

ITEM G

119 Portland Road, Hove

BH2014/01209
Full planning

06 AUGUST 2014

BH2014/01209 119 Portland Road, Hove.



**Brighton & Hove
City Council**



Scale: 1:1,250

PLANNING COMMITTEE LIST- 06 AUGUST 2014

<u>No:</u>	BH2014/01209	<u>Ward:</u>	WESTBOURNE
<u>App Type:</u>	Full Planning		
<u>Address:</u>	119 Portland Road Hove		
<u>Proposal:</u>	Erection of 1no two bedroom house (C3) with alterations to side elevation of existing building.		
<u>Officer:</u>	Jason Hawkes Tel 292153	<u>Valid Date:</u>	29 April 2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	24 June 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	RSP Architects Ltd, 1 Westbourne Grove, Westbourne Gardens, Hove, BN3 5PJ		
<u>Applicant:</u>	Mr D & Mrs R Lumba, 119 Portland Road, Hove, BN3 5DP		

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 **REFUSE** planning permission for the reasons set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site relates to a two-storey end terrace property on the corner of Portland Road and Rutland Road. The property is divided into a ground floor shop with a first floor flat above. The shop is currently occupied by Premier convenience store. The flat is accessed by an entrance to the side of the building. The shop is part of Portland Road Local Shopping Centre.
- 2.2 The building was extended in 2005 through the construction of a flat roofed rear extension. It has a painted render finish with upvc windows and two first floor rear bay windows. The property includes a rear yard enclosed by a rendered wall and a detached garage. The garage is set adjacent to the side wall of 1 Rutland Gardens, a two-storey dwellinghouse. The adjacent property at 117 Portland Road is also comprised of a ground floor shop unit with a flat above. The flat at 117A Portland Road has a rear first floor roof terrace and has access to the rear yard at 117.
- 2.3 The adjacent corner at 121 Portland Road comprises a two-storey building with a large return shopfront. To the west along Rutland Road is West Hove Community Baptist Church. The rest of Rutland Road is predominately comprised of two-storey terraced houses of traditional design.

3 RELEVANT HISTORY

BH2014/01209: Erection of 1no. three bedroom dwelling house. Refused on the 1st May 2013 for the following reasons:

1. The proposed dwelling, by virtue of its design, scale and siting, relates poorly to the adjacent properties and to the host property and would

stand out in the street scene as an incongruous and unsympathetic addition. The proposed dwelling is therefore considered overdevelopment of the site and would look out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.

2. The scheme proposes relocating existing plant to the side elevation of the property fronting Rutland Road and the removal of one of the rear first floor windows. These alterations would significantly detract from the appearance of the host property and would stand out in the street scene as unsympathetic alterations. The scheme is therefore considered contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.
3. Due to the position and bulk of the proposed dwelling, the proposal would result in a significant loss of outlook, light and a heightened sense of enclosure to the residents of 117A Portland Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.
4. The scheme does not include suitably sized outside private amenity areas which would be appropriate for a family sized dwelling. The scheme is therefore considered contrary to policy HO5 of the Brighton & Hove Local Plan.
5. The ground floor bedroom would suffer severe lack of privacy or have limited light and outlook if blinds or curtains were constantly drawn to the window serving the bedroom in order to maintain privacy. The lounge area also has limited outlook and light with one window facing south. Having regard to above, the scheme is deemed to result in an inappropriate standard of accommodation and is contrary to policies SU2, QD2 and QD27 of the Brighton & Hove Local Plan.

BH2005/00928/FP: Formation of rear first floor terrace. This application was refused on the 19th May 2005 on the grounds of overlooking and loss of privacy of adjacent residential properties. This application was appealed by the applicant. The appeal was dismissed in July 2005.

BH2002/02674/FP: Alterations and extension to enlarge shop premises at side and rear and provide additional bedroom and bathroom at first floor. Approved November 2002.

3/89/0543: Single-storey building forming 2 no. shop units at rear. Refused August 1989.

4 THE APPLICATION

- 4.1 Planning permission is sought for a revised scheme for the construction of a two bedroom two-storey dwelling to the rear of the existing building. The scheme involves the demolition of the existing garage and part demolition of the existing rear extension at 119 Portland Road. The proposal utilises a small forecourt area onto Rutland Road.

