

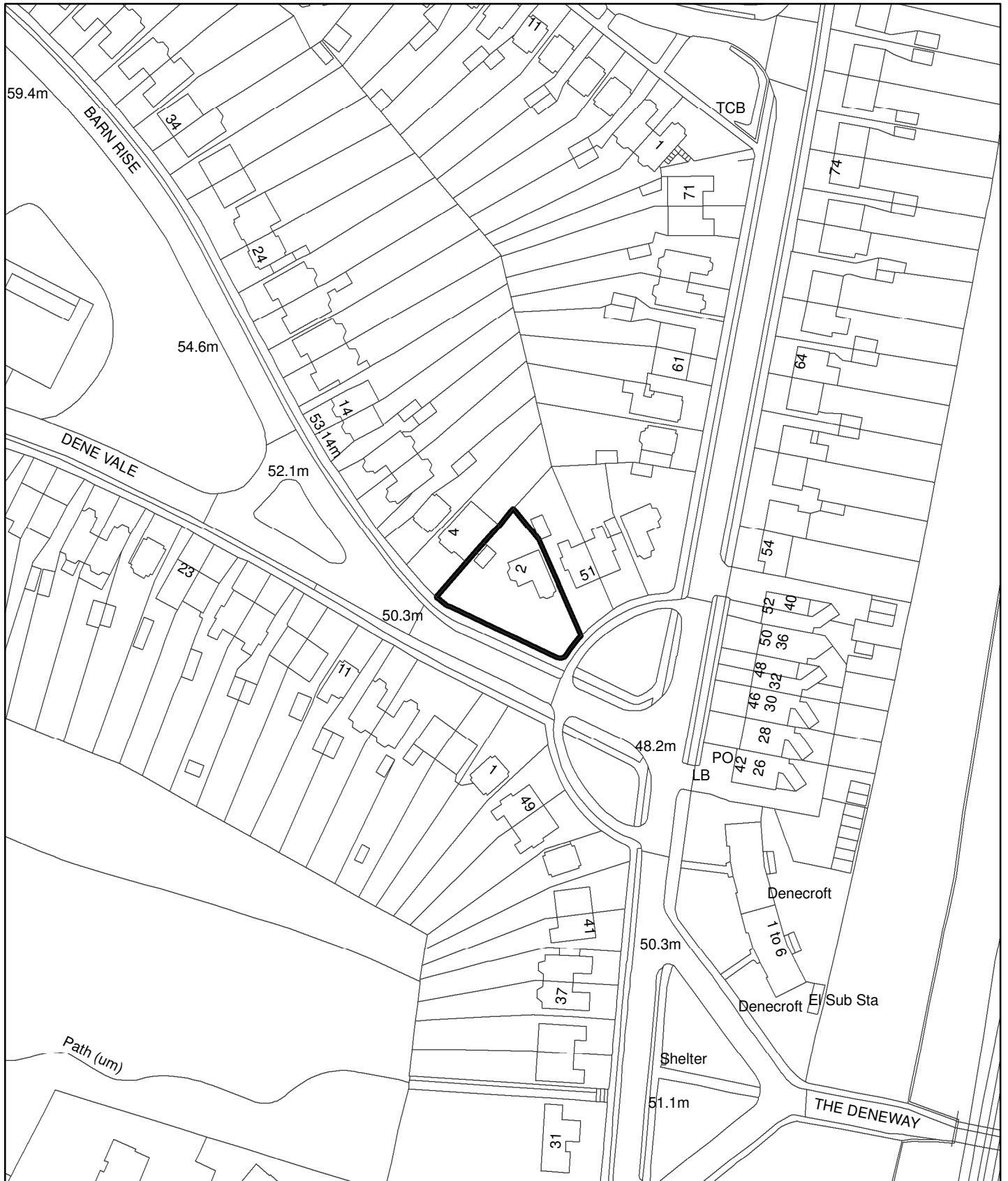
ITEM B

2 Barn Rise, Brighton

BH2013/03524
Full planning

19 FEBRUARY 2014

BH2013/03524 2 Barn Rise, Brighton.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2013/03524	<u>Ward:</u>	WITHDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	2 Barn Rise Brighton		
<u>Proposal:</u>	Demolition of existing bungalow and erection of two storey five bedroom dwelling with garage incorporating installation of solar panels, revised access and driveway, boundary wall and associated works.		
<u>Officer:</u>	Christopher Wright Tel 292097	<u>Valid Date:</u>	17 October 2013
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	12 December 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Model Projects, 312 The Bon Marche Centre , 241-251 Ferndale Road, London SW9 8BJ		
<u>Applicant:</u>	Sunil Mehra, 2 Barn Rise, Brighton BN1 5EE		

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 application site is occupied by a detached 2-bedroom bungalow at the bottom end of Barn Rise and positioned around a semi-circular service road at the junction with Eldred Avenue. The property has a traditional style and form, with pitched and hipped roof and front bay window projection. The property has brick plinths with white painted walls and exposed timbers over, in the mock-Tudor style. The roof is finished with clay tiles.
- 2.2 The property is one of a row of four which line up with one another and front the semi-circular junction with Eldred Avenue. The application site is a bungalow next to a pair of semi-detached chalet style houses with a tall pitched roof with another bungalow on the other side.
- 2.3 The area is predominantly residential and the site is near to a local shopping parade in Eldred Avenue. Building forms are commonly detached and semi-detached properties in a planned layout including two storey and single storey properties. On street parking is not controlled by parking permits.
- 2.4 The property is not Listed and it is not located in a Conservation Area.

3 RELEVANT HISTORY

BH2012/03827 – Demolition of bungalow and erection of 2no storey five bedroom dwelling with garage incorporating installation of solar panels, revised access and driveway, boundary wall and associated works. Refused 5 February 2013. The reasons for refusal were as follows:

- 1. The proposed dwellinghouse would, by reason of the scale, bulk, siting and form, have an irregular and discordant appearance in a readily visible location, that would be incongruous with the site context and consequently detrimental to visual amenity and the wider street scene. For these reasons the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.*
