

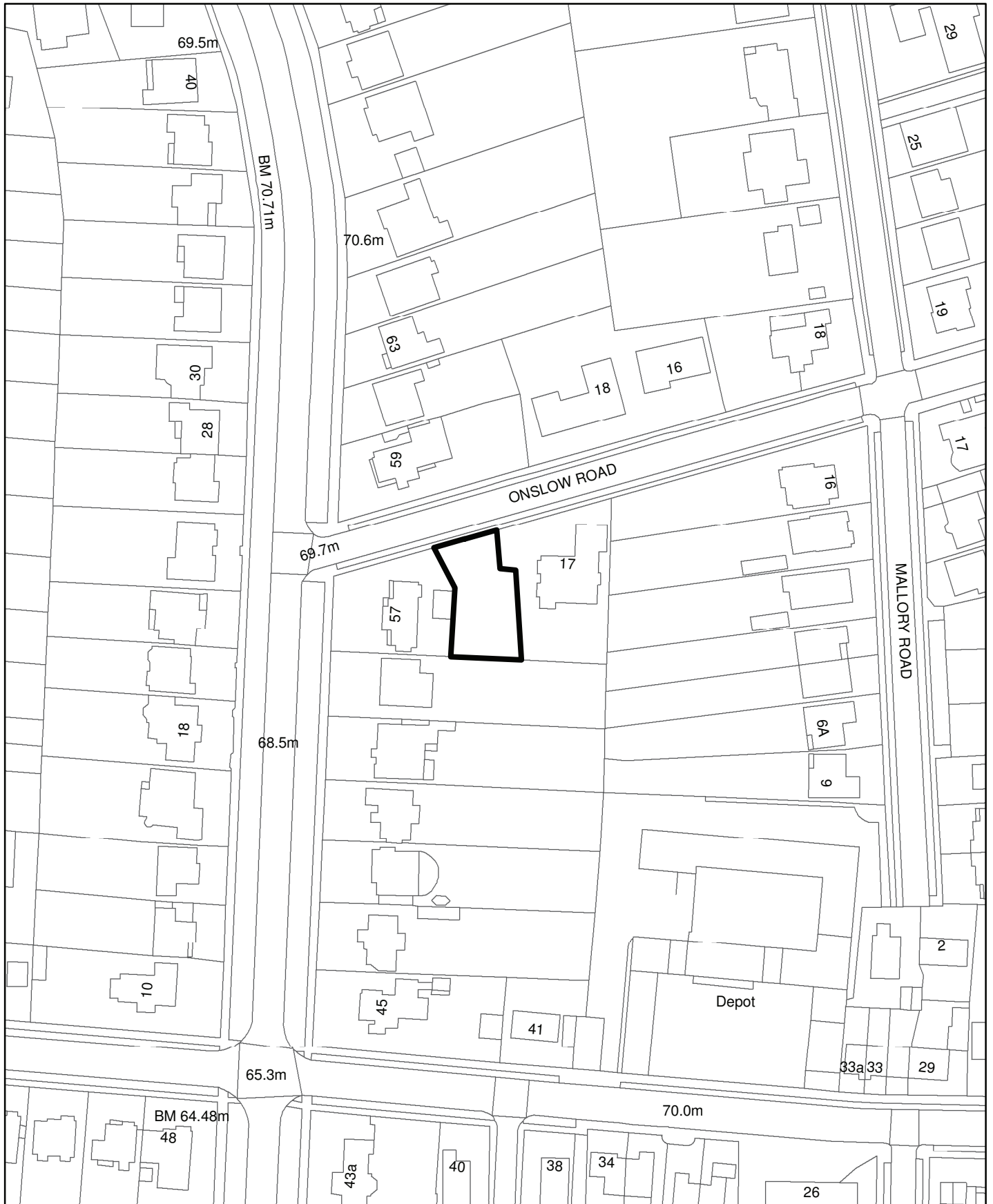
**PLANS LIST  
ITEM G**

**19 Onslow Road, Hove  
(rear of 57 Shirley Drive, Hove)**

**BH2012/01609  
Full planning consent**

**29 AUGUST 2012**

# BH2012/01609 19 Onslow Rd ( Land to rear of 57 Shirley Rd), Hove.



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2012/01609</b>	<b><u>Ward:</u></b>	<b>HOVE PARK</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>19 Onslow Road, Hove (Land to rear of 57 Shirley Drive, Hove)</b>		
<b><u>Proposal:</u></b>	<b>Erection of detached house.</b>		
<b><u>Officer:</u></b>	Jason Hawkes Tel: 292153	<b><u>Valid Date:</u></b>	28/05/2012
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	23 July 2012
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Turner Associates, 19a Wilbury Avenue, Hove		
<b><u>Applicant:</u></b>	Development Design LLP, 96 Church Road, Hove		