- 4.2 The scheme includes the relocation of plant to the side elevation of the building, the removal of one of the rear first floor bay windows and the insertion of a larger first floor window to the west elevation. The scheme includes cycle storage in the proposed rear garden.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: One (1)** email has been received from **117A Portland Road** objecting to the application for the following reasons:

- The new building will impact upon the light of the rear garden at no.119. In particular, the light that is provided to the garden and afternoon and evening will be impacted by the proposal resulting in a loss of amenity. The scheme would also enclose the rear garden and result in a loss of outlook.
- The rear window proposed will also result in overlooking of the garden area and there will also be overlooking of the kitchen area and decked area at 119. The proposal will be built directly against the boundary wall and will result in an increased sense of enclosure.
- The current proposal includes the repositioning of the new plant machinery to the side of the building which was refused as part of the previous scheme.
- As with the previous scheme, the proposal is an over development of the site and not in keeping with the existing properties within the area.

- 5.2 **Eleven (11)** emails / letters of representation have been received from **Ground Floor Flat, 122 Portland Road, 101, 124, 146, 148 Portland Road, 1 & 8 Rutland Road, 1 Westbourne Grove, Westbourne Gardens, 42 Bryon Street, 57 Cowper Street and 386-388 Kenton Road Harrow (accountants of applicant)** supporting to the application for the following reasons:

- The shop is an asset to the community. The current business owners have suffered since the local Sainsburys opened a couple of years ago and it appears that this is a matter of the survival of Mr Lumba's shop. Due to the decrease in trade, the shop does not require as much floor space.
- The scheme would not adversely affect the amenity of any adjacent properties.
- The modern design fits in with the existing building. The scheme would improve the look of the area.
- The scheme would provide additional housing which is in short supply.

- 5.3 **Councillor Graham Cox:** Email of support has been received (copy attached).

- 5.4 **Mike Weatherley MP:** Comment. It is understood that, following advice from planning officers, a number of alterations have been made to Mr & Mrs Lamba's application. It is hoped that these changes will be given strong considerations when the application is reconsidered.

- 5.5 **East Sussex Fire & Rescue Service:** No objection.

Internal:

- 5.6 **Environmental Health:** No comment.

- 5.7 **Sustainable Transport: No objection.** The scheme is deemed appropriate subject to the following conditions:
- Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover on Rutland Road back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.
 - 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.
- 5.8 **Access Consultant: No objection.** No objection subject to amendments to the internal layout of the proposed dwelling.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD14	Extensions and alterations
QD15	Landscape design
QD27	Protection of Amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO7	Car free housing
HO13	Accessible housing and lifetime homes
SR6	Local Centres

Supplementary Planning Guidance:

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

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD08	Sustainable Building Design
SPD12	Design Guide for Extensions and Alterations

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
-----	--------------------------------------------------

8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations of this case are the impact on the appearance of the proposed building and the wider street scene, the impact on neighbouring properties, the adequacy of living conditions provided for future occupiers, highway issues and sustainability matters.

Design:

- 8.2 Brighton & Hove Local Plan policies QD1 and QD2 require new development to be of a high standard of design that would make a positive contribution to the surrounding area and that emphasises and enhances the positive characteristics of the local neighbourhood. Policies QD3 and HO4 require that new infill development, such as that proposed in this case, does not result in town cramming or detriment to the amenity of the surrounding area.

PLANNING COMMITTEE LIST- 06 AUGUST 2014

- 8.3 Policy HO4 states that residential development will be permitted at higher density where it can be demonstrated that the proposal exhibits a high standard of design.
- 8.4 Permission is sought for a revised scheme for the construction of a two bedroom dwelling to the rear of the existing building at 119 Portland Road. To allow the new building, it is proposed to demolish the existing garage and part of the rear extension at no.119. The new dwelling is partly two-storeys high with flat roofs. The front of the proposed building line aligns with 119 Portland Road adjacent to the pavement. The scheme includes a small garden. The proposed building would have a rendered finish, with timber doors and metal windows. The front of the property is proposed with one door and a window. With the proposed flat roofs to the building, the proposal would result in a stepped appearance onto Rutland Road which would also be visually prominent from Portland Road. The scheme also includes a 45 degree cut away to the first floor addition. This reduces the impact of the proposal on the adjacent property. However, the cut away results in a contrived appearance to the development which would be clearly visible from the street and out of context with the character of the area.
- 8.5 The rear of the house is within 3.6m of 1 Rutland Road and the scheme would be read in relation to the main property and in the context of Rutland Road. 1 Rutland Road is part of a terrace of four traditional houses with bay windows and continuous roof slopes divided by party walls. The remainder of Rutland Road broadly comprises rows of traditional terraced houses. The modern design of the dwelling with its flat roofs and stepped appearance would bear no relation to the adjacent terraced houses of traditional design on Rutland Road resulting in an incongruous feature that would stand out in the street scene.
- 8.6 The flat roof of the proposed house is also lower than the existing flat roofed extension at the host property, 119 Portland Road. This, together with the proposed single-storey extension results in an over extended appearance to the property and would form an unsympathetic addition to the building. The dwelling would also replace an existing gap in the street scene with an overdominant addition which neither relates to the host property or the surrounding area.
- 8.7 The scheme also results in the loss of the majority of the back yard area leaving only a small area for a garden. This is considered overdevelopment of the site and would also be out of character with the adjacent properties on Portland Road which have largely retained a large rear yard or garden area.
- 8.8 Having regard to design, scale and bulk of the proposed house, it is felt that the scheme would result in a house which would stand out in the street scene as an inappropriate and incongruous addition which bears no relation to the host property or to the existing residential character of the area. The proposal is also considered to be overdevelopment and results in town cramming to the detriment of the appearance of the scheme and overall street scene. The

