

<u>No:</u>	BH2019/03758	<u>Ward:</u>	Hove Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	17 Old Shoreham Road Hove BN3 6NR		
<u>Proposal:</u>	Erection of 1no two storey dwelling (C3) over ground & lower ground floors on land to rear of existing care home (C2).		
<u>Officer:</u>	Joanne Doyle, tel: 292198	<u>Valid Date:</u>	19.12.2019
<u>Con Area:</u>		<u>Expiry Date:</u>	13.02.2020
<u>Listed Building Grade:</u>		<u>EOT:</u>	10.09.2020
Agent:	DK Architects 9 Hove Park Villas Hove BN3 6HP		
Applicant:	Mr Khalid Chaudhry 117 Hempstead Road Watford WD17 3HE		

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
Proposed Drawing	NJCL 729_02_05020	-	16 July 2020
Report/Statement	Arboriculture Assessment	-	16 July 2020
Location Plan	190502/S0	B	17 August 2020
Block Plan	190502/P0	B	17 August 2020
Proposed Drawing	SK2.01	D	27 August 2020
Proposed Drawing	SK2.02	-	17 August 2020
Proposed Drawing	SK2.03	-	17 August 2020
Proposed Drawing	SK2.05	-	19 December 2019
Proposed Drawing	A1	-	19 December 2019

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. No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all 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 (where applicable):

- a) samples of all brick, cladding and roofing (including details of the colour of render/paintwork to be used)
- b) samples of all hard surfacing materials
- c) details of the proposed window, door treatments

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 QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

4. The residential unit hereby approved shall not be occupied until the 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.

5. The residential unit hereby approved shall not be occupied until each residential unit built has achieved as a minimum, a water efficiency standard of 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.

6. The development hereby permitted shall not be occupied until the dwelling hereby permitted has been completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) and shall be retained in compliance with such requirement thereafter. Evidence of compliance shall be notified to the Building Control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

7. No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse 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 and CP15 of the Brighton & Hove City Plan Part One.

8. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

9. Access to the flat roof over the dwelling hereby approved shall be for maintenance or emergency purposes only and the flat roof 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.

10. 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.

11. The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies CP8 & CP11 of the City Plan Part One.

12. The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy CP9 of the City Plan Part One.

13. The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details 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, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.

14. Prior to first occupation of the development hereby permitted details of the proposed boundary treatment (meaning fencing and/or soft landscaping) between all garden areas shall have been submitted to and approved in writing

by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.

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

15. The ground floor windows located on the eastern elevation of the development hereby permitted shall be obscure glazed and thereafter shall be 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.

16. Louvres/privacy screening measuring at least 1 metre in height shall be erected to the eastern and southern boundary of the balcony hereby approved and thereafter shall be 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.

17. Tree planting must be minimum extra heavy standard - 16-18 cm nursery stock size. Stock must be home grown nursed specimens avoiding directly imported stock.

Reason: To enable early establishment and clear visibility of replacement boundary vegetation and to reduce the risk of the introduction of pests and diseases and to comply with policy QD15 of the Brighton & Hove Local Plan.

18. The proposal to mitigate the loss of five trees on site with four *Ulmus lobel* and three *Betula utilis 'Jacquemontii'* on drawing no. NJCL 729_02_05020 shall be carried out in the first planting and seeding season following the first occupation of the building hereby permitted or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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.

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. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens' which can be accessed on the DCLG website (www.communities.gov.uk).

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1. This application relates to the rear garden of 17 Old Shoreham Road Hove, a detached Residential Care Home 'Loxwood' located on the northern side of Old Shoreham Road in Hove. The existing Care Home features a sizable plot with a large rear garden to the north. There are already developed backland plots sited between the rear garden spaces of Old Shoreham Road, Shirley Drive and Shirley Road adjacent and in close proximity to the application site.
- 2.2. Planning permission is sought for the erection of 1no. two-storey dwelling (planning use class C3) over ground and lower ground floors on land to rear of existing care home (planning use class C2). During the course of the application the scheme has been amended to reduce the footprint of the dwelling so that it now comprises three bedrooms rather than four.

