

|                                      |   |                            |                                 |
|--------------------------------------|---|----------------------------|---------------------------------|
| <b><u>No:</u></b>                    | <b>BH2021/03117</b>   | <b><u>Ward:</u></b>        | <b>Rottingdean Coastal Ward</b> |
| <b><u>App Type:</u></b>              | <b>Full Planning</b>  |                            |                                 |
| <b><u>Address:</u></b>               | <b>10 Roedean Crescent Brighton BN2 5RH</b>   |                            |                                 |
| <b><u>Proposal:</u></b>              | <b>Demolition of existing dwelling and erection of a 5no bedroom house (C3) including excavation of lower ground floor, vehicle lift, landscaping and associated works.</b> |                            |                                 |
| <b><u>Officer:</u></b>               | Sonia Gillam, tel: 292265   | <b><u>Valid Date:</u></b>  | 23.09.2021                      |
| <b><u>Con Area:</u></b>              |   | <b><u>Expiry Date:</u></b> | 18.11.2021                      |
| <b><u>Listed Building Grade:</u></b> |   | <b><u>EOT:</u></b>         | 19.01.2022                      |
| <b>Agent:</b>                        | Turner Associates Ltd 19A Wilbury Avenue Hove BN3 6HS   |                            |                                 |
| <b>Applicant:</b>                    | Mr & Mrs David & Lisa Brierley 10 Roedean Crescent Brighton BN2 5RH   |                            |                                 |

This application was deferred from Planning Committee on the 12<sup>th</sup> January to allow Members to carry out a site visit.

## 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 | TA1352/01        | C              | 3 December 2021      |
| Proposed Drawing        | TA1352/10        | E              | 3 December 2021      |
| Proposed Drawing        | TA1352/11        | A              | 27 October 2021      |
| Proposed Drawing        | TA1352/12        | D              | 27 October 2021      |
| Proposed Drawing        | TA1352/13        | B              | 3 December 2021      |
| Proposed Drawing        | TA1352/14        | A              | 27 October 2021      |
| Proposed Drawing        | TA1352/15        | C              | 3 December 2021      |
| Proposed Drawing        | TA1352/16        | C              | 3 December 2021      |
| Proposed Drawing        | TA1352/17        |                | 27 October 2021      |
| Proposed Drawing        | TA1352/18        | B              | 27 October 2021      |
| Proposed Drawing        | TA1352/19        | E              | 3 December 2021      |
| Proposed Drawing        | TA1352/20        | D              | 27 October 2021      |
| Proposed Drawing        | TA1352/21        | E              | 3 December 2021      |
| Proposed Drawing        | TA1352/22        | E              | 3 December 2021      |

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. 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 Brighton & Hove City Plan Part One.

4. Access to any areas of flat roof of the development hereby approved, other than those annotated as balcony/ terrace on the approved plans, 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.

5. 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.

6.

i) The development hereby permitted shall not be commenced until a programme of archaeological works has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved by the Local Planning Authority.

ii) A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan and CP15 of the Brighton & Hove City Plan Part One.

7. The development hereby permitted shall not commence until full details of existing and proposed ground levels (referenced as Above Ordnance 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.

8. The development hereby permitted shall not be commenced (including demolition and all preparatory work) until protection measures with regard to the two Cherry Trees located within the front verge, are in place and retained throughout the construction process. The fences shall be erected in accordance with British Standard BS5837 (2012) Trees in relation to design, demolition and construction - Recommendations and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

**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 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

9. 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/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples/details of all hard surfacing materials
- d) samples/details of the proposed window, door and balcony treatments
- e) samples/details 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 QD14 of the Brighton & Hove Local Plan and CP12 of the Brighton & Hove City Plan Part One.

10. Prior to occupation of the development hereby permitted, a scheme for landscaping to the front garden 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 the 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 food-bearing plants, and 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.

