

PLANNING COMMITTEE ADDENDUM Presentations – Items E, F, G, H, I

2.00PM, WEDNESDAY, 8 JUNE 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Land To The West Of 149 Ladies Mile Road BH2021/04096

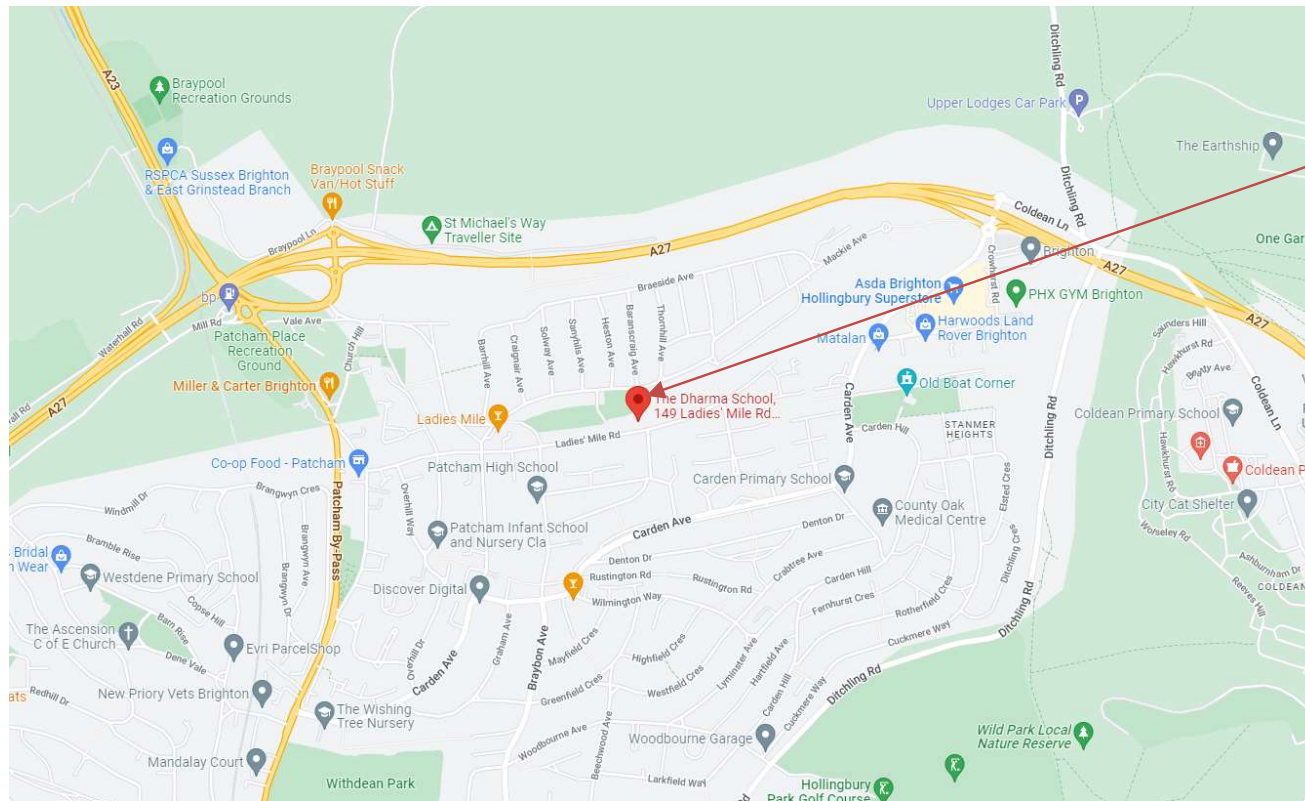


**Brighton & Hove
City Council**

Application Description

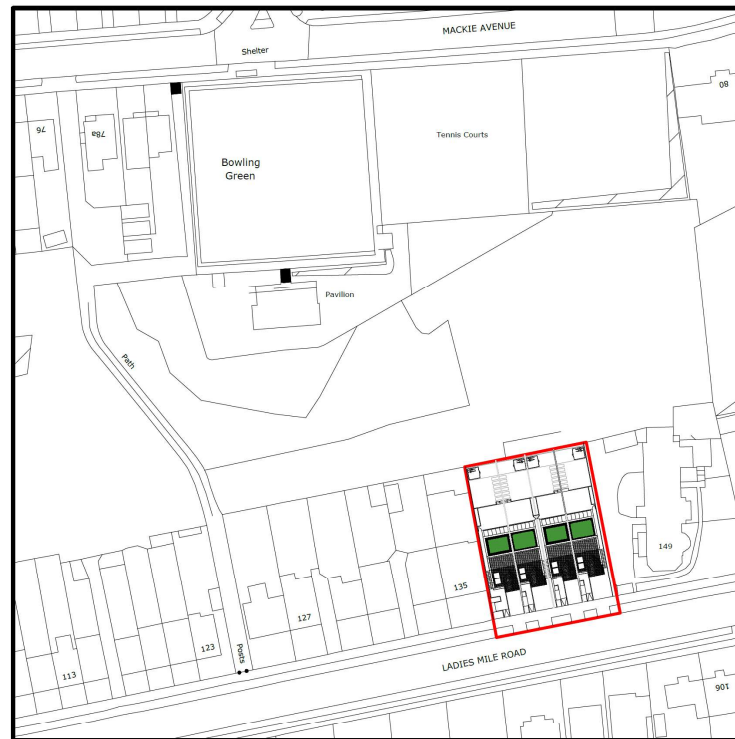
- Erection of 4no. four-bedroom, two-storey dwellinghouses (C3), with landscaping, parking, new access and vehicle crossovers.

Map of application site

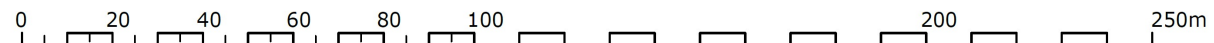


The application site

Proposed Location Plan



Location Plan 1:1250



Aerial photo of site



3D Aerial photo of site



Photos taken from within the site towards neighbours



Facing East



Facing West

Photographs of the site within the streetscene

Application site



View towards the east on Ladies Mile Road

Application site

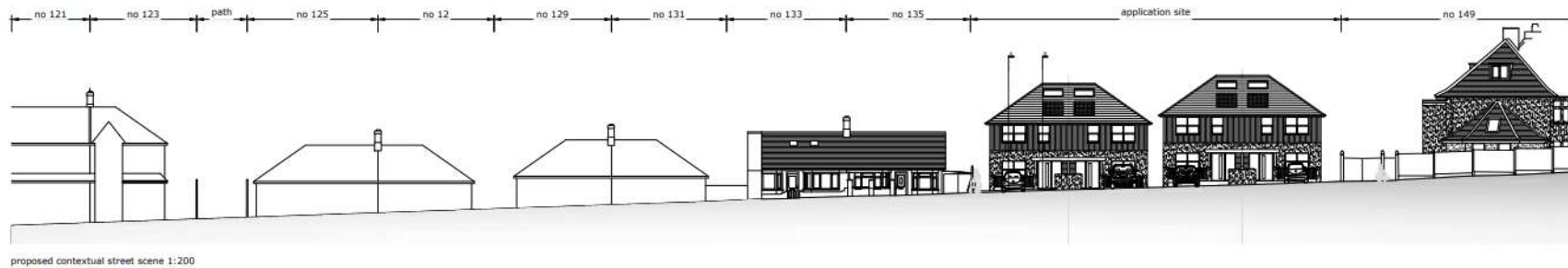


View towards the west on Ladies Mile Road

Proposed Block Plan



Proposed Contextual Front Elevation



Proposed Front Elevation



398.P.06.C

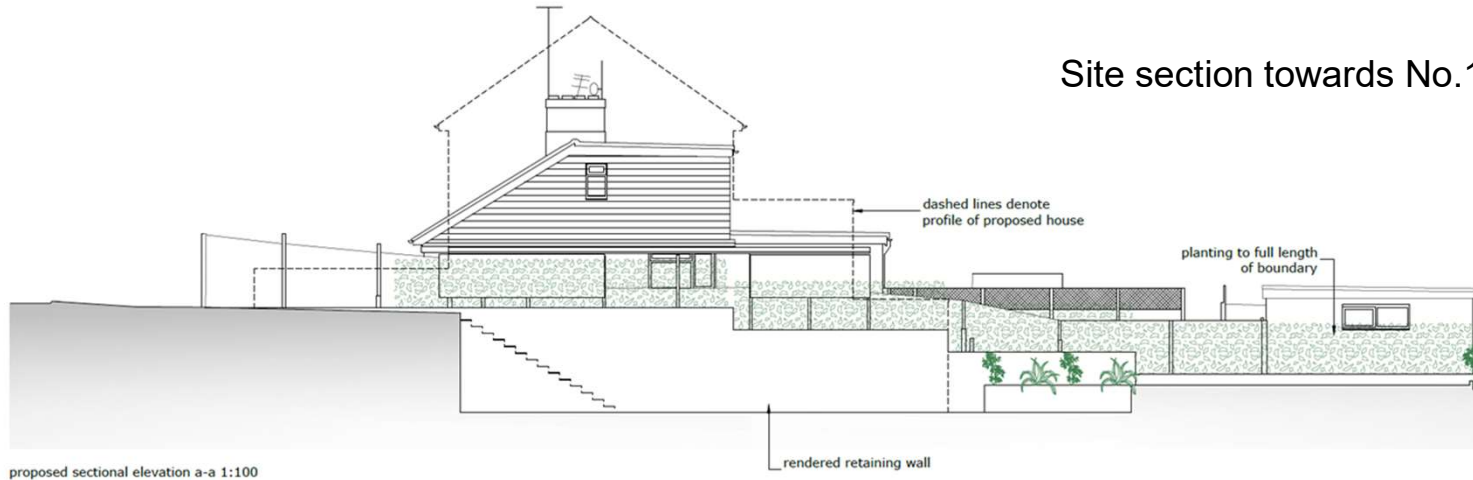
Proposed Rear Elevation



398.P.06.C

Proposed Site Section and neighbours

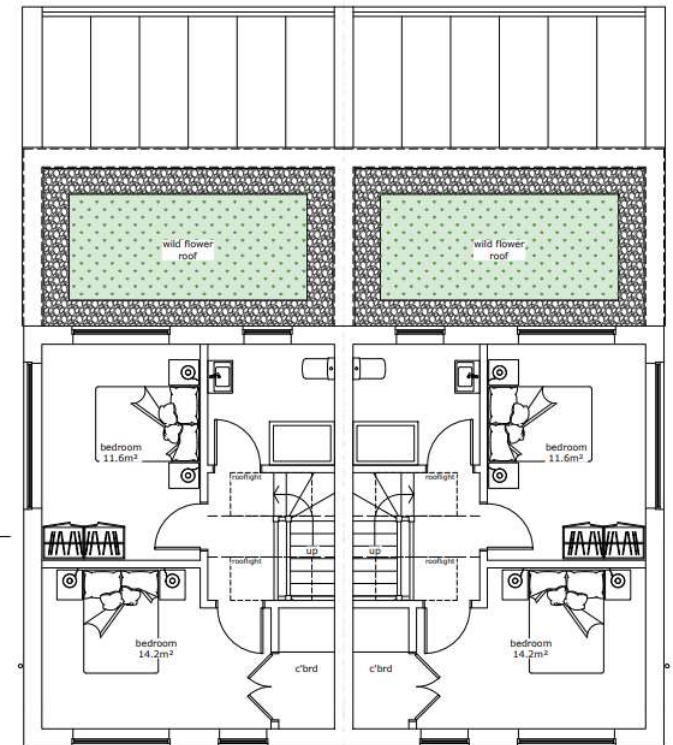
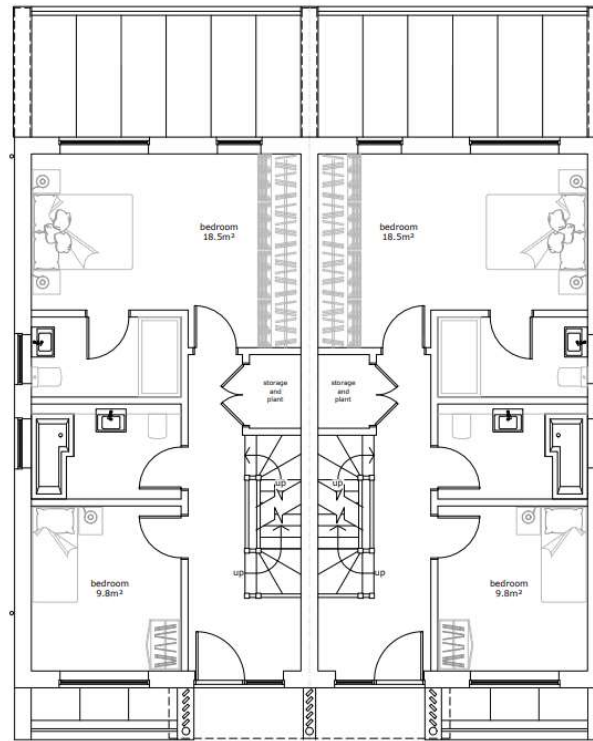
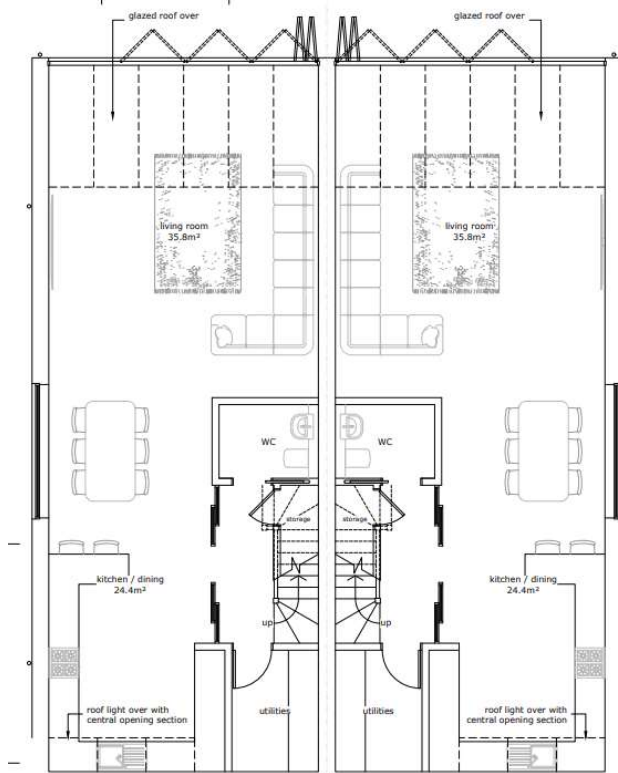
Site section towards No.135



