

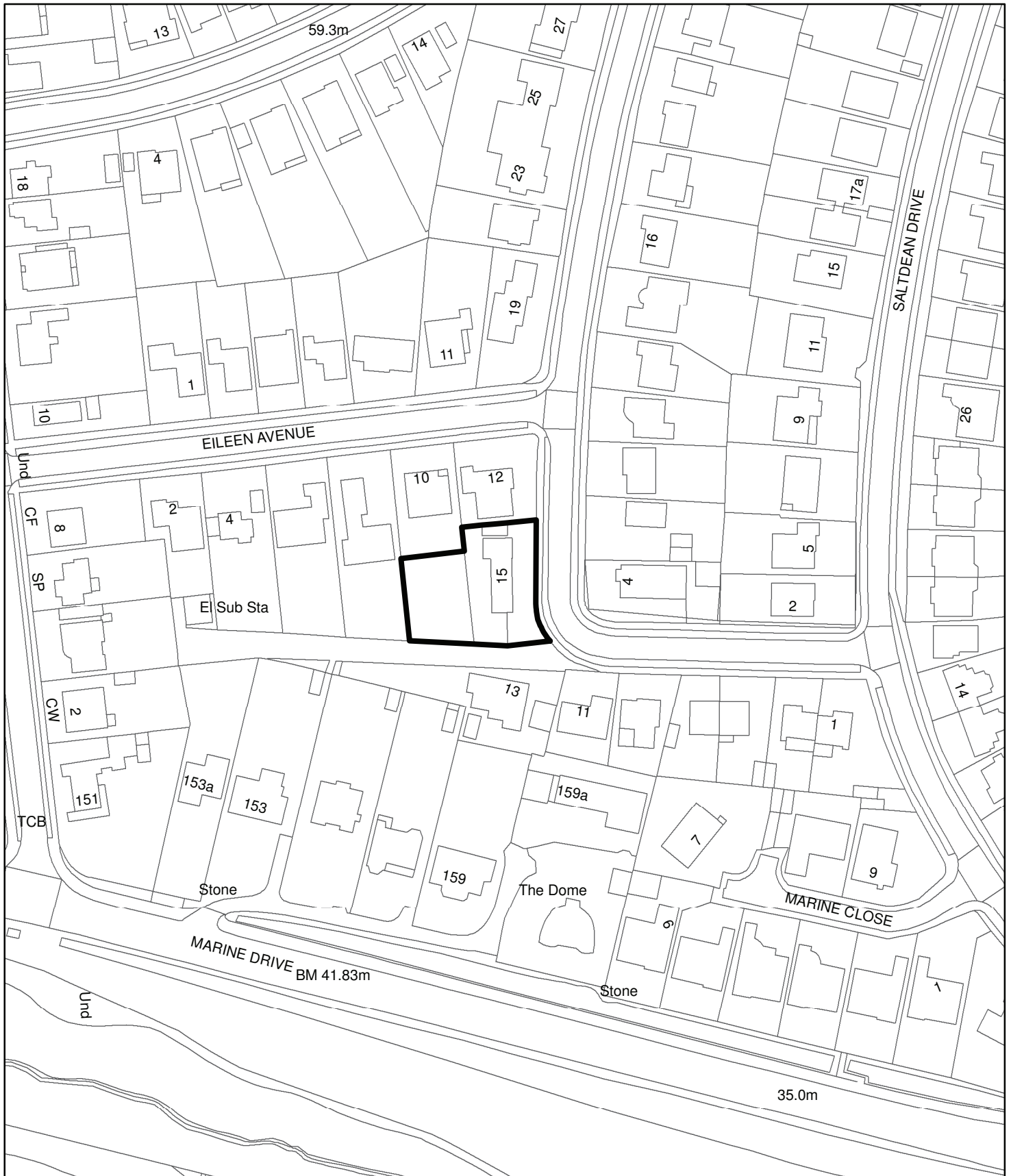
**PLANS LIST
ITEM B**

15 Lenham Avenue, Saltdean

**BH2012/00752
Full planning**

08 AUGUST 2012

BH2012/00752, 15 Lenham Avenue, Saltdean.



