

PLANNING COMMITTEE ADDENDUM Applications Presentations

2.00PM, WEDNESDAY, 6 JULY 2022

COUNCIL CHAMBER, HOVE TOWN HALL

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

ADDENDUM

ITEM		Page No.
A	BH2022/01015 - Hove Town Hall, Ground Floor Front, Church Road, Hove - Full Planning	1 - 12
B	BH2022/00632 - 4 Prince's Street, Brighton - Full Planning	13 - 30
C	BH2021/02656 - 184 Saunders Hill, Brighton - Full Planning	31 - 48
D	BH2021/03806 - 7 Deans Close, Brighton - Full Planning	49 - 64
E	BH2021/04500 - 24 The Drove, Brighton - Full Planning	65 - 88
F	BH2022/00612 - Flat 6B, 6 St Aubyns Gardens, Hove - Full Planning	89 - 110

Hove Town Hall, Church Road

BH2022/01015

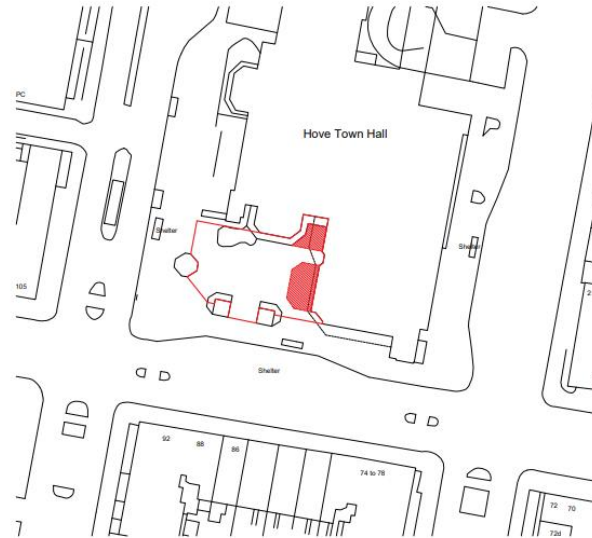


Brighton & Hove
City Council

Application Description

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

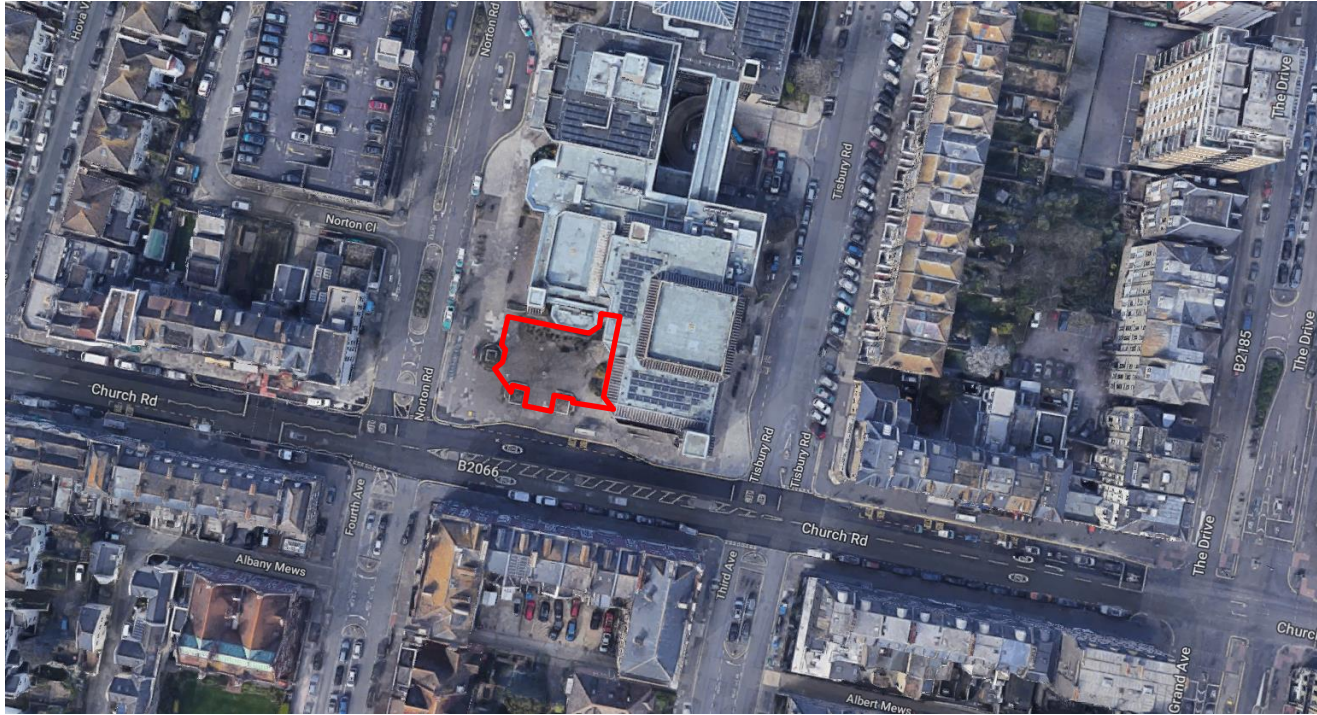
Proposed Location Plan



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

Scale in Metres
0 5 10 15 20 30 40 50

Aerial photo of site



3D Aerial photo of site



Street photo(s) of site



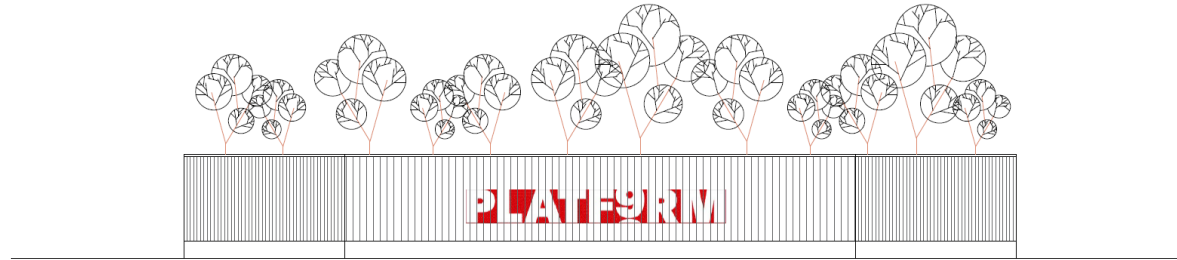
Other photo(s) of site



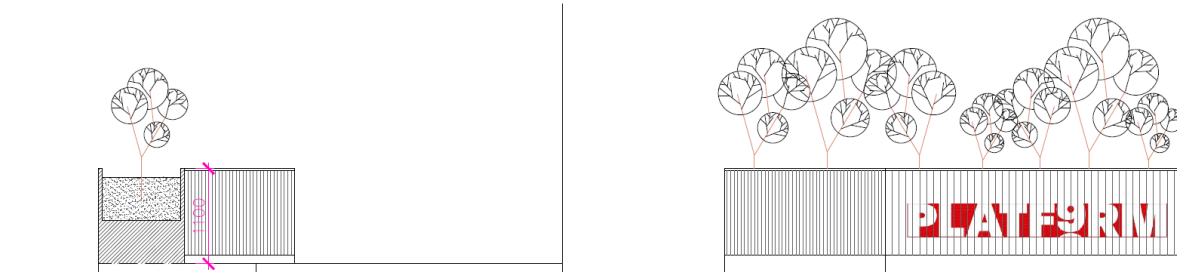
Proposed Block Plan



Proposed Elevations



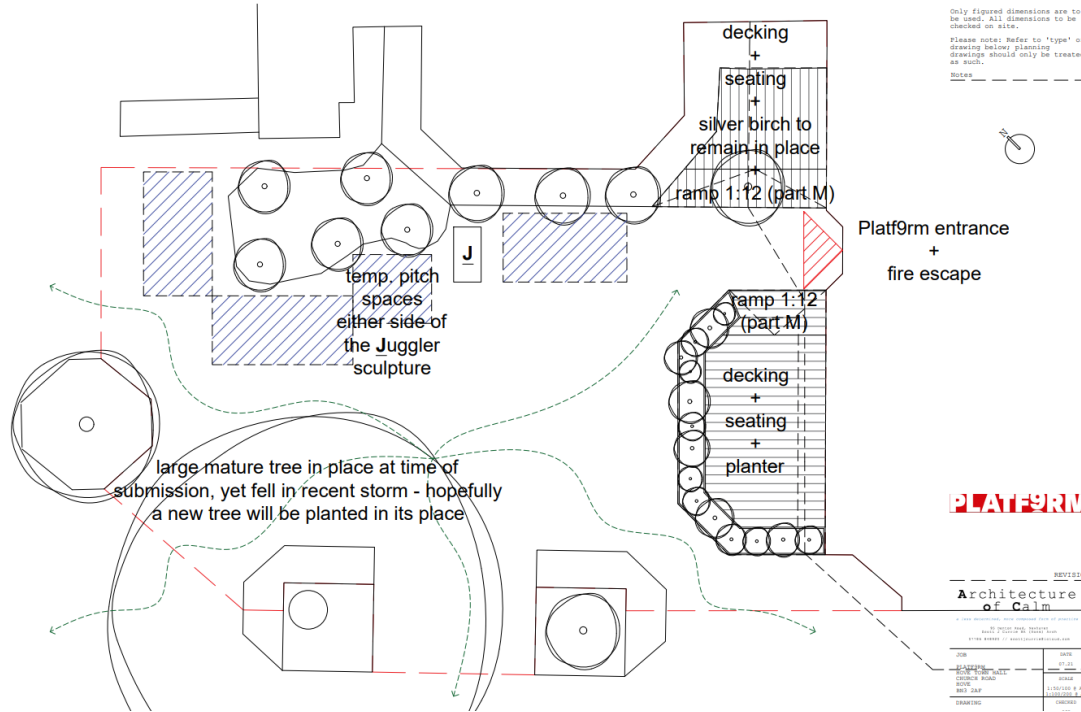
+EL proposed west facing elevation + signage - scale 1:20



