

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 10 AUGUST 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM

Page

30 PRESENTATIONS & LATE/ADDITIONAL REPRESENTATIONS LIST

Westerman Complex, School Road

BH2018/02583



**Brighton & Hove
City Council**

Application Description

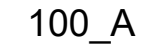
2 A Deed of Variation to allow the amendment of the affordable housing unit mix and tenure to provide 14, one bed affordable rent units; 11, one bed shared ownership units; and a three bed affordable rent unit.

Map of application site

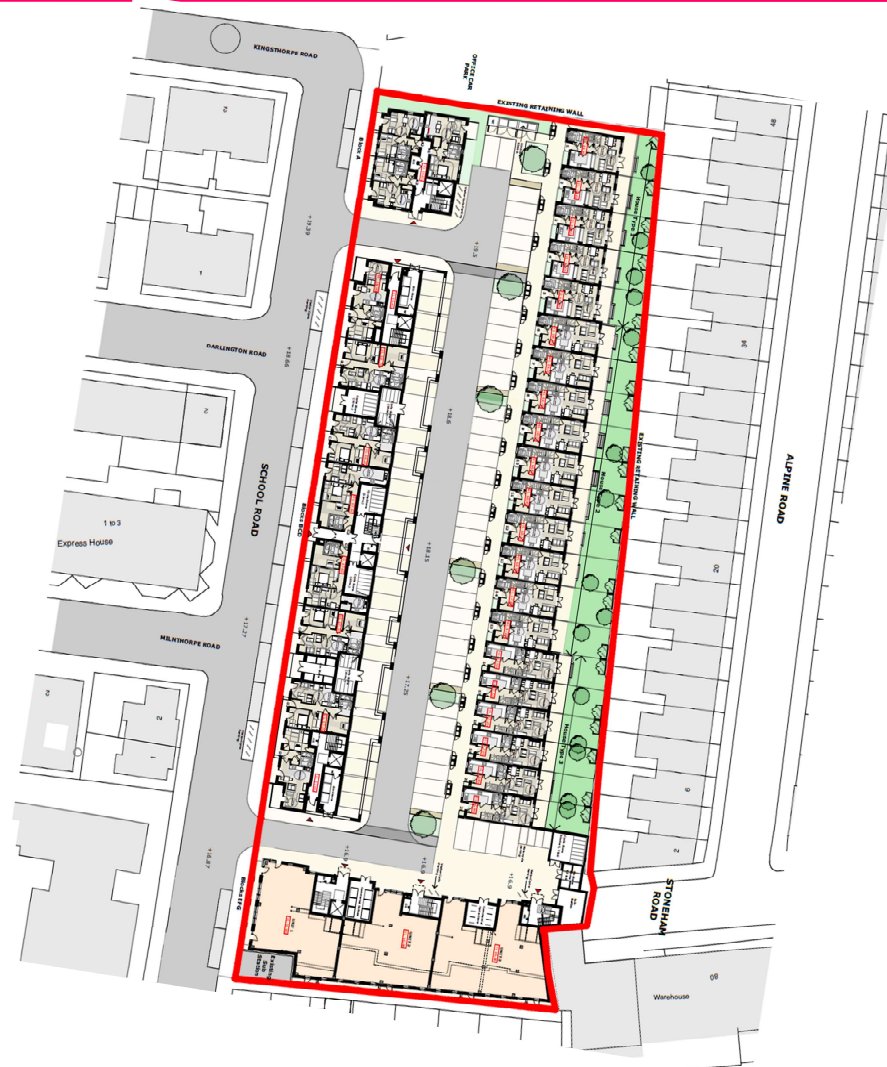


Brighton & Hove
City Council

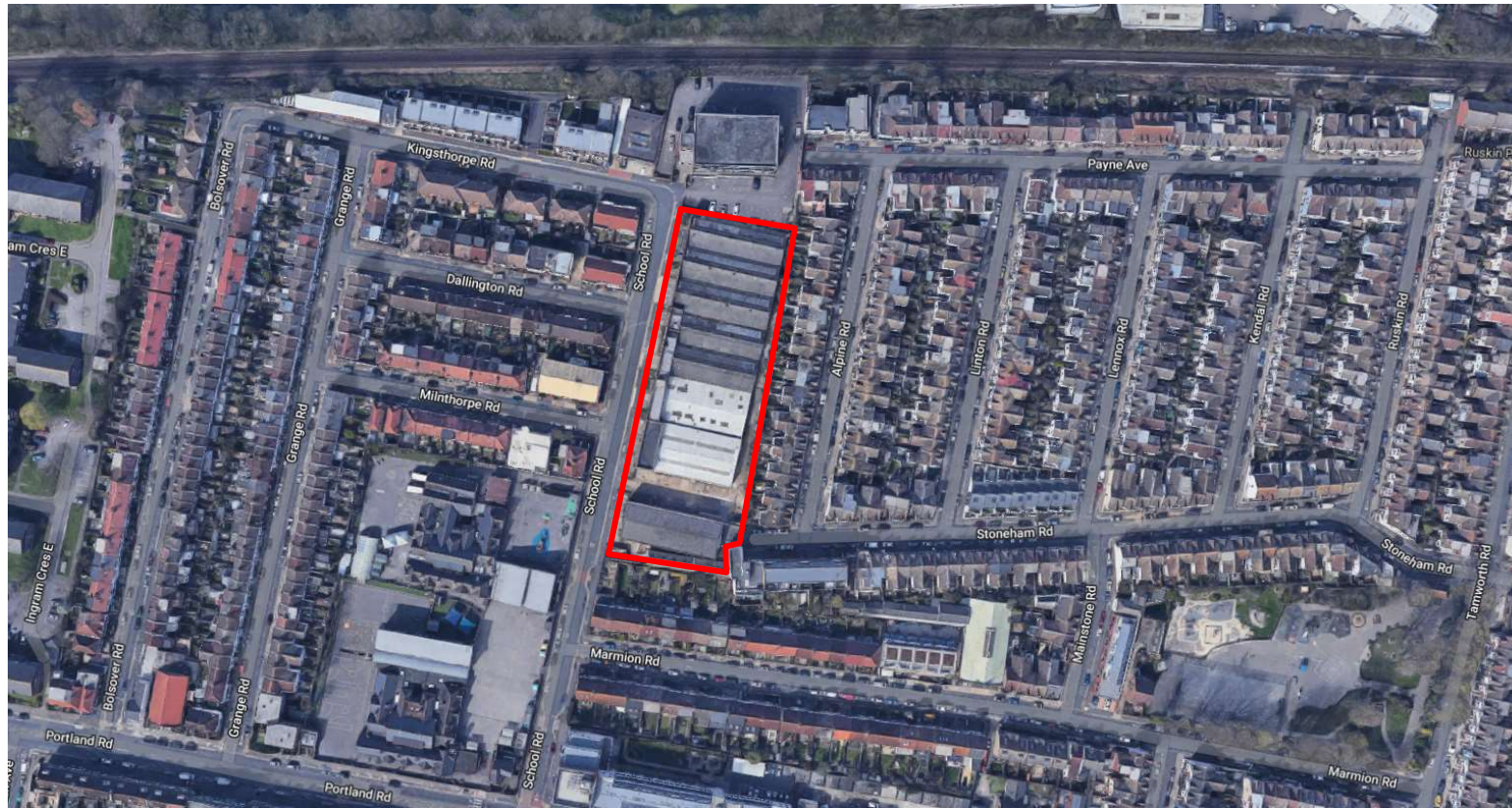
4



Approved Block Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photos



South
Eastern
Corner
Elevations



Brighton & Hove
City Council

Street photos

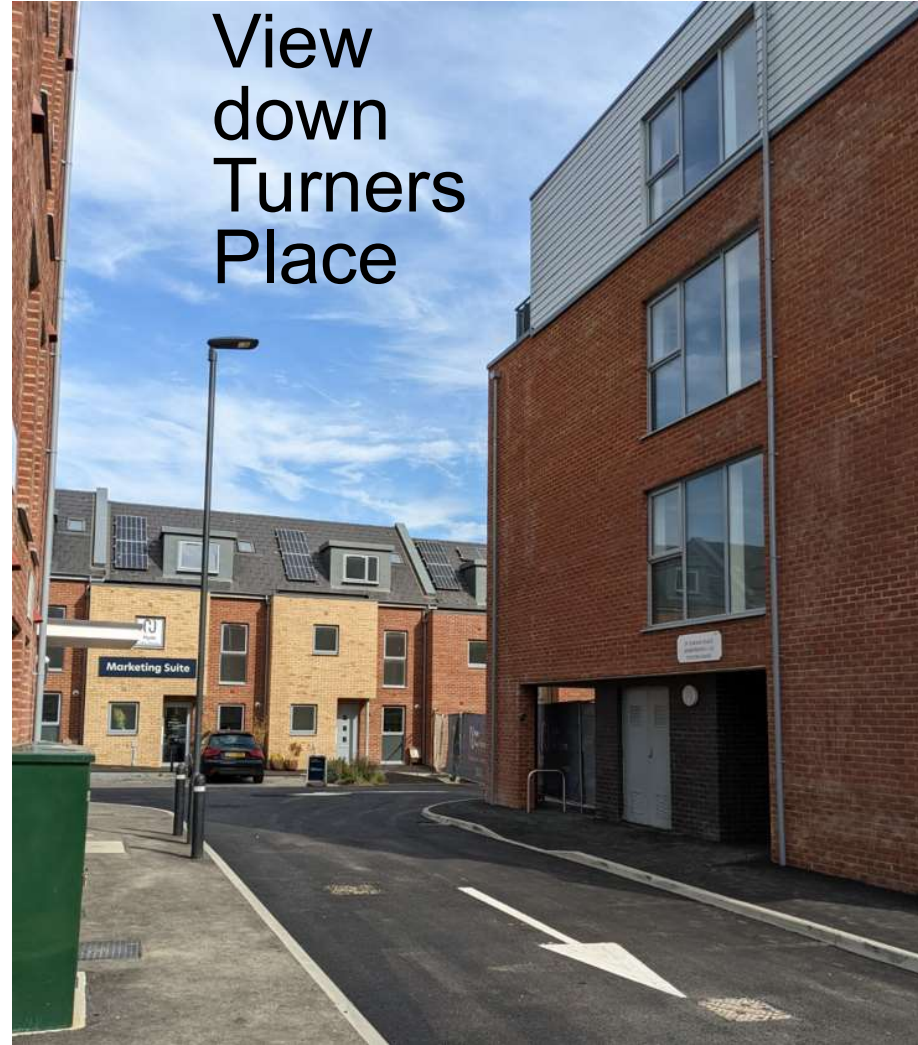


Long view
from the
south



Brighton & Hove
City Council

Street photos



Street photos

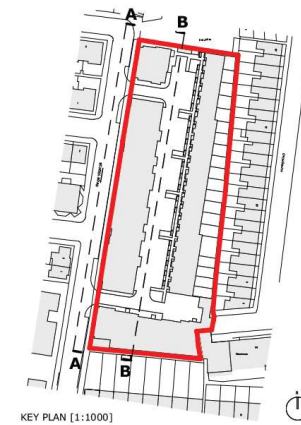


View from the north

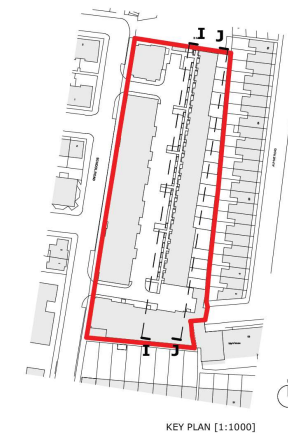
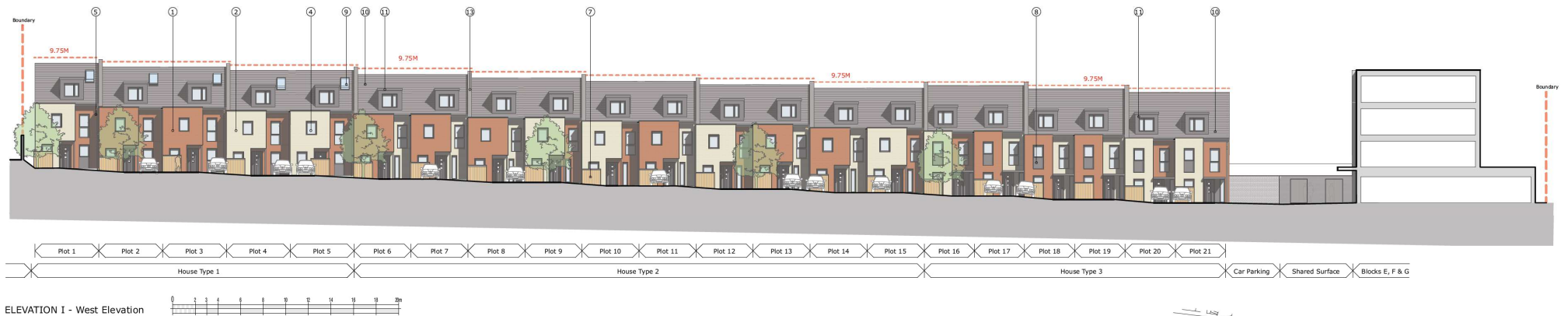


Brighton & Hove
City Council

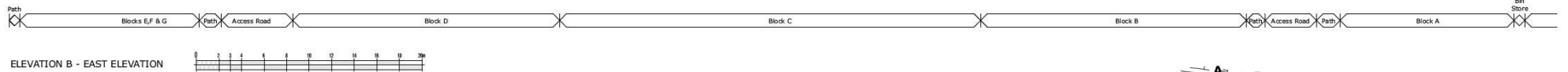
Approved Front Elevation 1



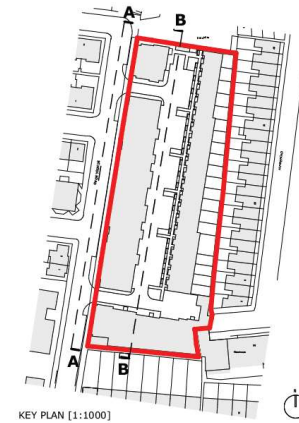
Approved Front Elevation 2



Approved Rear Elevation 1

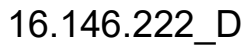


16.146.220_E



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City Council

15



Split of tenures and units

- Extant permission:
 - 7 x one-bed affordable rent units;
 - 10 x two bed affordable rent units;
 - 19 x one-bed shared ownership units;
 - 5 x two bed shared ownership units.
- Proposed:
 - 14 x one-bed affordable rent units;
 - 10 x two bed affordable rent units
 - 1 x three-bed affordable rent unit;
 - 11 x one-bed shared ownership units;
 - 5 x two bed shared ownership units.

