

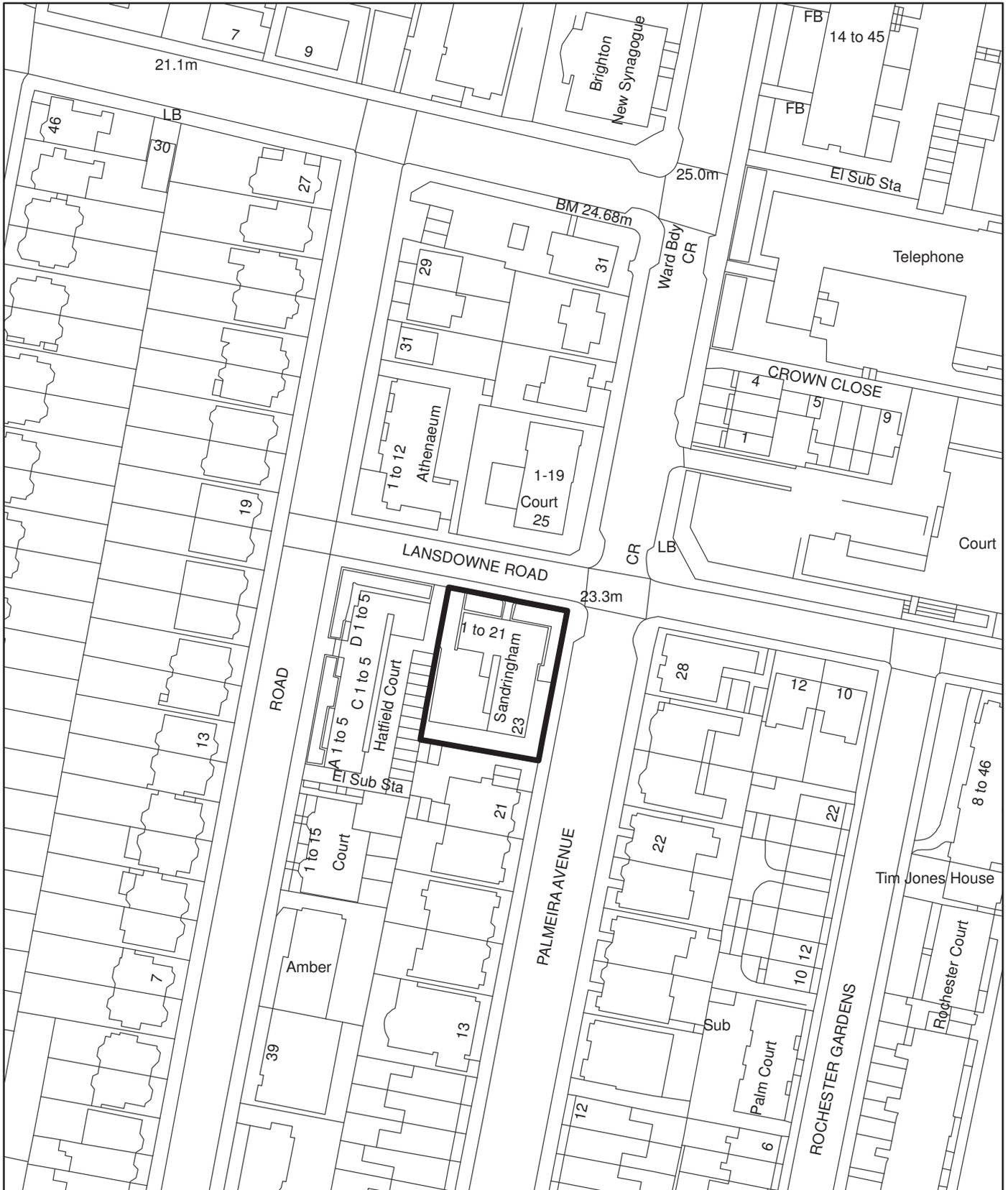
# **ITEM F**

**Sandringham Lodge, 23 Palmeira Avenue,  
Hove**

**BH2014/03130  
Full planning**

**28 JANUARY 2015**

# BH2014/03130 Sandringham Lodge, 23 Palmeira Avenue, Hove



**Brighton & Hove  
City Council**



Scale : 1 : 1,250

<b><u>No:</u></b>	<b>BH2014/03130</b>	<b><u>Ward:</u></b>	<b>BRUNSWICK AND ADELAIDE</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>Sandringham Lodge 23 Palmeira Avenue Hove</b>		
<b><u>Proposal:</u></b>	<b>Formation of additional level comprising 2no three bedroom flats incorporating bicycle store.</b>		
<b><u>Officer:</u></b>	Liz Arnold Tel 291709	<b><u>Valid Date:</u></b>	29/09/2014
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	24 November 2014
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Strutt and Parker, 31 North Street Chichester West Sussex PO19 1LY		
<b><u>Applicant:</u></b>	Anstone Properties Ltd, c/o Strutt & Parker 31 North Street Chichester PO19 1LY		

## 1 RECOMMENDATION

If an appeal for non-determination had not been submitted the recommendation would have been for the Committee to take 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 reason(s) set out in section 11.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 Sandringham Lodge is an 'L' shaped flat roofed building, comprising 21 apartments arranged over five floors. The building occupies a prominent position facing onto Palmeira Avenue and Lansdowne Road in Hove and forms part of a group of residential blocks between Palmeira Avenue and Salisbury Road
- 2.2 There is currently a relatively consistent height between Sandringham Lodge and the neighbouring blocks and the other nearby properties. However, Sandringham Lodge is already taller than many residential blocks in the immediate area.
- 2.3 The site is outside, but close to, the edge of two Conservation Areas. These Conservation Areas contain properties of similar massing, design and materials to each other and which produce a high quality townscape. The site is visible from parts of both the Willett Estate and Brunswick Town Conservation Areas.