- 2. The proposed boundary wall would, by reason of the height and siting, appear unduly dominant and intrusive in the street scene and out of keeping with front boundary treatments which generally characterise the local area, to the detriment of visual amenity and the character of the area. As such the proposal is contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan 2005.*
- 3. The proposed dwellinghouse would, by reason of the height, siting and position of first floor level windows, have an overbearing impact and give rise to overlooking leading to a loss of privacy for adjoining occupiers, to the detriment of neighbour amenity. As such the proposal is contrary to policy QD27 of the Brighton & Hove Local Plan 2005.*

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing bungalow and the construction of a two storey detached dwellinghouse with 5 bedrooms and a garage, incorporating solar panels, revised access and driveway and a front boundary wall.
- 4.2 The proposed dwelling would be of a traditional form with pitched and hipped roof and would feature two projecting gables, one fronting Barn Rise and the other across the grass crescent off Eldred Avenue. The dwelling would be 8.6m in height to the ridge and the eaves height would be 5.2m. At ground floor level the property would comprise living/dining space, kitchen, utility room, entrance lobby and bedroom 5; and a first floor level 4 bedrooms, en-suite and family bathroom. The front boundary is proposed to be planted with a hedge border and 1.8m timber fences are proposed along the side boundaries between 4 Barn Rise and 51 Eldred Avenue.
- 4.3 The garage would have a pitched roof and would be sited in the back corner of the site adjacent to 4 Barn Rise.
- 4.4 External finishes are proposed to be rendered walls over a brick plinth with brown/red tiles roof and white framed windows.
- 4.5 The revisions in comparison with previously refused application **BH2012/03827** are as follows:-
 - Reduction in footprint from 9.5m x 13m to 9.5m x 11.5m.
 - Reduction in height from 9m to 8.6m.
 - Deletion of 1.8m high front boundary wall and replacement with hedge.

- Orientation to follow the building line in Eldred Avenue.
- Revised position within the site to allow for a larger back garden area.
- Amended form including removal of gable end and replacement with hipped roof, and alterations to design removing two overlapping gable projections.