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2012/00752	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Full Planning		
<u>Address:</u>	15 Lenham Avenue, Saltdean, Brighton		
<u>Proposal:</u>	Demolition of existing dwelling and erection of 2no detached dwellings.		
<u>Officer:</u>	Sue Dubberley	<u>Valid Date:</u>	26/03/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	21 May 2012
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Garrick and Team, 36 Edburton Avenue, Brighton		
<u>Applicant:</u>	Ms Kathryn O'Connell, 10 Eileen Avenue, Saltdean		

1 RECOMMENDATION

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a detached bungalow located on the west side of Lenham Avenue. To the north of the site is another detached bungalow and to the south is a pedestrian access to the rear of properties in Eileen Avenue. The site is located in a residential suburb.

3 RELEVANT HISTORY

90/1908/F: Demolition of existing dwelling and erection of 2 detached 2 storey houses with integral garages. Approved 19/03/1991.

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing bungalow on the site and the erection of 2no detached dwellings.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** Five letters of representation have been received from **6, 10 (x2), 11, Lenham Avenue and 126 Bannings Vale** objecting to the application for the following reasons:
- Overdevelopment
 - Increased pressure on parking
 - Dangerous on-street a parking burden and road safety issue on a congested blind corner.
 - Increase in noise and disturbance from extra traffic.

Internal:

- 5.2 **Sustainable Transport:** No objections to this application.
- 5.3 **Access Officer:** Elevations appear to show a step at every external door. Needs clarification. There should be a clear transfer space to the side of the WC in the entrance level bathroom.

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:
- The Regional Spatial Strategy, The South East Plan (6 May 2009);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006);
 - Brighton & Hove Local Plan 2005 (saved policies post 2004).
- 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. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 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
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
QD2	Design - key principles for neighbourhoods
QD3	Design - full and effective use of sites
QD5	Design - street frontages
QD27	Protection of amenity

PLANS LIST – 08 AUGUST 2012

QD28	Planning obligations
HE5	Development within or affecting the setting of a listed building
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

Supplementary Planning Guidance Notes

SPGBH 4: Parking Standards

Supplementary Planning Documents

SPD03 Construction and Demolition waste

SPD08 Sustainable Building Design

Planning Advice Notes

PAN03 Accessible Housing and Lifetime Homes

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the suitability of the site to accommodate the proposed dwellings having regard to the amenity requirements for the dwellings, the affect upon the character of the area and neighbouring residential amenity, traffic impact and sustainability.

Principle of Development

- 8.2 The application site is situated within the built up area boundary as defined on the Local Plan Proposals Map and as such development is acceptable in principle although must adequately accord to relevant development plan policies. In this case the sub-division of the existing plot would to create two dwellings on the site would create two reasonable sized plots and the footprint of the two dwellings both sit comfortably within the plot. The plot size is comparable with the adjoining bungalow to the north No.17 Lenham Avenue.

Design:

- 8.3 The proposal is for two traditional chalet bungalows with brick walls and tiled roof, which is in keeping with existing development in that the rear which consists of a mix of brick and rendered bungalows.

Amenity Issues

For Neighbours

- 8.4 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.
- 8.5 It is considered that an additional residential unit on this site would not lead to a significant level of noise and disturbance beyond that which is experienced in

the area already. In that respect the proposed development is considered to be in accordance with policies SU9, SU10 and QD27 of the Brighton & Hove Local Plan.

- 8.6 In terms of overlooking and loss of privacy no windows are proposed on the side north elevations of the dwellings other than a high level window at ground floor level. On the south side elevation a bedroom window is proposed at first floor level, in the case of the northern most dwelling this would look onto blank elevation and the new dwelling to the south would look onto a pedestrian footpath which runs along the side of the site. To the rear of the site there would be distance of approximately 20m to the rear boundary with No.8 Lenham Avenue. While the plot to the north would be closer at some points to the boundary with No.10 Lenham Avenue at a distance of 4.3m, the distance between the two dwellings would be some 11m at an oblique angle and in addition there is screening on the boundary in the form of vegetation. It is therefore considered that there would be no significant impact in terms of overlooking or loss of privacy.