### 3 RELEVANT HISTORY

**BH2013/00683** - Formation of additional level comprising of 2no three bedroom penthouse flats incorporating roof gardens and delegated car parking. Refused 06/06/2013. Dismissed at Appeal

The reason for refusal of this application was as follows;

*The additional storey by reason of its height, massing and form would fail to take appropriate account of the positive qualities of the neighbourhood and existing buildings, having a negative impact upon the appearance of the street scene, on adjacent buildings and the wider Willett Estate Conservation Area. The proposed development is thereby contrary to policies QD1, QD2, and HE6 of the Brighton & Hove Local Plan.*

**BH2001/02613/OA** - Construction of additional storey to provide four two bedroom flats. – Refused 28/02/2002

**BH2001/01887/OA** - Construction of an additional storey to form 4 flats. – Refused by DoE – Appeal dismissed 13/02/2002

**BH1999/02817/FP** - Removal of undercroft parking bays and creation of two flats. – Refused 20/01/2000 – Appeal Allowed 28/04/2000

**BH1999/01237/FP** - Replacement of existing railings to rear access walkways. – Approved 08/07/1999

### 4 THE APPLICATION

- 4.1 Planning permission is sought for the provision of an additional storey to the property, created by a roof extension, to provide 2 no. three bedroom flats with associated bike storage.
- 4.2 The proposed roof extension would be positioned upon a rendered parapet and would comprise a pitched slate roof and would include white painted chequered dormers and a C-shaped extension. The existing lift motor room would also be extended as part of the proposal.

### 5 PUBLICITY & CONSULTATIONS

#### External

- 5.1 **Neighbours: Fifteen (15)** letters of representation have been received from **14 and 18 Sandringham Lodge 23 Palmeira Avenue, Flats 3, 4 (x2) and 5 28 Palmeira Avenue, 1 Crown Close, Flats E1 and E4 Hatfield Court, Flats 11, 15/25, 16, 17 and 19 Lansdowne Court 25 Lansdowne Road and 12 Wish Road (leaseholder of Flat 19 Sandringham Lodge) objecting** to the application for the following reasons:

- Loss of sunlight/daylight, will reduce the right to light on neighbouring properties,
- Over-shadowing,
- Extra flats would mean more people and in turn more vehicles that require parking resulting in increased parking demands,
- Another floor would not be in keeping with the adjoining property or the lower-rise properties opposite. Would raise the building above the height of every building in the vicinity and the character if the area could change from

relatively low-rise to high-rise, a retrograde step. Bearing in mind that this area is in close proximity to the Willett Estate, it would be more in keeping to keep this building a low profile as possible so as not to interfere with the character of the street view,

- Would set a precedent,
- Construction disturbance,
- Would be detrimental to the value of the surrounding properties,
- Would overload services such as parking, waste, doctor surgeries which are already not coping with demand,
- Waste minimisation document states proposal is for 2 bedroom apartments not three, this inaccuracy is worrying, what else is inaccurate?
- Concerned regarding asbestos,
- Overlooking and loss of privacy,
- Would suggest overall appearance is improved rather than add an additional flat,
- Is too high and too close to Hatfield Court,
- Concerned about the resultant structural integrity of adding a storey to a building and foundation not designed for such a modification,
- The disruption of the construction, including noise and the lift being out of use would affect residents wellbeing, especially those with medical conditions/disabilities,
- Application was originally introduced in 2002, appears the applicant is still determined to ignore the impact this proposal would have on the character and appearance of the surrounding area. The existing flat roof integrates well with the surrounding buildings in height. The new proposed roof will dominate the sky line and make the building six floors high making this the tallest building in Lansdowne Road. The protruding lift motor room will also add further height,
- Proposal will not add any benefit or beauty to an already built up area. In fact considering the age of the block built in the 70s the pitched roof and dormer windows will look strangely out of keeping with the existing flat roofs. The design is described as being of traditional style, but in fact, it is not in keeping with Lansdowne Road where all the roofs are flat and blend in as one,
- Stated to enhance and add interest to the existing building. This is an over exaggerated statement, it will only enhance its ugliness and plainness, and
- Occupants of third floor level will be severely inconvenienced,

5.2 **Six (6) letters of representation have been received from Flats 3, 4, 10, 11 and 21 Sandringham Lodge 23 Palmeira Avenue and 9 Springgate Road supporting to the application for the following reasons:**

- The proposed development would expand the current residential use of the site in line with the National Planning Policy Framework,
- The addition of the proposed roof extension would greatly improve the aesthetic appearance of the block, screening the unsightly lift motor room,
- Would enhance the appearances of the building giving more pleasing skyline than at present,
- Would provide additional residential accommodation in an area where this is very much required,

- In keeping with surrounding buildings,
- As noted by the Planning Committee previously, this is a ‘tired looking’ block, the proposed plans are sensible and desirable in an area with several other ‘tired looking’ blocks, and
- The building needs a new roof which otherwise would have to be paid for by residents.

**Internal:**

- 5.3 **Access Officer:** Comments that handrails should extend 30mm beyond top and bottom riser in each flight of common stairs, there should be at least 300mm clear space at the leading edge of the entrance door of Flat 23 and there should be at least 1100mm clear space in front of the WC and space for a 1.5m diameter turning circle in one of the bathrooms Flat 22.
- 5.4 **Sustainable Transport:** The Highway Authority comments from a similar recent application (BH2013/00683) still stand however the revised cycle parking now deemed acceptable. The Highway Authority has no objections to the application subject to the inclusion of conditions regarding the retention of parking area, car parking management and cycle parking.

**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
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
QD3	Design – efficient and effective use of sites
QD14	Extensions and alterations
QD27	Protection of Amenity
HO3	Dwelling type and size
HO4	Dwelling densities
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 Guidance:

SPGBH4	Parking Standards
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#### 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
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## 8 CONSIDERATIONS & ASSESSMENT

- 8.1 Matters relating to the loss of value to neighbouring properties, disturbance during construction works and the removal of asbestos are not material planning considerations. The main considerations in the determination of the application relate to the principle of the scheme, whether the proposal is appropriate in terms of design with regards to the visual amenities of the existing property, the related street scenes and the setting of the nearby Conservation Areas. The standard of

accommodation, the resulting impact upon neighbouring properties, sustainability and transport issues will also be assessed.