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



Proposed Site Plan



Key Considerations in the Application

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

Conclusion and Planning Balance

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

Recommend: Approve

4 Prince's Street

BH2022/00632

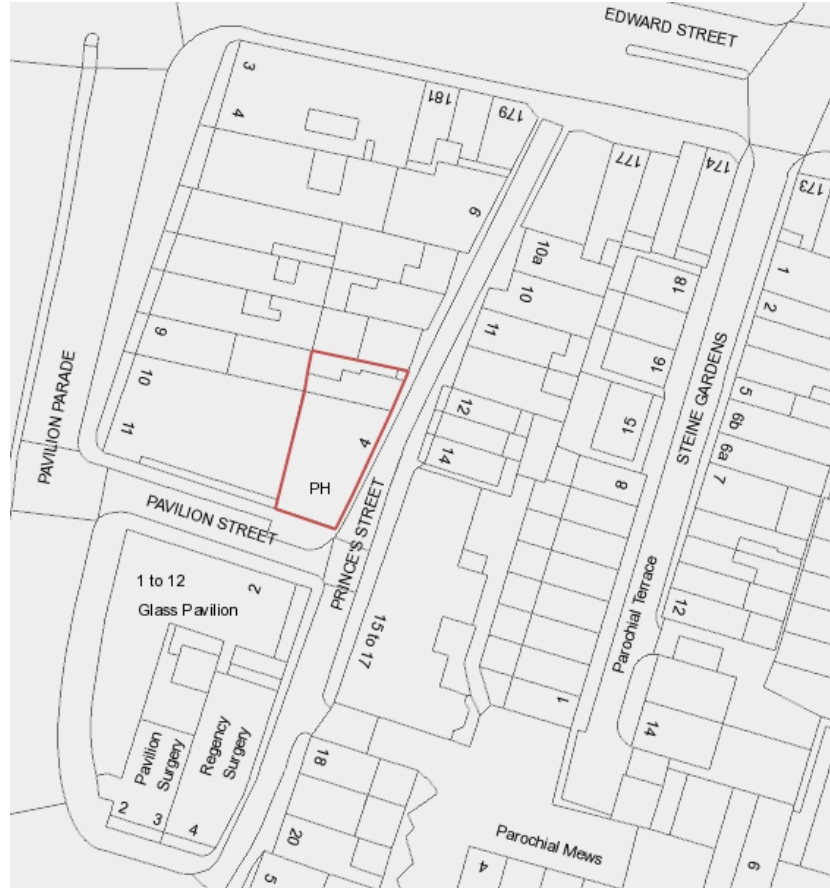


Brighton & Hove
City Council

Application Description

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

Map of application site



Existing Location Plan

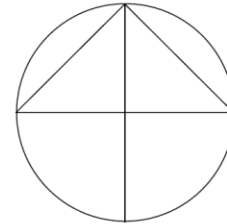


Site

Existing Block Plan



North



Block Plan 1:500



Aerial photo of site



3D Aerial photo of site



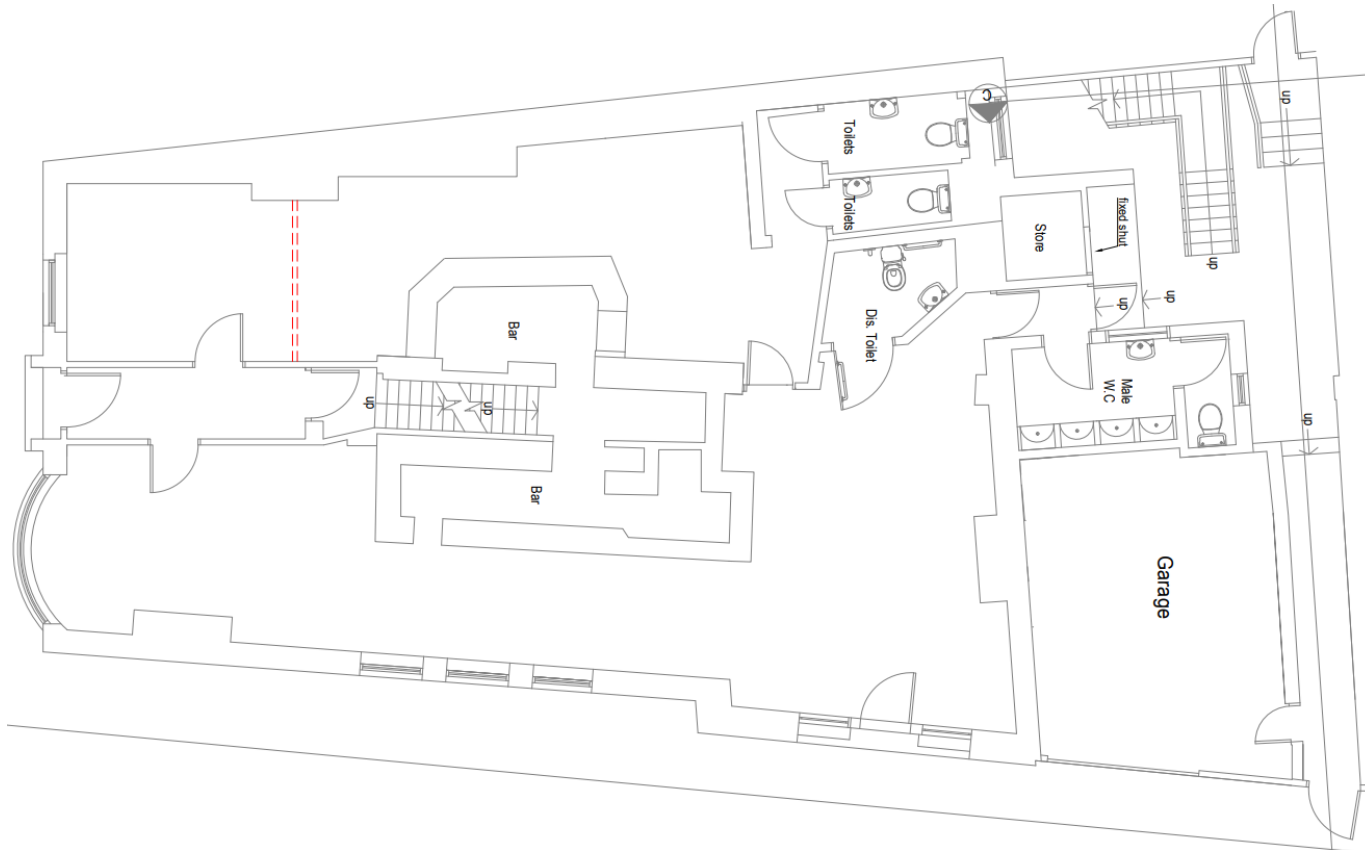
Street photos of site