Planning Policy

- Paragraph 4.213 of City Plan Part One Policy CP19 states that an estimated 65% of the overall need / demand (for both market and affordable homes) will be for two- and three-bedroom properties.
- An additional three-bed affordable dwelling, and one fewer one-bed affordable dwelling is proposed, which is therefore supported.

Planning Policy

- Forty percent affordable housing is still being provided, but with a changed ratio:
 - Approved:
 - 56% shared ownership: 44% affordable rented;
 - Proposed:
 - 61% shared ownership: 39% affordable rented.

Key Considerations in the Application

- The implementation of the development would deliver planning and economic benefits, including much-needed affordable housing, in a sustainable location, with good access to shops and services, and sustainable transport links.
- With the variation, it would also deliver more affordable rent units, which are in demand in the city.
- The S106 also commits the developer to £666,087.69 of contributions towards public art, local education services, employment schemes, sustainable transport improvements, recreation facilities and wheelchair housing.

Conclusion

- Council Officers are satisfied that the continued provision of on-site affordable housing and changing the unit and tenure mix is acceptable. The proposed variation would allow a financially viable and successful housing development to be achieved.

21 10 Blatchington Road

BH2022/00673

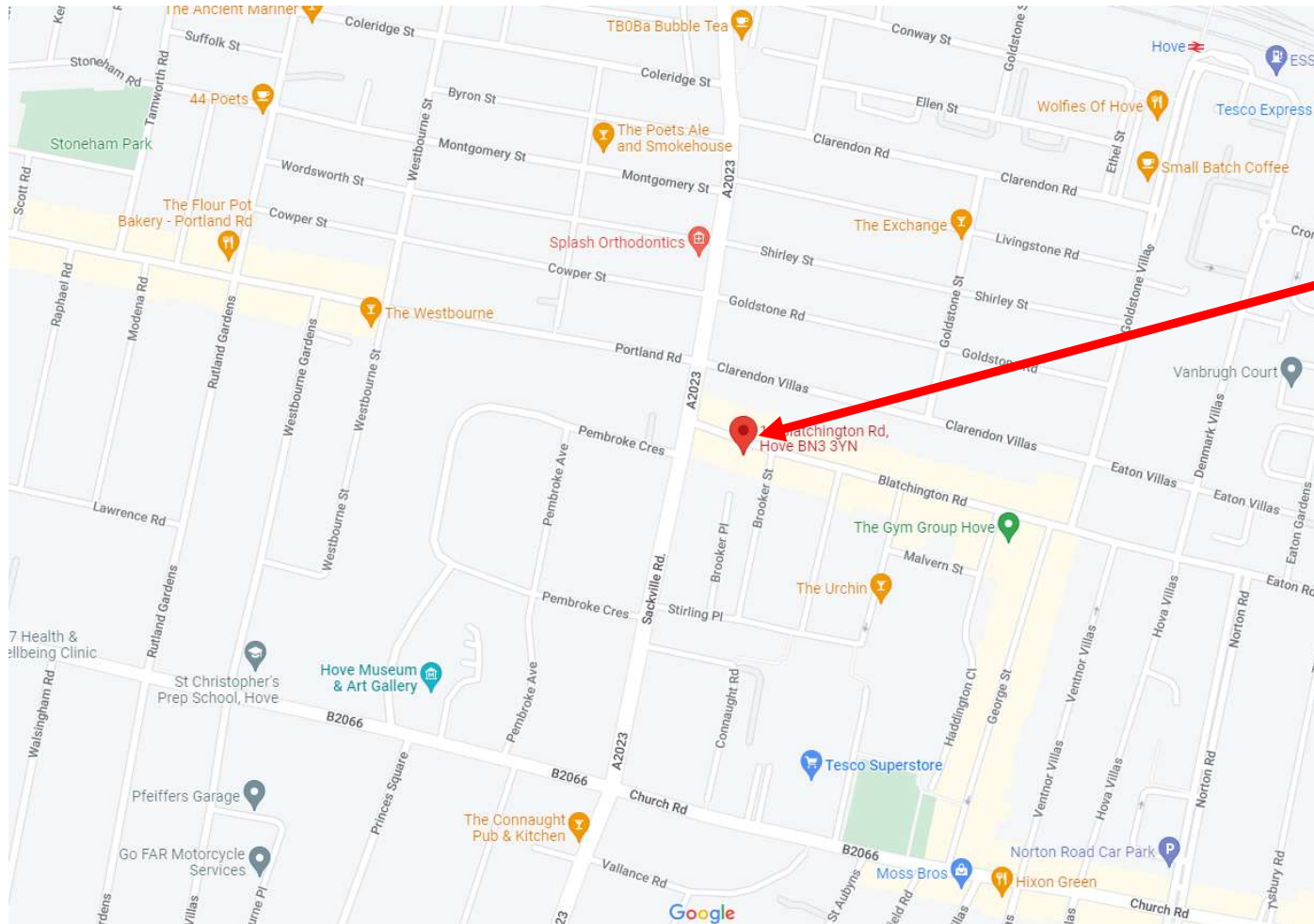


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Application Description

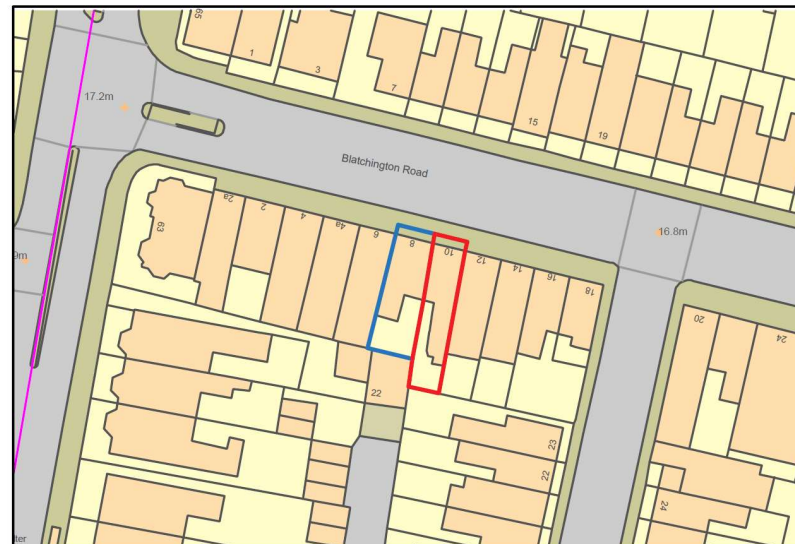
- Roof alterations incorporating rear dormer and 1no. front rooflight. Enlargement of existing first-floor flat to create 1no. two-bed maisonette (C3). Conversion of existing basement to create 1no. one-bed self-contained studio flat (C3). Demolition of existing single storey rear extension. Alterations to windows and doors including formation of front basement level window. Reinstatement of original raised ground floor level, with new access steps and stone paving to front curtilage.

