

ITEM M

**Land at Rear of 107,109 & 111 Cowley Drive,
Brighton**

**BH2013/02492
Full planning**

11 DECEMBER 2013

BH2013/02492 Land rear of 107, 109 & 111 Cowley Drive, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

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<u>No:</u>	BH2013/02492	<u>Ward:</u>	WOODINGDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Land at Rear of 107 109 & 111 Cowley Drive Brighton		
<u>Proposal:</u>	Erection of two storey, 2no. bedroom detached chalet bungalow with access from Pinfold Close.		
<u>Officer:</u>	Chris Swain Tel 292178	<u>Valid Date:</u>	01 August 2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	26 September 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Felce and Guy Partnership LLP, 73 Holland Road , Hove BN3 1LB		
<u>Applicant:</u>	Mrs Christine Cross, 43 Ridgway, Brighton BN2 6PD		

1 RECOMMENDATION

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

2 SITE LOCATION & DESCRIPTION

- 2.1 The site is formed from parts of the combined rear garden areas of 107, 109 and 111 Cowley Drive; 111 Cowley Drive is a recently constructed property on the end of the terrace adjoining no.109. The site slopes up from the north and east and fronts onto Pinfold Close with an existing vehicular access. The site has been fenced off and is currently overgrown.
- 2.2 In the wider context of the area the properties along Cowley Drive are characterised predominantly by two storey terraced properties constructed in red/brown brick some of which are painted. Pinfold Close however consists predominantly of detached and semi detached bungalows constructed in brick with part painted rendered elevations. The properties are set back from the pavements edge, with off street parking the front boundaries are largely open with low walling and soft vegetation. The properties on the north side of Pinfold Close are set somewhat higher than those on the south, indicating the sloping nature of the area.

3 RELEVANT HISTORY

Land to the rear of 107, 109 & 111 Cowley Drive

BH2011/02676 - Erection of two bedroom detached residential dwelling with access from Pinfold Close. Refused on 8 November 2011. Appeal dismissed on 13 July 2012.

BH2010/03284 - Erection of two storey 2no bedroom residential dwelling with revised access from Pinfold Close. Refused 20 December 2010.

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BH2008/00147 - Proposed pair of semi-detached dwellings with associated parking/cycle storage and access from Pinfold Close. Refused on 11 March 2013. Appeal dismissed on 1 December 2008.

Land adjacent to 109 Cowley Drive

BH2006/01911- Erection of a two bedroom house. Refused on 4 August 2006. Appeal allowed 1 June 2007.

4 THE APPLICATION

- 4.1 Planning permission is sought for the erection of a two storey, 2 bedroom detached chalet bungalow with access from Pinfold Close.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours: Eight (8)** letters of representation have been received from the occupiers of **107, 109 and 111 Cowley Drive, 11, 13 and 16 Pinfold Close** and **1 and 3 Broad Green** objecting to the application for the following reasons:

- Design and plot coverage out of character with the local area,
- Loss of privacy / overlooking to adjoining properties,
- Increased parking pressures,
- Additional noise and disturbance,
- Light pollution,
- Overshadowing
- Loss of established hedgerow,
- Disruption to established slow worm population,
- Front dormers out of character,
- Overdevelopment of the site,
- Detrimental impact upon the biodiversity of the site,
- Loss of view.

Internal:

- 5.2 **Ecology: No objection.**

With reference to the submitted Reptile Survey Report the level of ecological surveys is sufficient to inform appropriate mitigation, compensation and enhancement. The site supports a low population of slow worms. Slow worms, grass snakes, common lizards and adders are protected against intentional killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981, as amended. Due to the low population and the availability of suitable habitat in adjacent gardens, and the proposal to retain, protect and enhance an area of suitable habitat within the development site, the recommendation to retain the population on site is acceptable. To avoid harm to reptiles, the mitigation measures recommended in paragraphs 4.9 to 4.28 should be carried out. In summary, mitigation should include:

- a. habitat manipulation of the works area to exclude reptiles;
- b. a destructive search of debris piles within the works area;