PLANNING COMMITTEE LIST- 06 AUGUST 2014

scheme is therefore considered contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan.

- 8.9 The scheme includes the relocation of existing plant / air conditioning units to the side of the building fronting Rutland Road. This is to allow the siting of the proposed house. The existing plant is currently hidden from view to the rear of the property. Repositioning the plant to the side of building would make the plant prominent in Portland Road and Rutland Road and would detract from the appearance of the building. There is already one air conditioning unit to the side of the building. Additional plant to this prominent elevation would be inappropriate. With regard to the alterations proposed to the host property, the scheme is also considered contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

Impact on Amenity:

- 8.11 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.
- 8.12 The off-licence located to the south of the proposed building is open 8am till 11pm Monday to Saturday and 10am till 10:30pm on Sundays. Having looked at the history for the premises, Environmental Health has previously confirmed that no complaints have ever been received in relation to noise despite the fact that a residential property is located above. It is therefore unlikely that the proposed residents will be adversely affected by noise from the off-licence.
- 8.13 In terms of loss of light, outlook, privacy and an increased sense of enclosure, the main properties affected by this development would be the immediate adjacent properties to the east (115-117 Portland Road), the flat above the ground floor shop at 119 Portland Road and the adjacent property to the north at 1 Rutland Road. Due to its position, the proposed dwelling would not significantly affect the amenity of any other adjacent properties.
- 8.14 No.1 Rutland Road is directly to the north of the proposed dwelling. The proposed house would face the side south facing elevation of no.1 Rutland Road. This elevation does not include any windows and accordingly this property would not be significantly affected by the scheme.
- 8.15 No.119 Portland Road includes a flat above the existing shop. The flat has an existing bay window facing to the rear. It is proposed to remove this bay window to facilitate the proposal. The room the bay window serves has a side window to allow light and outlook. It is proposed to widen the side window to compensate for the loss of this rear window.
- 8.16 In respect of the amenity of the adjacent property at 117 Portland Road, the scheme would have a significant impact. As with no.119, this property is part of Portland Road shopping centre and has a ground floor commercial use with a residential flat above (117A). No.117 is the adjacent property to no.119 and the

first floor flat has access to a rear first floor terrace as well as the rear garden. The proposed house would be immediately adjacent to the boundary. Adjacent to the boundary, the proposed house would have a single-storey element with a set back first floor. The single-storey section would have a height of 3m and is shown to be an additional 1.1m above the existing boundary wall. This single-storey section would result in an additional 5.6m of extension adjacent the boundary. Having regard to the scale of the single-storey section of the proposal building and its proximity to the boundary with 117A, the scheme would result in an increased sense of enclosure and loss of light to the garden area.

- 8.17 The first floor section proposed would be set back 2.4m from the boundary with a height of 5.5m. Given the set back of the proposed first floor addition, this part of the proposal would not result in a loss of outlook or light to the first floor balcony or garden at 117A Portland Road. The proposal includes a first floor side window facing north. This window serves a hallway and could potentially result in overlooking of the adjacent property. If recommended approval, a condition could be imposed requiring this window to obscure glazed and fixed shut. This would prevent any overlooking of the adjacent property.
- 8.18 Having regard to the impact on the amenity of 117A Portland Road outlined above, the scheme is considered contrary to policy QD27 of the Brighton & Hove Local Plan.