3. RELEVANT HISTORY

- 3.1. **PRE2019/00182-** Erection of two storey four bedroom house. Closed (pre-application advice provided).
- 3.2. **BH2014/04115-** Erection of single storey rear extension with associated landscaping and parking alterations. The reason for refusal was as follows:
 1. Having regard to the excessive scale and footprint plot coverage of the proposed extension in relation to the existing property and surrounding area, the proposal would significantly detract from the character and appearance of the host building and stand out as an inappropriate and unsympathetic addition. The coverage of the plot is disproportionate to the scale of the building and surrounding area and the proposal is considered overdevelopment of the site. The scheme is therefore contrary to policies QD1, QD2, QD14 & HO11 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.
- 3.3. **BH2014/00433-** Erection of single storey rear extension with associated landscaping and parking alterations. The reasons for refusal were as follows:
 1. Having regard to the excessive scale of the proposed extension in relation to the existing property and surrounding area, the proposal would significantly detract from the character and appearance of the host building and stand out as an inappropriate and unsympathetic addition. The coverage of the plot is disproportionate to the scale of the building and surrounding area and the proposal is considered overdevelopment of the site. The scheme is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan and Supplementary Planning Document 12: Design Guide for Extensions and Alterations.
 2. Given the scale and projection of the proposed extension in close proximity to the boundary with 15 Old Shoreham Road, the proposal would result in an increased sense of enclosure and an unneighbourly form of

development. The scheme therefore results in a loss amenity and is contrary to policies QD14, QD27 and HO11 of the Brighton & Hove Local Plan.

- 3.4. **BH0130541**- Extension to the care home and separate building at rear of garden for supported living facilities- Closed (pre-application advice provided).

4. REPRESENTATIONS

- 4.1. **Five (5)** letters of representation have been received objecting to the proposal for the following reasons:

- Access issues
- Damage to water sewerage pipes and access
- Endanger and hinder children
- Building work disruption
- No turning point for vehicles
- Increase difficulty in exiting the site
- Highly visible
- Overlooking loss of privacy and loss of outlook
- Loss of garden space and trees
- Destroys green space
- Fewer plants and wildlife
- Increased noise disturbance and light pollution
- No access
- Sense of enclosure and loss of amenity
- Poor design and unattractive
- Poor materials
- Out of keeping
- Large for plot size
- Overdevelopment
- Overpowering and disproportionate
- Increase traffic
- Reduce property values

- 4.2. **Following re-consultation one (1)** letter of representation has been received objecting to the proposal for the following reasons:

- Despite amendment scheme will result in loss of privacy, trees and valuable garden
- Overlooking and loss of privacy
- Poor design and out of keeping
- Access unsafe and impractical
- increased light and noise pollution

5. CONSULTATIONS

- 5.1. **Transport:** Seek amendments- 09.01.2020

The vehicular access could be accepted subject to it being a minimum width of 4.2m for the majority of its length and no less than 3m wide prior to occupation and an expected vehicle turning space provided on-site. Also the Highway Authority at least seeks clarification on the waste and recycling collection arrangements if not detail if it's not on-site for this application to avoid refusal. The proposal can be supported subject to these amendments, and the recommended conditions and informatives.

Approve subject to conditions- 27.08.2020

5.2. **Arboriculture:** Seek further information- 25.05.2020

There does not appear to have been a BS 5837 : 2012 Trees in relation to design, demolition and construction. Recommendations tree survey or arboricultural method statement submitted within the BH2019/03758 documentation. This would be expected as part of SPD 06 and QD 16 (Trees & Hedgerows), I note sk 2.05 states root protection zones, however there is no mention of what this protection will entail or how it will be implemented. I will also require further detail on both the construction methods for the resin bonding and granite sett inlays, it is unclear whether these are currently in situ or proposed hard landscaping. These appear to be within the canopy of retained trees.

Approve- 16.07.2020

5.3. The application requires the removal of five trees currently on site. The Arboricultural Assessment (NJCL 729) tree survey identifies all five as category C using BS5837:2012 'Trees in relation to design, demolition and construction Recommendations'. In this instance I concur, although arboriculture regret the need to remove healthy trees, the proposal to mitigate the loss with four *Ulmus lobel* and three *Betula utilis 'Jacquemontii'* is acceptable (Proposed Planting Plan NJCL 729_02_05020). The proposed replacement planting using 45-65 litre pot nursery stock should be increased to 16-18 nursery stock specification, advanced heavy standard and conditioned as part of consent. Grant subject to the above landscaping 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, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

- Shoreham Harbour JAAP (adopted October 2019).

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 Two

Policies in the Proposed Submission City Plan Part 2 do not carry full statutory weight but are gathering weight as the Plan proceeds through its stages. They provide an indication of the direction of future policy. Since 23 April 2020, when the Plan was agreed for submission to the Secretary of State, it has gained weight for the determination of planning applications but any greater weight to be given to individual policies will need to await the outcome of the Regulation 19 consultation. The council will consider the best time to carry out the consultation after the coronavirus (Covid-19) restrictions are lifted.

