

<u>No:</u>	BH2016/05437	<u>Ward:</u>	Withdean Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Media House 26 North Road Preston Brighton BN1 6SP		
<u>Proposal:</u>	Extensions and alterations to main building to facilitate the conversion from office/general industry (B1/B2) to form 4no residential dwellings (C3) and extension and alterations to secondary building (The Coach House) to provide additional office space (B1).		
<u>Officer:</u>	Helen Hobbs, tel: 293335	<u>Valid Date:</u>	29.09.2016
<u>Con Area:</u>	Preston Village	<u>Expiry Date:</u>	24.11.2016
		<u>EoT/PPA Date</u>	
<u>Listed Building Grade:</u>			
<u>Agent:</u>	Mr Pierre Dowsett 63A Ship Street Brighton BN1 4ET		
<u>Applicant:</u>	Mr C Weatherstone C/o Dowsett Mayhew Planning Partnership 63A Ship Street Brighton BN1 4ET		

1. RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. 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
Location and block plan	TA777/01	G	27 September 2016
Floor Plans Proposed	TA777/30	D	27 September 2016
Floor Plans Proposed	TA777/31	C	27 September 2016
Floor Plans Proposed	TA777/32	C	27 September 2016
Elevations Proposed	TA777/33	C	27 September 2016
Elevations Proposed	TA777/34	D	27 September 2016
Elevations Proposed	TA777/35	B	27 September 2016
Sections Proposed	TA777/36	D	27 September

			2016
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- 2 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.
- 3 The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles 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 CP9 of the Brighton & Hove City Plan Part One.
- 4 The hereby approved residential development shall not be occupied until the commercial building has been completed and made available for occupation as office accommodation (within Use Class B1(a)) in accordance with the approved drawings.
Reason: To ensure the provision of modern office accommodation on the site and to comply with policy CP3 of the Brighton and Hove City Plan Part One.
- 5 All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted black to match the colour of the renderwork background walls and retained as such thereafter.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
- 6 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 a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
- 7 The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
 - (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001; and, unless otherwise agreed in writing by the Local Planning Authority,
 - (c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include

the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

- a) As built drawings of the implemented scheme;
- b) Photographs of the remediation works in progress; and
- c) Certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i) (c).

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

- 8 If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

- 9 No development above ground floor slab level of any part of the development shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) Samples of all cladding to be used, including details of their treatment to protect against weathering
- c) Samples of all hard surfacing materials
- d) Samples of the proposed window, door and balcony treatments
- e) Samples of all other materials to be used externally

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 HE6 of the Brighton & Hove Local Plan and CP12 of the Brighton and Hove City Plan Part One.

- 10 No development above ground floor slab level of any part of the development shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

- 11 No development above ground floor slab level of any part of the development shall take place until the full detailed design including materials and finishes of the following items are submitted to and approved in writing by the Local Planning Authority:

1. All new external doors (including head and reveals)
2. All new glazing (including casement windows and French doors, cill, head and reveals)
3. Timber gate to boundary wall

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP12 of the Brighton and Hove City Plan Part One.

- 12 No development above ground floor slab level of any part of the development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan detailing the positions, height, design, materials (including brickbond where applicable) and type of all existing and proposed boundary treatments. The boundary treatments shall be provided in accordance with the approved details before the building is occupied. [before the use hereby permitted is commenced; in accordance with a timetable agreed in writing with the Local Planning Authority] Development shall be carried out in accordance with the approved details.

Reason: To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies CP12 and CP15 of the Brighton and Hove City Plan Part One and policies HE6 and QD27 of the Brighton & Hove Local Plan.

- 13 No development above ground floor slab level of any part of the development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all

existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policy QD15 of the Brighton & Hove Local Plan.

- 14 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 CP9 of the Brighton and Hove City Plan Part One.

- 15 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.

- 16 The rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan, CP15 of the City Plan Part One and Supplementary Planning Document 09 on Architectural Features.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 The application site consists of three buildings. The main building being a vacant three storey building comprising of a print workshop at ground floor and offices at first and second floor. To the west of the main building is a two storey workshop/store building. To the east of the main building is Mission Hall, connected by an internal link extension. This building is currently in use as residential and no changes are proposed to this part of the site. There is car parking to the rear of the property.