**Planning History**

- 8.2 Planning permission has previously been refused on three separate occasions for an additional floor of residential accommodation (BH2001/01887/OA, BH2001/02613/OA and BH2013/00683).
- 8.3 Refused application BH201/01887/OA and BH2013/00683 were the subject of appeals which were subsequently dismissed (the 2001 was appealed against non-determination) on grounds of the proposed additional storey being of harm to the visual amenity of the property, and the wider area including the nearby Willett Estate Conservation Area.

**Principle of development:**

- 8.4 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 provision target, appeal Inspectors are likely to use the city's full objectively assessed need (OAN) for housing to 2030 (estimated to fall within the range 18,000 – 24,000 units) as the basis for the five year supply position.
- 8.5 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 merits of the proposal are considered below.

**Visual Amenities**

- 8.6 Policy QD14 of the Brighton & Hove Local Plan states that planning permission for extensions or alterations to existing buildings, including the formation of rooms in the roof, will only be granted if the proposed development:
- a) is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area;
  - b) would not result in significant noise disturbance or loss of privacy, outlook, daylight/sunlight or amenity to neighbouring properties;
  - c) takes account of the existing space around buildings and the character of the area and an appropriate gap is retained between the extension and the joint boundary to prevent a terracing effect where this would be detrimental to the character of the area; and
  - d) uses materials sympathetic to the parent building.
- 8.7 In considering whether to grant planning permission for extensions to residential and commercial properties, account will be taken of sunlight and daylight factors, together with orientation, slope, overall height

relationships, existing boundary treatment and how overbearing the proposal will be.

- 8.8 The building is outside of, but close to two Conservation Areas. Policy HE6 states that proposals within or affecting the setting of a Conservation Area should preserve or enhance the character or appearance of the area and should show:
- a) a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, including the layout of the streets, development patterns, building lines and building forms;
  - b) the use of building materials and finishes which are sympathetic to the area;
  - c) no harmful impact on the townscape and roofscape of the conservation area;
  - d) the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;
  - e) where appropriate, the removal of unsightly and inappropriate features or details; and
  - f) the retention and, where appropriate, the reinstatement of original features such as chimneys, chimney pots, gates, railings and shopfronts and small scale architectural details such as mouldings which individually or cumulatively contribute to the character or appearance of the area.

Proposals that are likely to have an adverse impact on the character or appearance of a Conservation Area will not be permitted.

- 8.9 The NPPF states that good design is a key aspect of sustainable development and that development should function well and add to the overall quality of the area, respond to local character and reflect the identity of the local surroundings.
- 8.10 The proposed development refused under application BH2001/01887/OA comprised the creation of an additional floor that mirrored the design and form of the existing building, whilst the most recently refused application sought permission for the construction of an additional storey of residential accommodation which would have incorporated extensive full height glazing and roof gardens enclosed by balustrades.
- 8.11 The 2013 application was dismissed at appeal as the Inspector concluded that “The proposed glazed upper floor would change the present recessive background building into a more assertive feature, the height would be more than its neighbours and the use of glass, whilst

being lightweight and dissimilar to the brickwork below, would be readily seen as reflections of bright sky, and would not blend into its surroundings. It would draw attention to the building and away from both attractive buildings to the south on Palmeira Avenue and from the glimpses of the attractive terrace in Salisbury Road, with Willett Estate”.