5 PUBLICITY & CONSULTATIONS

External

5.1 **Neighbours: Eleven (11)** letters of representation have been received from **50, 51, 53 (x3), 55, 57 Eldred Avenue; 11, 13, 23 Dene Vale; and 16 Barn Rise, objecting** to the application for the following reasons:

- Loss of light and overshadowing
- Loss of privacy
- Uncomfortable sense of enclosure
- Out of character and inappropriate in design
- Destroy symmetrical frontages of 4 houses
- Imbalance existing grouping of dwellings
- Unsympathetic to existing street pattern
- Inappropriate size and appearance
- Over-dominant on prominent corner
- Compromise and disrupt established street scene
- Considerable difference to rural aspect and village feel of area
- Design ignores changes in level and height of other houses
- Not clear whether proposed ground floor level will be the same as existing
- Patio is shown higher than garden level
- Proposed house has a high front boundary wall
- Removal of large evergreen trees on front boundary
- Inadequate garden space for property of the size proposed
- Does not overcome previous refusal

Internal:

5.2 **Accessibility Officer: No objection.**

The application meets Lifetime Home standards.

5.3 **Arboricultural Section: No objection.**

Should the application be approved three Cupressus macrocarpa will be lost. The trees are unworthy of a Tree Preservation Order and there is no objection to their loss. No objection is raised to the proposal removal of some of the hedging around the property.

5.4 The three trees that are to be removed from the site are highly visible to the public and for this reason it is requested that at least three trees are planted as replacements and that these are referred to in a landscaping condition.

5.5 **Sustainable Transport: No objection.**

The proposals are not considered to increase trips to and from the development as the proposal will not increase the number of residential units.

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- 5.6 SPGBH4 states that the maximum car parking standard for a house outside of a CPZ is 1 space per dwelling plus 1 car space per 2 dwellings for visitors. The applicant is proposing to enlarge the hard standing area to the front of the property. This could be deemed to provide parking above the maximum parking standards. However, the applicant states they intend to provide 2 disabled car parking spaces. The Highway Authority does not consider this to cause a detrimental impact or warrant a reason for refusal.
- 5.7 SPGBH4 states that a minimum of 1 cycle parking space is required for every dwelling plus 1 space per 3 dwellings for visitors. For this development of 1 house the minimum requirement is 1 cycle parking space in total.
- 5.8 In order to be in line with policy TR14 of the Local Plan cycle parking must be secure, convenient, well lit, well signed and wherever practical, sheltered. The applicant is intending to retain a garage to the rear of the property. This is therefore considered adequate to provide cycle parking should it be needed. The Highway Authority would recommend that this provision is secured via condition.
- 5.9 The applicant is proposing an additional vehicular crossover from Dene Vale. The Highway Authority has no objections in principle to this and notes that it will ensure vehicles enter and leave the site in a forward gear. An informative should be included on any permission granted informing the applicant that they must apply for the dropped vehicular crossover.

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) March 2012

Brighton & Hove Local Plan 2005:

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
QD16 Trees and hedgerows
QD27 Protection of Amenity
HO3 Dwelling type and size
HO4 Dwelling densities
HO5 Private amenity space
HO13 Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4: Parking standards

Supplementary Planning Documents:

SPD08: Sustainable Building Design

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 development; the design and visual impact; impact on neighbour amenity; sustainability; and transport.
- 8.2 The application is a revised submission and should address the reasons for refusal of the previous application ref. **BH2012/03827**.

Principle of the development:

- 8.3 The site has an established residential use and the proposal would not involve a net increase in the number of residential dwelling units on the site. An existing 2-bedroom bungalow would be demolished and replaced with a two storey, 5-bedroom house. The new dwelling would provide for a larger housing unit and the proposed density is in keeping with that which characterises the local area. As a single dwelling proposal there is no scope to provide a mix of unit types and tenures.
- 8.4 Subject to other policy considerations, including quality of the design and impact on amenity, the proposal is considered acceptable in principle.