- 2.2 The site is located within the Preston Village Conservation Area.

- 2.3 The application seeks consent for extensions and alterations to the main building to facilitate the conversion from office/general industry (B1/B2) to form 4 residential dwellings and extension and alterations to the secondary building (The Coach House) to provide additional office space.

3. RELEVANT HISTORY

BH2016/02382 Extensions and alterations to main building to facilitate the conversion from office/general industry (B1/B2) to form 4no residential dwellings (C3) with associated works. Refused 22.08.16.

BH2015/04297 Variation of condition 4 of application **BH2015/00544** (Alterations to main building to facilitate the conversion from office/general industrial (B1/B2) to form 3no. residential dwellings (C3). Extension to secondary building (The Coach House) to provide additional office space (B1) revised fenestration and associated works) to state the hereby approved residential development shall not be occupied until the commercial building has been made available for occupation as office accommodation (within use class B1 (a) in accordance with the approved drawings. Refused 01/06/2016, for the following reason: The proposed variation of condition 4 would not ensure the timely provision of the extended modern office accommodation within the Coach House, required to offset the net loss of employment floorspace across the wider site, thereby placing at significant risk the long term retention of employment floorspace on the site contrary to policy CP3 of the City Plan. Refused 01/06/2016.

BH2015/03930 Extensions and alterations to main building to facilitate the conversion from office/general industry (B1/B2) to form 4no residential dwellings (C3) with associated works. Non-determination appeal submitted.

BH2015/00544 Alterations to main building to facilitate the conversion from office/general industrial (B1/B2) to form 3no. residential dwellings (C3). Extension to secondary building (The Coach House) to provide additional office space (B1), revised fenestration and associated works. Approved 12/10/2015.

BH2014/03962 Prior approval of first and second floors for change of use from offices (B1) to form 2no self-contained units (C3). Prior Approval is required and approved 23/01/2015.

BH2014/03166 Prior approval for change of use of the Coach House and first and second floors of Media House from offices (B1) to residential (C3) to form 3no residential units. Withdrawn 13/11/2014.

BH2013/03086 Prior approval for change of use from offices (B1) to residential (C3). Withdrawn 29/10/2013.

BH2006/00128 Two new paper stores, new gate and pillars and tarmac surfacing (part retrospective). Approved 15/02/2006.

BH2005/01311/FP Erection of two single storey paper stores. Provision of new timber trellis to rear wall and erection of new gate, pillars and tarmac surfacing fronting North Road. (Resubmission of Refused application **BH2004/03280/FP**) (Part Retrospective). Withdrawn 12/07/2005.

BH2004/03280/FP Erection of two new single storey paper stores. Provision of new timber trellis to rear wall and erection of new gates fronting North Road. Refused 04/02/2005.

93/1029/FP Continuation of use of Nos 24 and 26 for light industrial purposes with extended hours of operation: 0730 to 1900 hours Monday to Friday and 0730 to 1200 hours on Saturday. Approved 01/02/1994.

93/0737/FP Continuation of use of 24 and 26 for light industrial purposes with extended hours of operation: 0700 to 2000 hours Monday to Friday: 0700 to 1200 Saturday. (Variation to **93/0022/FP**). Refused 02/11/1993.

93/0023/CA Continued use of ground floor of 26 North Road for light industrial purposes, demolition of wall to form vehicular access. 6 parking spaces at rear of 215 Preston Road and installation of new gates. Approved 27/04/1993.

93/0022/FP Continued use of ground floor of 26 North Road for light industrial purposes, demolition of wall to form vehicular access. 6 parking spaces at rear of 215 Preston Road and installation of new gates. Approved 27/04/1993.

4. REPRESENTATIONS

4.1 **Six (6)** letters has been received from the occupiers of **5 Barclay Cottages - North Road, 25 North Road (x2), 23 North Road, 21 North Road and 19 North Road**, objecting to the proposed development for the following reasons:

- Out of keeping with conservation area and nearby listed buildings
- Overdevelopment
- Exacerbation of drainage problems
- Noise and disturbance during construction
- Increase in traffic
- Parking
- Living spaces not designed for families
- Loss of light
- Overshadowing
- Loss of privacy
- Overlooking

4.2 **Councillor Nick Taylor** has objected to the proposal and has submitted two representations which are attached to this report.