- 8.12 It is stated within the information submitted that, following refusal of the 2013 application, the “roof extension has been designed to take into account the sensitivities of the area, in particular the conservation areas to the west and south”.
- 8.13 Within the most recent appeal decision Sandringham Lodge was described as being “mainly of brick with some rendered panels below or between certain windows, but the predominant character is of a solid building due to the repetitive detailing, both on each level, and between the levels”. It was also noted that “the architectural arrangement is less successful than that of the more recent Lansdowne Court to the north corner, but similar to the blocks to the west on the corners with Salisbury Road”. It was also stated that “the present arrangement of the block is, through its design, massing and detailing, not assertive in its surroundings, tending to be a background building”.
- 8.14 The current proposal seeks consent for the creation of two new residential units at upper floor level by providing an additional storey level within a hipped roof form.
- 8.15 The flat roof form is currently located approximately 13.5m above external ground level (measured from the northern elevation) with the flat roof of the associated motor room located approximately 16.4m above related ground level. The proposal would result in the roof height of the building increasing by approximately 3.5m (to approximately 17m) with the proposed extension to the motor room exceeding the proposed roof extension by a further 0.5m (increasing to an overall height of approximately 17.5m).
- 8.15 The proposed roof extension would also comprise the following;
- Four flat roofed dormer windows (the central 2 connected by a continuous flat roof) within the north facing roofslope,
  - Two flat roofed dormers within the south facing roofslopes,
  - Four flat roofed dormers windows within the eastern roofslope, and
  - Two flat roofed dormers within the proposed western roofslopes.
- 8.16 A further roof extension would wrap around the western and southern facing roofslopes, creating a C-shape form. Such an extension would provide a bathroom to proposed flat 23 and a public staircase, with an external access balcony in between.
- 8.17 Due to the mixture of roof materials within the immediate vicinity of the site no objections are raised to the use of a slate roof covering.

The building in its current form has little impact on the Brunswick Town Conservation Area as the nearby Law Courts dominates the nearest point to the east and the building is not readily seen from further south on Palmeira Avenue. In respect of the Willett Estate Conservation Area there is closer proximity at Salisbury Road but it is considered that the continuous terrace within the designated area is dominant and the existing building has little effect, with trees in between. Within the recent appeal decision the existing building was stated to “form a gateway to the Conservation Area and frames glimpses of the terrace beyond”.

- 8.18 The adjacent property in Palmeira Avenue, located to the south of the site, is a large semi detached Edwardian style house. It has a prominent front projecting gable, front dormer and hipped roof sloping down towards the application site. The design and specifically the sloping roof provide visual relief and welcome contrast between the more modern blocks and the traditional styling of the buildings to the south.
- 8.19 The surrounding blocks of flats are of an approximate height to Sandringham Lodge, of particular note is the most recently constructed block opposite, known as Lansdowne Court, the height of which has been designed to match and not exceed that of those around it.
- 8.20 The result of these relationships, roofspace and heights is a consistency which is mutually respectful and which provides visual harmony and provides a positive key visual characteristic.
- 8.21 Upon visiting a top-floor flat within the northern neighbouring property (Lansdowne Court) the Inspector stated that “it is communality of height amongst different buildings that is one of the features locally, tying together the otherwise disparate styles and architectural treatments. The pitched roofed, red brick properties to the south and the modern buildings to the north, east and west are of similar overall height”.
- 8.22 It is considered that the proposed dormer windows would have a detrimental impact upon the visual amenities of the parent property, the related street scenes and the surrounding Conservation Area due to the following reasons;
- The excessive number proposed,
  - The size of the proposed dormers, which includes double width dormers, and
  - The failure of some of the proposed dormers not aligning with existing windows on the associated elevation below
- 8.23 As such the proposed dormers would appear as incongruous additions, creating a cluttered overdominant appearance and would not accord with the requirements of SPD12.
- 8.24 The proposed C-shape rear roof extension would extend from the proposed southern facing roofslope to the proposed western facing

roofslope. This proposed extension as a result of its wrap round design and excessive size would result in the provision of a bulky, contrived and incongruous extension to the rear roofslopes of the property and as such it is considered that the proposed extension would be of detriment to the visual amenities of the parent property and the wider area, including the surrounding Conservation Area.

- 8.25 Overall it is considered that the proposed roof extension, which includes dormers windows of a poor design and excessive size, would result in a development with a height, design and massing that results in a complicated and bulky roof configuration to the property and a development which would fail to take appropriate account of the positive qualities of the neighbourhood and existing buildings, having a negative impact upon the appearance of the street scene, on adjacent buildings and the wider Willett Estate Conservation Area.