## 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 This application relates to vacant land to the rear of 57 Shirley Drive. The rear of 57 Shirley Drive has been divided into two separate areas through fencing. The area adjacent the eastern boundary is referred to by the applicant as 19 Onslow Road.
- 2.2 57 Shirley Drive is on the eastern side of Shirley Drive at the junction of Onslow Road. The rear of the site has an existing vehicular access and was used as the garden of 57 Shirley Drive, which has been converted into 2 dwellings. Directly to the east of the site is a bungalow, 17 Onslow Road.
- 2.3 The surrounding area is predominately residential mainly comprised of detached houses with large rear gardens. Shirley Drive is a busy heavily trafficked road. Onslow Road is less busy and contains a number of street trees including Elm trees. There are also several trees within the boundary of the site fronting Onslow Road. The site also has an existing vehicular access onto Onslow Road.

## 3 RELEVANT HISTORY

**BH2007/02609:** Construction of two semi-detached houses. This application was refused in October 2007. A subsequent appeal was dismissed by the Inspectorate.

**BH2007/01022:** Construction of a 3-storey building comprising 6 no. 2 bed flats. Withdrawn May 2007.

**BH2003/03410/FP:** Conversion and alteration of existing house to form 2 no. dwellings and construction of a new dwelling house to rear. Approved December 2003. This approval was part implemented through the conversion of 57 Shirley Drive to two dwellings.

#### 4 THE APPLICATION

- 4.1 Planning permission is sought for the construction of a two-storey 4 bedroom house. The house would be 'L' shaped with a traditional design. It is proposed in part painted render and part brick with a pitched roof and powder coated aluminium windows.
- 4.2 The scheme utilises the existing vehicular crossing to allow access to 2 car parking spaces. The proposal includes lowering the ground level of part of the site by 500mm to accommodate the dwelling.
- 4.3 Land to the west of the application site at no.57 is in the same ownership.

#### 5 PUBLICITY & CONSULTATIONS

##### External

- 5.1 **Neighbours: Six (6)** letters of representation have been received from **17 & 18 Onslow Road, 24, 28 & 63 Shirley Drive** and **16 Mallory Road** objecting to the application for the following reasons:
- It is understandable but disappointing that Design Developments continue to pursue the development of this small portion of land.
  - There remain fundamental difficulties regarding loss of privacy, over development of the site, traffic generation and degradation of the quality of the area's visual amenity.
  - In terms of privacy, the bathroom window overlooks the adjacent property and should be omitted from the scheme.
  - Notwithstanding the lowering of the site by 500mm, the building remains obtrusive and should be dropped further into the ground to reduce its visual impact on the street.
  - Given the close proximity of the scheme to the junction with Shirley Drive, in the interests of public safety, no parking provisions should be implemented in both sides of Onslow Road.
  - The proposed east wall is an unrelieved 10m and decorative panels should be introduced a first floor level.
- 5.2 A **petition** has been submitted with **10 signatures** from local residents objecting to the fact that they weren't notified of the application and have not been given a chance to comment individually on the scheme.
- 5.3 **The Campaign to Protect Rural England: Object.** The scheme would have a detrimental effect on the character and appearance of the surrounding area and adversely affect the privacy and living conditions of 17 Onslow Road.
- Internal:**
- 5.4 **Access Consultant: No Objection.** No objection subject to the scheme fully complying with Lifetime Homes standards.
- 5.5 **Arboriculture Section: No Objection.** No objection subject to suitable conditions to ensure the protection of trees on site and adjacent the site.
- 5.6 **Environmental Health: No Objection.**

- 5.7 **Sustainability: Comment.** The proposed Code Level 3 does not meet the required Code Level 5 for Greenfield sites. The applicant was advised to submit a justification as to why this policy could not be met. The Sustainability Officer's comments are addressed in the comments section below in Section 8.
- 5.8 **Sustainable Transport: No Objection.** No objection subject to conditions securing the retention of the car parking spaces for the parking of cars and details of cycle parking to be submitted for approval.