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- c. retention and protection of an area of approximately 10m² of grassland in the north-eastern section of the site using exclusion fencing;
 - d. creation of a log pile within the retained area;
 - e. establishment and management of wildflower grassland in the retained habitat.
- 5.3 The above works should be carried out under the watching brief of a suitably qualified and experienced ecologist during the reptiles' active period (taken as being March to October, but weather dependent). The ecologist should also provide a toolbox talk prior to the commencement of works to alert contractors to the presence of protected species, and the measures required for their protection.
- 5.4 The report notes that there is a brick pile in the north-eastern section of the site, presumably within the area to be retained, which may be used by the reptiles for hibernation. It is unclear from the report what is proposed for this, but if it is within the area to be protected, it should be retained in situ and left undisturbed. If outside the retained area, it should be taken apart by hand, under ecological supervision, during the reptiles' active period, and recreated within the retained area.
- 5.5 The UK Native Seed Hub based at Wakehurst Place should be contacted for advice on a suitable native wildflower mix of local provenance.
- 5.6 Post construction, the grassland should be managed as stated in the reptile report. Arisings should be raked up and removed, although if composted on site, this will provide an additional enhancement for reptiles.
- 5.7 Provided the recommended mitigation measures are carried out, the proposed development should not have a detrimental effect on protected species, and can be supported from an ecological perspective.
- 5.8 **Environmental Health:** No Comment
- 5.9 **Access Officer:** Comment
Approach to all entrances should be level or gently sloping. That includes the rear doors. There should be a canopy over the main entrance. One of the main bedrooms should have access to an easy access bathroom on the same level. It needs to be able to accommodate a 1.5m diameter turning circle and the shower room shown is too small.
- 5.10 **Sustainable Transport:** Support.
Recommended approval as the Highway Authority has no objections to this application.
- 5.11 **Trip Generation & S106**
The proposals are for the erection of a detached chalet bungalow house. The proposals may increase trips slightly above existing levels as 1 more residential units are proposed than existing levels. However, the forecast level of trip generation is not considered to warrant a refusal of planning permission. In light of this and that the development is below the Temporary Recession Measures the Highway Authority would not look for a S106 contribution in this instance.

5.12 Car Parking

The applicant is proposing one off street car parking space in front of the property. Therefore the proposed level of car parking is in line with the maximum car parking standards quoted within SPG04 and is deemed acceptable.

5.13 Cycle parking: Parking Standards SPG4 requires a minimum of 1 cycle parking space per unit for a house. The applicant has indicated that they intend to provide cycle parking in the rear garden. As there is a means of access to the rear of the property this is deemed acceptable in this instance.

5.14 In order to be in line with Policy TR14 of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient, well lit, well signed and wherever practical, sheltered. The Highway Authority's preference is for the use of Sheffield type stands spaced in line with the guidance contained within the Manual for Streets section 8.2.22.

5.15 The Highway Authority deems that there is enough space on site to provide policy compliant cycle parking spaces and therefore recommends that this aspect is conditioned.

5.16 Vehicular Access: The applicant is intending to retain the existing vehicular crossover. In principle this is acceptable, however in order to achieve a suitable visibility splay the Highway Authority would look for the applicant to reduce the existing hedge. The Highway Authority would recommend that the standard condition and informative are included on any permission granted.

5.17 **Arboriculture** - No objection. There is hedging to the west of the site (boundary with 113 Cowley Drive) that provides good screening between 113 Cowley and the development site. This hedging should be protected to BS 5837 (2005) Trees in Relation to Construction as far as is practicable during the course of the development.

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
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD5	Design - Street frontages
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
HO13	Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4	Parking Standards
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Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design
SPD11	Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the subdivision of the plots, the suitability of the site to accommodate the proposed dwelling having regard to the amenity requirements for the dwelling, the affect upon the character of the area, neighbouring residential amenity, transport issues and sustainability.

8.2 Principle of development:

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.

