



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

**Proposed Replacement Awning at: 25-26, New
Road, Brighton, BN1 1UG**

Design and Access Statement

Written and prepared by Planning By Design

Application

Planning By Design (**The agent**) has been instructed to act on behalf of Mr. Joe Belson (**the applicant**) to submit a planning application to Brighton and Hove City Council (**the Planning Authority**) for: Proposed Replacement Awning at: 25-26, New Road, Brighton, BN1 1UG (**the site**). In support of this application, the following Planning Statement has been provided to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

Site Location & Proposal

The site location to which this application relates is 25-26, New Road, Brighton, BN1 1UG with the site comprising of a bar/restaurant which forms part of a terrace of properties within the Valley Gardens conservation area. The site location is not associated with any listed status nor are there any listed buildings on either side of the site however across the road there are several listed buildings as per Historic England.

Properties along this terrace, have benefited from outdoor seating areas since covid restrictions were first introduced which has now set a precedent in place to this area, with outdoor seating areas providing significant social and economic benefits to the local area. To support the site's outdoor seating area there is an existing Awning in place however the provision of this full planning application seeks permission to replace this with a new retractable awning as the current one is no longer fit for purpose.

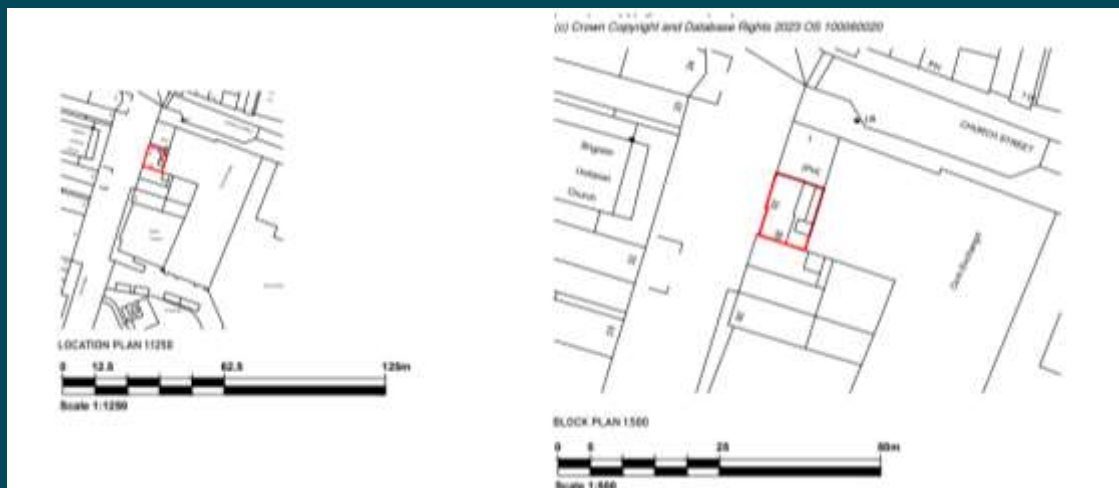


Figure 1: Site Location Plan (Not to scale, see plans)

Design

The site location will not be subject to any significant changes as an outcome of this proposed development as the structure itself will not undergo any structural change. The existing awning

at the site will however be replaced with a new retractable structure for the provision of additional coverage within the existing outdoor seating area.

Access

Access to and from the property will not change as a result of this development.

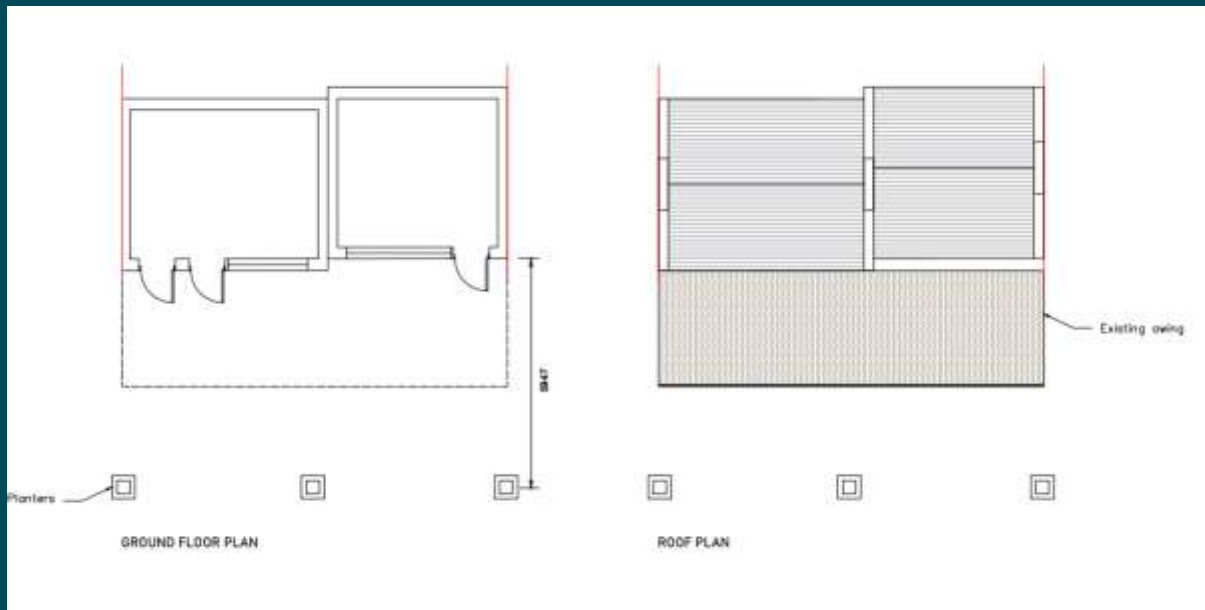


Figure 2: Existing Plans (Not to scale, see drawings)

