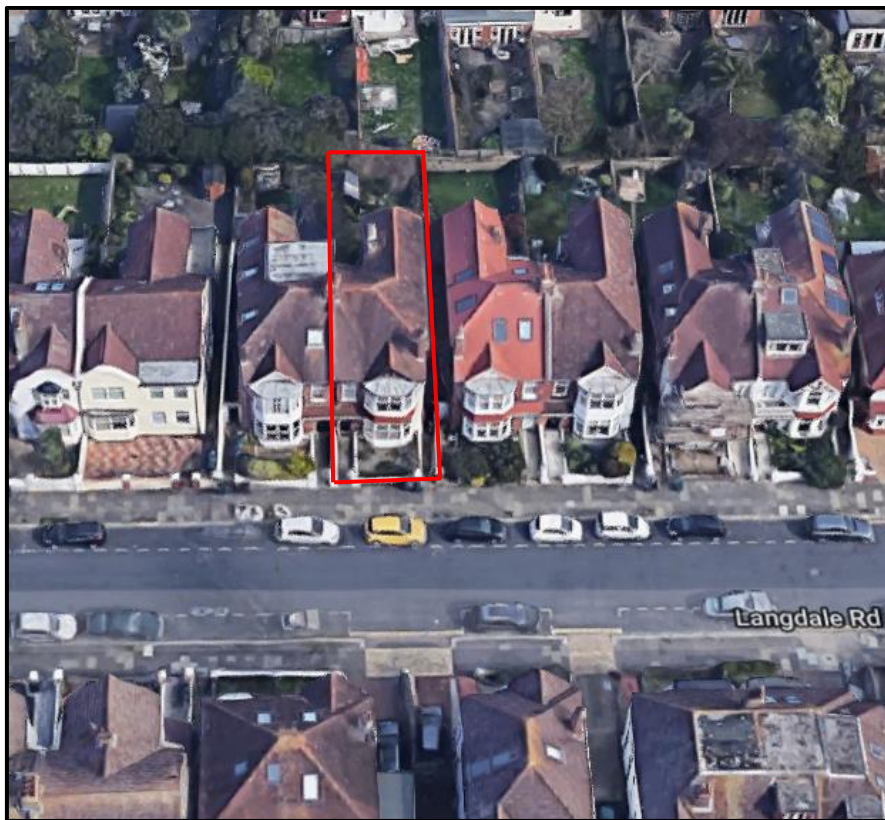


## Planning Statement

**SITE ADDRESS: 63 LANGDALE ROAD, HOVE, BN3 4HR**



**APPLICATION TYPE: PLANNING PERMISSION**

**ON BEHALF OF: JOEL TOMLINSON**

**FEBRUARY 2021**

**Client: Joel Tomlinson**

**Site Location: 63 Langdale Road, Hove, BN3 4HR**

**Job History:**

<b>Version</b>	<b>Date</b>	<b>Author</b>	<b>Checked</b>	<b>Notes</b>
V1	22/02/21	PJ	LC + client	
V2	26/02/21	PJ		

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## 1.0 INTRODUCTION & SUMMARY

1.1 This statement is submitted on behalf of Joel Tomlinson in support of the application for planning permission relating to the site, 63 Langdale Road, Hove, BN3 4HR.

1.2 Planning permission is sought for the *conversion of four flats into two dwellings incorporating single-storey rear extensions and loft conversion.*

1.3 This statement should be read in conjunction with the application form, sustainability checklist, biodiversity checklist and drawings. Drawings are provided by Tim Deacon Architect.

1.4 The application drawings are:

- 075\_EX\_01: Existing plans + site plans
- 075\_EX\_02: Existing elevations
- 075\_PL\_01: Proposed plans + site plans
- 075\_PL\_02: Proposed elevations

1.5 This statement demonstrates that planning permission should be granted for the proposal. Analysis is provided of:

- The site and area
- Relevant planning history
- The proposed development
- Local planning policy
- Housing mix
- Quality of proposed dwellings
- Design and appearance of alterations

1.6 It will be shown that:

- As the existing bedsits cannot be renovated to expected standards, their amalgamation into larger flats is allowed by Local Plan Policy HO8.

- The replacement of four poor-quality flats with two higher-quality dwellings enhances the existing housing stock in compliance with City Plan Policy CP19: Housing Mix.
- A very high standard of residential accommodation will be provided at both resultant dwellings in compliance with Local Plan Policy QD27: Protection of Amenity.
- The extensions at ground floor and loft conversion are well-designed and detailed and respond sympathetically to the host building and area in compliance with Local Plan Policy QD14: Extensions and Alterations.

