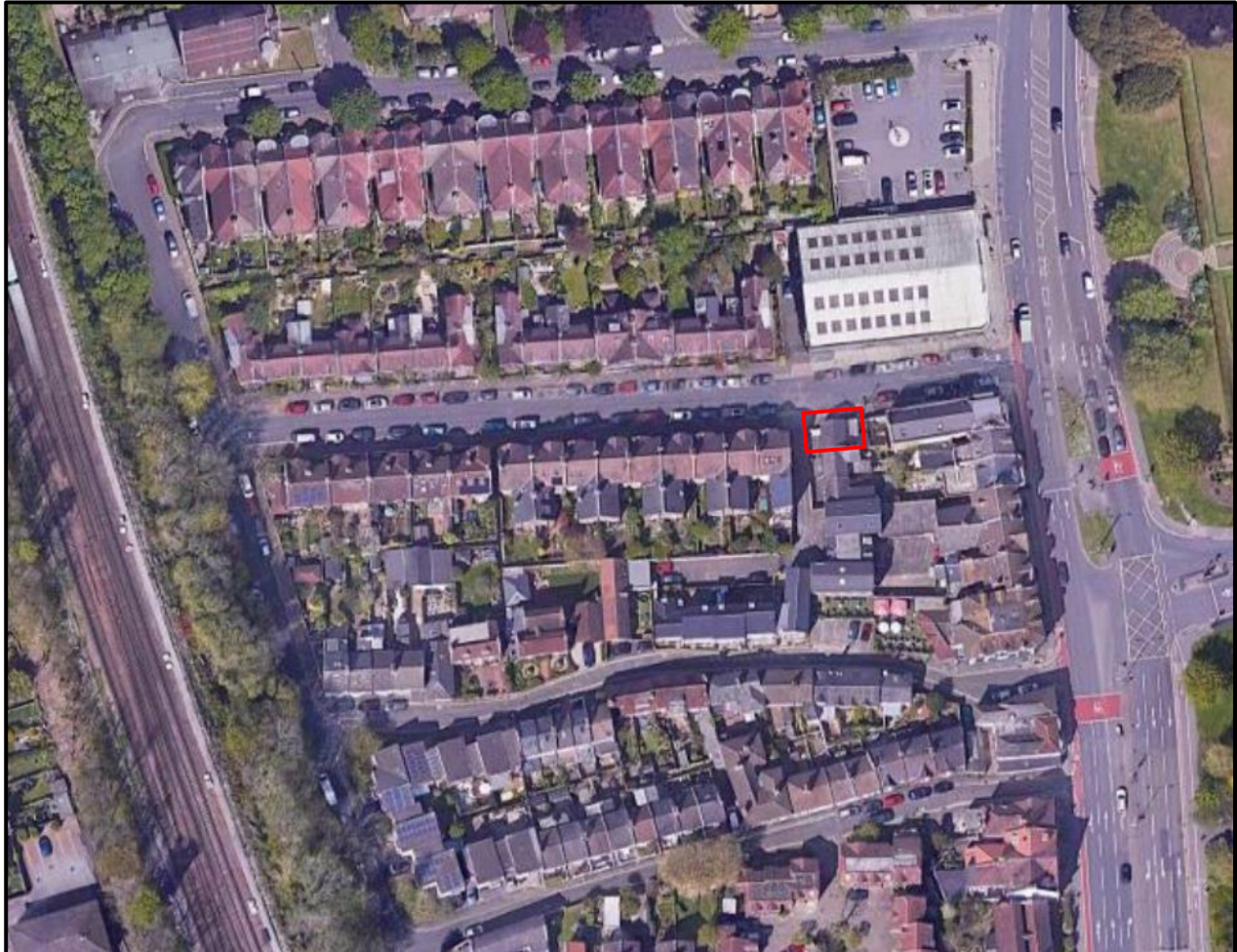


PLANNING STATEMENT

SITE ADDRESS: COACH HOUSE, REAR OF 225 PRESTON ROAD, BRIGHTON, BN1 6SA



APPLICATION TYPE: APPLICATION FULL PLANNING PERMISSION

ON BEHALF OF: MR DANIEL MOUSAVI

NOVEMBER 2023



RTPI

mediation of space · making of place

Client: Daniel Mousavi

Site Location: Coach House, Rear of 225 Preston Road, Brighton, BN1 6SA

Job History:

Version	Date	Author	Checked	Notes
V1	02/11/23	EP	LC	Sent to architect for comment

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1.0 INTRODUCTION & SUMMARY

1.1 This statement is submitted on behalf of Daniel Mousavi to support the application for planning permission at Coach House, Rear of 225 Preston Road, Brighton, BN1 6SA.

