

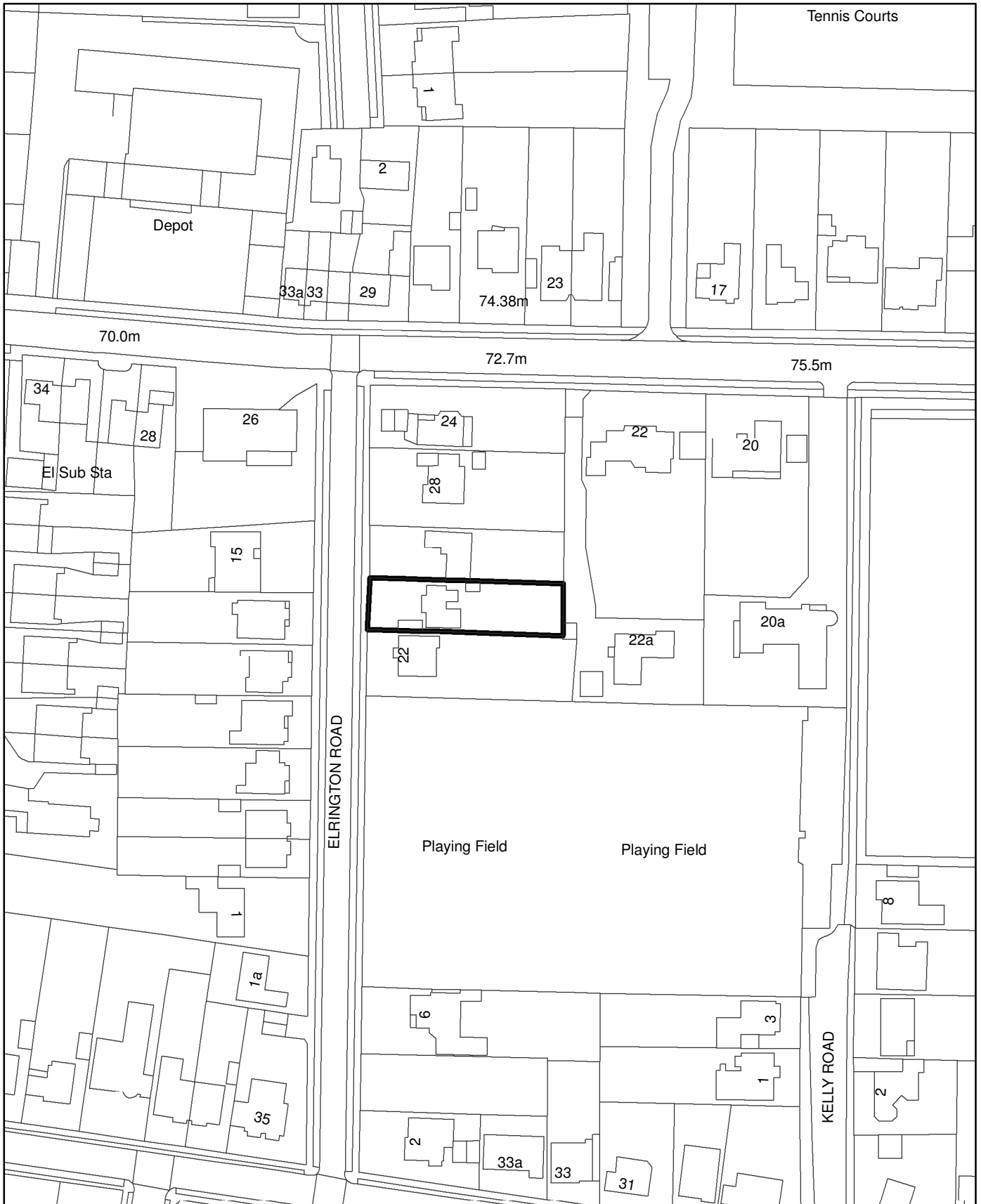
ITEM E

24 Elrington Road, Hove

BH2014/01672
Full planning

06 AUGUST 2014

BH2014/01672 24 Elrington Road, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2014/01672	<u>Ward:</u>	HOVE PARK
<u>App Type:</u>	Full Planning		
<u>Address:</u>	24 Elrington Road Hove		
<u>Proposal:</u>	Demolition of existing house and erection of two storey house with associated landscaping.		
<u>Officer:</u>	Sonia Gillam Tel 292265	<u>Valid Date:</u>	21 May 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	16 July 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	MJS Planning & Design Ltd, First Floor, Handel House, 2 Somerset Place, Teignmouth, Devon TQ14 8EP		
<u>Applicant:</u>	Dr Richard Inwood, 31 Hillside, Portslade BN41 2DG		

