

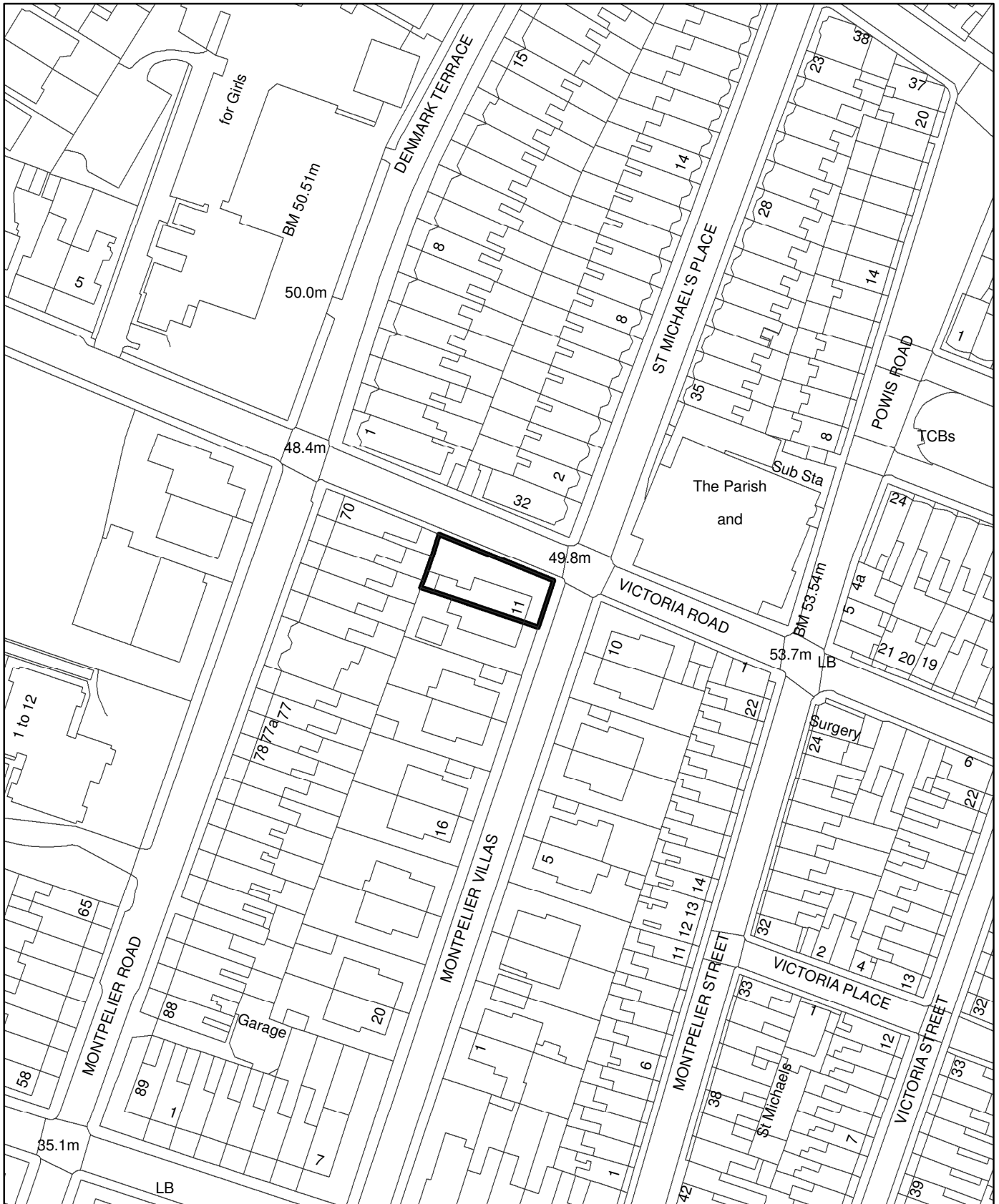
ITEM E

11 Montpelier Villas, Brighton

BH2013/03247
Full planning

19 FEBRUARY 2014

BH2013/03247 11 Montpelier Villas, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