1.2 Planning permission is sought for the demolition the existing single storey extension, erection of two-storey extension and of conversion of the existing mews building to provide a residential dwelling.

1.3 This statement should be read in conjunction with the application forms, Statement of Heritage Significance by Studio Astragal and drawings. The plans provided by Atelier Consultants are:

- 245/P/001: Site Location Plan
- 245/P/002: Existing and Proposed Block Plans
- 245/P/003: Existing and Proposed North Elevation
- 245/P/004: Existing and Proposed West Elevation
- 245/P/010: Existing Ground and First Floor Plans
- 245/P/011: Existing North Elevation and Cross Section
- 245/P/012: Existing East and West Elevations
- 245/P/020: Proposed Ground and First Floor Plans
- 245/P/021: Proposed North Elevation and Cross Section
- 245/P/022: Proposed East and West Elevations
- 245/P/023: Proposed Roof Plan

1.4 This statement demonstrates that planning permission should be granted for the proposal.

Analysis is provided of:

- The site and area
- The proposed development

- Planning policy and guidance
- Principle of Development
- Amenity
- Design and Appearance
- Heritage Impacts
- Highways Impacts

2.0 SITE DESCRIPTION

- 2.1 225 Preston Road is a 19th century two-storey ridged roofed coach house with a later single-storey extension on its east side. The gable end of the building faces Lauriston Road. The building is finished in render and sits under a slate roof. the single-storey extension is also rendered and has a shallow pitched roof of corrugated fibre cement.
- 2.2 The northern elevation facing onto Lauriston Road has a pair of wide bifold timber boarded doors with glazed windows. The single-storey extension on its eastern side has a modern metal garage door. At first floor level is a central plain boarded hayloft door.



(Northern elevation fronting onto Lauriston Road)

- 2.3 The west elevation faces onto a road running behind Preston Road which is lined with mews buildings.



(Western elevation facing onto the mews)

- 2.4 The building is currently utilised for storage, but the surrounding area is characterised by residential use with commercial uses along Preston Road.

- 2.5 The Brighton & Hove policies map confirms that the site falls within the Preston Village Conservation Area and an Archaeological Notification Area (ANA).



(Extract Brighton & Hove City Plan Adopted Policies Map 2022)

3.0 PLANNING HISTORY

- 3.1 The following applications for the Rear of 225 Preston Road are listed on Brighton & Hove's online planning register:
- 3.2 Permission was granted in September 2002 for the use of coach house at rear of property as a separate dwelling unit (BH2002/02051/FP).
- 3.3 In May 2022, an application was refused for the demolition of existing garage/store building and erection of 1 no three-bedroom house (C3) (BH2021/02821). This application was refused for the following reason:

The proposal would involve the loss of a building which is considered to contribute positively to the conservation area, without a case being made that it could not be reused. The replacement building, by reason of its height, bulk, form, excessive unrelieved renderwork, and detailing would be an incongruous additional to the conservation area, representing an overdevelopment of the site, and significant harm to the site, the attached group of properties and the wider conservation area. for these reasons, the proposed development would be contrary to policies HE6 and HE8 of the Brighton and Hove Local Plan, policy CP15 of the Brighton and Hove City Plan Part One, and Policy DM16 of the submission Brighton and Hove City Plan Part Two.