Site section towards No.149



Proposed floorplans



Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact on amenity
- Standard of accommodation
- Highways
- Ecology, trees and landscaping

Conclusion and Planning Balance

- The principle of residential development is considered acceptable.
- The dwellings are of an appropriate design.
- Each unit would provide an acceptable standard of accommodation and provide private external amenity space.
- The scheme would not result in harmful impact to neighbouring properties.
- Subject to conditions, the development is appropriate in terms of impact on highways, ecology and arboriculture.

Recommendation: Approval

17 16 Wilbury Villas

BH2021/03826

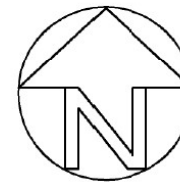
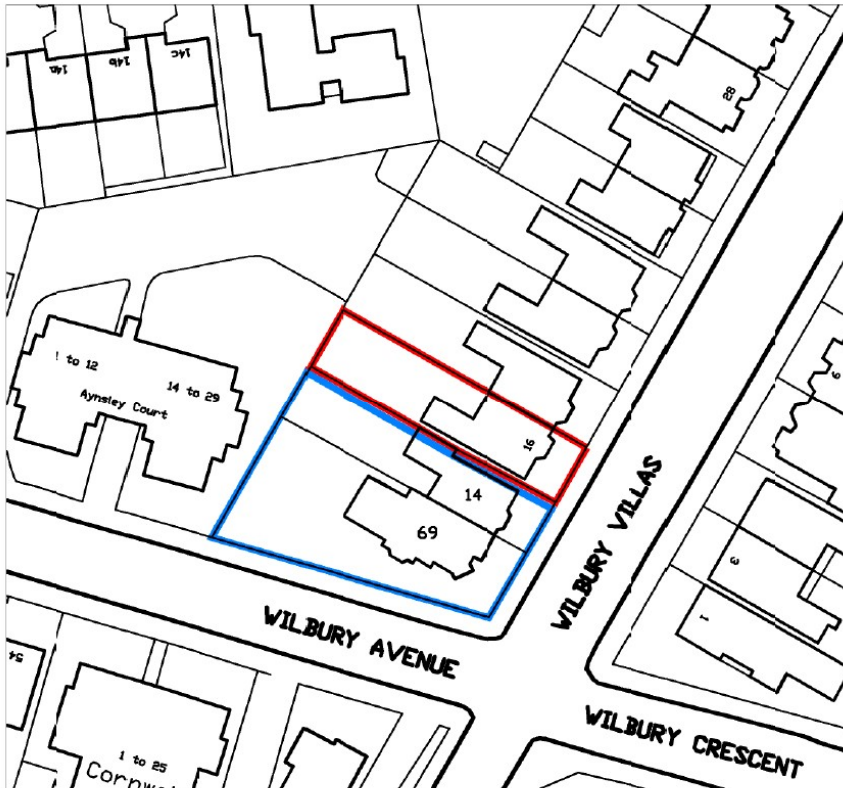


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Application Description

- Alterations and extensions to existing building comprising 6 flats incorporating layout changes, front and rear extensions, rear balcony and roof terraces, rear dormer and new lightwells. Alterations to fenestration. New boundary wall, metal gates, planting, bin and cycle storage. Render rear and side elevations.

Existing Location Plan



Existing site location plan
Scale 1:1250@A3

0m 10m 20m 30m 40m 50m



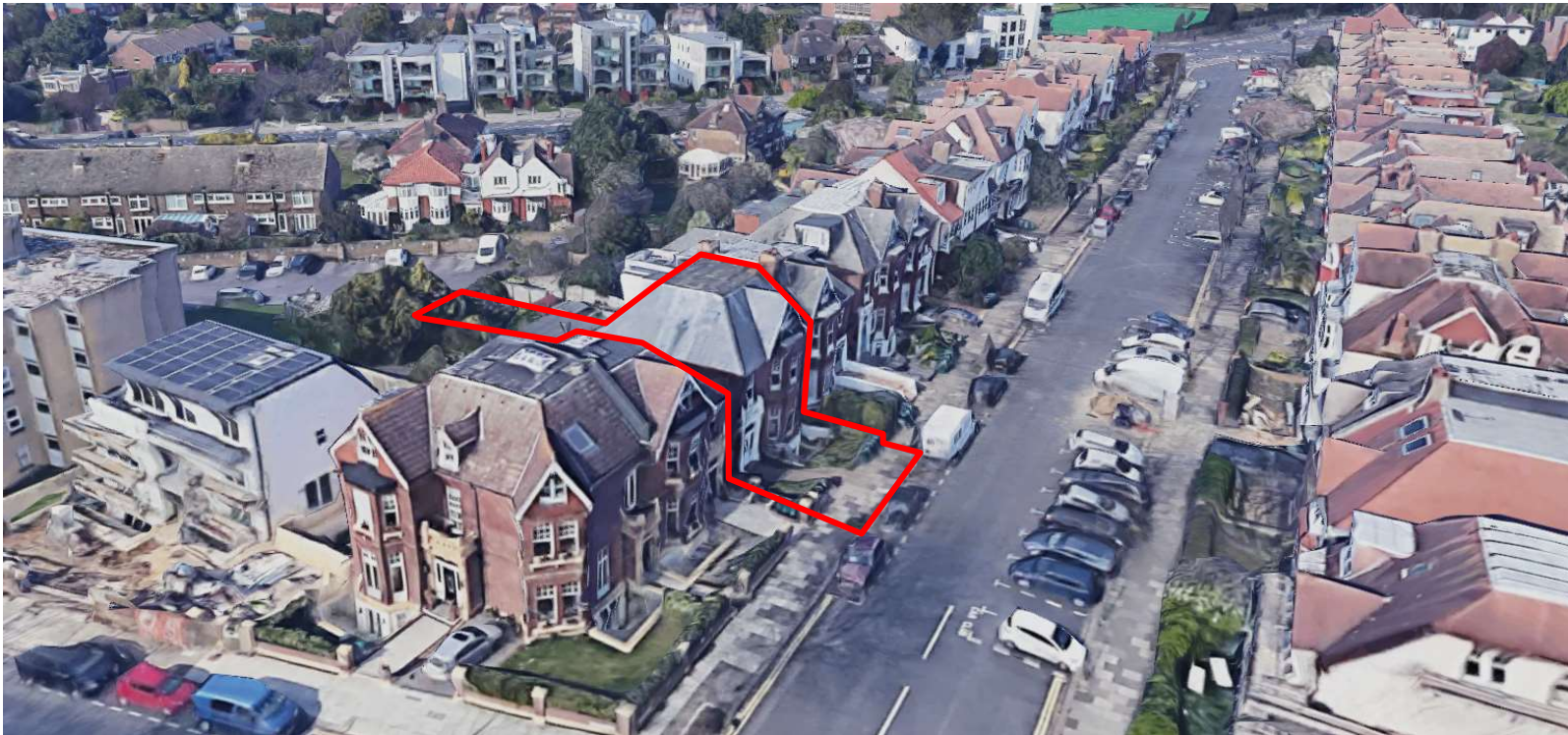
**Brighton & Hove
City Council**

Aerial photo of site



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City Council

3D Aerial photo of site



3D Aerial photo of site



Brighton & Hove
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Street photo of site