Map of application site



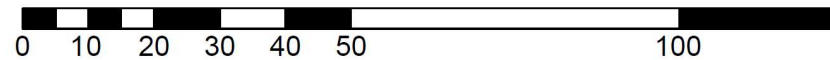
Site

Location Plan



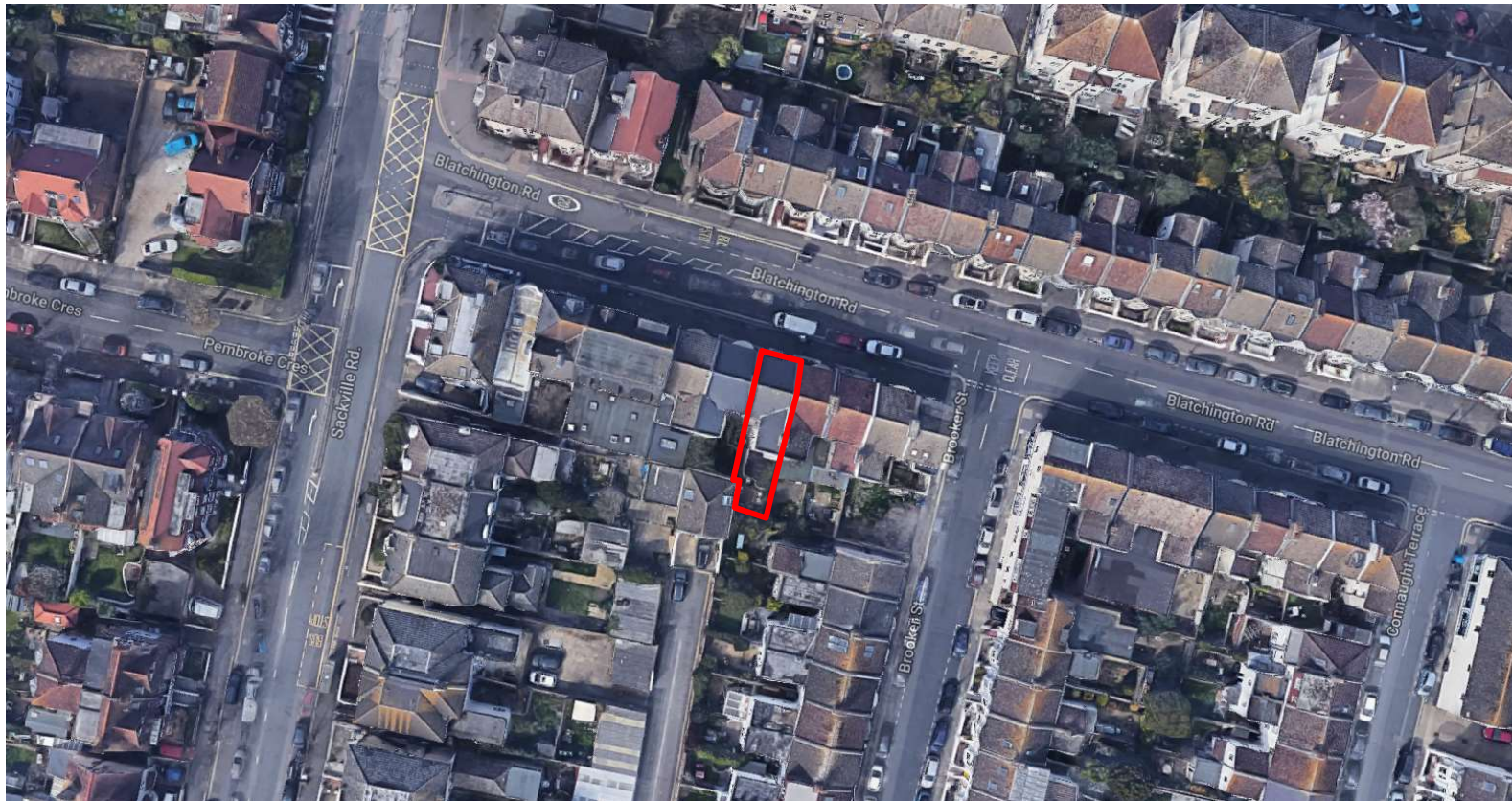
Location Plan - 1:1250@A1

Scale in Metres



Brighton & Hove
City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



North

Street photo of site



Street photo of site

Site



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Existing Front Elevation



Brighton & Hove
City Council

Proposed Front Elevation



7174/022

Existing Rear Elevation



31

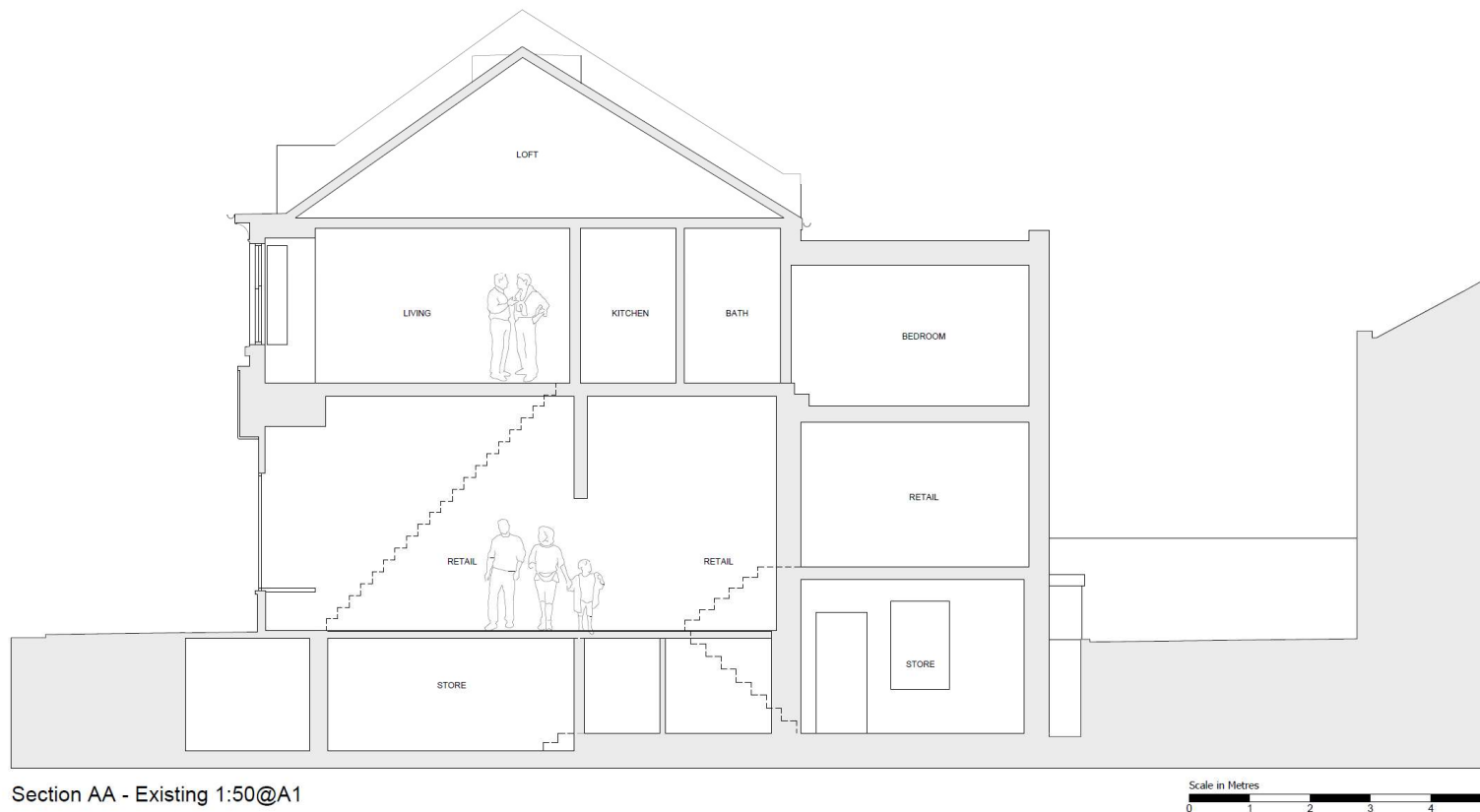
7174/012

Proposed Rear Elevation



South Elevation - Proposed 1:50@A1

Existing Site Section(s)



Section AA - Existing 1:50@A1

Scale in Metres
0 1 2 3 4 5

7174/013

Existing Site Section(s)



Section BB - Existing 1:50@A1

Scale in Metres
0 1 2 3 4 5

7174/013

Existing Site Section(s)

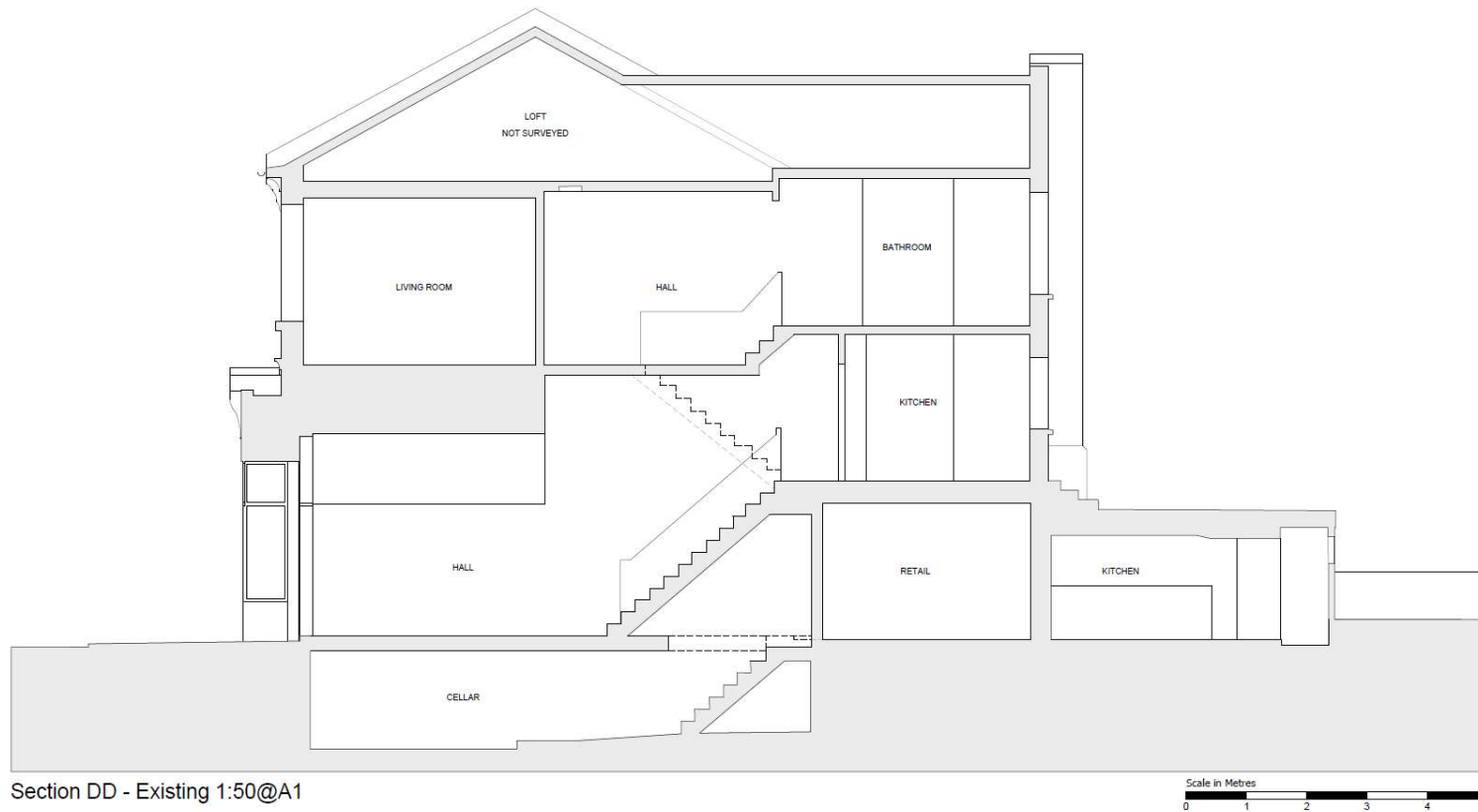


Section CC - Existing 1:50@A1

Scale in Metres
0 1 2 3 4 5

7174/014

Existing Site Section(s)



7174/014

Proposed Site Section(s)

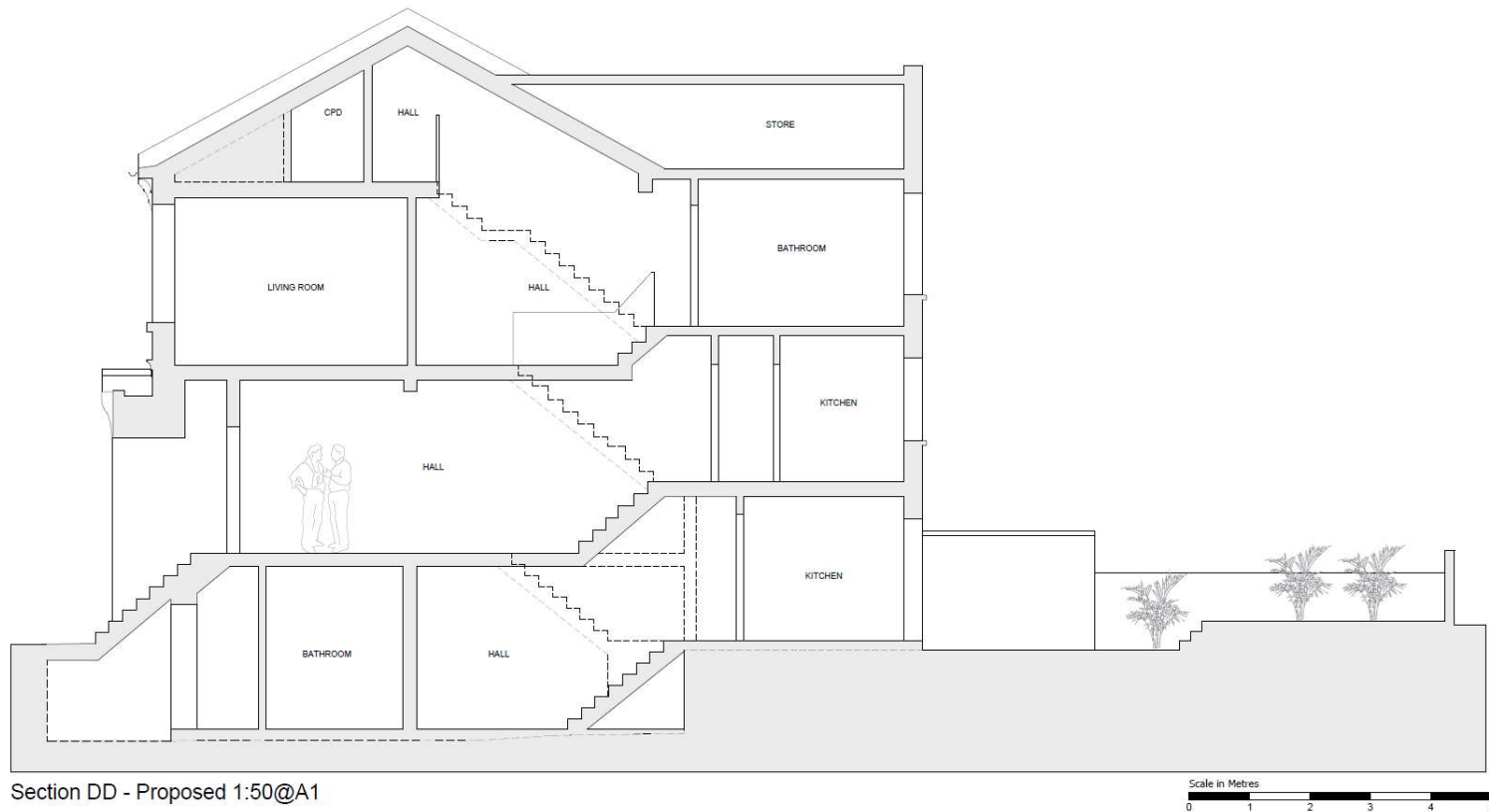


Section CC - Proposed 1:50@A1

Scale in Metres
0 1 2 3 4 5



Proposed Site Section(s)



7174/024



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City Council

Key Considerations in the Application

- Principle of development;
- Design and appearance;
- Standard of accommodation;
- Impact on neighbouring amenity;
- Transport issues.

Conclusion and Planning Balance

- One more residential unit would be provided which must be given greater weight given housing shortfall;
- Works to rear acceptable in design and appearance;
- Standard of accommodation provided would be acceptable;
- However, shopfront would cause significant harm to character and appearance of building and area;
- Replacement of level entrance to commercial unit, with steps, would reduce accessibility, disadvantaging those with mobility issues.
- **Recommend: Refusal.**

