

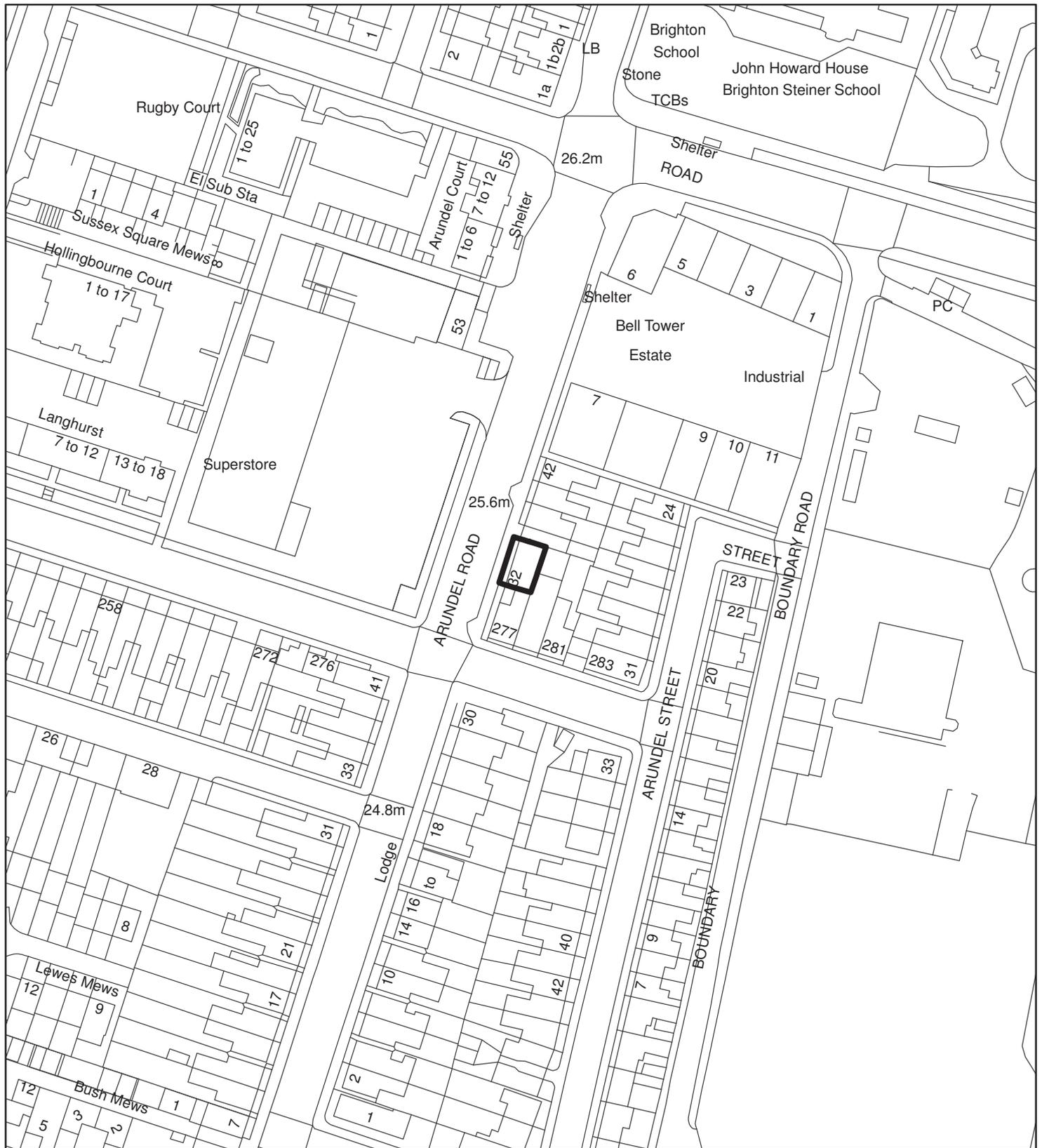
# **ITEM D**

**32-34 Arundel Road, Brighton**

**BH2013/03955**  
**Full planning**

**11 MARCH 2015**

# BH2013-03955 32-34 Arundel Road, Brighton



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2013/03955</b>	<b><u>Ward:</u></b>	<b>ROTTINGDEAN COASTAL</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>32 - 34 Arundel Road Brighton</b>		
<b><u>Proposal:</u></b>	<b>Demolition of existing shop and flat above and erection of three storey building with basement creating 4no two bedroom maisonettes.</b>		
<b><u>Officer:</u></b>	Sue Dubberley Tel 293817	<b><u>Valid Date:</u></b>	04 December 2013
<b><u>Con Area:</u></b>	N/A	<b><u>Expiry Date:</u></b>	29 January 2014
<b><u>Listed Building Grade:</u></b>	N/A		
<b><u>Agent:</u></b>	Trevor N Scoble, 2 Madeira Place, Brighton BN2 1TN		
<b><u>Applicant:</u></b>	Richards Properties, Martin Richards, Burton House, Burtonhole Lane Mill Hill, London NW7 1AL		

## 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 site is located on the east side of Arundel Road opposite Lidl's car park and one property north of the junction with Eastern Road. It forms part of a terrace and comprises a ground floor betting office which is currently vacant and flat over with separate entrance. The building is rendered and has a flat roof. The neighbouring properties to the north and south are divided into flats and are taller with pitched roofs, although lower flat-roofed extensions have been added to both adjacent to the application building. The rear boundary adjoins the building and rear garden area of no. 279 Eastern Road.

## 3 RELEVANT HISTORY

**BH2013/00454** Demolition of existing shop and flat above and erection of three storey building with basement creating 4no two bedroom maisonettes. Refused 29/05/2013 for the following reasons:

1. *The Heath and Safety Executive have advised against the proposed development due to the density and scale of the development proposed and the proximity of the site to a Major Hazardous Installation in the form of the Black Rock gas holder site. The proposal is therefore contrary to policy SU12 of the Brighton and Hove Local Plan.*
2. *The proposed building would have an incongruous and excessively prominent appearance when viewed in conjunction with the buildings to either side and the wider street scene. The proposal fails to demonstrate a high standard of*