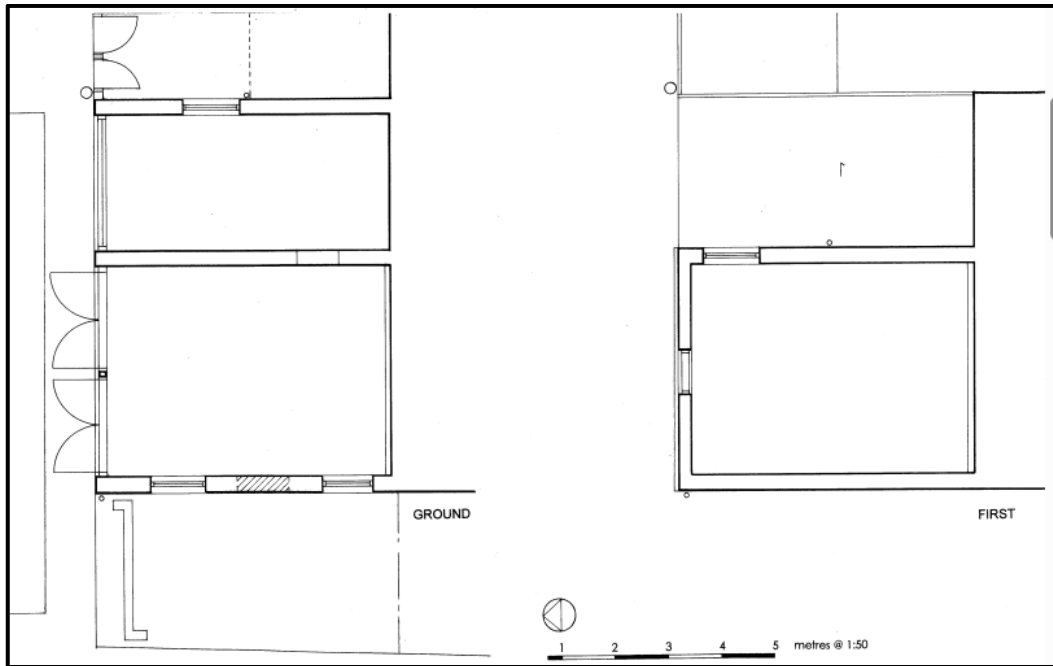
(BH2021/02821 – Proposed west elevation fronting the mews)



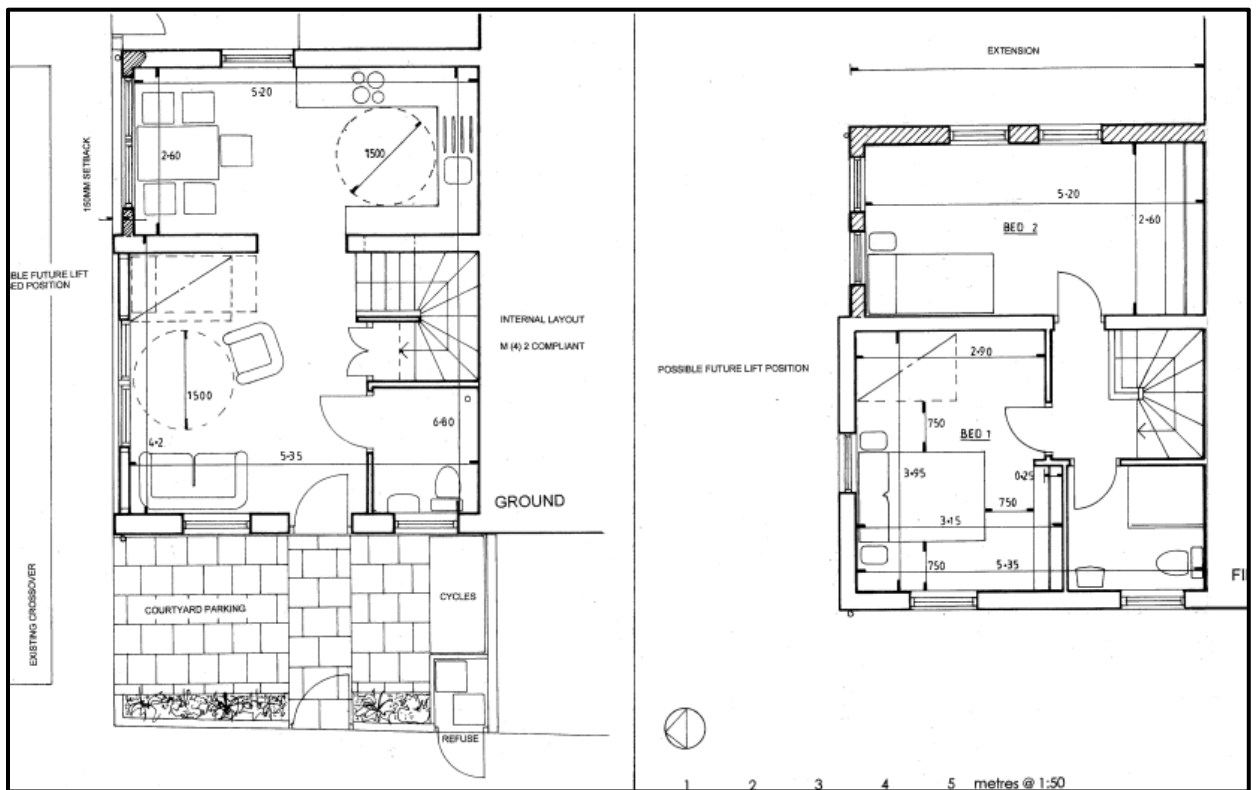
(BH2021/02821 – Proposed north elevation front Lauriston Road)