Design and visual impact:

- 8.5 There are four properties with a group value and a symmetrical layout fronting a grass area at the junction between Barn Rise and Eldred Avenue. The revised orientation of the new dwelling would line up with the building line in Eldred Avenue and the development would face out across the semi-circular green at the junction with Eldred Avenue. It is noted that there is symmetry to the existing layout and grouping of the four existing properties which include the application site although this has partly been eroded by extensions and alterations to the roofscape. The grouping is in a prominent position and can be seen readily across the grass area at the junction with Eldred Avenue. However, neighbouring houses in Barn Rise are two storeys in height and scale and generally the locality is characterised by two storey dwellings. In this regard the proposal would not be incongruous or discordant and in visual terms the impact on the balanced appearance of the group of 4 dwellings would not be significantly harmful to the street scene.
- 8.6 The height and scale of the proposed dwelling has been reduced since the previous application and the property would be satisfactorily accommodated within the plot without appearing cramped or out of keeping with the pattern of established development in the locality. The property follows established building lines in Barn Rise and Eldred Avenue and the traditional form of the property with pitched and hipped roofs and gabled projections is considered appropriate.
- 8.7 Neighbour comments in respect of a front boundary wall have been noted. However the boundary wall was shown on the previously refused application. The current application does not propose to build a solid wall across the front boundary of the site but a line of hedges instead.
- 8.8 The proposal would involve the loss of 3 trees to the site frontage. The Council Arboriculturalist has identified these trees as not be worthy of a Preservation Order due to condition and Ivy manifestation. The loss of those trees could be compensated for by planting new trees as part of a wider landscaping scheme for the development.
- 8.9 A landscaping scheme has not been submitted, but a condition could be imposed in the event approval was granted.

Impact on neighbour amenity:

- 8.10 The proposed dwelling would be set in 1m from the boundary of the site with 51 Eldred Avenue and the total separation between the two properties would be just over 4m due to the driveway alongside the neighbouring dwelling. Two small kitchen windows are proposed at ground floor level on the flank elevation and there would be no windows or other openings at first floor level. As such the neighbouring dwelling would not be overlooked. Rear windows at first floor level would include two bedrooms and the family bathroom. These would have an outlook across the back garden to the new property and would not overlook 4 Barn Rise.
- 8.11 The space between the flank walls of the proposed building and neighbouring dwellings would be consistent with the gaps between existing houses. It is not considered that the proposal would have an overbearing impact or result in an acceptable level of light loss to neighbouring properties. Accordingly the proposal is considered to be compliant with policy QD27 of the Local Plan.
- 8.12 The new dwelling would benefit from front, rear and side gardens areas and would meet the requirements of policy HO5 in respect of private, useable amenity space appropriate to the scale and character of the dwelling.

Sustainability:

- 8.13 In accordance with policy SU2 of the Local Plan and SPD08: Sustainable Building Design, the applicant has submitted a Sustainability Checklist.
- 8.14 The site constitutes previously developed land and the applicant proposes to meet Level 3 of the Code for Sustainable Homes. At the present time this is understood to be equal to the minimum level of sustainability, energy efficiency and conservation, required to be met under the Building Regulations.
- 8.15 Proposals for new building residential units should be constructed to be accessible and meet Lifetime Home standards in accordance with policy HO13 of the Local Plan. The Accessibility Officer raises no objection and states the proposal meets Lifetime Home standards.

Sustainable transport:

- 8.16 In accordance with policies TR1 and TR19 of the Local Plan, and the standards set out in SPGBH4: Parking Standards, proposals for new development should provide for the transport demand generated in accordance with the maximum car parking standards and minimum cycle parking standards.
- 8.17 The proposed single garage, driveway and hardstanding area in front of the proposed dwelling would provide off-street parking for more than 2 vehicles and the amount of off-street parking provided would exceed the maximum levels set out in SPGBH4, that being 1 car parking space per dwelling and 1 space per two dwellings for visitors. The existing bungalow has off-street parking for 2 vehicles.
- 8.18 However, the proposal seeks provision of 2 disabled parking spaces in addition to the rear garage, situated on hardstanding in front of the dwelling. This is considered acceptable in principle. With an appropriate landscaping condition, the hard surfacing of the area in front of the new house should not have a

significant adverse impact on visual amenity. Sustainable Transport has not raised an objection based on over-provision of off-street parking spaces. In this location, in a suburban area characterised by family dwellings, the amount of off-street parking proposed is not considered out of character.