41 67 Saltdean Drive

BH2022/01049

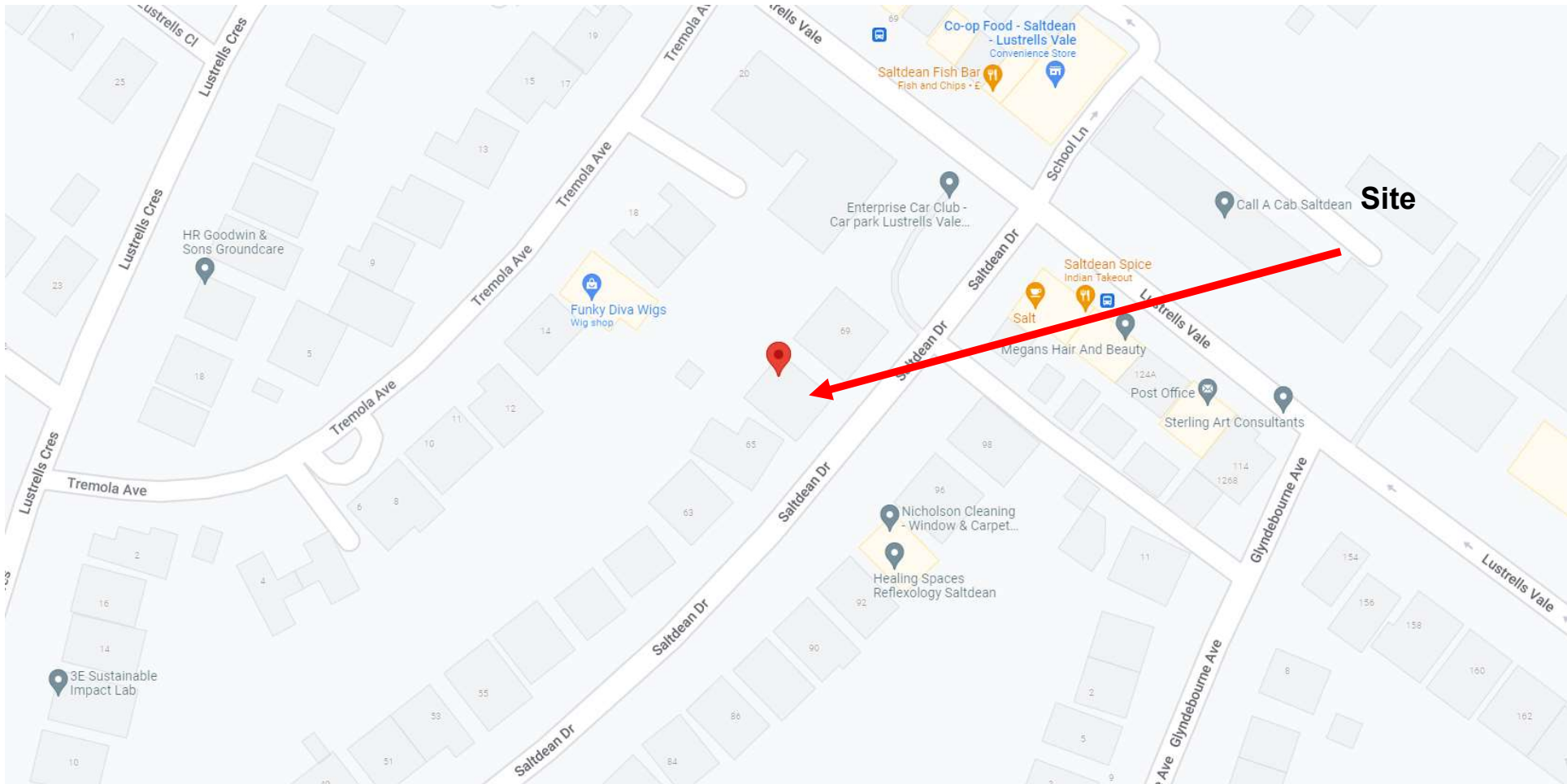


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Application Description

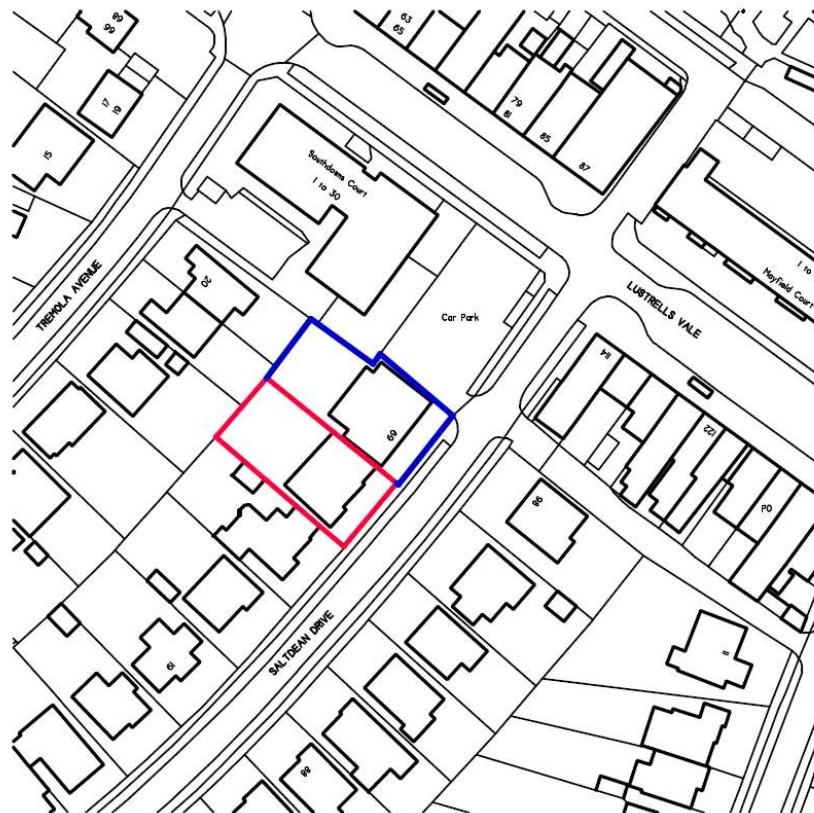
Erection of single storey rear and side extensions. Conversion of existing garage to habitable space. New steps to front.

Map of application site



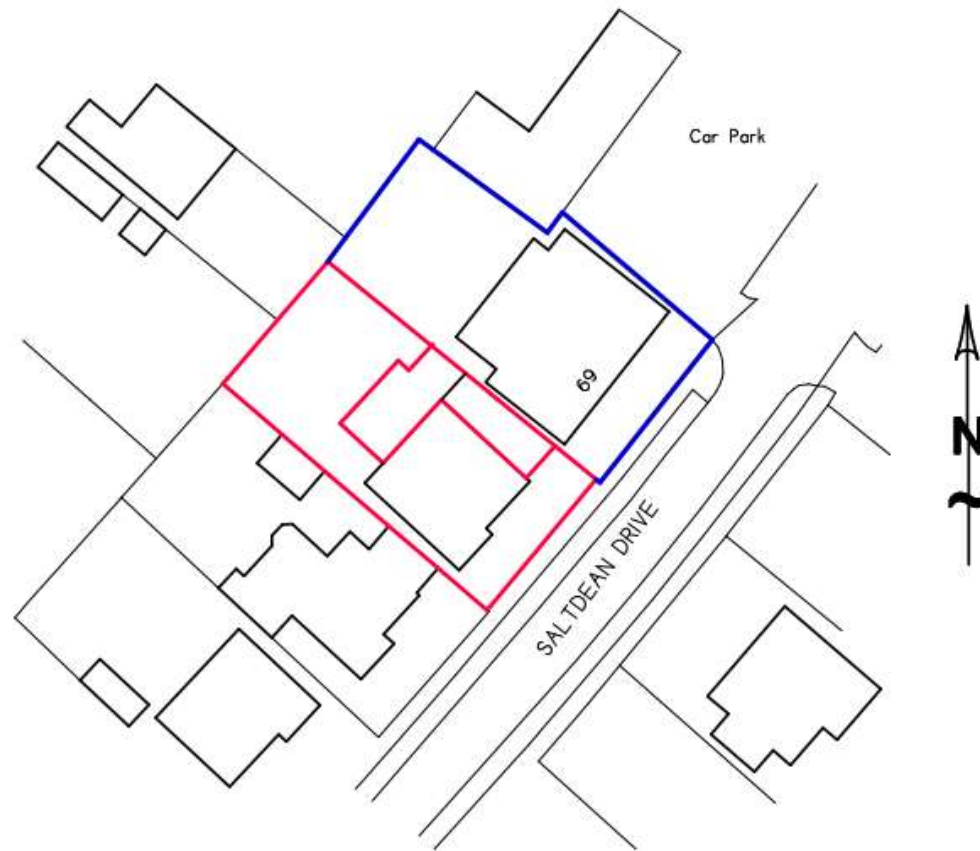
Brighton & Hove
City Council

Existing Location Plan



Location Plan 11250

Proposed Site Plan



Site Plan 1:500

Aerial photo(s) of site



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3D Aerial photo of site



Brighton & Hove
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Street photos of site



Brighton & Hove
City Council

Street photos of site



Street photos of site



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Photo of site: from rear



Photo of site: from rear towards **69 Saltdean Drive**



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Photo of site: towards 65 Saltdean Drive



