

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 6 OCTOBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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The Meeting House, Park Close

BH2021/02701



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Application Description

- Planning permission (BH2020/01742) allowed the demolition of existing dwelling to facilitate erection of two buildings to provide 12x flats;
- Now seeking variation of condition (26) relating to provision of one wheelchair-accessible dwelling, and for the other 3x ground floor dwellings to be accessible and adaptable, in compliance with Building Regulations Optional Requirement M4(2).



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Proposed Amendment to Condition:

Summary: One wheelchair accessible dwelling still proposed, but because of site constraints, only one other unit (rather than three) to be fully 'accessible and adaptable'.

Existing

The development hereby permitted shall not be occupied until a wheelchair accessible dwelling is provided in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. All other ground floor dwellings hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter.

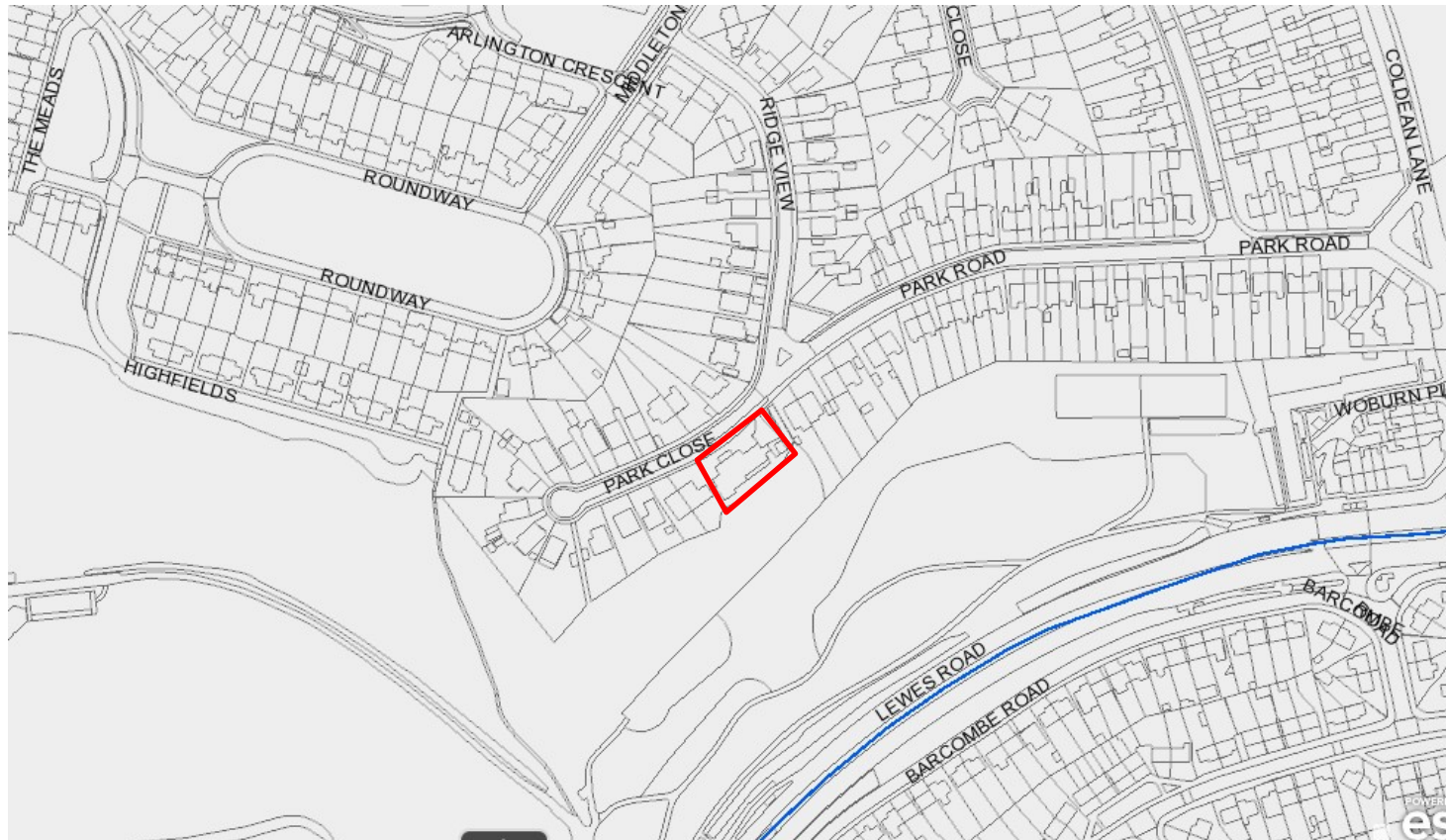
Proposed

The development hereby permitted shall not be occupied until a wheelchair accessible dwelling is provided to block B in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. ~~All other ground floor dwellings hereby permitted~~ The remaining ground floor flat in block B shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter.



