

DEVELOPMENT CONTROL

Brighton and Hove City Council Town Hall Norton Road Hove BN3 3BQ

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Land to rear of 74-82

1. Site Address

Property name

Number

Suffix

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

•		
Address line 1	Denmark Villas	
Address line 2		
Address line 3		
Town/city	Hove	
Postcode	BN3 3TJ	
Description of site locat	ion must be completed if postcode is not known:	
Easting (x)	529040	
Northing (y)	105449	
Description		
New two storey dwellin	g to include four flats to the land to the rear of 74-82 Der	nmark Villas, Hove, with pedestrian access from Denmark Villas.
2. Applicant Detai	ils	
Title		
First name		
Surname	The Baron Homes Corporation Ltd	
Company name	The Baron Homes Corporation Ltd	
Address line 1	10 Prince Albert Street	
Address line 2		
Address line 3		
Town/city	Brighton	
1 own worky	Brighton	
Country	Digitori	
		ference: PP-10246421

2. Applicant Detai	ils	
Postcode	BN1 1HE	
Are you an agent actin	g on behalf of the applicant?	● Yes □ No
Primary number		
Secondary number		
Fax number		
Email address		
3. Agent Details		
Title	Other	
First name		
Surname	Stickland Wright Ltd.	
Company name	Stickland Wright Ltd.	
Address line 1	Stickland Wright Ltd.	
Address line 2	4 Gloucester Passage	
Address line 3		
Town/city	Brighton	
Country		
Postcode	BN1 4AS	
Primary number		
Secondary number		
Fax number		
Email		
4. Site Area		
What is the measurem (numeric characters or		
Unit	Sq. metres	
5. Description of		
 statement template and Permission In Princip 	m 1 August 2021, planning applications for buildings of application to be considered valid. There are some exert a guidance. le - If you are applying for Technical Details Consent on	over 18 metres (or 7 stories) tall containing more than one dwelling will require a nptions. View government planning guidance on fire statements or access the fire a site that has been granted Permission In Principle, please include the relevant
details in the description • Public Service Infrast timeframes. See help f	in below. ructure - From 1 August 2021, applications for certain pu or further details or view government planning guidance	iblic service infrastructure developments will be eligible for faster determination on determination periods.
Description		
	s of the proposed development or works including any characteristics (C3.)	
New entrance dates or	dwelling to include four flats (C3.)	on no. 92 and 94 96

5. Description of the Proposal		
Re-configured ground floor emergency escape stairs to 84-86 Denmark Villas. Associated site landscaping to include planting beds.		
Has the work or change of use already started?	ℚ Yes	● No
6. Existing Use		
Please describe the current use of the site		
The site is currently vacant.		
Is the site currently vacant?	⊚ Yes	□ No
If Yes, please describe the last use of the site		
Previously used as a private car parking space.		
When did this use end (if known)? DD/MM/YYYY		
Does the proposal involve any of the following? If Yes, you will need to sub-	mit an appropriate contamination assessment	with your application.
Land which is known to be contaminated	○ Yes	No No
Land where contamination is suspected for all or part of the site	ℚ Yes	⊚ No
A proposed use that would be particularly vulnerable to the presence of contami	nation	No
7. Materials		
Does the proposed development require any materials to be used externally?	Yes	○ No
Please provide a description of existing and proposed materials and finished	es to be used externally (including type, colour	and name for each material)
Boundary treatments (e.g. fences, walls)		
Description of existing materials and finishes (optional):	Brick walls and close boarded timber fencing.	
Description of proposed materials and finishes:	As existing with the addition of further close boa	rded fencing and planting.
Walls		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Through colour white render. Larch timber clado	ling.
Windows		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Powder coated aluminium in soft grey finish.	
Doors		
Description of existing materials and finishes (optional):	NA	
Description of proposed materials and finishes:	Powder coated aluminium in grey finish. Timber	to match cladding.
Vehicle access and hard standing		
<u> </u>		