*design and architecture and fails to pay respect to the context of the site. The development is therefore contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan.*

3. *The proposed residential units would provide an unacceptably poor standard of accommodation due to their cramped layouts and small room sizes. The proposed kitchen areas are particularly small in relation to the two-bedroom units proposed. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan which seeks to ensure an acceptable standard of amenity for future residents.*
4. *The submitted details fail to demonstrate that the proposed development would, or could contain appropriate provision for cycle storage without significant alterations to the internal ground floor layouts proposed. The development is therefore contrary to policies TR1 and TR19 of the Brighton and Hove Local Plan.*

**BH2012/02214:** Demolition of existing betting shop and flat above and erection of three storey building with basement creating 4no two bed maisonettes. Refused 03/10/12.

**BH2012/00186:** 'Demolition of existing betting shop and flat above and erection of part two and part three storey building with basement creating 4no flats and 2no maisonettes.' Withdrawn 16/04/2012.

**BH2007/02995:** 'Refurbishing and reworking of existing first floor flat and the addition of a second floor to accommodate an additional flat.' Approved 08/01/2009.

#### **4 THE APPLICATION**

- 4.1 Planning permission is sought for the demolition of the existing building and erection of a four storey building (lower ground floor, ground floor, first floor and second floor). The building would contain four self-contained maisonettes.

#### **5 PUBLICITY & CONSULTATIONS**

##### **External**

- 5.1 **Neighbours:** Five (5) letters have been received from **110A St James Street, 47A Upper Rock Gardens, 55 Arundel Road, 59 Greenways, Crescent, Shoreham by Sea (x2)**, supporting the application for the following reasons:
  - Similar elevation to the Stag Inn flats development, layout and roof similar to Brighton College.
  - Time that the area was regenerated.
  - The development would enhance the surrounding area and should be approved.
  - Example of uplifting modern architecture similar to the Stag Inn.
- 5.2 An email has been received from **Councillors David Smith** and **Cllr Mary Mears** in support of the application. Copy of letter attached.