**Impact on Amenity:**

- 8.26 Policy QD27 states that planning permission for any development 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.

*Future occupiers*

- 8.27 It is considered that the proposal would provide two flats capable of providing an acceptable standard of living for occupants, of suitable size for family occupation that would meet a strategic housing need in the city. The quality of the accommodation would be acceptable in respect of the standards of living space and access.
- 8.28 Policy HO5 requires suitable external amenity space to be provided for new residential development. No external amenity is proposed for the 2 new additional flats however it is not considered that refusal on this basis could be sustained given that it would appear that the existing residential units within the properties do not have external amenity space and given that the site is located close to public amenity areas, such as the seafront.
- 8.29 Brighton & Hove Local Plan policy HO13 requires new development to comply with Lifetime Homes standards. Some Lifetime Homes Standards measures have been outlined in the submitted Design and Access Statement including the provision of illuminated external entrances, provision of stairwells and passenger lift with easy and safe access, adequate space for wheelchair turning and the provision of a reasonable route for a potential hoist from at least one bedroom to a bathroom. It is noted that the Council's Access Officer has stated that the proposal does not conform to all Lifetime Homes Standards, with regards to handrails within the common stairs, clear space at the leading edge of the entrance door of proposed flat 23 and clear space within the WCs and bathrooms. However compliance with policy HO13

can be secured by the imposition of a condition, in the event that planning permission was granted.

Neighbouring Amenities

- 8.30 Sandringham Lodge is a block of flats set within a communal grounds with minimal landscaping and hard surfacing for car parking. The proposed roof extension would be located entirely within the current footprint of an existing block of flats and as such the new extension would maintain an acceptable relationship with its surroundings. It is considered that the block is sufficiently spaced from others adjacent as to avoid a harmful loss of privacy, loss of outlook, loss of light or cause material overshadowing or overlooking as a result of the proposed development.
- 8.31 The proposal is also considered appropriate in respect of its impacts on the amenity of the existing residents of Sandringham Lodge.
- 8.32 The concerns raised by neighbouring occupiers concerning potential additional noise, disturbance and inconvenience during the occupation and construction period have been noted however these matters do not fall within the remit of planning control. Local residents may have recourse under Environmental Health legislation in relation to noise and disturbance outside normal working hours.

**Sustainable Transport:**

- 8.33 Policy TR1 requires new development to address the demand for travel which the proposal will create and requires the design of the development to promote the use of sustainable modes of transport on and off site, so that public transport, walking and cycling are as attractive as use of a private car. Policy TR7 requires that new development does not increase the danger to users of adjacent pavements, cycle routes and roads. Policy TR14 requires the provision of cycle parking within new developments, in accordance with the Council's minimum standards as set out in SPGBH4. Policy TR19 requires development to accord with the Council's maximum car parking standards, as set out in SPGBH4.
- 8.34 As part of the proposal the applicant intends to provide a new secure cycle store within the south-western corner of the existing car park, comprising two Sheffield stands. This proposed level of cycle storage facilities is considered acceptable, in accordance with policies of the Brighton & Hove Local Plan and SPG4, as is the proposed access route.
- 8.35 The size of the development is below the threshold at which financial contributions are currently being sought due to the temporary recession measures approved by the Council. The Highway Authority acknowledges this and therefore in this instance does not seek financial contributions for any uplift in trips generated by this development.
- 8.36 Six off-street car parking spaces are currently provided to the rear of the building. Despite the proposal resulting in the provision of two additional

flats no additional off-street parking facilities are proposed and therefore any additional parking may occur on the highway. The site is located within one of the City's Controlled Parking Zones. The Council's Transport Officer has confirmed that there appears to be no significant circumstances in the surrounding area that would be exacerbated by the proposal and therefore refusal based on the lack of additional off-street parking provision would not be warranted.

