



Unit 9b, The High Cross Centre,  
Fountainy Rd, London N15 4BE  
T: 020 8802 3480 D: 020 3846 6745  
E: [info@samplanning.co.uk](mailto:info@samplanning.co.uk)

---

## **Design and Access Statement**

**Date:** 13/02/2021

**Site Address:** Grange Court, 91 Payne Avenue, BN3 5HD.

### **Content:**

- 1. Introduction**
- 2. Relevant Planning History**
- 3. Proposal**
- 4. The Site and Surroundings**
- 5. Policy Context**
- 6. Principle of Development**
- 7. Design & Appearance**
- 8. Impact on Amenity**
- 9. Impact on Character and Appearance**
- 10. Conclusion**

## Introduction:

The Design and Access Statement has been prepared in support of the full planning application for x 1 additional storey and creation of 2no. self-contained flats.

SAM Planning is the acting agent on behalf of the owner of the site.

## Relevant Planning History:

- BH2021/00124 – Permitted Development application Class AC - Withdrawn
- BH1999/01941/FP - Replacement uPVC double glazed windows. Flat 4. Approved - 28 Sep 1999
- BH1997/01072/FP - Replacement windows. Approved Tue 14 Oct 1997

## Proposal:

The proposed full application seeks to create x 1 additional storey and creation of 2no. self-contained flats with 2 bedrooms each with associated terrace areas and refuse.

Flat 7 would be 2b2p and measures 54m<sup>2</sup>. Flat 8 would be 2b2p and measures 55m<sup>2</sup>.

## The Site and Its Surroundings:

The site is located on the northern side of Payne Avenue, at the end of the road and accommodates an existing three storey block of flats which is set back from the streetscene and benefits from a partially enclosed forecourt area with larger rear amenity space.



The site is not within a Conservation Area or subject to a Listed building. No other relevant designations are associated with the site.

The immediate vicinity of the area is characterised as residential including dwellinghouses and flats. It is noted that immediately adjacent to the site resides a 4 storey block of flats. In addition, there are other 4 storey blocks of flats situated along Portland Avenue.



## **Policy Context:**

National Planning Policy Framework (NPPF) (2019)

Brighton & Hove City Plan Local Plan (2016)

- SO1
- SO4
- SO8
- SO12
- SO19

SPD (2020 update)

- 2 - understanding local context
- 3 - General principles
- 4 - Detailed Guidance



## **Principle of Development:**

The principle of undertaking full application for the creation of additional self-contained flats is supported by planning policy at local, regional and national levels, subject to assessments of design, impact on character and impact on amenity. Furthermore, it is noted that the LPA does not have a 5 year housing land supply and therefore the proposal would contribute in increasing the boroughs housing stock and needs, to a degree.

## **Design and Appearance:**

The design is of high quality merit and would be an attractive addition to the streetscene, set significantly from any notable assets such as those by the pier. The location of the flats is at the end of the street in a discrete location. There is provision of adequate natural light in all habitable rooms proposed.

The proposal would be car free which coincides with the LPAs Local plan of reducing greenhouse emissions & air borne pollution and long term vision of being carbon neutral by 2030. In addition, this would also mitigate any traffic concerns or noise issues.

Adequate refuse is proposed at the front of the block of flats. Cycle storage could be secured by means of condition. A sufficient and usable amount of private amenity space is proposed for flats 7 and 8.

## **Impact on Amenity:**

The proposal would not raise any material amenity concerns in terms of loss of outlook, privacy, a sense of enclosure or overbearing concerns to the amenity of neighbouring occupiers. Given the orientation of the building and the sunlight movement there is no harm in terms of sunlight or daylight. As such the proposal is considered acceptable in this regard.

## **Impact on Character and Appearance:**

The x 1 additional storey (with a flat roof) and creation of 2no. self-contained flats would not

have any adverse impact to the character of the immediate vicinity of the area or detract from the appearance of the existing block of flats but rather contribute positively to the distinctive character of the city's different neighbourhoods and creates an attractive and accessible well-connected network of streets, spaces and buildings in line with policy SO12. There are examples of 4 storey blocks within the immediate vicinity of the area and as such it is considered that there is no appreciable harm in this regard.

**Conclusion:**

The proposed development is considered to be acceptable in line with the LPA policies. The scheme is of high quality design and would increasing the housing shortage within the borough and there would be no unacceptable impacts to adjacent properties or to the character of the area. It is therefore our understanding that planning permission should be granted.