- 5.3 A letter has been received from the occupier of **281 Eastern Road**, objecting for following reasons:-
- Four flats are too many for the small plot of land.
  - Should be no balcony at rear or access to keep neighbour privacy.
  - Worried about the basement as the Gas Works are nearby and works could touch a pipeline.

- 5.4 **Health and Safety Executive (HSE):** HSE's advice is that there are sufficient reasons, on safety grounds, for advising against the granting of planning permission in this case.

**Internal:**

- 5.5 **Environmental Health:** Comment. It is recommended that a land contamination discovery condition be applied to any approval granted and that a Construction Environmental Management Plan be secured by s106 planning legal agreement.
- 5.6 **Arboriculture:** Comment. There is a street tree sited in front of the application site, and trees and vegetation located to the rear of the site. It is therefore recommended that a condition to secure an Arboricultural Method Statement detailing protection measures to ensure the preservation of these trees during demolition and construction works be applied to any approval granted.
- 5.7 **Sustainable Transport:** Comment. The Highway Authority does not have any objections, subject to the indecision of the necessary conditions on any permission granted. The previous transport reason for refusal has been addressed as alternative cycle provision has been provided.
- 5.8 **Access Consultant:** Object. The bathroom layouts proposed fail to provide the required minimum spaces around toilets. The proposed upper floor units fail to provide their main living space at entrance level. The proposed stairways do not appear to provide the minimum 900mm clearance width required.

**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
- SU12 Hazardous substances
- 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
- QD15 Landscape design
- QD16 Trees and hedgerows
- 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

#### Supplementary Planning Guidance:

- SPGBH4 Parking Standards

#### Supplementary Planning Documents:

- SPD03 Construction & Demolition Waste
- SPD08 Sustainable Building Design
- SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

**8 CONSIDERATIONS & ASSESSMENT**

8.1 The main considerations in the determination of this application relate to the principle of the demolition of the existing building and the erection of a building comprising four residential units, the hazardous site located to the east of the site which contains two gas holders, the appearance of the proposed development, the standard of accommodation which the development would provide, neighbouring amenity, transport, sustainability, and impact upon existing trees in the immediate vicinity of the application site.

**Principle of development / hazardous site:**

8.2 At present, there is no agreed up-to-date housing provision target for the city against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing 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.

8.3 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.

8.4 The established use of the ground floor and basement of the property is as a betting shop (Use Class A2). As an A2 Class unit which does not form part of a designated shopping centre or local parade the existing use is not protected by local plan policies and as such there is no policy objection to the change of use.

8.5 The proposal for residential use is not objected to in principle; the site is adjoined by residential uses immediately to the north and south of the site and the change of use would therefore be in keeping with existing uses in the locality. However, for reasons outlined below there are concerns with regard to introducing residential to this site.

Hazardous sites

8.6 The site is located within the vicinity of the Black Rock Gas Holder Site and para 2.68 of Policy SU12 is relevant which states that:

*Certain sites and pipelines (e.g. British Gas High Pressure Pipelines) are designated as notifiable installations by virtue of the quantities of hazardous substances that are stored or used in them. Whilst they are subject to*

*stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. The planning authority will consult with the relevant bodies concerned with controlling hazardous substances where applications are received within the vicinity of any notifiable installation (the distances vary according to the substances involved).*

