

Planning Statement

Land at 6, and the rear of 6-10 Withdean Road, Brighton, BN1 5BL



Application for Full Planning Permission

On behalf of Jonathan, Tom and Lucy Owen

March 2022



RTPI

mediation of space - making of place

Client: Mr Jonathan Owen

Site Location: Land at 6 and the rear of 6 - 10 Withdean Road, Brighton, BN1 5BL

Job History:

Version	Date	Author	Checked	Notes
Draft v1	17.02.22	STB	STB	
Final	02.03.22	STB	STB	

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1.0 INTRODUCTION AND SUMMARY

- 1.1 This statement is submitted in respect of the application for full planning permission for the erection of a replacement dwelling at 6 Withdean Road, and two dwelling houses on garden land at the rear of 6 Withdean Road. Note that the relevant part of number 6's garden extends past the rear boundaries of 8 and 10 Withdean Road as well.
- 1.2 Planning permission for a similar development has already been granted (BH2021/01502 refers), with development needing to commence before 24 September 2022.
- 1.3 The previous planning permission was submitted as a speculative proposal – to be sold on the open market. The applicant has now chosen to retain the houses for himself and his family. Ultimately there will be self build exemptions for each of the family members that will be residing in the houses (each member is financing the construction of each house).
- 1.4 Please note that the planning application submission comprises the following documents.
- Application Forms and Ownership Certificate
 - CIL forms and self build exemption forms
 - Planning Statement
 - Arboricultural Assessment (by Nicholas Jones Consultants Limited)
 - Sustainability Checklist
 - Bio Diversity Checklist

The following drawings are provided by architects RS Design:

- RS 1090 - 00 01 - Existing Aerial Photos
- RS 1090 - 00 02 - Proposed Aerial Images
- RS 1090 - 01j - Site Location Plans
- RS 1090 - 02c - Existing Site Survey
- RS 1090 - 03b - Existing Site Survey - East
- RS 1090 - 04c - Existing Site Survey - West
- RS 1090 - 05b - Existing Section AA

RS 1090 - 06b - Existing Section BB
RS 1090 - 07a - Existing Section CC
RS 1090 - 08b - Existing Street Elevation
RS 1090 - 10p - Proposed Block Plan
RS 1090 - 11m - Proposed Site layout
RS 1090 - 12q - Proposed Site Entrance
RS 1090 - 14f - Site Section
RS 1090 - 15e - Unit 1 and 2 - East West Elevations
RS 1090 - 16b - Site Section
RS 1090 - 20.1a - House 1 GF FF Plan
RS 1090 - 20.2a - House 2 GF FF Plan
RS 1090 - 21.1a - House 1 LGF Plan
RS 1090 - 21.2a - House 2 LGF Plan
RS 1090 - 22b - Unit 1 - North South Elevations
RS 1090 - 23d - Unit 1 - East West Elevations
RS 1090 - 24b - Unit 2 - North South Elevations
RS 1090 - 25b - Unit 2 - East West Elevations
RS 1090 - 31d - Replacement House Floor Plans
RS 1090 - 32d - No. 6 - West Elevation
RS 1090 - 34d - No. 6 - East Elevation
RS 1090 - 35e - No. 6 - North Elevation
RS 1090 - 36e - No. 6 - South Elevation
RS 1090 - 37d - Street Elevation.pdf

Historic Aerial View of the site:



2.2 The site is located within the development boundaries of Brighton and Hove. The Council's Proposals Map shows that there are no special designations affecting the site:



3.0 RELEVANT PLANNING HISTORY

3.1 As noted in the Introduction to this statement, the current application is a revision to an earlier planning permission (BH2021/01502) that remains extant. A copy of the site plan is shown below, whilst a more detailed comparison with the current scheme provided in Section 4 of this statement:

Previously approved site layout plan (BH2021/01502):



4.0 THE PROPOSED DEVELOPMENT

- 4.1 The application seeks consent for a replacement dwelling at the front of the site and two houses at the rear of the site. A new access road will be created along the site's south boundary (as per the extant planning permission).