7. Materials				
Description of existing materials and finishes (optional):				
· · ·			paving to access route behind gates. Large flag stone pavers to of gates visible from Denmark Villas.	
Lighting				
Description of existing materials and finishes (optional):	NA			
Description of proposed materials and finishes: Soft lighting to access route and entrances.				
Roof				
Description of existing materials and finishes (optional):	NA			
Description of proposed materials and finishes:	Single p	у.		
Are you supplying additional information on submitted plans, dr	rawings or a design and acc	ess statement?	es ♀No	
If Yes, please state references for the plans, drawings and/or d	esign and access statemen	i.		
Please refer to the attached proposed drawings and design and	d access statement.			
3. Pedestrian and Vehicle Access, Roads and R	ights of Way			
s a new or altered vehicular access proposed to or from the pu	-	⊚ Y.	es No	
Is a new or altered pedestrian access proposed to or from the public highway?				
Are there any new public roads to be provided within the site?				
Are there any new public rights of way to be provided within or adjacent to the site?			es No	
Oo the proposals require any diversions/extinguishments and/o	or creation of rights of way?	ℚ Y	es No	
If you answered Yes to any of the above questions, please sho				
The existing private pedestrian access between no. 82 and 84- emergency escape stairs for no 84-86 Denmark Villas.	86 Denmark Villas is to be i	mproved and landscaped by the re-	onfiguration of the ground floor	
9. Vehicle Parking				
Does the site have any existing vehicle/cycle parking spaces or spaces?	r will the proposed develop	nent add/remove any parking	es ONo	
Please provide information on the existing and proposed number	er of on-site parking spaces			
Type of vehicle	Existing number of space	es Total proposed (including spaces retained)	Difference in spaces	
Cars	0	0	0	
Cycle spaces	0	5	5	
10. Trees and Hedges				
Are there trees or hedges on the proposed development site?		QY	es No	

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?		No
If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local pla required, this and the accompanying plan should be submitted alongside your application. Your local planning a website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, dem Recommendations'.	uthority	should make clear on its
11. Assessment of Flood Risk		
Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)		• No
If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.		
Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?		No
Will the proposal increase the flood risk elsewhere?		No No
How will surface water be disposed of?		
Sustainable drainage system		
Existing water course		
✓ Soakaway		
☐ Main sewer		
☐ Pond/lake		
Pond/lake 12. Biodiversity and Geological Conservation Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the abor near the application site? To assist in answering this question correctly, please refer to the help text which provides guidance on determing geological conservation features may be present or nearby; and whether they are likely to be affected by the property.	ing if any	•
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10. Trees and Hedges