- 8.7 The site has an area of approximately 89sqm, therefore the proposed development of four dwellings would have a density of approximately 449 dwellings per hectare (DPH). The site is located in proximity to the Black Rock Gasholder site, a 'Major Hazard Installation'. The site lies within the consultation distance of this site for the purposes of the Health and Safety Executive, lying within the 'Middle Zone'. As a residential development of more than 2 dwelling units and a density of more than 40 DPH (high density) the development is classed as 'Level 3'. As a Level 3 development in 'Middle Zone' proximity to a Major Hazard Installation, the Health and Safety Executive has advised against development.
- 8.8 One of the reasons for the refusal of the previous application (BH2013/00454) was due to the proximity of the site to a Major Hazardous Installation in the form of the Black Rock gas holder site. It is noted that since the last refusal a prior approval application to demolish the gas holders was approved under application BH2013/02188. However while the owners Scotia Gas Networks have confirmed that the site has been decommissioned they have stated that other gas apparatus including live mains will remain operational on the site for the foreseeable future. The site therefore remains a Major Hazardous Installation and the recommendation and advice of the of the Health & Safety Executive is relevant.
- 8.9 The agent for the application considers that the Gas Holder site is unlikely to come back into full use and has submitted a letter from the HSE and considers that on that basis requests that the Local Planning Authority consider recommending approval against the advice of the HSE. The agent for the application has also been communicating with the HSE directly with the objective of securing the reclassification of the hazardous site. More recently the HSE executive has written to the applicant in a letter dated 18<sup>th</sup> December 2014 confirming that the advice remains that the HSE would advise against the granting of planning permission on safety grounds, Furthermore, unless the Council were to formally revoke the Major hazardous installation status, or alternatively the HSE would be prepared to withdraw its 'advise against' response if a condition were attached to any approval which would prevent the development being occupied until the hazardous substances consent for the Gas Holder Station has been revoked. A condition restricting occupation would not meet the relevant tests for imposing conditions. The applicant would be incurring costs and ultimately may not be able to use the site. Also of relevance is the comment from Scotia Gas Networks that retained works on site in addition to the gas holders would still mean the site is a major hazardous installation. As a consequence even if the gas holders were removed the site would retain its major hazardous status and a condition

restricting occupation is considered unreasonable and impracticable as it would rely on the actions of a third party before the units could be occupied.

- 8.10 At the present time, in this case, it is considered there are no grounds to ignore the advice of the Health and Safety Executive; the application is therefore contrary to policy SU12 of the Brighton and Hove Local Plan and warrants refusal on these grounds.

**Visual Impact:**

- 8.11 The proposed design is almost identical to the previous application BH2013/00454 and one of the reasons for refusal related to the design. In the previous scheme, it was considered that the proposed building would have an incongruous and excessively prominent appearance when viewed in conjunction with the buildings to either side and the wider street scene and that it failed to pay respect to the context of the site. The main differences between the refused scheme and the current proposal are minor and include, changes to the front elevation at ground floor level where a window has been narrowed and at basement level where a window and door into the light well have been narrowed and a window has been removed on the rear elevation at lower ground floor level. At street level there is no significant change in the scale and design of the proposal.
- 8.12 The design is contemporary with four storeys proposed including a lower ground floor level. Lightwells with safety railings are proposed to the front curtilage of the property to serve the lower ground floor level. At ground floor level two entrance doors are proposed along with two projecting 'bay' windows. A further projection is proposed at first and second floor level leading up to usual mono-pitch roof forms with a flat roof section in between, and a second flat roof section to the northern section of the building. Projecting bays are proposed at first and second floor level which appear to be of a metal framework with slatted fronts and side (possibly timber). At second floor level a third balcony is proposed between the two mono-pitch projections.
- 8.13 The rear elevation proposed is largely blank with rectangular windows at ground floor, first floor, and second floor level. A large window with an angled top is proposed at first / second floor level.
- 8.14 It is considered that the roof form and detailing of the building do not relate to the surrounding residential buildings, which are in general low key and traditional in appearance. While it is acknowledged that there is some variation of building style and design in the vicinity of the site such as the supermarket located opposite the site, it is considered that the new building should sit comfortably in relation to the immediate adjoining properties. For the reasons outlined this would not be the case and the scheme would fail to respect the context of its setting.
- 8.15 It is considered that the proposed building fails to present an appearance which would be in keeping with this context. The building is of an excessive scale and bulk and the roof forms and detailing would sit in stark contrast to

the more reserved and traditional buildings to either side. A contemporary design is not objected to in principle; such a design would however have to be formulated with the primary objective of sitting comfortably in the immediate setting of the site, rather than seeking to make a bold visual statement which contrasts dramatically with the development to either side of the application site.