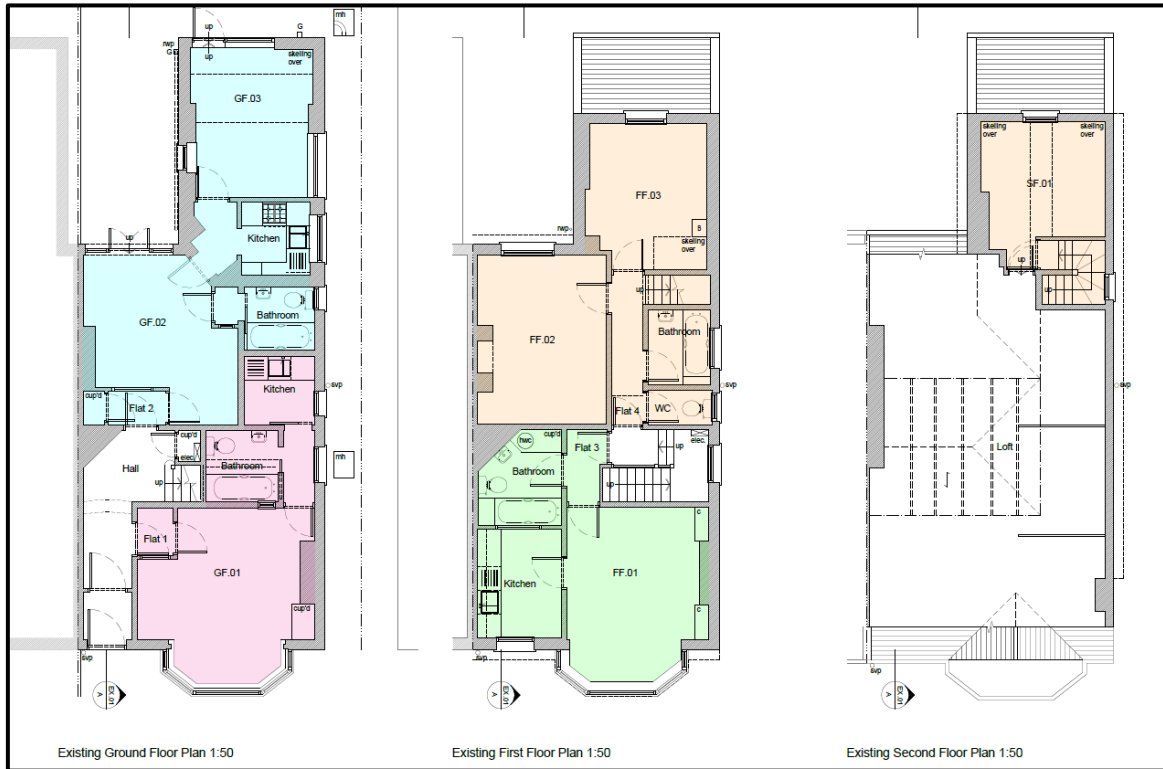
## 2.0 SITE DESCRIPTION

2.1 63 Langdale Road is a semi-detached, two-storey residential building in west Hove. The attractive early-20<sup>th</sup> century building is of red-brick, with painted render, hung tile and gable details and a deep bay window to the front. The building is set behind a small front garden bounded by dwarf brick walls and piers. To the rear is a larger private garden enclosed by brick walls.



*(63 Langdale Road, Hove: Google Streetview)*

2.2 The original house was converted into four flats in the 1960s, two bedsits and two one-bedroom flats. These poor-quality flats have not been occupied for the past couple of years and the building is currently vacant. The interior of the building is in poor condition and in need of significant renovation (please see accompanying photomontage).