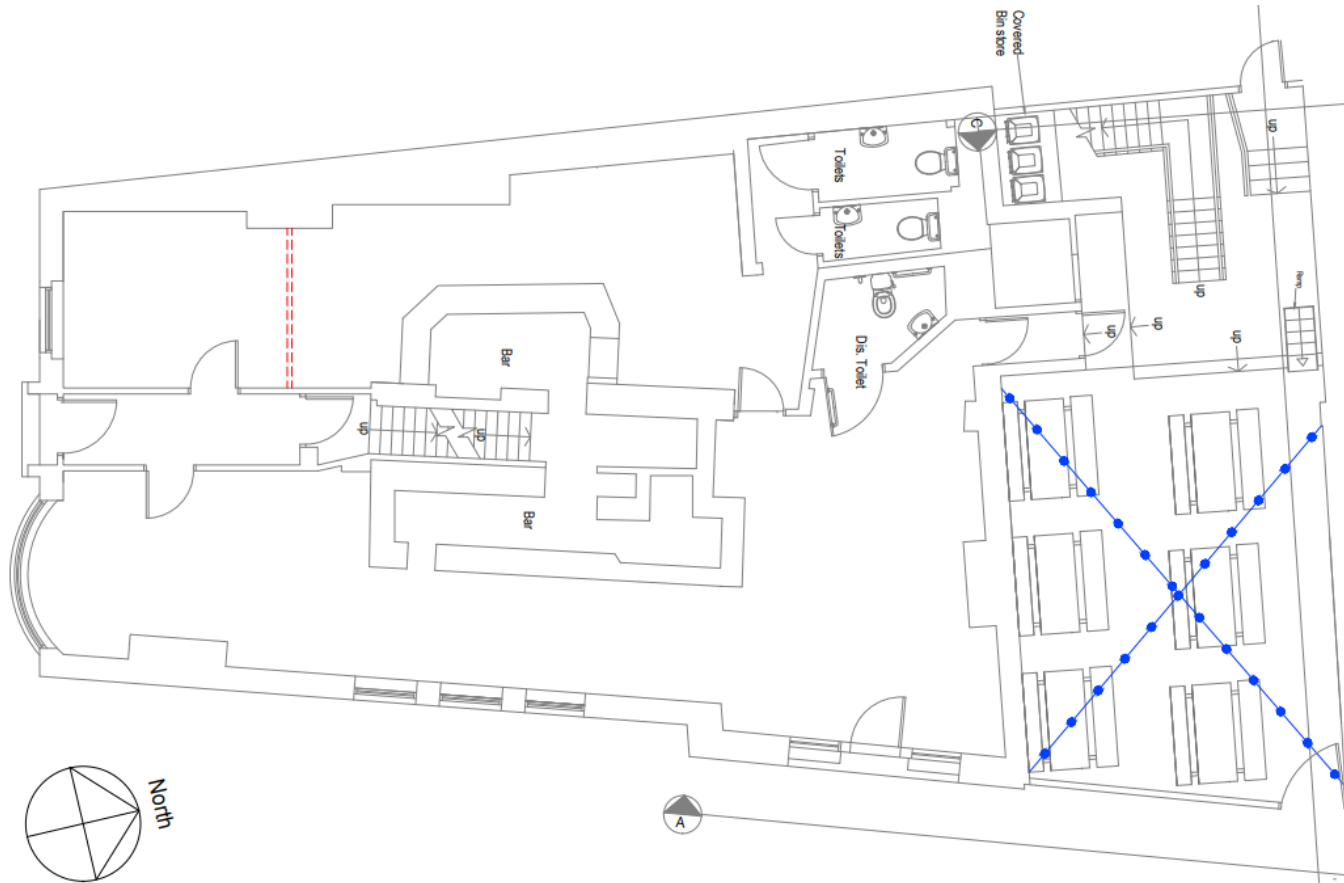
Street photos of site



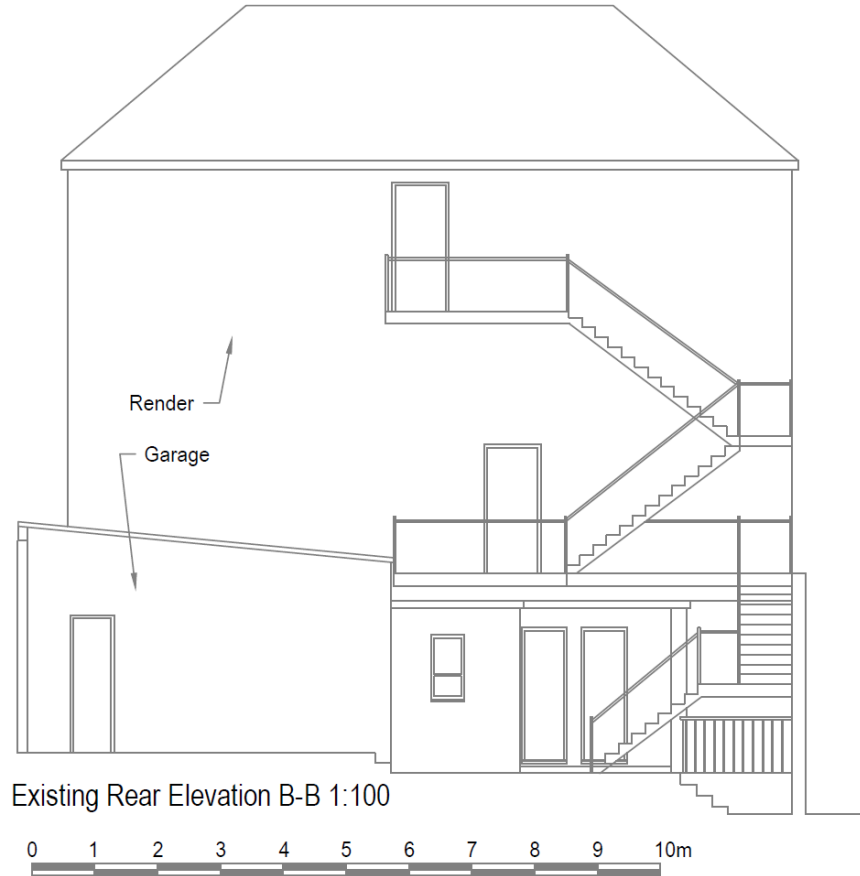
Existing Floor Plan



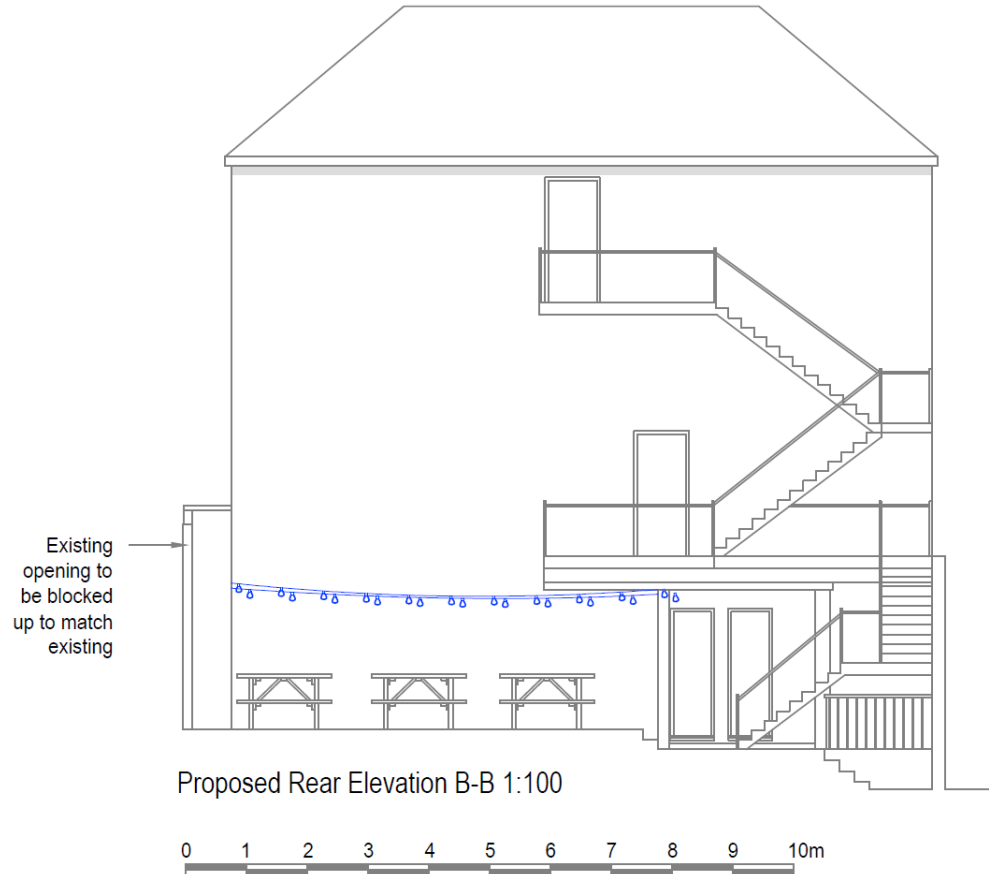
Proposed Floor Plan



Existing Rear Elevation



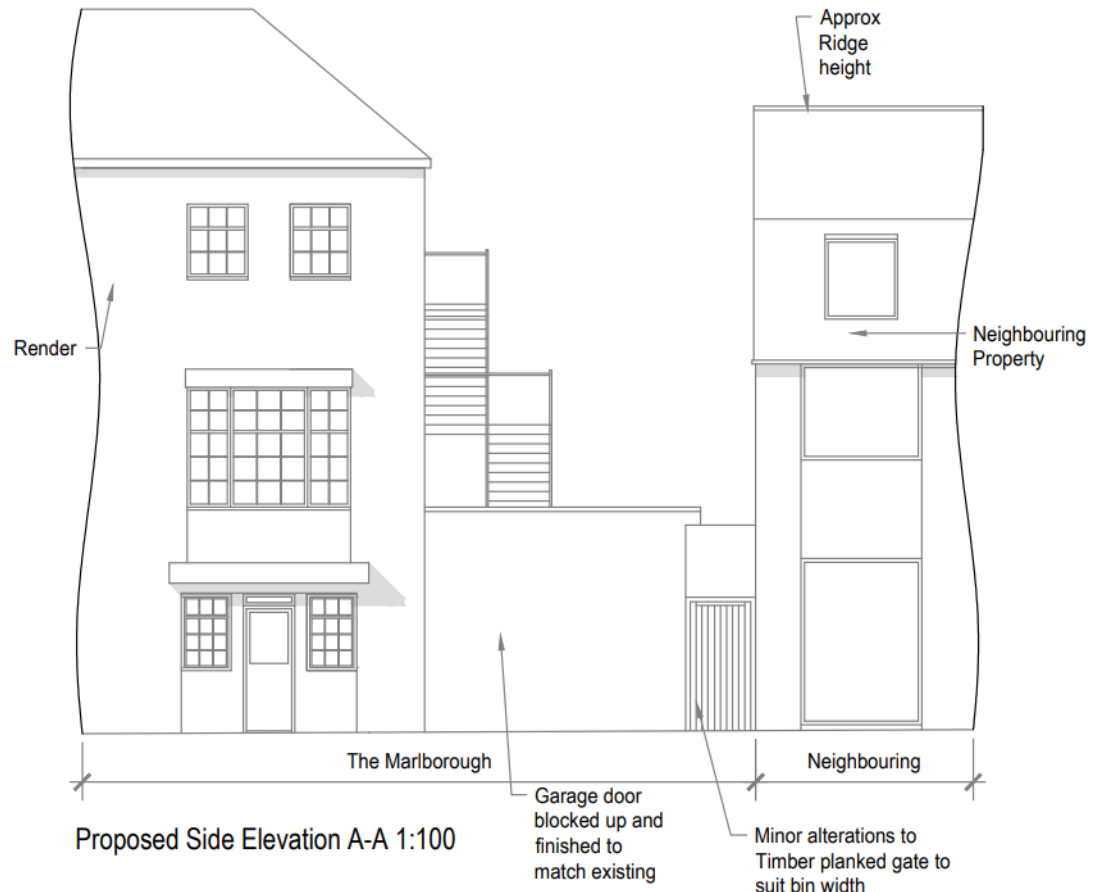
Proposed Rear Elevation



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

184 Saunders Hill

BH2021/02656



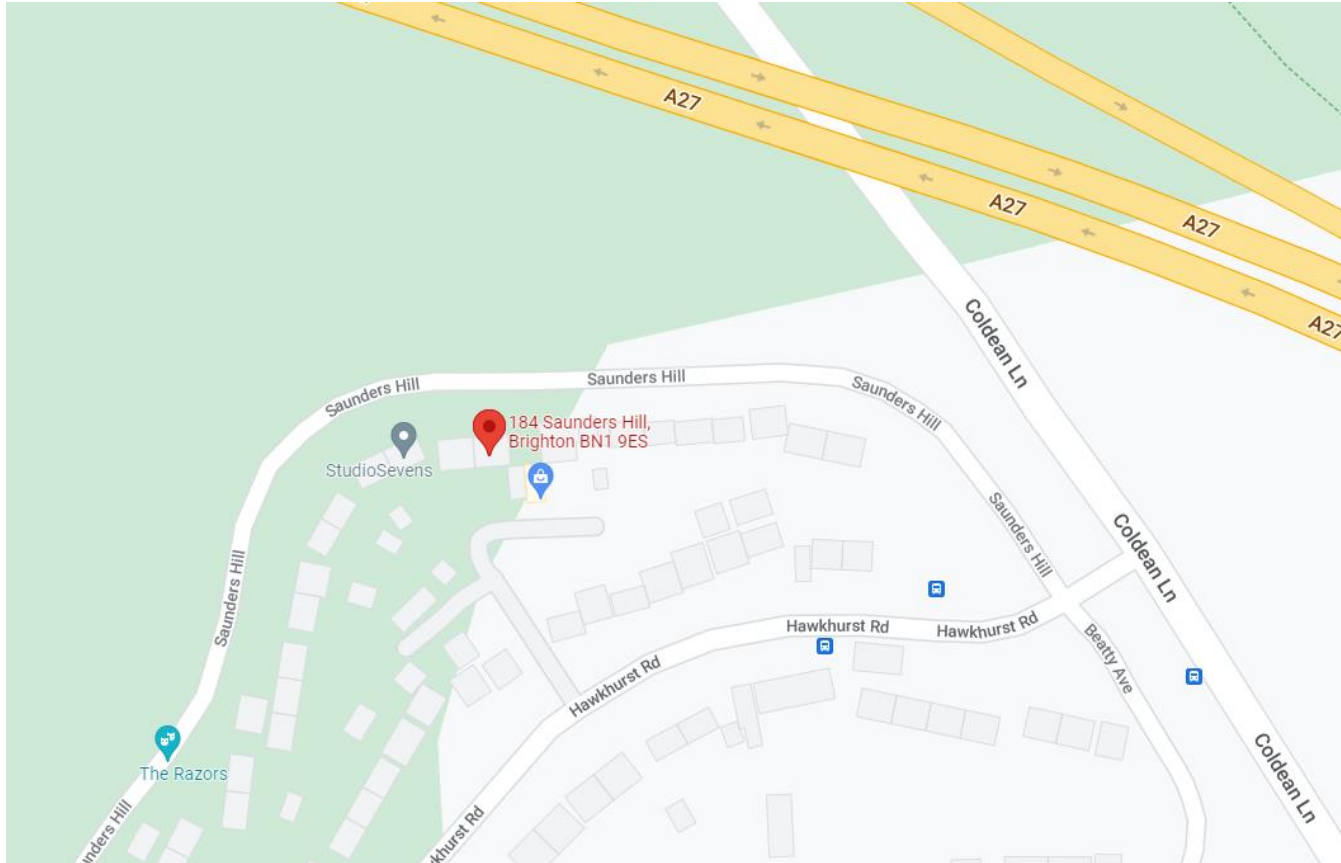
Brighton & Hove
City Council

Application Description

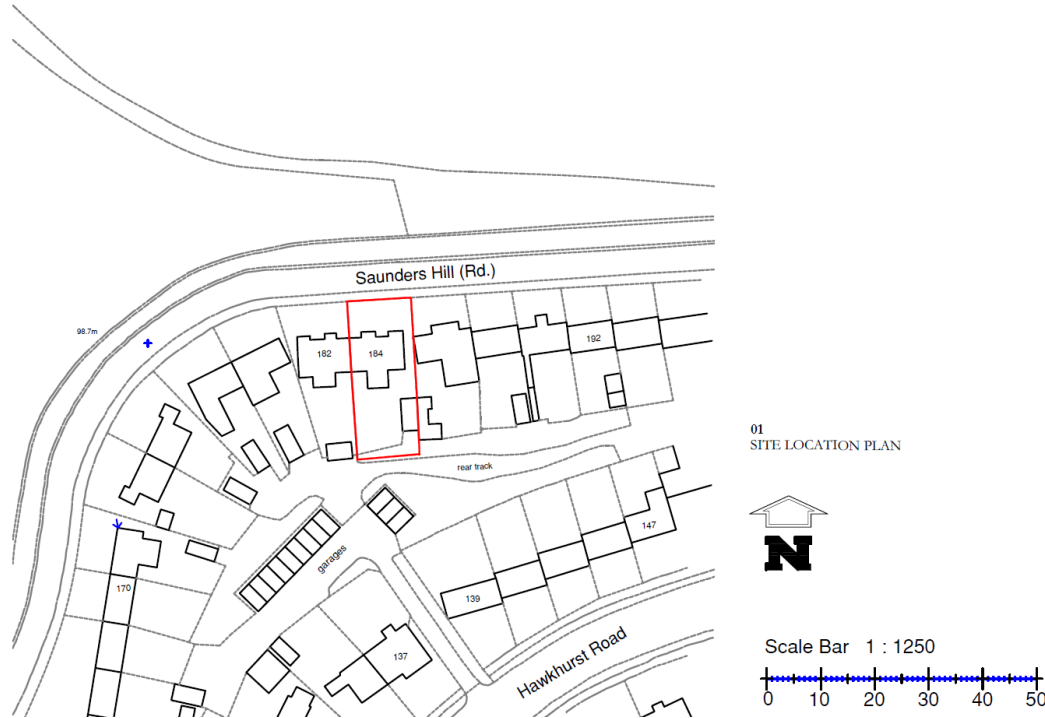
Change of use from six bedroom small house in multiple occupation (C4) to seven bedroom, seven person house in multiple occupation (Sui Generis), incorporating erection of new single storey rear extension and roof alterations incorporating rear dormer.