4.0 PROPOSED DEVELOPMENT

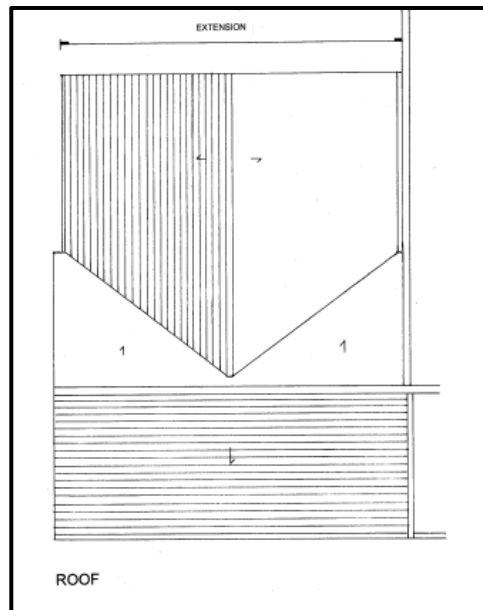
- 4.1 Planning permission is sought for the demolition the existing single storey extension, erection of two-storey extension and of conversion of the existing mews building to provide a residential dwelling.
- 4.2 The existing ground-floor extension will be demolished, and a more sympathetic two-storey extension will be erected. The extension will provide an additional 14.25sqm of floorspace.
- 4.2 Externally, the roof will be finished in natural slate. The walls will be painted render masonry to match the existing and the new windows and doors will also be painted timber to match the existing.
- 4.3 The new windows and doors will match the style of the existing, with the wide bifold timber doors with glazed windows at west elevation being replaced with matching timber doors with two glazed windows at the top. The metal garage door will be demolished and replaced with timber doors with two glazed windows at the top to present a unified appearance. The first-floor level door will be replaced with a timber hayloft door with a single glazed window.
- 4.4 At the west/front elevation, the two ground floor windows will be retained and a new reinstated door at ground floor and two windows at first floor will be provided to accommodate the change of use to residential. A small boundary wall and courtyard will be provided to the front of the property to provide cycle and car parking and refuse storage.
- 4.5 Internally, the property will provide a kitchen, living room and WC at ground floor and a single and double bedroom and bathroom at first floor.
- 4.6 The existing and proposed plans are provided overleaf.



(Existing Ground and First Floor Plans)



(Proposed Ground and First Floor Plans)



(Proposed roof plan)



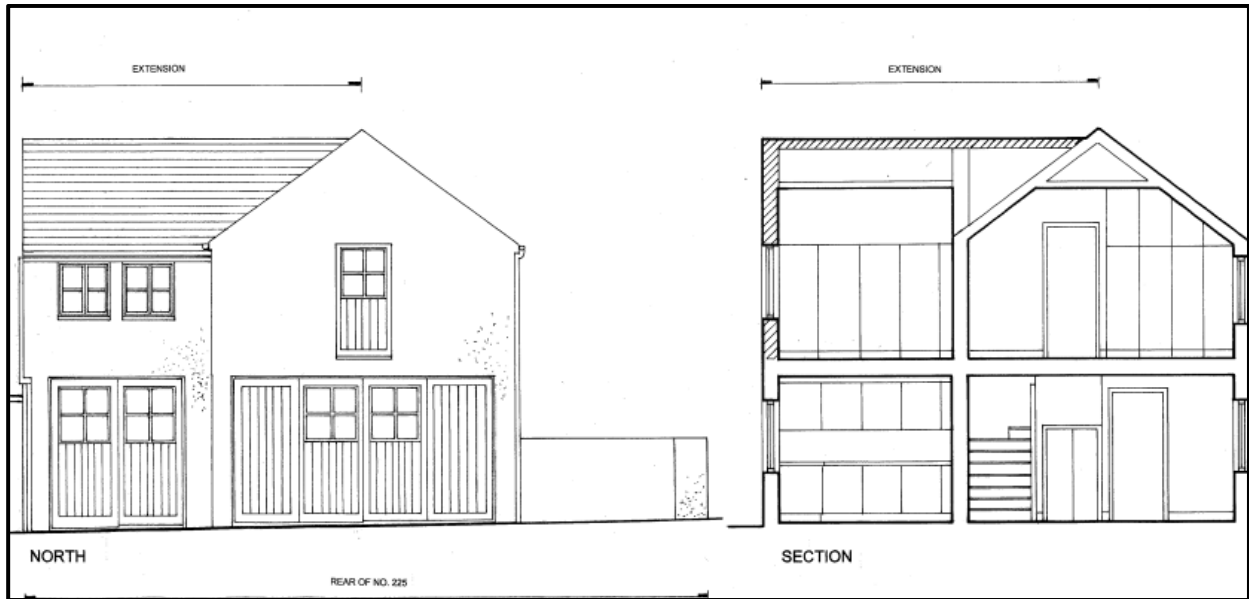
(Proposed (top) and existing (bottom) front facing elevation)