5. CONSULTATIONS

5.1 **Economic Development:** Comment

From an economic development perspective the loss of employment space is highly regretful and not something we would support; however due to national planning changes re Permitted Rights, allowing the change of use from B1(a) to residential and a previous planning application for conversion (BH2015/00544) already approved, City Regeneration are not in a position to oppose this application and acknowledge that the proposed development will provide 161 sq mtrs of B1 employment space following the extension and alterations to The Coachhouse building.

5.2 Heritage: No objection

The proposed changes to the roof form to create a more characteristic pitched roof, together with the lowering of the ridge height by between 1m-1.2m, are very welcome. The roof would have an uneven, non-traditional pitch, being much shorter at the rear, and this would be evident at the western gable end, but as a whole it would be a substantial improvement over the existing roof form and over the previously approved scheme for this site. It would make the site much less intrusive in the traditional street scene and would enhance the setting of the nearby listed buildings.

5.3 The additional dwelling unit at the western end would create four dwellings with a more traditional and coherent plot width than the previously approved scheme (where the western house was wider) and would create a more traditional pattern of development for this conservation area. It would infill part of the uncharacteristically large gap in the existing street frontage between the main building and the coach house, which is currently taken up by a modern brick wall and shed.

5.4 The lowered roof of the unit at the western end would contribute positively to the informal character and roofline of Preston Old Village and would form a pleasing transition in scale to the coach house and the listed house beyond. There are no objections to the alterations to the coach house and its re-use is welcomed.

5.5 Environmental Health: Comment

This site has had a long history of use from approximately 1910. The rear area has been used as a Builders Yard and there was also an Engineers and Founders in 1902, located adjacent to the site.

5.6 Recently, the main building has been used for commercial activities including as a print works. Therefore, overall there is the potential that localised land contamination may have occurred on site.

5.7 It is noted that this site, or part of this site have been the subject of several past prior approval applications as outlined in the design and access statement.

5.8 Planning Policy: Comment

The total new provision of four family homes will make a small but useful contribution towards the city's housing target set out in Policy CP1 of the City Plan. The proposal is considered to meet the requirements of City Plan Policy CP19 which seeks a mix of dwelling sizes that reflect the city's housing needs.

The units are also considered to meet policy HO5 in providing private amenity space for each unit. Whilst the creation of B1 floorspace in the Coach House is welcomed in retaining some employment floorspace lost from the original site, it is still not understood whether the site has been previously marketed for employment use and if so for how long, at what value, and whether there was any interest. More information is required in order to support the application in line with policy CP3.5 of the City Plan.

5.9 Sustainable Transport: Comment

Recommended approval as the Highway Authority has no objections to the above application subject to inclusion of the necessary conditions.

5.10 The comments remain similar to those provided in respect of previous similar applications for the site.

5.11 County Archaeologist: Comment

Although the application is sited within an Archaeological Notification Area, any significant below ground archaeological remains are unlikely to be affected by these proposals.

5.12 Brighton and Hove Archaeologist: Comment

The Brighton and Hove Archaeological Society do not believe that any archaeological deposits are likely to be affected by this development.

5.13 However, it is possible that The County Archaeologist has information not available to this Society. The society would suggest that you contact him for his recommendations.

6. MATERIAL CONSIDERATIONS

6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016)
- Brighton & Hove Local Plan 2005 (retained policies March 2016);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- 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.

6.2 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1 Presumption in Favour of Sustainable Development
CP1 Housing delivery
CP3 Employment land
CP8 Sustainable buildings
CP9 Sustainable transport
CP12 Urban design
CP14 Housing density
CP15 Heritage
CP19 Housing mix

Brighton & Hove Local Plan (retained policies March 2016):