Adequacy of Living Conditions:

- 8.19 Brighton & Hove Local Plan policy QD27 requires new residential development to provide suitable living conditions for future occupiers. As in the previous scheme, there are concerns that the scheme would not provide a suitable standard of accommodation. The proposal would result in a ground floor kitchen and lounge which would have limited outlook and light. The kitchen and lounge are shown as one shared space with the kitchen at the back adjacent to the boundary with 117 Portland Road. The room would only be served by one window onto the proposed garden. This garden area is enclosed and, with the bulk of the adjacent property at Rutland Road and the existing boundary wall, the lounge would receive limited daylight and sunlight. As the lounge and kitchen are the main living areas for the dwelling, this area should have adequate levels of light and outlook.
- 8.20 Policy HO5 requires suitable external private amenity space to be provided for new residential development. The scheme includes one outside amenity areas in the form of a small garden. The garden is 7.2m x 3.4m. The garden is considered too small with limited light and would not provide an appropriate outside amenity area for a two bedroom family dwelling. Accordingly, the scheme does not provide a suitable outside amenity area which can accommodate the needs of a family dwelling.
- 8.21 It should be noted that the proposal does not include the use of the proposed flat roof area over the single-storey extension as an outside amenity area. The use of this area would be discouraged as it would lead to overlooking of adjacent properties. If recommended for approval, a condition could be

PLANNING COMMITTEE LIST- 06 AUGUST 2014

imposed restricting the use of this area so that it can't be used as an outside amenity area.

- 8.22 Brighton & Hove Local Plan policy HO13 requires new development to comply with Lifetime Homes standards. The Council's Disability Access Advisor has stated that the scheme requires amendments to meet the Lifetime Homes standards. These include the following:
- The provision of 1100mm clear space in front of the WCs at ground and first floors.
 - There should be a bedroom somewhere in the house capable of accommodating a 1.5m diameter circle.
 - 300mm clear space required at leading edges.
- 8.23 The above amendments are minor internal alterations. If the scheme were minded for approval, these amendments could be secured by condition.

Sustainable Transport:

- 8.24 Brighton & Hove Local Plan policy TR1 requires new development to address the related travel demand, and policy TR7 requires that new development does not compromise highway safety.
- 8.25 The Highway Manager has commented that the proposal for one additional dwelling will increase trips slightly but not to a level that would warrant a refusal of planning permission.
- 8.26 The applicant is not proposing any on-site car parking spaces therefore the existing vehicular access is now redundant. The Highway Authority would recommend that the existing crossover is reinstated back to footway. If recommended for approved, this could be secured by condition.
- 8.27 Supplementary Planning Guidance Note 04 (SPG4) states that the maximum car parking standard for a house within a Controlled Parking Zone (CPZ) is 1 space per dwelling plus 1 car space per 5 dwellings for visitors. The applicant is not proposing any on-site car parking. Therefore this level of car parking is deemed acceptable and in line with SPG04.
- 8.28 Due to the site's location in an outermost CPZ, the current availability of spaces in this location and the fact that an additional on-street car parking space could be created by the Highway Authority when the applicant reinstates the vehicle crossover back to footway, the Highway Authority would not recommend that the development is made car free in line with policy HO7.
- 8.29 SPG04 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 parking standard is 1 cycle parking space in total. In order to be in line with Policy TR14 of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient, well lit, well signed and wherever practical, sheltered. The Highway Authority's preference is for the use of Sheffield type stands spaced in line with the guidance contained within the Manual for Streets section 8.2.22.

PLANNING COMMITTEE LIST- 06 AUGUST 2014

- 8.30 The applicant is providing cycle storage in the rear garden which is acceptable. However, no details have been given of the cycle storage. If recommended for approval, a condition could be imposed requiring the submission of these details prior to development commencing.

Sustainability:

- 8.31 Policy SU2 of the Brighton & Hove Local Plan requires new development to demonstrate a high level of efficiency in the use of water, energy and materials. The scheme does include some sustainability measures such as solar panels and a sustainability checklist. The checklist indicates that the scheme will meet level 3 of the Code for Sustainable Homes. This is in accordance with Supplementary Planning Document 8: Sustainable Buildings. If recommended for approval, a condition could be applied to ensure the development meets this standard.
- 8.32 Policy SU13 and Supplementary Planning Document 03 on Construction and Demolition Waste seek to reduce construction waste and require a Waste Minimisation Statement demonstrating how elements of sustainable waste management have been incorporated into the scheme in order to reduce the amount of waste being sent to landfill. Information has been submitted with the application to demonstrate how these requirements have been met.