Other photos of site



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Other photos of site



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City Council

Other photos of site



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City Council

Other photos of site



Brighton & Hove
City Council

Other photos of site



Proposed Block Plan



Existing Elevations



Front



Rear

Proposed Front Elevation



Proposed front / east elevation Scale 1:200@A3



TA1372/11 D

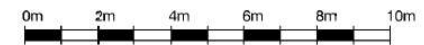


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Proposed Rear Elevation

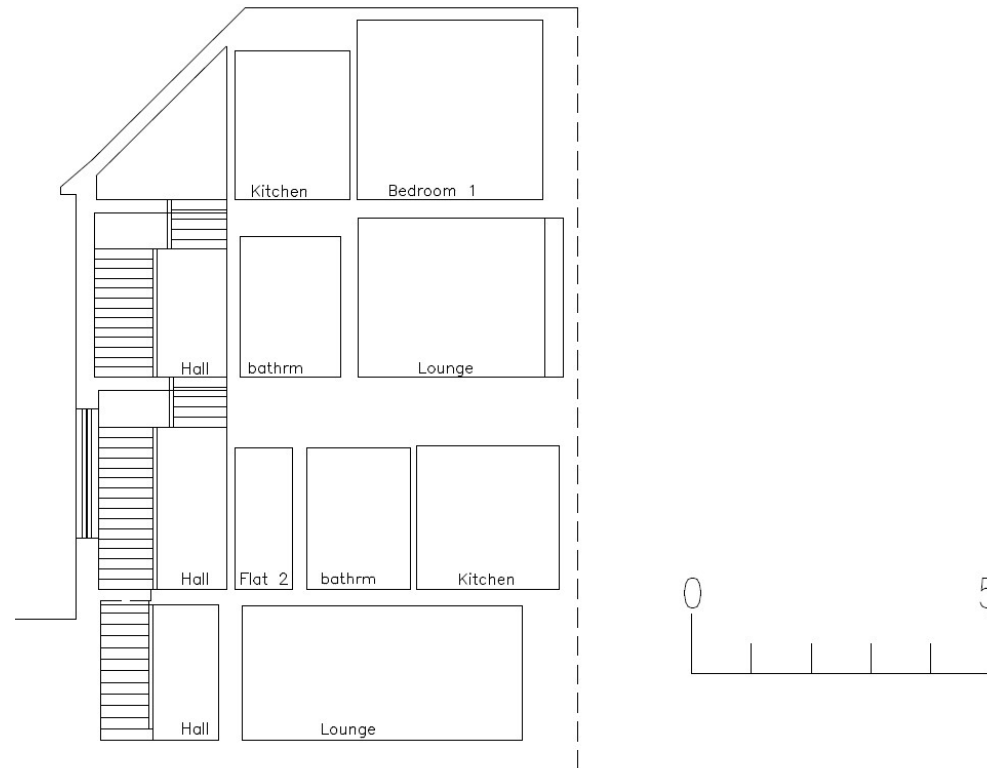


Proposed rear / west elevation Scale 1:100@A3



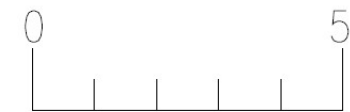
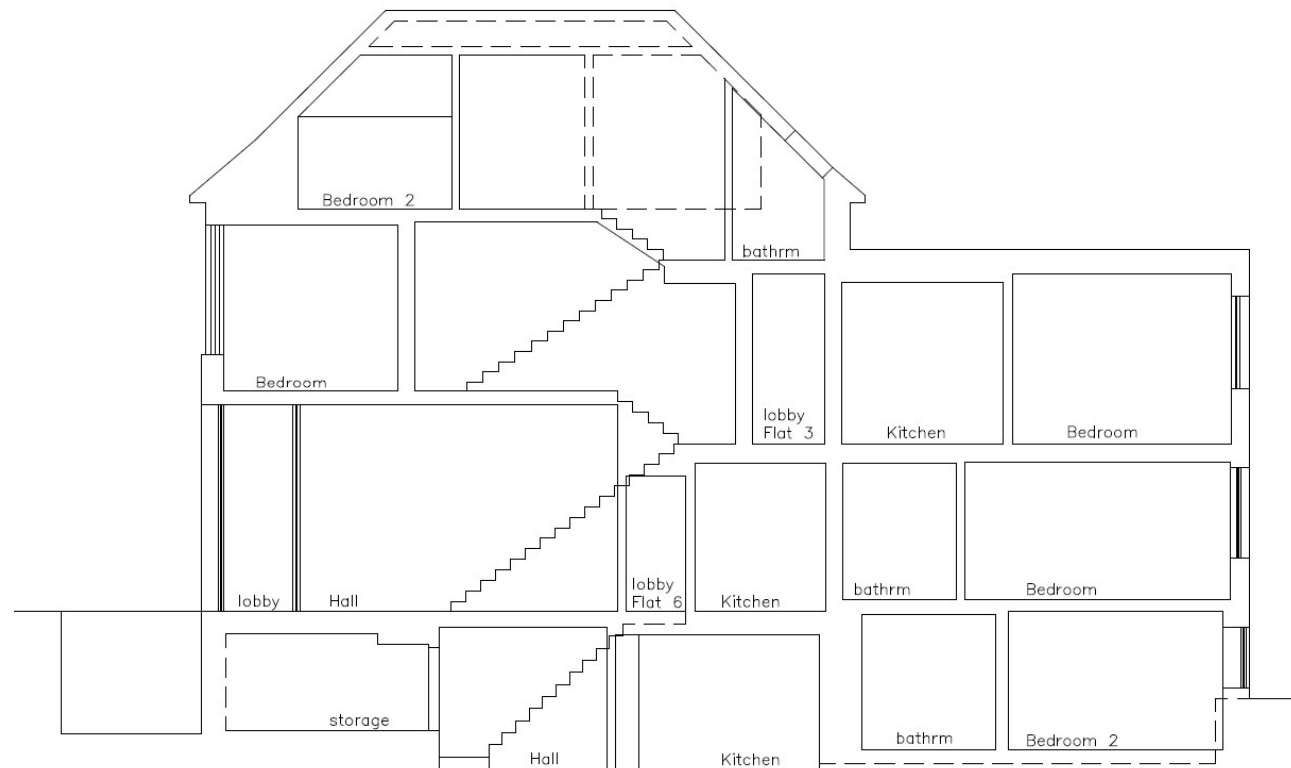
TA1372/11 D

Existing Site Sections



Section AA as Existing

Existing Site Sections



Section BB as Existing



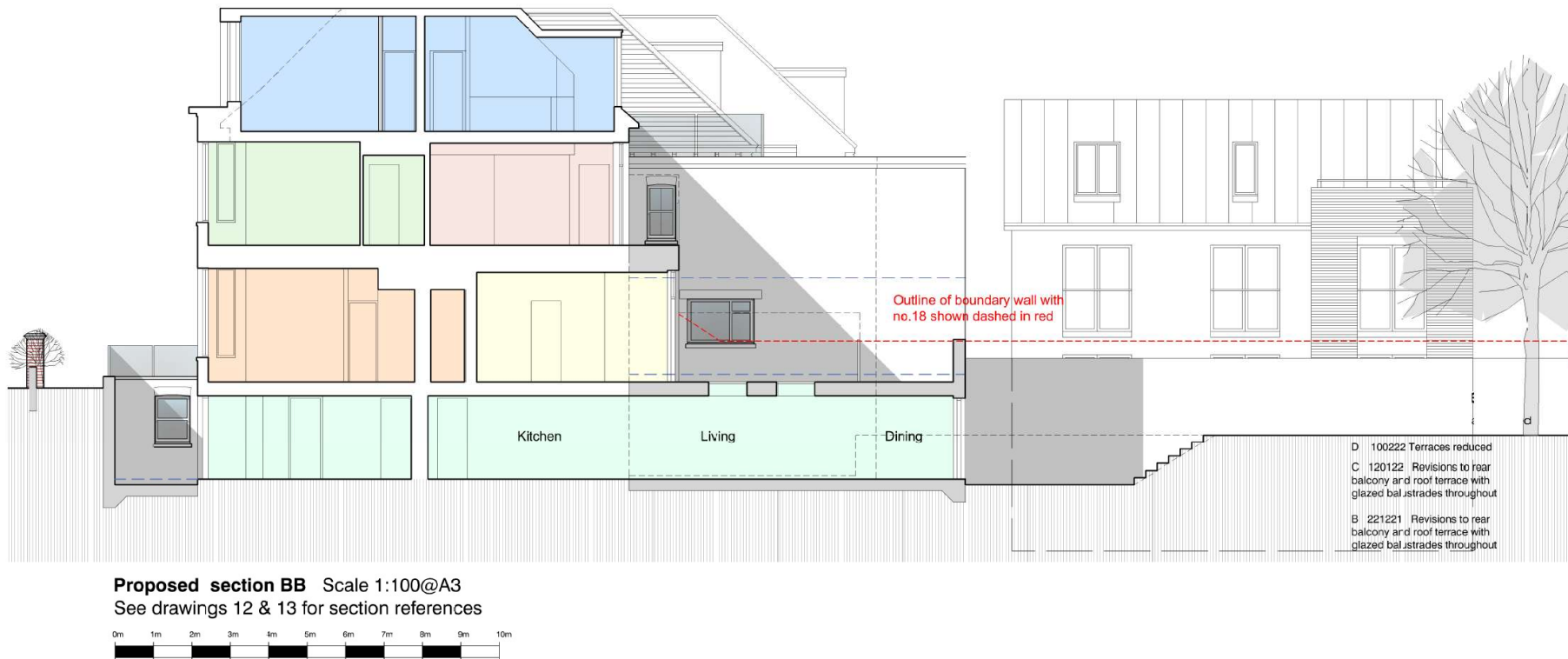
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Proposed Site Sections



TA1372/18 D

Proposed Site Sections



TA1372/19 E

Key Considerations in the Application

- Design & Appearance
- Impact on Amenity



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Conclusion and Planning Balance

- Design & Appearance Acceptable – improvement to streetscene
- Impact on Amenity – some harm acknowledged
- Standard of Accommodation for flats within application building improved
- On balance, benefits outweigh impacts of the scheme.

Recommend: Approval

39 4 Prince's Street

BH2022/00632



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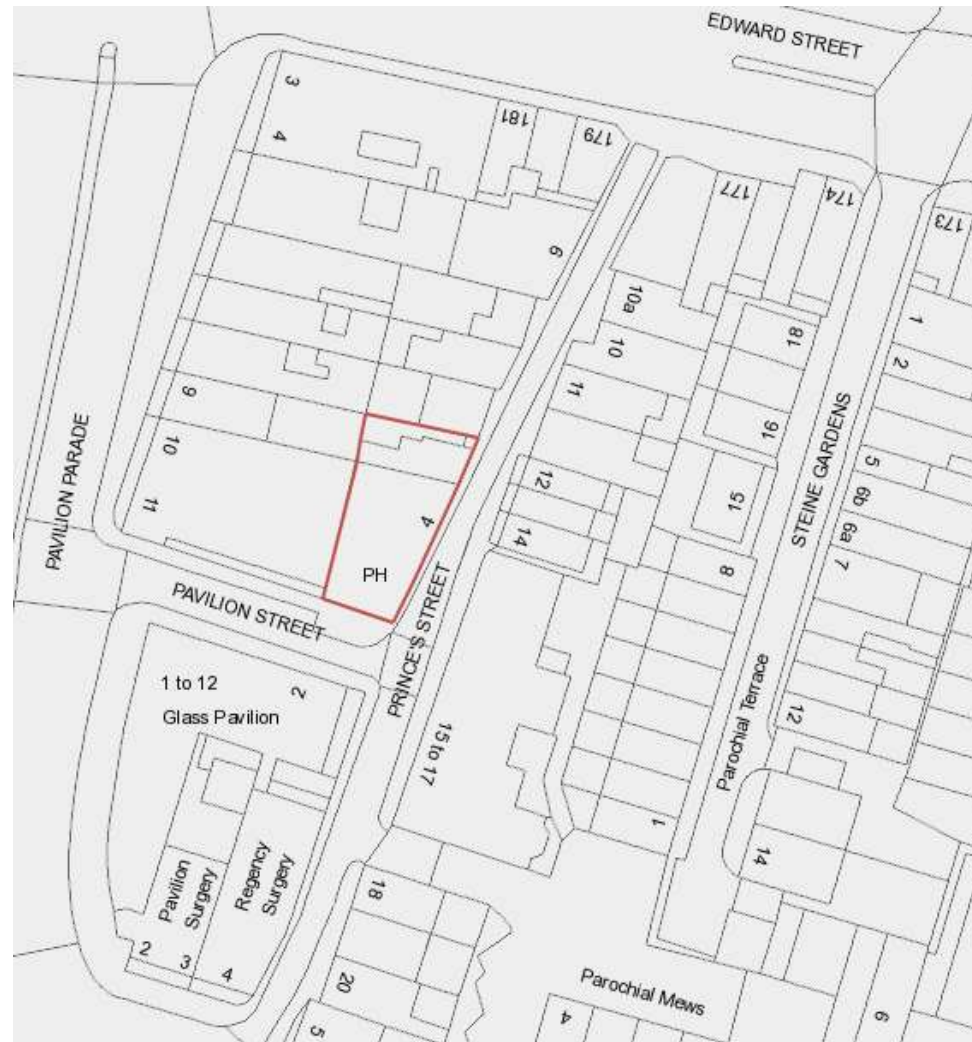
Application Description

- Formation of beer garden to replace existing WC block and garage, incorporating blocking up of garage entrance and associated works.