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP1	Housing Delivery
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design
CP14	Housing Density

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

TR7	Safe Development
TR14	Cycle access and parking
SU10	Noise nuisance
SU11	Polluted land and buildings
QD14	Extensions and alterations
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of amenity
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

Supplementary Planning Documents:

SPD09	Architectural Features
SPD11	Nature Conservation and Development
SPD14	Parking Standards

8. CONSIDERATIONS & ASSESSMENT

- 8.1. The main considerations in the determination of this application relate to the principle of the development, its design and character, the standard of accommodation to be provided, the impact on neighbouring amenity, transport, and sustainability and issues.
- 8.2. Please note that in view of the ongoing COVID-19 restrictions a site visit has not been conducted. It has been possible to fully assess the application based on available photographic records of the site and surrounding area.

Principle of Development

- 8.3. The application relates to the rear garden of 17 Old Shoreham Road Hove, a detached Residential Care Home 'Loxwood'. The proposal would result in the creation of a new residential plot and dwelling that would be formed from the subdivision of the rear garden. Access to the site would be from an existing alleyway between no. 15 and 19 Old Shoreham Road.
- 8.4. The immediate area surrounding the application site is residential in character, including neighbouring properties, so a residential use would be in keeping with the area.
- 8.5. 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.
- 8.6. The council's most recent housing land supply position published in the SHLAA Update 2019 shows a five year housing supply shortfall of 1,200 (equivalent to four years of housing supply). As the council is currently unable to demonstrate a five year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).
- 8.7. The pattern of development within the immediate area consists of residential properties set in deep plots that create a spacious character. There are examples of similar 'backland' developments within the immediate area, notably at 17A and 27 Old Shoreham Road to the west of the site.
- 8.8. Previous planning decisions and pre-application advice for development at the site raised strong reservations regarding plot size and building footprint. The present proposal has reduced the building footprint and positioning of the dwelling and is now considered to sit appropriately within the plot. The building footprint relative to the plot size would be in keeping with the surrounding character and pattern of development.
- 8.9. Given this context and that local planning policies support the principle of a more efficient use of land, a new dwelling in this location is supported in principle.

Design and Character:

- 8.10. 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.
- 8.11. The proposed dwelling would be contemporary in style, featuring cladding, brickwork, aluminium fenestration and a sedum roof. Local planning policies encourage contemporary design, and given that the area comprises a range of building styles and materials the design approach and materials is considered acceptable. The combination of cladding at ground floor level and brick at lower level would allow for a relief in appearance and the addition of a green roof is welcome and would enhance and add subtlety to the building. The 'sunken' lower ground floor would utilise the available space on site, and help to minimise its impact, with the fenestration pattern exhibiting a degree of detail which works effectively.
- 8.12. The development is therefore considered acceptable in terms of its design.

Standard of Accommodation

- 8.13. Policy QD27 of the Brighton and Hove Local Plan aims to secure a good standard of living accommodation for current and future occupiers in all new developments. Accommodation should therefore provide suitable circulation space within the living spaces and bedrooms once the standard furniture has been installed, as well as good access to natural light and air in each habitable room.
- 8.14. The 'Nationally Described Space Standards' (NDSS) were introduced by the Department for Communities and Local Government in 2015 to establish acceptable minimum floor space for new build developments. Although these space standards have not been formally adopted into the Brighton and Hove City Plan, Draft City Plan Part 2 proposes to adopt them and indicates a direction of travel on behalf of the LPA. The NDSS provide a useful guideline on acceptable room sizes that would offer occupants useable floor space once the usual furniture has been installed. The NDSS identifies a minimum floor space that should be achieved for a single bedroom as measuring at least 7.5sqm, and a double bedroom should measure at least 11.5sqm.
- 8.15. The new dwelling would have a gross internal floor space of approximately 110sqm which would meet the NDSS which states that a three bedroom, six person, two storey property, as is presently proposed, should have a minimum gross internal floor area of 102sqm, which it does. The property would consist of three double bedrooms, each of which meets the minimum national space standards. The proposal would provide suitable circulation space within the living spaces and bedrooms and access to natural light is available for each habitable room. The glazing of the ground floor east facing windows would not prejudice this.

- 8.16. The scheme proposes a sunken lower level to accommodate 3no bedrooms, bathroom and en-suite. The window openings for the bedrooms have windows set at ground floor level as they are half submerged allowing for sufficient light to serve the rooms and outlook would not be severely restricted.
- 8.17. Policy HO5 requires the provision of private useable amenity space in new residential development. The proposed garden amenity space to the front and side of the dwelling is sufficient for the nature and scale of the development.
- 8.18. 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. A platform lift could be possible externally and a stair lift internally which would allow the building to comply with Requirement M4(2) of the optional requirements in Part M of the Building Regulations, therefore conditions have been applied to ensure the development complies with Requirement M4(2) of the optional requirements in Part M of the Building Regulations.
- 8.19. The proposal is therefore considered to be acceptable in terms of the standard of living accommodation provided.