Brighton & Hove
City Council

Photos of site



Brighton & Hove
City Council

Existing Front Elevation



South East Elevation 1100



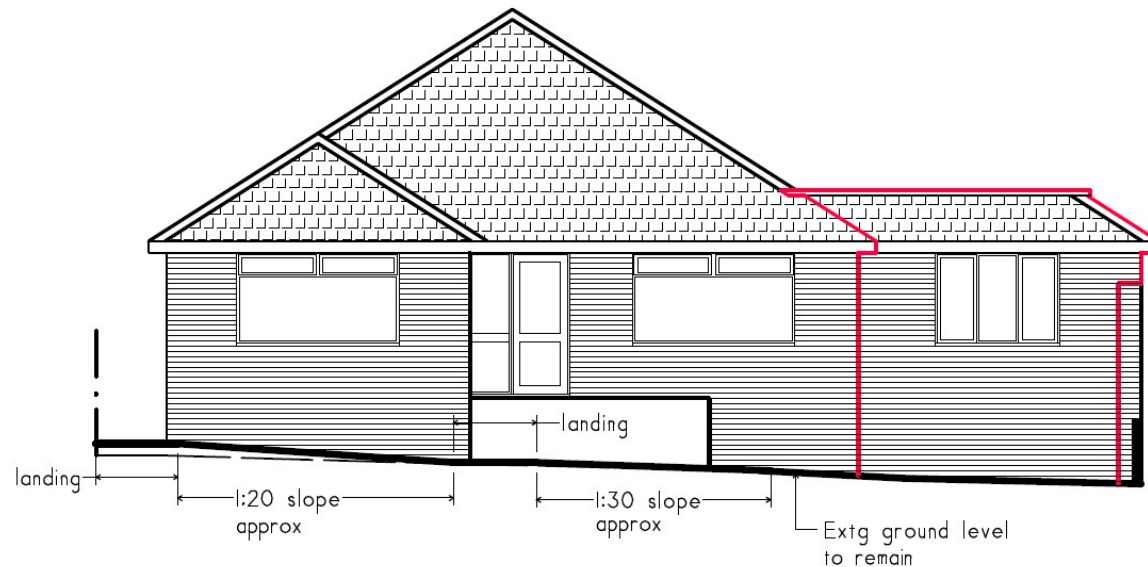
0m

10m



Brighton & Hove
City Council

Proposed Front Elevation



South East Elevation 1100

— Existing ground level



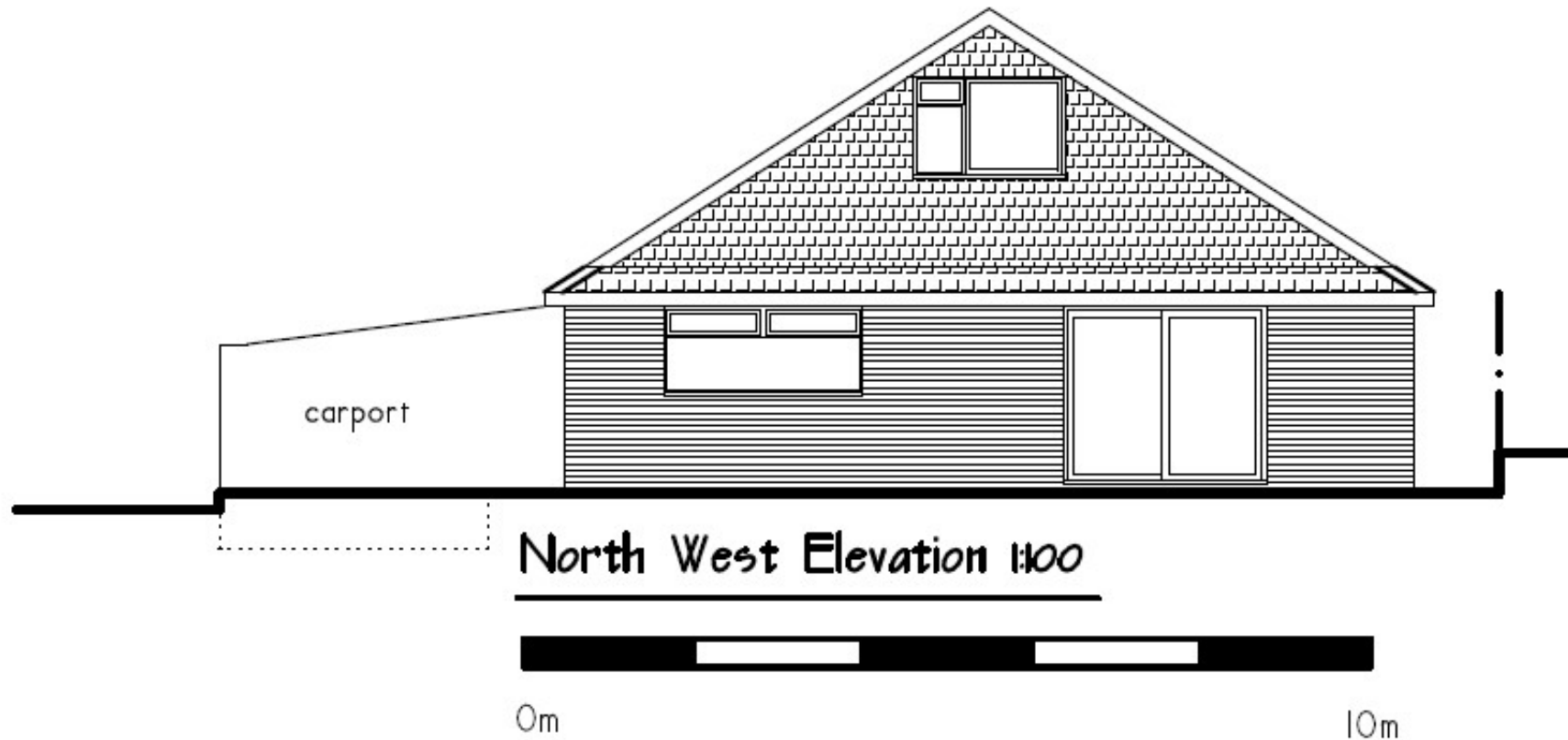
0m

10m

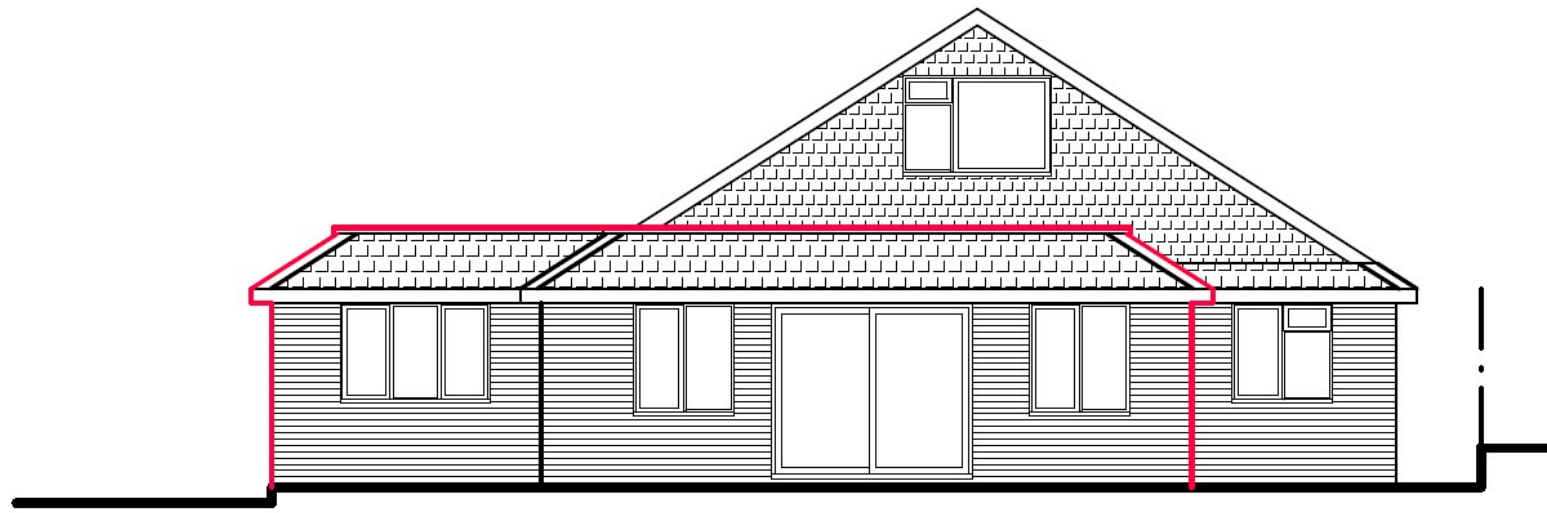


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Existing Rear Elevation



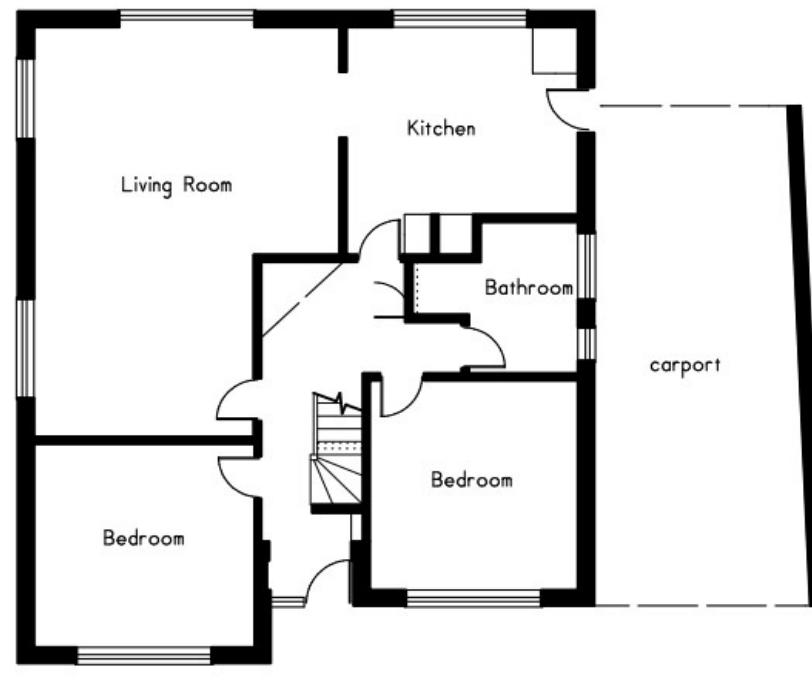
Proposed Rear Elevation



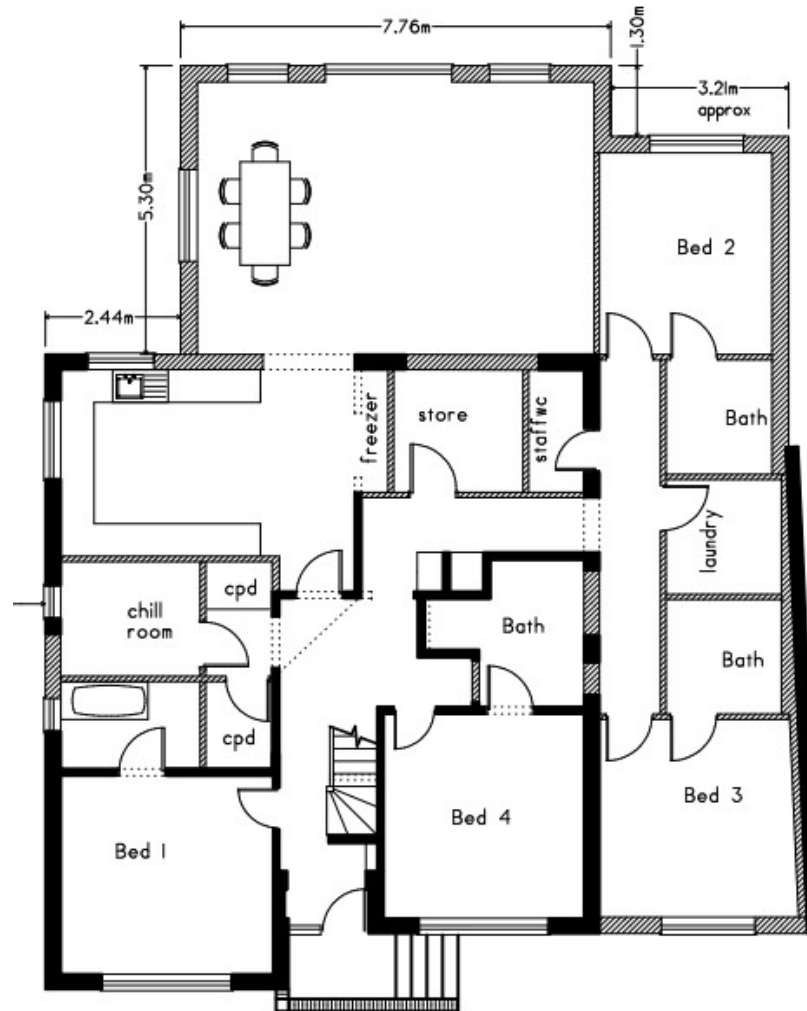
North West Elevation 1100



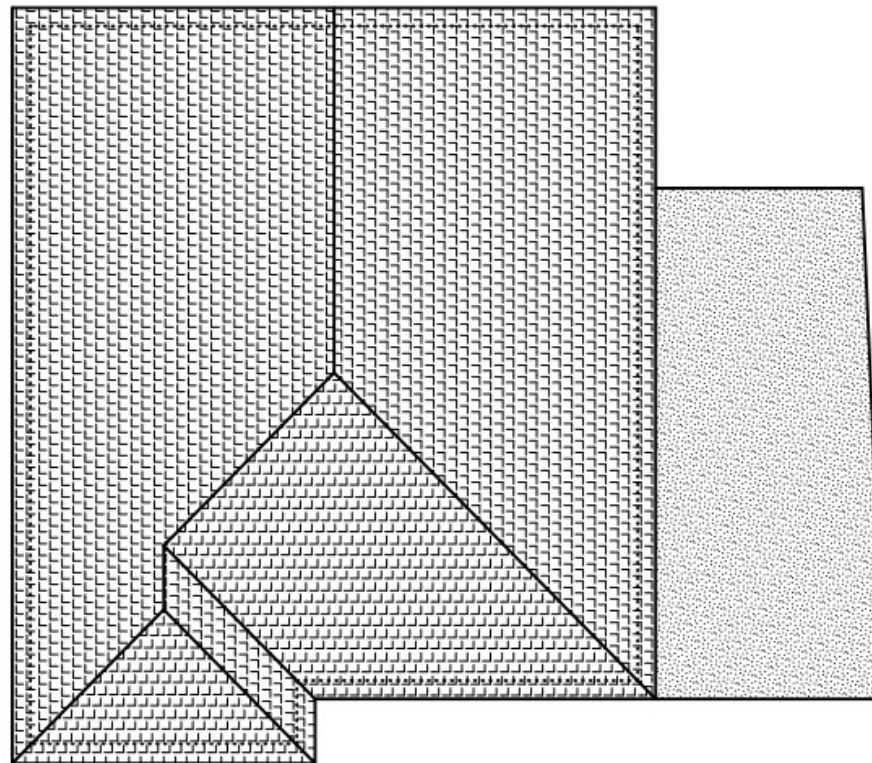
Existing Ground Floor Plan



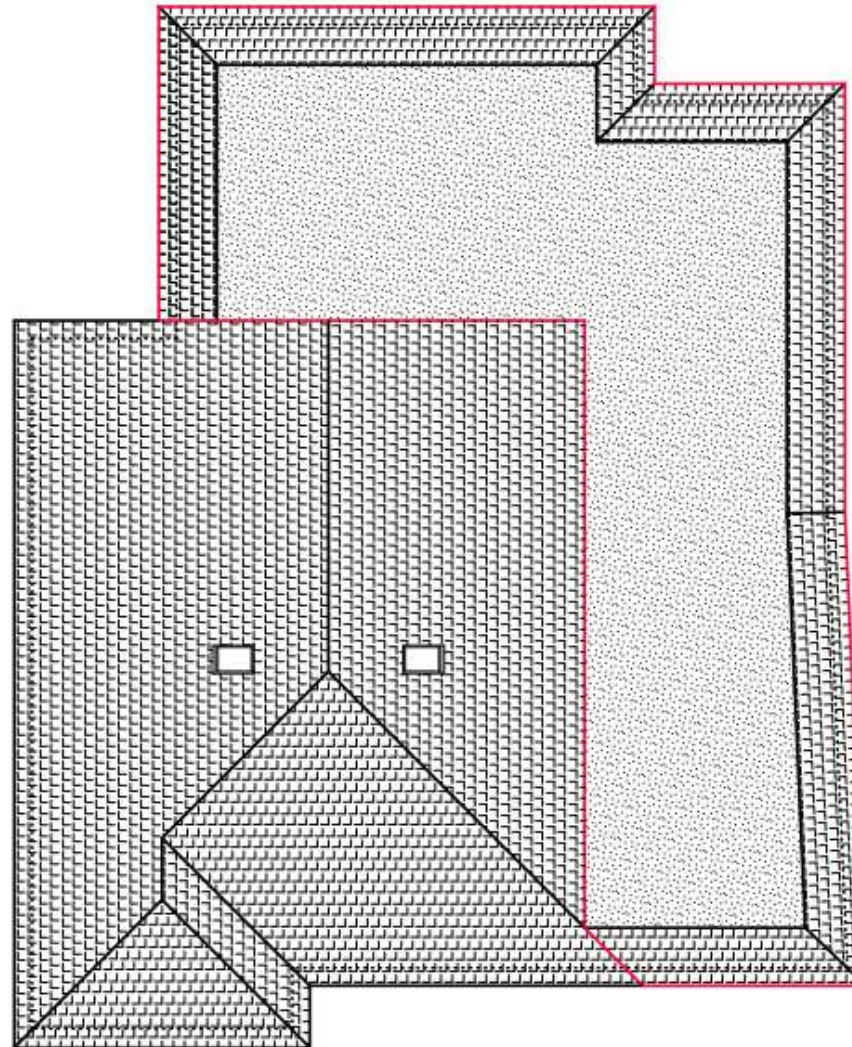
Proposed Ground Floor Plan



Existing Roof Plan



Proposed Roof Plan



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Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Highway issues



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Conclusion and Planning Balance

- Design and appearance of the extension and alterations acceptable.
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: **Approve**

