

<b><u>No:</u></b>	<b>BH2017/02857</b>	<b><u>Ward:</u></b>	<b>Hollingdean And Stanmer Ward</b>
<b><u>App Type:</u></b>	<b>Full Planning</b>		
<b><u>Address:</u></b>	<b>2 And 2A Barnett Road Brighton BN1 7GH</b>		
<b><u>Proposal:</u></b>	<b>Demolition of existing dwellings and erection of three storey building comprising of 6no flats with associated landscaping.</b>		
<b><u>Officer:</u></b>	Joanne Doyle, tel: 292198	<b><u>Valid Date:</u></b>	25.08.2017
<b><u>Con Area:</u></b>		<b><u>Expiry Date:</u></b>	20.10.2017
<b><u>Listed Building Grade:</u></b>		<b><u>EOT:</u></b>	
<b><u>Agent:</u></b>	Lewis And Co Planning SE Ltd    Lewis & Co Planning    2 Port Hall Road Brighton BN1 5PD		
<b><u>Applicant:</u></b>	Mr Emilio Savvides    Care Of Lewis & Co Planning    2 Port Hall Road Brighton BN1 5PD		

## 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>
Location and block plan	01	B	24 April 2018
Site Layout Plan	09	B	24 April 2018
Floor Plans Proposed	10	H	24 April 2018
Floor Plans Proposed	11	H	24 April 2018
Floor Plans Proposed	12	G	24 April 2018
Streetscene elevation proposed	13	F	24 April 2018
Streetscene elevation proposed	14	F	24 April 2018
Elevations Proposed	15	G	24 April 2018
Elevations Proposed	16	G	24 April 2018
Sections Proposed	17	H	24 April 2018
Sections Proposed	18	H	24 April 2018
Report/Statement	(Daylight Sunlight Overshadowing)	2	21 May 2018

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  
**Reason:** To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
3. None of the residential units hereby approved shall be occupied until each residential unit built has achieved an energy efficiency standard of a minimum of 19% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).  
**Reason:** To ensure that the development is sustainable and makes efficient use of energy to comply with policy CP8 of the Brighton & Hove City Plan Part One.
4. None of the residential units hereby approved shall be occupied until each residential unit built has achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.  
**Reason:** To ensure that the development is sustainable and makes efficient use of water to comply with policy CP8 of the Brighton & Hove City Plan Part One.
5. The window in the first floor window on the north side elevation toward the eastern end of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.  
**Reason:** To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan and policy CP12 of the Brighton & Hove City Plan Part One.
6. Notwithstanding the approved plans, 1.8m high obscure glazed privacy screens shall be installed to all elevations of the first floor rear balcony hereby approved. The screening shall be erected prior to first use of the balcony hereby approved and maintained as such thereafter.  
**Reason:** To safeguard the amenities of the occupiers of the adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan and policy CP12 of the Brighton & Hove City Plan Part One.
7. Access to the flat roofs other than the balconies hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as a roof garden, terrace, patio or similar amenity area.  
**Reason:** In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan policy CP12 of the Brighton & Hove City Plan Part One.
8. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying and assessing the risk and proposing remediation measures, together with a programme for such works, shall be submitted to the Local Planning Authority for approval in writing. The remediation measures shall be carried out as approved and in accordance with the approved programme.  
**Reason:** To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

9. No development above ground floor slab level of any part of the development hereby permitted shall take place until samples and details of materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:
- a) samples of all brick, render and roof material
  - b) details of fenestration
  - c) samples of all hard surfacing materials
  - d) samples of all other materials to be used externally

Development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policies CP12 of the Brighton & Hove City Plan Part One..

10. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

**Reason:** As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD16 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

11. No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

**Reason:** As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policy QD27 of the Brighton and Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

12. Prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a) details of all hard and soft surfacing to include type, position, design, dimensions and materials and any sustainable drainage system used;
- b) a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;

- c) details of all boundary treatments to include type, position, design, dimensions and materials;

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton & Hove Local Plan and CP12 and CP13 of the Brighton & Hove City Plan Part One.

13. Prior to first occupation of the development hereby permitted, dropped kerbs and tactile paving shall have been installed across Barnett Road at its junction with The Crossway.

