

<b><u>No:</u></b>	<b>BH2017/03400</b>	<b><u>Ward:</u></b>	<b>Rottingdean Coastal Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>69 Saltdean Drive Saltdean Brighton BN2 8SD</b>		
<b><u>Proposal:</u></b>	<b>Conversion of existing garage into habitable space with revised fenestration. (Retrospective)</b>		
<b><u>Officer:</u></b>	Sven Rufus, tel: 292454	<b><u>Valid Date:</u></b>	09.10.2017
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	04.12.2017
<b><u>Listed Building Grade:</u></b>	N/A	<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Mr Clive Gibbs	30 Coleridge Close	Goring By Sea Worthing BN12 6LD
<b><u>Applicant:</u></b>	Mr D Serratt	C/o Aspen Capital Group	79 High Street Eton SL4 6AF

## 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Floor Plans and Elevations	17/2009-2-02		9 October 2017
Floor plans/elevations/sect proposed	17/2009-2-01	A	7 February 2018

2. Prior to first occupation of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

### 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. The applicant is advised that in order to provide policy compliant cycle parking the Highway Authority's preference is for the use of Sheffield Stands spaced in line with the guidance contained within the Department for Transport's Manual for Streets section 8.2.22.

## **2. SITE LOCATION & APPLICATION DESCRIPTION**

- 2.1 The application site is a brick and rendered chalet bungalow on the west side of Saltdean Drive. The property is the northernmost on the road with a public car park to the north.
- 2.2 The property has previously been used as a dwellinghouse (C3). This application seeks to make alterations to the property that would facilitate its use as a dwellinghouse used by not more than six residents living together as a single household where care is provided for residents (C3b). This use remains within the Use Class C3, and therefore does not constitute a change of use requiring planning consent.
- 2.3 The application is for the conversion of an existing garage into habitable space, with revised fenestration. The conversion of the garage into habitable space cannot be completed under Permitted Development, due to a condition placed on use by the approved scheme BH2005/02454/FP, which limited the use of the garage to parking of private vehicles and motorcycles belonging to occupants and visitors of the development.

## **3. RELEVANT HISTORY**

**BH2017/03397:** Erection of a single storey rear extension with associated roof extension. Side passageway roof alteration. Replacement white UPVC windows and doors to match existing. (Retrospective) (UNDER CONSIDERATION)

**BH2005/02454/FP:** Demolition of car port and erection of side extensions. (APPROVED 26/10/17)

**53/1341:** Erection of Bungalow and Garage (APPROVED 3/11/53)

## **4. REPRESENTATIONS**

- 4.1 Twenty one (21) objections have been received from fourteen neighbours, raising the following concerns:
  - Overdevelopment of the building in conjunction with loss of parking space/garage
  - Concerns regarding the impact of the development on street parking, road safety and access for emergency vehicles.
  - Works already commenced
  - Poor design of the front elevation which detrimentally alters the character of the building.
  - Change of use from residential to healthcare.

- Impact on local business due to restricted parking.

4.2 One (1) letter of support has been received from the Youth Participation Team, on the grounds that there is a need for this type of accommodation and as they understand there will not be a big impact on parking.

## 5.0 CONSULTATIONS

### 5.1 Transport

#### *Vehicle Access*

Vehicle access will remain as existing. The removal of the existing garage will leave the space in front of the garage as a parking space and therefore the current vehicle access remains in use.

### 5.2 Car Parking / Trip Generation

It is noted that the proposal would not result in an uplift in residential units but provides three additional bedrooms. Whilst the development is likely to lead to a slight increase in trips to the site, any additional parking demand is not considered to result in a severe impact upon the surrounding highway network. There is limited potential for displaced parking from the existing garage particularly as the garage is not independently accessible from the space in front (which will be retained).

## 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

6.2 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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

6.3 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

CP12 Urban design

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

TR4 Travel plans  
TR14 Cycle access and parking  
QD14 Extensions and alterations  
QD27 Protection of amenity

Supplementary Planning Documents:

SPD12 Design Guide for Extensions and Alterations  
SPD14 Parking Standards

**8. CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations for this application is the impact of the proposals on the appearance of the property, the potential impact on amenity and the potential impact of the proposals on parking in the area around the application site. The application is retrospective as the construction had been largely constructed at the time of the officer site visit.

8.2 Design and Appearance

The garage conversion, to create a habitable room required some alterations to the front elevation of the property in terms of revised fenestration and positioning of doors. There has also been some alteration to the front elevation at first floor level, with an inset balcony being filled in to create a continuous wall with a window to the front bedroom at this level.

8.3 While the original front elevation has been altered, and the loss of the balcony does cause detriment to the appearance, these alterations do not cause significant harm to the appearance of the building and do not merit refusal in this case.

8.4 Amenity

It is considered that there are no impacts on amenity resulting from the conversion of the garage as the building form remains the same, and the revised fenestration is on the front elevation, and does not cause any additional overlooking onto neighbouring properties.

8.5 Parking

The retrospective application for the single storey rear extension, along with the associated application BH2017/03400 for converting the garage into habitable space, would result in the final building being a house with 6 rooms. As a result of this potential number of occupants, there have been a large number of objections from neighbours highlighting the likely impact that the developments would have on the level of street parking in the area.

8.6 The applicants have supplied information regarding the management of vehicle movements that would arise as a result of the occupation and support services associated with the residents of the property. This assessment addressed resident, staff and visitor movements, stating that:

- residents have physical or learning disabilities that prevent them from driving. Consequently there is no ongoing parking concern arising from residents.

- staff will be encouraged to use public transport and can receive subsidised bus passes from the employer. If staff do drive they will be instructed to park away from the site or use the public car park next door. Managers will park on site or in the adjacent public car park. Secure cycle parking can be provided on site.
- visitors will be encouraged to park in the adjacent public car park.

8.7 An assessment of the transport and parking issues associated with this application concluded that there would only be a slight increase on the trips generated by this site, and the additional parking demand would not result in a severe impact on the highways network. The additional parking would not likely be at the busiest times for other parking demands in the area, and the impact is reduced in this way.

8.8 In light of the Transport comments, and the commitment made by the applicant to reduce the numbers of trips generated, the issue of parking is not considered to be severe enough to merit refusal.

## **9. EQUALITIES**

9.1 The applicant is New Generation Care Ltd, an organisation that provides accommodation and support to adults with learning and physical disabilities. The intention to provide support in this way is noted.