*(Existing floor plans)*

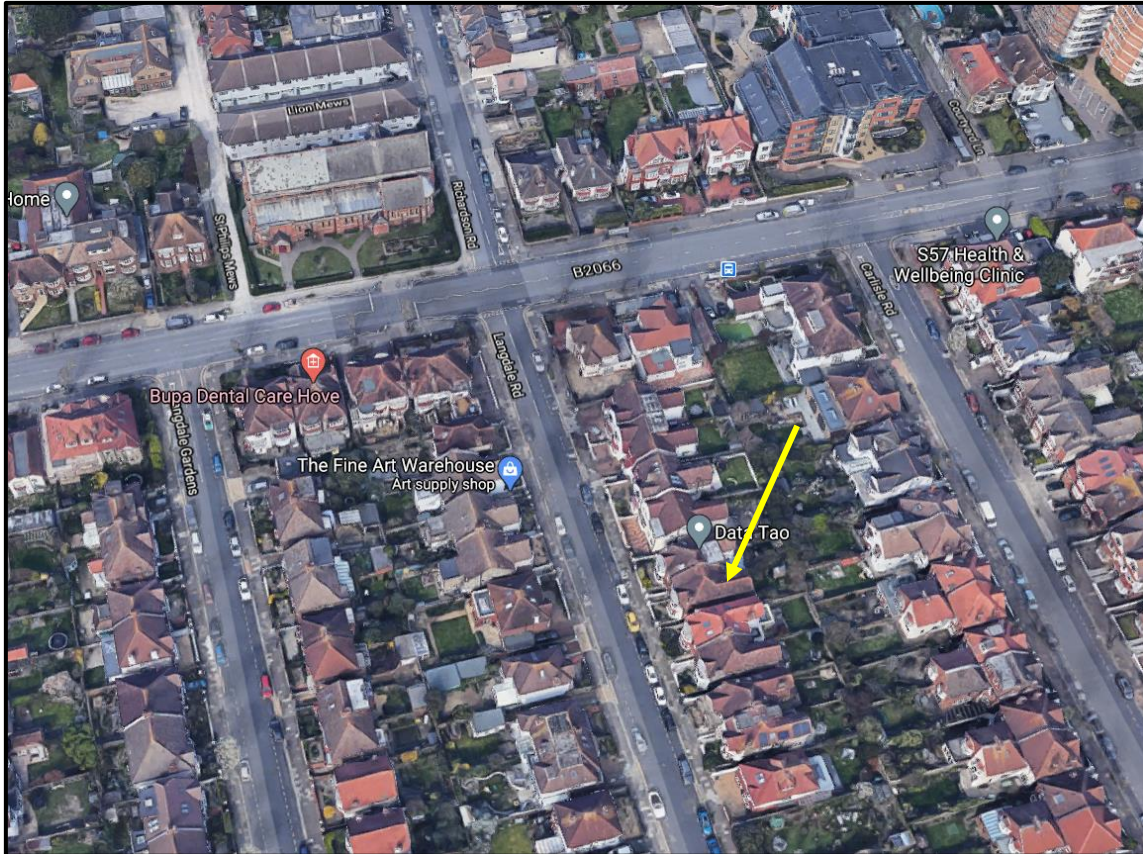
2.3 The site is in suburban west Hove, on a residential street between New Church Road and the seafront. Langdale Road is made up of pairs of similar semi-detached early-20<sup>th</sup> Century dwellinghouses. Whilst some have been converted to flats, the majority of the original houses here and on adjoining streets remain as whole houses.