Are you proposing to connect to the existing distinger system? If Yes, please include the details of the existing system on the application drawings. Please state the plant(s)/drawing(s) references. The drainage will connect to the mains server at the rear of the adjacent property no. 84-86 Dennakri, Villias which is connect by the applicant. 14. Waste Storage and Collection Do the plans incorporate areas to store and aid the collection of weater? If Yes, please provide details: If Yes, please provide details: Yes converted storage is proposed for the first of the access roate behind the locked gates to Dennakri Villias. See drawings 21088-P-109-Proposed Entrance Plan and 21089-P-059-Proposed Storage and collection of recyclable weater? Yes, please provide details: Yes converted storage is proposed to the first of the spoots and Roof Plan for details. Yes converted storage is proposed to the first of the spoots are received to the spoots of the spoots of the spoots and Roof Plan for details. 15. Trade Effluent Does the proposed involve the need to dispose of Irade effluents or trade waster? Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 2 May 2020 will not have been updated, please real the Help' to see details of fine to to workaround this issue. Does your proposal induces the gain loss of things of use or drawing of the gain and the special please real the Help' to see details of fine to to workaround this issue. Does your proposal induces the gain loss of things of use or drawing of the gain and the gain of the to the workaround this issue. Please select the proposed housing categories that are relevant to your proposal. Market Housing - Proposed Northead Hou	13. Foul Sewage						
The drainage will connect to the mains sever at the rear of the adjacent property no. 84-85 Denmark Villas which is owned by the applicant. 14. Waste Storage and Collection Do the pinas incorporate areas to store and aid the collection of waste? ® Yes ® No If Yes, please provide details. Yes covered storage is proposed to the front of the access route behind the locked gates to Denmark Villas. See drawings 21088-P-109-Proposed Entrance Plan and 21088-p-005-Proposed Site and Roof Plan for details. Have arrangements been made for the separate storage and collection of recyclable waste? ® Yes ® No If Yes, please provide details: 15. Trade Effluent Does the proposal involve the need to dispose of trade effluents or trade waste? 9 Yes ® No 16. Residential/Dwelling Units Please are to the temperature of the access route behind the locked gates to Denmark Villas. See drawings 21088-P-109-Proposed Entrance Plan and 21088-p-005-Proposed Site and Roof Plan for details. 17. Trade Effluent Does the proposal involve the need to dispose of trade effluents or trade waste? 9 Yes ® No 18. Residential/Dwelling Units Please select the proposal involve the plan, loss or change of use of residential units? 9 Yes ® No 19. Please select the proposed housing categories that are relevant to your proposal. Market Housing - Proposed Number of bedroons 1 2 3 3 4+ Unknown Total Add Market Housing - Proposed Number of bedroons Number of bedroons 1 2 3 3 4+ Unknown Total Flease Select the existing housing categories that are relevant to your proposal. Market Housing - Proposed Number of bedroons 1 2 3 3 4+ Unknown Total Flease Select the existing housing categories that are relevant to your proposal. Market Housing - Proposed residential units 10. Alternatible Home Connecting Site of the Select	Are you proposing to connect to the existing drainage system?					⊚ Yes □ No	Unknown
14. Waste Storage and Collection Do the plans incorporate areas to store and aid the collection of waste? If Yes, please provide details: Yes owned storage is proposed to the front of the access route behind the locked gates to Denmark Villas. See drawings 21088-P-109-Proposed Entrance Plan and 21088-P-005-Proposed Sea and Roof Plan for details. Have arrangements been made for the separate storage and collection of recyclobile waste? If Yes, please provide details: Yes owned storage is proposed to the front of the access route behind the locked gates to Denmark Villas. See drawings 21088-P-109-Proposed Entrance Plan and 21089-P-100-Proposed Entrance Plan and 21089-P-100-Proposed Sea and Roof Plan for details. 15. Trade Effluent Does the proposal involve the need to dispose of trade effluents or trade waste? 16. Residential/Dwelling Units Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 flag 2839 will not have been updated, please read the Help' to see details of how to worksround this issue. Does your proposal include the gain, loss or change of use of residential units? Please select the proposed housing categories that are relevant to your proposal. Market Housing - Proposed Number of bedrooms 1 2 3 4+ Unknown Total Add Market Housing - Proposed Number of bedrooms 1 2 3 4+ Unknown Total Please select the existing housing categories that are relevant to your proposal. Market Housing - Proposed Number of bedrooms 1 2 3 4+ Unknown Total Please select the existing housing categories that are relevant to your proposal. Market Housing - Proposed Number of bedrooms 1 2 3 4+ Unknown Total Please select the existing housing categories that are relevant to your proposal. Market Housing - Proposed residential units Market Housing - Proposed residential units Market Housing - Proposed residential units	If Yes, please include the details of the existing	g system on the ap	plication drawings.	Please state the pla	n(s)/drawing(s) r	eferences.	
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Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the "Help" to see details of how to workaround this issue. Does your proposal include the gain, loss or change of use of residential units? Please select the proposed housing categories that are relevant to your proposal. Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Add 'Market Housing - Proposed' residential units Market Housing - Proposed Number of bedrooms 1 2 3 4+ Unknown Total Flats/Maisonettes 4 0 0 0 0 0 4 Total Total 4 0 0 0 0 0 4 Please select the existing housing categories that are relevant to your proposal. Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Total proposed residential units	Does the proposal involve the need to dispose	e of trade effluents of	or trade waste?			⊋Yes • No	
Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the "Help" to see details of how to workaround this issue. Does your proposal include the gain, loss or change of use of residential units? Please select the proposed housing categories that are relevant to your proposal. Social, Affordable or Intermediate Rent Affordable or Intermediate Rent Inter							
Total 4 0 0 0 0 0 4 Please select the existing housing categories that are relevant to your proposal. Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Total proposed residential units 4	Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue. Does your proposal include the gain, loss or change of use of residential units? Please select the proposed housing categories that are relevant to your proposal. Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Add 'Market Housing - Proposed' residential units Market Housing - Proposed Number of bedrooms						
Please select the existing housing categories that are relevant to your proposal. Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Total proposed residential units 4	Flats/Maisonettes	4	0	0	0	0	4
Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Total proposed residential units 4	Total	4	0	0	0	0	4
	Market Housing Social, Affordable or Intermediate Rent Affordable Home Ownership Starter Homes Self-build and Custom Build Total proposed residential units 4						