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Map of application site



Existing Location Plan



Site

North

Location Plan 1:1250



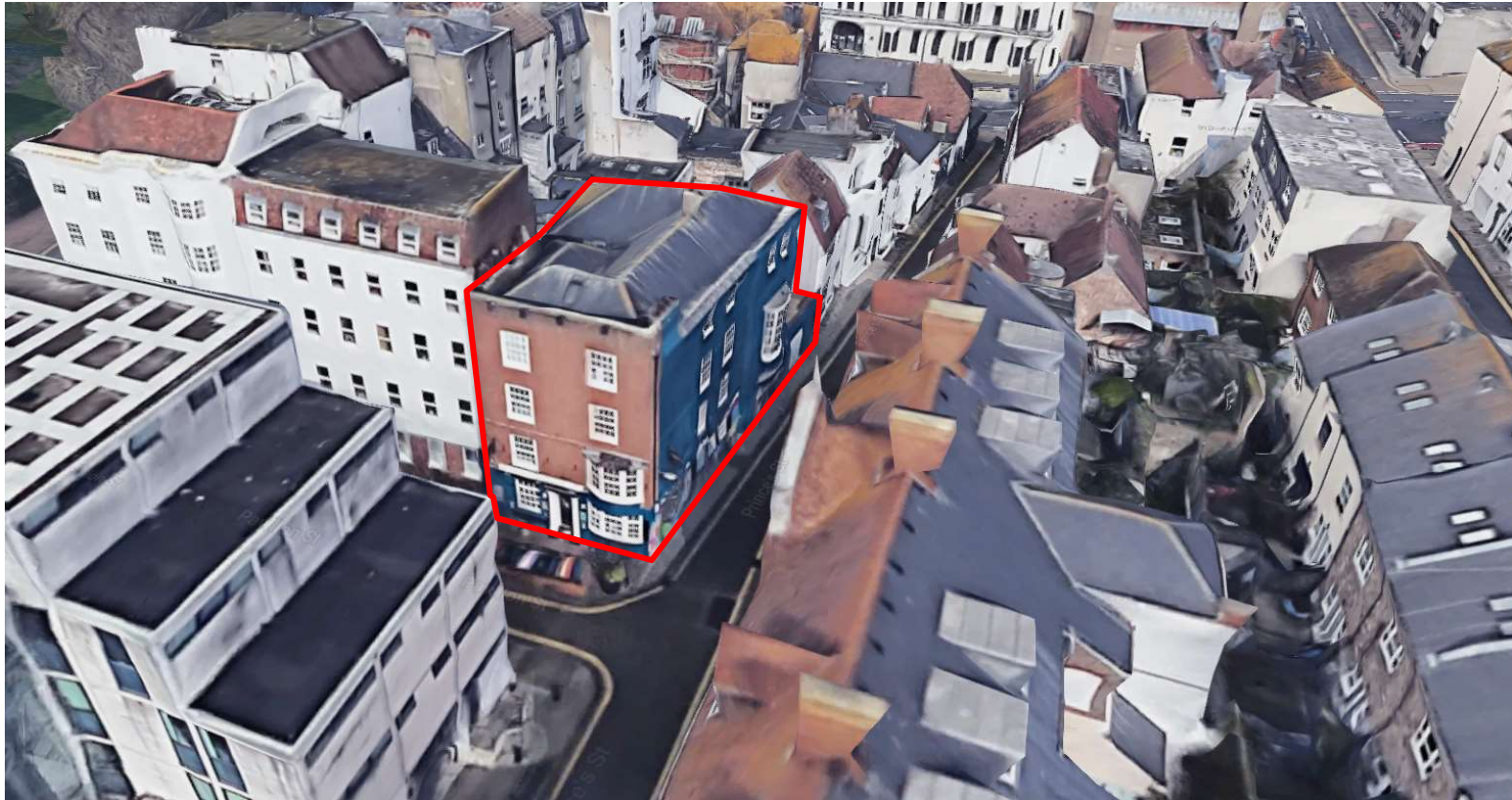
Existing Block Plan



Aerial photo of site



3D Aerial photo of site



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Street photos of site



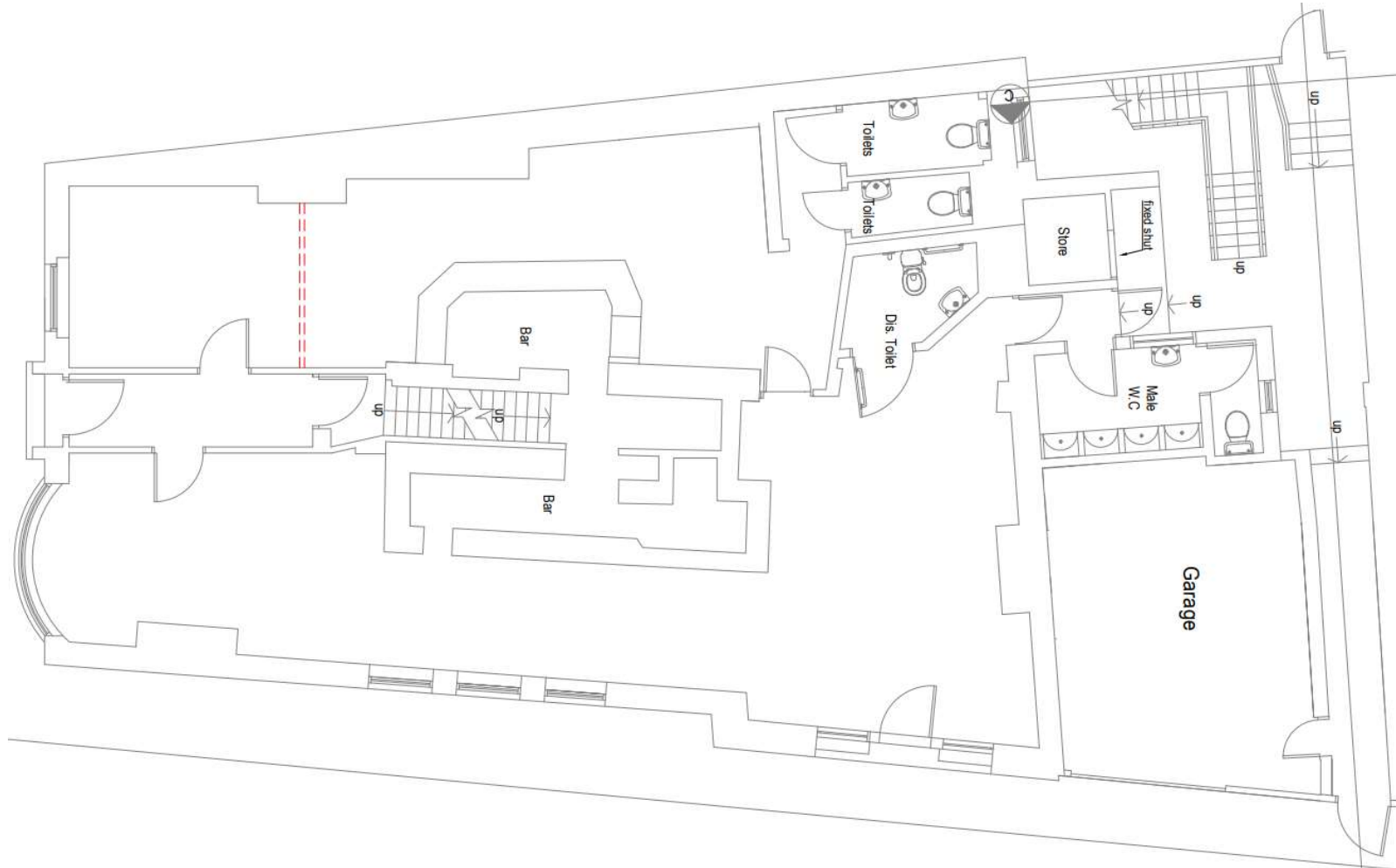
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Street photos of site

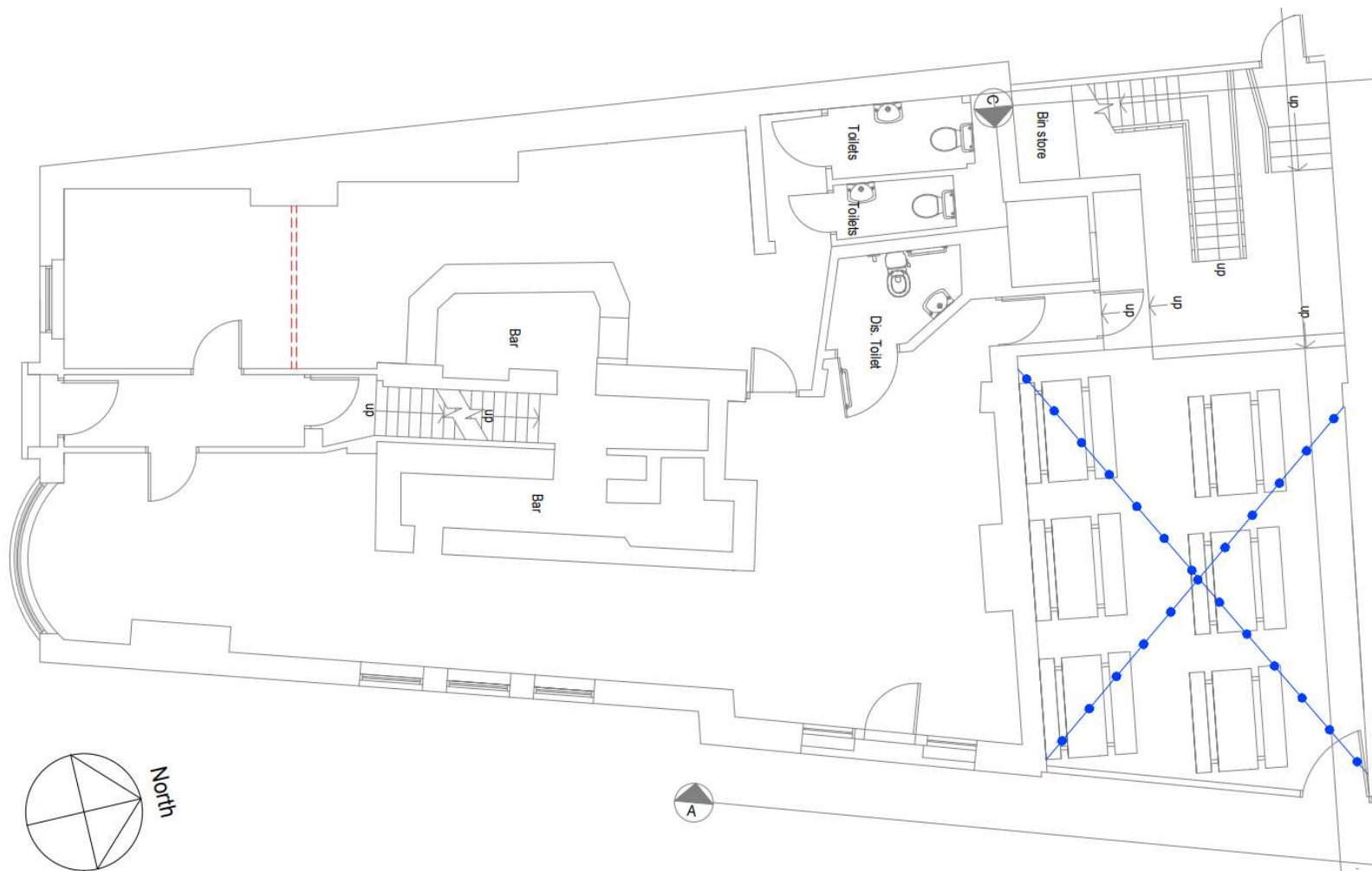


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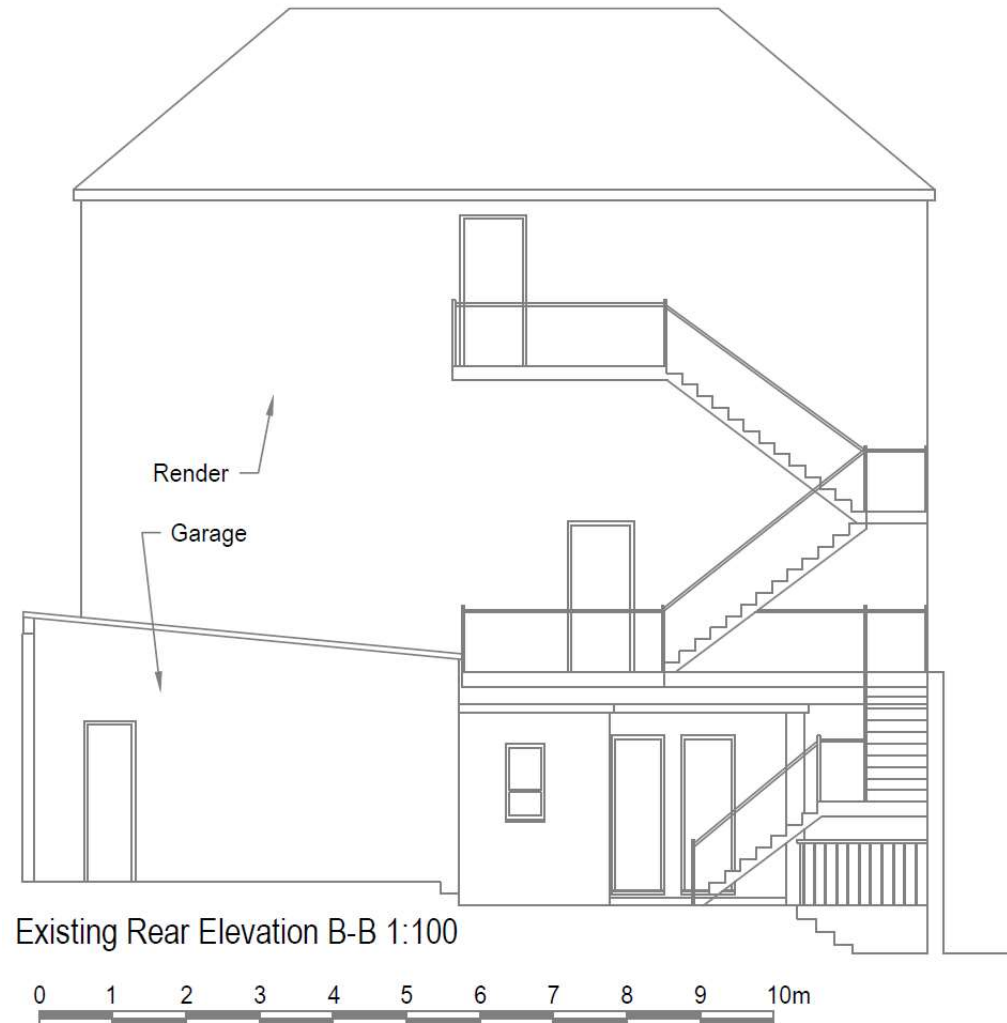
Existing Floor Plan