- 8.19 The applicant has not shown any details of proposed cycle storage facilities. In order to comply with policy TR14 of the Local Plan, cycle parking facilities should be convenient to use, near entrances, secure, and where practicable sheltered. There is sufficient space around the proposed dwelling to accommodate cycle parking and details could be required by imposing a condition in the event approval is granted. Sustainable Transport has identified the proposed garage could be used to store cycles and this would be acceptable.

9 CONCLUSION

- 9.1 The proposed dwelling is considered to be of an appropriate design, form and scale in relation to the characteristics of existing development in the locality and would, due to the position within the plot, follow established building lines and retain a sufficient level of space and separation so as not to have a cramped appearance. The proposal would not detract from visual amenity or have a harmful impact on the character of the area, which is characterised predominantly by two storey dwellinghouses.
- 9.2 The proposal would not have a significant adverse impact on neighbour amenity and no significant issues have been identified with respect to car and cycle parking, subject to conditions. The proposal would achieve Level 3 of the Code for Sustainable Homes and this is considered acceptable.

10 EQUALITIES

- 10.1 The proposed dwelling would meet Lifetime Home standards.

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.
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 and Location Plan	A.PR.0.1		15 Oct 2013
Site Plan	A.PR.0.2		15 Oct 2013
Ground Floor Plan	A.PR.2.1		15 Oct 2013
First Floor Plan	A.PR.2.2		15 Oct 2013

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Loft Floor Plan	A.PR.2.3		15 Oct 2013
Roof Plan	A.PR.2.4		15 Oct 2013
Front Elevation	A.PR.3.1		15 Oct 2013
Side (Left) Elevation	A.PR.3.2		15 Oct 2013
Rear Elevation	A.PR.3.3		15 Oct 2013
Side (Right) Elevation	A.PR.3.4		15 Oct 2013
Section - 1	A.PR.4.1		15 Oct 2013
Location Plan	A.EX.1.1		15 Oct 2013
Ground Floor Plan	A.EX.2.1		15 Oct 2013
Roof Plan	A.EX.2.4		15 Oct 2013
Front Elevation	A.EX.3.1		15 Oct 2013
Side (Left) Elevation	A.EX.3.2		15 Oct 2013
Rear Elevation	A.EX.3.3		15 Oct 2013
Side (Right) Elevation	A.EX.3.4		15 Oct 2013

- 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 windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed in the northeast facing flank elevation of the dwellinghouse hereby approved without planning permission obtained from the Local Planning Authority.
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.
- 4) No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) 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.
- 5) The hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the 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.
- 6) The new dwelling hereby permitted shall be constructed to Lifetime Home standards prior to their first occupation and shall be retained as such thereafter.

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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.

- 7) 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.

11.2 Pre-commencement conditions:

- 8) 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.

- 9) No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details. **Reason:** To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton & Hove Local Plan.

- 10) 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) 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 3 as a minimum for the residential unit has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

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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) 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.

11.3 Pre-occupation conditions:

- 13) 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 3 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.

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 proposed dwelling is considered to be of an appropriate design, form and scale in relation to the characteristics of existing development in the locality and would, due to the position within the plot, follow established building lines and retain a sufficient level of space and separation. The proposal would not detract from visual amenity or have a harmful impact on the character of the area, which is characterised predominantly by two storey dwellinghouses.

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The proposal would not have a significant adverse impact on neighbour amenity and no significant issues have been identified with respect to car and cycle parking, subject to conditions. The proposal would achieve Level 3 of the Code for Sustainable Homes and this is considered acceptable.

3. 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).
4. The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
5. The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (www.communities.gov.uk) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.