The above description has been amended since the application was received with the overall size of the HMO significantly reduced from seeking 11 bedrooms to seeking 7. The recommendation is based on the amended proposals.

Map of application site



Existing Location Plan



BTN.21.119.00

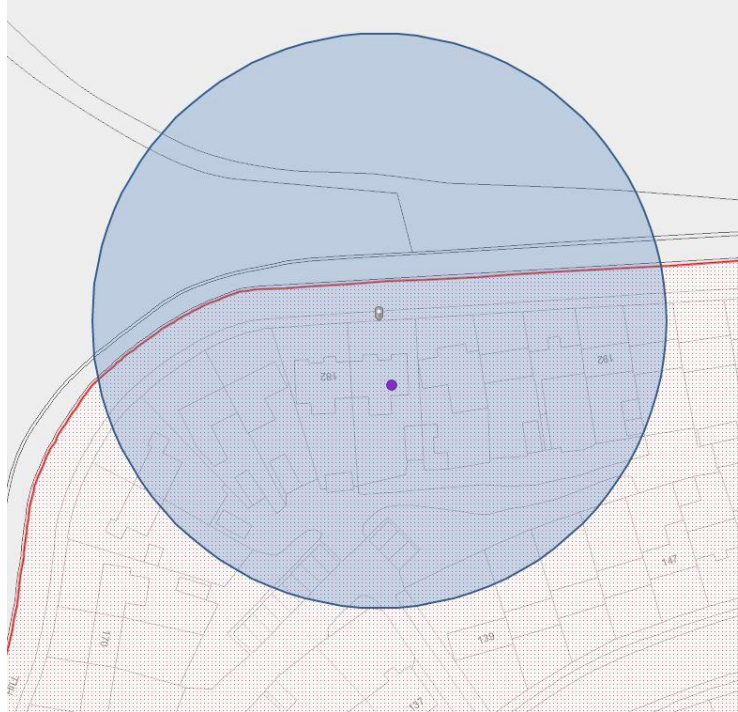
Aerial photo of site



3D Aerial photo of site



HMO Map



HMO mapping:

No of HMOs: 0

No of dwellings: 16

% of HMOs: 0%

The purple dot shown is for the application site which is excluded from the HMO mapping.

Street photo of site

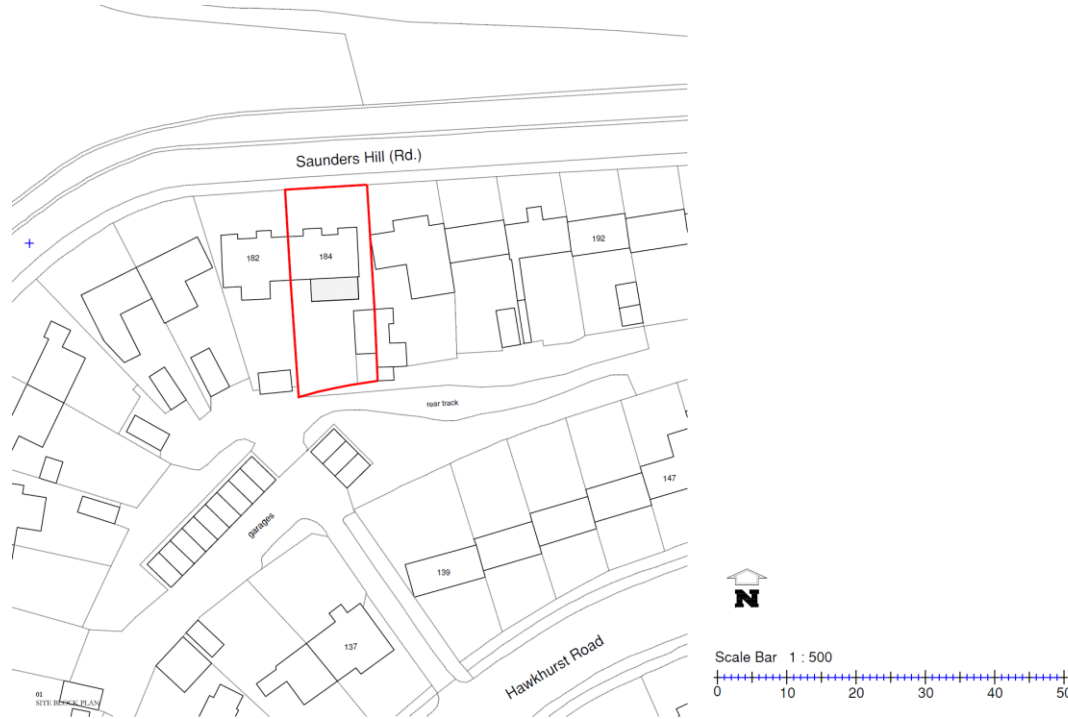


Google Streetview, 2019 – 184 Saunders Hill is on the left.