*(Site and neighbours)*



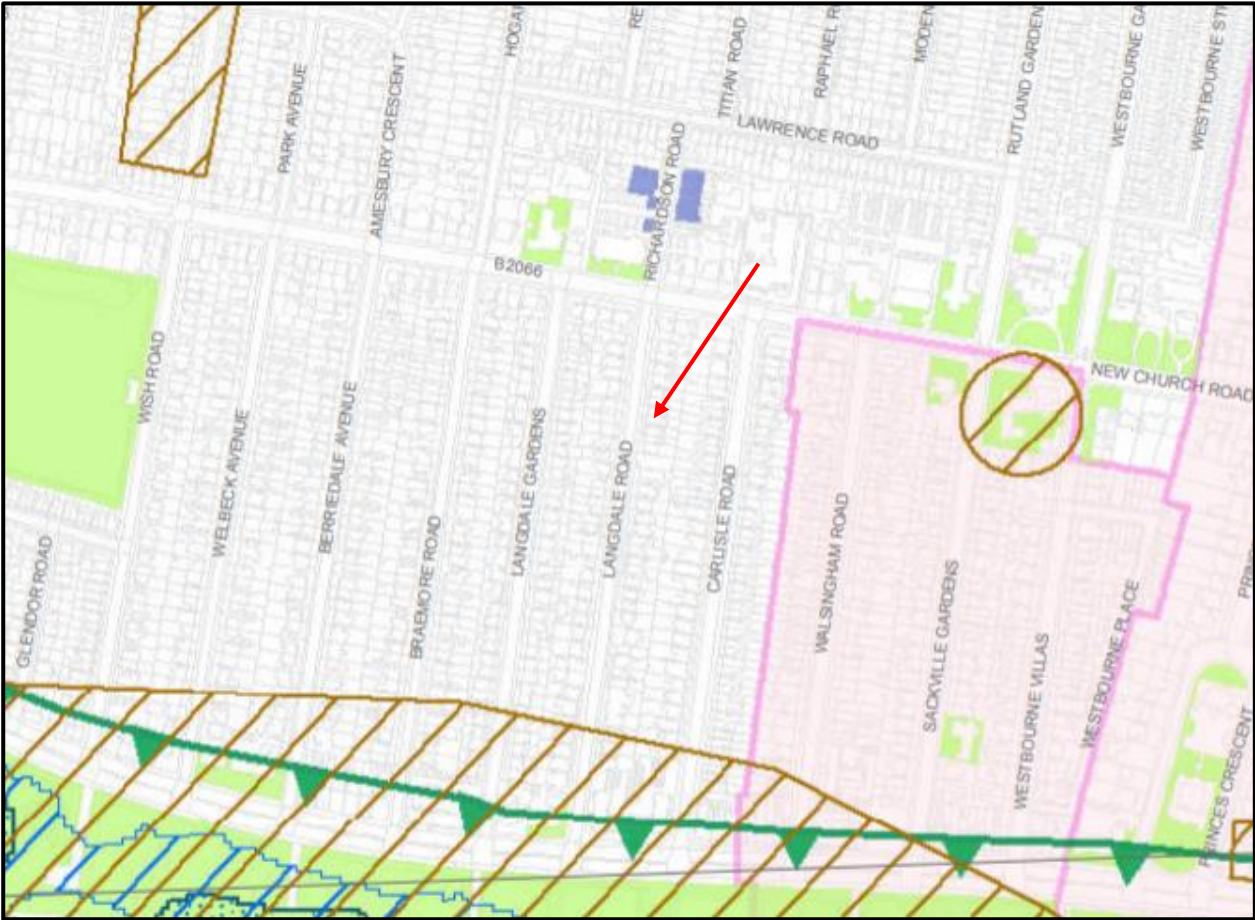
- 2.4 New Church Road is an arterial street linking central Hove with suburban streets to the west. A local shopping centre, at Richardson Road, is close to the north of the site. Multiple bus routes alight on New Church Road and cycle routes are available at the seafront.



*(Aerial view of the site and area: GoogleEarth)*

- 2.5 The building is not listed and not within the setting of any listed buildings. This part of Langdale Road is outside of any conservation area and not subject to any policy designation, as confirmed by the City Plan Policy Map extract below:





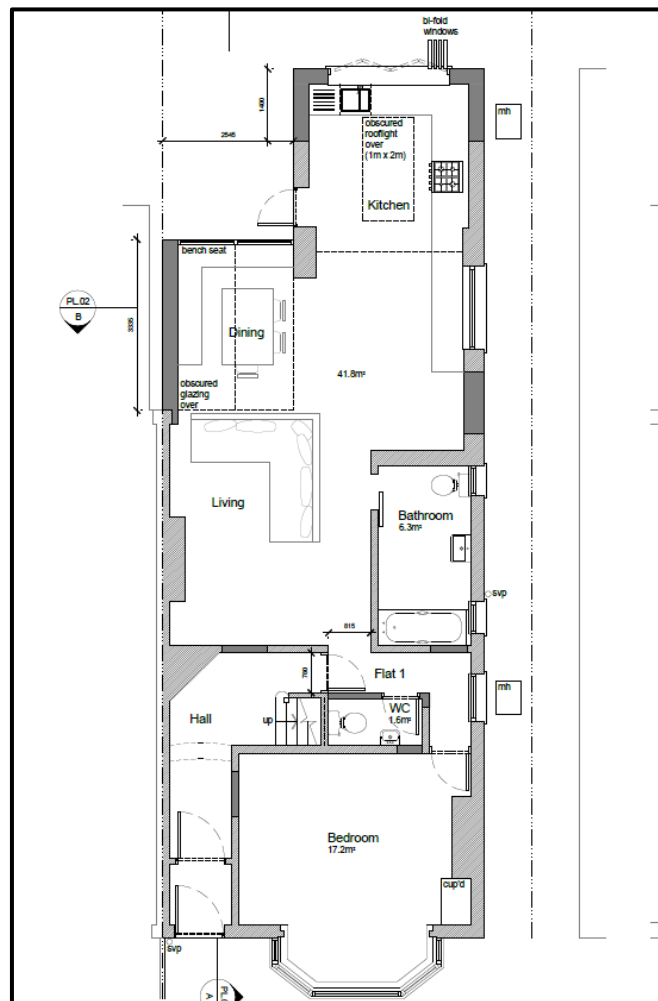
(Extract City Plan Policy Map)

