

EXTENSION OF THE EXISTING DWELLING + ATTACHED NEW BUILD DWELLING

24 KENILWORTH CLOSE BRIGHTON, BN2 4LF

Design, Access+ Planning Statement

January 2024



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INTRODUCTION

The proposal within this application follows the recent approval on this application site which approved three units (BH2020/01080). The built mass, volume, scale and fenestration between the approved scheme mentioned and this current proposal are almost identical. The key difference now is the existing host dwelling will stay as a two-storey family dwelling whilst the new build will also be a two-storey family dwelling.

In many ways, the character of the area will be not any more affected by this current proposal when compared to the previously approved scheme, as the mass, volume scale is identical. We have been careful to stay within the 'approved' footprint and heights.

JDRM Architects are instructed by our client, Lin Zhao, to submit a full planning application for extension and reconfiguration to create one new residential home as well as extending the existing dwelling at 24 Kenilworth Close, BN2 4LF.

The application is accompanied by the following documents and drawings:

- Existing Plans sections and elevations
- Proposed Plans, Sections and elevation
- Sustainability Checklist
- Tree Survey Report

This Statement sets out relevant planning policy, planning history, and assesses the scheme in accordance with the requirements of the Development Plan and other material considerations, including the National Planning Policy Framework.

Site Location Plan - NTS



SITE PHOTOS

The property/application site is located on the northern side of Kenilworth Close. It is the last house on this side of the road and the ground level raises considerably which creates retained piece of earth with heavy vegetation and trees on the western site boundary.

The rear garden backs onto a vast area of open fields, farmland and wooded areas.

The existing property is a semi-detached two storey home with a substantial single storey side extension. The site benefits from a substantial corner due to it being the end of the housing run. Many properties in the area have added significant extensions.

The site is understood to be 100% residential all of a similar appearance and materials (red/brown facing brickwork, white render, red/brown roof tiles).



Front of site



View of reargarden looking north-east toward tree-lined boundary with green-belt beyond.



View from rear garden of western boundary, trees and vegetation. Large level change on otherside of fence.



View from driveway accrossKenilworth Closelooking back toward Brighton



View from road of western boundary, trees and vegetation. Large level change on otherside of fence.



View from road of western boundary

SITE CONTEXT

The houses immediately neighbouring the site are all principally built of either brick with some feature tile hanging or they are rendered / pebble-dashed. The roofs of all surrounding buildings are pitched and clad in tiles of various shades. There is a mix of terraced, semi-detached and detached properties in the immediately surrounding area.

In the surrounding streets, there are numerous examples of side and rear extensions. Within the surrounding streets, there is a further variety of building styles and materials.

There is little architectural cohesiveness or predominate character to the wider area whilst there is significant use of brick and pitched roofs the housing designs still vary significantly and it is, therefore, likely that a broad range of material options and building forms will be acceptable.



Example of typical housing stock on Kenilworth Close



Example of typical housing stock on Kenilworth Close



Example of typical housing stock on Kenilworth Close



Example of two-storey side extension on Kenilworth Close



Example of two-storey side extension on Kenilworth Close



Example of significant side and rear extensions to split one dwelling up into multiple units - Norwich Drive. The proposal is extremely similar to the proposal at 24 Kenilworth Close.



Photo of rear of Norwich Drive - an almost identical scheme to the proposal on Kenilworth Close. Note run of dormers (4no.).



Photo of front/side of Norwich Drive - an almost identical scheme to the proposal on Kenilworth Close. Note rendered gable side elevation on prominent corner.



Photo of rear of Norwich Drive - an almost identical scheme to the proposal on Kenilworth Close.

PLANNING HISTORY

In September 2020, an application was approved (BH2020/01080) for:

Conversion of existing semi-detached dwelling (C3) to create 2no two bedroom flats & 1no one bedroom flat (C3) incorporating a two storey side extension, single storey rear extension and associated works.