Other photos of site



Proposed Block Plan



BTN.21.119.002 A

41

186



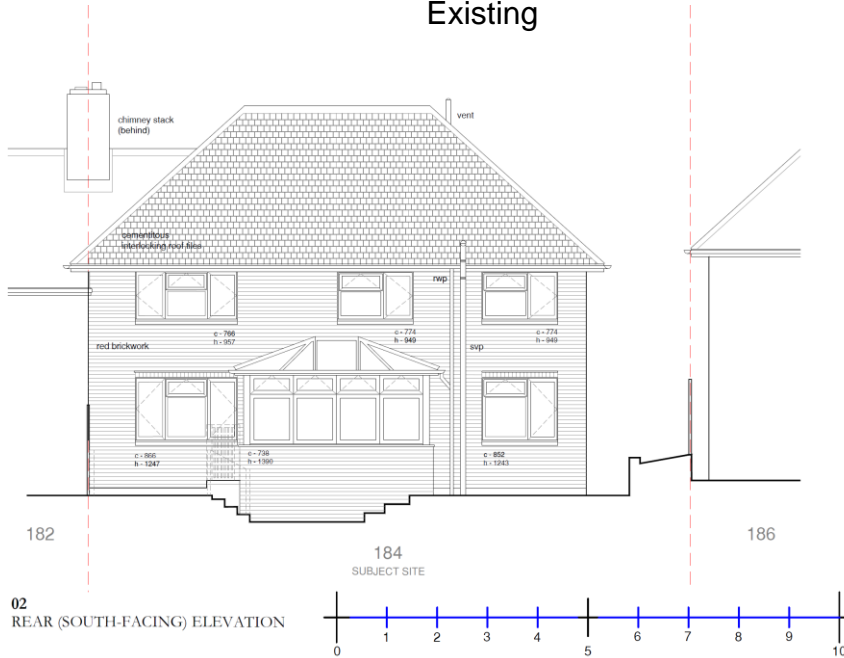
186

184



Rear Elevation

Existing

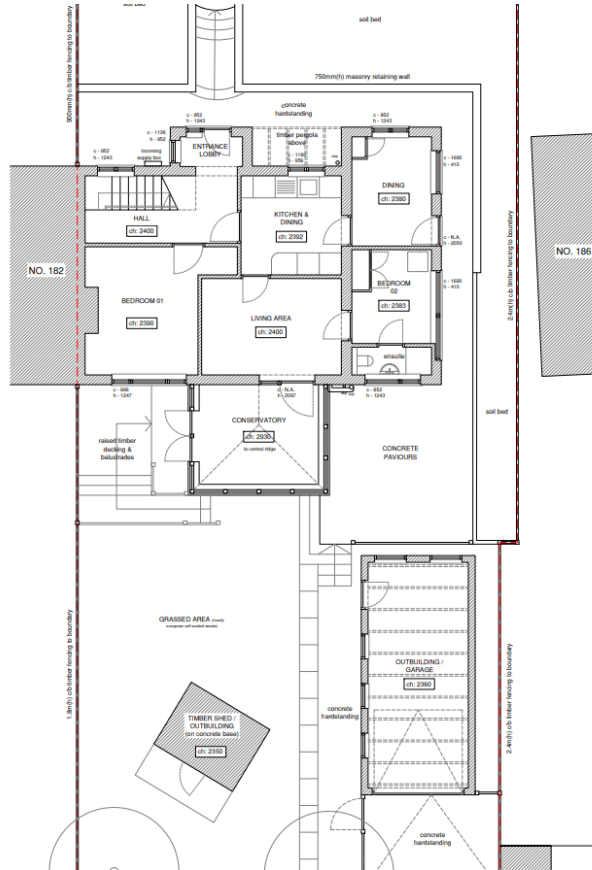


Proposed

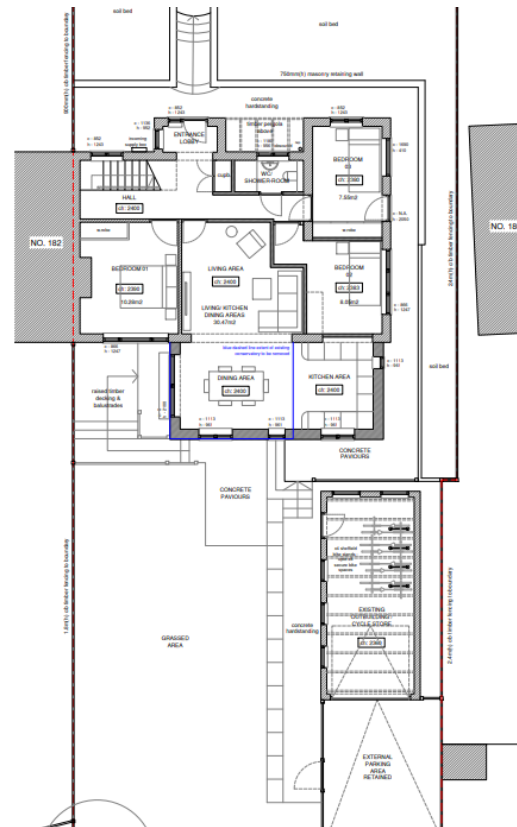


Ground Floor Plan

Existing

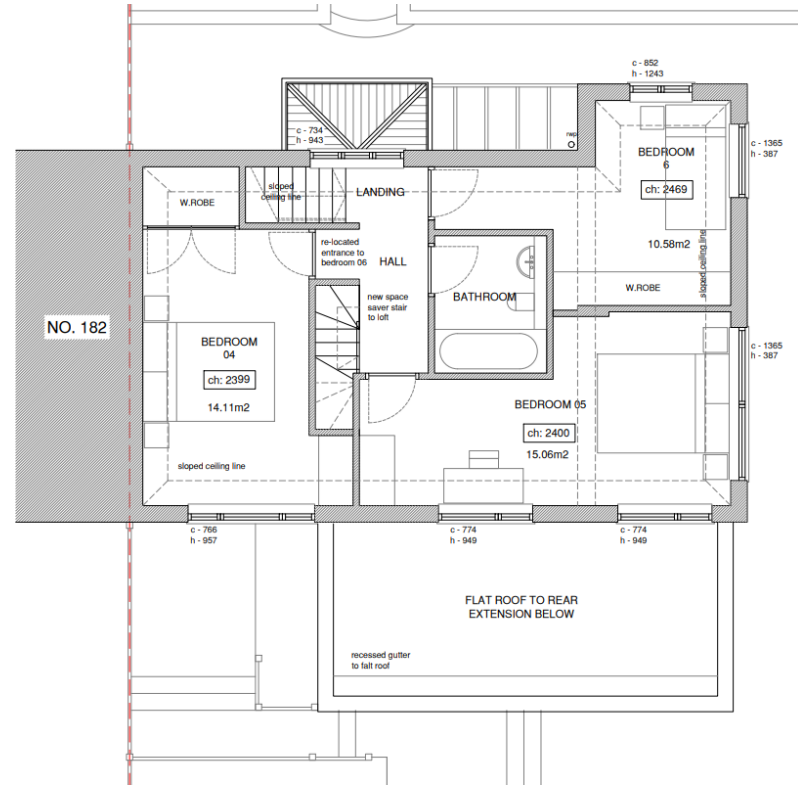


Proposed



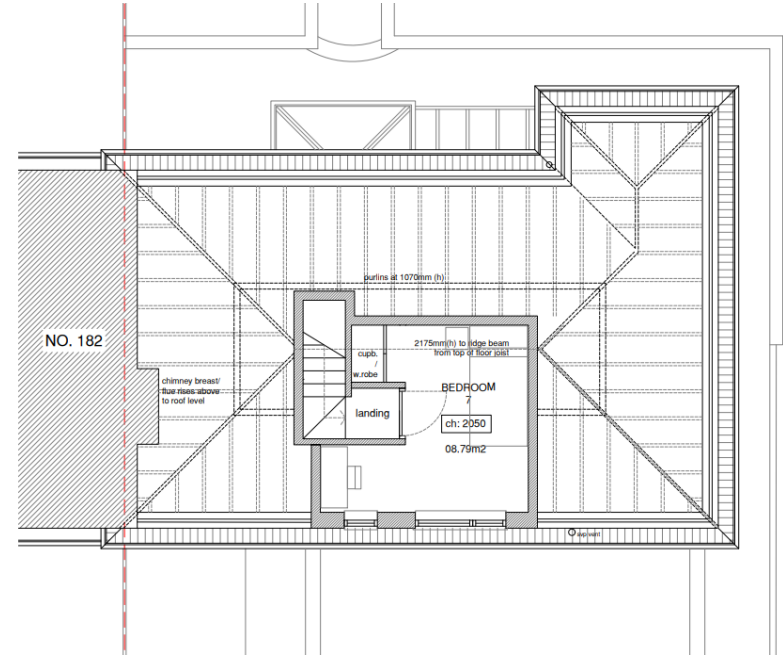
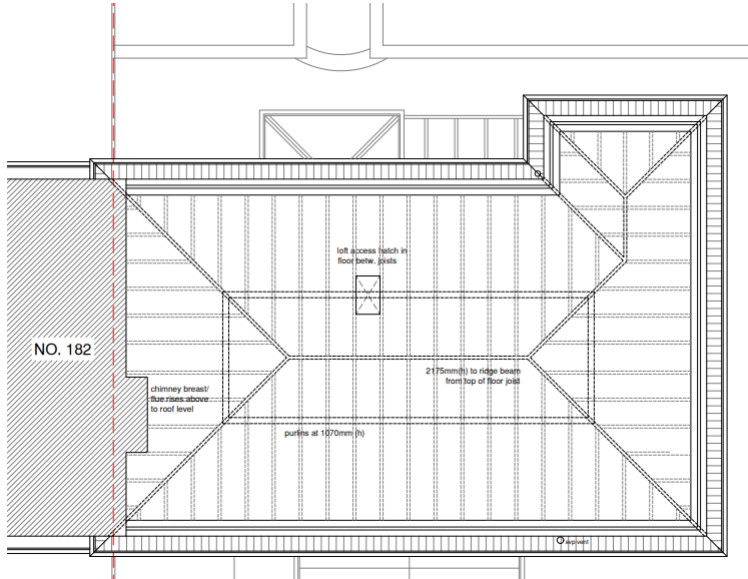
Proposed

Proposed



Loft Plan

45



Key Considerations in the Application

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

Conclusion and Planning Balance

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

Recommend: **Approve**

7 Deans Close

BH2021/03806

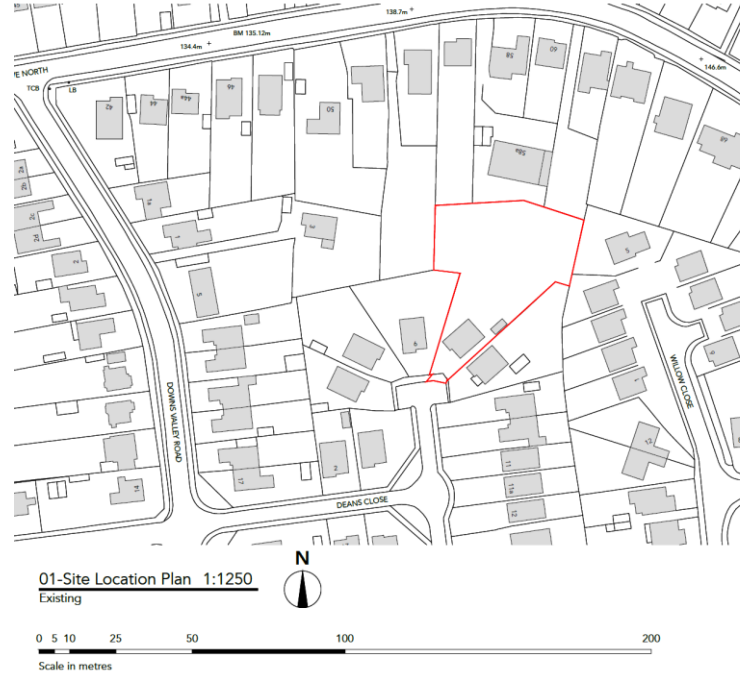


Brighton & Hove
City Council

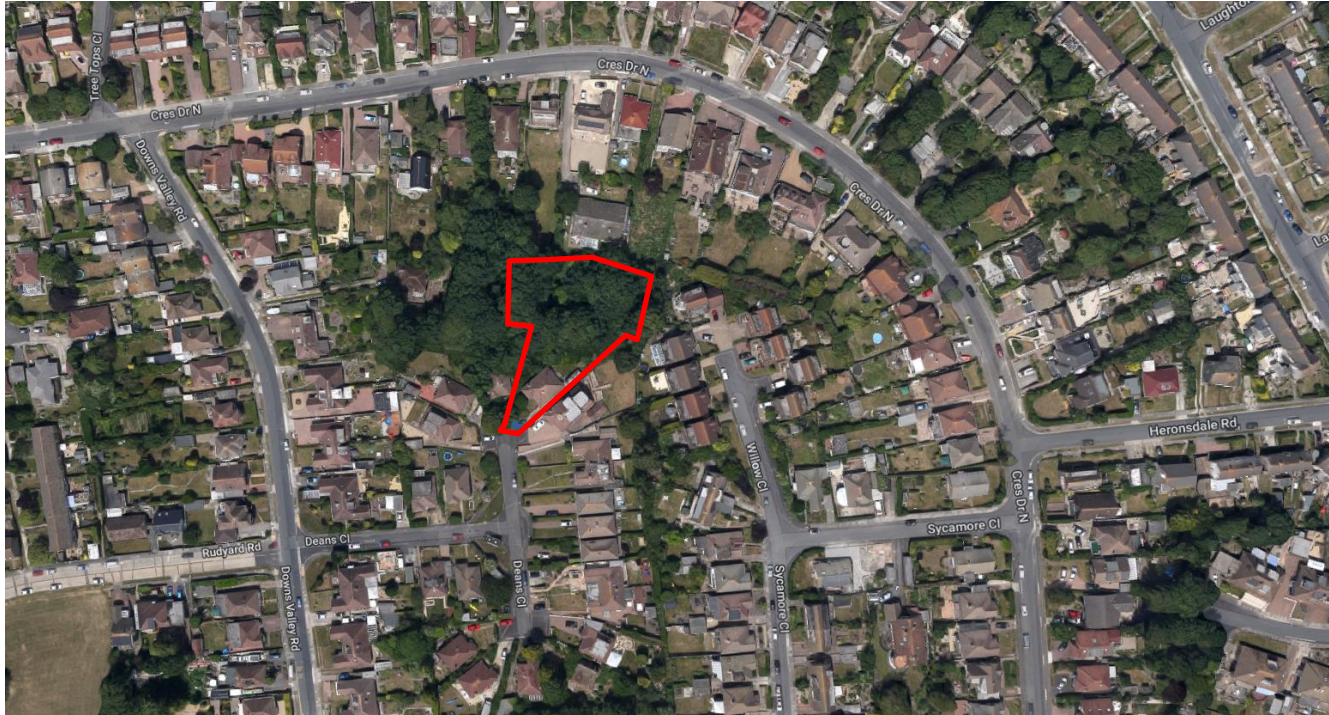
Application Description

- Demolition of existing dwellinghouse
- Erection of 4x two storey, three-bed dwellinghouses (C3)

Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



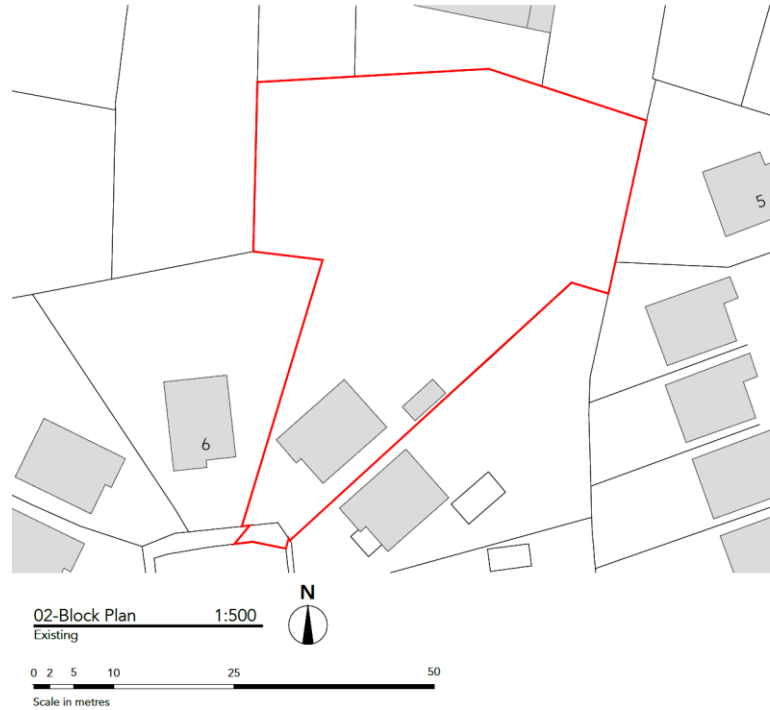
Street photo(s) of site



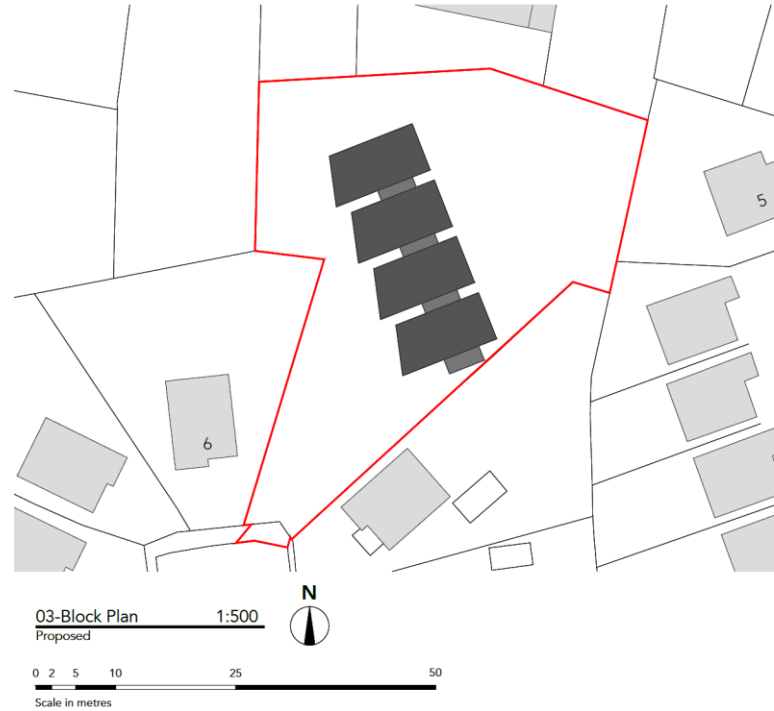
Rear garden



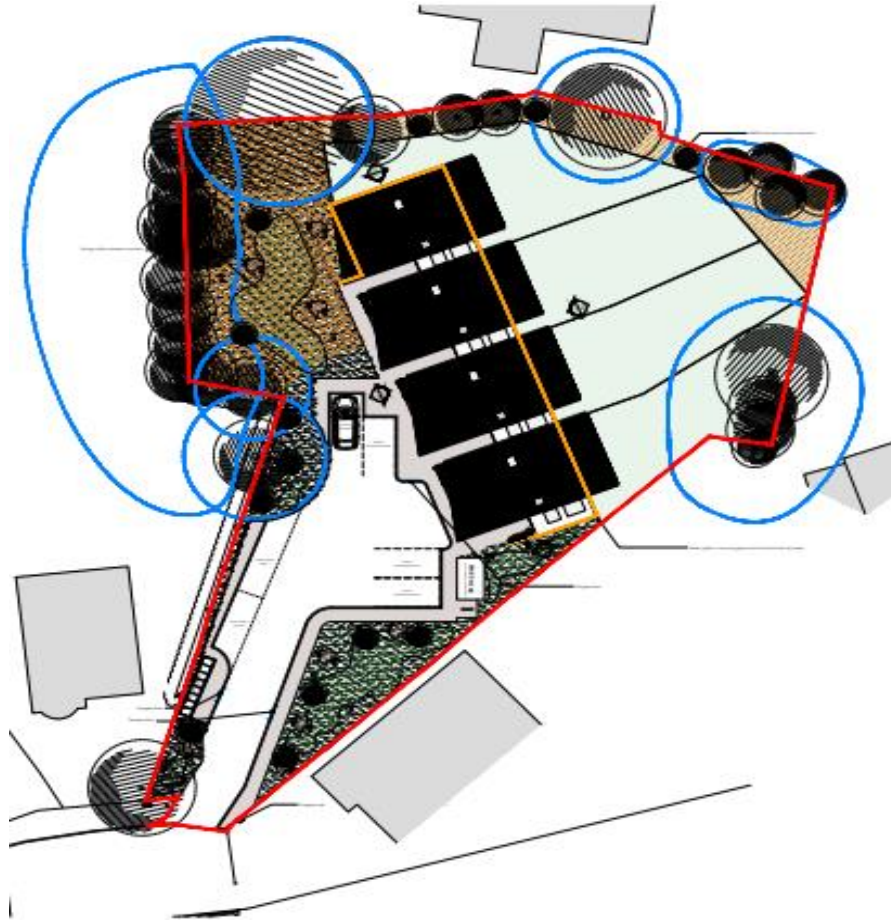
Existing Block Plan



Proposed Block Plan



Proposed Site Plan



Proposed Front Elevation



01-Proposed Elevation 1:50
Front - West



2179(31)000 D

Proposed Rear Elevation



01 Proposed Elevation 1:50
Rear - East



Proposed Side Elevations



Visual



Key Considerations

- Design
- Standard of Accommodation
- Residential Amenity
- Landscaping/ Trees
- Biodiversity/ Ecology
- Highways

Conclusion and Planning Balance

- 4x new family dwellings
- High quality, sensitive design
- Mitigation planting/ ecology
- Impact on amenity acceptable
- Highways implications acceptable

24 The Drove

BH2021/04500

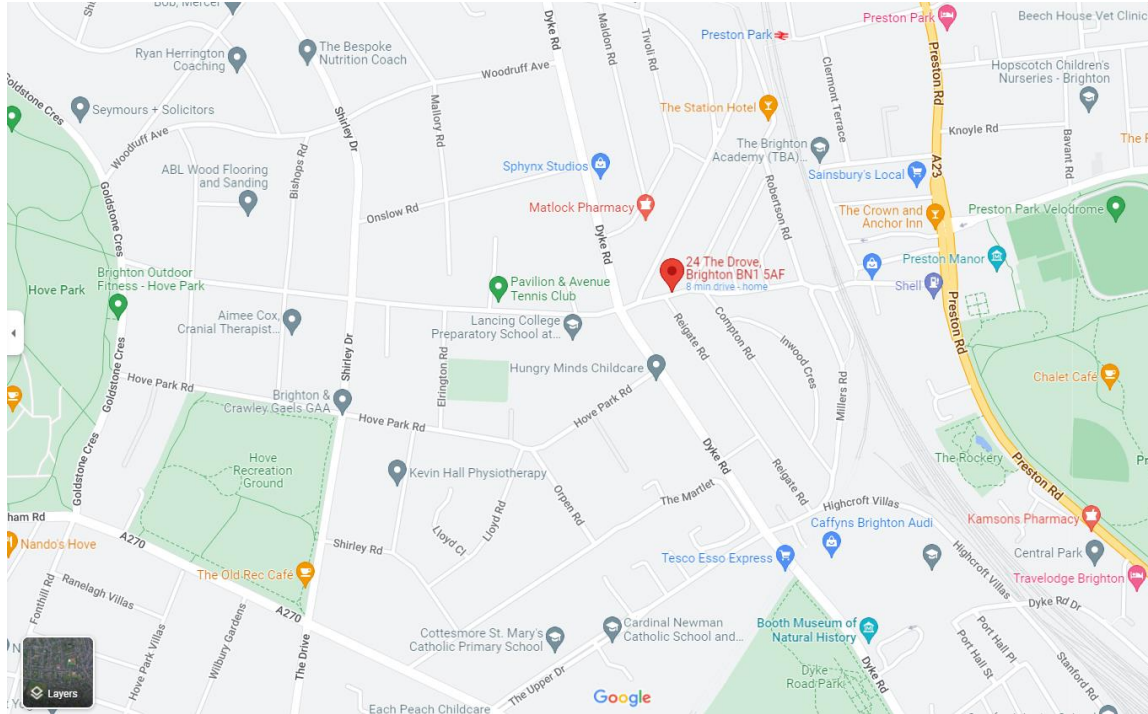


Brighton & Hove
City Council

Application Description

- Redevelopment of existing single storey garage to create 1no two storey flat roofed dwelling (C3) with associated works.

