes a detailed landscape plan and supporting specification which includes details of all materials, details of new tree planting along the front, rear and side boundaries of the site, and new soft landscaped areas throughout the site. The new trees would include Field Maples, Scots Pines, Hawthorns and Silver Birches planted to a height of between 3m and 5m. Sketch 3D plans of the site have also been included in the specification to illustrate the high quality landscaping proposed. The landscape plans detail that communal lawns will be provided to the front of the site and in two linked areas to the rear. Further herb and vegetable beds are to be provided to the front of the site, with discrete lighting throughout. Overall the landscape plans are of a high quality and provide assurance that the site will be well presented in the event permission is granted and the development implemented.
- 8.27 In terms of ecology, an Ecological Scoping Survey Report has been submitted which identifies that there is no evidence of bat or breeding birds, and no significant potential for the presence of reptiles. The plans detail that the rearmost part of the communal garden area would include log piles, native planting and long grass, and bird bat and bee boxes, thereby meeting policy requirements to improve the ecological interest of the site.
- 8.28 The Council Arboriculturalist and County Ecologist have raised no objection to the proposed landscape and tree works, including the loss of the five protected trees. The Arboriculturalist notes that the scheme retains all the key frontage and perimeter trees that have wider public amenity value and contribute positively to the general landscape setting of the area.
- 8.29 Although the plans include the loss of a substantial number of trees, this is largely a result of an absence of site maintenance over a long period. Those that are to be lost in the main clutter the site and encroach on the appearance and setting of both the buildings and the remaining trees subject to the TPO. The reduction in tree coverage across the site would better reveal the amenity value of the protected trees and the architectural quality of the existing buildings, and would allow for improved landscaping of the site to the benefit of the wider Preston Park Conservation Area. Whilst the loss of five protected trees is regrettable, in this instance they have been identified as being either of limited amenity value or unsafe. As such their loss is accepted. In the event

permission is granted the measures set out in the submission to protect the remaining trees on the site can be secured by condition.

8.30 For these reasons the proposed tree works, landscaping scheme and ecology improvements are considered acceptable and in accordance with policies QD15, QD16, QD17 & QD18 of the Brighton & Hove Local Plan.

8.31 Open space:

The scale of the development is such that it would not provide all the necessary open space and outdoor recreation space within the site to comply with the requirements of policy HO6. In such circumstances policy HO6 allows for contributions within the s106 agreement to offset the needs generated by the development. In this instance the standard formula recommends that a contribution of £91,973 be sought, which includes £14,504 towards indoor sport. However, the development includes approximately 2000sqm of communal gardens and wildlife areas which offsets some of this requirement. The level and quality of provision negates the need to secure contributions towards amenity green space, parks and gardens, allotments and natural and semi-natural areas. As a result contributions totalling £38,893 are required towards indoor and outdoor sport and childrens play areas only. These would be spent on improving indoor sports facilities at Withdean Sports Complex and/or Prince Regent Swimming Complex, outdoor sports facilities at Preston Park and/or Withdean Sports Complex, and play space at Preston Park and/or Dyke Road Park and/or Blakers Park, facilities that have not been allocated funds from more than five previous permissions since 6 April 2010. This level of contribution can be secured in the s106 heads of terms in the event permission is granted.

8.32 Standard of Accommodation:

The development would comprise a total of 32 residential houses and flats. The converted villas would provide ten one-bedroom flats and four two-bedroom flats. The link extension would comprise five one-bedroom flats, four two-bedroom flats, and two three bedroom flats, with seven three-bedroom houses to the rear. In total this amounts to 15 one-bedroom units, 8 two-bedroom units, and 9 three-bedroom units. This mix of unit sizes is considered acceptable and in broad compliance with policies HO3 and CP19, which estimates that 65% of overall housing demand over the plan period will be for two and three bedroom properties.