25 Chailey Avenue

BH2022/01606

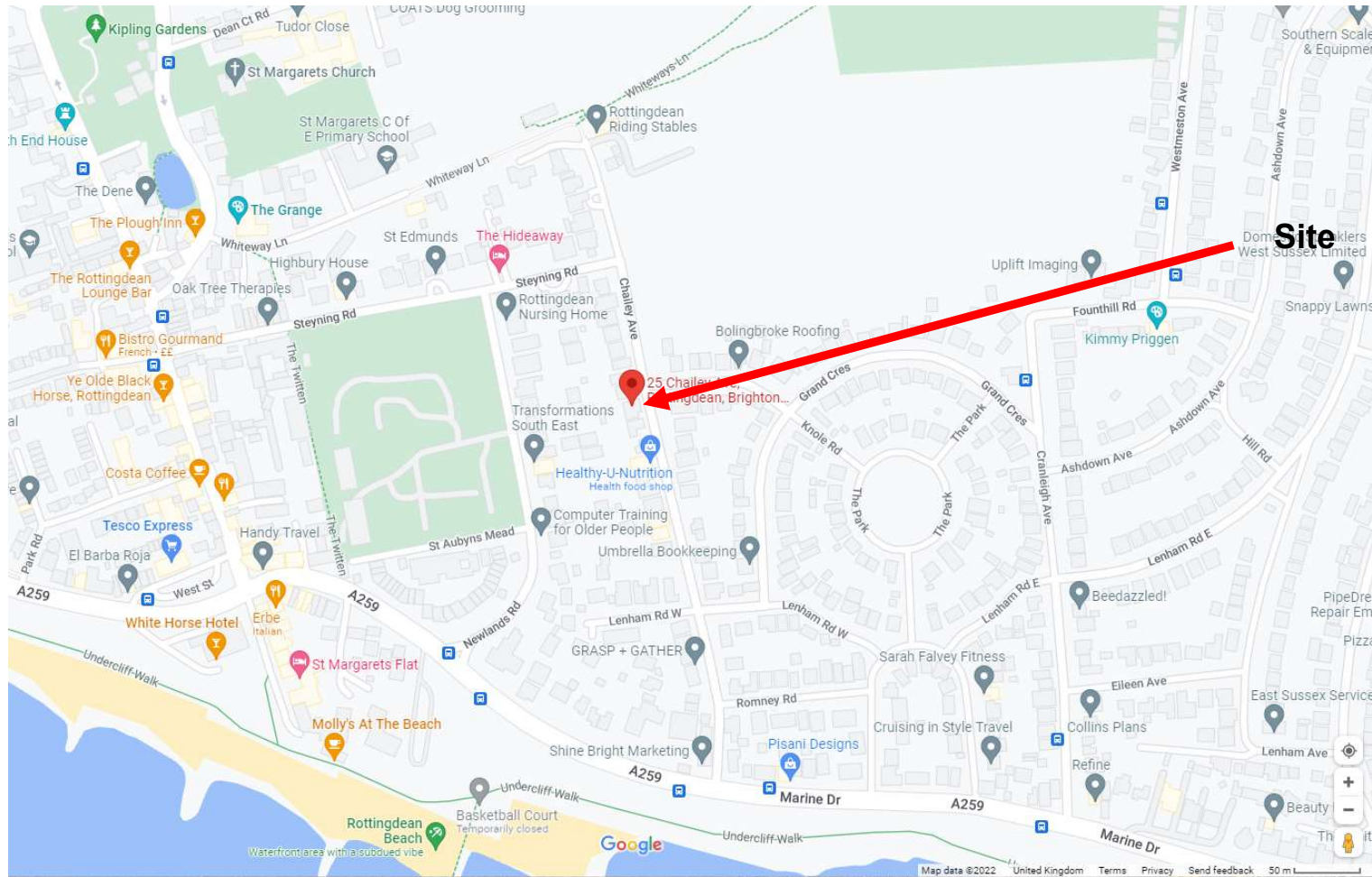


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Application Description

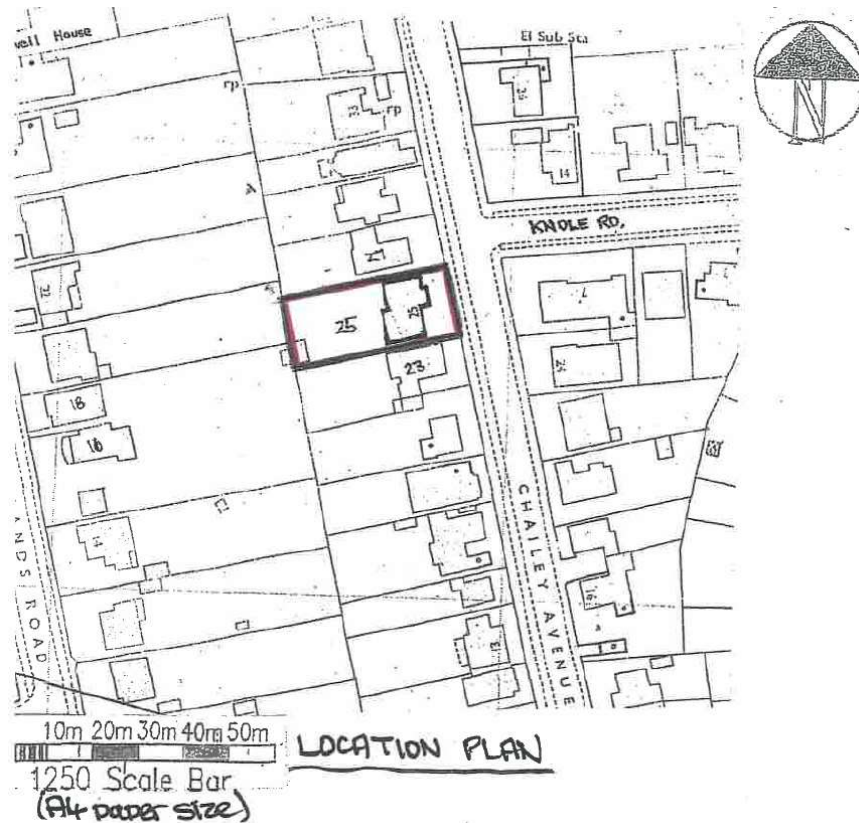
- Creation of additional storey with balcony and erection of porch to front with revised fenestration.

Map of application site

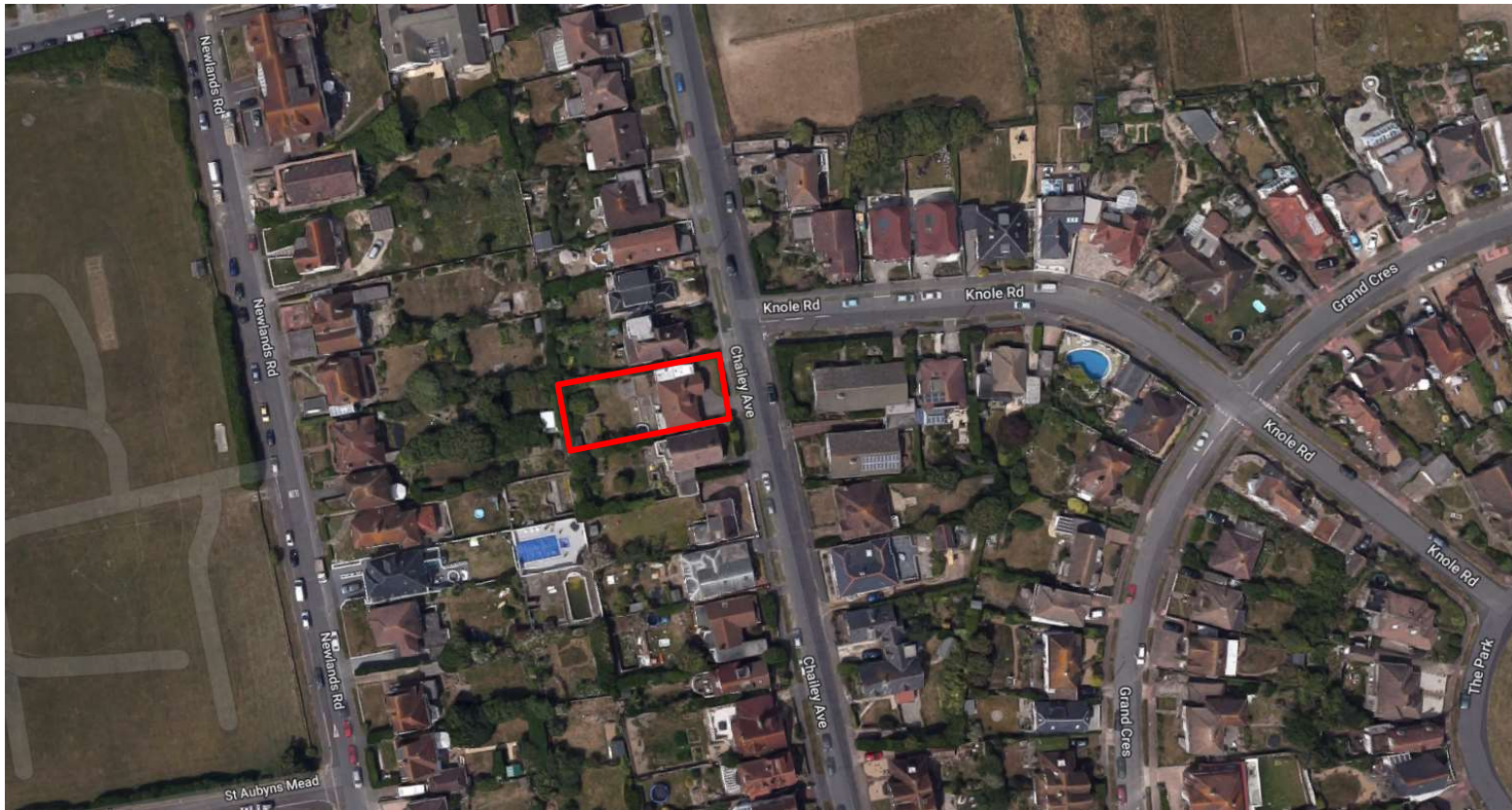


Brighton & Hove
City Council

Location Plan



Aerial photo(s) of site



3D Aerial photo of site

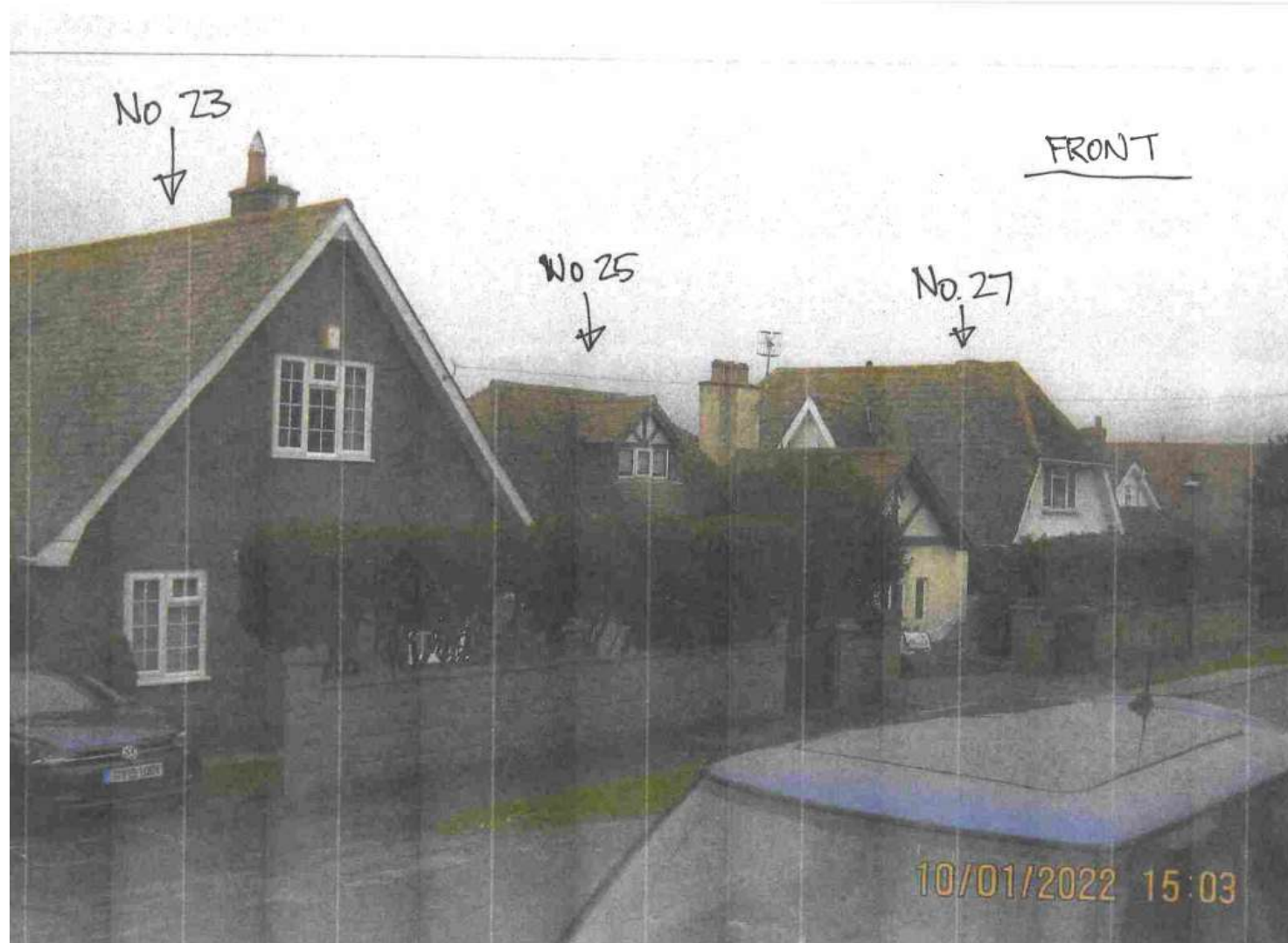


North



Brighton & Hove
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Street photo(s) of site