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 relates to a detached dwellinghouse located on the eastern side of Elrington Road. There is a free standing garage to the front of the property.
- 2.2 The street is made up of good sized, mainly detached dwellings and the surrounding area is predominantly residential in character. In terms of architectural style, the prevailing pattern is of early 20th century housing with examples of modern infill development.

3 RELEVANT HISTORY

BH2013/03726 Demolition of existing house and erection of two storey house with associated landscaping. Refused 31/12/2013, for the following reasons:

1. *The proposed dwelling, by virtue of its siting, design, height and bulk, would result in a form of development which would fail to emphasise and enhance the positive qualities and characteristics of the area, and would appear out of scale, bulky and overly dominant in relation to its neighbours, and relate poorly to the rest of the street. The proposed development is thereby contrary to policies QD1 and QD2 of the Brighton & Hove Local Plan.*
2. *The proposed dwelling, by virtue of its siting, design, height and bulk, would have an overbearing and unduly prominent and unneighbourly relationship with the property to the north, no. 26, resulting in a loss of light and outlook for occupants of this property. The proposed development is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.*

4 THE APPLICATION

- 4.1 Planning permission is sought for the demolition of the existing house and the erection of a two storey house with associated landscaping. The plans have been amended to show a greater area of vegetation/ screening to the front garden.
- 4.2 The proposed dwelling would be a two storey pre-fabricated, low energy 'Hanse Haus' with a larger footprint to the existing dwelling. The existing free standing garage would be removed and the building line of the proposed dwelling would be further forward than the existing.
- 4.3 The property would have a hipped roof form with a front gable projection. White rendered walls, concrete roof tiles and uPVC fenestration is proposed. The layout would incorporate an open plan kitchen/ diner, a lounge area, a utility room, a study and a bathroom at ground floor level and four bedrooms (two en suite) and a family bathroom at first floor level. It is proposed that there would be a parking area to the front of the property with refuse, recycling and cycle parking proposed to the rear.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Seven (7)** letters of representation have been received from nos. **7, 9, 11, 22 (x2), 26 Elrington Road, and 35 Hove Park Road** objecting to the application for the following reasons:

- Size, height and bulk of new dwelling
- New dwelling would be out of proportion with its neighbours
- New dwelling would be overbearing
- Contemporary design not in keeping
- Overshadowing and loss of light
- Loss of privacy
- Loss of front garden area to be replaced with hard standing
- More vehicles on show in the street due to hard standing
- Disruption from building works

- 5.2 **One (1)** letter of representation has been received from no. **13 Elrington Road** supporting the application for the following reasons:

- Street elevation would sit well with its neighbours

Internal:

- 5.3 **Sustainable Transport: No objection**, subject to the inclusion of conditions. The proposed trip generation is proposed to be identical to the existing use. Due to this and the fact the temporary recession measures are in place the Highway Authority would not look for a developer contribution in this instance. The proposed vehicle and cycle parking provision and siting is acceptable. There is no objection to widening the existing crossover on Elrington Road.

- 5.4 **Arboriculture: No objection**. Should this application be granted consent, the majority if not all of the vegetation in the front garden will be lost. This is mostly leylandii hedging and ornamental shrubs, along with one pollarded

Lime tree. This tree is of poor form and is not worthy of Preservation Order, therefore the Arboricultural Section would not object to its loss.

- 5.5 The rear garden has some maturity with old fruit trees and other vegetation. The Arboricultural Section would recommend that this vegetation is protected during the course of the development, however, this is advisory only and should not be made the subject of a condition attached to any consent granted.
- 5.6 **Access Officer:** The internal layouts are satisfactory but the elevations seem to show steps at various doors. Approach to all entrances should be level or gently sloping and there should be level thresholds.