Proposed Site Plan:



- 4.2 The proposed houses at the rear of the site will be dug into the site – meaning that the parking area for each house (areas B on the above image) are effectively decked areas with accommodation underneath. This is best understood with reference to the architect's three dimensional images (see overleaf).

Proposed Houses in 3D - note how houses at the foot of the site include accommodation underneath the car parking areas.



4.3 Comparison plans showing previously proposed (BH2018/01780) and currently proposed layouts are provided overleaf:

Approved Site Plan



Proposed Site Plan:



4.3 With regard to design, the proposed houses will have brick elevations beneath plain tiled roofs.

Replacement dwelling at front of site – proposed front elevation:



Replacement dwelling at front of site – proposed rear elevation



Proposed Withdean Road Street Elevation:



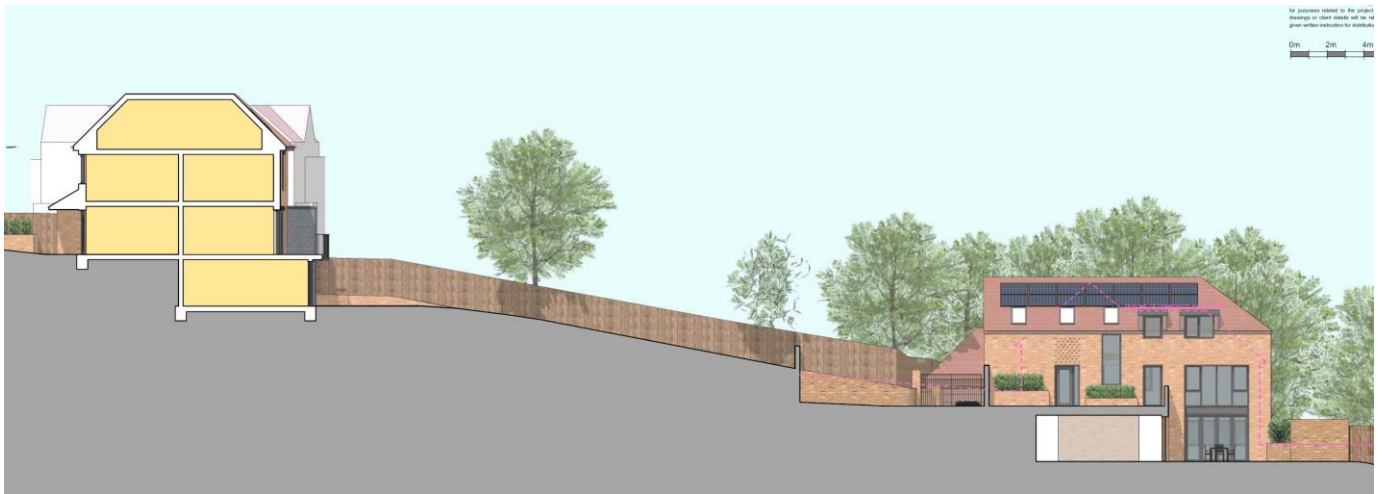
Proposed Houses at rear. West Elevation



Proposed Houses at rear. East Elevation looking back towards replacement dwelling:



Proposed south elevation showing changes in level, and articulation of elevations:



- 4.4 The two new houses at the rear of the site will each have 5 bedrooms (as previously approved), spread over three floors. Whilst for the approved houses, the third floor was at attic level, for the newly proposed houses, the third floor will be created at lower ground floor level). The two houses at the rear of the site will measure 376m² and 333m² for Gross Internal floor area (compared to 275m² of floorspace for the approved houses). Garages will also be provided (whilst the approved scheme relied on communal open parking areas only).
- 4.5 For the replacement dwelling, this will have 5 bedrooms (compared to 4 bedrooms for the previously approved scheme) and measure 413m² (compared to 298m² for the approved scheme).

5.0 RELEVANT PLANNING POLICY

5.1 The following adopted Local Plan and National Planning Policy Framework policies are material to the consideration of this application:

Saved Policies of the Brighton and Hove Local Plan

Policy **QD15** requires development proposals to be accompanied by details of landscaping, planting and nature conservation. Policy **QD16** seeks to retain trees and hedges where possible.