PLANNING POLICY

BRIGHTON + HOVE LOCAL PLAN

Having reviewed the policies of the Brighton & Hove Local Plan Policies Retained on Adoption of the Brighton & Hove City Plan Part One (March 2016), the following policies apply:

- HO5 - Provision of private amenity space in residential development;
- HO9 - Residential conversions and the retention of smaller dwellings;
- QD1 - Design – quality of development and design statements;
- QD2 - Design – key principles for neighbourhoods;
- QD3 - Design – efficient and effective use of sites;
- QD14 - Extensions and alterations;
- QD27 - Protection of amenity.

CITY PLAN PART 1

The following policies are considered relevant:

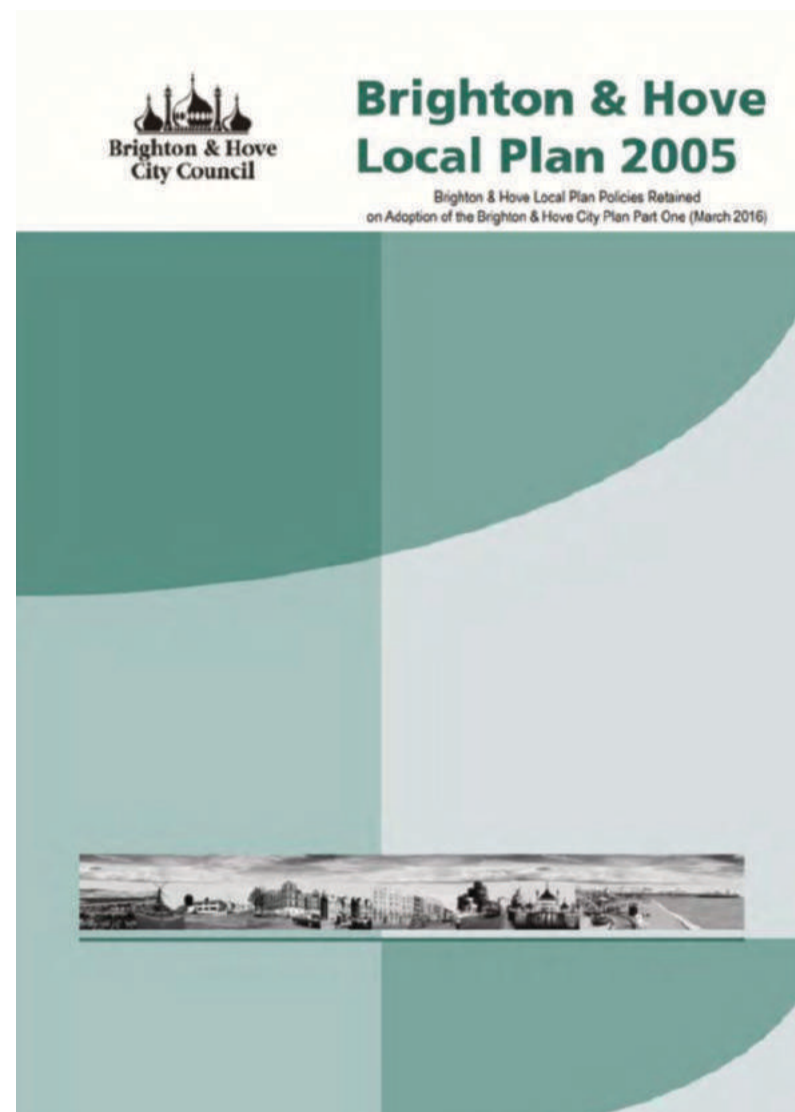
- SS1 - Presumption in favour of sustainable development;
- CP1 - Housing Delivery;
- CP12 - Urban design;
- CP18 - Healthy cities.

SUPPLEMENTARY PLANNING DOCUMENT SPD12 - DESIGN GUIDE FOR EXTENSIONS AND ALTERATIONS

Section 3.1 provides guidance for ground floor and two storey rear extensions.

Section 3.4 sets out guidance on new and replacement windows whereby the Council will seek to retain continuity and consistency to the appearance of buildings.

Section 3.5 sets out guidance on roof extensions and alterations. The guidance notes rooflights added on street side elevations should be kept to as few and small as possible. Rooflights should be of appropriate size and positioning.