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

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|-----|--|
| TR1 | Development and the demand for travel |
| TR2 | Public transport accessibility and parking |

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TR7	Safe Development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design - quality of development and design statements
QD2	Design - key principles for neighbourhoods
QD3	Design - full and effective use of sites
QD5	Design - street frontages
QD15	Landscape Design
QD16	Trees and hedgerows
QD27	Protection of amenity
QD28	Planning obligations
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

Supplementary Planning Guidance Notes

SPGBH 4: Parking Standards

Supplementary Planning Documents

SPD03	Construction and Demolition waste
SPD08	Sustainable Building Design
SPD06	Trees and development sites
SPD11	Nature Conservation & Development

Planning Advice Notes

PAN05	Design and Guidance for Storage and Collection of Recyclable Materials and Waste
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Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 Matters relating to disruption during building works are not material planning considerations. The main considerations in the determination of this application relate to principle of the proposed development, the suitability of the site to accommodate the proposed dwelling having regard to the amenity requirements for the dwelling, the effect upon the character of the area and neighbouring residential amenity and issues relating to transport and sustainability.

Principle of development:

- 8.2 At present, there is no agreed up-to-date housing provision target for the city against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing target, appeal Inspectors are likely to use the city's full objectively assessed need (OAN) for housing to 2030 (20,000 units) as the basis for the five year supply position. The Local Planning Authority is unable to demonstrate a five year supply against such a high

requirement. As such, applications for new housing development need to be considered against paragraphs 14 and 49 of the NPPF. These paragraphs set out a general presumption in favour of sustainable development unless any adverse impacts of development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole. The specific impacts of the development are considered fully below.

- 8.3 There is no objection in principle to the demolition of the existing building. The proposal relates to a traditional two storey building, with a free standing garage to the front. The property is not listed and does not lie within a conservation area. Whilst the existing house sits comfortably in the street scene, the LPA would not insist on its retention.
- 8.4 It is noted that several modern developments have been recently approved in the local area, for example at no. 1a Elrington Road (BH2012/01670 - remodelling, including the creation of an additional storey), no. 1 Elrington Road (BH2013/00559 – remodelling including various extensions), and 34 Hove Park Road (BH2012/00213 - demolition of existing dwelling and erection of new three storey dwelling house). Additionally an application (BH2013/00803) for a new dwelling on land at no. 4 Elrington Road, at the southern end of the street, was recently allowed on appeal.
- 8.5 As such, a residential redevelopment of the site would not be resisted in principle, but must be carefully assessed and considered.

Design and visual impact:

- 8.6 Policy QD2 requires new developments to be designed in such a way that they emphasise and enhance the positive qualities of the local neighbourhood, by taking into account local characteristics such as height, scale, bulk and design of existing buildings, impact on skyline, natural and built landmarks and layout of streets and spaces. It is important that the design of any replacement dwelling reflects the existing character of surrounding properties and does not appear visually jarring.
- 8.7 With regard to positioning, the new dwelling would be sited forward of the existing building line, although it would still be sited behind the front building line of the adjacent property to the south, no. 22 Elrington Road. The building would remain set back from the roadside and retain the open character of the street. The positioning of the building line relative to the neighbouring properties would be acceptable as these would remain staggered. The building would be positioned centrally in the plot which is common-place for the area and a readable gap would be retained between the new house and the neighbouring properties.
- 8.8 The area is characterised by decent sized, mainly detached dwellings with good sized gardens. The plot is clearly large enough to accommodate the new dwelling, the footprint of which, although larger than its immediate neighbours to the north and south, is generally not too dissimilar or out of keeping with the surrounding properties. The larger footprint would not be readily apparent in surrounding views and is not considered to be overdevelopment of the site. Furthermore, the depth of the plot is substantial and the proposal would provide

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garden areas to the front and rear, the scale of which would be more than adequate to serve the needs of a dwelling of the size proposed. In this sense, the footprint and scale of the dwelling is not disproportionate to the size of the site. Therefore the principle of a larger replacement dwelling and the proposed siting is considered acceptable subject to detailed design considerations.