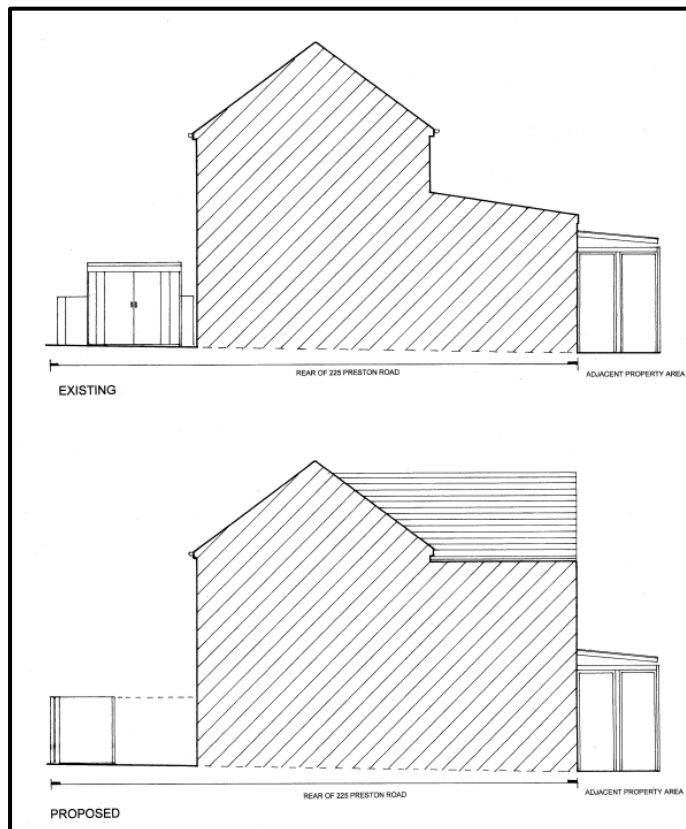
(Proposed east and west elevations)



(Proposed (top) and existing (bottom) side facing elevation)



(Proposed north elevation and cross section)



(Proposed (top) and existing (bottom) south facing elevation)

5.0 RELEVANT PLANNING POLICIES

- 5.1 The following policies of the Brighton & Hove City Plan Part 1 (2016) are relevant to this proposal:

Policy CP1: Housing Delivery - states that the council will make provision for at least 13,200 new homes to be built over the plan period 2010 – 2030 which equates to an annual average rate of 660 dwellings.

Policy CP12: Urban Design - states that new development should be of high architectural quality.

Policy CP14: Housing Density – states that residential development should be of a density that is appropriate to the identified positive character of the neighbourhood and be determined on a case-by-case basis.

Policy CP15: Heritage – states that development proposals must conserve and enhance the historic environment, designated heritage assets and their setting.

Policy CP19: Housing Mix – states that new development should reflect an appropriate mix of housing across the city.

- 5.2 The following policies of the Brighton & Hove City Plan Part 2 (2022) are relevant to this proposal:

Policy DM1: Housing Quality, Choice and Mix – states that new development will be required to incorporate a range of dwelling types, tenures and sizes. In addition, all dwellings must meet the nationally described space standards.

Policy DM18: High quality design and places – planning permission will be granted for development proposals that demonstrate a high standard of design and make a positive contribute to a sense of place and the visual quality of the environment.

Policy DM19: Maximising Development Potential – planning applications should maximise opportunities for development and residential development should seek to optimise densities.

Policy DM20: Protection of Amenity – planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing, adjacent or nearby users, residents and/or occupiers.

Policy DM26: Conservation Areas – Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement.

