

# Planning Statement

## Proposed Installation of Patio Doors to Rear of 60B Lyndhurst Road, Hove, BN3 6FB

### INTRODUCTION

- 1.1 This Planning Statement has been submitted in support of an application seeking full planning permission for the installation of patio doors at no.60B Lyndhurst Road, Hove, BN3 6FB (a ground floor flat).
- 1.2 The purpose of the statement is to provide an overview of the site and the proposed development, along with an assessment of the proposed development against relevant planning policies and material planning considerations.
- 1.3 The application is supported by the following documents and plans in order to comply with the Council's validation requirements:-
  - Drawing. Location Plan (via the Planning Portal)
  - Drawing no. PL – 001. Title. Existing and Proposed Plans, Sections and Elevations
  - Document. Planning Application Form
  - Document. Community Infrastructure Levy form
  - Photographs (included within this Planning Statement)

### THE SITE & PROPOSED DEVELOPMENT

- 2.1 The application relates to the rear elevation of no. 60B Lyndhurst Road, a ground floor flat with a large window looking out onto the rear patio area. The aerial photograph below shows the existing ground floor window which will be replaced by patio doors and the enclosed rear private amenity area serving the ground floor flat only.



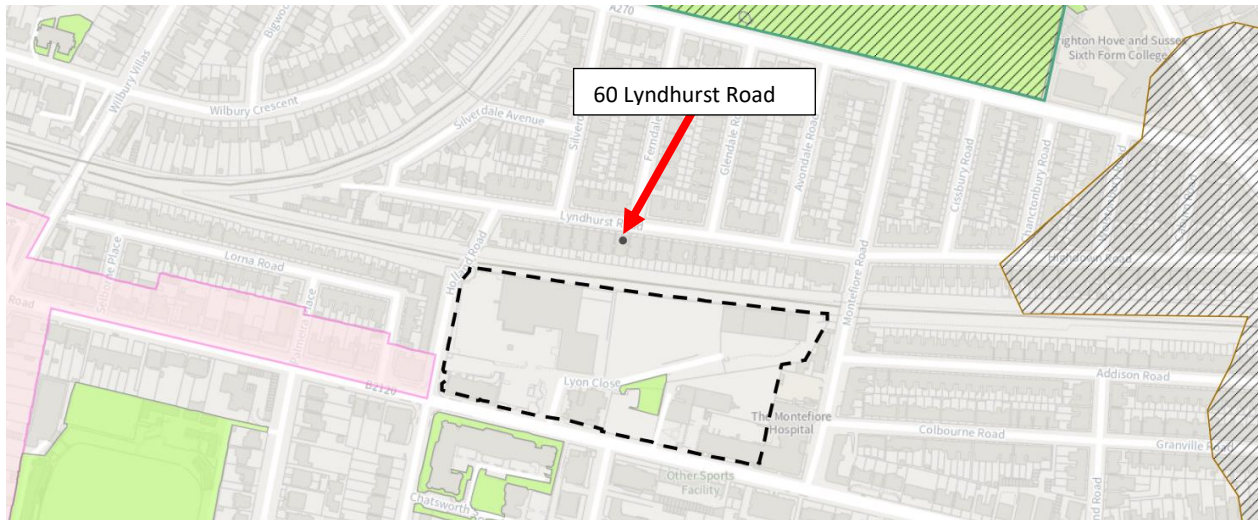
Aerial Photograph (source: Google Earth 2023)

2.2 The proposed development involves the replacement of the rear window with patio doors, as shown on drawing no. PL – 001. The existing and proposed elevations have been copied below:-



### PLANNING POLICY CONTEXT

- 3.1 The National Planning Policy Framework (NPPF) highlights that planning law (section 70 [2] of the Town and Country Planning Act 1990 and section 38 [6] of the Planning and Compulsory Purchase Act 2004) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The development plan for Brighton & Hove consists of the:
- City Plan Part One (2016)
  - City Plan Part Two (2022)
  - Waste and Minerals Plan (2013)
  - Waste and Minerals Sites Plan (2017)
  - Shoreham Harbour Joint Area Action Plan (2019)
- 3.3 The Local Plan must be read as a whole but policies DM18 'High Quality Design and Places', DM21 'Protection of Amenity', and DM21 'Extensions and Alterations' of the City Plan are of particular relevance to the proposed development. The policies seeks to secure a high quality of design in all new developments, ensure that alterations to existing buildings are sympathetic to their original character and appearance, and do not harm the amenity of the occupiers of neighbouring buildings.
- 3.4 The Policies Map (relevant extract provided below) confirms that the site is not subject to any land designations or constraints that would influence the assessment of the proposed development.



Adopted Policies Map

## MATERIAL PLANNING CONSIDERATIONS & PLANNING ASSESSMENT

- 4.1 The design of the proposed development along with the potential impact on neighbour amenity are considered to be the key material planning considerations.
- 4.2 The proposal is minor in nature and is limited to the replacement of an existing large window with double doors. The width of the existing opening will not be altered and the height of the opening above ground level will be the same. The new doors will be of an appropriate design and materials (uPVC) to respect the appearance of the existing building.
- 4.3 The proposed works relate to the rear of the building which is not visible from the public realm. The doors will serve a private amenity area linked to the flat. There is no potential to overlook or have an adverse impact on the amenities of the residents of neighbouring properties.
- 4.4 The photographs below show the existing window and the relationship with the adjoining neighbouring property. Photograph B shows that the neighbouring property already has patio doors. It is understood that many other properties in close proximity to the site have similar double doors (as shown on the aerial photograph above). The proposed patio doors will therefore be in keeping with the appearance of existing buildings in the area.

## CONCLUSION

- 5.1 The proposed development involves the replacement of an existing window with patio doors on the rear elevation of no.60B Lyndhurst Road, Hove, BN3 6FB. The doors are considered to be of an appropriate design and scale and the scheme will have no impact on the amenity of the residents of neighbouring properties.
- 5.2 The proposal is considered to align with the policies of the development plan and therefore it is respectfully requested that planning permission be granted for the proposed development.

PHOTOGRAPH A



**PHOTOGRAPH B**