Policy **QD27** seeks to protect residential amenity, and policy **HO5** requires the provision of appropriate outside amenity space for new dwellings.

Policy **TR7** requires new development to be “safe” with regard to highways impact, **TR14** requires the provision of cycle parking, and Supplementary Planning Documents **SPD14** provides details on car parking requirements for new dwellings.

Brighton and Hove City Plan Part 1

Policy **CP1** sets out the Council’s housing land supply targets and requirements for the years 2010 to 2030. The Council is currently unable to meet with these targets.

Policy **CP12** sets out standards for new design, and Policy **CP8** relates to the sustainability of new buildings.

Policy **CP14** seeks to ensure that residential development should be at a minimum density of 50 dwellings per hectares unless there are specific local characteristics that dictate otherwise.

National Planning Policy Framework

Paragraph 8 Defines sustainable development as development that fulfils three objectives – “economic”, “social” and “environmental”.

Paragraph 11: Sets out the presumption in favour of sustainable development.

Section 12: Promote high quality design for new development proposals.
Development should help reinforce local distinctiveness.

5.2 The scheme’s compliance with planning policy is demonstrated in Section 6 of this statement.

6.0 PLANNING ASSESSMENT

6.1 From the above planning policy references, it can be seen that the main issues to consider in determining the application are:

- The principle of development.
- The scheme's visual impact, including trees.
- The quality of the proposed accommodation.
- The scheme's impact on neighbouring residents.
- The scheme's highways impact.
- Sustainability.

These matters are dealt with in greater detail below.

Principle of Development

6.2 The principle of development has already been accepted through the granting of planning permission for similar development (BH2021/01502).

6.3 With regard to sustainable development, the scheme complies with the three-point definition of sustainable development that is set out in the National Planning Policy Framework:

Social Objective: The provision of additional housing contributes to the social wellbeing of the City's inhabitants.

Environmental Objective: The scheme compliments the character and appearance of the area, and preserves the amenities of neighbouring residents.

Economic Objective: The scheme provides support for the construction industry during its development phase, and additional council tax receipts during its occupation phase.