### 3.0 RELEVANT PLANNING HISTORY

- 3.1 There is one application, relating to 63 Langdale Road, Hove listed on Brighton & Hove City Council's online planning register.
- 3.2 *BH2005/02394/FP – Rooms in roof to form 2 bed self-contained flat.* Refused on 22<sup>nd</sup> November 2001 for five reasons: The Applicant did not allow access to the site; the unit to be subdivided was less than 115m<sup>2</sup>; the proposed second floor accommodation was below expected standards; the new dwelling would not have met lifetime homes standards; and the proposed loft conversion related poorly to the host building.
- 3.3 In addition, historic applications relating to the conversion of the original house to four flats are listed in the Officer Report for BH2005/02394/FP.
- 3.4 *M/11814/65 – Planning permission was granted for amended plans for the conversion of house into four self contained units: two flats and two flatlets.*
- 3.5 *M/11636/65 – Planning permission was granted in August 1965 for variation to rear ground floor layout of conversion of house into four self contained flats.*
- 3.6 *M/11501/65 – Planning permission was granted in June 1965 for the conversion of the proposed to four self-contained unit – two flats and two flatlets.*

#### 4.0 PROPOSED DEVELOPMENT

- 4.1 The development proposed is the conversion of the current four flats within 63 Langdale Road to larger flats. The proposed works include a single-storey rear extension, side and rear infill extension at ground floor and a loft conversion incorporating rear dormer and rooflights.
- 4.2 In simple terms the bedsits to the front of the ground and first floors will be incorporated into the larger flats to the rear. The existing bedsits are too small (26.6m<sup>2</sup> and 28m<sup>2</sup>) to enable renovation up to expected modern standards. The resultant building would comprise a one-bedroom flat to the ground floor and three-bedroom maisonette over the first and second floors.



*(Proposed ground floor plan)*

- 4.3 The proposed ground floor flat would provide approximately 77.8m<sup>2</sup> of internal space. It would have a bedroom to the front, bathroom and separate WC, large open-plan living / dining room and separate kitchen. The ground floor flat will benefit from the single-storey extensions described below and the private rear garden.
- 4.4 The maisonette above would provide approximately 111m<sup>2</sup> of internal space over first and second floors. There would be double bedroom with en-suite bathroom, living room, shower room and kitchen at first floor. At second floor would be single bedroom to the existing rear part and master bedroom suite within the converted loft space.



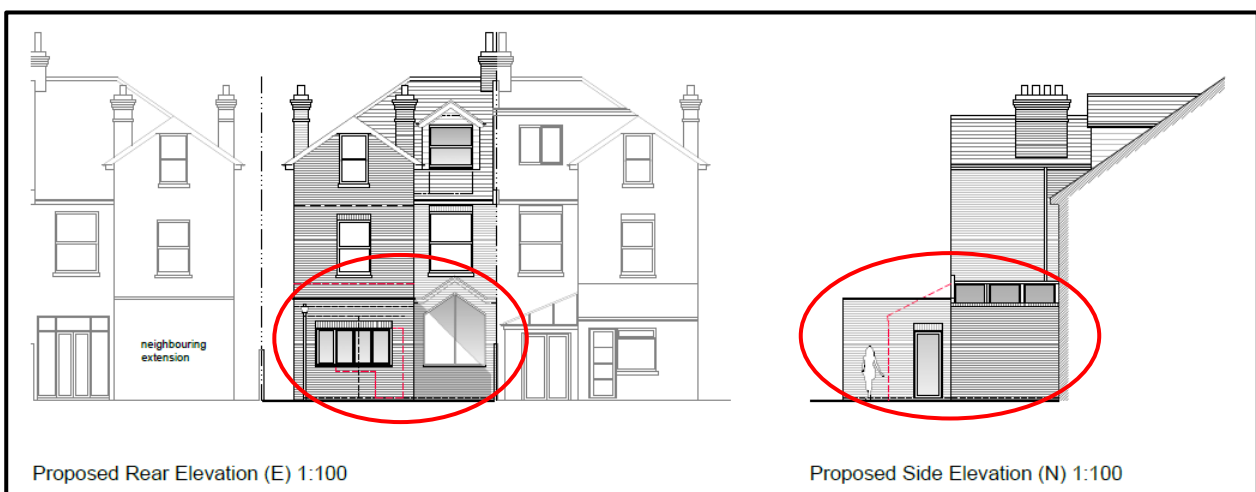
*(Proposed first and second floor plans)*