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Map of application site



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Proposed Block Plan



02 Proposed Block Plan
1:500

0m 5 10 15 30m
1:500



Aerial view of site



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3D Aerial view of site



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Streetview



Proposed Front Elevation



0313-P-05 – B (BH2020/01742)



Proposed Rear Elevation



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0313-P-06 – B (BH2020/01742)

Proposed Visual - Streetscene

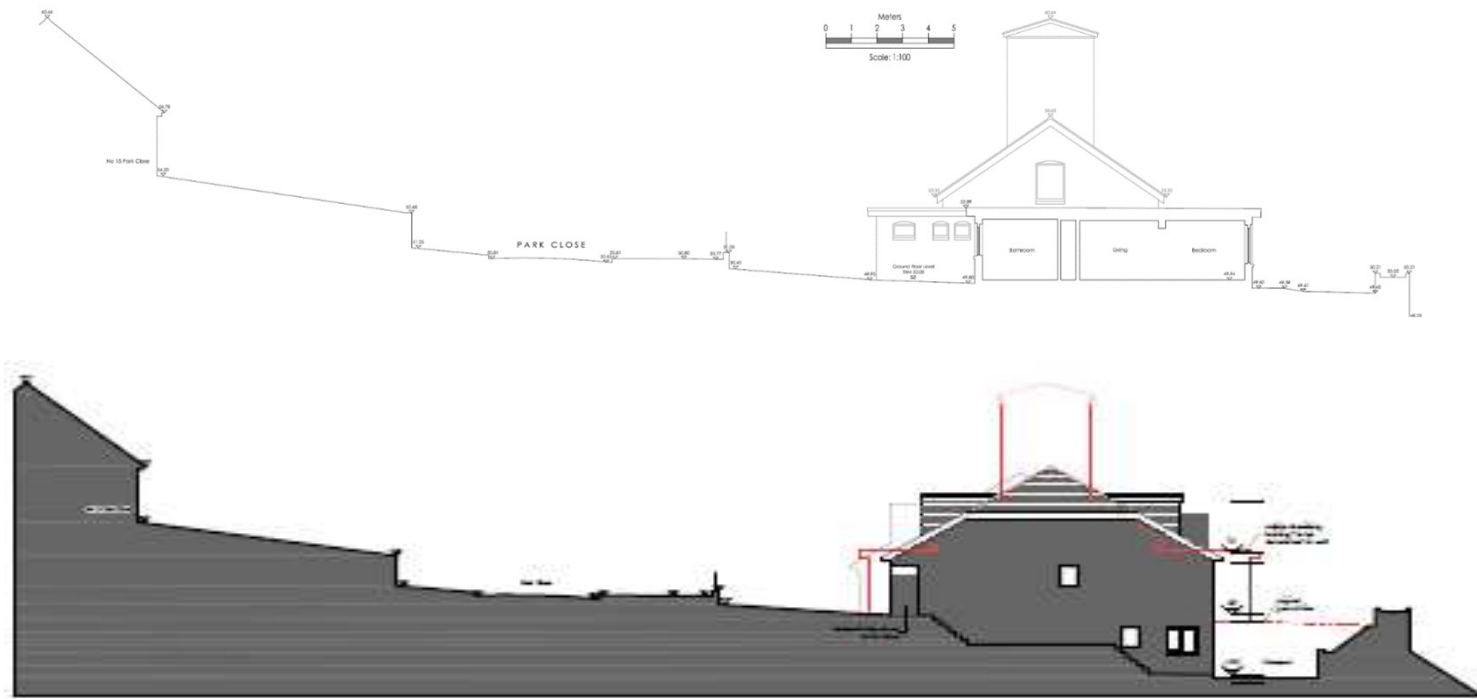


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Proposed Visual – front and rear