11. The development hereby permitted shall not be occupied until the redundant vehicle crossover to the western side of the drive on Roedean Crescent has been converted 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.

12. The development hereby permitted shall not be occupied until the extended crossover and access has been constructed.

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

13. The development hereby permitted shall not be occupied until secure covered cycle parking facilities have been installed within the site and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development 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 and SPD14: Parking Standards.

14. Prior to first occupation of the development hereby permitted 3 (three) swift bricks/boxes shall be incorporated within the external walls of the development 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.

15. The residential unit hereby approved shall not be occupied until the solar panels are in full operation, and it has achieved an energy efficiency standard of a minimum of 19% CO<sub>2</sub> 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.

16. The residential unit hereby approved shall not be occupied until it 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.

17. 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.

18. The privacy screen shown on the eastern elevation of the first floor balcony (approved plans ref. TA1352/16 rev C and TA1352/21 rev. D) shall be installed prior to the use of the balcony, and maintained thereafter at a height of at least two metres and obscure glazed or otherwise treated to prevent views through.

**Reason:** to safeguard the amenity of neighbouring occupiers from overlooking, in accordance with Policy QD27 of the Brighton & Hove Local Plan.

19. Prior to the first use of the ground floor terrace, a privacy screen shall be installed of at least two metres in height, across the depth of the terrace, and obscure glazed or otherwise treated to prevent views through. The privacy screen shall thereafter be maintained.

**Reason:** to safeguard the amenity of neighbouring occupiers from overlooking, in accordance 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. The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
3. Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height above 5m height, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place where appropriate.
4. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.
5. The applicant is advised to contact the Council's Streetworks Team (permit.admin@brighton-hove.gov.uk 01273 290729) for necessary highway approval from the Highway Authority prior to any works commencing on the adopted highway to satisfy the requirements of the condition.

6. The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Head of Asset and Network Management. The applicant is advised to contact the Council's Streetworks Team (permit.admin@brighton-hove.gov.uk 01273 290729) for necessary highway approval from the Highway Authority prior to any works commencing on the adopted highway to satisfy the requirements of the condition.
7. The applicant is advised that accredited energy assessors are those licensed under accreditation schemes approved by the Secretary of State (see Gov.uk website); two bodies currently operate in England: National Energy Services Ltd; and Northgate Public Services. The production of this information is a requirement under Part L1A 2013, paragraph 2.13.
8. The water efficiency standard required is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A paragraph A1. The applicant is advised this standard can be achieved through either: (a) using the 'fittings approach' where water fittings are installed as per the table at 2.2, page 7, with a maximum specification of 4/2.6 litre dual flush WC; 8L/min shower, 17L bath, 5L/min basin taps, 6L/min sink taps, 1.25L/place setting dishwasher, 8.17 L/kg washing machine; or (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
9. Southern Water requires a formal application for a connection to the public foul sewer to be made in order to service this development. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).  
Website: southernwater.co.uk or by email at:  
SouthernWaterPlanning@southernwater.co.uk

## **2. SITE LOCATION**

- 2.1. The application site comprises a two-storey, four-bedroom traditional detached dwelling sited on the southern side of Roedean Crescent. This is a residential street containing substantial, detached dwellings with a wide variety of appearances, set back from the road, generally behind mature vegetation.
- 2.2. In general, properties on the northern side of the street are set on rising land above the road, with properties on the southern side, including the application site, set below street level. Some properties, particularly on the northern side of the street, are very prominent in the streetscene, including several examples of

substantial three-storey rebuilds or refurbishments of modern design and materials. This has resulted in an eclectic mix of styles and materials within the streetscene.

### 3. RELEVANT HISTORY

#### 10 Roedean Crescent

- 3.1. **96/1233/FP** Installation of satellite dish (1m diameter) on rear elevation. Approved 13.01.1997.

**93/0129/FP** Revised roof profile to swimming pool and new parapet wall (amendment to BN91/1166/FP - glazed conservatory extension and new roof to existing swimming pool granted 27.11.91). Approved 25.03.1993.