<u>No:</u>	BH2013/03247	<u>Ward:</u>	REGENCY
<u>App Type:</u>	Full Planning		
<u>Address:</u>	11 Montpelier Villas Brighton		
<u>Proposal:</u>	Demolition of annex adjoining existing maisonette and basement flat and reconstruction of annex to form a third residential unit on the site, along with associated works.		
<u>Officer:</u>	Christopher Wright Tel 292097	<u>Valid Date:</u>	30 September 2013
<u>Con Area:</u>	Montpelier & Clifton Hill	<u>Expiry Date:</u>	25 November 2013
<u>Listed Building Grade:</u>	Grade II Listed		
<u>Agent:</u>	John Whiting Architect, 14 Bates Road, Brighton BN1 6PG		
<u>Applicant:</u>	Mr Ray Bullock, 11 Montpelier Villas, Brighton BN1 3DG		

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 be **MINDED TO GRANT** planning permission following expiry of the neighbour notification period and subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is occupied by a two storey plus basement semi-detached Victorian villa situated on the west side of Montpelier Villas and on a corner plot with frontage onto Victoria Road also. The property is of the typical Italianate villas style which characterises the locality. The existing property is divided into a self contained basement flat and upper maisonette. The maisonette has access to the annex presently.
- 2.2 A two storey residential annex, used in connection with the maisonette, has been constructed to the rear of the property and has a front entrance, driveway and garage, accessed off Victoria Road. It is not clear from the planning history when this wing was added to the property.
- 2.3 The building is Grade II Listed and situated in the Montpelier and Clifton Hill Conservation Area.

3 RELEVANT HISTORY

BH2013/00533 – Listed Building Consent. Subdivision of existing dwelling including demolition and reconstruction of rear annex to form 1no two bed dwelling and associated internal alterations. Refused 16 April 2013.

BH2013/00532 – Full Planning. Subdivision of existing dwelling including demolition and reconstruction of rear annex to form 1no two bed dwelling and associated internal alterations. Refused 16 April 2013.

BN96.1525 – New garage to replace existing and other alterations including erection of veranda with canopy at rear. Approved 2 November 1976.
63.2207 – Additional garage. Refused 10 December 1963.
1558.689 – Alterations to flats. Approved 19 June 1958.

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing modern 2 storey annex to the rear of the main dwelling and the construction of a replacement building with basement level, and would comprise of a 2-bedroom dwellinghouse. Internal alterations are proposed to the main building. An application for listed building consent for the works has also been submitted, **ref. BH2013/03248**.
- 4.2 The new dwelling would, in terms of scale and form, follow the same footprint as the existing annex, but would be 900mm near to the street and the link would be recessed 700mm from the line of the front elevation.
- 4.3 The new build would be the same overall width and height as the existing annex. The single storey side element, replacing the existing garage, would be raised 600mm so the flat roof would line up with the decorative band around the main part of the proposed dwelling.
- 4.4 Windows are proposed to be timber sliding sashes and the building would incorporate a first floor level window recess on the link element, to appear as a blocked up window. Architectural details proposed include ironwork railings to the entrance steps and ground floor balcony and a parapet wall incorporating a decorative cornice to match existing.
- 4.5 The external finish of the wall is proposed to be white render.
- 4.6 The accommodation of the annex includes:

Lower ground floor:

- Sitting room/study
- Guest bedroom
- Utility room.
- Shower and W.C.
- Light well in front.

Ground floor:

- External steps to main entrance
- Living room
- Kitchen
- W.C.

First floor:

- Master bedroom
- En-suite

5 PUBLICITY & CONSULTATIONS

External:

5.1 **Neighbours: Nine (9)** letters of representation have been received from **Flats 1A, 2, 3 and 6 – 32 Victorian Road; 3, 5 and 7 Montpelier Villas; Flat 1A – 1 Denmark Terrace; and 6 Compton Road (Montpelier and Clifton Hill Association)**, in support of the application for the following reasons:-

- In keeping and sympathetic to surrounding houses.
- Improvement to existing building.
- No overlooking or loss of privacy.
- No loss of light or overshadowing.
- Views to the sea not affected.
- Small scale of development.
- Positive contribution to community.
- Acceptable height.
- Much thought given to detailing and link.