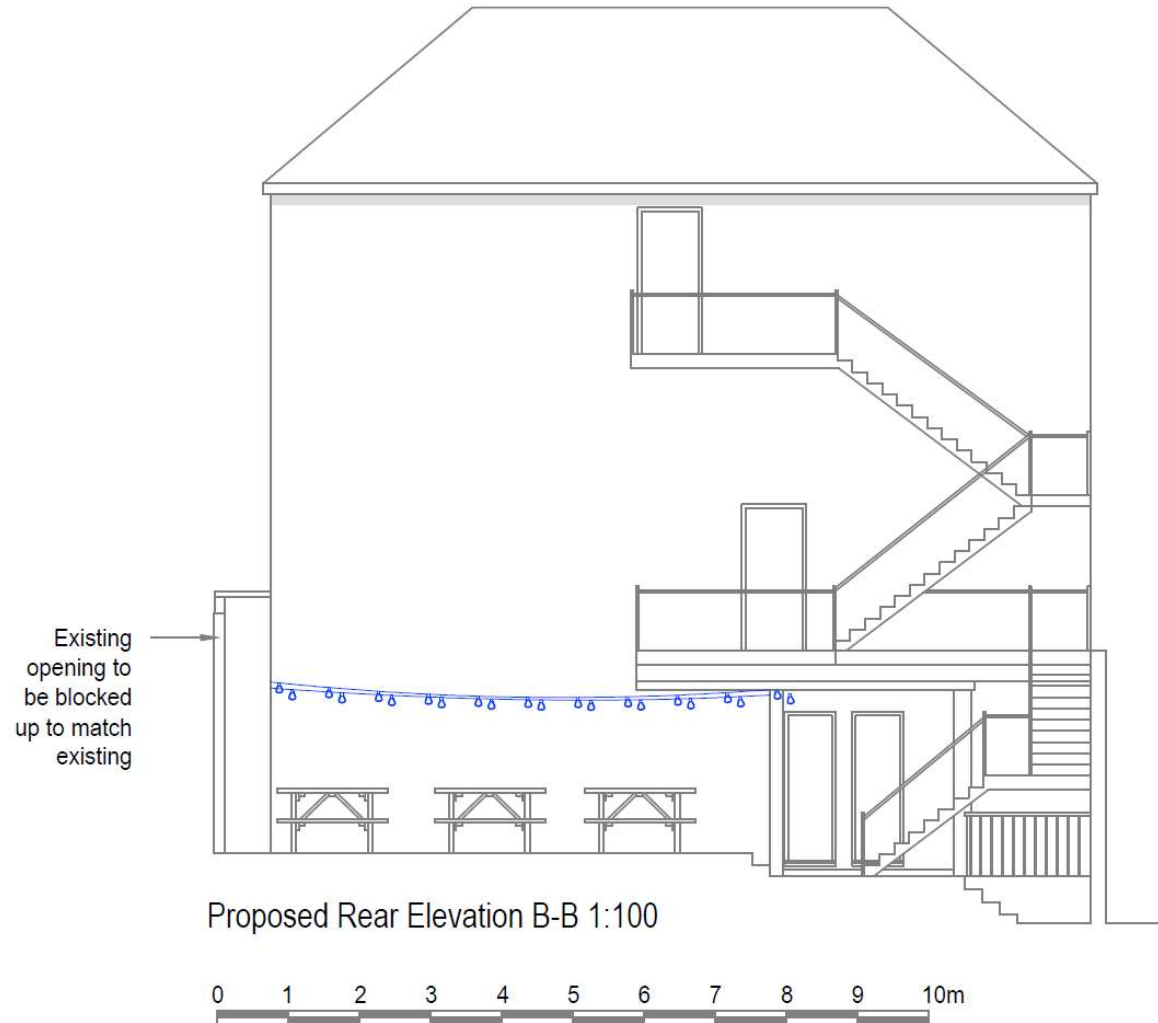
Proposed Floor Plan



Existing Rear Elevation

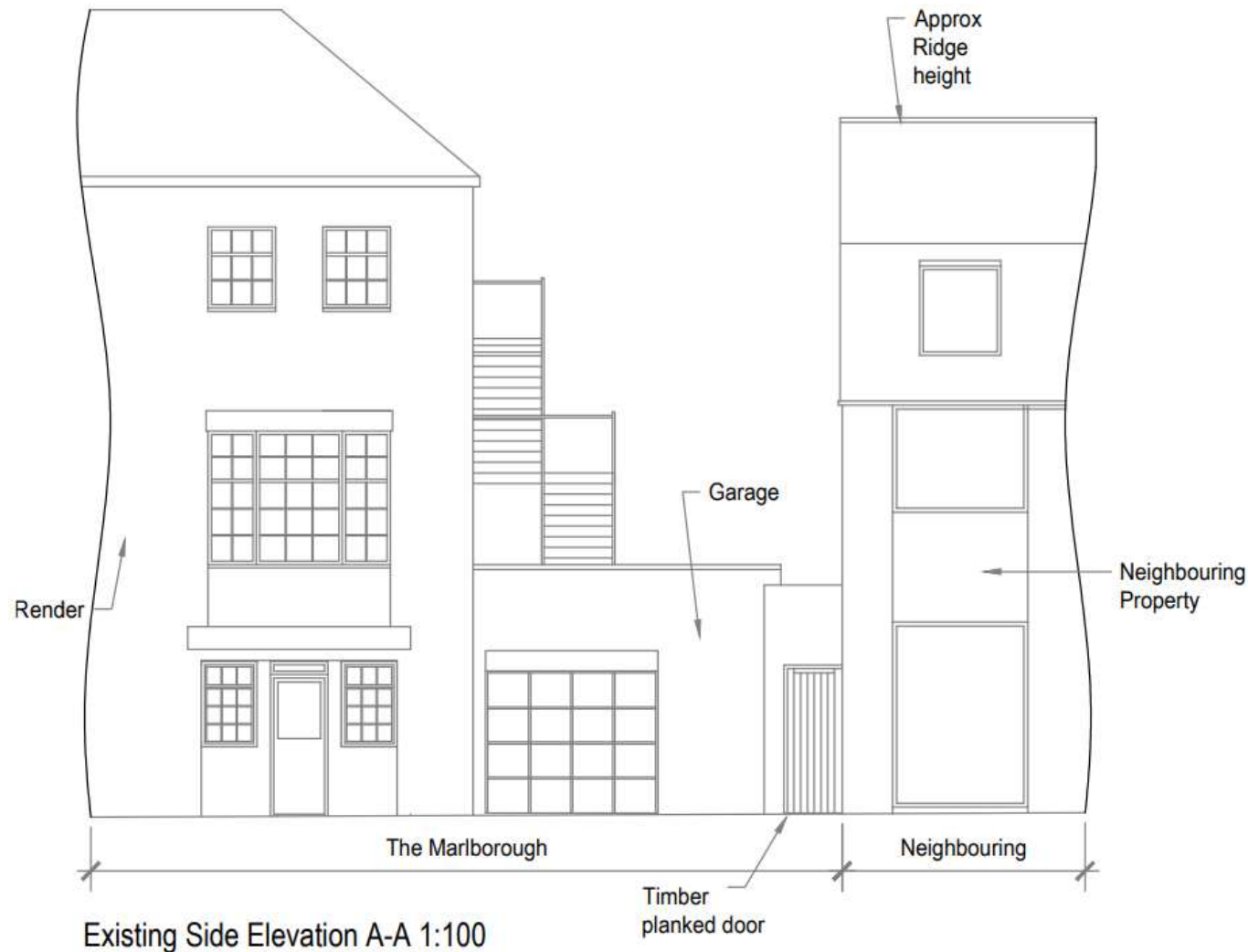


Proposed Rear Elevation

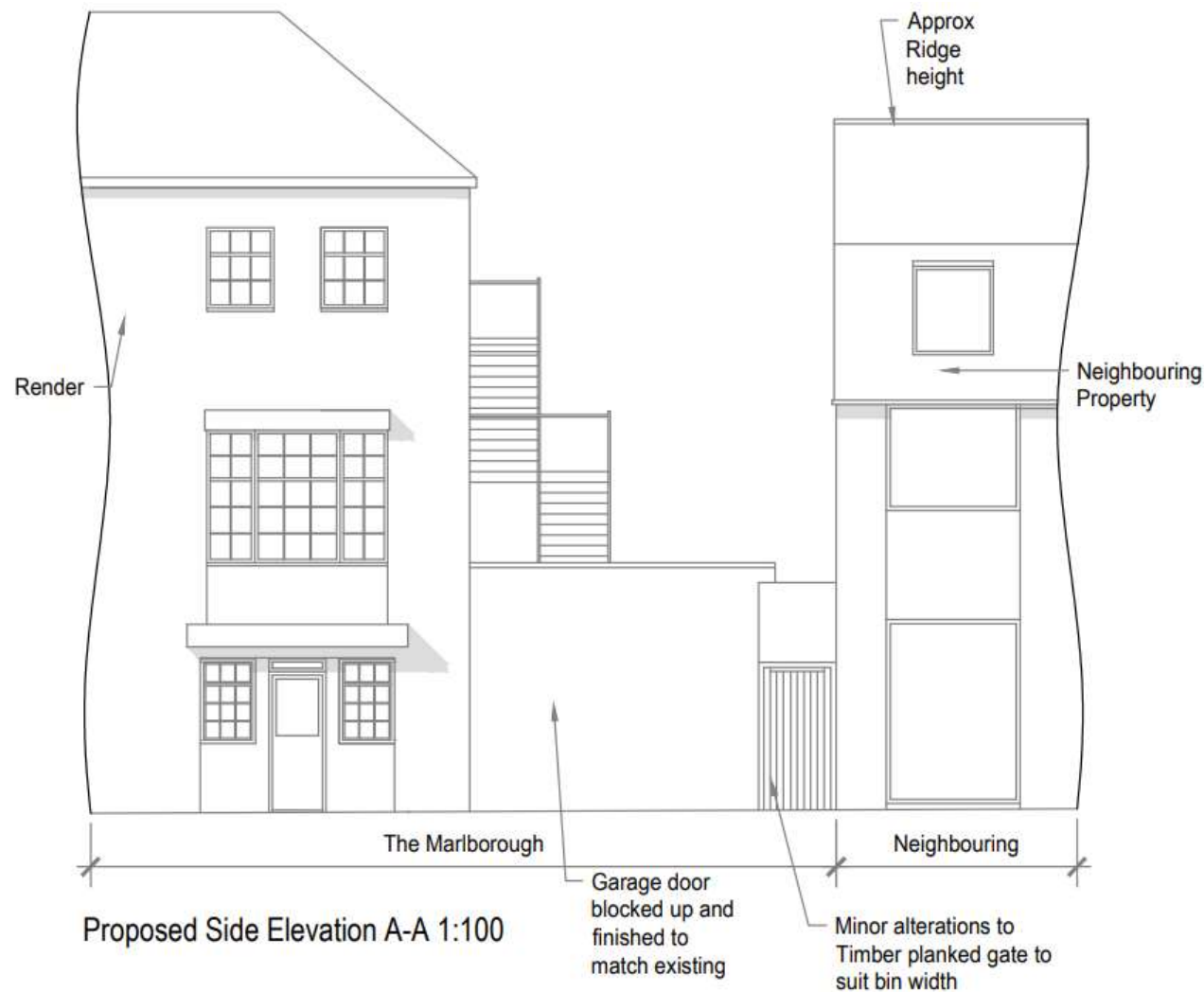


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Existing East-facing Side Elevation



Proposed East-facing Side Elevation



Key Considerations in the Application

- Principle of development
- Impact on the host property, streetscene and designated heritage assets
- Impact on the amenities of neighbouring properties
- Impact on highways