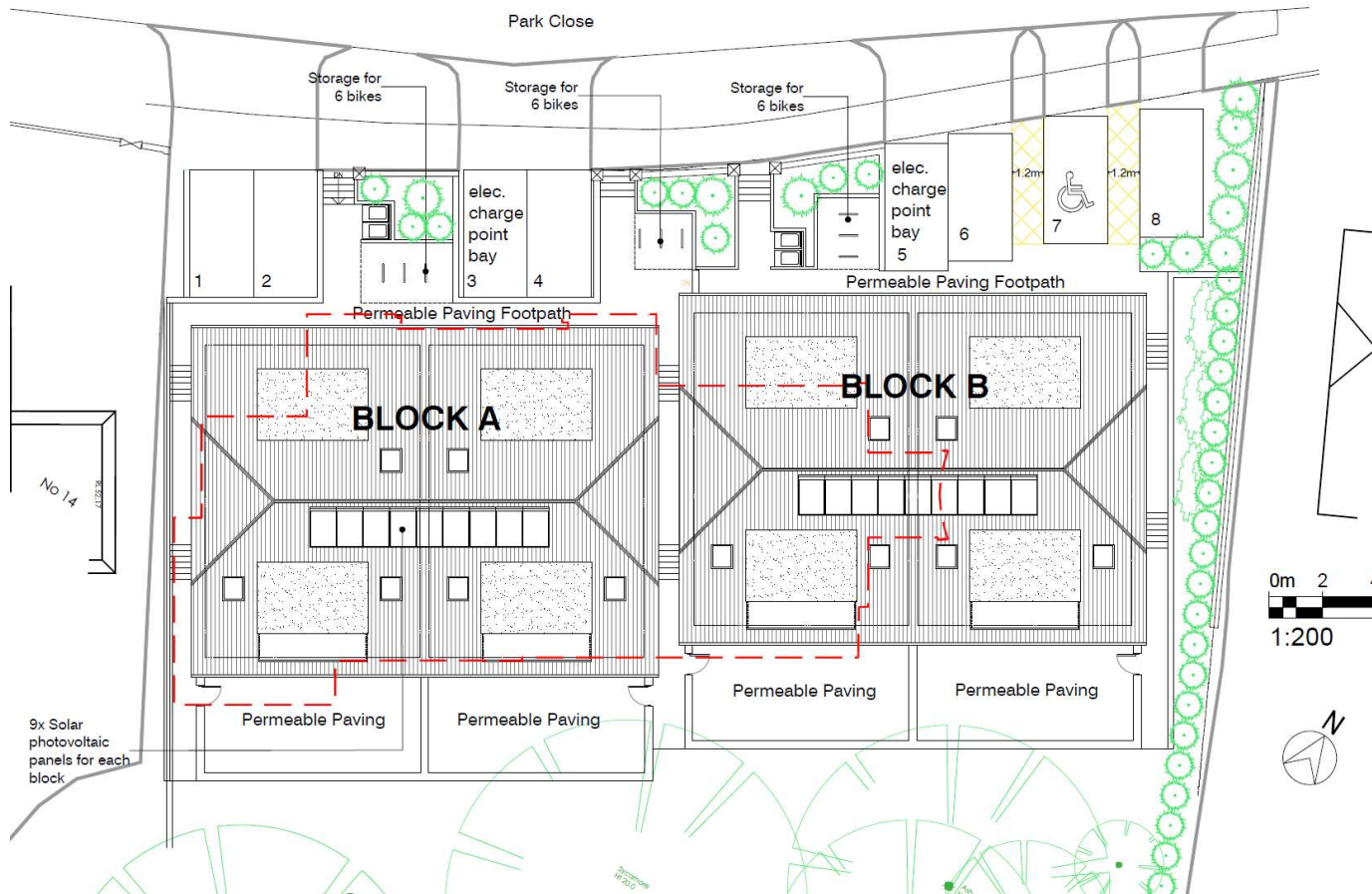


Existing / Proposed Site Section



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Proposed site plan



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0313-P02 E



Key Considerations

- Step-free, level access provided to 1x GF unit from disabled parking space. The requirements of Part M4(3) would be met, the unit which would be fully wheelchair accessible. Another ground floor unit would meet the requirements of Part M4(2) by virtue of being accessible/adaptable;
- Site levels, stepped access and design constraints impact on provision of full, ramped accessibility from all parking spaces to all ground floor units for wheelchair users;
- To fully comply with Part M4(3) significant works would be required, including large, ramped structures in front of the dwellings – at least 11m plus landings. This would use a major portion of the frontage, leading to loss of car/ cycle parking spaces and impact on appearance and landscaping.



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CIL/ S106 obligations still stand

- CIL £74,700
- Affordable Housing – Review Mechanism to reassess the viability of the scheme close to completion
- £3,100 Local Employment Scheme,
- Construction Training and Employment Strategy



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Conclusion

- Policy requirement that 1x unit should be wheelchair accessible is met;
- A further GF unit would meet the requirements of Part M4(2) by virtue of being accessible/adaptable;
- Site levels, stepped access and design constraints impact on full compliance with condition; however note all GF internal layouts would be M4(2) compliant
- Scheme would provide accessible accommodation for a range of people with different mobility needs;
- For the above reasons the variation of the wording of condition 26 is considered acceptable in this instance.