4.5 Two small extensions are proposed at ground floor to improve the usability of the internal spaces. The existing mono-pitched part to the rear will be extended out by approximately 1.4metres and finished with a flat roof containing rooflight. This will increase the kitchen area to the ground floor flat. Bi-fold windows would be installed, connecting the space with the rear garden.

4.6 The space between outrigger and inside boundary wall would be infilled via new brick walls and pitched glazed roof. This side and rear extension would extend into the rear garden less than the neighbour's existing conservatory. It would create a light-filled dining room for the ground floor flat.



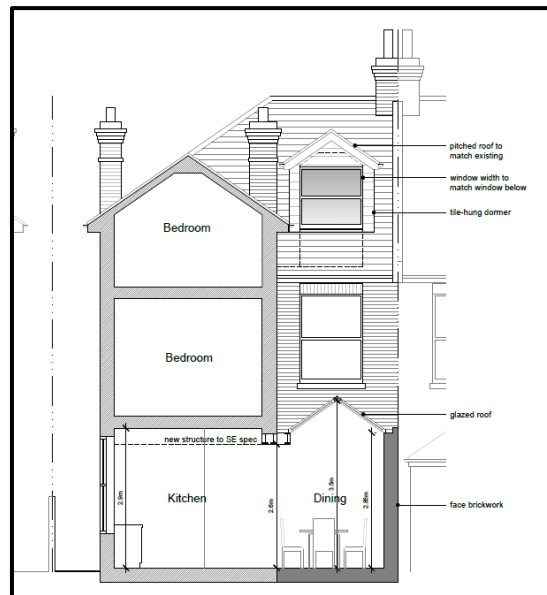
*(Existing rear and side elevations)*



*(Proposed rear and side elevations)*



- 4.7 The loft conversion would be achieved through a rear dormer to the rear slope of the main roof. The dormer would be traditionally sized and set well up from the eaves. It would have pitched roof, be hung in matching tile and be aligned with the first floor window below. Four rooflights are proposed; two to the front plane and two to the side. These would increase natural light to the master bedroom suite.



*(Proposed section B-B)*

- 4.8 Two side windows to the overly busy free side of the building would be blocked up to align with the proposed arrangement.



*(Proposed side elevation – blocked up windows shown red outline)*

## 5.0 RELEVANT PLANNING POLICIES

5.1 The following policies of the Brighton & Hove City Plan Part One are relevant to this application:

*CP19: Housing mix* – aims to improve housing choice and ensure an appropriate mix of housing types are provided across the city. The need to retain and make best use of the existing housing stock is explicitly referenced. Residential development is to have regard to the characteristics of existing neighbourhoods to ensure development makes a positive contribution to mixed and sustainable communities. The policy text notes an historic bias in the city towards smaller dwellings, which are often the result of historic, poor-quality subdivisions.

5.2 The following saved policies of the Brighton & Hove Local Plan 2005 are relevant to this application:

*QD14: Extensions and alterations* – requires extensions and alterations to existing buildings to be well-designed, sited and detailed; not result in impact on neighbours, take account of spacing between buildings and use sympathetic materials.

*QD27: Protection of Amenity* - seeks to protect the amenity of existing and future occupiers of sites and neighbouring premises affected by development.

*HO5: Provision of private amenity space* – requires outdoor amenity space to be provided where appropriate to scale and character of the development.

*HO8: Retaining housing* – states that planning permission will not be granted for proposals involving the net loss of units of residential accommodation unless exceptions apply. One such exception is where the existing housing is unfit for habitation and cannot be brought up to required standards.

5.3 *Supplementary Planning Document 12: Updated Design Guide for Extensions and Alterations* is also referred to with regard the detailing of the extensions.