Conclusion and Planning Balance

- The principle of development has already been established and is given additional support by Policy DM10 and from the Council's Tourism & Leisure Department.
- No harm caused to the host property, the streetscene or designated heritage assets.
- No significantly harmful impact on neighbouring amenity subject to conditions
- No detrimental impact on highways safety or from any additional trips

Recommend: Approval

57

16 And 16A Gladstone Terrace

BH2022/00947

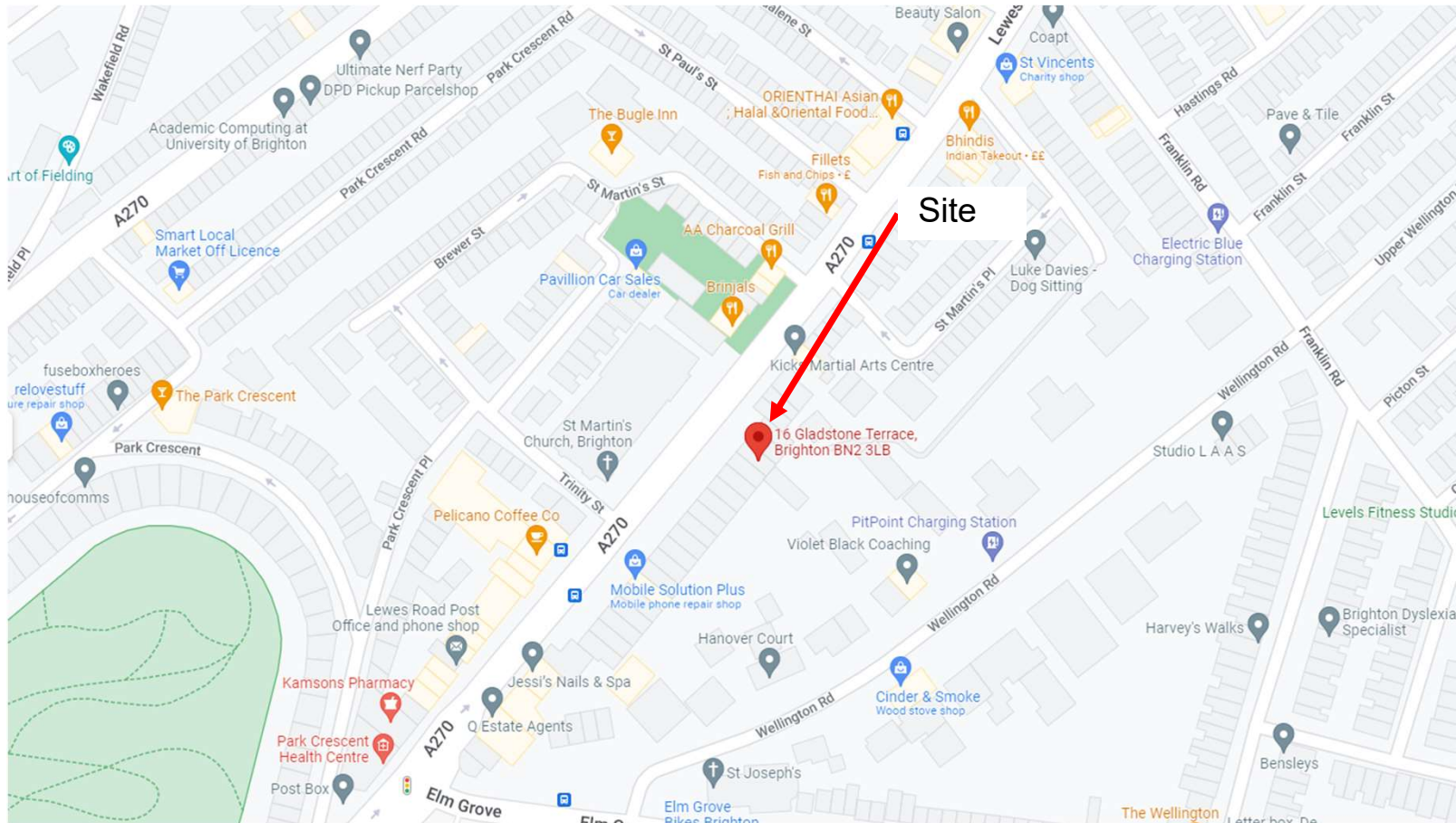


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Application Description

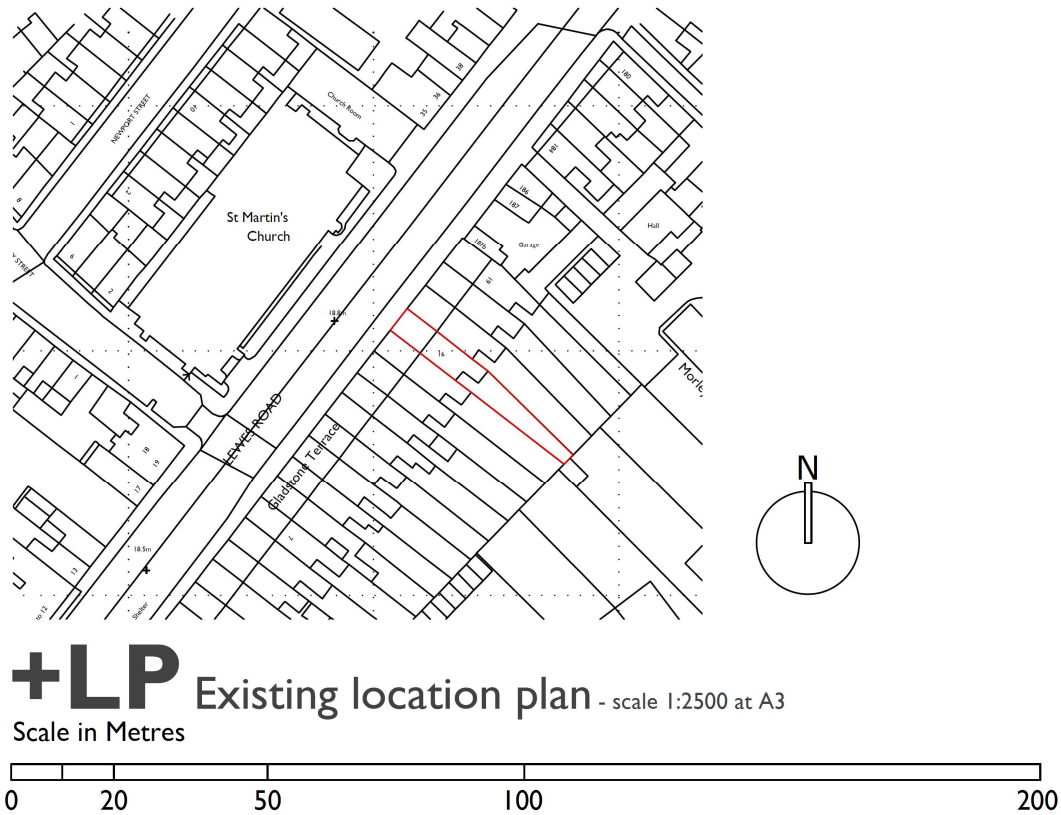
- Change of use of 2no two-bedroom flats (C3) to a three-bedroom small house in multiple occupation (HMO - C4) and a four-bedroom small HMO (C4).

Map of application site



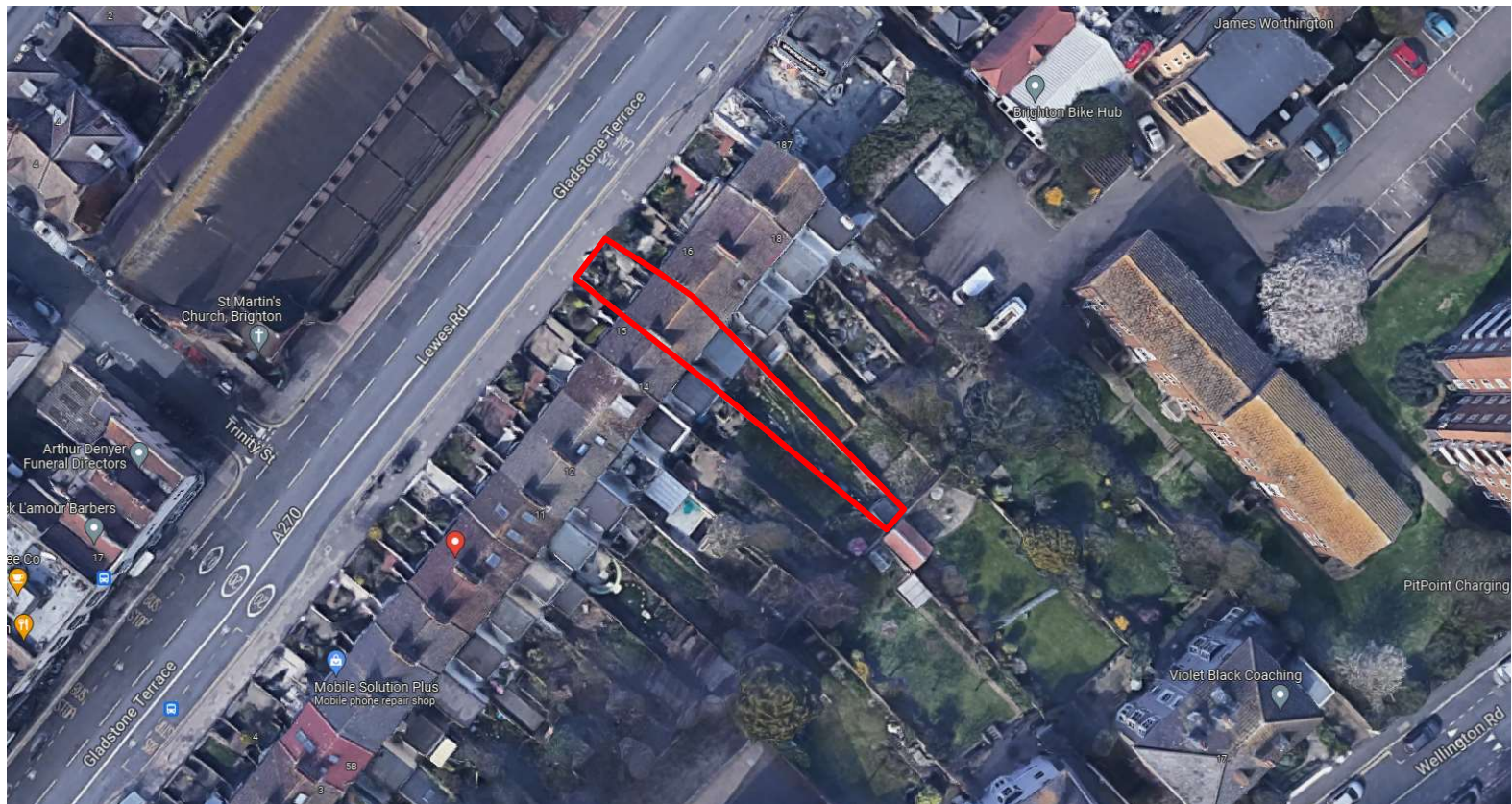
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Location Plan