- 5.3 The following parts of the Brighton & Hove’s Supplementary Planning Document 12: Design Guide for Extensions and Alterations are relevant to this proposal:

Side, rear and front extensions in a conservation area

- *Side extensions and rear infill extensions will not be acceptable where they would result in the loss of symmetry of a historic building, symmetrical pair or group of historic buildings, or result in excessive disruption or loss of the original plan form of the building;*
- *The roof form and pitch of an extension should normally reflect the host building’s roof form and pitch, when visible from the street, and be clearly read as a subordinate addition to the building;*

- *In general a more flexible approach will be taken in respect of rear elevations that are not publicly visible, particularly where the rear of a terrace or group has been subject to past incremental alteration that has eroded its significance;*

National Planning Policy Framework

- 5.4 The most recent version of the National Planning Policy Framework came into effect in September 2023 and sets out a presumption in favour of sustainable development. The Framework defines the three dimensions of sustainable development as economic, social and environmental.
- 5.5 The following National Planning Policy Framework Policies are relevant to the development proposal.

Paragraph 11 of the NPPF states that developments which accord with an up-to-date development plan should be permitted without delay.

Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly.

Paragraph 119 requires planning decisions to effectively use land in meeting homes and other uses.

Paragraph 120 states that planning policies and decisions should:

- c) *Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.*

Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change

Paragraph 134 states that significant weight should be given to “development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Paragraph 194 states that “*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*”.

Paragraph 197 states that in determining applications, local planning authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 199 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

6.0 PLANNING ASSESSMENT

6.1 Based on the above policies, the key planning considerations in this proposal are:

- Principle of Development
- Amenity
- Design and Appearance
- Heritage
- Highways and Transport

Principle of Development

6.2 The principle of converting and extending an existing garage/store building to provide a residential unit is generally supported by local and national planning policies. Policy DM19 encourages maximising residential development. The development makes effective use of already developed land within a residential area. Therefore, complying with Policy DM19 and relevant paragraphs in the NPPF.

6.3 The development will make a useful contribution towards local housing delivery. Policy CP1 states that 13,200 homes should be provided within the period 2010-2030. Although only providing one dwelling, this makes a useful contribution towards this target, complying with Policy CP1.

6.4 The latest Authority Monitoring Report (2022) identifies that Brighton and Hove cannot demonstrate a five-year land supply, and only has a supply of 1.8 years and a shortfall of 7,711 houses, as shown in the table below. This is significantly under the target of a five-year housing supply and therefore the provision of one additional home would be beneficial.

	Residential units
Surplus or shortfall against requirement	-7,711
Years supply	1.8

(BHCC Five Year Land Supply requirement)

6.5 Where a Council has a shortfall of housing, against its five-year housing land supply, the NPPF dictates that planning permission should be granted for new housing, unless any adverse impacts significantly and demonstrably outweigh the benefit. There are no adverse impacts that outweigh the benefit of one dwelling in a period of housing shortfall. Consequently, planning permission should be granted.

6.6 The previously refused application BH2021/02821 was deemed acceptable in principle in terms of providing a dwelling on site. The Officer's report states:

As the council is currently unable to demonstrate a five-year housing land supply, increased weight should be given to housing delivery when considering the planning balance in the determination of planning applications, in line with the presumption in favour of sustainable development set out in the NPPF (paragraph 11).

The NPPF (8a) highlights the social objective, the development should support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the present and future generations.

The proposal involves the provision of one new residential unit. The application would make a small contribution towards the City's housing shortfall, a factor which must be given increased weight in considering the application.

6.7 Policy DM26 states that particular regard will be had to the retention of buildings, structures and architectural features that contribute positively to the area. The previously refused application identified the significance of the building within the conservation area

and refused its demolition. This application seeks to retain and convert the existing building, making it acceptable in principle and compliant with policy.

- 6.8 A Structural Engineers Appraisal has been submitted alongside this application to show the suitability of the retention and conversion of the building. The Appraisal by Dixon Hurst concludes that:

We saw no indication that the building could not be converted. Where existing members are to be removed additional structure will be specified.

Our inspection of the property indicated that it is structurally sound, stable and fit for purpose.

Any load variations, considering a change from commercial to residential, we would consider to be within suitable limits.

- 6.9 As can be seen, the development complies with the NPPF and Local Plan Policies. For these reasons, the principle of development is considered acceptable.