TR4 Travel plans
TR7 Safe Development
TR14 Cycle access and parking
SU10 Noise Nuisance
QD5 Design - street frontages
QD14 Extensions and alterations
QD27 Protection of amenity
HO5 Provision of private amenity space in residential development
HO13 Accessible housing and lifetime homes
HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD09 Architectural Features
SPD12 Design Guide on Extensions and Alterations
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate to the principle of development; visual impact of the external alterations; impact on amenity; and sustainable transport considerations.
- 8.2 The City Plan Part 1 Inspector's Report was received February 2016. This supports a housing provision target of 13,200 new homes for the city to 2030. It is against this housing requirement that the five year housing land supply position is assessed following the adoption of the Plan on the 24th March 2016. The City Plan Inspector indicates support for the Council's approach to assessing the 5 year housing land supply and has found the Plan sound in this respect. The five year housing land supply position will be updated on an annual basis.
- 8.3 **Loss of employments Space:**
Part 5 of Policy CP3 of the Brighton and Hove City Plan Part One states that "unallocated sites or premises in employment use will not be released to other

uses unless the site of premises can be demonstrated to be both redundant and incapable of meeting the needs of modern employment uses."

- 8.4 The proposed scheme would result in the loss of 310sqm of B1 floor space and 99sqm of B2 floorspace, although this would be partially offset by the creation of 161 sqm of B1 office floor space within the Coach House building which would be used as standalone office space.
- 8.5 The Policy Officer has raised concerns that the loss of employment/office space has not been demonstrated to be genuinely redundant as required by policy CP3 of the City Plan.
- 8.6 The site has an extant permission for alterations to the main building to facilitate the conversion from office/general industrial to form 3 residential dwellings. The loss of the office and employment floorspace was accepted on the basis that the top two floors of the main building had been the subject of a prior approval application which formed a material consideration. Whilst the prior approval has now expired the extant planning permission could still be implemented.
- 8.7 The current scheme would also result in a preferential outcome to both the prior approval scenarios and the extant planning permission, this is because it would increase the number of residential units and unlike the prior approval applications would provide employment space within the site to offset the loss. It is also considered that proposed external alterations to the main building and the Coach House are considered to result in heritage benefits to the scheme.
- 8.8 Given the above, it is considered that change of use from employment to residential is acceptable.
- 8.9 Provision of Housing:
The total new provision of four family homes will make a small but useful contribution towards the city's significant unmet housing need. The new dwellings are family homes of 3/4 bedrooms which are particularly welcomed.
- 8.10 **Design and Appearance:**
The existing main building is a modern two storey block with a further storey within the mansard roof. The building in its current form fails to respect the character of the streetscene it sits within and the surrounding Preston Village Conservation Area. The building is a modern block with a large bulky false-mansard roof with deep overhang, which makes it an unduly intrusive and uncharacteristic addition to the streetscene. The detailing of the building, such as the small ground floor windows, is also out of character. The existing Coach House, to the rear of the main building is a heritage asset and is considered to positively contribute to the historic development of the locality and to the character and appearance of the conservation area.
- 8.11 The proposed changes to the roof form to create a more characteristic pitched roof, together with the lowering of the ridge height by between 1m-1.2m, are very welcome. The roof would have an uneven, non-traditional pitch, being much shorter at the rear, and this would be evident at the western gable end,

but as a whole it would be a substantial improvement over the existing roof form and over the previously approved scheme for this site. It would make the site much less intrusive in the traditional street scene and would enhance the setting of the nearby listed buildings.

- 8.12 The additional dwelling unit at the western end would create four dwellings with a more traditional and coherent plot width than the previously approved scheme (where the western house was wider) and would create a more traditional pattern of development for this conservation area. It would infill part of the uncharacteristically large gap in the existing street frontage between the main building and the coach house, which is currently taken up by a modern brick wall and shed.
- 8.13 The lowered roof of the unit at the western end would contribute positively to the informal character and roofline of Preston Old Village and would form a pleasing transition in scale to the coach house and the listed house beyond.
- 8.14 There are no objections to the alterations to the coach house and its re-use is welcomed.
- 8.15 **Impact on Amenity:**
The use of the main site as four new residential dwellings would be inkeeping with the uses of the adjoining properties and is unlikely to result in a significant impact in terms of noise, disturbance or loss of amenity.
- 8.16 In terms of the extensions and alterations to the main building, the proposed side extension would be sufficiently sited from neighbouring properties and would not have a significantly detrimental impact. The proposed extension, which is much lower in height than the main building would be over 8m from the rear boundary. Whilst it would be much closer in proximity to the properties located opposite the site on North Road, it is considered that any impact on these properties would not be significantly greater than that of the impact of the main building in terms of loss of light and sense of enclosure. The main building would be reduced in height and therefore some of this impact would be reduced. Given the modest side extension, which would project approximately 2.7m further than the original building and would be 1.7m from the main ridge (2.2m from the original ridge height of this part of the building).
- 8.17 With regards to overlooking, the back to back distance between the main building and adjoining properties to the rear is almost 40m. It is therefore considered that the change of use of the building and the minor alterations to the rear fenestration, are unlikely to cause significant overlooking or loss of privacy given this distance. To the front, whilst the properties are closer and the ground floor windows are being made larger, it is still considered that the existing outlook from the building would not be dissimilar, and therefore would not result in a significant increase in overlooking. Furthermore this relationship is common within the surrounding area.
- 8.18 The proposed extension to the Coach House would be positioned in place of existing wooden stores. The extension would be screened by the existing

