



Planning report – 6 November 2017

1. Major proposals

Former St Aubyns School (BH2017/ 06280 & 06281)

The RPC response to the LPA on the two current applications is available on the RPC website at: <https://secure.toolkitfiles.co.uk/clients/24209/sitedata/2016&17/AgreedRPCresponseOct17St-Aubyns.pdf>

Meadow Vale a response is awaited on this site to be designated a Local Wildlife Space.

2. Other recent planning proposals

- **82 Dean Court Road:** RPC brought several concerns to the attention of the LPA including:
 - The appearance & size of the proposed house which will be out of keeping with other properties to the detriment of the street scene.
 - PD 12 side extensions para 3.2 says "side extension should be set back from the front of the host building by a minimum 0.5M and reflect the proportions and detailing of the building". The drawings are not in accordance with this guideline.
 - The view from/towards the South Downs National Park is impacted by this proposed extension.

Also under consideration:

- **18 Little Crescent** BH2017/ 03083: Erection of single storey extension
- **33 Gorham Avenue** BH2017/ 03422: Erection of covered verandah to front elevation, erection of a two storey side extension, & single storey rear extension; loft conversion & associated internal alterations.

3. Local planning consultations:

RPC responded to *support* City Council proposals to update the LPA local validation requirements:

All applications where the scheme does not comply with the necessary policy requirements or developer contributions and this is being justified on viability grounds a Viability Assessment shall be submitted with the application as a validation requirement.

- The Viability Assessment shall include a specific level of information and use a standard methodology
- The Viability Assessment and any supporting material will be available publicly on the planning register on the council's website alongside all of the other information submitted by the applicant.

The **South Downs Local Plan Pre-Submission Consultation ends on 28 November 2017**

RPC offers planning consultations for applicants & residents to talk about planning matters. Times & dates can be found: <https://secure.toolkitfiles.co.uk/clients/24209/sitedata/2016&17/RPC-Planning-mtg-2017-2018.pdf>