5.2 **Five (5)** letters of representation have been received from **12, 13 and 14 Montpelier Villas; 11 Montpelier Terrace; and 33 Brigden Street**, objecting to the application for the following reasons:

- Danger to neighbouring properties from excavating cellar.
- Terracing effect.
- Principle of demolition.
- Subdivision of a heritage asset.
- Loss of private amenity space.
- Will set a precedent for lower ground floor levels.
- Lack of outlook and amenity space for future occupiers.
- Front elevation is same as previously refused applications.
- No Party Wall agreement.
- Contrary to policies HE2 and HE8 of the Local Plan.
- Horizontal emphasis of building.

5.3 **Conservation Advisory Group: No objection.**

The Group recommends approval for the subdivision of the existing dwelling including demolition and reconstruction of the rear annex to form 1no two bed dwelling and associated works subject to the following points: iron work for the balcony should match the main building including the supporting bracket and the king post fennels on the gate to hardstanding be identical to what is existing on the main railings.

Internal:

5.4 **Heritage: Seek amendments.**

This application follows the refusal of BH2013/00533 for a similar proposal. There was no objection in principle to the proposals but there were concerns over the bulk of the rebuilt dwelling and the design of the entrance.

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- 5.5 The first reason for refusal referred to the new entrance and has been addressed by narrowing the entrance steps and railing and this is now considered acceptable. The entrance door would still have an aediculated surround but it would be of simpler design than that of 11 Montpelier Villas and is considered acceptable in principle as this is to be a separate dwelling. The detail of this will need to be approved by condition.
- 5.6 The second reason for refusal has been addressed by omitting the proposed conservatory/belvedere feature and the scale and massing of the new dwelling is now considered to be just about acceptable.
- 5.7 There are also internal alterations proposed to the original house which would result in a more intensive subdivision, with new partitions to form bathrooms and cupboards. As submitted these are considered to be contrary to SPGBH11 as a result of the new partitions that abut and bisect chimney breasts and create awkwardly sized or shaped rooms. Amendments should be required as follows:
- 5.8 Ground floor – the new bathroom in bedroom 1 should have its doors in the same plane as the partition wall, not set at an angle, so that it does not abut the chimney breast and to avoid creating an irregular shaped space.
- 5.9 First floor – the subdivision of the former bedroom 3 to create two small bathrooms, bisecting is harmful to this room. This room should be a single bathroom only. The new en-suite shower room in bedroom 2 should not abut the chimney breast.
- 5.10 The scheme has subsequently been amended to incorporate the recommendations of the Heritage Officer.
- 5.11 **Arboriculturalist:** No objection.
Along the eastern boundary of the site are four trees, one appears to be ivy-clad and in decline, the others are Swedish Whitebeam.
- 5.12 These trees may all be lost to facilitate the development. They are of small stature with insignificant arboricultural value and there is no objection to their loss.
- 5.13 There are several Acer spp in neighbouring properties that overhang the development site and are in close proximity to the proposed development.
- 5.14 The site is currently laid to concrete/housing and is bounded by an ivy-clad wall that appears to be constructed of concrete. All of these features are hostile to tree roots and for this reason there are unlikely to be any on the development site itself.
- 5.15 Any pruning of overhanging trees should be carried out to BS3998 (2010) Recommendations for Tree Works.
- 5.16 **Sustainable Transport:** No objection.

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The highway authority has no objections in principle but prior to determination the applicant should provide details of proposed cycle parking for both the proposed and existing units, which did have access to the garage.

5.17 **Accessibility Officer:** No objection.

There should be 1100mm clear space in front of the first floor W.C. and there should be room for a 150mm turning circle if the bath is removed.

5.18 **Private Sector Housing:** Objection.

Private Sector Housing raises concerns in respect of fire safety and means of escape from the new dwelling. (This would be dealt with under Building Regulations).

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:

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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	Provision of private amenity space in residential development
HO9	Residential conversions and retention of smaller dwellings
HO13	Accessible housing and lifetime homes
HE1	Listed buildings
HE3	Development affecting the setting of a listed building
HE6	Development within or affecting the setting of conservation areas

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste

SPD06 Trees & Development Sites

SPD08 Sustainable Building Design

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

8.1 Matters relating to the Party Wall Act and the safety of excavation are not material planning considerations. The main considerations in the determination of this application relate to the principle of development; impact on the Listed Building and the wider Conservation Area; amenity impact; transport impact; and sustainability.