- 8.9 The majority of two storey properties in Elrington Road feature hipped roofs; additionally a front gable projection is a common architectural feature. The proposed design incorporates a two-storey dwelling with a hipped roof and a front gable projection which adds visual relief to the front elevation. It is considered that the proposed dwelling would be read as a clearly modern development in the street scene. However the proposal would comprise a style of dwelling which would reflect the features and appearance of the existing properties within the street scene and is considered to successfully fit in with and pick up on the positive characteristics of the area.
- 8.10 In terms of height, the proposed ridge height of the dwelling would follow the incline of the street (the ground levels rise gently from south to north) and the line of the surrounding roofscape. The eaves height would be slightly above those of the property to the south, no. 22 Elrington Road, and below the eaves level of the property to the north, no. 26 Elrington Road. This is considered appropriate as the overall height would not be disproportionate to the neighbouring dwellings and would be in keeping with the shallow incline of the street as it rises to the north.
- 8.11 From the plans it appears that the existing house is built on a slight incline, with land rising both south to north and west to east; it appears that it is proposed to build the new dwelling into the land, or to build the land up slightly. Drawings showing the ground levels can be secured by condition.

Impact on Amenity:

- 8.12 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 8.13 The development is proposed further forward than the existing, creating a larger two storey element, 3.9 metres depth of which would be visible from the front rooms of no. 26 Elrington Road, the property most likely to be affected by the proposal. It is acknowledged that the entire depth of the two storey element (some 2.3 metres) of the existing property is already visible from no. 26. It is also noted that there is a single storey garage to no. 26 sited to the south of the main dwelling which would add separation between this neighbouring property and the proposed development.
- 8.14 There is no doubt that there would be some impact on outlook from no. 26 created by the visible extra bulk of the proposal close to the shared boundary. Nevertheless the proposed relationship between the properties would not be particularly unusual in terms of siting (see the similar relationship between nos. 24 and 26 Elrington Road), and the separation distance between the properties is

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relatively comfortable. Therefore the additional impact is not considered to be unacceptably imposing or enclosing.

- 8.15 Due to the orientation of the application site to the south of no. 26, it is considered that there could potentially be a loss of sunlight/ daylight to the front rooms from the new dwelling. However again, bearing in mind the distance between the properties and the open nature of the sites, it is considered that any impact on light would be minimal and not warrant refusal of the application. The occupants of no. 26 have objected to the scheme on the grounds that there could also be an impact on their rear conservatory. However, given that a single storey element is proposed at the rear of the new dwelling, in line with the rear of no. 26, and that there is sufficient distance between the dwellings, there is not considered to be a significant impact upon the neighbouring rear conservatory.
- 8.16 A first floor window is proposed to the northern side elevation of the new dwelling. It is recommended that this window should be obscured glazed to prevent overlooking of no. 26.
- 8.17 It is not considered that there would be an unacceptable impact on no. 22 Elrington Road to the south of the site. Although no. 22 has existing windows to the upper floor of its northern elevation, they appear to be secondary windows and/or serve non-habitable rooms and it is not considered that the mass of the development would significantly impact upon light to habitable rooms. However it is considered appropriate that the proposed windows to the first floor of the southern elevation of the development should be obscured glazed to prevent potential overlooking of the side windows of no. 22.
- 8.18 The existing property projects 4.8 metres further to the rear than no. 22 Elrington Road; 2.2 metres of this is at two storey level. The proposed dwelling would project further to the rear than the existing house, 5.4 metres at the boundary with no. 22. The two storey element would project 4.6 metres at the boundary, further than the existing by 2.4 metres, thereby creating some impact on the relationship with rear of no. 22. Clearly the increased height and bulk of the structure would be visible from the rear windows and garden of no. 22.
- 8.19 However, given the existing situation, the distances between the properties, the hipped nature of the proposed roof form and the good size and open nature of the plots to the rear, it is not considered that this increase in the height and bulk of the property to the rear would create a significantly imposing or enclosing impact, or unacceptably impact on the living conditions of no. 22. Additionally as the application site is to the north of no. 22 there would not be a significant impact on daylight/ sunlight to the rear windows.
- 8.20 The properties to the front and rear would be some distance away from the development and would not be significantly affected.

Amenity for future occupants:

- 8.21 The proposed dwelling would provide a good standard of accommodation; habitable rooms would benefit from adequate natural light and outlook, and a

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garden area commensurate to the size of the proposed dwelling would be provided.