**Reason:** To ensure that suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan and SA6, CP7, CP9, CP12, CP13 and CP15 of the Brighton & Hove City Plan Part One.

14. 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.

15. Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover on Barnett Road back to a footway by raising the existing kerb and footway.

**Reason:** In the interests of highway safety and to comply with policies TR7 of the Brighton and Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

16. Prior to first occupation of the development hereby permitted, a scheme of Travel Plan measures to promote sustainable transport to and from the site and evidence of these measures shall have been submitted to and been approved in writing by the Local Planning Authority. The Scheme should include, but not be limited to, the following measures:

- 2 year car club membership;
- 3 month bus season ticket for Brighton & Hove buses
- 1 no welcome pack including information on local walking, cycling and public transport routes, bus times and ticketing information.

**Reason:** To ensure the development maintains a sustainable transport strategy and to comply with policies CP9 of the Brighton & Hove City Plan Part One and TR4 and TR14 of the Brighton & Hove Local Plan.

17. Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in

writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 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 & APPLICATION DESCRIPTION**

- 2.1. The application site relates to 2no attached dwellinghouses, no's 2 and no.2a Barnett Road, located on a corner plot at the junction of Barnett Road and The Crossway. No. 2 Barnett Road is a two storey property with roof accommodation; no. 2a Barnett Road forms part of the conversion of the attached garage of no.2.
- 2.2. The area is residential in character consisting of a mix of built form; with predominately terraced and semi-detached houses and some detached and mid-rise apartment blocks.
- 2.3. Planning permission is sought for demolition of the existing dwellings and erection of a three/two storey building comprising of 6no flats with associated landscaping. The building would accommodate a 1no three bedroom maisonette over three levels; 2no two bedroom flats at ground floor level; 1no two bedroom flat and a 1no one bedroom flat at first floor level and 1no two bedroom flat and a 1no one bedroom flat at second floor level.
- 2.4. During the course of the application the design of the scheme has been amended and an updated daylight/sunlight report has been submitted.

## **3. RELEVANT HISTORY**

- 3.1. 71/119- Extension to existing dwelling. Approved 25.05.1971.
- 3.2. 87/2256F- Retention of extension 2a Barnett Road approved under ref BN71/1119 without complying with condition 3, which required the accommodation to be used only in connection with the existing dwelling at 2 Barnett Road.

## **4. REPRESENTATIONS**

- 4.1. **Fourteen (14)** letters of representation have been received objecting to the proposal for the following reasons:
- Overdevelopment
  - Overlooking
  - Loss of light
  - Object to balconies
  - Traffic and parking issues
  - Design out of character
  - Building too large and dominating
  - No disabled access
  - Loss of view
  - Noise from building works
  - Refuse issues
  - Disruption from intensive use
  - Intrusive development
  - Loss of pre-war architecture
  - The proposed roof would be out of keeping with the locality
  - Concentration of HMO's
  - Too close to boundary
  - Poor design

## 5. CONSULTATIONS

- 5.1. **Sustainable Transport:** No objection  
No objection subject to recommended conditions.
- 5.2. **Environmental Health:** No objection  
No objection subject to recommended condition.
- 5.3. **Arboriculture:** Verbal 20.02.2019- No objection  
No objection subject to recommended condition.

## 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
CP1	Housing delivery
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP14	Housing density
CP16	Open space
CP19	Housing mix

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

TR4	Travel plans
TR7	Safe Development
TR14	Cycle access and parking
SU9	Pollution and nuisance control
SU10	Noise Nuisance
QD5	Design - street frontages
QD14	Extensions and alterations
QD15	Landscape design
QD27	Protection of amenity
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

#### Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD14	Parking Standards

## 8. CONSIDERATIONS & ASSESSMENT

8.1. The main considerations in the determination of this application relate to the principle of the development, the design and appearance of the building and wider streetscene, the effect on the amenity of neighbouring residential occupiers, the standard of proposed accommodation, and transport and sustainability issues.