USE

The site is currently formed of a 3-bedroom two storey semi detached property. The existing property comprises a lounge, kitchen, cloakroom, and bedroom at ground floor level, 3no bedrooms and a bathroom at first floor level.

Brighton and Hove Policy HO9 seeks the retention of smaller dwellings as there remains a high level of demand for smaller properties which are suitable for family accommodation.

The Policy is criterion based and is detailed below:

a. the original floor area is greater than 115 sqm or the dwelling has more than 3 bedrooms as originally built;

b. at least one unit of accommodation is provided which is suitable for family occupation and has a minimum of two bedrooms;

The development retains the existing host dwelling and achieves 3-bedrooms (the same level of accommodation as existing). A new 3-bed dwelling is provided and is well suited to family occupation. Both proposed ground floor units will have access to generous private amenity space.

c. the proposal is not detrimental to adjoining properties, including those within the same building, in terms of noise and nuisance and there is adequate provision for the storage of refuse;

The adjoining property is also a residential property. The layout of the proposed units has been carefully considered in order to reduce the potential impact upon neighbouring properties. Adequate refuse + cycle storage is proposed as part of the application.

d. secure, covered cycle parking is provided (if off-street cycle parking is not available and provision cannot be made on-street, then a contribution may be sought towards cycle parking nearby);

Secure cycle parking for the development can be provided within the site.

e. the proposal will not result in an unacceptable level of on-street car parking; and

The proposal provides sufficient off-street parking, at present there are no on-street parking controls within the area. The scheme would not result in an unacceptable impact upon parking within the local vicinity.

f. if the building is listed, the proposal preserves the character of the listed building.

The property is not a listed building.

g. if the building is in a conservation area, the proposal preserves or enhances the character of the conservation area

The property is not located within a conservation area.

Therefore by virtue of the criterion above the conversion of the property into additional units is acceptable in principle.

The NPPF principles seek to encourage the effective use of land by reusing land that has been previously developed, providing it is not of high ecological value. The site has no ecological value and the redevelopment would accord with the Government's key principles.

The proposed development would comply with the aims of sustainable development and the principle of the development and proposed use is acceptable.

DESIGN

The proposal seeks to remove the ad-hoc historic extensions to side and rear, add a new full width rear extension whilst also providing a new-build dwelling attached to the gable of the host building.

The scale, mass and detailing is almost identical to the previously approved scheme BH2020/01080.

The proposed use is in keeping with the adjacent use of the land and surrounding area, and would make more efficient use of the land whilst respecting the housing density characteristic of the area.

The design and use of materials are appropriate to the context and the locality. The density of the proposed development is suitable and characteristic of the locality and surrounding development.

AMENITY

The proposed units provide a good general level of amenity. The dwelling and room sizes are in excess of government guidance contained within the Technical housing standards for dwellings. The Technical housing standards – nationally described space standard, indicate that they can only be used and referenced if a local authority has adopted the space standard in its Local Plan.

Each dwelling at ground floor benefits from private large rear gardens.

Given the residential character of the area, and the evidenced conversions which have taken place in close proximity to the application site, the intensification of the use is comparable to the existing property in terms of the potential number of occupiers.

The scheme would accordingly comply with the aims of QD27.

ACCESS

The site is located in a highly sustainable location as it is 1.4 miles from Moulsecombe Railway Station, and 0.4miles from a local parade of shops providing convenience requirements.

Parking for 4no cars is proposed, via rearrangement of the existing driveway/ front garden. There are no on street parking restrictions.

The scheme would not result in an unacceptable impact upon parking within the local vicinity.

Given the excellent site connectivity, the application is considered entirely compliant with the aims of sustainable development as advocated by the NPPF.

SUSTAINABLE DEVELOPMENT

Paragraph 14 of the NPPF confirms that the underlying principle of the planning system is the presumption in favour of sustainable development. This is made up of the 3 dimensions of economic, social and environmental, which are mutually dependent and should be sought jointly and simultaneously.