Map of application site



Location Plan



Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

LOCATION PLAN 1:1250 @ A1

Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Streetscene to the east



Streetscene to the west



View rear of no. 4



Rear of no. 6



Rear view of no. 8



View from rear of no. 10



Alleyway separation



Existing Block Plan



Proposed Block Plan

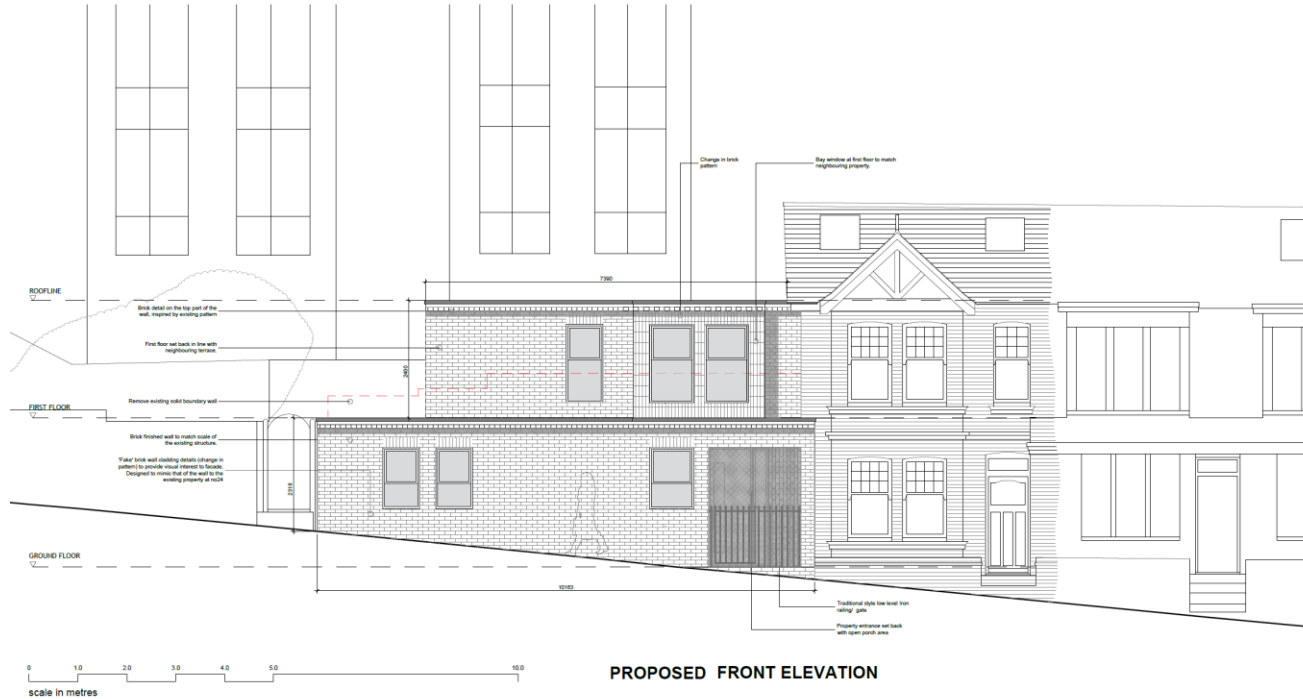


Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432



PROPOSED BLOCK PLAN 1:500 @ A1

Proposed Front Elevation



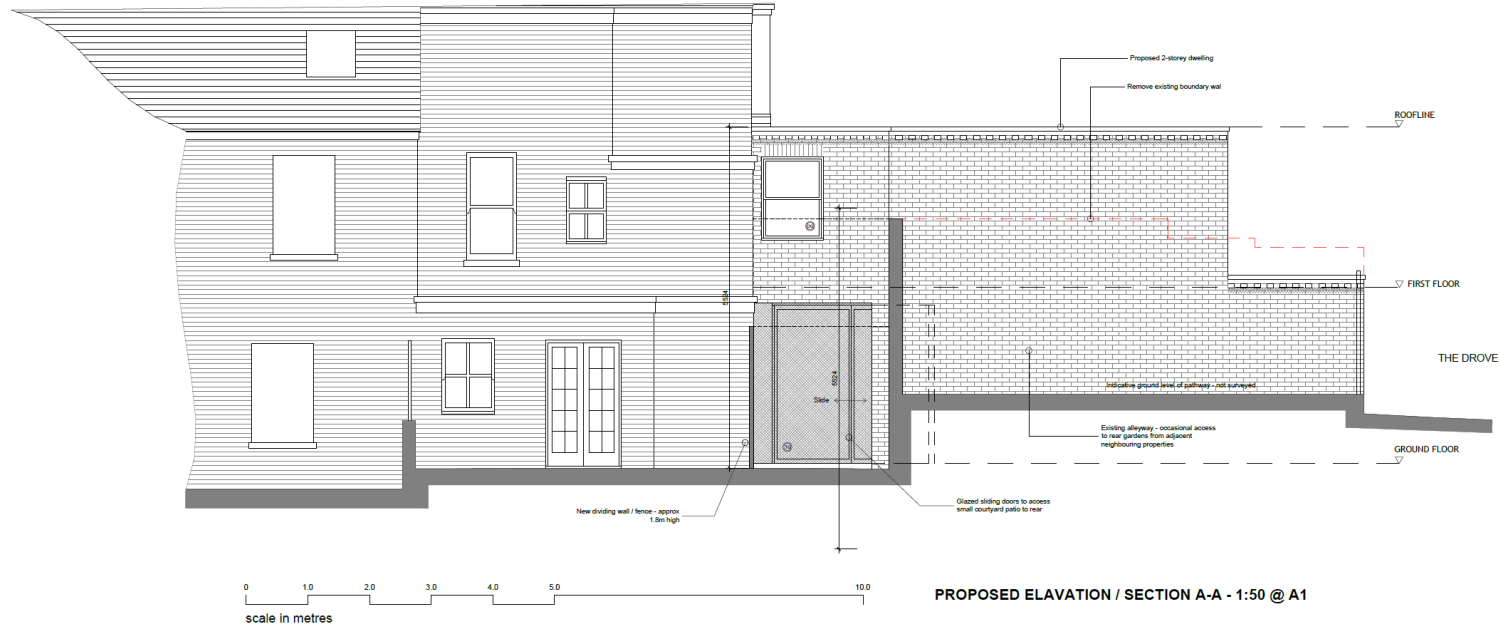
Existing Rear Elevation



AS EXISTING REAR ELAVATION / SECTION A-A - 1:50 @ A1



Proposed Rear Elevation



Contextual Front Elevation



0 1.0 2.0 3.0 4.0 5.0 10.0
scale in metres

AS EXISTING STREET SCENE / FRONT ELEVATION - 1:100 @ A1

EX03

Contextual Front Elevation

85



PRO4

Key Considerations in the Application

- Principle of development
- Design and Appearance
- Standards of accomodation
- Impact on Amenity
- Highway issues

Conclusion and Planning Balance

- Design and standards of accommodation are suitable
- Amenity impacts would be minimal
- On balance the scheme is supported

69

Flat 6B, 6 St Aubyns Gardens

BH2022/00612



Brighton & Hove
City Council

Application Description

- Erection of single storey outbuilding to rear, with additional bedroom and storage for Flat 6B. (Retrospective)