Viability of existing shop:

- 8.33 The site is within Portland Road Local Shopping Centre which is covered by policy SR6 of the Brighton & Hove Local Plan. The policy seeks to retain a ground floor A1 use within the centre. The scheme proposes the loss of a small area of the ground floor shop to the rear but still retains a substantial area for the shop. The scheme is therefore unlikely to affect the viability of the ground floor shop and is in accordance with the policy.
- 8.34 It has been stated that the scheme should be approved on the basis that the shop has financially suffered through the opening of the larger Sainsbury's nearby. The applicant has not submitted a full viability assessment to justify the argument. Notwithstanding this, the financial argument does not outweigh the harm identified above.

Provision of Housing:

- 8.35 The scheme would supply additional housing for the city. 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,

PLANNING COMMITTEE LIST- 06 AUGUST 2014

when assessed against the policies of the Framework taken as a whole. The specific impacts of the development are considered in this report.

- 8.36 Whilst it is recognised that the Local Planning Authority does not currently have an agreed 5 year housing land supply, the benefits of the additional housing proposed is outweighed by the harm resulting from the proposed design, impact upon neighbouring occupiers and the amenity of future occupiers. As such it is considered to be contrary to Local Plan Policy and refusal is recommended.

9 CONCLUSION

9.1 The scheme is deemed inappropriate for the following reasons:

- The proposal results in an incongruous and unsympathetic addition which would stand out in the street scene as an inappropriate feature. The scheme is also considered overdevelopment of the site and proposes alterations to the host property which are detrimental to its appearance.
- Due to the scale and bulk of the building adjacent to the boundary, the scheme results in a detrimental impact on the amenity of 117A Portland Road in terms of loss of outlook, light and an increased sense of enclosure.
- Having regard to the proposed layout of the ground floor of the house, the scheme does not provide a suitable standard of accommodation.
- The proposed outside amenity area is deemed inadequate in terms of its size and positioning and is not suitable for a family sized house.

10 EQUALITIES

10.1 The scheme is required to fully meet Lifetime Homes standards.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The proposed dwelling, by virtue of its design, scale and siting, would relate poorly to the adjacent properties and to the host property and would stand out in the street scene as an incongruous and unsympathetic addition. The proposed dwelling is therefore considered an overdevelopment of the site and would look out of character with the existing residential development in the area. For this reason the development is contrary to policies QD1, QD2, QD3 and HO4 of the Brighton & Hove Local Plan which seek to ensure that new developments emphasise and enhance the positive qualities of the local neighbourhood.
2. The scheme proposes relocating existing plant to the side elevation of the property fronting Rutland Road and the removal of one of the rear first floor windows. This alteration would significantly detract from the appearance of the host property and would stand out in the street scene as an unsympathetic alteration. The scheme is therefore considered contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.
3. Due to the position and bulk of the proposed dwelling, the proposal would result in a significant loss of outlook, light and a heightened sense of

PLANNING COMMITTEE LIST- 06 AUGUST 2014

enclosure to the residents of 117A Portland Road. The proposal would therefore lead to an unacceptable material loss of amenity and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

4. The scheme does not include a suitably sized outside private amenity area which would be appropriate for a family sized dwelling. The scheme is therefore considered contrary to policy HO5 of the Brighton & Hove Local Plan.
5. The ground floor kitchen and lounge area would have limited outlook and light with one window facing north. The scheme is deemed to result in an inappropriate standard of accommodation and is contrary to policies SU2 and QD27 of the Brighton & Hove Local Plan.

11.2 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 is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location Plan			14/04/2014
Block Plan			29/04/2014
Existing and Proposed	01	B	18/06/2014

From: Graham Cox
Sent: 14 May 2014 09:02
To: Planning Applications; Jason Hawkes
Subject: Planning Application BH2014/01209 119 Portland Road

To Planning Department

I write as Ward Councillor in connection with planning application BH2014/01209 119 Portland Road, Hove.

This application has carefully taken into account the reasons for refusal of the last application on this site. This would provide a much needed small home in an area where there is high demand for such homes.

The application has general support from neighbours (hence this note from me).

Although not strictly a planning consideration if approved this application will enhance the viability of the applicant's popular independent store, which has been impacted by conversions of nearby premises into mini-supermarkets run by the large operators.

I confirm my support for the application, and request that if the planning department intends to refuse the application under delegated powers, that the application is passed to the Planning Committee for a decision.

Thank you.

Graham

Graham Cox
Councillor for Westbourne Ward
07557 082663
graham.cox@brighton-hove.gcsx.gov.uk
Website <http://grahamcox.yourcldr.com>
Twitter @CoxGraham