- 3.2. **91/1166/FP** Glazed conservatory extension and new roof to existing swimming pool. Approved 27.11.1991

#### 12 Roedean Crescent

- 3.3. **BH2021/02056** Remodelling of dwelling incorporating roof alterations with raised ridge height to create additional floor and rear terraces, erection of garage/gym to front of house and padel tennis court enclosure to rear, new front gates and fence, revised fenestration, cladding and landscaping, new vehicular crossover and associated works. Approved 15.09.2021

#### 6 Roedean Crescent

- 3.4. **BH2016/05506** Demolition of existing dwelling and erection of new six-bedroom dwelling. Approved 24.11.2016
- 3.5. **BH2016/00964** Demolition of existing house and erection of three storey, six bedroom house (C3). Refused 11.05.2016. Allowed under appeal 21.09.2016.

### 4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the demolition of the existing dwelling and the erection of a five-bedroom house (planning use class C3) including the excavation of the lower ground floor, a proposed vehicle lift, landscaping and associated works.
- 4.2. From the front, the proposed dwelling would appear as two storeys plus roofspace accommodation. A basement garage is proposed to the front of the property, with a driveway and landscaping on land above. It would be traditional in form, finished with natural stone facades and slate sloping sections to the roof, with a flat roof area accommodating solar panels. There would be a replacement single storey garage to the west, with the additional basement storey visible to the rear.
- 4.3. The proposed layout would comprise main living accommodation at ground floor entrance level, with a range of living spaces accessing a south facing rear

terrace. A new lower ground floor would provide further living and guest accommodation with direct access to the existing garden. A range of additional internal leisure facilities and parking would also be provided, with vertical access via a car lift to the front forecourt. The first and second floors would accommodate five bedrooms with en-suite bathrooms, with access to the balconies and roof terrace at the rear.

- 4.4. Following discussions between the Local Planning Authority and the agent, amendments have been received during the lifetime of the application which have reduced the height of the new dwelling by 510mm, by lowering the entire building and reducing the storey heights to the upper floors.
- 4.5. The application was deferred from Planning Committee on 12 January 2022 to allow members to undertake a site visit, including viewing the site from the neighbouring property at 12 Roedean Crescent.

## 5. CONSULTATIONS

### External

- 5.1. **Arboriculture** No Objection subject to condition relating to physical protection during development for the 2x Cherry trees located within the front verge.
- 5.2. **Brighton and Hove Archaeological Society** Comment Among the finds from Roedean are burials dating from the Neolithic and Early Bronze Age periods, and the location of a Roman coffin burial. Suggest contact the County Archaeologist for recommendations.
- 5.3. **County Archaeologist** No Objection The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions.
- 5.4. **Southern Water** No Objection A formal application for a connection to the public foul sewer is required.

### Internal

- 5.5. **Sustainable Transport** Comment Excess parking /garage available (SPD14 1 parking space per dwelling). Redundant crossover should be reinstated as footway. Unlikely to increase trips to site. Cycle parking space within site/ store.
- 5.6. **Urban Designer** Verbal Comment No Objection given the eclectic mix of styles and materials within the streetscene. No concerns re height.

## 6. REPRESENTATIONS

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



- Design
- Height
- Overdevelopment
- Footprint
- Overlooking / loss of privacy
- Overshadowing

6.2. Objections related to loss of view are noted, however are not material planning considerations.

6.3. **One (1)** letter has been received supporting the proposal for the following reasons:

- Good design
- Not a conservation area
- Many other houses with contemporary design

6.4. **One (1)** letter has been received commenting on the proposal as follows:

- Swift boxes should be secured.