- 8.16 The proposed development would be contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan, and the guidance set out in the NPPF which identifies securing high standard of design as a key priority, and warrants refusal on these grounds.

**Neighbouring amenity:**

- 8.17 The proposed development would have greatest impact upon the occupiers of the properties to either side of the site; nos. 36-38 Arundel Road to the north and no. 277 Eastern Road to the south of the site, and the property behind the site no. 279 Arundel Road.
- 8.18 It is noted that the proposed development sits up against the party wall with 277 Eastern Road (which is split into flats). This property also includes a rear (north) facing dormer window, with associated roof terrace, which face onto the application site. Due to the proposal being sited to the north of this, it is not considered to cause any loss of light or overshadowing issues. Due to the separation distance between the proposed flank elevation and the existing dormer window to no. 277 being 4.5m, it is considered there would be no overbearing impact or a significant impact on outlook on the occupiers of this property. The proposed development would enclose the northern side of the roof terrace in front of this dormer; this is not however considered to represent significant harm which would warrant the refusal of planning permission.
- 8.19 There is a front balcony present at 277 Eastern Road which is adjacent to the boundary with the application site, however as the proposed extension is to the north of this balcony it is considered that the impact on the enjoyment and use of this balcony will be acceptable.
- 8.20 It is considered that the proposal would not cause significant additional loss of light, outlook or overshadowing to the rear elevations of the properties to the east of the site, (nos. 279 & 281 Eastern Road), having regard to the existing situation.
- 8.21 To the north is no. 38 Arundel Road which has an existing 2 storey side extension, which abuts the boundary of the application site. This elevation includes two windows facing south, towards the application site. The proposed alteration has been set back 2.2m from the northern boundary, and as such provides adequate separation distance to ensure that significant loss of light and harm to the outlook from these windows would not result.
- 8.22 Five rear facing windows are proposed which have the potential to cause significant harm to neighbouring amenity as they would face on to the neighbouring garden to the east. The ground floor, first floor, and large

first/second floor windows serve stairways. The proposed second floor window would be to the kitchen area, but has a cill level set at 1.6 metres from internal floor level to reduce overlooking of the neighbouring garden area to the east.

- 8.23 It is considered that were approval to be recommended, the three windows proposed which serve stairways could be conditioned as obscure glazed and fixed shut (to avoid any potential for overlooking and noise disturbance). The proposed second floor window could be conditioned as fixed shut (to avoid any potential for noise disturbance).

**Standard of accommodation and accessibility:**

- 8.24 The Council does not have any specific adopted standards regarding minimum unit / room sizes, notwithstanding this fact policy QD27 seeks to secure an acceptable standard of amenity for future occupants and therefore an assessment must be made as to whether the development would meet this objective.

- 8.25 Reason 3 of the previously refused application (BH2013/00454) stated that:

*‘The proposed residential units would provide an unacceptably poor standard of accommodation due to their cramped layouts and small room sizes. The proposed kitchen areas are particularly small in relation to the two-bedroom units proposed. ‘*

- 8.26 The concern was that the layouts of the proposed residential units were in general rather cramped. In particular the open plan lounge / kitchen rooms for each unit were considered to be small for two-bedroom units, which could be occupied by a small family. The kitchen areas were very small; more akin to a kitchenette which might be proposed in relation to a bedsitting room than a substantial kitchen which could accommodate the needs of a small family. Overall it was considered that the layouts would have provided a poor standard of accommodation to the detriment of the amenity of future occupants.

- 8.27 It is noted that the kitchens on the second floors have been repositioned however, the size of the main living areas which are still open plan and contain the lounge / kitchen and dining area, remains the same. At ground floor the applicant has stated that the main front wall of the proposed building has been moved forward to be in line with the adjacent house at no.36 Arundel Road to increase the size of the upper maisonette units. The wall has only been brought forward by approximately 0.20m. It is therefore considered that the changes made are not sufficient enough to overcome the previous reason for refusal and the application would still provide a poor standard of accommodation.