8.33 All units are of a good size with good access to natural light and ventilation. Those within the extension would have access to small private balconies and patios, with all flats having access to the communal gardens to the front and rear. Each house would be served by a good sized private rear garden. This is an acceptable arrangement that broadly complies with policies QD27 and HO5 of the Brighton & Hove Local Plan.

8.34 The application states that all new build units would be constructed to meet Lifetime Homes standards, with those within the conversion adapted to meet the standards where possible. Two three-bedroom wheelchair accessible units are proposed in the new link building. This meets the 5% standard required by

policy HO13. This can be secured by condition in the event permission is granted. Subject to this condition the proposed dwellings would provide for a suitable standard of accommodation in accordance with policies QD27, HO5 & HO13 of the Brighton & Hove Local Plan.

8.35 Affordable housing

Policy CP20 requires new developments of this scale to provide 40% affordable housing, with a preferred split of 30% one-bedroom units, 45% two-bedroom units and 25% 3 bedroom units and above. The applicants state that 40% of the development will comprise affordable housing, amounting to 13 units. The applicants note that were they to utilise the Vacant Building Credit, this would reduce the affordable housing requirement to 5 units using the methodology set out in the NPPG. Notwithstanding this, 40% affordable housing is being proposed and can be secured in the s106 in the event permission is granted.

8.36 The applicants have confirmed that 10 of the units would be affordable rent, comprising 5 one-bedroom flats, 2 two-bedroom flats, 2 three-bedroom flats, and 1 three-bedroom house. The remaining 3 units would be shared ownership comprising 2 one-bedroom flats and 1 three-bedroom house. This tenure mix and split is supported by Housing and could be secured in the s106 in the event permission is granted.

8.37 Impact on Amenity:

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.

8.38 The main impact would be on the amenities of occupiers to the rear/west and south of the site. Those to the north and front/east are set opposite Clermont Road and Preston Road respectively and would not be otherwise impacted given the separations, boundary walls and trees set between.

8.39 To the south, no.249 Preston Road forms a substantial period property split into six flats. The conversion of no.251 back to residential occupancy would not introduce untoward levels of overlooking, with a mix of principal, secondary and bathroom windows facing south towards mature trees along the boundary with no.249. Of the proposed seven houses to the rear, units 26 and 27 are set the closest to the boundary with no.249. however, they are set in line with the flank wall to the existing building at no.251 at a separation of approximately 8.5m from the boundary with no.249. this separation, in combination with the existing mature boundary trees and obscure glazing to all first floor windows, is sufficient to ensure that occupiers of no,249 and the substantial gardens to the rear would not be unduly overlooked or enclosed.

8.40 To the rear are a number of flats on rising ground at Clermont Court (fronting Clermont Road) and Muirson House (fronting Clermont Terrace). Muirson House is set at a separation of 45m from the rear site boundary such that there would be no discernable impact from the proposed houses. Clermont Court is

orientated north-south on higher ground level such that again no overlooking or excessive sense of enclosure would occur. The plans detail obscure glazed first floor windows to the new houses and new boundary vegetation that would further reduce any harmful impact.

8.41 For these reasons the proposal is considered to accord with policy QD27 of the Brighton & Hove Local Plan.

8.42 Sustainable Transport:

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.

8.43 The site retains four access points, three from Preston Road and one from Clermont Road. Currently the main access into the site is from the Clermont Road entrance, with the other three points closed. Parking is provided on a hardstanding to the front of the site and to the rear along the south side boundary.

8.44 The proposal seeks to retain parking to the front and rear accessed from the Clermont Road entranceway. The layout plans detail 32 parking spaces of which four would be disabled parking bays. This falls within the maximum standards set out in SPGBH4. The Sustainable Transport officer has raised no objection to the volume of parking, noting that Census data would indicate demand for 28 vehicles. As a result overspill parking onto surrounding streets would be unlikely. The provision of four disabled bays is above the minimum requirement but the bays do not have appropriate clear space to either side. Revised parking layouts can be secured by condition in the event permission is granted.