## 7. RELEVANT POLICIES

### The National Planning Policy Framework (NPPF)

#### Brighton & Hove City Plan Part One

|      |  |
|------|--|
| SS1  | Presumption in Favour of Sustainable Development |
| CP8  | Sustainable buildings                            |
| CP9  | Sustainable transport                            |
| CP10 | Biodiversity                                     |
| CP12 | Urban Design                                     |
| CP14 | Housing density                                  |
| CP15 | Heritage   |
| CP19 | Housing mix                                      |

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

|      |  |
|------|--|
| TR7  | Safe Development   |
| TR14 | Cycle access and parking   |
| SU9  | Pollution and nuisance control                                       |
| SU10 | Noise Nuisance   |
| QD16 | Trees and hedgerows  |
| QD27 | Protection of Amenity  |
| HO5  | Provision of private amenity space in residential development        |
| HO13 | Accessible housing and lifetime homes                                |
| HE12 | Scheduled ancient monuments and other important archaeological sites |

#### Brighton & Hove City Plan Part 2

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. The weight given to the key CPP2 policies considered in determining this application is set out below where applicable.

|      |   |
|------|---|
| DM1  | Housing Quality, Choice and Mix                                   |
| DM18 | High quality design and places                                    |
| DM20 | Protection of Amenity   |
| DM22 | Landscape Design and Trees  |
| DM31 | Archaeological Interest   |
| DM33 | Safe, Sustainable and Active Travel                               |
| DM36 | Parking and Servicing   |
| DM40 | Protection of the Environment and Health - Pollution and Nuisance |

Supplementary Planning Documents:

|       |                                      |
|-------|--------------------------------------|
| SPD03 | Construction & Demolition Waste      |
| SPD06 | Trees and Development Sites.         |
| SPD11 | Nature Conservation and Development. |
| SPD14 | Parking Standards                    |
| SPD17 | Urban Design Framework               |

## **8. CONSIDERATIONS & ASSESSMENT**

- 8.1. The main considerations relating to the determination of this application are the principle of the proposed development, the impact upon the character and appearance of the area, impact on neighbouring residential amenity, and highways implications.

Principle of the Development

- 8.2. The development would replace, expand and modernise an existing residential property, in an area that is home to a number of large residential properties. In principle, therefore, it is considered acceptable, subject to the considerations set out below.

Design and Appearance

- 8.3. The existing property is a substantial two-storey dwelling, of traditional appearance, with two front gables. The land levels fall significantly from north to south (front to rear) within the plot. The dwelling is within a row of Tudor style dwellings on the southern side of the street that are quite similar in style. These properties are set below street level and are generally screened, at least in part, by boundary walls and mature vegetation.
- 8.4. However, it is noted that number 6 within this row has recently been demolished and replaced with an approved three-storey house of modern design. Number 12 has a recent planning permission (ref. BH2021/02056) for an extensive, modern remodelling of the dwelling including roof alterations with raised ridge height to create an additional floor and rear terraces.

- 8.5. Given the prevailing context, eclectic mix of existing and approved styles within the streetscene, there is no objection to a new property with an increased footprint, built in the style and materials proposed. There is also no significant concern with a slightly increased ridge height and roof profile. The top storey would be inset and provide, by virtue of scale, design and materials, a lightweight and subservient appearance, in keeping with the massing of the existing roof forms. The front building line would remain behind number 12 to the east, and the rear building line would remain behind number 8 to the west.
- 8.6. Given the above, the proposal would be a suitable form of development on this site, which would not adversely harm the character and appearance of the streetscene or that of the wider area, in accordance with policy QD14 of the Brighton & Hove Local Plan, emerging policy DM18 of City Plan Part 2 (which can be given significant weight) and SPD12 guidance. The Council's Urban Designer has no objection to the scheme.