## 6.0 PLANNING ASSESSMENT

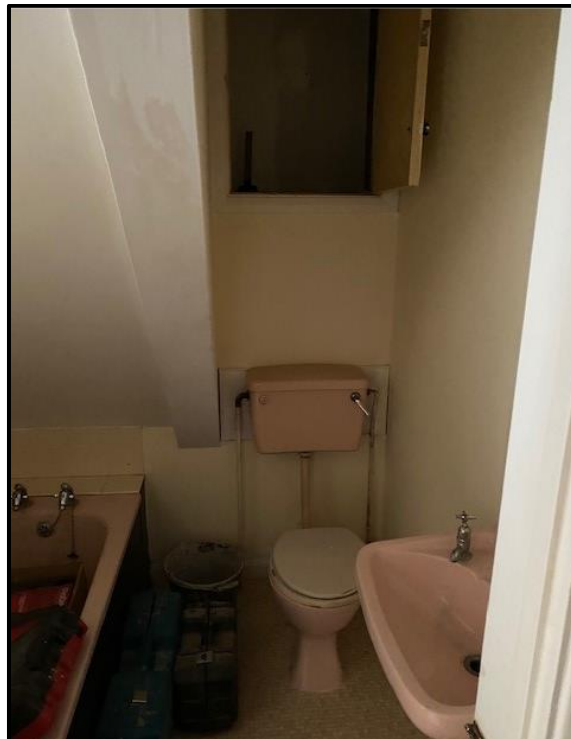
6.1 The main considerations in this proposal are: the altered housing mix in the building; the improvements to the residential accommodation; the amenity of neighbours and the area; and the design and appearance of the extensions. These considerations are assessed below.

### Housing Mix

- 6.2 The proposal involves the replacement of four dwellings with two dwellings and would thus result in a technical reduction in housing units. However, the two existing bedsits are significantly undersized (when compared to Nationally Described Space Standards) and would not be permitted in today's planning climate. The bedsits, identified as Flat 1 (26.6m<sup>2</sup>) and Flat 3 (28m<sup>2</sup>) on the existing plans, are approximately 10m<sup>2</sup> smaller than the minimum required floor area for a studio flat (37m<sup>2</sup>). Whilst slightly larger, existing Flat 2 (36.9m<sup>2</sup>) and Flat 4 (48.1m<sup>2</sup>) would also be considered too small to function adequately as one-bedroom flats, for which the Space Standards require 50m<sup>2</sup>.
- 6.3 Moreover, the existing flats are in very poor condition and require significant refurbishment to bring them back up to a habitable standard. The flats are currently vacant and have been empty for a couple of years, which has exacerbated their condition. The bedsits, in particular, cannot be renovated to expected modern standards as they are too small. Therefore, the most beneficial renovation of the building amalgamates the bedsits into the flat to the rear of each floor, to create higher-quality dwellings. As the existing flats cannot be brought to required standards, the technical loss of housing units meets an exception for the allowance of such specified by Local Plan Policy HO8.



*(Existing kitchen Flat 2)*



*(Existing bathroom Flat 1)*

- 6.4 The proposal would significantly improve existing residential accommodation, enhancing the choice of housing in the area. In doing so the scheme retains and makes the best use of the existing housing stock. The existing small units at 63 Langdale Road jar with the character of the suburban area, which is principally larger family housing. The improvement in size and quality of the residential accommodation will allow 63 Langdale Road to better align with the character of the area. For these reasons, the proposal complies with City Plan Policy CP19.
- 6.5 Additionally, it is well established that internal alterations to existing buildings to reduce the number of residential units by one (2 into 1) do not amount to any material change in circumstance or character. This is supported by numerous decisions by the local authority which confirm that reductions from 2 into 1 residential unit does not require planning permission. Consequently, the loss of the bedsit units could be achieved without an express grant of planning permission.
- 6.6 It has been demonstrated above that the conversion of four sub-standard flats into two higher-quality flats is acceptable in principle and when considered against local planning policy.

#### **Improvement of residential accommodation**

- 6.7 The resultant two dwellings will provide a very high standard of accommodation. In terms of size, proposed Flat 1 at ground floor will offer 77.8m<sup>2</sup>. This comfortably exceeds the Nationally Described Space Standards (NDSS) requirement for a one-bedroom, two-person dwelling: 50m<sup>2</sup>. Proposed Flat 2, at first and second floors, will offer 110.9m<sup>2</sup> of internal space. This comfortably exceeds the NDSS requirement for a three-bedroom, five-person dwelling over two storeys: 93m<sup>2</sup>.
- 6.8 Both flats will be well-arranged with spacious rooms. The ground floor flat would have a large double bedroom, full modern bathroom with additional WC, open plan living / dining room and linked kitchen. The proposed infill extension will create an interesting, light-filled space whilst bi-fold windows to the rear extension would connect internal and external spaces. The upper maisonette would have two double bedrooms both with en-suites and



a third single bedroom. A good-sized kitchen and living room would be created at first floor.