## 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
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 – efficient and effective use of sites
QD15	Landscape design

## PLANS LIST – 29 AUGUST 2012

QD16	Trees and hedgerows
QD27	Protection of Amenity
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:

SPGBH4	Parking Standards
--------	-------------------

### Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The main considerations in the determination of this application relate to whether the scheme is appropriate in terms of its design and appearance, its impact on the amenity of adjacent properties, highway considerations, sustainability and its impact on trees on and adjacent the site.

### **National Planning Policy Framework:**

- 8.2 At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development.
- 8.3 The Framework identifies that there are three dimensions to achieving sustainable development- economic, social and environmental- which should be sought jointly and simultaneously through the planning system.
- 8.4 To support these three dimensions, the Framework identifies twelve core land use planning principles. These principles include (amongst others) a commitment to securing economic growth in order to create jobs and prosperity, promoting sustainable transport, delivering a wide choice of high quality home, the desire to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings and to encourage the effective use of land by reusing land that has been previously developed. As outlined below, the scheme is in accordance with the NPPF.

### **Design:**

- 8.5 Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and that emphasises and enhances the positive characteristics of the local neighbourhood. Policies QD3 and HO4 require that new infill development, such as that proposed in this case, does not result in town cramming or detriment to the amenity of the surrounding area. Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design.

- 8.6 Planning permission is sought for the construction of a two-story dwellinghouse on the land rear of 57 Shirley Drive. The house would have the most visual impact on the Onslow Road street scene and would not be readily visible from Shirley Drive. The scheme follows a permission in 2003 (BH2003/03410/FP) which granted permission for the conversion 57 Shirley Drive into two dwellings and the construction of a two-storey dwelling to the rear. This permission was implemented through the conversion of 57 Shirley Drive. The house was never built but, as the scheme was commenced, the applicants have the option of constructing the house under the commenced 2003 permission. The fact that the house approved in 2003 can still be built effectively means that the principle of a house on this piece of land has been established. This is a material consideration in the determination of this application.
- 8.7 The applicants are now proposing a house which is similar in scale, bulk and design as the approved 2003 dwelling. It is again a two-storey detached dwelling with a traditional design with a part painted render / part brick appearance with a pitched roof and powder coated aluminium windows. The design of the house matches the residential character of the area and the contextual street indicates that the proposed house will have a roof height which is lower than its neighbours. This house is in approximately the same position as the 2003 approved dwelling. Its front building line would align with the northern side of 57 Shirley Drive. The house would be 'L' shaped and smaller than its neighbours. However, as stated, it is comparable to the extant permission and, whilst it would sit in a much smaller plot than surrounding plots in Onslow Road, the house would be of good size and with adequate spacing to all sides. It would be 10m from the road frontage and would not therefore have a prominent appearance within in the street scene.
- 8.8 The scheme includes a new hardstanding and a replacement front wall and new gate. The new wall is similar in size to the existing wall and is appropriate in the context of the street scene.
- 8.9 Overall, given that there is an extant permission for a new house on this plot, the principle of a dwelling has been established and the loss of garden area is accepted. The proposed dwelling is also similar in scale and bulk to the approved and its traditional design and appearance are appropriate in the context of the street scene. The scheme is therefore considered in accordance with the above policies.

**Impact on Amenity:**

- 8.10 Policy QD27 states that planning permission for any development 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.
- 8.11 As in the 2003 application, the main effects on neighbouring properties would be the effects of the proximity of the physical bulk of the structure to the properties at 17 Onslow Road to the east, the host property at 57 Shirley Drive and No. 55 Shirley Drive to the south and possible overlooking to the latter property.