Environmental Sustainable Development:

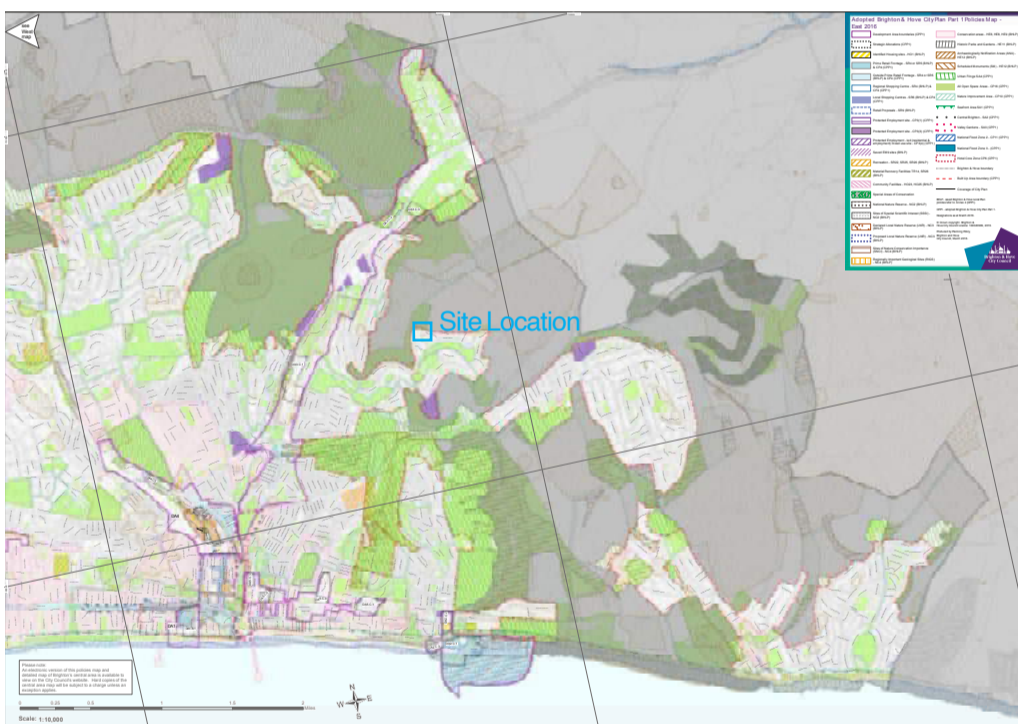
The proposed development would result in the transformation of an existing low-quality dwelling into a modern high-quality family home, plus the addition of a new-build two-storey family dwelling on a windfall, brownfield site, within a sustainable location. The site is located close to public transport bus routes and train stations.

Social Sustainable Development:

The proposal provide two high quality residential units, three of which are aimed at families. The dwelling would be in close proximity to local services and shops, and within an area largely characterised by residential uses.

Economic Sustainable Development:

The proposal represents the windfall creation a high quality dwelling, which would replace a small lower quality dwelling. The new dwelling would be subject to the new homes bonus, which would provide revenue from the government to BHCC. The building work will provide jobs and supply chain benefits for the local area.



CONCLUSION

The proposal within this application follows the recent approval on the application site of a similar nature, but importantly the almost identical scale and massing. The main difference within this scheme is to retain the existing dwelling as a family dwelling but provide a rear extension to enable an open-plan family living space facing onto the generous garden. Attached to the existing house, would be a new-build two-storey home - essentially mirroring the existing house.

The proposed development would be a high quality, sustainable development, that is acceptable in principle and complies with local and national policy guidance.

The City Plan Part 1 requires a target of 13,200 new homes to be achieved by 2030 and this reflects the capacity and availability of land/sites in the city. This should be treated as a minimum and every effort maintained to seek more housing wherever possible in view of the significant shortfall against the objectively assessed figures.

The proposed design is in keeping with the character of the area and does not take away from the character of the existing building. The proposal would provide an adequate level of amenity, and for future residents, whilst the proposal would have no undue impact on neighbouring amenities.

The scheme would comply with the aims of environmental, social and economic strands of sustainable development as advocated by the NPPF. The scheme will provide two high quality residential homes on an existing brownfield, windfall site.

The application is in accordance with the policies and requirements of the Development Plan.