8.3 Three previous applications for residential development on the site have been refused. The most recent of these was for a detached property with a comparable scale and plot coverage as the proposed dwelling. Whilst this proposal was dismissed at appeal on the grounds that the design would be out of character with the existing built form within the locality the Inspector opined that the general scale, siting and plot coverage of the dwelling was acceptable, as was its impact upon the amenity of neighbouring properties.

8.4 This is a significant material consideration in the determination of any future planning application on the subject site, and it is considered that the principle of a single residential dwelling at the site is considered acceptable.

Design:

8.5 Local Plan policies QD1, QD2, QD3 and QD5 set out the design criteria for applications of this nature. These policies require proposals to make an efficient and effective use of the site, contributing positively to the visual quality of the environment, addressing key principles for the neighbourhood in terms of height, scale, bulk and design whilst providing an interesting and attractive street frontage. The onus is upon the applicant to demonstrate that new development can be integrated successfully into its context.

8.6 The site has been the subject of three previous applications for residential development. The most recent of these, application BH2011/02676, for a proposed single dwelling was refused primarily on design grounds with the dwelling considered out of character with the spacing characteristics of the area, and the inappropriate design resulting in an incongruent, overly dominant form of development within the street scene.

8.7 The Inspector dismissed the appeal on the grounds that the incongruous, extended roof design would sit uncomfortably with the adjacent bungalows, striking a jarring and discordant note and as such would harm the appearance and character of the Pinfold Close street scene. Notwithstanding this, the Inspector stated that the appeal site offered a valuable opportunity to visually complete the built form at Pinfold Close and stated;

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- 8.8 *In terms of the plot size, I am satisfied that sufficient space would remain around the building so as not to result in a cramped or confined appearance. The property would have gardens to the front and rear, and would not appear to be an uncharacteristically dense form of development.*
- 8.9 The proposed dwelling, at 10.2m in width and 7.2 in depth would be comparable in scale to the previously refused scheme as would the siting within the plot, with a minimum distance of 1m from the side elevations of the property to the boundaries of the site. The dwelling takes the simple form of a pitched roof chalet bungalow, bringing the overall height of the building down by 0.7m (in comparison to the previously refused scheme), resulting in a design that is similar in overall appearance to the existing built form within Pinfold Close. The resultant dwelling would have an acceptable relationship with the surrounding area and as such would not result in a detrimental impact upon the appearance and character of the street scene. The proposed dormers are appropriate in regards to scale, form and siting, are aligned with the windows below and as such appear as a coherent element of the overall design. The proposed materials are considered to be appropriate within the context of the surrounding area. Whilst the proposed solar panels result in a rather awkward, cluttered appearance they are sited to the rear and would not result in any significant harm to the visual amenity of the wider surrounding area.
- 8.10 The general scale, siting and plot coverage of the proposal is comparable to the previously refused scheme. The Inspector was satisfied that the previous proposal was appropriate in this regard and as such it is not considered that the scale, siting and plot coverage of the current proposal are acceptable and would not detract significantly from the character of the area.
- 8.11 Overall the proposed design and siting of the proposal is not considered to result in any significant harm to the appearance and character of the site or the wider surrounding area.

Impact on Amenity:

- 8.12 Policy HO13 requires residential units to be lifetime homes compliant. Whilst it is noted that the proposal should provide a canopy/porch to the front elevation it is considered that due to the low height of the eaves any canopy would likely intersect the roof form, resulting in a cluttered and awkward appearance to the front elevation. As such the omission of a canopy is considered to be acceptable in this instance. It is noted that the first floor bedroom should be increased in scale to accommodate a wheelchair user. A condition will be added specifying that the constructed development fully accords with the Lifetimes Homes Standards in this regard.
- 8.13 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. Policy HO5 requires all new residential units to have private useable amenity space appropriate to the scale and character of the development.

