

Planning Committee 7 December 2022: Written update

Item E – BH2022/02465 – 23 Brooker Street

Due to an administrative error, an earlier version of the Officer Report, including conditions, has been published as part of the Planning Committee Agenda.

The factual changes in the report are as follows:

Page/ Paragraph	Update
181	<p>Additional plans were received in November which are to be included in the plans list (updated condition wording below), namely:</p> <ul style="list-style-type: none"> • An amended block plan ref 018-002 showing the rear garden clearly divided for use of Flats 1 and Flat 3. • An amended Ground Floor layout Plan showing the rear garden clearly divided for use of Flats 1 and Flat 3 and including details of the cycle storage proposed. • An amended Second Floor Plan to address an inconsistency between the floor plan and the revised design of the proposed roof dormer.
9.7/ paragraph 9.7	<p>The Late List notes:</p> <p><i>“The proposal has an existing outrigger to the rear which appears to be original (i.e. for the purposes of this policy, as built on 1 July 1948, based on the available information to date, including historic street plans) and is included in the original floorspace of the building. The original floor area has been sufficiently demonstrated to be in excess of 120m2 and therefore meets criterion a.</i></p> <p><i>Officer note: additional information by way of historic plans have been submitted (on 2 December) which is currently being considered, with the outcome presented verbally at the Committee meeting.”</i></p> <p><u>Additional information:</u></p> <p>Original plans for the property and for a subsequent extension to the property in 1878 have been located and show that, for the purposes of policy DM3 of the Brighton and Hove City Plan Part Two, the floor area of the property in 1948 was in excess of the 120m2 required by DM3. In addition, area mapping from 1909 and 1911 show the property to have a larger footprint than the neighbouring dwellings indicating that the extension was constructed.</p>
186/ paragraph 9.14	<p>Paragraph 9.14: currently states:</p> <p><i>“The principle of the proposed conversion is not deemed likely to result in an unacceptable increase in noise or activity levels which would be of detriment to any neighbouring properties, including those created as a result of the proposal, given the existing residential character of the area.”</i></p> <p><u>Additional information:</u></p> <p>The first floor window on the northern elevation would be moved approximately 70cm to the west, to accommodate a new kitchen area. This would have no impact over and above the existing situation, particularly noting that the newly-</p>

Page/ Paragraph	Update
186/ paragraph 9.14	built dwelling immediately adjacent to the north does not have any south facing windows which would be overlooked as a result.
186/ paragraph 9.21	<u>Clarification</u> in relation to Nationally Described Space standards: The first and second floor maisonettes would have access to a small private rear garden of 24sqm (in addition to that already proposed for the ground floor family unit).
187/ paragraph 9.23	Paragraph 9.23 currently states: <i>“DM20 of CPP2 require the provision of private amenity space in new development. Whilst the scheme is a conversion of an existing dwelling, it is noted that the ground floor family unit would have access to the rear garden which is supported.”</i> <u>Additional information:</u> The first and second floor maisonettes would also have access to a small private rear garden of 24sqm.
187/ paragraph 9.25	Paragraph 9.25 currently states: <i>“The site is constrained for space and is unlikely to be able to accommodate policy compliant cycle parking. Cycle parking is proposed, and this is supported.”</i> Additional information: An amended ground floor layout plan was received on 24 November 2022 showing vertical, covered Sheffield stands. A condition would be imposed to secure the installation of the stands prior to occupation.

Updated list of Conditions (page 181):

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	018-001		2 August 2022
Proposed Drawing	018-110		24 November 2022
Proposed Drawing	018-111		24 November 2022
Proposed Drawing	018-112		28 October 2022
Proposed Drawing	018-113		2 August 2022
Proposed Drawing	018-120		2 August 2022
Proposed Drawing	018-121		2 August 2022
Report/Statement		Planning Statement	2 August 2022
Proposed Drawing	018-002		17 November 2022

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 development hereby permitted shall not be occupied until the secure cycle parking facilities for the occupants of, and visitors to, the development as indicated on the Ground Floor layout plan 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 DM33 of Brighton & Hove City Plan Part 2, and SPD14: Parking Standards.

4 Access to the rear flat roof 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 DM20 and DM21 of Brighton & Hove City Plan Part 2.

5 At least one 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 DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