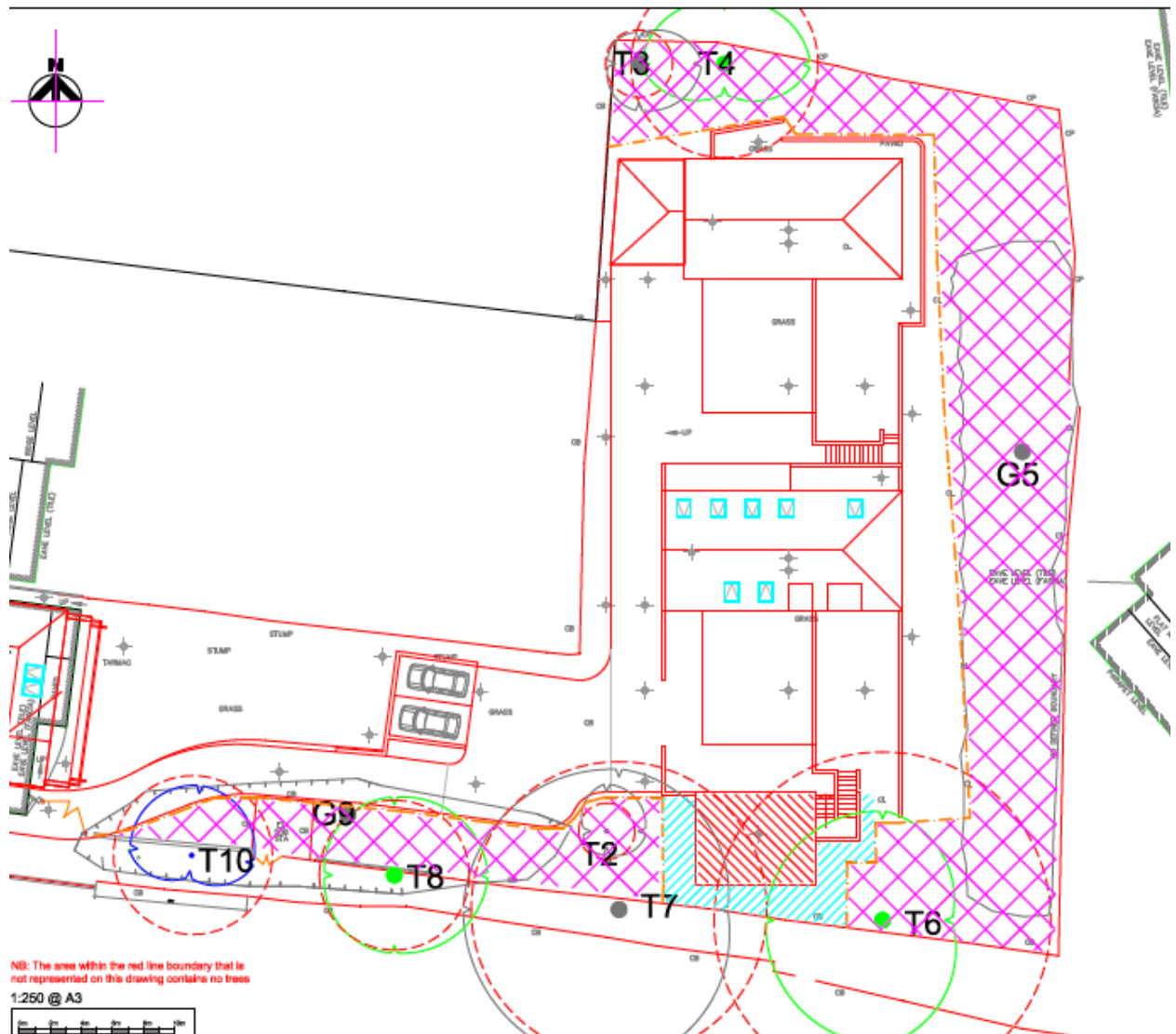
- 6.4 The Presumption in Favour of Sustainable Development (see paragraph 11 of the National Planning Policy Framework) confirms that planning permission for sustainable development should be granted where it complies with adopted planning policy. As noted in the various subsections below, the proposed development accords with the relevant planning policy references listed in Section 5 of this statement, and so planning permission should be granted without delay.

Visual Impact – Local Plan policies QD15 and QD16, and City Plan policies CP12 and CP14

- 6.5 Owing to their backland location and the sharp change in ground level across the site, the proposed dwellings at the rear of the site will not be readily visible in any public vantage points. Nevertheless, the dwellings are well designed and will complement the character and appearance of surrounding housing that predominates from the mid 20th century. Similarly, the replacement dwelling at the front of the site is respectful of local character.
- 6.6 With regard to the general pattern of development in the area, the site's lack of visibility means that development at the rear of the site will not have any material impact.
- 6.7 Consequently it can be seen that the proposed development will complement the character and appearance of the surrounding area – and so complies with City Plan policy CP12.
- 6.8 The vast majority of existing trees are to be retained on the site, with just the removal of tree T1 (see Existing Tree Layout Plan) and partial removal of the north section of the

west section of group G5 a group of trees that are categorised in the Nicholas Jones Consultants Arboricultural Assessment as being category C trees.

Proposed Tree Layout Plan



6.9 With the majority of trees being retained, and only trees of limited value being removed, the scheme is in accordance with saved local plan policy QD16 (trees and hedges). Landscaping is detailed on the submitted drawings (Local Plan policy QD15).

Quality of the Proposed Accommodation – Local Plan policies QD27 and HO5

- 6.10 All three houses will provide for spacious accommodation in excess of minimum space standards for dwellings – the houses will therefore provide for a high standard of amenity (saved Local Plan policy QD27) with plenty of garden space (saved Local Plan policy HO5).
- 6.11 The scheme is therefore acceptable with regard to saved Local Plan policies QD27 (amenities) and HO5 (amenity space).