boundary wall and is therefore unlikely to impact the residential properties which adjoin the northern boundary of the site. The alterations to the 'Coach House' will largely be screened by the rear boundary wall. The Juliet Balcony positioned on the side would mainly provide views across the rear car park and therefore would not result in significant overlooking.

8.19 Standard of Accommodation:

The scheme results in the formation of four residential dwellings. The proposed development would provide appropriate sized rooms with adequate light and outlook to all habitable rooms.

8.20 Policy HO5 requires the provision of private outdoor amenity space for residential development. The scheme includes a small patio area at ground floor level and an even smaller rear terrace for each dwelling. These outside areas are not ideal as they would have restricted light and outlook. However, due to the restrictions of the site, there is limited scope for the formation of any larger areas. The proposed areas would allow an outside area for the two houses which although limited would be usable. The scheme is therefore considered appropriate in relation to policy HO5, and its generous context.

8.21 Sustainable Transport:

The Transport Manager has commented that the scheme is appropriate in respect of its demand for travel. The proposal would not increase trips significantly above existing levels or above the previously approved application for three dwellings.

8.22 It is not intended to amend the vehicular and pedestrian access arrangements. These will be retained as existing. The vehicular access is from Lauriston Road while pedestrian access is from North Road. While there isn't a footway directly outside the proposed properties on North Road the applicant intends to retain the existing wall at the back of carriageway. This provides an area of defensible space and enhances pedestrian safety for future occupiers and therefore the pedestrian access is deemed acceptable.

8.23 The applicant is intending to provide 4 spaces for the residential units. This level of car parking provision is in line with the standards in SPD14 and the Highway Authority has no objections to this arrangement. The proposals are unlikely to result in significant levels of overspill car parking from the residential units. The site does benefit from being in a sustainable location a short walk away from London Road bus corridor and Preston Park station. Therefore travel by sustainable modes is viable and the proposed level of car parking is considered to be acceptable.

8.24 SPD14 states that for a residential unit the minimum standard is 1 cycle parking space per 1-2 bed unit and 2 per 3+ bed unit. For a B1 office use the minimum standard is 1 space per 100m². In order to be in line with Policy TR14 of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient, well-lit and wherever practical, sheltered. Where cycle parking is communal, 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.

Further details of policy compliant cycle parking should be secured via condition.

8.25 The applicant is providing a store in the back garden of each property and 4 spaces for the office in the courtyard which would be acceptable in principle. Further details on the nature of the cycle parking should however be secured via condition to ensure that they are policy compliant.

8.26 **Sustainability:**

Policy CP8 of the City Plan Part One requires new development to demonstrate a high level of efficiency in the use of water and energy. Policy CP8 requires new development to achieve 19% above Part L for energy efficiency, and to meet the optional standard for water consumption. This is secured by condition.

8.27 **Conclusion:**

The loss of office is considered acceptable in this instance and significant weight is given to the previously approved planning application (BH2015/00544) which allows the conversion of the building into 3 residential units. The development would create an acceptable standard of accommodation for future residents. The proposed use and external alterations would enhance the character and appearance of the building and preserve the wider setting of the Preston Village Conservation Area. The development would not result in significant harm to neighbouring amenity through loss of light, outlook, privacy or increased noise and disturbance.

9. EQUALITIES

9.1 None identified