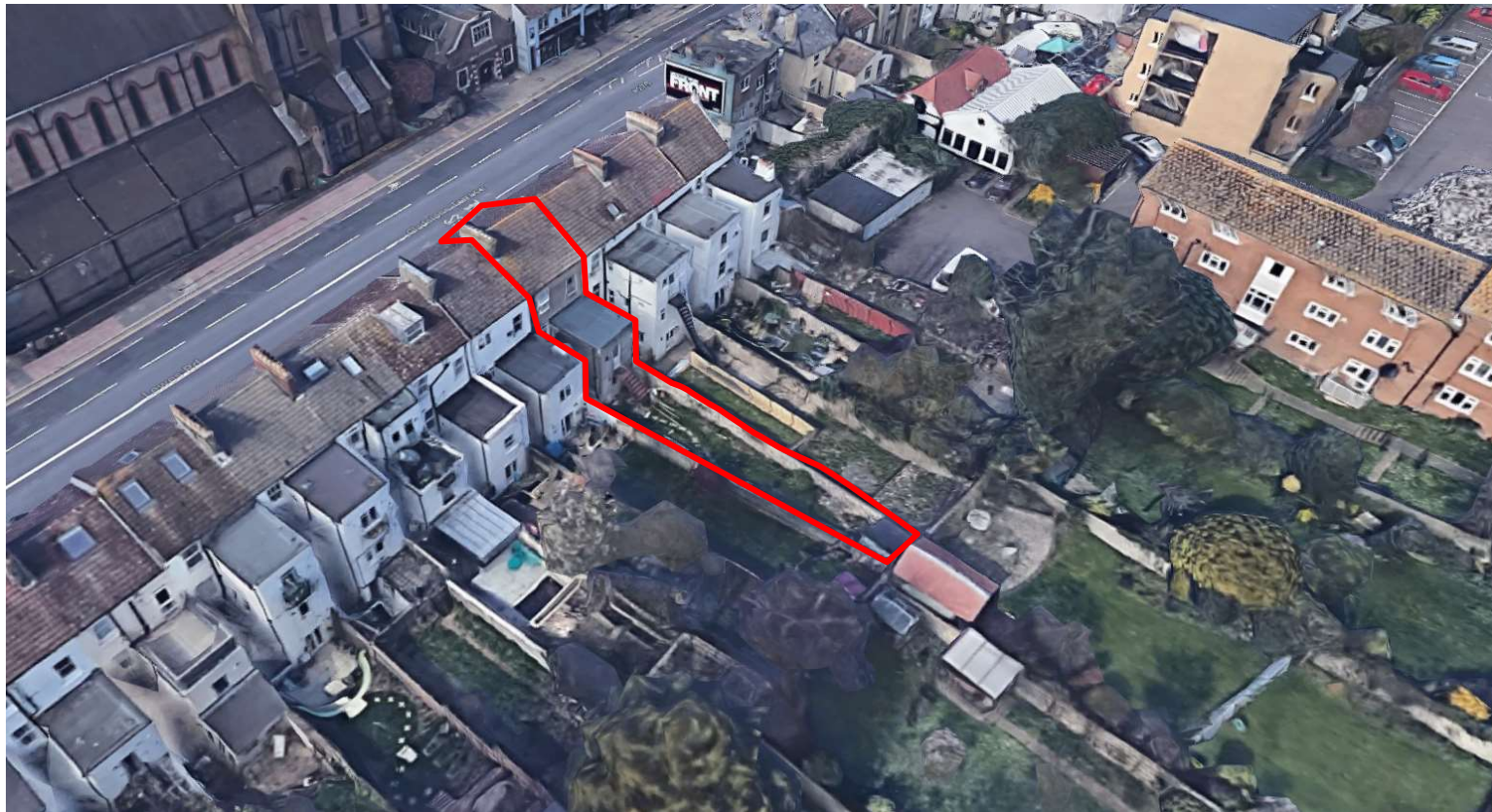


1838-EX-001

Aerial photo of site



3D Aerial photo of site



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Street photo front of No.16



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City Council

Street view south



Street view north



Number of units

- One (1) three-bedroom small HMO at lower and ground floor.
- One (1) four-bedroom small HMO at first and second floor.

HMO 50 Metre radius map



HMO Mapping:

No of HMOs: 5

No of dwellings: 65 (inc 16 Gladstone Terrace)

% of HMOs: **7.69%**

Including one of the proposed HMOs gives the following results:

No of HMOs:6

No of dwellings:65 (inc 16 Gladstone Terrace)

% of HMOs: **9.23%**

Lower Ground and Ground Floor Plan Existing



Lower Ground and Ground Floor Plan Proposed

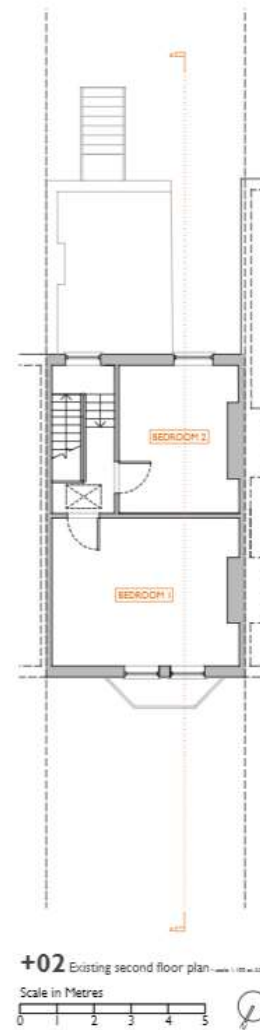


-01 Proposed lower ground floor plan
Scale in Metres
0 1 2 3 4 5

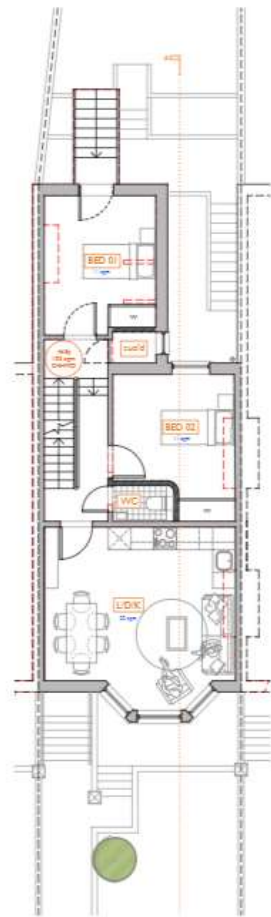


+00 Proposed ground floor plan
Scale in Metres
0 1 2 3 4 5

First and Second Floor Plan Existing



First and Second Floor Plan Proposed



+01 Proposed first floor plan
Scale in Metres

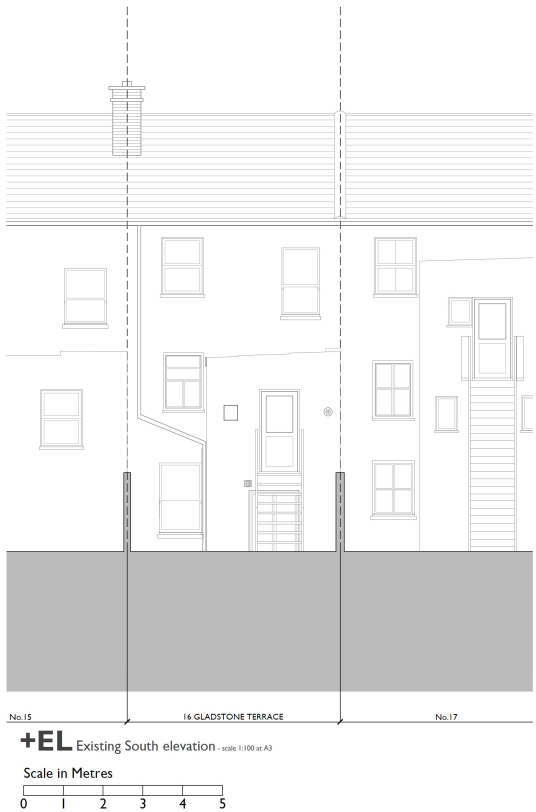


+02 Proposed second floor plan
Scale in Metres

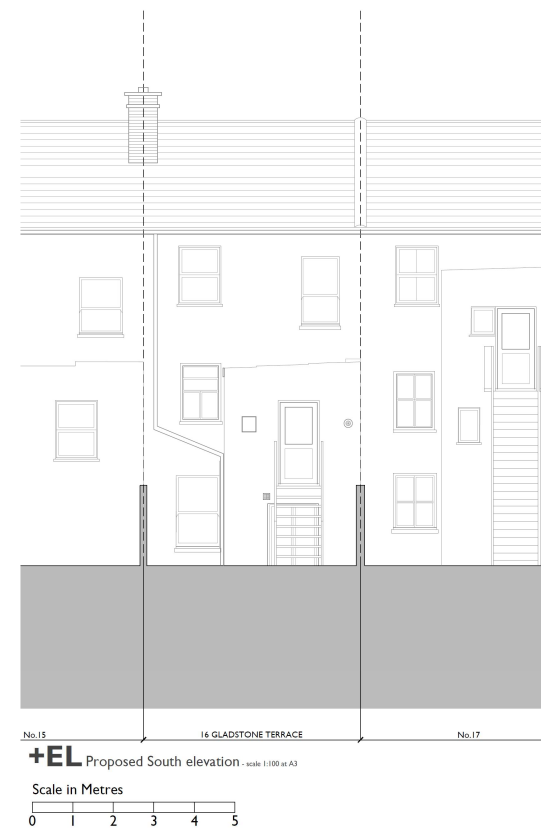


+RP Proposed roof plan
Scale in Metres

Existing Elevations



Proposed Elevations



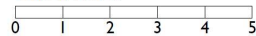
1838-PA-032

Existing Site Section(s)



+SX Existing Section AA - scale 1:100 at A3

Scale in Metres

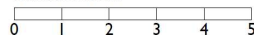


1838-EX-005

Proposed Site Section(s)



+SX Proposed Section AA - scale 1:100 at A3
Scale in Metres



1838-PA-033

Key Considerations in the Application

- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport



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Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% in HMO use with one of the proposed included in calculation)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

Recommend: **Approve**

Hove Town Hall, Church Road

BH2022/01015



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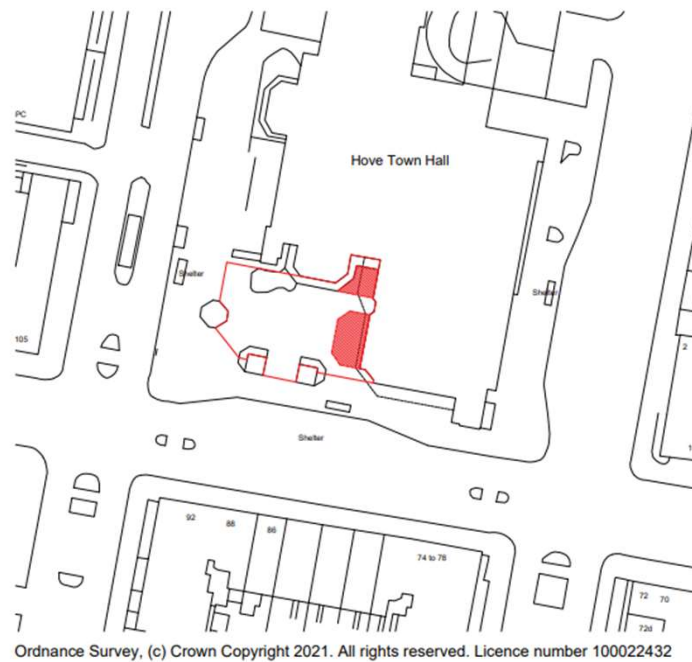
Application Description

- Installation of 2no areas of timber decking, with associated planters.



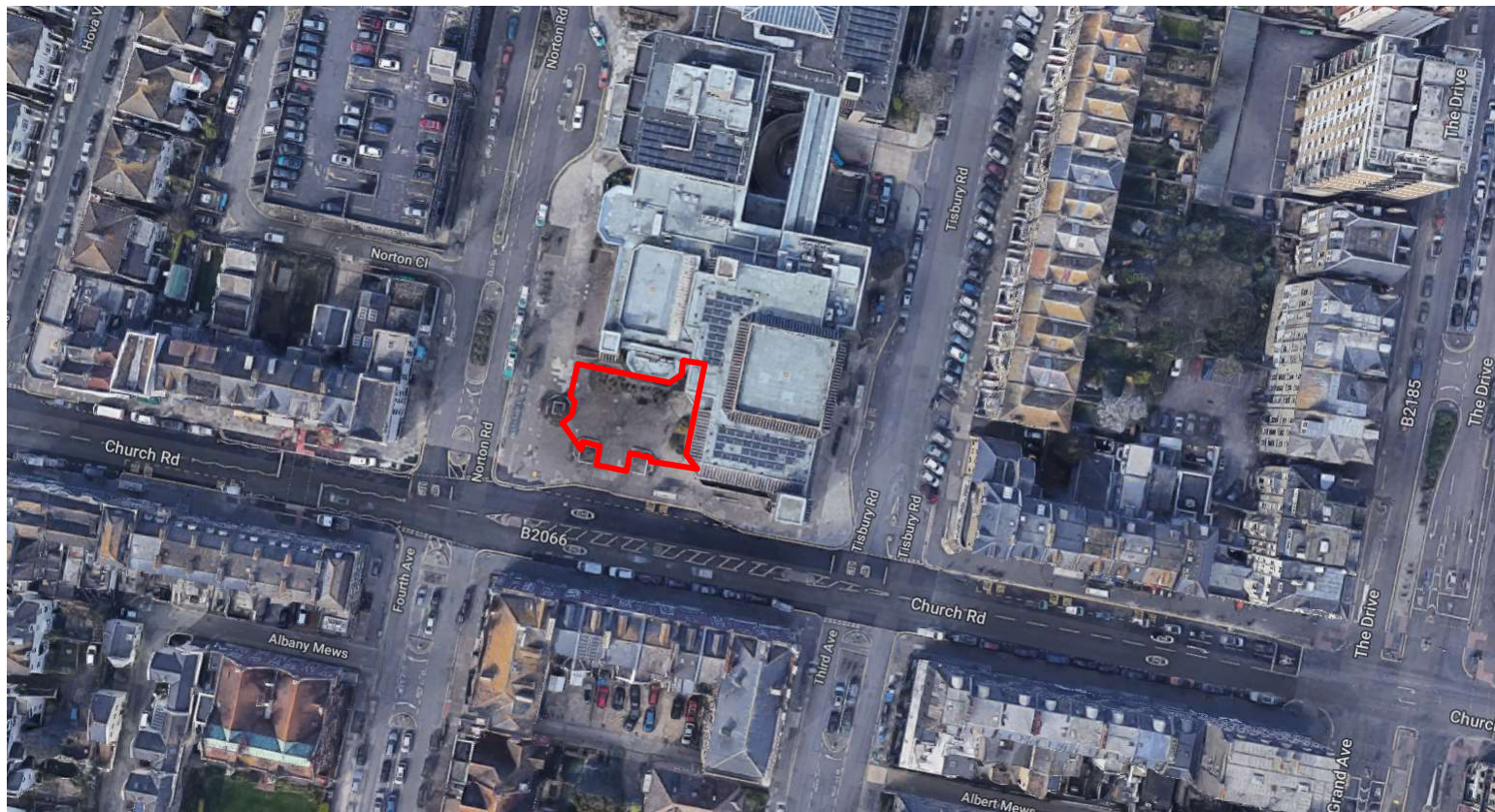
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Proposed Location Plan