8.45 Cycle parking for 32 bicycles is proposed in compounds to the front and rear, with further cycle storage in the undercrofts and gardens to each house. This is a suitable volume that meets the minimum standards set out in SPGBH4 for 43 spaces. The Sustainable Transport officer has raised no objection subject to amended details to securely cover all cycle spaces. This can be secured by condition in the event permission is granted.

8.46 In terms of access the Sustainable Transport officer has raised no objection to the retention of the vehicular access off Clermont Road, but has identified concern at potential conflict with pedestrians utilising the same access point. The Sustainable Transport officer has requested a separate pedestrian access adjacent to resolve this conflict, and has suggested that two of the three access points from Preston Road be retained for pedestrian use only to provide better linkages to Preston Road and the south. These amendments are considered appropriate and can be secured by condition as part of the landscaping scheme in the event permission is granted.

8.47 With regard servicing, the submission includes swept paths for refuse vehicles to enter the site, circulate and exit onto Clermont Road. To achieve appropriate access the submission requires parking bays on Clermont Road to be replaced

with double yellow lines. City Clean have advised that they would not drive into the site to service the development in the manner proposed. As an alternative arrangement City Clean have suggested that the bin stores for the houses and north villa be relocated to the Clermont Road entrance where a refuse vehicle would be able to collect. The bins for the southern villa should be located closer to the southern entrance along Preston Road which would need to remain open. The City Clean proposals would result in the loss of one parking space on Clermont Road rather than the combined 24m of parking spaces on both sides of the road proposed by the applicants. Sustainable Transport officers are satisfied with this approach, subject to the amendment in the Traffic Regulation Order being secured within the S106 Heads of Terms. Amendments to the refuse and recycling facilities to reflect this revised arrangement would not be substantial and can be suitably managed by condition.

- 8.48 The Sustainable Transport officer has requested a contribution of £20,000 to provide a shelter and real-time information to the bus stop directly outside the site, and to improve the footway at the junction of Clermont Road and Clermont Terrace. Whilst it is acknowledged that trip generation from the site would be broadly neutral or less given the previous use, that does not necessarily preclude securing necessary infrastructure improvements to service the new development, in this case the improvements to the bus stop and junction would aid occupiers accessing Preston Park station to the north and accessing public transport directly outside the site. As such it is considered necessary, reasonable and related to the impact of the development. Subject to this contribution and the recommended conditions the proposal would accord with policies TR1, TR7 & TR14 of the Brighton & Hove Local Plan.

Sustainability:

- 8.49 Policy SU2 and SPD08 requires efficiency of development in the use of energy, water and materials and recommends that residential development on previously developed land should achieve Level 3 of the Code for Sustainable Homes, and that residential development on previously undeveloped greenfield land should achieve Level 5 of the Code for Sustainable Homes. However, policy CP8 of the submission City Plan Part One requires all such development to meet Level 4 and this is the level now being sought as the advanced stage of the emerging Plan ensures it carries greater weight than SPD08. Policy CP8 requires new residential units by way of conversion to meet BREEAM 'very good'.
- 8.50 The application is supported with a Sustainability Checklist and Planning Statement which details that the development will meet Level 4 of the Code for Sustainable Homes for the new build elements, and BREEAM 'very good' for the conversion. The plans show an array of photovoltaics on the flat roof of the link extension. This is sufficient to meet the requirements of policy CP8 and can be secured by condition in the event permission is granted. Subject to the recommended conditions the proposed development would meet the sustainability criteria set out in policy SU2 and SPD08. Acceptable refuse and recycling facilities are provided in storerooms to the front of the site to serve the flats, and in undercrofts beside each of the houses.

8.51 Other Considerations:

The Economic Development officer has raised no objection to the proposed development, subject to a contribution of £16,000 towards the Local Employment Scheme and the provision of an Employment and Training Strategy with the developer committing to using 20% local employment during the demolition and construction works. This can be secured via the s106 heads of terms in the event permission is granted.