- 8.2. 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.
- 8.3. The Council's most recent housing land supply position is published in the SHLAA Update 2018 (February 2019). The figures presented in the SHLAA reflect the results of the Government's 2018 Housing Delivery Test which was published in February 2019. The Housing Delivery Test shows that housing delivery in Brighton & Hove over the past three years (2015-2018) has totalled only 77% of the City Plan annualised housing target. Since housing delivery has been below 85%, the NPPF requires that a 20% buffer is applied to the five year housing supply figures. This results in a five year housing shortfall of 576 net dwellings (4.5 years supply). In this situation, 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).
- 8.4. Policy CP20 of the Brighton and Hove City Plan Part One requires the provision of affordable housing on all sites of 5 or more dwellings. The existing property relates to 2no attached dwellinghouses, no's 2 and no.2a Barnett Road, with no.2a forming part of a conversion of the attached garage of no.2 Barnett Road. Council Tax records detail the property as being in use as 2 separate units, dating back to July 1993. The property has therefore been in use as two units for more than 10 years and is considered lawful in planning terms. The scheme would provide a net increase of 4 residential units and the provision of affordable housing would not be required.
- 8.5. Principle of development:**  
The application site is in existing use as 2no attached dwellinghouses, the immediate area surrounding the application site is residential in character and the neighbouring properties are all residential. Therefore, a residential use would appear acceptable in principle given the character of the surrounding land uses but it will be the details of the scheme and the relationship with the surrounding properties which will determine the acceptability of the application.
- 8.6. Design and Appearance:**  
Policy CP12 of the Brighton & Hove City Plan seeks to ensure that all new development raises the standard of architecture and design in the City. In tandem with this, Policy CP14 of the City seeks to encourage a higher density of development than those typically found in the locality provided developments will, amongst other things, respect, reinforce or repair the character of a neighbourhood and contribute positively to its sense of place.
- 8.7. Barnett Road, The Crossway and surrounding area are characterised by modest two storey properties, generally small scale, consisting of two storey terraces, detached and semi-detached properties with some mid-rise apartment blocks namely to the east of the site. The existing property relates to 2no



attached dwellinghouses, no's 2 and no.2a Barnett Road, located on a corner plot at the junction of Barnett Road and The Crossway.

- 8.8. No. 2 Barnett Road is a two storey property with roof accommodation; no. 2a Barnett Road forms part of the conversion of the attached garage of no.2. The gradient of land slopes up sharply to the north and east. The building line of the properties on The Crossway is staggered, with the height of the properties reflecting changing ground levels along the road. The building line of the properties on Barnett Road are fairly consistent with the height of the terraces generally stepping down to reflect the gradient of land. The application property is not uniform in appearance to the adjacent or surrounding properties and with the height of the building significantly higher than the terraces of Barnett Road to the north.
- 8.9. This application seeks a redevelopment of the site to facilitate the demolition of the existing building and the erection of an apartment block totalling three storeys to the front with a two storey element to the rear. The proposed building would comprise two pitched roofs to the front section with two gable projections to the front and a barn hipped roof to the rear section. The building would feature two front bay projections, side dormer windows, rooflights, balconies to the front and rear and full height Juliet balconies to the side elevation fronting the street. The building would be constructed in red brick with render panels, a red clay tile roof and aluminium fenestration.
- 8.10. The existing building on the site, sits as a stand-alone detached building, sited at the end of a row of terraces, on a prominent corner plot location. The building is fairly dominant within its surroundings with a high pitched roof, two storey side extension and the south side elevation presenting a long expanse to The Crossway. The proposed building would be a dominant addition, however the design and detailing of the building would allow the building to sit appropriately in conjunction within its surroundings. The ridge height would be higher than the terraces of Barnett Road to the north and lower than no.1 Stephens Road to the east, whereby the building line staggers down the slope of The Crestway due to the changing ground levels. The building height would step down to two storeys at the rear fronting The Crestway which would allow the building to sit appropriately within the sloping site. It is therefore felt that the height of the building respects the general appearance of the Barnett Road and The Crestway streetscene and its topography.
- 8.11. The design and appearance of the building would exhibit an array of detailing with a rhythm to the placement of fenestration. Following amendments, the building would exhibit a number of features prevalent within the streetscene, with front bay projections and front gables and with compatible contemporary elements such as the full height Juliet balcony windows to the side elevations and the balconies within the front gables. The roof form would fit with the variety of roof forms within the street and the palette of materials would fit with the mix of materials within the area. The design, scale, footprint and building line of the new building would sit appropriately within its surroundings, where there is a variety of built form, heights, orientation and building lines given the differing land levels within the area.