- 6.9 Natural light levels and outlook would be particularly high at both dwellings. The large bay windows to the front will allow lots of light into the bedrooms here. The areas of glazing to the ground floor extensions would ensure generous light ingress. Whilst the dormer window and four rooflights would allow significant natural light into the converted roof space. Outlook would be over a pleasant garden setting to the rear and attractive streetscene to the front.
- 6.10 The private garden, assigned to the ground floor flat, is a further benefit and ensures the proposal complies with Local Plan Policy HO5. Due to the arrangement of the building, it is not possible to provide outdoor amenity space to the upper maisonette.
- 6.11 As can be seen, the proposed improvements to the existing flat make best use of the existing housing stock, in compliance with Policy CP19, and will protect the amenity of future occupiers, in compliance with Policy QD27.

#### **Amenity of neighbours and area**

- 6.12 The works would not materially increase the occupancy of the building over the existing arrangement. Activity levels generated by the building would not increase to any degree that may be harmful to neighbours. The alteration of the housing mix aligns better with the character of the area, making it unlikely adverse amenity impacts would occur.
- 6.13 The interrelationship between the proposed dwellings has been considered. For instance, the glazed roof to infill extension and rooflight to ground floor kitchen would be made obscure glazed. Such would prevent overlooking of the ground floor accommodation from first floor.
- 6.14 The absence of harm to neighbours from the proposed extensions is confirmed below.
- 6.15 As such the proposal will protect the amenity of neighbours in further compliance with Policy QD27.

### Design & Scale of extensions

- 6.16 The 'infill' side and rear extension would be built inside the boundary wall and be shallower than the neighbour's (no65) existing conservatory. Whilst slightly higher than the existing conservatory, there would be no overbearing impact upon the neighbour as there is a solid wall to the neighbour's side and the proposed roof pitches away. The gable front detail and roof pitch to the 'infill' align neatly with the first-floor window and dormer above.



*(Rear elevation with neighbour's conservatory)*

- 6.17 The rear extension is a minor addition (only 1.4metres) with a flat roof to reduce the overall height. The proposed extension aligns with an extension to the other neighbour at no61.
- 6.18 The siting of both these extensions (shallower than that at no65 and in line with that at no61) ensures there would be no breach of a 45degree line drawn from either of the neighbour's rear elevations.



*(Rear elevation with neighbour's extension)*

- 6.19 The dormer is sympathetically proportioned within the roof plane. It would be set well up from the eaves, in from the sides and down from the ridge. The pitched roof provides appropriate detailing and reflects the pitch to outrigger and main roofs.
- 6.20 Rooflights are a common feature on Langdale Road. The proposed at no63 reflect the pattern of those existing at no61. The rooflights are evenly spaced and aligned within the roof slopes and will cause no detriment to the local roofscape.
- 6.21 All proposed materials will match those existing at the relevant part of the building. For instance, the 'infill' and rear extensions will be finished in matching brickwork, whilst the dormer will be clad in hanging tile to match the main roof.
- 6.22 For these, reasons the proposed extensions comply with Local Plan policy QD14 and adhere to detailed guidance in SPD12.

## 7.0 CONCLUSIONS

- 7.1 Planning Permission is sought for *conversion of four flats into two dwellings incorporating single-storey rear extensions and loft conversion* at 63 Langdale Road, Hove.
- 7.2 The building was converted to four flats (two bedsits and two one-bedroom) in the 1960s. The flats are all currently vacant and in poor condition. Significant renovation is required to bring the accommodation to acceptable modern standards.
- 7.3 As the existing flats are significantly undersized (compared to Nationally Described Space Standards) they cannot be renovated to required standards. The proposal therefore meets an exception for the permissible reduction in housing units, as set out in Local Plan Policy HO8.
- 7.4 Whilst the proposal complies with City Plan policy CP19 by retaining and making best use of the existing housing stock and improving housing choice in the area.
- 7.5 The works will create two high-quality dwellings that will enhance the living conditions provided by the building, in accordance with Local Plan Policy QD27. The provision of a large private garden to the ground floor flat ensure compliance with Policy HO5.
- 7.6 The extensions are well-designed, sited and detailed in relation to the host building and neighbouring properties in compliance with Local Plan Policy QD14.
- 7.7 For these reasons Brighton & Hove City Council is respectfully requested to grant Planning Permission for the proposal without undue delay.