- 8.12 With regard to 17 Onslow Road, the dwelling would be 8.2m from the gable to No.17 Onslow Road. This is the same distance as the approved 2003 scheme. 17 Onslow Road is a bungalow which has two windows (serving habitable rooms) in the side elevation facing the application site, and the side of a rear conservatory also faces the site. The distance of 8.2m between elevations is considered acceptable for there to be no loss of light to No.17, and a sense of enclosure would be prevented by the substantial set back of the new property from the road frontage, which would not obstruct the outlook from the forward most of the two side windows. The proposed dwelling is wider (10.1m) than the approved house (7.5m) but it is also lower in height than the approved house by 300mm. This is due to the proposed being at a lower ground level. Given the similarities between the approved house and the current scheme, the impact on 17 Onslow Road is considered acceptable.
- 8.13 To overcome any overlooking of 17 Onslow Road, the scheme only proposes one small obscure glazed first floor window and one high level obscure glazed rooflight facing east. A condition is recommended that these windows are obscure glazed and fixed shut to a height of 1.7m above the finished floor level. An additional condition is recommended removing the permitted development rights to install any additional windows, rooflights or construct extensions which may result in a detrimental impact on adjacent properties.
- 8.14 In terms of the effect on No.55 Shirley Drive, the upper floor windows of the furthest rear elevation of the new property does not include any first floor windows which would overlook this property. Additionally, the gap between No. 55 and the new dwelling would be sufficient to prevent a sense of enclosure to the garden area of No. 55.
- 8.15 Turning to the host property at 57 Shirley Drive, the scheme is again comparable to the approved scheme, in that the proposed dwelling would be sited the same distance from the rear of no.57 (8.35m). The furthest west elevation on this 'L' shaped dwelling again would not include any windows facing west and the scheme would not result in a significant impact on the amenity of this property.
- 8.16 Given the size and scale of the proposed dwelling, taking into account the similarities with extant 2003 permission for a dwelling, the scheme would not result in a significant impact on the amenity of any adjacent properties.

#### **Living Conditions for Future Occupiers**

- 8.17 Brighton & Hove Local Plan policy QD27 requires new residential development to provide suitable living conditions for future occupiers. The proposed house includes appropriate sized rooms with adequate light and outlook to habitable rooms. This is achieved through north facing windows and windows facing onto the rear courtyard area.
- 8.18 New residential buildings are expected to be built to a lifetime homes standard whereby it can be adapted to meet the needs of people with disabilities without major structural alterations. The design already incorporates a number of lifetime homes criteria including turning circles as indicated on the proposed



plans. The Council's Access advisor has commented that the scheme requires amendments in order to fully meet the Lifetime Homes standards. These amendments include ensuring then proposed house has a level access, that the weather protection canopy is at least 600mm and that the ground floor WC is fully accessible. These amendments are minor and can be secured by conditions which would ensure the new house would be fully compatible with Lifetime Homes standards.

- 8.19 Policy HO5 requires suitable external amenity space to be provided for new residential development. The proposed house has access to a suitably family sized rear garden. The gardens will be overlooked by adjacent properties to some degree but this is unavoidable and is a normal relationship between houses within such close proximity in a central city location. As in the previous approval, the scheme maintains suitably sized gardens for the two dwellings at 57 Shirley Drive.

**Sustainable Transport:**

- 8.20 Brighton & Hove Local Plan policy TR1 requires new development to address the related travel demand, and policy TR7 requires that new development does not compromise highway safety.

- 8.21 The scheme proposes two car parking spaces for the new house accessed from an existing crossover to the site. The Council's Transport Team have commented that this is acceptable and in accordance with Supplementary Planning Guidance Note 4 on Parking Standards. No objection is raised to the scheme from a highways perspective subject to a condition requiring details of cycle parking to be submitted and approved by the Local Planning Authority and a condition requiring the car parking spaces to be retained.

**Sustainability:**

- 8.22 Policy SU2 of the Brighton & Hove Local Plan requires new development to demonstrate a high level of efficiency in the use of water, energy and materials. Detail of the proposed sustainability credentials of the scheme are set out in a Sustainability Check list and Statement submitted with the application. This is in accordance with SPD08 on Sustainable Building Design.

- 8.23 The statement states that the scheme would meet Code Level 3 of the Code for Sustainable Homes (CSH). The Council's Sustainability Officer commented that this was well below the required standard of Level 5 for Greenfield sites. The applicant responded that Level 5 could not be achieved for this scheme due to the constraints of the traditional design. For example, there is insufficient roof area on the dwelling for the amount of photovoltaic panels required to meet Code Level 5. Additionally, the traditional finishes and material thickness proposed also make it difficult to meet Code Level. The applicant has stated that Code Level 4 can be achieved. This is deemed acceptable and a condition could be recommended requiring details of how Level 4 of the CSH would be met and implemented. It should also be noted that the extant permission pre-dates SPD08 and has no requirement, under planning, to comply with the Code for Sustainable Homes. This proposal would therefore offer a much more sustainable form of development.