Impact on Neighbouring Amenity:

- 8.20. 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.
- 8.21. The proposed building would be sited close to the eastern boundary which is adjacent to the rear garden space of 15 Old Shoreham Road. The building would be approximately 3m higher than the existing boundary treatment at its highest point. However, given the size of the adjacent garden, it is not considered that the building would give rise to harmful overshadowing to the garden space of no.15, and would not have a significant adverse impact upon the amenities of neighbouring properties in terms of overshadowing, loss of light or loss of outlook.
- 8.22. The fenestration pattern has been designed to avoid overlooking and thereby protecting neighbouring amenity from loss of privacy. The fenestration at lower ground level would face boundary treatment; the south-facing ground floor window has louvres to the balcony to mask any view back into the Care Home; the western and northern windows would not impinge upon privacy because of distance; and a condition is proposed requiring that ground floor windows facing east (closest to the boundary) are obscure glazed. Conditions are also recommended requiring the louvre on the balcony to extend along the eastern side to protect privacy, and adequate boundary treatment.
- 8.23. The existing garden of the Care Home is large in size and is proposed to be split to provide a garden space for the new development. It is considered that the size

of the garden space remaining (some 245m²) would be sufficient to serve the Care Home which currently has twelve residents. The existing rear garden is exceptionally large when compared to other Care Homes within the City. .

- 8.24. The proposed boundary treatments between the adjoining garden spaces are intended to be a mixture of planting and trees, including the garden space of the Care Home. A condition is therefore attached requiring details of the proposed boundary treatment which will ensure that the development would not be visibly intrusive within its surroundings and to safeguard the privacy of adjoining properties
- 8.25. The development would not give rise to substantial noise pollution or light pollution or intrusive overlooking over and above that to be expected in a developed residential area of this type and, therefore, no resulting harm to living conditions of the occupiers of neighbouring properties.
- 8.26. Access to the dwelling would be from the from the existing alleyway between no. 15 and 19 Old Shoreham Road. Given that the existing alleyway is used by pedestrians/cars of adjoining properties and the number and frequency of occupants using the access way/expected level of car parking spaces the use of the access is unlikely to be so intensive as to result in significant harm.

Transport:

- 8.27. The proposed development would not result in a significant increase in trip generation and any impact on the highway would be minimal.
- 8.28. The vehicle access road is acceptable, allowing for access by the emergency services. A turning head would be provided, allowing a vehicle to safely leave the site in forward gear which is acceptable.
- 8.29. The applicant is proposing two car parking spaces which does not accord with the maximum standards however is considered acceptable given the site's distance from the nearest alternative on-street parking.
- 8.30. The Highway Authority does not wish for the development to be made car free, given that the average percentage of permits issued is 22% in CPZ P, which demonstrates that the CPZ is not likely to be over-capacity (80% uptake being a typical threshold where Highway Authorities become concerned).
- 8.31. A cycle store is indicated at the front of the site, with details of the cycle parking to secured via a condition.

Sustainability:

- 8.32. Policy CP8 of the Brighton & Hove City Plan Part One requires new development to demonstrate a high level of efficiency in the use of water and energy. These measures are secured via condition.
- 8.33. Refuse and recycling storage has not been shown on the plans however there would be adequate space to provide two bins, and whilst the location would be some way from the highway given the existing arrangement with adjacent

properties this is considered acceptable. It is proposed that the provision of this is secured via condition.

Ecology:

- 8.34. Policy CP10 of the City Plan Part One seeks to ensure that all new development proposals conserve existing biodiversity, protecting it from the negative indirect effects of development including noise and light pollution.
- 8.35. The applicant has submitted a Biodiversity checklist which shows that the existing site does not show signs of any protected species being located on site. The proposal requires the removal of 5 trees on site. The Arboricultural Assessment identifies the trees as category C and whilst their loss is regrettable the proposal includes the planting of a number of trees which is welcome. Overall, the proposal will not have any negative impacts on existing biodiversity on site.
- 8.36. A green roof is proposed which would have environmental benefits. A bee brick and a swift box shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

9. EQUALITIES

- 9.1. New residential buildings are expected to be built to a standard whereby they can be adapted to meet the needs of people with disabilities without major structural alterations. Conditions will be applied to ensure the development complies with Requirement M4(2) of the optional requirements in Part M of the Building Regulations.