8.52 A further contribution of £64,251 is required is sought towards the cost of providing primary and secondary educational infrastructure for the school age pupils this development would generate.

9 CONCLUSION

9.1 The proposed link extension and development of seven houses in the rear gardens to the site, by virtue of their massing, layout, site coverage, detailing and material finish, would detract from the appearance of the period villas and permanently erode the original gardens to the site and the historic development pattern and setting of the Preston Park Conservation Area. The proposal therefore fails to preserve or enhance the character or appearance of the buildings, site or surrounding Preston Park Conservation Area, contrary to policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan and paragraphs 132 & 137 of the NPPF.

9.2 This harm carries considerable importance and weight when assessed against Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is considered sufficiently significant that it outweighs the public benefits of providing additional housing units for the city, including 40% affordable units, having regard the absence of a five-year housing land supply. There is no evidence that the other public benefits of the development, which include the occupancy of the site, the restoration of the two villas and the measures to better maintain and expose the protected trees, could not otherwise be delivered under an alternative proposal that would have a less harmful heritage impact.

10 EQUALITIES

10.1 The development is required to meet Lifetime Homes standards, with two of the units to be wheelchair accessible.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The proposed link extension, by virtue of its massing, detailing and material finish, represents an excessively scaled addition that would detract from the appearance of the period villas and wider Preston Park Conservation Area. The proposal therefore fails to preserve or enhance the character or appearance of the buildings, site or surrounding Preston Park Conservation Area, contrary to policy HE6 of the Brighton & Hove Local Plan, paragraphs 132 & 137 of the NPPF, and the statutory requirement set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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2. The proposed development of seven houses in the rear gardens to the site, by virtue of their layout, positioning and site coverage, massing and material finish, represents excessively scaled additions that would permanently erode the original gardens to the site and the historic development pattern of the area, thereby detracting from the appearance of the site and wider Preston Park Conservation Area. The proposal therefore fails to preserve or enhance the character or appearance of the buildings, site or surrounding Preston Park Conservation Area, contrary to policies QD1, QD2 & HE6 of the Brighton & Hove Local Plan, paragraphs 132 & 137 of the NPPF, and the statutory requirement set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location plan	YO116-100	-	23/02/2015
Block plan	YO116-101	-	16/02/2015
Existing site plan	YO116-105	-	16/02/2015
Existing floor plans	YO116-110	-	16/02/2015
	YO116-111	-	16/02/2015
Existing elevations	YO116-115	-	16/02/2015
	YO116-116	-	16/02/2015
Proposed floor plans (flats)	YO116-120	-	16/02/2015
	YO116-121	-	16/02/2015
	YO116-122	-	16/02/2015
	YO116-123	-	16/02/2015
	YO116-124	-	16/02/2015
Proposed floor plans (houses)	YO116-125	-	16/02/2015
	YO116-126	-	16/02/2015
Proposed elevations	YO116-130	-	16/02/2015
	YO116-131	-	16/02/2015
	YO116-132	-	16/02/2015
	YO116-133	-	16/02/2015
	YO116-134	-	16/02/2015
	YO116-135	-	16/02/2015
	YO116-136	-	16/02/2015
Elevational detail	YO116-137	-	16/02/2015
Proposed site plan	YO116-140	-	16/02/2015
Existing site survey	CL/ND_0	A	16/02/2015
Context location plan	CL/ND_02	A	16/02/2015
Landscape proposal	CL/ND_03	A	16/02/2015

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Landscape proposal B&W	CL/ND_03.1	A	16/02/2015
Proposed landscaping	CL/ND_04	A	16/02/2015
Hardscape zones	CL/ND_05	-	16/02/2015
Proposed boundary treatments	CL/ND_06	A	16/02/2015
Lighting layout	CL/ND_07	A	16/02/2015
Ecology and wildlife	CL/ND_08	A	16/02/2015
Trees in relation to construction	CL/ND_09	A	16/02/2015
Trees to be removed	CL/ND_010	-	16/02/2015