For future residents

- 8.7 The proposed internal layout of the dwellings shows a good standard of accommodation. The units have both been designed to comply with Lifetime Homes Standards.
- 8.8 Policy HO5 requires all new residential units to have private useable amenity space appropriate to the scale and character of the development. Each house would have reasonable sized rear garden which is comparable to other rear gardens within the vicinity.

Sustainable Transport:

- 8.9 Policy TR1 stipulates that all new development should provide for the travel demand that it creates with a particular emphasis upon promoting sustainable modes of transport. The site is not situated within a controlled parking zone (CPZ); the proposal makes a provision for off street parking, at a ratio of two per dwelling which is in accordance with the Council's adopted parking standards. Secure cycle parking would also be provided. The Traffic Engineer has raised no objection subject to conditions requiring further details of the cycle parking.
- 8.10 The applicant also intends to access the properties via a new existing vehicle crossover; therefore the 2 existing crossovers would be redundant. The Traffic Engineer has commented that the two redundant vehicle crossovers should be reinstated to ensure that the redundant crossings would not be to the detriment of pedestrians. A condition to this effect forms part of the recommendation.
- 8.11 The objections regarding increased pressure on parking noise and disturbance from extra traffic and road safety issue on a congested blind corner are noted. However it is unlikely that the additional traffic from one extra unit on the site would be significant and parking is provided on site. Furthermore as stated above the Traffic Engineer has raised no objections to any of these issues.

Sustainability:

- 8.12 Any new residential building upon the site would need to conform to the requirements of SPD08 and a fully completed Sustainability Checklist submitted with the application. The submitted sustainability checklist states that Code Level 4 is to be sought for the development and a condition is included as part of the recommendation to ensure that Code Level 4 is met.
- 8.13 In addition, and to conform to the requirements of policy SU2, any development must demonstrate that issues such as the use of materials and methods to minimise overall energy use have been incorporated into siting, layout and design.

9 CONCLUSION

- 9.1 The development will make efficient and effective use of land within the built up area without causing detriment to the character and appearance of the site or surrounding area. The development will not have a significant impact on amenity for occupiers of adjoining properties, or create a harmful demand for travel.

10 EQUALITIES

- 10.1 Although there is no a clear transfer space to the side of the WC in the entrance level bathroom. The Access Officer has commented that this could be achieved if the bath was replaced by a level entry shower so that it could be accepted without alteration. Also the Access Officer has stated that Elevations appear to show a step at every external door however the submitted Lifetime Homes Standards checklist submitted with the application confirms that the threshold is flush. A condition is imposed to ensure that the development meets Lifetime Homes standards

11 CONDITIONS / INFORMATIVES

- 11.1 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.
 - 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
Existing plans, elevations and site plan	1124-20A		23 March 2012
Proposed plans, elevations and site plan	1124-21A		23 March 2012

PLANS LIST – 08 AUGUST 2012

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouses other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 4) 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.
- 5) Unless otherwise agreed in writing by the Local Planning Authority, 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.

11.2 Pre-Commencement Conditions:

- 6) Prior to the commencement of the development, details of a scheme of works to raise the existing kerb and footway in front of the proposed dwelling are to be submitted to and approved in writing by the Local Planning Authority. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.
Reason: In the interest of highway safety and to comply with policies TR1, TR7 and TR8 of the Brighton & Hove Local Plan.
- 7) Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:
 - (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
 - (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 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.

11.3 Pre-Occupation Conditions:

- 8) 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 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11.4 Informatives:

1. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the Brighton & Hove Local Plan set out below, 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 will make efficient and effective use of land within the built up area without causing detriment to the character and appearance of the site or surrounding area. The development will not have a significant impact on amenity for occupiers of adjoining properties, or create a harmful demand for travel.
2. The applicant is advised that the proposed highways works should be carried out in accordance with the Council approved Manual for Estate roads and under licence from the Highways Operations Manager. The applicant should contact the Network Co-ordination Team (01273 293 366).