8.2 Principle:

The proposed development incorporates demolition of the rear annex and re-building to the same height. The current scheme incorporates a basement level to the annex. The annex would continue to be used for residential purposes but as a separate self contained dwelling, not connected internally with the maisonette fronting Montpelier Villas. In principle this is considered acceptable. The new dwelling would be capable of family accommodation and the floor area of the original dwelling exceeds 115 square metres, hence the proposal is compliant with policy HO9 of the Local Plan.

8.3 The proposal is for a net gain of one residential unit in a relatively densely built up central location. The proposal is considered to be compliant with policies HO3 and HO4 in these respects.

8.4 Impact on Listed Building:

For the most part, the proposed development would re-construct an existing building in the same position in relation to the original dwelling, but with a basement level and improved architectural detailing. It is considered that it would be difficult to justify a refusal based on the impact on the setting and space around the original Listed Building because there is an existing structure of the same height and scale on the site. The two key differences between the existing annex and proposed scheme would be the creation of a basement level and a small increase height over the existing garage adjacent to the rear boundary of the site with Montpelier Road. The Heritage Team raises no objection to the proposal in principle and is satisfied with the amendments to the design of the entrance and the removal of the formerly proposed belvedere over the garage. It should be noted that the matters relating to internal alterations required by the Heritage Team fall to be considered as part of the application for Listed Building Consent (ref. BH2013/03248).

8.5 The application seeks to retain a planted garden area in front of the re-built wing and this would be in keeping with the garden setting of the listed building.

8.6 Impact on Conservation Area:

The proposed development would be of the same height and of similar scale to the existing annex but with improved architectural detailing. This space is already occupied by the existing annex, which is considered poorly detailed in relation to the character and appearance of the recipient building and wider Conservation Area. The proposal would enhance the historic character and appearance of the Conservation Area due to the more appropriate design and detailing of the proposal in comparison with the existing annex. The scale and form of the proposal would not detract from the spatial characteristics and layout of development within the Conservation Area. Accordingly the proposal is considered compliant with policy HE6 of the Local Plan.

8.7 The proposal would not involve the loss of trees which are of amenity value and adjacent trees within neighbouring properties would not be comprised and the Council Arboriculturalist raises no objection subject to the correct pruning of those trees.

8.8 Amenity impact:

The south facing rear wall of the proposed development runs alongside the flint boundary wall of the adjoining semi-detached building, 12 Montpelier Villas. The additional storey (belvedere) has been removed from the current application and only a small increase in the farthest part of the wall would be seen from this neighbouring property. This small increase in height is not considered likely to have a significant adverse impact on neighbour amenity.

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- 8.9 Similarly, the small increase in height along the boundary with rear gardens to properties in Montpelier Road is not considered likely to have a significant adverse impact on residential amenity by way of excessive overshadowing, and the proposal would give rise to little if any overlooking of those properties.
- 8.10 The proposal is considered to be compliant with policy QD27 of the Local Plan.
- 8.11 Future occupiers' of the proposed dwelling would enjoy private useable amenity space in the form of the front garden, which would be below adjacent street level. The property would have a single aspect but the large windows proposed would allow for sufficient natural light and outlook for future residents. For these reasons the proposal is compliant with policies QD27 and HO5 of the Local Plan.
- 8.12 The consultation comments from the Accessibility Officer are noted, however, there is scope within the development to alter the internal layout without affecting the external appearance, to provide for sufficient clearance in front of WCs and provide adequate circulation space to meet Lifetime Home standards in accordance with policy HO13 of the Local Plan. These requirements can be dealt with by imposing a condition in the event approval is granted. Level access to the new dwelling would not be possible because internal floor level is raised above adjacent ground level and steps are required.
- 8.13 **Sustainable Transport:**
The application proposed to retain 1 off-street parking space in front of the new dwelling and in the position of the existing driveway in front of the garage. This level of off-street parking would not exceed the maximum levels set out in SPGBH4 and as such the proposal is compliant with policies TR1 and TR19 of the Local Plan. Policy HO7 for car free housing cannot be applied where off-street parking is available.
- 8.14 In respect of policy TR14, the applicant does not propose secure, on-site cycle parking. In accordance with SPG4 a minimum of one cycle parking space should be provided. There is scope to provide cycle storage within the curtilage of the new dwelling within the garden or alongside the driveway area. As such a planning condition could reasonably be imposed to secure details in the event permission was to be granted.
- 8.15 **Sustainability:**
Policy SU2 of the Local Plan requires development to demonstrate efficiency in the use of energy, materials and water. SPD08: Sustainable Building Design requires, for new residential development of 2 or fewer residential units, Level 3 of the Code for Sustainable Homes to be met on previously developed land. The site constitutes previously developed land. The applicant has submitted a Sustainability Checklist stating the Code Level 3 will be achieved in the new development. Planning conditions are recommended to be used to ensure the development is designed and carried out to meet Code Level 3.