#### Impact of Neighbour Amenity

- 8.7. Policies DM20 of the City Plan Part Two and QD27 of the Brighton & Hove Local Plan state that planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health.
- 8.8. The impact on the adjacent properties at 12 and 8 Roedean Crescent and 6 and 7 Roedean Way to the rear has been fully considered in terms of daylight, sunlight, outlook and privacy and no significant harm has been identified.
- 8.9. It is noted that balconies / terraces are proposed at all levels to the rear, which could potentially lead to an increase in overlooking/ perceived overlooking towards neighbouring properties gardens. However, views would be similar to the existing, with a southerly aspect towards the rear garden and to the sea beyond. A privacy screen is proposed to the east to prevent looking back into the windows and terrace of no. 12, the rear of which would be set behind the proposed rear building line of the new dwelling. Proposed side windows would serve bathrooms only. Therefore, it is considered that the development would not lead to unacceptable overlooking or a harmful impact on privacy to neighbouring properties.
- 8.10. The dwelling would be sited on a large plot with appropriate separation distances available between it and adjacent dwellings, minimising the risk of loss of light or outlook.
- 8.11. On this basis, the scheme is considered acceptable in terms of its impact on residential amenity, and to accord with Policy DM20 of City Plan Part 2 (which can be given significant weight) and QD27 of the Brighton & Hove Local Plan.

#### **Sustainable Transport:**

- 8.12. As noted in the response from Highway Officers, the erection of a replacement dwelling is unlikely to significantly increase trips to the site. There is ample room

to accommodate cycle parking provision on the site and this can be secured by condition.

- 8.13. The vehicle entrance and crossover east of the front curtilage of the site would be retained and widened whilst the vehicle entrance to the west would be removed. This proposed arrangement means that the existing western crossover is to become redundant and therefore it is recommended that it is removed and the footway, grass verge and kerb edge reconstructed and reinstated. This can be secured by condition.
- 8.14. The proposed development includes a basement level car parking area with space for four of the applicant's vehicles, with three further parking spaces proposed on the driveway for occupiers/ visitors.
- 8.15. The Council's Highways Officer has highlighted that there would be an overprovision of parking on site, with a maximum of two spaces required on the site to accord with SPD14 for dwellings of this size in this location. However, it is recognised that there is significant space to park several vehicles on the large driveway as existing. Additionally, a number of other properties in Roedean Crescent have large garages and/ or large areas of hardstanding where it is possible to park vehicles in excess of the requirements of SPD14. In these circumstances, as the scheme is acceptable in all other respects, it is not considered a refusal could be justified on grounds of the overprovision of on-site parking.
- 8.16. On this basis, the scheme is considered acceptable in terms of its impact on highway capacity and road safety.

**Sustainability:**

- 8.17. Policy CP8 requires new build development to achieve 19% above Part L for energy efficiency, and to meet the optional standard for water consumption. This can be secured by condition.

Other considerations

- 8.18. The proposed development is within an Archaeological Notification Area defining an area of prehistoric and Roman burials. In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development it is recommended by the County Archaeologist that the area affected by the proposals should be the subject of a programme of archaeological works. This can be secured by condition.

**9. COMMUNITY INFRASTRUCTURE LEVY**

- 9.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. The exact amount will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.

## **10. EQUALITIES**

- 10.1. The requirement to meet Lifetime Homes has now been superseded by the accessibility and wheelchair housing standards within the national Optional Technical Standards. The applicant is proposing a new 1.2m wide stepped pedestrian entrance to the site, the application states that this would be capable of accommodating a future chair lift, if required. Whilst steps means that this route would not be accessible by all, step-free/ ramped access elsewhere to the new-build dwelling appears to be achievable. A condition is recommended to ensure compliance with M4(2 Building Regulations Requirements).

## **11. CLIMATE CHANGE/BIODIVERSITY**

- 11.1. The application site is previously developed (brownfield) land and the scheme would ultimately achieve a more energy efficient house. Both energy efficiency and water efficiency would be secured by condition. Solar/ PV panels and electric vehicle charging are proposed, and a landscaping scheme, bee brick and 3 swift boxes would be secured by condition.