- 8.22 Policy HO13 requires all new dwellings to fully meet lifetime home standards. From the plans submitted, the internal layouts are considered to be satisfactory; the property would be capable of complying with lifetime home standards, given the overall size of the dwelling. However it would appear that the thresholds to the entrance doors are not level. This would be achievable in a development such as this and it is recommended that full compliance with Lifetime Homes criteria is secured by condition.
- 8.23 Policy HO5 requires the provision of useable private amenity space in new residential developments, which is appropriate to the scale and character of the development. The site would retain a substantial rear garden which would provide private usable amenity space which is appropriate to the size of the dwelling.
- 8.24 Policy SU2 requires all new residential development to provide refuse and recycling storage facilities. This is proposed to the rear of the development with side access which is acceptable.

Sustainable Transport:

- 8.25 Policy TR1 of the Local Plan requires development proposals to provide for the demand for travel which they create and maximise the use of public transport, walking and cycling. Policy TR7 will permit developments that would not increase the danger to users of adjacent pavement, cycle routes and roads.

Car Parking

- 8.26 The site is outside of the Controlled Parking Zone (CPZ). The applicant is proposing 2 car parking spaces on-site, which is the same as the existing provision. SPG04 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, i.e. a maximum of two spaces. Therefore the proposed level of parking is in line with the maximum car parking standards and is deemed to be acceptable.

Cycle Parking

- 8.27 SPG4 states that a minimum of 1 cycle parking space is required for every dwelling. 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 states that they intend to provide cycle parking provision in the rear garden. As there is access to the side of the property this arrangement is deemed acceptable and can be secured by condition.

Vehicle Access

- 8.28 From the plans, it appears that the intention is to widen the existing crossover on Elrington Road. There is no objection to this proposal, subject to the applicant obtaining the necessary licence prior to commencing works on the crossover.

Sustainability:

- 8.29 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.

- 8.30 Part of the proposed floor space is on land that is currently undeveloped (and therefore greenfield). The proposed dwelling clearly represents a substantial increase in size over the existing building. The applicant has advised that the build would achieve Level 4 of the Code for Sustainable Homes. This is considered appropriate in accordance with policy SU2 of the Local Plan and the supplementary guidance on Sustainable Building Design.

Arboriculture and landscaping:

- 8.31 It is proposed that a section of the vegetation in the front garden would be lost. This is mostly leylandii hedging and ornamental shrubs, along with one Lime tree. The Council's Arboricultural section has advised that this tree is of poor form and is not worthy of a Preservation Order; therefore there is no objection to its loss.
- 8.32 It is noted that most of the front gardens in Elrington Road are, at least partially, laid to lawn. If the development was to go ahead, it is proposed that there would be a parking area to the front of the property. Although it is regrettable to lose the greenery to the front of the property as it is a characteristic of the properties in the area, the LPA would not resist the development of the hard standing as the site is not in a conservation area or of a sensitive nature. Additionally it is proposed that the parking area would be partially shielded by vegetation to the front and side of the property.

9 CONCLUSION

- 9.1 The proposal would make an effective and efficient use of the site without compromising the quality of the local environment. Subject to the compliance with the attached conditions no significant harm to neighbouring amenity would result and the scheme is acceptable with regard to sustainability measures and traffic issues.

10 EQUALITIES

- 10.1 The internal layouts are acceptable in terms of Lifetime Homes criteria. Full compliance should be secured by condition.

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.

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Plan Type	Reference	Version	Date Received
Site location plan			21/05/2014
Existing site plan		B	21/05/2014
Proposed site plan		P	24/06/2014
Existing elevations		B	21/05/2014
Street scene		P	24/06/2014
Proposed elevations	0002	M	21/05/2014
Proposed floor plans	0002	M	21/05/2014

- 3) 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.
- 4) The first floor windows in the northern and southern side elevations 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.
- 5) The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

- 6) 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.
- 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

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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) 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 4 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.

11.3 Pre-occupation conditions

- 9) Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 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.
- 10) The new dwelling hereby permitted shall be constructed to 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.
- 11) The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times. **Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.
- 12) The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development 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.

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- 13) The new/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.

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 proposal would make an effective and efficient use of the site without compromising the quality of the local environment. Subject to the compliance with the attached conditions no significant harm to neighbouring amenity would result and the scheme is acceptable with regard to sustainability measures and traffic issues.
3. 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.
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 planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from

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the Highways Operations Manager. The applicant must contact the Network Co-ordination Team (01273 293 366) prior to any works commencing on the public highway.