Street photo(s) of site



Street photo(s) of site



Other photo(s) of site



Brighton & Hove
City Council

Other photo(s) of site

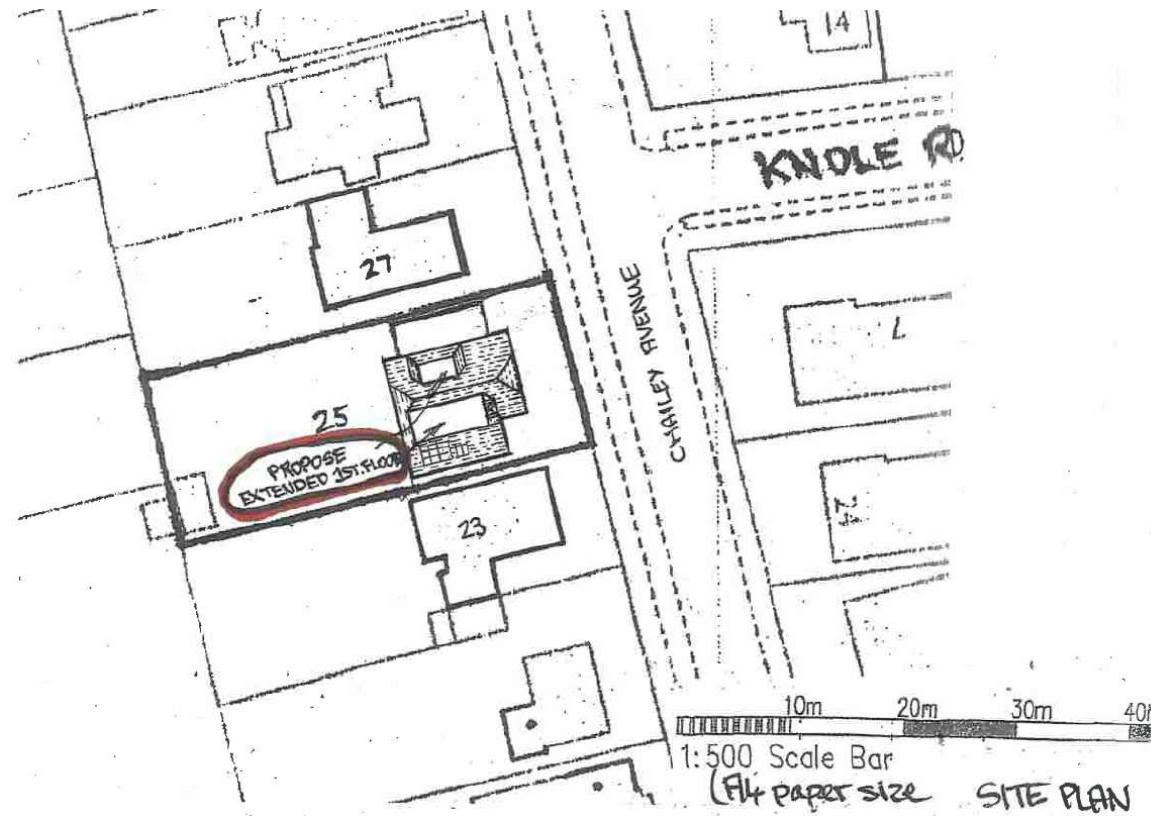


Brighton & Hove
City Council

Other photo(s) of site



Block Plan



43152/1 B

Existing Front Elevation



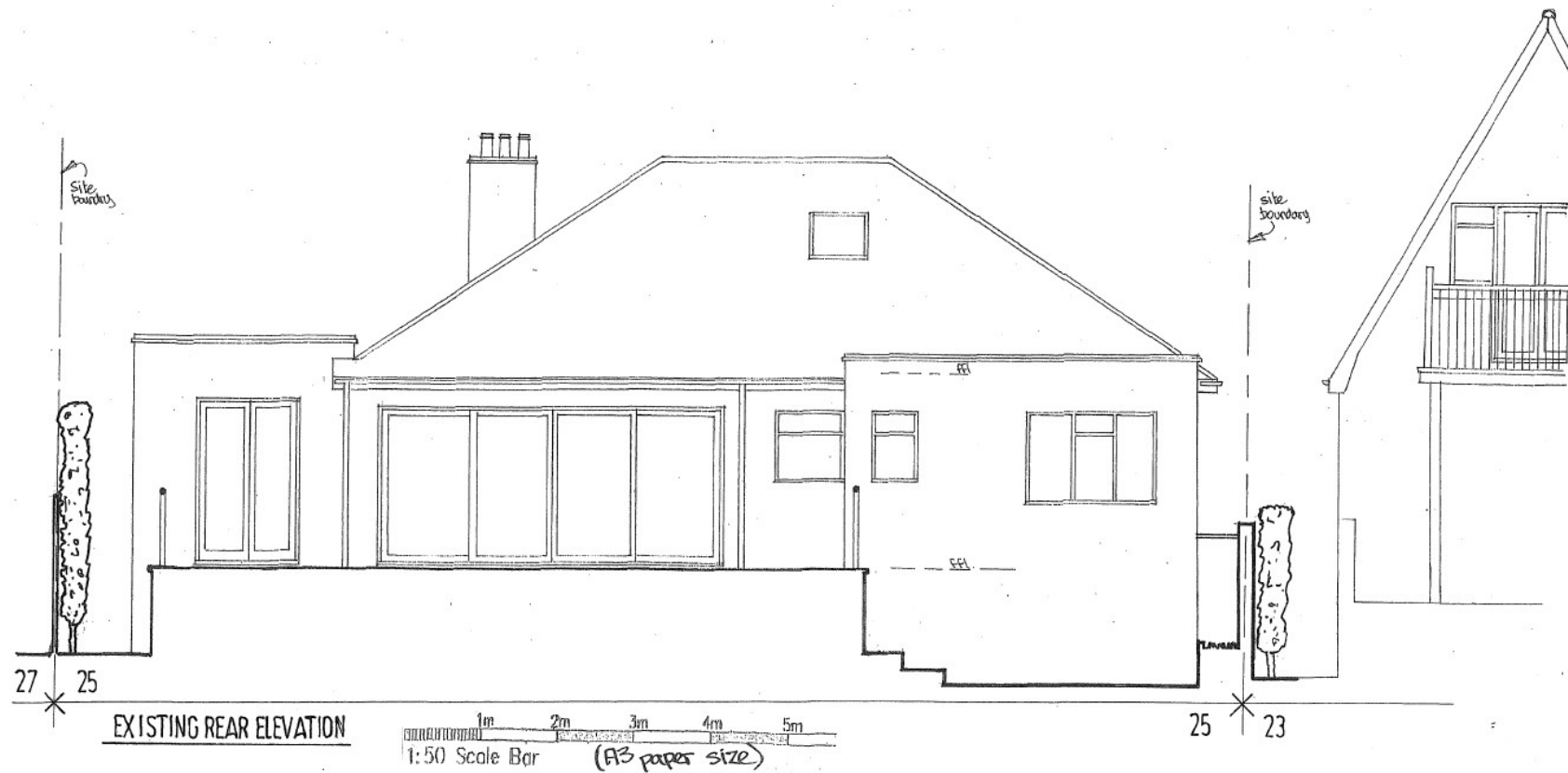
41352/5

Proposed Front Elevation



43152/11 C

Existing Rear Elevation



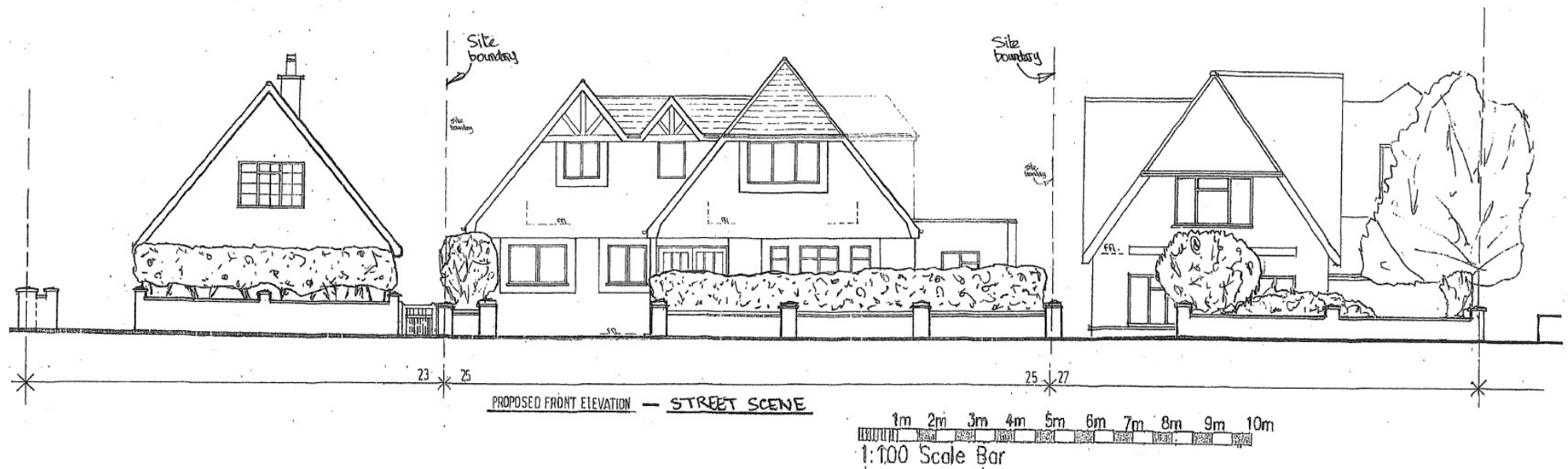
43152/4

Proposed Rear Elevation



43152/10 A

Contextual Front Elevation

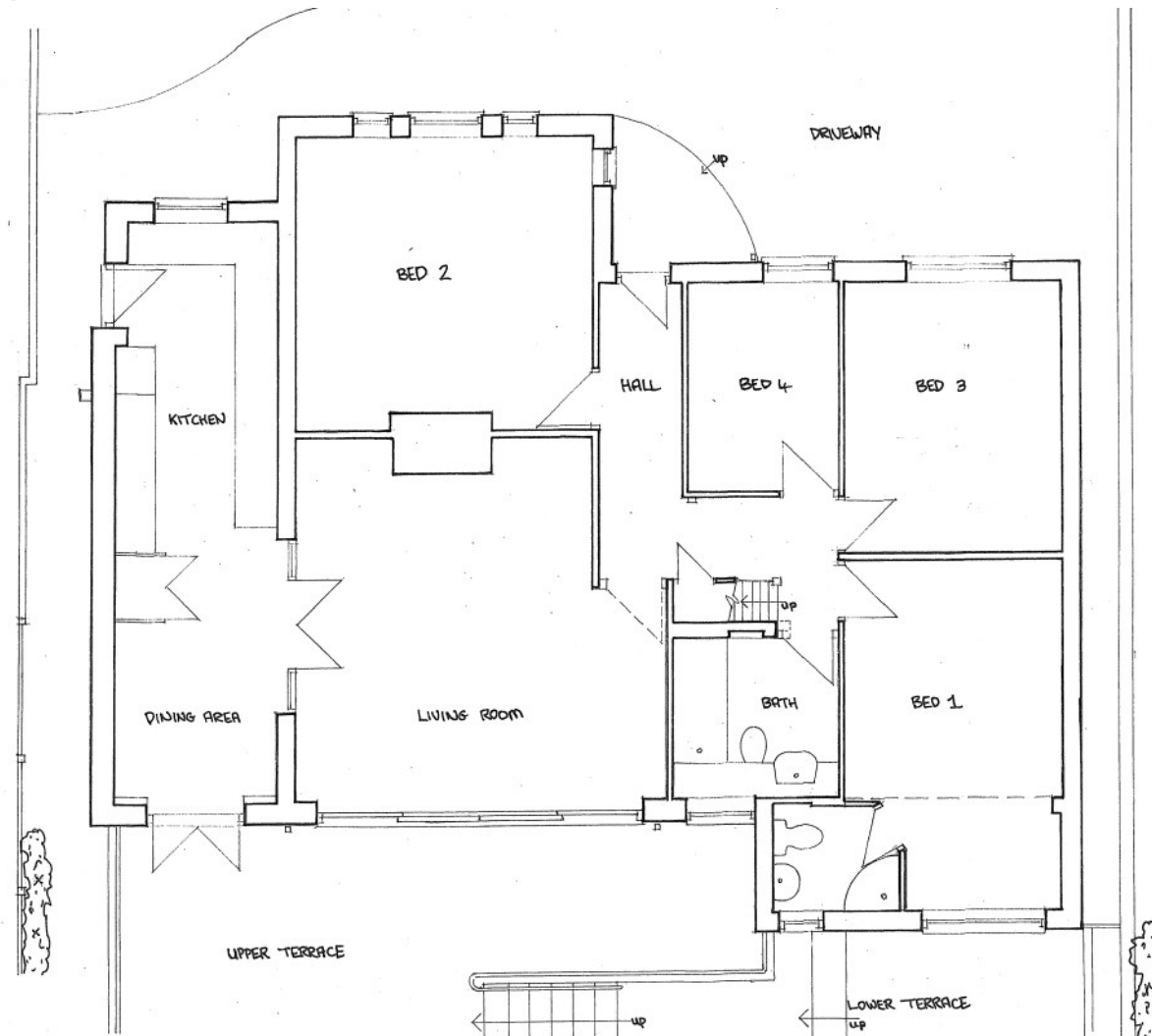


43152/15 A



Brighton & Hove
City Council

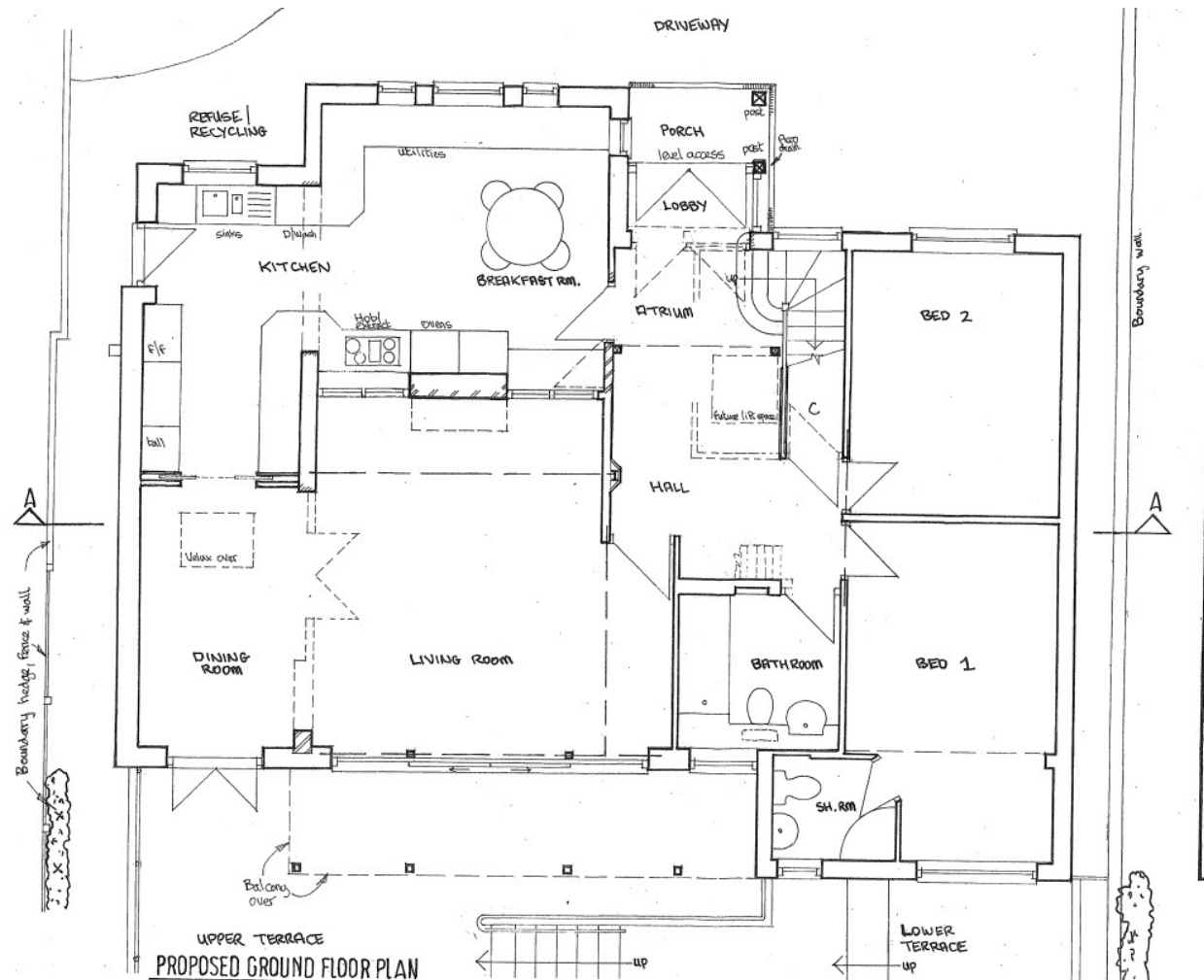
Existing Ground Floor Plan



83

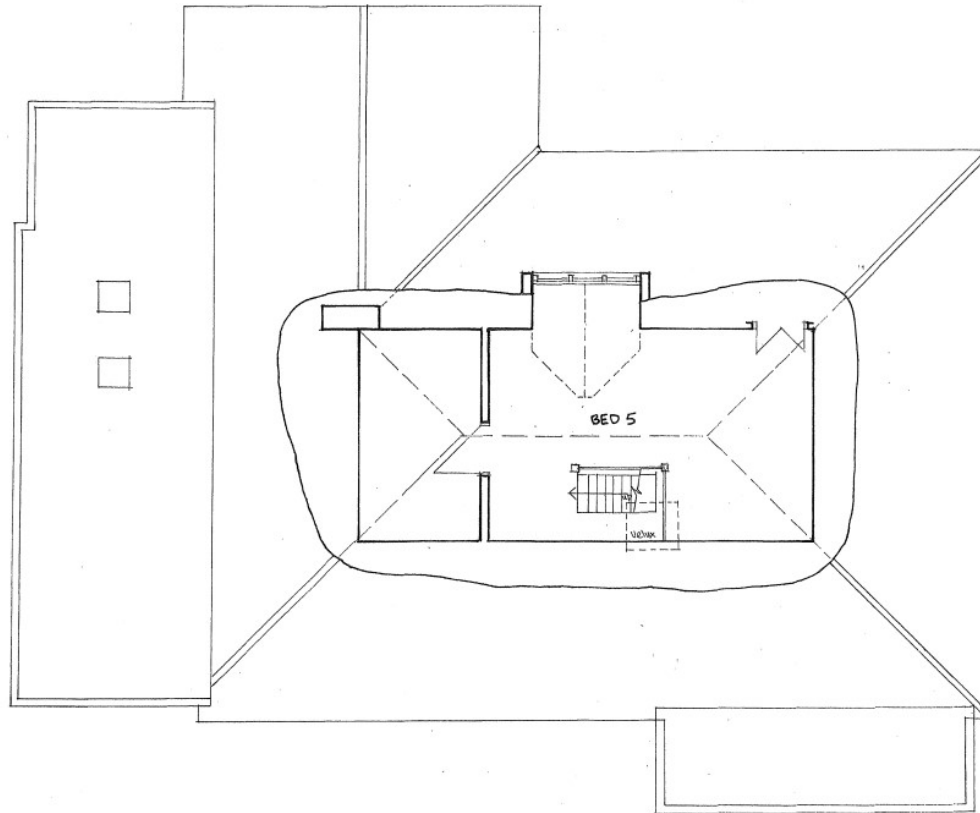
43152/15 A

Proposed Ground Floor Plan



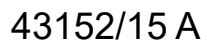
43152/15 A

Existing First Floor Plan



43152/15 A

89



Key Considerations in the Application

- Impact on character and appearance of building and area;
- Impact on neighbouring residents.

Conclusion and Planning Balance