- 8.28 Policy HO5 requires that all new development includes the provision of private useable outdoor amenity space where appropriate to the scale and character of the development. The proposed development includes a small balcony for each of the proposed flats at the front of the building and small outdoor areas

to the front lightwells proposed. It is however acknowledged that in this case rear balconies and any roof terrace areas would raise concern regarding impact upon neighbouring amenity, and larger spaces to the front of the building would not be ideal as they would front onto a relatively busy pavement and road. In this case therefore given the site constraints and the sites proximity to the seafront the amenity space is considered acceptable.

- 8.29 As a new build development, policy HO13 requires that full compliance with Lifetime Homes Standards is required. To deliver such compliance the access consultant has stated that minor alterations would be required to the design proposed, e.g. to bathrooms sizes and layouts, doorways etc. It is considered that such changes could be secured by condition were approval to be recommended.
- 8.30 The Access Consultant has also raised a more fundamental concern, that the upper floor maisonettes do not have a living space at entrance level; the lounge/ kitchens proposed are at second floor level with the bedrooms and bathrooms at first floor level. It is however the case that the larger bedrooms proposed in each unit at first floor level could be used as living spaces if required, it is therefore considered that the refusal of planning permission is not warranted on such grounds.

**Transport:**

- 8.31 Policies TR1 and TR19 of the Local Plan require development to cater for the travel demand generated and meeting the maximum parking standards and minimum cycle parking standards set out in SPGBH4: Parking standards. Policy HO7 is a permissive policy which seeks to permit 'car-free' development in accessible locations where the development can be secured as genuinely car-free over the long term. Policy TR14 states requires cycle secure parking in all proposals for new development and changes of use in accordance with the parking guidance
- 8.32 The Traffic Engineer has commented that the proposed development would result in an increase in trip generation and create an increased burden on sustainable transport infrastructure within the vicinity of the site and has therefore advised that a contribution towards such infrastructure would be normally be required to ensure compliance with policy TR1 of the Brighton and Hove Local Plan.
- 8.33 The application property is located within a Controlled Parking Zone (CPZ); Zone U. No off street parking is proposed in association with the development, the proposal is therefore deemed to be 'car-free' housing for the purposes of policy HO7. The application property is considered to be in an accessible location, in close proximity to bus routes and the amenities of the city centre. It would therefore be appropriate and necessary to ensure compliance with policy HO7, were approval recommended, for a condition to be applied which would ensure that future residents would not be eligible for residents' parking permits.

- 8.34 In regard to cycle parking 6 spaces are proposed. However the Traffic Engineer has commented that the space shown next to the entrance of each flat is inadequate for the number of cycles proposed. Nevertheless there is room for 4 cycle spaces providing one per unit which in this case is considered acceptable given the site constraints.
- 8.35 It is proposed that lightwells be excavated alongside the public highway and such works would require technical approval through the Approval in Principle (AIP) process.

**Environmental sustainability:**

- 8.36 Policy SU2 requires that all development demonstrate a high standard of efficiency in the use of water, energy and materials. Further guidance is set out in SPD08. A sustainability checklist has been submitted which states that the proposed development would meet a Code for Sustainable Homes rating of Level 3. The Proposed modifications to the City Plan require schemes to achieve code 4. Whilst the supporting documentation does not address this, a condition in the event planning permission was granted could address this.

**Arboriculture:**

- 8.37 There is a street tree sited in front of the application site on Arundel Road. There are also trees and vegetation in situ to the rear of the site. The construction works which would be required to carry out the proposed development could result in damage to these trees. The Arboriculturist has therefore stated that if the application is recommended for approval, it would therefore be necessary to apply a condition securing the submission and implementation of an Arboricultural Method Statement detailing appropriate tree protection measures and construction methods.