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- 8.14 The rear separation distances are somewhat shortened in comparison to the existing distance currently enjoyed. However, a separation distance of 18m would be retained, which has previously been accepted and the Inspector considered would be sufficient to prevent any harmful mutual loss of privacy. The proposal will result in overshadowing to part of the rear garden area of number 1 Broad Green. However the level of overshadowing would not be to a degree which would result in a level of harm that would justify refusal of the application. The scheme is therefore considered to have an acceptable impact on neighbouring amenity in this respect.
- 8.15 Policies SU2 and TR14 require all new developments to make provision for adequate refuse/recycling and secure, covered cycle storage facilities. The plans submitted show that space is provided on site to adequately accommodate cycle parking for the unit however no indication has been made for refuse. There appears to be sufficient space in site for refuse/recycling storage. Details of refuse/recycling storage and cycle storage will be secured by condition.

Sustainable Transport:

- 8.16 Policy TR1 confirms that development proposals should provide for the demand for travel they create and maximise the use of public transport, walking and cycling. Policy TR14 confirms that all proposals for new development and change of use should provide facilities for cyclists in accordance with the parking guidance.
- 8.17 The applicant is proposing one off street car parking space in front of the property. The proposed level of car parking is in line with the maximum car parking standards quoted within SPG04 and is deemed acceptable.
- 8.18 The proposed siting of the cycle storage is considered to be acceptable. Specific details will be secured by conditioned.

Sustainability:

- 8.19 Policy SU2 and SPD08 seeks to ensure that development proposals are efficient in the use of energy, water and materials. Proposals are required to demonstrate that issues such as the use of materials and methods to minimise overall energy use have been incorporated into siting, layout and design.
- 8.20 The proposal is for new build development on garden land as such the scheme should therefore achieve Level 5 of the Code for Sustainable Homes as recommended by SPD08. The submission of a Sustainability Checklist is also required. The applicant has submitted an email dated 25 November 2013 that states the applicant will target Code Level 5 and as such this code level will be conditioned.

Ecology:

- 8.21 The submitted Reptile Survey Report has identified there are a number of slowworms on the site. The report outlines mitigation measures, highlighting that an area to the north-east corner of the site will be set aside to provide a natural environment for the slow worms. The county ecologist is satisfied that compliance with the mitigation measures outlined within the report would

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safeguard the existing slow worm population and as such the proposal is considered to be acceptable in this regard.

9 CONCLUSION

- 9.1 The principle of the development is considered to be acceptable. The development will not detract significantly from the appearance or character of the site of the wider surrounding area. The development would create additional residential accommodation without detriment to neighbouring amenity or highway issues.

10 EQUALITIES

- 10.1 None

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
Site location plan			1 August 2013
Proposed location plan, block plan and elevations	2410.1/30		23 July 2013

- 3) No extension, enlargement, alteration or provision within the curtilage of dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority. **Reason:** The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 4) 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

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development and to comply with policy SU4 of the Brighton & Hove Local Plan.

- 5) The first floor window in the south elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such. **Reason:** To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

- 6) Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 5 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable. **Reason:** To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 7) 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.
- 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) The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times. **Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.
- 10) No development shall take place until;
 - a) a scheme to translocate all protected reptiles as identified with the submitted Reptile Survey Report received on 16 October 2013 has

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been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify an area within the site, which will be clearly marked out on a site plan and detail longer term maintenance measures and all the necessary works that have been identified with the approved scheme have been completed. The identified site shall be maintained as set out within the scheme thereafter.

Reason: To ensure that the development complies with policies QD17 and QD18 of the Brighton & Hove Local Plan.

- 11) No development shall commence until full details of the existing and proposed land levels of the proposed development in relation to Ordinance Datum and to surrounding properties have been submitted to and agreed in writing by the Local Planning Authority. The details shall include finished floor levels. The development shall be constructed in accordance with the agreed details. **Reason:** To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
- 12) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

11.3 Pre-Occupation Conditions:

- 11) 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 5 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.
- 12) Notwithstanding the submitted drawing 2410.1/30 the new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter. **Reason:** To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.
- 13) The extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted. **Reason:** In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.
- 14) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons

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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.

11.4 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
The principle of the development is considered to be in accordance with the local development plan. The development will not detract significantly from the appearance or character of the site of the wider surrounding area. The development will create additional residential accommodation without detriment to neighbouring amenity or highway issues.