16. Residential/Dwelling Units			
Total net gain or loss of residential units	4		
17. All Types of Development: Non-	Residential Floorspace		
Does your proposal involve the loss, gain or cha Note that 'non-residential' in this context covers	ange of use of non-residential floorspace? all uses except Use Class C3 Dwellinghouses.	□ Yes	No
18. Employment			
Are there any existing employees on the site or employees?	will the proposed development increase or decrease the number of	© Yes	No
19. Hours of Opening			
Are Hours of Opening relevant to this proposal?	,	□ Yes	● No
20. Industrial or Commercial Proces	ses and Machinery		
	dustrial or commercial activities and processes?	Yes	No
Is the proposal for a waste management develo	ppment?		No No
If this is a landfill application you will need to should make it clear what information it requ	provide further information before your application can be determinities on its website	ed. You	r waste planning authority
21. Hazardous Substances			
Does the proposal involve the use or storage of	any hazardous substances?		● No
22. Site Visit			
Can the site be seen from a public road, public	footpath, bridleway or other public land?		No
If the planning authority needs to make an appo	sintment to carry out a site visit, whom should they contact?		
The applicant Other person			
23. Pre-application Advice			
Has assistance or prior advice been sought from	n the local authority about this application?	□ Yes	No No
24. Authority Employee/Member			
With respect to the Authority, is the applican (a) a member of staff (b) an elected member (c) related to a member of staff (d) related to an elected member	t and/or agent one of the following:		
It is an important principle of decision-making th	nat the process is open and transparent.		⊚ No
For the purposes of this question, "related to" m informed observer, having considered the facts the Local Planning Authority.	neans related, by birth or otherwise, closely enough that a fair-minded and would conclude that there was bias on the part of the decision-maker in		
Do any of the above statements apply?			

· .	WILLIAM SEPTEMBER A Transport Constitution	
under Article 14	VNEKSHIP - CERTIFICATE A - Town and Country Plan	ning (Development Management Procedure) (England) Order 2015 Certificate
I certify/The applican part of the land or bu holding**	t certifies that on the day 21 days before the date of the diding to which the application relates, and that none	his application nobody except myself/the applicant was the owner* of any of the land to which the application relates is, or is part of, an agricultural
	with a freehold interest or leasehold interest with at least on of 'agricultural tenant' in section 65(8) of the Act	east 7 years left to run. ** 'agricultural holding' has the meaning given by t.
	ign Certificate B, C or D, as appropriate, if you are the an agricultural holding.	sole owner of the land or building to which the application relates but the
Person role		
The applicant		
The agent		
Title		
First name		
Surname	Stickland	
Declaration date (DD/MM/YYYY)	24/09/2021	
✓ Declaration made		
26. Declaration		
		d the accompanying plans/drawings and additional information. I/we confirm and any opinions given are the genuine opinions of the person(s) giving them.
Date (cannot be pre- application)	24/09/2021	

25. Ownership Certificates and Agricultural Land Declaration