- 8.24 Brighton & Hove Local Plan policy SU13 requires the minimisation and re-use of construction waste. Further detail of the information required to address this policy is set out in SPD03 Construction and Demolition Waste. The applicant has submitted a waste minimisation statement which is deemed acceptable and in accordance with the above policy and statement.

**Impact on Trees and Landscaping:**

- 8.25 Policy QD16 of the Brighton & Hove Local Plan states that development should protect and retain existing trees and hedges on and adjacent development sites.
- 8.26 The Council's Arboriculturist has commented that to the rear of the site in the neighbouring garden is an informal hedge which provides good screening. This should be protected during the course of the development. On Onslow Road, in front of the site is a fine specimen of an Elm tree, which is part of the City's National Elm Collection. The Arboriculturist was concerned that the scheme included a new crossover which may affect this tree. This is not the case as the scheme utilises the existing crossover. Nevertheless, it is important that the Elm tree, along with other trees to be retained on site and the rear hedge, are protected during the course of the construction works. A condition is therefore recommended requiring the submission of an Arboricultural Method Statement outlining protection methods for the trees and hedges that are affected by the proposed works.
- 8.27 The scheme indicates landscaping for the new house which includes new trees along the southern boundary. No details are given of the plants and trees. Therefore a condition is recommended requiring these details to be submitted for approval prior to commencement of works.

**9 CONCLUSION**

- 9.1 Given the extant permission for a new dwelling granted in 2003, the principle of a new house on this plot has been accepted. The proposed house is similar in design and scale to the approved scheme and the development makes efficient and effective use of land within the built up area and enhances the character and appearance of the site and wider area. The development would not have a significant impact on amenity through loss of light or privacy, or increased overshadowing, noise or disturbance for occupiers of adjoining properties; and would not create a harmful demand for travel or impact on adjacent trees.

**10 EQUALITIES**

- 10.1 The new dwelling is required to comply with Part M of the Building regulations and the Council's Lifetime Homes policy.

**11 PLANNING OBLIGATION / 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.

PLANS LIST – 29 AUGUST 2012

**Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

- 2) 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 dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

**Reason:** To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

- 2) The east facing first floor window and rooflight hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

**Reason:** To safeguard the amenity of the occupiers of nearby adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

- 3) The hard surface 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 property.

**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.

- 4) The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles 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) 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
Block Plan and Site Location Plans	TA618/01		25 <sup>th</sup> May 2012
Existing site survey	TA618/02		25 <sup>th</sup> May 2012
Proposed Site Plan	TA618/10	B	12 <sup>th</sup> June 2012
Proposed Floor Plans	TA618/11	A	12 <sup>th</sup> June 2012
Contextual Street Elevation	TA618/12		25 <sup>th</sup> May 2012
Proposed Elevations	TA618/13		25 <sup>th</sup> May 2012
Proposed Elevations	TA618/14		25 <sup>th</sup> May 2012

11.2 Pre-Commencement Conditions:

- 6) 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

## PLANS LIST – 29 AUGUST 2012

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.

- 7) No development shall take place until details have been submitted and approved by the Local Planning Authority which indicates that the dwelling shall be fully constructed to Lifetime Homes standards 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.

- 8) No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

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

- 9) 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.

- 10) 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.

- 11) 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, indications of all existing trees and

## PLANS LIST – 29 AUGUST 2012

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.

- 12) 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.

- 13) No development shall commence until an Arboricultural Method Statement regarding the protection of the adjacent trees has been submitted to and approved by the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots. The works shall be implemented in accordance with the approved statement.

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

### 11.3 Pre-Occupation Conditions:

- 14) Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not 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 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

## PLANS LIST – 29 AUGUST 2012

- (ii) for the following reasons:-  
The proposed house is similar in design and scale to the approved scheme and the development makes efficient and effective use of land within the built up area and enhances the character and appearance of the site and wider area. The development would not have a significant impact on amenity through loss of light or privacy, or increased overshadowing, noise or disturbance for occupiers of adjoining properties; and would not create a harmful demand for travel or impact on adjacent trees.
2. 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](http://www.communities.gov.uk)).
  3. The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)), on the Department for Communities and Local Government website ([www.communities.gov.uk](http://www.communities.gov.uk)) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website ([www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.