Amenity

- 6.10 The previous application for the demolition of the building and erection of a new residential unit was considered to have an acceptable impact on neighbouring amenity on the following ground (below). The Officer's report states:

The residential use of the site is not expected to result in a significant increase in activity, although there may be more activity at different times, in particular into the evening/night. The activity is not considered to be of a type which would cause any noise disturbance beyond what could reasonably be expected in a setting containing residential as well as commercial uses. The property most affected would be the building housing no.225 Preston Road/1 Lauriston Road. This building accommodates residential uses on upper floor, some of which have windows facing the rear of the site. The separation and orientation of the site is such that the additional height would not cause significant

overshadowing, however there are windows serving habitable rooms with an opposite relationship to a proposed first floor window on the east elevation. Since this is a secondary window, it would be possible for the window to be obscure glazed to prevent overlooking. Had the application been otherwise acceptable this detail could have been secured by condition.

- 6.11 The additional windows provided at front and side elevation will not cause any harm to neighbouring properties as they face over the residential street of The Mews and Lauriston Road. There are no windows at the side of 3 Lauriston Road which could be overlooked due to the new windows and door at front elevation.



(Rear of 225 Preston Road and the side of 3 Lauriston Road showing no side windows)

- 6.12 The new windows proposed on the new first floor extension to the rear of the building will overlook the existing windows at 225 Preston Road serving the flats. The new windows will serve the new rear bedroom at the property. The separation distance from the new windows to the existing at 225 is approximately 6 metres which is a sufficient distance

between windows in a residential area. However, the new bedroom also benefits from two windows facing Lauriston Road. Therefore, if the council deem it necessary, the inclusion of obscure glazing on the rear windows which face onto 225 Preston Road, can be secured by a condition to prevent any overlooking and loss of privacy to the flats at 225 Preston Road.

- 6.13 As previously highlighted in the officer's report the separation and orientation of the site is such that the additional height would not cause significant overshadowing. This proposal will only result in a two-storey dwelling, opposed to the previous three-storey dwelling. Therefore, it will not cause any harm of overshadowing or have an overbearing impact on neighbouring properties.
- 6.14 The proposed two-storey extension will not exceed the existing height of the building and will sit below the ridge of the roof. The extension will replace the existing first floor extension and will therefore not increase the overall footprint of the building, resulting in an overall increase of approximately 14.25sqm.
- 6.15 With regard to amenity of neighbours, the proposal is acceptable as:
- No overbearing impact would be caused.
 - No loss of privacy would result.
- 6.16 Internally, the property will provide a kitchen, living room and WC at ground floor and a double and single bedroom and bathroom at first floor.
- 6.17 The proposed dwelling exceeds the National Space standards for a two-storey, two-bedroom, three person dwelling of 70sqm, measuring a total of 72sqm. The proposed double bedroom measures approximately 11.9sqm, exceeding the required measurement of 11.5sqm for a double bedroom. The single bedroom measures approximately 13.5sqm, exceeding the requirement of 7.5sqm for a single bedroom.

- 6.18 As such, the proposal complies with relevant guidance in the NPPF and policies in the Local Plan.

Design and Appearance

- 6.19 The previous application was refused due to design:

The proposal would involve the loss of a building which is considered to contribute positively to the conservation area, without a case being made that it could not be reused. The replacement building, by reason of its height, bulk, form, excessive unrelieved renderwork, and detailing would be an incongruous additional to the conservation area, representing an overdevelopment of the site, and significant harm to the site, the attached group of properties and the wider conservation area. For these reasons, the proposed development would be contrary to policies HE6 and HE8 of the Brighton and Hove Local Plan, policy CP15 of the Brighton and Hove City Plan Part One, and Policy DM16 of the submission Brighton and Hove City Plan Part Two.

- 6.20 This proposal has been redesigned to retain the existing building and convert it into a residential unit. The proposed two-storey extension will not exceed the height of the existing building and will only result in a small overall increase in floorspace of 14.75sqm. Therefore the development will not represent an overdevelopment of the site or cause harm to the conservation area, overcoming the previous reason for refusal.

- 6.21 Externally, the roof of the extension will be finished in natural slate. The walls will be painted render masonry to match the existing and the new windows and doors will be painted timber to match the existing.

- 6.22 The replacement windows and doors will match the style of the existing, with the wide bifold timber doors with glazed windows at north elevation being replaced with matching timber doors with two glazed windows at the top. The metal garage door will be demolished and replaced timber doors with two glazed windows at the top to present a unified appearance. The first-floor level door will be replaced with a timber hayloft door

with a single glazed window. This will conserve and enhance the appearance of the building.

- 6.23 At the north/front elevation, the two ground floor windows will be retained and a new door at ground floor and two windows at first floor will be provided to accommodate the change of use to residential. A small boundary wall and courtyard will be provided to the front of the property to provide cycle and car parking and refuse storage.
- 6.24 The design represents high architectural quality that represents the characteristics of the area. This complies with relevant policies in the Brighton & Hove City Plan Part One and Two and SP12.

