



City Development and
Regeneration
First Floor, Hove Town Hall
Hove
BN3 3BQ

Michael Wilson
MW Restorations
Kent House
81 High Street
Cranleigh
Surrey
GU6 8AU

Date: 08/062023
Ref:
Phone: 01273 290585
e-mail: Helen.hobbs@brighton-hove.gov.uk

Dear **Mr Wilson**

Reference: PRE2023/00067

Address: 132 Kings Road Brighton

Proposal: Proposed Penthouse roof addition and lift shaft

Thank you for your pre-application advice request.

This letter is the response to your request and further to our site visit on 11/05/2023 seeking pre-application advice on the proposal to erect an additional storey with a lift shaft at the above site.

Summary:

The principle of the additional storey could be considered acceptable; however the design needs careful consideration and the application will need to contain sufficient information to fully demonstrate that the proposed works would not be harmful to the character and appearance of the existing site, the adjoining terrace (including the adjoining listed building) and the surrounding conservation area. The comments from the Heritage Officer are attached in full.

Key Constraints:

The key constraints relevant to this scheme are the impacts of the proposal on the Regency Square conservation area and the Grade II* listed 131 Kings Road which immediately adjoins the site.

Assessment:

The following sets out the main issues I consider are relevant to this scheme, and whether they are likely to be acceptable in planning terms, may need attention to become acceptable, or definitely need attention/are unacceptable.

Acceptable

On the basis of the information at this stage, the proposed extension is unlikely to result in any significant harm to the existing amenity of neighbouring properties.

It was however noted on the site visit that there are some small side windows in neighbouring properties which may be affected by the proposals. They appeared to be secondary windows. It would be useful to provide further information at application stage, detailing any side windows on the adjoining properties that may be affected by the proposal including whether they are secondary or primary windows as well as the rooms these windows serve.

Care should be taken when positioning rear windows, to ensure that no harmful overlooking occurs towards any nearby neighbouring windows. Site photographs from existing windows could be useful.

The development should comply with SPD14 Parking Standards. It is acknowledged that the site would be unlikely to facilitate any additional off street parking or cycle parking due to the constraints of the site. Given its central location as well as the overall scale of the development, this is likely to be acceptable. If the building is served by existing car or cycle parking please provide details with the application.

Commented [MS1]: Maybe move to acceptable category?

Commented [MS2]: Unless you know if definitely does not!

Needs Attention

All new units should provide a good standard of accommodation and will need to accord with the minimum standards as set out in Policy DM1 of the City Plan Part Two. The layout shown on the submitted plans appears acceptable in terms of size and layout and would have acceptable levels of natural light, outlook and ventilation. Annotation of room sizes and an accommodation schedule would be useful with the application to aid assessment.

The scheme would include the reconfiguration of the existing flats on the first, second and third floors. It would appear that the overall scheme would result in a reduction of the number of residential units provided in the building. Policy DM2 resists the net loss of existing residential accommodation, however the policy sets out a number of exceptions. It is acknowledged that one or more of the existing units provides a poor standard of accommodation due to their size and layout. The overall loss of the units could therefore be considered acceptable if the proposal were providing an improved layout and resulted in a better standard of accommodation for all units, in line with exception C of Policy DM2. Accurate and annotated existing plans should be provided to show to allow for a full assessment as to whether the loss of residential units can be accepted.

Subject to site constraints, the unit should aim to meet Building Regulations Part M4 (2) adaptable/accessible dwellings.

Confirmation of how refuse is stored/collected should be provided with the application.

Subject to site constraints, if appropriate, please explore if any biodiversity gains can be included as part of the application, as per policy DM37.

Definitely Needs Attention

An additional storey is likely to be acceptable in principle in terms of design and its visual impact to the building and wider area, including setting of heritage assets.

Consideration should however be made at design stage to ensure that the development has limited visibility and forms a subservient addition. The application submission should provide detailed information to demonstrate the visibility of the development. At this stage, on the basis of the limited information, a convincing case has not yet been made. A 'lighter' design may be more appropriate, and the lift shaft should not include an overrun at roof level. See Heritage comments for further advice.

The impact on the adjoining listed building should also be fully considered. No harm should be caused to the exterior of this building and any impacts will need to be justified. See Heritage comments for further advice. Listed Building Consent would be required, in addition to planning permission, should the proposals physically attach to the listed building.

Commented [MS3]: Think is worth saying this so they don't get carried away!

Commented [MS4R3]: Also worth reiterating a few of heritage key points.

Community Infrastructure Levy

Your site is located in CIL Residential Charging Zone 1.

[Map of Community Infrastructure Levy zones \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/content/planning/planning-policy/developer-contributions)

Considerations relating to CIL and s106 requirements can be found here:

<https://www.brighton-hove.gov.uk/content/planning/planning-policy/developer-contributions>

Conclusion

In principle, this development could be seen favourably, subject to the suggestions and advice above.

Information to accompany application:

As well as the standard information required by the Validation List (link below), I recommend you submit the following information to assist with a positive determination of your scheme:

- Heritage Statement to fully assess the impact of the development
- Information/plans showing sight lines of the development from public viewpoints eg Kings Road and Regency Square
- 3d images/views of the proposal would also be useful to understand its visibility from key public vantage points.
- Accommodation schedule/annotated plans of unit sizes
- Photographs

Further Information:

- The Validation List and other details can be found online here: <https://www.brighton-hove.gov.uk/content/planning/local-requirements-planning-application-forms/planning-application-forms-and>

www.brighton-hove.gov.uk

Printed on recycled, chlorine-free paper

-
- The Development Plan is available to view on the Council's website: <https://www.brighton-hove.gov.uk/content/planning/planning-policy/development-plans>
 - We recommend the scheme is discussed with neighbouring residents, as set out in our Statement of Community Involvement: <https://www.brighton-hove.gov.uk/content/planning/planning-policy/statement-community-involvement>

I hope that the above is informative and of assistance to you.

Yours sincerely

Helen Hobbs
Planning Officer