**9 CONCLUSION**

- 9.1 The proposed development is not significantly different from that previous submitted and refused under application BH2013/00454. Many of the concerns raised in relation to this previous application apply to the current proposal.
- 9.2 The proposed development is considered to be fundamentally unacceptable as due to the density and scale of the development proposed and the proximity of the site to a Major Hazardous Installation the Health and Safety Executive have advised against development. The design of proposed building would have an incongruous and excessively prominent appearance when viewed in conjunction with the buildings to either side and the wider street scene. The proposal fails to demonstrate a high standard of design and architecture and fails to pay respect to the context of the site. The standard of accommodation proposed is considered unacceptable.

**10 EQUALITIES**

- 10.1 The proposed development does not provide full compliance with lifetime Homes Standards; it is however considered that this issue could be resolved by planning condition were approval to be recommended.

## 11 REASON FOR REFUSAL / INFORMATIVES

### 11.1 Reasons for Refusal:

1. The Health and Safety Executive have advised against the proposed development due to the density and scale of the development proposed and the proximity of the site to a Major Hazardous Installation in the form of the Black Rock gas holder site. The proposal is therefore contrary to policy SU12 of the Brighton and Hove Local Plan.
2. The proposed building by reason of its scale, height and design would have an incongruous and excessively prominent appearance when viewed in conjunction with the buildings to either side and the wider street scene. The proposal fails to demonstrate a high standard of design and architecture and fails to pay respect to the context of the site. The development is therefore contrary to policies QD1 and QD2 of the Brighton and Hove Local Plan.
3. The proposed residential units would provide an unacceptably poor standard of accommodation due to their cramped layouts and small room sizes. The proposed kitchen areas are particularly small in relation to the two-bedroom units proposed. The proposed development is therefore contrary to policy QD27 of the Brighton and Hove Local Plan which seeks to ensure an acceptable standard of amenity for future residents.

### 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			19/11/2013
block plan			19/11/2013
existing plans and elevations	32-34AR/E01		27/11/2013
proposed lower ground floor plan	32-34AR/PL/400	A	12/12/2014
proposed ground floor plan	32-34AR/PL/401	A	19/11/2013
proposed first floor plan	32-34AR/PL/402	A	19/11/2013
proposed second floor plan	32-	A	19/11/2013

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	34AR/PL/403		
proposed roof plan	32- 34AR/PL/404	B	19/11/2013
proposed streetscene elevation	32- 34AR/PL/500	B	19/11/2013
proposed front elevation	32- 34AR/PL/501	B	19/11/2013
proposed rear elevation	32- 34AR/PL/502	A	19/11/2013
proposed south elevation	32- 34AR/PL/503	B	19/11/2013
proposed north elevation	32- 34AR/PL/504	B	19/11/2013
proposed section a-a	32- 34AR/PL/505	B	19/11/2013
proposed section b-b	32- 34AR/PL/506	B	19/11/2013
proposed section c-c	32- 34AR/PL/507	B	19/11/2013
proposed streetscene	32- 34AR/PL/520		19/11/2013
proposed streetscene	32- 34AR/PL/600	A	19/11/2013

**From:** David Smith  
**Sent:** 20 December 2013 13:59  
**To:** Jeanette Walsh  
**Cc:** Mary Mears  
**Subject:** Planning Application N0 2013/03955 32-34 Arundel Road: protect

Dear Jeanette

Could you please forward this email letter giving my support and that of Cllr Mary Mears to Planning Application No 2013/03955 32-34 Arundel Road to the relevant Planning Officer.

As Rottingdean Coastal Ward Councillors we fully support Planning Application No 2013/03955 – 32/34 Arundel Road as outlined in the covering letter/drawings provided by the applicant accompanying his planning application. I believe the Government is encouraging this type of residential development especially as these premises have been empty for a number of years (at present they are an eyesore).

As a City we are short of this much needed type of accommodation and by encouraging this type of small development we could help to stop or minimise encroachment on Greenfield Sites.

If the planning Officer is mindful to refuse this planning application, I request that it be placed before the full planning committee for determination.

I also reserve my right as a Ward Councillor to attend the committee meeting and speak in support of this application.

Please acknowledge receipt of this email.

Regards  
David  
Cllr David Smith  
Rottingdean Coastal Ward Councillor