9 CONCLUSION

- 9.1 In principle the development proposal is considered acceptable in terms of policy compliance and the form, scale, design and detailing are appropriate in relation to the original dwellinghouse, the Listed status of the property and would preserve and enhance the character and appearance of the wider Conservation Area.
- 9.2 The proposal would provide satisfactory living conditions for future occupiers and would not have a significant adverse impact on neighbour amenity. In addition the proposal would not have an adverse impact on the highway and would be constructed to an acceptable level of sustainability, achieving Level 3 of the Code for Sustainable Homes.

10 EQUALITIES

- 10.1 The proposed development shall be designed to meet Lifetime Home standards as far as practicable.

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
Ground & Lower Ground Floor As Proposed	1121/P/201/C		13 Nov 2013
First Floor & Roof Plans As Proposed	1121/P/202/C		13 Nov 2013
Sketch View from North East	1121/SK/10		23 Sep 2013
Sketch View of North Elevation	1121/SK/11		23 Sep 2013
Location & Block Plans	1121/P/001/A		23 Sep 2013
Site Plan As Existing	1121/P/002/A		23 Sep 2013
Ground & Lower Ground Floor Plans As Existing	1121/P/101/A		23 Sep 2013
First & Second Floor Plans As Existing	1121/P/102/A		23 Sep 2013
North Elevation As Existing	1121/P/103/A		23 Sep 2013
East & West Elevations As Existing	1121/P/104/A		23 Sep 2013
South Elevation As Existing	1121/P/105/A		23 Sep 2013
North Elevation As Proposed	1121/P/301/B		23 Sep 2013
East & West Elevations As	1121/P/302/B		23 Sep 2013

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Proposed			
South Elevation as Proposed	1121/P/303/B		23 Sep 2013
Front Façade Wall Section As Proposed	1121/P/304/A		23 Sep 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 extension, enlargement or other alteration of the dwellinghouse 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 HE3, HE6, QD14 and QD27 of the Brighton & Hove Local Plan.

4) 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 window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed 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.

5) Unless otherwise agreed in writing by the Local Planning Authority, the new dwelling hereby permitted shall be constructed to meet Lifetime Homes' standards prior to its 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.

6) 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.

7) 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.

8) 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,

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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.

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 cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1, HE3 and HE6 of the Brighton & Hove Local Plan.

11) Access to the flat roofs of the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

12) 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 policies QD1, HE1 and HE6 of the Brighton & Hove Local Plan.

13) 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 3 for the residential unit has been submitted to the Local Planning Authority; and

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(b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 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.

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.

14) 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 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:

15) 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.

16) 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 the residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 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.

17) 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.

11.4 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:-

In principle the development proposal is considered acceptable and the form, scale, design and detailing are appropriate in relation to the original dwellinghouse, the Listed status of the building and would preserve and enhance the character and appearance of the wider Conservation Area.

The proposal would provide satisfactory living conditions for future occupiers and would not have a significant adverse impact on neighbour amenity. In addition the proposal would not have an adverse impact on the highway and would be constructed to an acceptable level of sustainability, achieving Level 3 of the Code for Sustainable Homes.