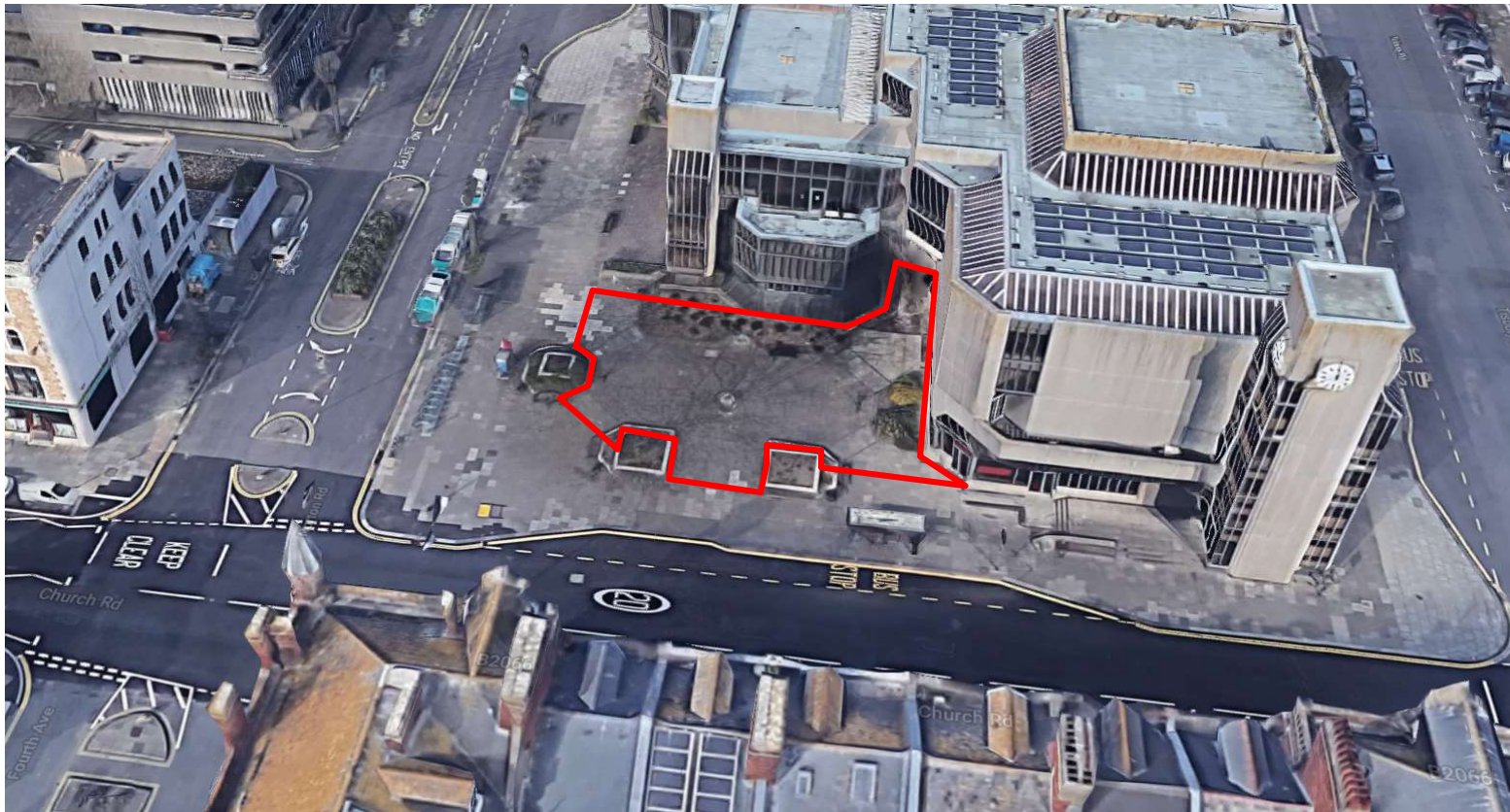


Scale in Metres
0 5 10 15 20 30 40 50

Aerial photo of site



3D Aerial photo of site



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Street photo(s) of site



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Other photo(s) of site

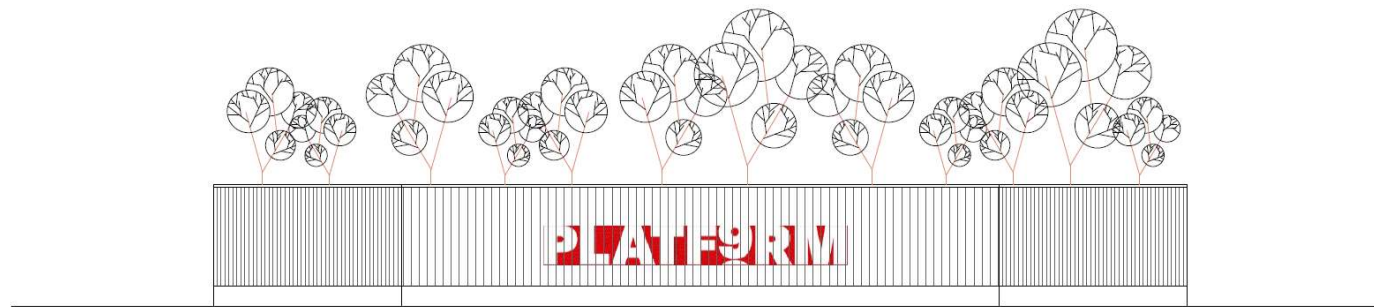


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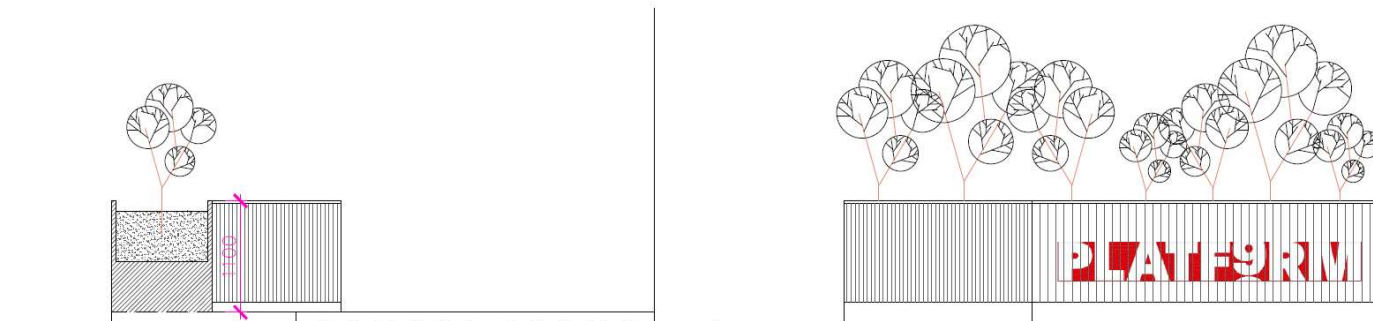
Proposed Block Plan



Proposed Elevations



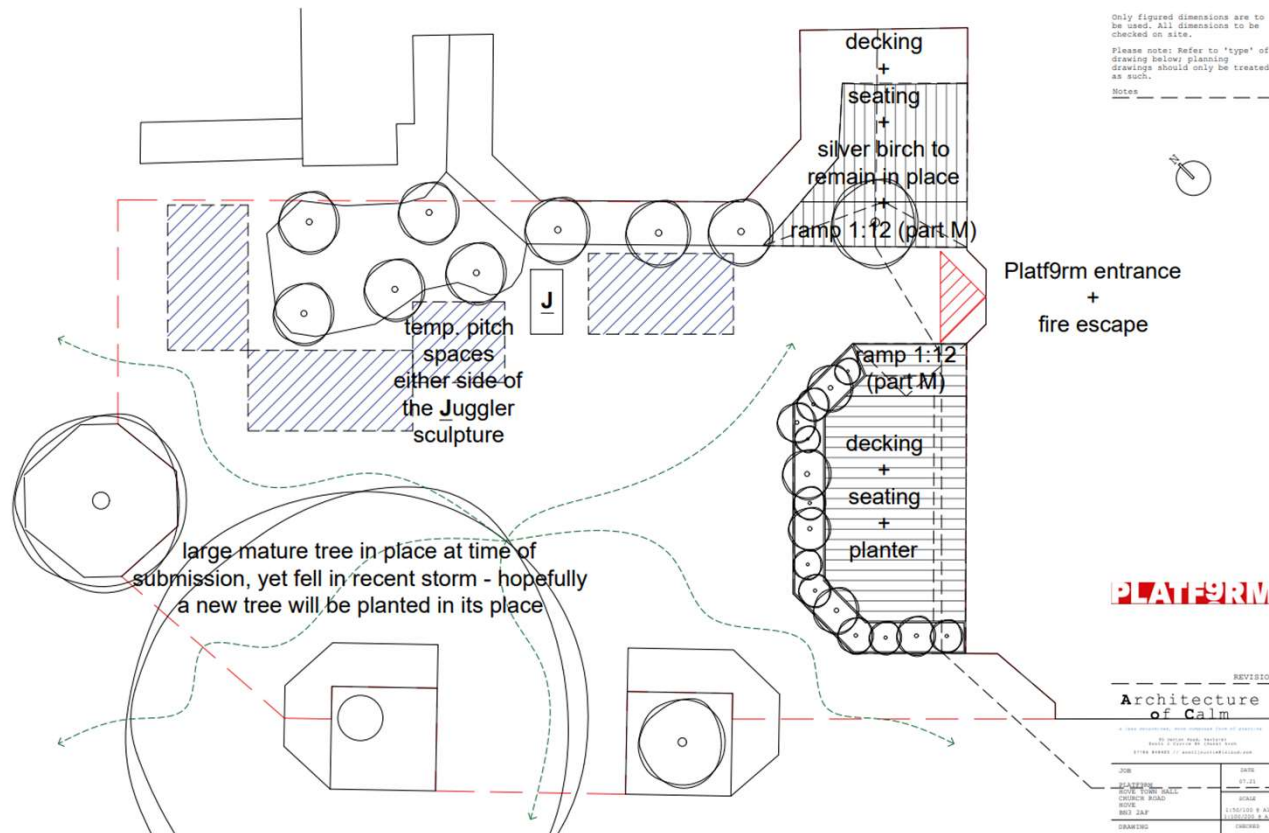
+EL proposed west facing elevation + signage - scale 1:20



+EL proposed section + south / Church Road facing elevation - scale 1:20

0083-FE-015

Proposed Site Plan



Key Considerations in the Application

- Design & Appearance
- Impact on Amenity
- Impact on Heritage Assets
- Impact on Highways



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Conclusion and Planning Balance

- Design & Appearance acceptable
- No significant impacts on Residential Amenities, Heritage Assets or Highway Safety

Recommend: Approve