- 8.37 As previously stated the proposal is increasing the number of flats on site by 2. The number of existing flats is 21. The number of car parking spaces is to remain at the existing number, namely 6 spaces. The proposed 2 flats may generate a greater demand for car parking on the site than is being provided. This could result in misuse of the car park. If overall the proposal as considered acceptable it would be recommended that a car park management plan is secured by planning condition.

**Sustainability:**

- 8.38 Any new residential development upon the site would need to conform to the requirements of SPD08 in respect of medium scale developments as conversions. In addition, and to conform to the requirements of policy SU2, any development must demonstrate that issues such as the use of materials and methods to minimise overall energy use have been incorporated into siting, layout and design.
- 8.39 The application has been accompanied by a sustainability checklist which details the sustainability features of the scheme. These include the use of locally source materials, timber certified from sustainable sources and re-used/re-cycled materials. It is also stated that the proposed units would be constructed to Code for Sustainable Homes level 3.
- 8.40 The plans submitted fail to show an area for the storage of refuse and recycling frailties within the proposed flats however it is considered that there would be adequate room. In addition communal refuse bins and recycling bins are located in close proximity to the entrance of the flats, both on Palmeira Avenue and Salisbury Road.
- 8.41 As part of the application a Waste Minimisation Statement has been submitted. It is acknowledged that the submitted statement lacks details such as the quantities of waste generated and the details of the proposed waste contractor, however other measures are included such as the segregation of timber packaging, the provision of dedicated recycling skips on site and the use of timber from sustainable sources. If overall the proposal was considered acceptable a condition could be attached to ensure that the stated measures are implemented.

**9 CONCLUSION**

- 9.1 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 proposal, failing to take appropriate account of the positive qualities of the neighbourhood and existing buildings which results in a negative impact upon the appearance of the street scene, on adjacent buildings and the wider Willett Estate Conservation Area. As such it is considered to be contrary to Local Plan Policies and refusal is recommended.

## 10 EQUALITIES

The new flats would be required to fully comply with Part M of the Building Regulations and meet Lifetime Home Standards in accordance with policy HO13.

## 11 REASON FOR REFUSAL / INFORMATIVES

### 11.1 Reasons for Refusal:

- The proposed roof extension, which includes dormers windows of a poor design and excessive size, would result in a development with a height, design and massing that results in a complicated and bulky roof configuration to the property and a development which would fail to take appropriate account of the positive qualities of the neighbourhood and existing buildings, having a negative impact upon the appearance of the street scene, on adjacent buildings and the wider Willett Estate Conservation Area. The proposed development is thereby contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

### 11.2 Informatives:

- 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.

- This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Location Plan	A1614/01	-	29th September 2014
Site Plan	A1614/02	-	19th September 2014
Proposed Floor Plan	A1614/03	-	19 <sup>th</sup> September 2014
Proposed North Elevation	A1614/04	-	19 <sup>th</sup> September 2014
Proposed East Elevation	A1614/05	-	19 <sup>th</sup> September 2014
Proposed South Elevation	A1614/06	-	19 <sup>th</sup> September 2014
Proposed West Elevation	A1614/07	-	19 <sup>th</sup> September 2014
Proposed Roof Plan	A1614/08	-	19 <sup>th</sup> September 2014
Proposed Floor Plan	A1614/09	-	19 <sup>th</sup> September 2014
Existing Floor Plan	A1614/10	-	19 <sup>th</sup> September 2014

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Existing Site Plan	A1614/11	-	19 <sup>th</sup> September 2014
Existing Roof Plan	A1614/12	-	19 <sup>th</sup> September 2014
Existing North Elevation	A1614/13	-	19 <sup>th</sup> September 2014
Existing East Elevation	A1614/14	-	19 <sup>th</sup> September 2014
Existing South Elevation	A1614/15	-	19 <sup>th</sup> September 2014
Existing West Elevation	A1614/16	-	19 <sup>th</sup> September 2014
Plan and Elevations of Secure Cycle Store	A1614/17	-	29 <sup>th</sup> September 2014