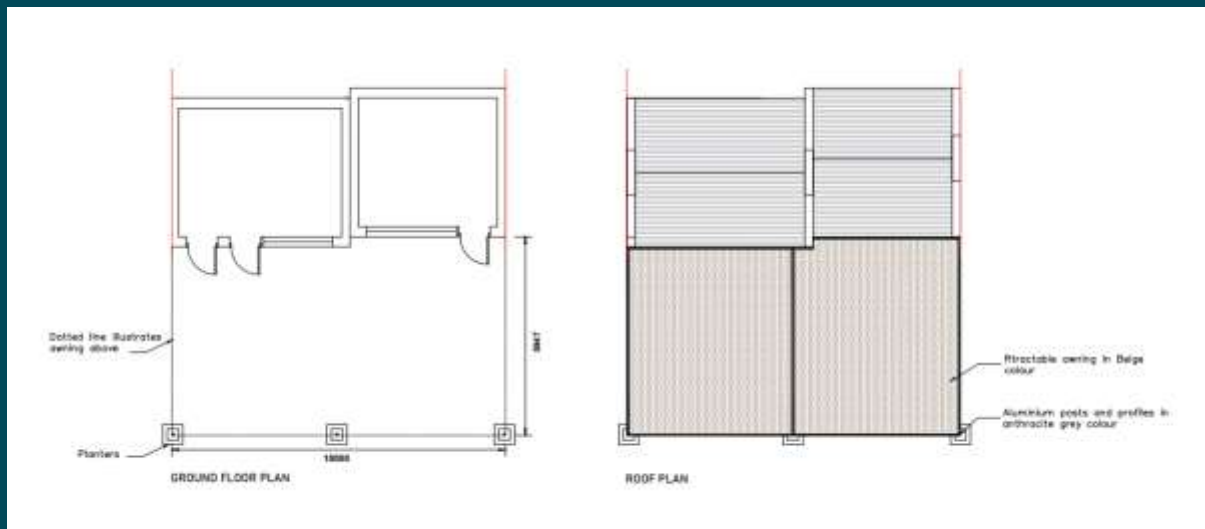


Figure 3: Proposed Plans (Not to scale, see drawings)

Assessment

The following policy and guidance documents are recognized as primary considerations for the decision of the associated application at the site location

- National Planning Policy Framework;
- National Planning Practice Guidance;
- Brighton & Hove City Plan Part One;
- Brighton & Hove City Plan Part Two

National Planning Policy Framework (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

***Analysis:** The proposal represents sustainable development in line with the NPPF as it will provide significant social benefits to the site and its users which will assist in stimulating economic activity at a local level. Furthermore, the proposal will also not result in any environmental damages as the proposed scale and design of the structure is in line with the existing content of this area.*

Paragraph 11 of the NPPF describes the presumption in favor of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

In line with the National Planning Policy Framework, Planning by Design kindly request for a timely decision to be made on the proposal. Additionally, Planning by Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

Brighton & Hove City Plan Part One

The City Plan Part 1 strategy reflects the importance the Council places on protecting and enhancing the city's unique built and natural environment whilst ensuring needed homes and jobs are provided together with the right infrastructure and community facilities to support the city's residents, businesses, and visitors.

The following policies of the Brighton & Hove City Plan Part One are considered to be relevant considerations for the assessment of this application:

- SS1 Presumption in Favour of Sustainable Development;
- CP12 Urban design;
- CP15 Heritage.

Brighton & Hove City Plan Part Two

- DM18 High quality design and places
- DM20 Protection of Amenity
- DM21 Extensions and alterations
- DM26 Conservation Areas
- DM22 Landscape Design and Trees
- DM36 Parking and Servicing

Design and Visual Amenity

Policies CP12 and DM18 relate to design. In summary they stipulate that all new building and developments must be of the highest design standards, based on a clear rationale, and with regard to local context and characteristic of the area. The policies also promote the use of appropriate materials, sustainable building, accessibility, appropriate function, massing, and scale for the area the new development is situated and the incorporation of inclusive design with high levels of internal and external amenities. The policies also relate to respecting the local character and distinctiveness of the area and creating a strong sense of place. This is also reiterated and detailed within supplementary planning documents.

Analysis: *The proposal is in keeping with the above, as it is well designed and complimentary to the character of the site and wider area will thereby cause little to no visual disturbances to the streetscape and townscape.*

Impact on the Conservation Area

This site falls within Valley Gardens conservation area Policy CP15 regards protecting and enhancing heritage assets refers to the Conservation Strategy, which explores the preservation and enhancement of CA's and associated heritage assets in depth. Further concerning Conservation Areas, DM26 states "Development proposals within conservation areas, including alterations, change of use, demolition and new buildings, will be permitted where they preserve or enhance the distinctive character and appearance of that conservation area, taking full account of the appraisal set out in the relevant character statement," it then goes on to outline how conservation areas should be respected and enhanced within development.

Analysis: *As the proposed development will not result in any significant visual change to this area, any potential heritage impact as an outcome of the installation of a larger awning at the site is considered to be negligible.*

Parking

Policy DM36 Parking and Servicing, and relevant Parking SPD concerns parking at residential and city central sites.

Analysis: The proposed development will not lead to any additional strain on parking as the site falls within a city centre area which benefits from sufficient pedestrian transport links. As such, the proposal will not lead to any detrimental highway concerns.

Conclusion

The proposed development requested via this planning submission is considered to be an appropriate development from a planning policy perspective, in accordance with the National Planning Policy Framework along with the Council's Local plan.

Planning By Design kindly requests that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal, or feel that certain conditions would be necessary to accommodate a grant in permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.