

<u>No:</u>	BH2017/00306	<u>Ward:</u>	Central Hove Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Store Rear Of 51 Sackville Road (Brooker Place) Hove BN3 3WD		
<u>Proposal:</u>	Demolition of existing store and garage (B8) and erection of new store/garage (B8).		
<u>Officer:</u>	Wayne Nee, tel: 292132	<u>Valid Date:</u>	02.02.2017
<u>Con Area:</u>	Old Hove	<u>Expiry Date:</u>	30.03.2017
<u>Listed Building Grade:</u>	n/a	<u>EOT:</u>	
<u>Agent:</u>	Mr Richard Beecham 50 Beaconsfield Villas Brighton BN1 6HD		
<u>Applicant:</u>	Mr Robert Nemeth 29 Edward House New Church Road Hove BN3 4BH		

The application is to be determined by Planning Committee as the applicant is a Councillor.

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
Location Plan			6 November 2017
Floor plans and elevations proposed	2399/01		30 January 2017

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.

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 relates to a single storey garage set amongst a row of garages on the west side of Brooker Place. The plot of land containing the garage is set within the rear garden of a property converted into flats which fronts onto Sackville Road. The site is located within the Old Hove Conservation Area.
- 2.2 Brooker Place is a narrow access road providing access to the rear of residential properties in Brooker Street to the east, and garages to the rear of properties in Sackville Road.
- 2.3 Planning permission is sought for the demolition of the existing store and garage (B8) and erection of new store/garage (B8).
At the time of the site visit, the existing garage had been demolished.

3. RELEVANT HISTORY

M/9259/62 Storage and baling of cardboard - Approved 18/10/1962

4. REPRESENTATIONS

- 4.1 None received

5. CONSULTATIONS

5.1 Economic Development: No objection

City Regeneration has no adverse comments regarding this application. The site is currently vacant and was previously used by a small local business for storage or parking vehicles. The proposed application is owing to the store/garage partly collapsing and being of poor condition. The works will create an addition 13 sqm of B8 (storage or distribution space) and regenerate the site ready for business use, which is welcomed.

5.2 Sustainable Transport: No objection

Recommended approval as the Highway Authority has no objections to the above application. The proposal essentially replicates the existing development and would not be expected to have additional highways and transport implications.

5.3 Arboriculture: No objection

There are no trees or shrubs on this site now and therefore the Arboricultural Section has no objection to the proposal.

The garden area to the rear of these garages did up until recently support one medium sized Sycamore that abutted the existing garage/store. This tree has been felled and only its stump remains. From our records a conservation notification for its removal was received which was agreed on the 20th January 2017. Clearly this tree was displacing the current structure and was of limited amenity due to its location.

5.4 The Arboricultural Section has no objection to the proposals in this planning application.

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
CP3 Employment land
CP8 Sustainable buildings
CP9 Sustainable transport
CP12 Urban design
CP15 Heritage

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

TR7 Safe Development
SU9 Pollution and nuisance control
SU10 Noise Nuisance
QD14 Extensions and alterations
QD27 Protection of amenity
EM4 New business and industrial uses on unidentified sites
HE6 Development within or affecting the setting of conservation areas

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD12 Design Guide for Extensions and Alterations
SPD14 Parking Standards

8. CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations relating to the determination of this application are the principle of the proposed development, the proposed design and its impact on the conservation area, the impact on residential amenity for neighbouring properties. Consideration is also given to traffic implications.
- 8.2 **Planning Policy:**
The use of the previous garage was, according to the applicant, a garage for storage for a local business. The applicant has submitted letter from the managing agents stating that from 1999-2016 the garage was used solely for storage purposes. As there is no evidence to the contrary, it is considered that the garage was in B8 use for storage.
- 8.3 The proposed new garage would also be for B8 use, and would create in addition to the existing floorspace, an extra 13 sqm of B8 floorspace. There would not be a loss of employment use in this instance. The proposed B8 use is considered to be appropriate in this locality amongst both residential and other commercial garages.
- 8.4 **Design and Appearance:**
The previous garage building on the site was of little architectural value and consequently the loss of the building would not be of detriment to the conservation area.
- 8.5 The proposed garage would be set in a similar position as the existing garage, but with additional footprint at the rear within the existing rear garden of 51 Sackville Road. The added bulk at the rear would be mainly hidden and masked from the view from Brooker Place. The proposed garage would not be set any further forward than the existing garage and so it would be in line with the building line of the street. The proposed roof would be raised slightly in comparison to the existing garage, but the height would be in line with the adjoining garages.
- 8.6 Given the character of the area, it is considered that the siting of the garage is satisfactory and the size is considered acceptable. It would cause no demonstrable harm to the wider Old Hove Conservation Area. The proposal therefore accords with policies QD14 and HE6.
- 8.7 **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.
- 8.8 Despite the small increase in floor space, it is considered that the proposed use is unlikely to generate any significant additional noise over and above that generated by the previous structure of the same use.

8.9 The proposed replacement garage would be larger in depth than the existing, however given its location at the end of the rear garden, set beside other commercial garages and away from the residential flats on Sackville Gardens, it is considered that there would not be a significant impact on the amenity of neighbouring properties.

8.10 **Sustainable Transport:**

Given that the proposed use is the same as existing, despite the small increase in floor space, it is considered that there would not be a significant additional highways and transport implications in this instance.

8.11 **Other considerations:**

The proposal would result in the loss of a tree within the rear garden of the site. This tree has little amenity value and its removal is considered acceptable in this instance.

9. **EQUALITIES**

9.1 None identified