Impact on Neighbouring Residents – Local Plan policies QD27

- 6.12 The proposed houses are positioned so as not to cause any harm to the amenities of neighbouring residents.
- 6.13 With regard to existing houses on Withdean Road, the proposed houses are located a distance of over 30 metres from their rear elevations – and so will not have any material impact on outlook from Withdean Road houses. Overlooking will not be possible owing to changes in ground levels (see image overleaf).

Proposed Cross Section showing large distance to houses in Withdean Road. The drop in site levels means that there can be no overlooking towards Withdean Road houses.



6.14 With regard to properties to the east, the minimum distance between houses will be roughly 12 metres, but with the houses located at an angle to each other, and with dense planting along the boundary. Neither of the two houses at the rear will have high level windows facing towards the rear boundary (see image below).



Rear Elevation of new houses (i.e elevations facing towards the site's east boundary):



6.15 Consequently it can be seen that the proposed development will preserve the amenities of neighbouring houses. The scheme therefore accords with saved Local Plan policy QD27 (amenities).

Highways Impact – Local Plan policies TR7 and TR14

6.16 Access arrangements will be broadly the same as the approved scheme.

Proposed Access:



Approved Access:



- 6.17 Storage facilities for waste and recycling are to be provided (circled blue in image below), with residents taking green household waste bins and black recycling boxes to the front of the site for kerbside collection on relevant collection days. This is the same as for all other houses in Withdean:



- 6.18 The proposed development provides for safe access onto the highway, can provide for secure and covered cycle parking (controlled by planning condition) and provides for car parking. The scheme therefore complies with saved Local Plan policies TR7 (safe development) and TR14 (cycle parking) and Supplementary Planning Document SPD14 (parking standards).

Sustainability – City Plan policy CP8

6.19 The proposed development will achieve the City Plan requirement for energy efficiency and water efficiency as set out in the table below:

Residential (New Build)	
Energy Performance	19% carbon reduction improvement against Part L 2013 ¹⁸⁸
Water performance	Water efficiency 'optional' standard ¹⁸⁹

This is a matter than can be controlled by planning condition.

6.20 In order to achieve such levels of efficiency, the scheme will incorporate:

- Thermally efficient materials for the main fabric of the building
- High levels of insulation
- Double or triple glazing throughout
- Dual flush toilets
- Aerators on tap and shower heads
- Water butts will be installed

In addition, thought will be given towards grey water recycling (to be used for flushing toilets) and the installation of photovoltaic cells (if necessary).

6.21 Subject to the imposition of a suitably worded condition, the proposed development will comply with the provisions of City Plan policy CP8 (sustainability).

7.0 CONCLUSIONS

- 7.1 The application seeks full planning permission for the erection of a pair of split level dwelling houses on garden land previously used as a private tennis court, together with a replacement dwelling at the front of the site. The proposed development makes a positive contribution to the Council's challenging housing supply requirements, and forms part of the 1250 unit "windfall" allowance that the Council has included in its projections for new housing.
- 7.2 The scheme is a revision to an extant planning permission for three dwellings. The scheme is well designed, scaled and positioned to ensure that it complements the character and appearance of the surrounding area (City Plan policy CP12 – design) albeit that visual impact is very limited owing to the site's position to the rear of Withdean Road houses on significantly lower land.
- 7.3 The development provides for a high standard of accommodation, both with regard to internal space and the provision of garden space. The scheme will preserve the amenities of neighbouring residents with regard to outlook and privacy. The scheme therefore complies with saved Local Plan policies QD27 (amenities) and HO5 (amenity space).
- 7.4 The scheme retains all good quality trees on the site (saved Local Plan policy QD16), and provides details on landscaping. Additional landscaping information can be secured by planning condition if deemed necessary (saved Local Plan policy QD15 – landscaping). Cycle parking and car parking can be provided and controlled through appropriately worded conditions (saved Local Plan policy TR14 and SPD14). The scheme provides for safe access onto the highway (saved Local Plan policy TR7).
- 7.5 In light of the above considerations, it can be seen that the proposed development accords with adopted planning policy. Consequently the planning application should be approved in line with the presumption in favour of sustainable development.