8.12. Overall it is considered that the proposed building design would not harm the visual amenities of the Barnett Road or The Crossway streetscene, in compliance with Policy CP12 of the Brighton and Hove City Plan Part One.

**8.13. Impact on Amenity:**

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use 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. This policy accords with paragraph 17 of the NPPF which establishes as a key principle the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

8.14. No. 1 Stephens Road to the rear (east) of the site would be located approximately 12.8m away from the development and therefore there would be no impact in terms of overshadowing, loss of outlook or loss of privacy.

8.15. The main concern is with regard the impact of the development on the adjoining property to the north no. 4 Barnett Road. This property features first floor rear windows serving bedrooms, a ground floor rear window and door serving a kitchen and a ground floor door serving a lounge/dining room. A first floor window on the south side elevation serves a hallway.

8.16. As part of the application a Daylight, Sunlight and Overshadowing Report has been submitted which assesses the impact of the proposal on no. 4 Barnett Road.

8.17. Impacts on sunlight/daylighting to neighbouring development have been considered by the applicant in line with best practice, contained within the (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (2011).

8.18. An extract from the BRE guide states; "The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

8.19. The submitted assessment is based upon the recommended levels outlined within the BRE Guide with regards to habitable rooms. The Vertical Sky Component (VSC), Annual Probable Sunlight Hours (APSA) and Overshadowing have been assessed.

8.20. When assessing the impact of a new development on existing buildings the guidance suggests that if with a new development, an existing window has a VSC greater than 27% it should still receive sufficient skylight. If the VSC is reduced below 27% and less than 0.8 times its former value, then the occupants are likely to notice the loss of skylight.

- 8.21. The report identifies that the available daylight to all rear (east) windows compared to the existing arrangement would barely change and with none of the windows achieving less than 27% VSC. The BRE impact criteria for the Vertical Sky Component has been met.
- 8.22. The BRE guidance summarises that a dwelling shall appear reasonably sunlit if the centre of a main living room window can receive 25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in winter months between 21st September and 21st March.
- 8.23. The report identifies that that the main window to be assessed for the Annual Probable Sunlight Hours is the living room. The ground floor rear window located to the northern side serves an open planned lounge/dining room as the internal wall has been knocked through. The results show that the this room would receive more than 25% APSH and more than 5% in winter months. The BRE impact criteria for the Annual Probable Sunlight Hours has been met.
- 8.24. The impact of the proposed development on existing surrounding gardens is assessed against the BRE Guidance and states that the sunlight to a garden will be adversely affected if both of the following criteria are infringed upon:
1. The area of garden that can receive 2 or more hours of direct sunlight on 21st March is reduced to below 50% of the total area.
  2. The total area of the garden that can receive 2 or more hours of direct sunlight on 21st March is reduced by 20% or more of the existing value as a result of the proposed development.
- 8.25. Therefore, where less than 50% of the garden is found to receive direct sunlight for at least 2 hours as a result of the development and the total area that still receives direct sunlight is less than 80% of the former value the garden is considered to be overshadowed.
- 8.26. The results of the report show that the lower area of the garden will remain unchanged by the proposed development until 12pm when there will begin an increase in overshadowing. For the upper area of the garden, the available sunlight will remain unchanged until 4pm when the shadows will gradually increase. The BRE impact criteria for overshadowing has been met.
- 8.27. Views toward the rear garden of no.1 Stephens Road to the east and the upper garden space of no. 4 Barnett Road to the north could be achievable from the rear balcony and therefore a condition will be attached to ensure that there is a privacy screen in situ.
- 8.28. The dormer window and windows on the north side elevation toward the western side would face onto the southern side elevation of no. 4 Barnett Road. The side window at first floor level to no.4 serves a hallway and therefore no loss of privacy would result. The first floor window on the north side elevation toward the eastern side could have the potential to overlook the garden space

of no. 4 Barnett Road and therefore a condition will be attached to obscure glaze this hallway window.

