



# PLANNING STATEMENT

Site: 5 Tredcroft Road, Hove, Brighton, BN3 6UH

December 2023



## Contents

<b>1.0</b>	<b>Introduction</b>	<b>2</b>
	Application Site	2
	Planning History	2
	Proposed Development	2
<b>2.0</b>	<b>Planning Assessment</b>	<b>3</b>
	Principle of Development	3
	Design	4
	Highway Safety & Parking	5
	Landscape & Ecology	5
<b>3.0</b>	<b>Conclusion</b>	<b>6</b>



## **1.0 Introduction**

1.1 The statement is prepared for Mr & Mrs Beaken in support of a planning application, relating to the following development proposal:

*“Demolition of existing dwelling and erection of replacement 5-bedroom dwelling”*

### **Application Site**

1.2 The proposed application site is located on Tredcroft Road and is currently the site of an existing single detached dwelling which benefits from a large plot measuring at approximately 0.12ha. There is a varied pattern of development along Tredcroft Road, including examples of new and replacement developments. The most recent example of a replacement dwelling is 17 Tredcroft Road which was approved in September 2021 following the demolition of an existing bungalow.

1.3 Beyond the site, 5 Tredcroft Road is surrounded by existing residential development along Benett Drive and Woodruff Avenue, with Hove Park located circa 150m to the south-west.

### **Planning History**

1.4 Planning history associated with the proposed development site:

- BH2015/00634 - Certificate of lawfulness for proposed erection of single storey rear extension. Refused in March 2016
- BH2015/00387 - Prior approval for the erection of a single storey rear extension. Prior approval not required in March 2015

### **Proposed Development**

1.5 The proposed development is for a traditional dwelling and will be an example of modern design techniques. This approach allows for the new dwelling to create further interest in the street, noting the varied nature of the architecture along Tredcroft Road.

1.6 The proposed development should integrate harmoniously in style, materials, scale and proportion with the established development of the lane. There is sufficient architectural variety in the area to take design details



and use them in modern structures.

- 1.7 To maintain the established character along the lane, it is not proposed that the new dwelling is to be built any further forward from the existing building line.
- 1.8 The site benefits from existing access directly off Tredcroft Road.

## **2.0 Planning Assessment**

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. This is therefore the starting point for assessing planning applications for development.
- 2.2 For the purposes of this proposal, the most relevant Development Plan Documents include:
  - Brighton & Hove City Council's Development Plan – Part 1 – Adopted March 2016
  - Brighton & Hove City Council's Development Plan – Part 2 – Adopted October 2022
  - CPP2 West Area adopted policies map
- 2.3 Although not part of the statutory Development Plan, the National Planning Policy Framework (NPPF) sets out the Government's Planning Policy position. This is also considered as it is a material planning consideration in planning decisions.

### **Principle of Development**

- 2.4 CPP1 Policy SS1 (Presumption in favour of Sustainable Development) states that when considering development proposals, the Council and National Park Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).
- 2.5 CPP1 Policy CP19 (Housing Mix) states that the city's existing housing stock there is clear evidence of a 'bias' towards smaller dwelling types. This points towards a lack of 'choice' across the housing market in terms of property types and sizes available to current and future households and this is particularly so in terms of the availability of larger family sized types of dwellings. In practice, the city's land availability constraints are likely



to restrict the provision of larger properties. It will be important therefore to maximise opportunities to secure additional family sized housing on suitable sites.

- 2.6 It is important to recognise the potential of any site on a case-by-case basis and promote sustainable development of an appropriate size and scale.
- 2.7 The site forms part of a settlement of houses, so would not result in an isolated home, which is discouraged under the NPPF.
- 2.8 Furthermore, there is precedent for planning permission being granted for replacement homes in this locality. Most recently, as referred to in the planning history section, planning permission was granted for the demolition of 17 Tredcroft Road, an existing bungalow, and erection of a replacement 5-bedroom two storey dwelling.
- 2.9 The above considerations therefore demonstrate that the principle of development for the construction of a replacement dwelling on the proposed site is consistent with the aims of the development plan and recent decisions made by the Council.

## Design

- 2.10 In this case, the proposed dwelling is to be of traditional design and will be characterised with rigid symmetry, sash windows and brick construction. Whilst the area is not constrained by any heritage or local character designations, and the use of a traditional design and carefully selected materials will enable the new dwelling to blend more comfortably with the surroundings.
- 2.11 It is also proposed to make the building energy efficient in order to lower running costs and take into account the principle of the circular economy to minimise the use of new materials, avoid waste and support high recycling rates through consideration of innovative building design, designing for adaptability, flexibility and re-use.
- 2.12 Overall, the proposed dwelling would be a high quality traditional and sustainable property that would sit comfortably within its large plot.



## Highway Safety & Parking

2.13 CPP1 Policy CP9 (Sustainable Transport) states that:

*“It will promote and provide measures that will help to manage and improve mobility and lead to a transfer of people and freight onto sustainable forms of transport to reduce the impact of traffic and congestion, increase physical activity and therefore improve people’s health, safety and quality of life.”*

2.14 The proposal is to provide a provision for EV charging to promote and deliver the necessary infrastructure to support electric vehicles and alternative fuel travel.

2.15 Furthermore, the proposal is to provide a provision for secure cycle parking to help encourage their use and a move away from reliance on the car.

2.16 In accordance with the Brighton & Hove City Council Local Development Framework ‘Parking Standards’ SPD (October 2016) it is necessary to provide 1 parking space for a 3 - 4+ bedroom dwelling, plus 1 space per 2 dwellings for visitors. This equates to 2 parking spaces for the proposed dwelling.

2.17 As shown on the submitted drawings, the proposed dwelling will be provided with surface parking that will allow the proposal to provide at least 4 parking spaces on site. This is considered more than sufficient for the needs of the development, although it should also be noted that there is additional capacity on the driveway.

2.18 It is therefore considered acceptable in highway terms.

## Landscape & Ecology

2.19 As part of the planning assessment we are aware that the proposal will need to be assessed in terms of potential impacts to trees and ecology. Whilst it is anticipated that the impacts in these respects are unlikely to prevent the development coming forward.



---

### **3.0 Conclusion**

3.1 The application has been assessed against the development plan and relevant material considerations. The principle of a replacement dwelling in this location is acceptable and the proposal is in accordance with relevant saved development plan policies relating to design, amenity, highways and other matters as assessed in this report.