Heritage Impacts

- 6.25 A statement of Heritage Significance and Heritage Impact Assessment Form by Studio Astragal are submitted alongside this application to confirm that the proposed development will conserve and enhance the conversion area. The Heritage Impact Assessment states:

The site lies on the northern edge of the historic core of the medieval village and remained undeveloped and was gardens until the late 19th C. It is partly in an Archaeological Notification Area. There are no known archaeological features or remains. The ground largely already has been disturbed by development. The construction of foundations and drainage would further disturb the ground. The East Sussex Heritage Environment 5 Record (ESHER) has been consulted. The County Archaeologist has stated in his reply dated 9.11.2023 :-

“On the available evidence, the East Sussex County Council Archaeology Team do not consider that, in this instance, the information held by the ESHER would contribute to determining the significance of the heritage asset.

Furthermore, we do not require the Local Planning Authority to consult directly with East Sussex County Archaeology Team when determining this application as, based on the available evidence, we do not believe that any significant archaeological remains are likely to be affected by these proposals.” (see attached)

The original coach house building would be retained and repaired. Its part-glazed boarded timber doors fronting onto Lauriston Road will be replaced with fully boarded timber doors to the sides and part-glazed fixed boarded doors in a matching style and detailing with larger glazed areas in the middle. The fully-boarded first-floor hayloft door would be replaced with a part-glazed, part-boarded door.

On its west side facing the mews, a new fully boarded door would be formed in the position of an original blocked up door and two new timber hopper windows would be formed in the same style as the existing ground floor windows.

The style and detailing of the new windows and doors would match the original doors and windows, thus retaining the coach house character of the building.

The modern single-storey side extension is of No Heritage Significance and detracts from the character and appearance of the original building and the Conservation Area. It would be partly demolished, and a two-storey side extension would be constructed. It would be of the same height, form, proportions, style and materials as the original coach house. The extension would be slightly set back from the building line so that the gable end of the existing building would be expressed. The extension would hide the unattractive north flank wall of a building to the south.

The extension also would have a pair of fixed part-glazed, part-boarded

doors fronting Lauriston Road. It would have a single casement window at ground floor level and a pair of casement windows at first floor level on its east gable end elevations, to match the existing first floor casement window on the east elevation of the existing coach house. Thus, the new extension would be sympathetic to and complement the existing coach house.

The yard on the west side, which was originally enclosed by a flint wall since demolished, will be enclosed by a wall with boarded gates.

The demolition of the existing modern extension and the construction of the new extension would preserve and enhance the character of this part of the Preston Village Conservation Area.

Highways and Transport

- 6.26 The previous application was deemed acceptable on Transport and Highways grounds. The officer's report states:

There would be satisfactory public transport choices for future occupiers, the site falling close to London Road bus routes, and Preston Park train station. No new car parking is proposed which, together with the property being within a Controlled Parking Zone, would incentivise non-car modes of transport.

It is not considered that the proposed development would not result in a significant uplift in person and vehicle trips compared to the existing. Therefore, no increased traffic congestion would occur in the local highway network.

- 6.2 It has therefore already been established that the proposed conversion of the building to residential will not cause any increased traffic congestion or harm to the highway network. The application is therefore acceptable in this regard, in compliance with local and national planning policy.

7.0. CONCLUSIONS

- 7.1. Planning Permission is sought at the rear of 225 Preston Road, Brighton for the demolition the existing single storey extension, erection of two-storey extension and of conversion of the existing mews building to provide a residential dwelling.
- 7.2 The proposed development makes appropriate use of already developed land and provides an additional dwelling at a time where Brighton & Hove City Council is currently unable to demonstrate a five-year supply of housing land.
- 7.3 The amenity of neighbours will be protected with no opportunities for loss of privacy or overlooking.
- 7.4 The proposal is well designed and will preserve the character and appearance of the surrounding landscape and conservation area.
- 7.5 The current proposal has been carefully designed to overcome the previous reasons for refusal. The scheme is appropriate for the size of the site and provides a high-quality level of amenity for future residents whilst protecting the amenity of existing residents.
- 7.6 The proposed development is considered acceptable in principle and satisfies all material planning considerations as set out in this statement. In light of this, Brighton & Hove City Council are requested to grant planning permission without undue delay.

Lewis & Co Planning

November 2023