**8.29. Standard of accommodation:**

The proposal would create a 1no three bedroom maisonette at ground, first and second floor level, 2no two bedroom flats at ground floor level, a 1no two bedroom flat and 1no one bedroom flat at first floor level and a 1no two bedroom flat at second floor level.

8.30. The gross internal floor area of the 1no 3 bedroom maisonette measuring approximately 112.6sqm would meet the government's Technical Housing Standards for a 6 person, 3 bedroom, 3 storey property which should measure 108sqm. All three bedrooms meet the minimum space standards for double bedrooms. All habitable rooms benefit from sizable window openings providing sufficient light and outlook.

8.31. The gross internal floor area of the 4no 2 bedroom flats measuring approximately 63.8sqm, 65.23sqm, 64.2sqm and 76.3sqm would meet the government's Technical Housing Standards which states that a 3 person, 2 bedroom, 1 storey property should measure 61qm.

8.32. The gross internal floor area of the 1no 1 bedroom flat measuring approximately 53.4sqm would meet the government's Technical Housing Standards which states that a 2 person, 1 bedroom, 1 storey property should measure 50sqm.

8.33. All the bedrooms within the flatted units would meet the minimum standards for single and double bedrooms.

8.34. It is noted that the council has not adopted these sizes locally but as a comparable indicator of acceptable space standards, the units would meet these standards and is an indication that the accommodation proposed is an acceptable size.

8.35. Policy HO5 requires the provision of private useable amenity space in new residential development. The application proposes 2no communal garden spaces for all flats and 2no private gardens for the three bedroom maisonette and the ground floor two bedroom flat located to the rear. The communal garden spaces would be sufficient for the scale and type of development. The private garden space for the three bedroom maisonette which is the largest unit, would be relatively small, however this unit would have use of the communal space and would be within close proximity to accessible public open spaces.

8.36. Policy HO13 requires all new residential dwellings to be built to Lifetime Homes standards whereby they can be adapted to meet people with disabilities without major structural alterations. The requirement to meet Lifetime Homes has now been superseded by the accessibility and wheelchair housing standards within the national Optional Technical Standards. Step-free access to the (new-build) does not appear to be achievable as there is stepped access and a steep gradient of land; therefore a condition will not be applied to ensure the

development complies with Requirement M4(2) of the optional requirements in Part M of the Building Regulations.

**8.37. Arboriculture:**

There is an elm tree on the site located on the south east corner which would be in close proximity to the proposed development. It has been confirmed that this tree will be retained and protected during construction. The Arboricultural team have commented that this tree should be protected and a condition attached relating to tree protection measures. The 2no shrub trees located on the north east corner of the site are of limited amenity value and are set an adequate distance from the development.

**8.38. Sustainability:**

City Plan Part One policy CP8 requires new residential development demonstrate efficiency in the use of water and energy, setting standards that mirror the national technical standard for water and energy consumption, therefore a condition will be applied to ensure the development meets the standards set out in policy CP8.

**8.39. Sustainable Transport:**

It is likely that 4 additional dwellings will result in an increase in person trips to the site. In order to ensure that the proposed development provides for the transport demand it generates conditions are attached requesting pedestrian crossing improvements across Barnett Road and the junction The Crossway.

8.40. No car parking is proposed, however the site is located outside a CPZ and the likely levels of additional on-street parking demand would not amount to a severe impact on the highway in this location. There is forecast to be the potential for some overspill and therefore a condition have been applied for the applicant to provide a travel plan with a 3 month bus ticket and a 2 year free car membership per new resident.

8.41. The proposal to remove the garage and driveway will result in the associated dropped kerb on Barnett Road becoming redundant; a condition will be attached to ensure the footway and kerb edge are reinstated.

8.42. The applicant is proposing 8 cycle parking spaces; the details of which will be secured via condition. It is noted that there is stepped access to the front cycle parking spaces and residents of flat 3 will need to wheel their cycles through the flat to gain access to the parking at the rear. These arrangements are not ideal however due to the site's topography and location it is deemed acceptable in this instance.

**9. EQUALITIES**

9.1. Policy HO13 seeks access standards above normal Building Regulations. These standards are not applied to this scheme as step-free access to the (new-build) does not appear to be achievable as there is stepped access a steep gradient of land.

