

<u>No:</u>	BH2018/02219	<u>Ward:</u>	Withdean Ward
<u>App Type:</u>	Removal or Variation of Condition		
<u>Address:</u>	Media House 26 North Road Preston Brighton BN1 6SP		
<u>Proposal:</u>	Variation of condition 1 of application BH2017/01596 (Change of use of the Coach House from office (B1) to 1no three bedroom residential dwelling (C3) with associated erection of a single storey side extension and revised fenestration) to allow amendments to approved drawings.		
<u>Officer:</u>	James Kidger, tel: 292106	<u>Valid Date:</u>	11.07.2018
<u>Con Area:</u>		<u>Expiry Date:</u>	05.09.2018
<u>Listed Building Grade:</u>		<u>EOT:</u>	
<u>Agent:</u>	DowsettMayhew Planning Partnership 63A Ship Street Brighton BN1 1AE		
<u>Applicant:</u>	Mr C Weatherstone		

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 Plan	TA1052/01		11 July 2018
Floor Plans Proposed	TA1052/10	B	11 July 2018
Floor Plans Proposed	TA1052/11	A	11 July 2018
Elevations Proposed	TA1052/12	A	11 July 2018
Elevations Proposed	TA1052/13		11 July 2018
Sections Proposed	TA1052/14	B	11 July 2018

2. The development hereby permitted shall be commenced before the 7th of November 2020.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission

shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14, HE6 and QD27 of the Brighton & Hove Local Plan.

4. The ground floor window in the rear elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5. 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. SITE LOCATION AND APPLICATION DESCRIPTION

- 2.1 The site is located on the north side of North Road and is within the Preston Village Conservation Area. The previously allowed scheme permits the change of use of the former coach house to a three bedroom dwelling along with associated works.

- 2.2 Planning permission is sought to vary the previously allowed scheme to permit a greater area of glazing to the front (south) elevation, and to reconfigure the internal layout to provide an additional bedroom.

3. RELEVANT HISTORY

BH2017/01596 - change of use of Coach House from office to three bedroom dwelling - **approved** 7th November 2017.

4. REPRESENTATIONS

4.1 Seven (7) representations have been received, objecting to the proposed development for the following reasons:

- Overdevelopment of the site.
- Potential for use as HMO.

5. CONSULTATIONS

5.1 **Economic Development:** No comment received

5.2 **Environmental Health:** No objection

5.3 **Highway Authority:** No objection subject to previously recommended conditions

5.4 **Planning Policy:** No objection

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 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 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
- CP3 Employment Land
- CP8 Sustainable Buildings
- CP9 Sustainable Transport
- CP12 Urban design
- CP14 Housing Density

CP15 Heritage

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

TR7 Safe Development

TR14 Cycle access and parking

QD14 Extensions and alterations

QD27 Protection of amenity

HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

8.1 The main planning considerations material to this application are the standard of accommodation to be provided and the impact of the proposed changes on the character of the area.

8.2 Principle of development

The City Plan Part 1 Inspector's Report was received in February 2016. The Inspector's conclusions on housing were to agree the target of 13,200 new homes for the city until 2030 as a minimum requirement. It is against this minimum housing requirement that the City's five year housing land supply position is assessed annually.

The Council's most recent land supply position was published in the 2017 SHLAA Update (February 2018) which showed a marginal surplus (5.0 years supply). However, the inspector for the recent planning appeal on Land south of Ovingdean Road (APP/Q1445/W/17/3177606) considered that the Council's delivery timescales for two sites were over-optimistic and concluded that there would be a five year supply shortfall of at least 200 dwellings. The Council's five year housing land supply figures are currently being updated as part of the annual monitoring process and an updated five year housing position will be published later this year. In the interim, when considering the planning balance in the determination of planning applications, increased weight should be given to housing delivery in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).

The change to the Council's land supply position since the previous scheme was considered is not material to the proposed variation, as it would still provide the single dwelling previously approved.

8.3 Standard of accommodation

The previously allowed scheme was for a three bedroom dwelling. The proposed variation would reconfigure the internal layout to provide a fourth bedroom with a corresponding reduction in living space.

The standard of accommodation to be provided would remain adequate and the living space, though reduced, would retain sufficient circulation space and outlook.

8.4 It is noted that the size of the bedrooms and the total floor area of the proposed dwelling are both in excess of the level prescribed in the government's Nationally Described Space Standards. Though the Council has not yet adopted these standards as policy they are nonetheless a further indication that the standard of accommodation to be provided would be adequate.

8.5 Character of the area

The previously allowed scheme provided for high-level windows to the ground floor front elevation facing North Road. The proposed variation is for full length windows to better suit the revised internal layout. This greater area of glazing is not considered harmful to the streetscape.

8.6 Neighbouring amenity

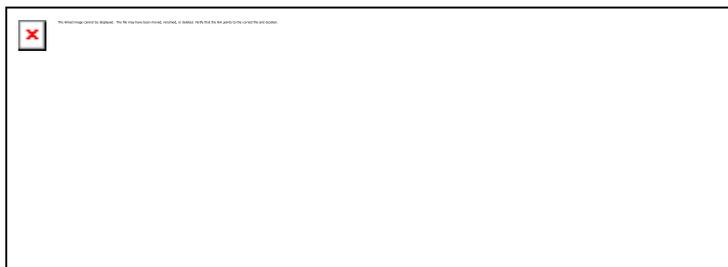
No further external changes, other than the windows discussed above, are proposed to the previously allowed scheme. As such there would be no additional impact on the amenity of neighbouring properties.

8.7 Summary

The proposed variation of the previously allowed scheme would preserve the setting of the Preston Village Conservation Area and would not be harmful to the amenity of neighbours or future occupiers. The application is therefore recommended for approval.

9. EQUALITIES

9.1 No implications identified.



Signature of Reviewing Officer:

Dated: 14 November 2018