Map of application site

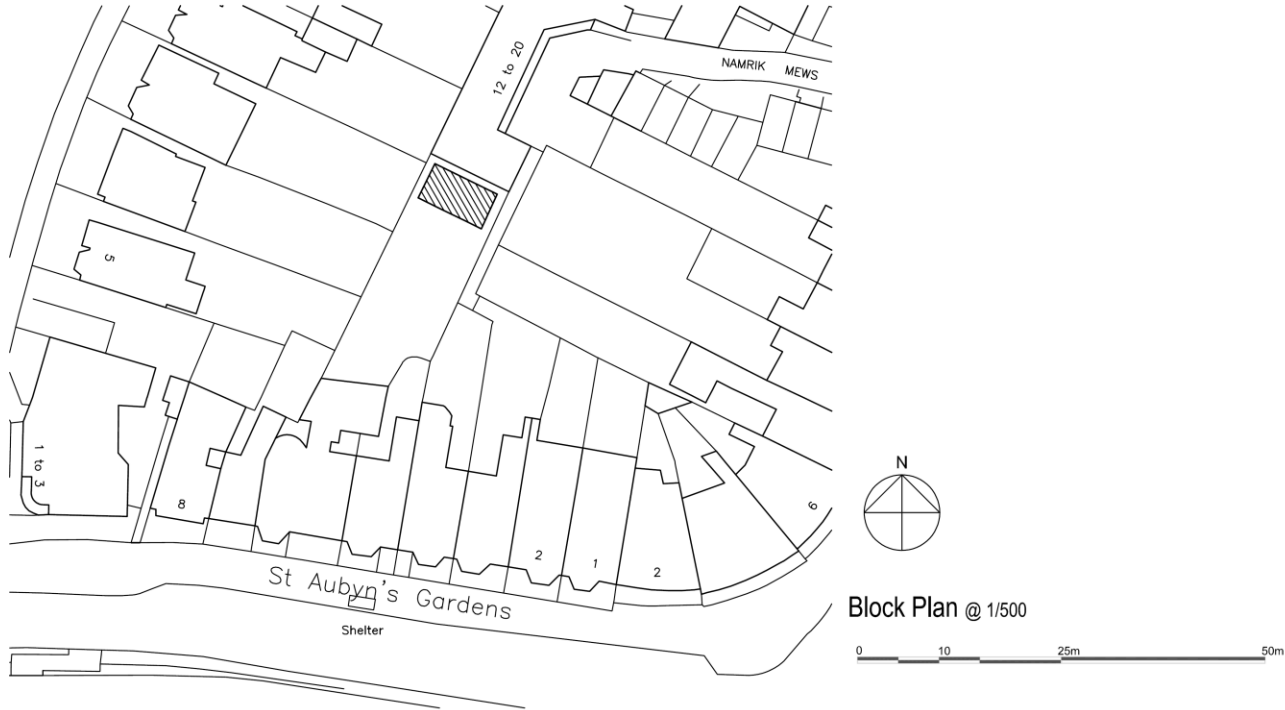


Existing Location Plan



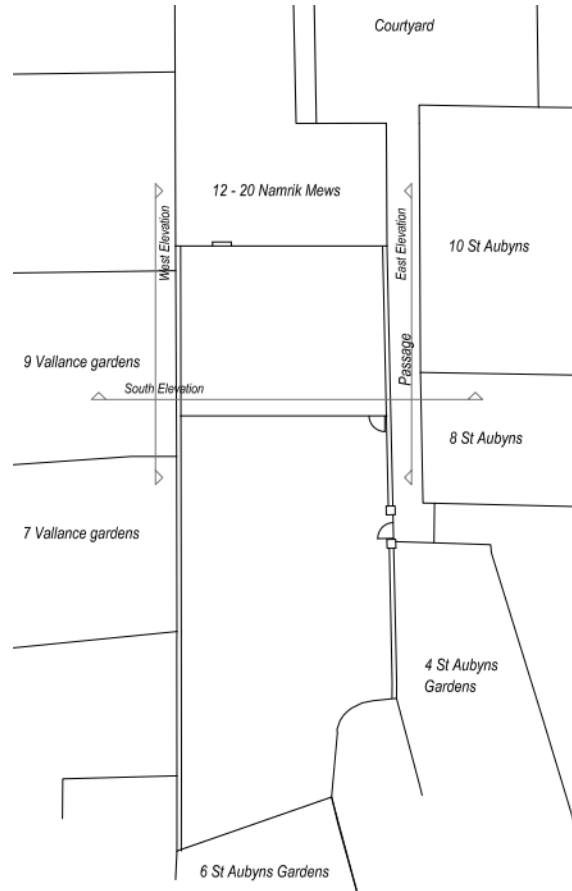
Location Plan @ 1/1250

Existing Block Plan

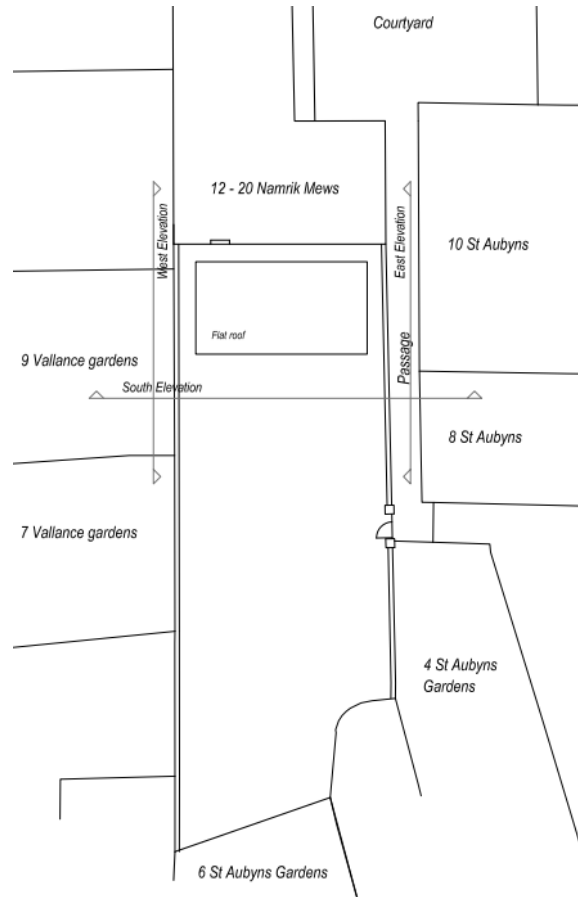


Block Plan @ 1/500

Pre-Existing Site Plan



Existing Site Plan



Aerial photo(s) of site



3D Aerial photo of site



North



Brighton & Hove
City Council

Front (south) elevation photos

96



Rear (north) elevation photo



West elevation photos



Brighton & Hove
City Council

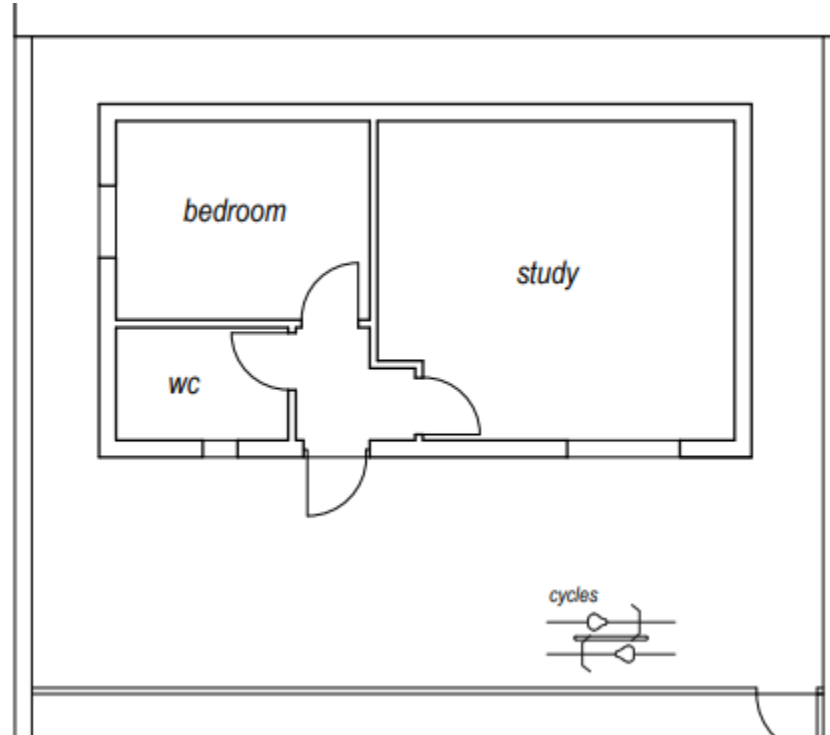
Internal photos



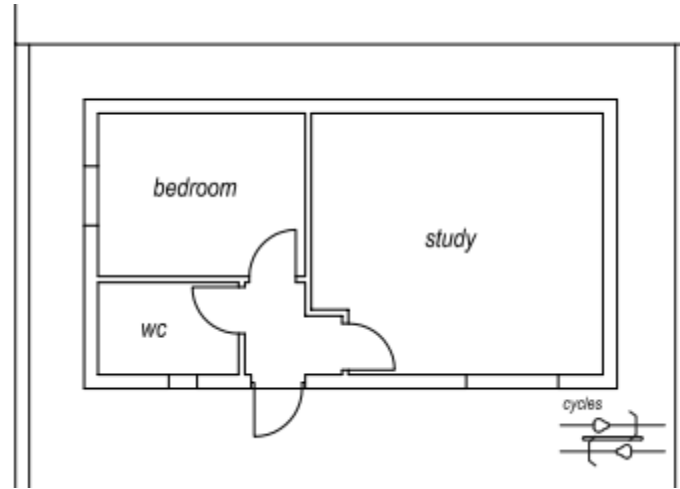
Internal photos



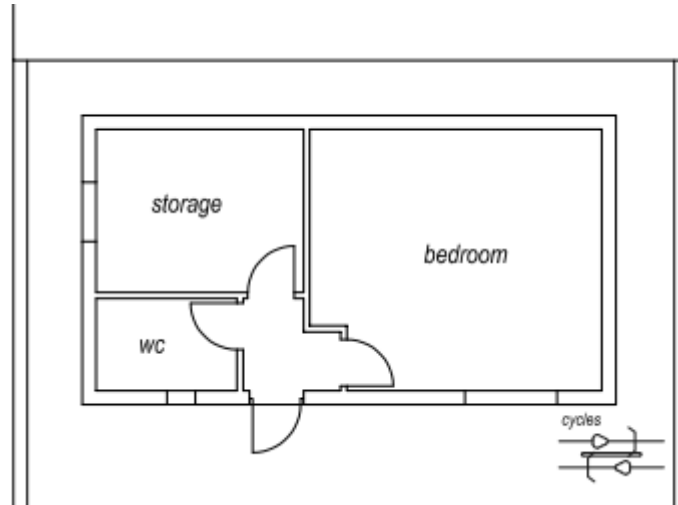
Pre-Existing Floor Plan



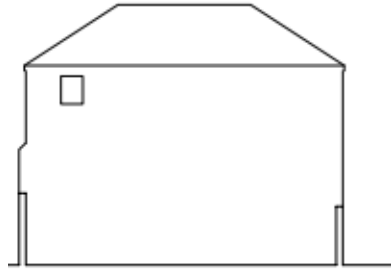
Existing Floor Plan



Proposed Floor Plan

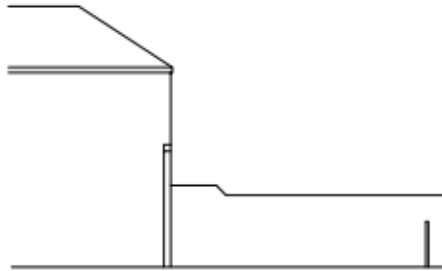


Pre-Existing Elevations

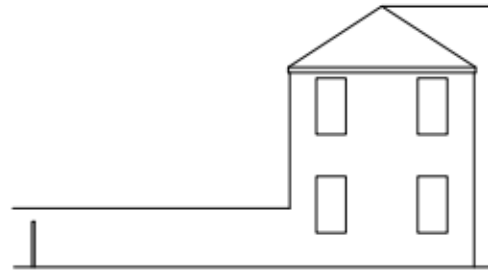


South Elevation @ 1:200

0 2 4 6 10m
Scale 1:200



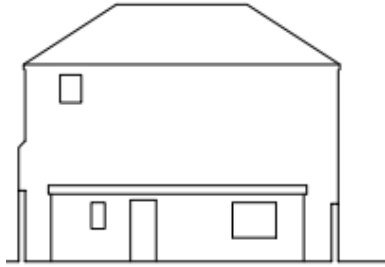
West Elevation @ 1:200



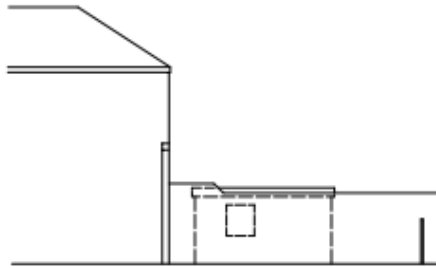
East Elevation @ 1:200

Existing Elevations

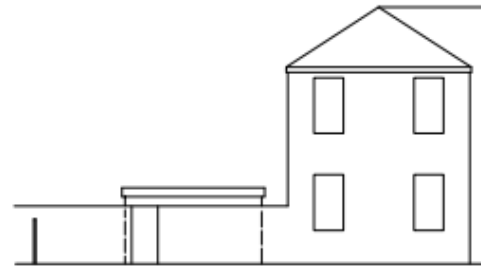
0 2 4 6 10m
Scale 1:200



South Elevation @ 1:200



West Elevation @ 1:200



East Elevation @ 1:200

Key Considerations in the Application

- Principle of development
- Design and impact on heritage assets
- Impact on biodiversity
- Impact on neighbouring amenity
- Standard of accommodation

Conclusion and Planning Balance

- The proposal would retain sufficient garden space for the studio dwelling.
- There are no design-based objections or harmful impact on heritage assets given the discreet location of the outbuilding.
- The proposal would result in a biodiversity net gain.
- The application would not have an adverse impact on neighbouring amenity subject to conditions.
- The extension to the existing studio dwelling offers an acceptable standard of accommodation to future residents.
- As such, it is recommended for approval.

