

10/01/2024

# Planning, Design and Access Statement

28 WILBURY AVENUE, HOVE BN3 6HS

ARCHITECTURE LANDSCAPE URBANISM

## INTRODUCTION

This statement has been prepared by Architecture Landscape Urbanism on behalf of the homeowners Rachael Adcock and Philip Simpson. This statement accompanies the appended drawings and forms the planning application for the proposed deconversion and extension of the lower ground floor and upper floor flats at 28 Wilbury Avenue, Hove BN3 6HS.

This statement will briefly explain the site context, describe the proposed development and the design process that has led to the current proposal, outline the planning policy framework of the site and demonstrate how the proposal will marry the requirements of the planning policy framework with the aspiration of the applicants for their family home.

This statement should be read alongside the following documentation:

- Application Form
- Architectural drawings
- Wildlife assessment checklist

## BACKGROUND

### THE APPLICANTS

The applicants are a family with young children who no longer need the flat which was created on the lower ground floor by the former owners of the building in 2003 and therefore wish to bring this back into the main house to create a single family dwelling on the site. The applicants also wish to construct a modest extension at ground floor level to the rear of the house, and better integrate the existing workshop and store at lower ground floor level into the house such that the main living spaces have a more coherent relationship to the rear garden.

## SITE

### EXISTING BUILDINGS AND USE

The site comprises a self-contained flat at lower ground floor and a four bedroom family house at ground and first floor. The use class is C3.

The site sits on a slope with the street facing elevation of the building facing north with access to the ground floor from a front garden with refuse storage and car parking accessed via a dropped kerb. The land falls from the street to the garden and the southerly elevation has a lower ground floor accessed from the garden. External stairs lead to a terrace over an existing workshop and provides access to the kitchen and rear reception room on the ground floor.

The building is part of a pair of semi-detached houses; to the west is an access from the street to the garden which has external stairs behind a fence adjacent to the street elevation leading to a door to the self-contained lower ground floor flat and then access through the workshop under the ground floor terrace to the garden.

The building has fine decorative brickwork to the street elevation in cream brick with red brick details and decorative plasterwork. To the side elevation the brickwork is all in a red brick with a render finish to the lower ground floor. To the garden elevation the walls are rendered and painted. In general, the windows are uPVC sliding sash and casement windows. The roof is pitched and finished in concrete tiles.

## SERVICES AND DRAINAGE

There are existing service and drainage connections on site which will be retained and re-used.

The additional service connections to the self-contained flat will be removed as it is brought back into the main house.

## FLOODING

The site is in flood zone 1 and less than 1ha in size therefore no flood risk assessment is required.

## TREES

There are no trees in the vicinity of the site which would be affected by the works.

## BIODIVERSITY

A wildlife assessment has been undertaken, which also forms part of this planning submission. No further actions are required at this stage.

# BACKGROUND AND PLANNING HISTORY

## APPLICATION SITE

BH2003/0676/FP was approved on the 28<sup>th</sup> of April 2003 to create a self-contained one bedroom flat in the basement of the house with external alterations.

# DEVELOPMENT PROPOSALS

This application is for the deconversion of the existing four bedroom house, use class C3 and one bedroom flat, use class C3, into one single dwellinghouse, use class C3, with the removal of the 28A address. Construction of an infill extension to the rear of the main building and side of the rear outrigger over the existing lower ground floor workshop. The conversion of the lower ground floor store and workshop to habitable space and for the construction of a rear extension to the outrigger at lower ground level.

# PLANNING POLICY FRAMEWORK

The planning policy framework is composed of the following documents:

1. National Planning Policy Framework 2021
2. Brighton and Hove City Plan Part Two 2022

Of particular relevance are policies DM2 Retaining Housing and Residential Accommodation (C3) and DM21 Extensions and Alterations of the Brighton and Hove City Plan both of which are referred to further below.

## EMERGING POLICY

Brighton and Hove City Plan Part One

## SUPPLEMENTARY PLANNING DOCUMENTS

SPD12 – Design Guide for Extensions and Alterations 2013

## SITE SPECIFIC DESIGNATIONS

None

# PLANNING POLICY ASSESSMENT

## INTRODUCTION

This section of the report will demonstrate how the aims of the planning policy framework have been combined with the needs of the applicant and the opportunities of the site to create the proposal submitted for consideration.

## PRINCIPAL OF DECONVERSION

Policy DM2 of the City Plan 2022 sets out the situations whereby loss of residential units is appropriate in Brighton and Hove.

The existing building has a single legal title and there is no leasehold agreement for the lower ground floor flat. The existing self-contained flat has a GIA of 40.3m<sup>2</sup>, which is only just sufficient as a one bedroom one person flat according to the National Space Standards outlined in policy DM1. Given the very poor access to natural light also provided by its location on the lower ground floor with windows into the narrow access route between the buildings on our site and the site boundary, this offers a very poor quality of residential unit. In compliance with DM2 (c) this proposal would enable the loss of a substandard residential unit.

In line with DM2 (f) the previous use of the building, as a complete house up until 2003, is a material consideration for assessing the proposed deconversion.

Paragraph 2.16 also notes that *'the council does not seek to resist schemes combining dwellings that involve the loss of a single home.'*

Therefore, the principal of deconversion is in line with the planning policy framework and should be accepted.

## EXTENSION DESIGN

Following the format of SPD12 the design of the rear infill extension is acceptable for the following reasons:

#### DESIGN AND APPEARANCE

The materials, design and detailing of the extension follow those of the main building. The roof is pitched to match the existing building and the walls rendered to match the rear and side elevation of the building.

The rear elevations of the street vary from one pair of buildings to the next and as such the more contemporary design at lower ground floor is suitable in this varied streetscene.

To the street the building pattern of semi-detached buildings is maintained, given the infill extension is not visible at ground floor level owing to the existing fencing.

The rear extension at lower ground floor does not consume half the depth of the original garden and is less than half the depth of the house. It does not extend past the side walls of the main house and has been designed as a subservient addition to the existing building.

The infill extension at ground floor is two storeys high on the rear elevation and has therefore been carefully designed to comply with the 45 degree rule and maintains at least a 7m distance from the rear boundary, albeit that this overlooks a railway line. From the street the infill rises a single storey and therefore does not disrupt the streetscene.

The infill has a pitched roof that has been set low by the boundary and does not extend past the rear elevation of the original outrigger.

#### IMPACT ON NEIGHBOURS

The impact on the neighbours has been carefully considered. The extension complies with the BRE 45 degree guidance given that it only breaks the 45 degree line in plan and not in section. Breaking the line in both planes being critical to the application of the rule.

There will be no additional overlooking to the neighbours from the proposed extension given that there is currently a terrace at ground level where the extension is proposed to be located.

#### SUSTAINABILITY

The extension, coupled with extensive works to the existing lower ground floor, provide the opportunity to significantly upgrade 14% of the existing building fabric and increase the compactness, i.e. reduce the amount of surface area to floor area of the building as part of the works. This will allow the building to reduce the energy use per m<sup>2</sup>.

#### TREES

There are no trees, or habitats that will be affected by the works.

## SUMMARY AND CONCLUSIONS

The proposed development has been designed to meet the needs of the applicants and the requirements of the planning policy framework.

The design is informed by the local context and will be visually attractive and sympathetic to the host building and surrounding buildings.

The extension has been carefully designed to limit the impact on the neighbouring buildings and complies with the guidance from Brighton and Hove Council.

The deconversion of the low quality one person one bedroom flat with the house above back into a single dwelling as originally designed is supported by the local planning policy.

The proposed development meets the requirements of the local authority and should therefore be supported.

END