- Proposed development would sit comfortably within streetscene, taking cues from buildings in area, and comparable in height;
- Would be set in from boundary, minimising loss of light and outlook;
- No loss of privacy beyond what expected in this location.
- **Recommend: Approve.**

20 Woodlands

BH2022/01478

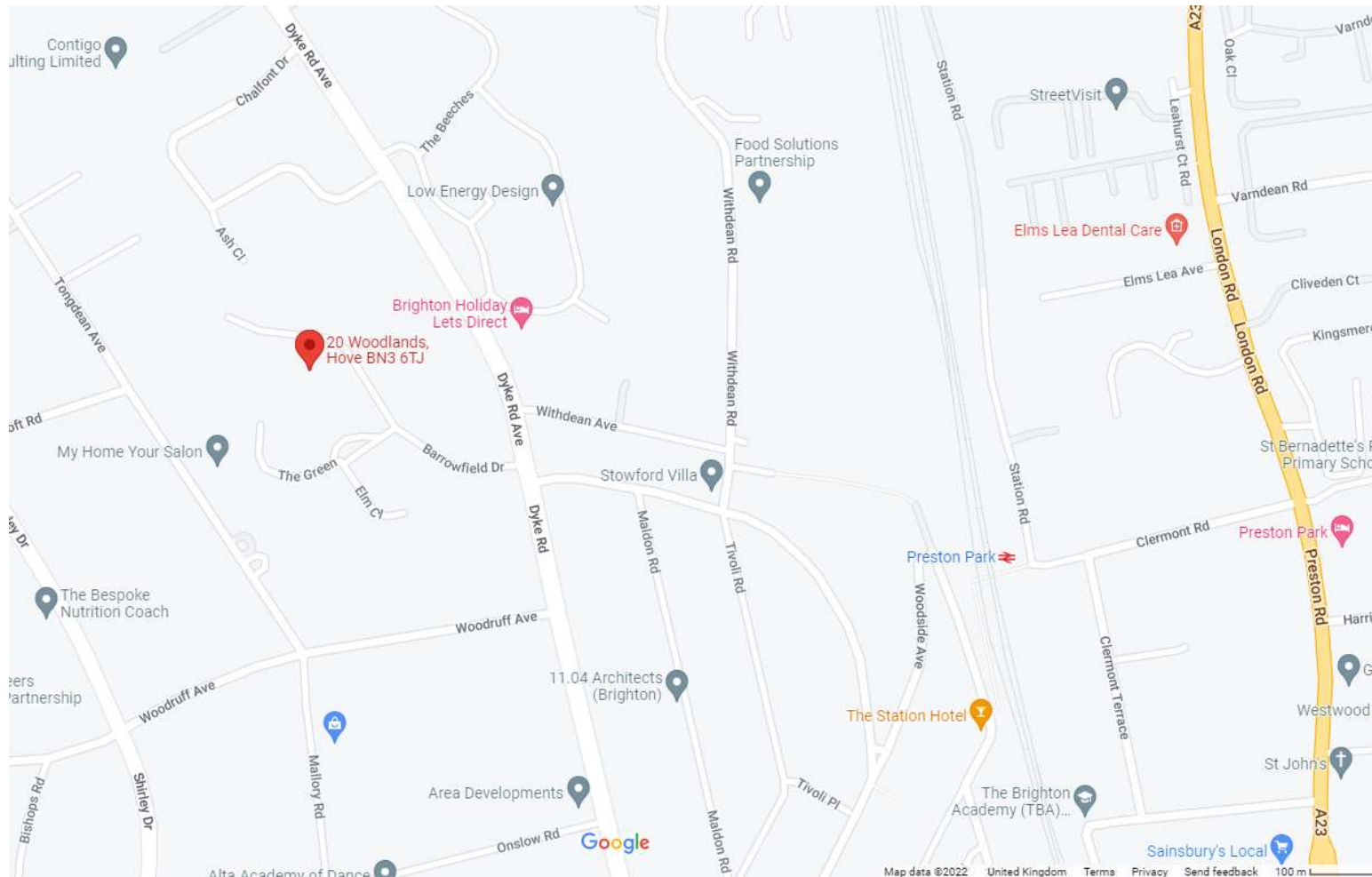


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City Council

Application Description

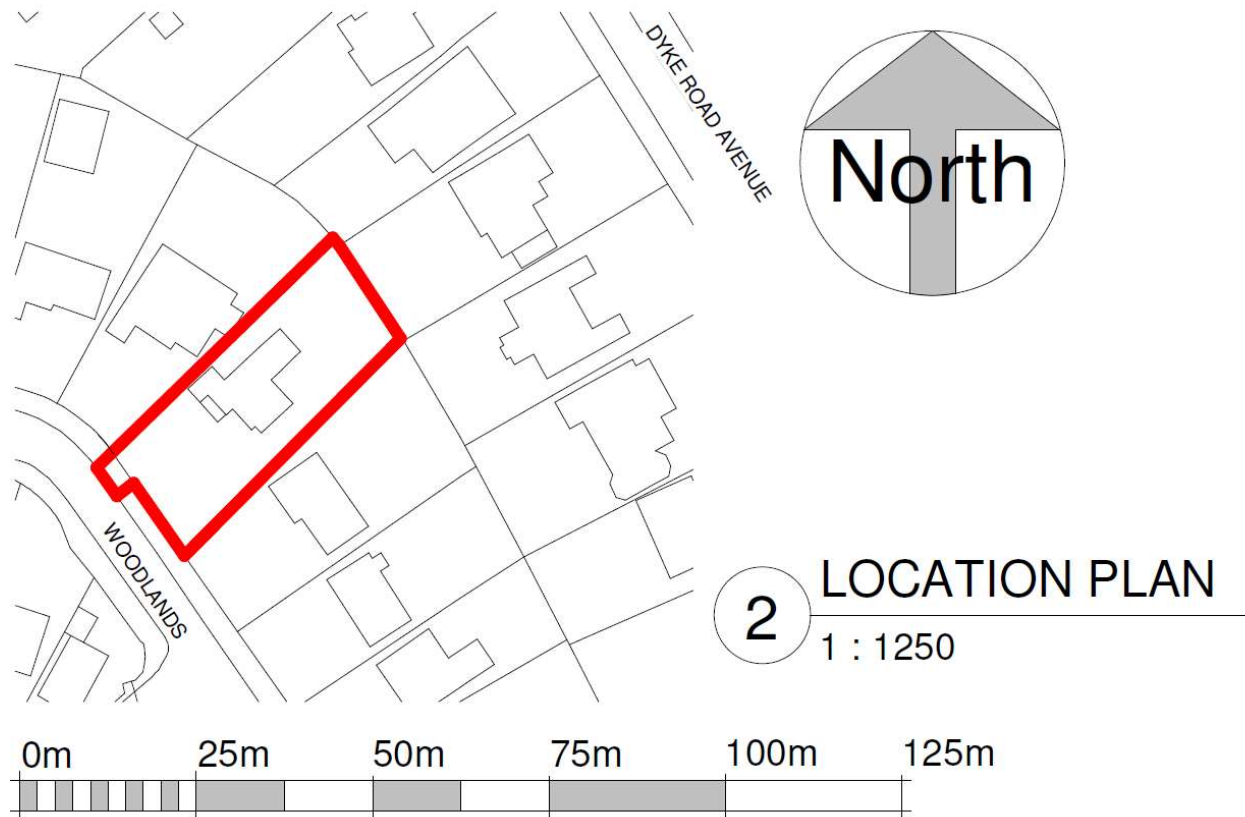
- Erection of two storey side extension incorporating front dormer, two storey side and rear extension, roof terrace at first floor level, roof extension including rear rooflight, alterations to fenestration and widening of existing vehicular crossover.

Map of application site



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Location Plan



A.001 D

Aerial photo(s) of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Front of Property



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City Council

Rear of Property

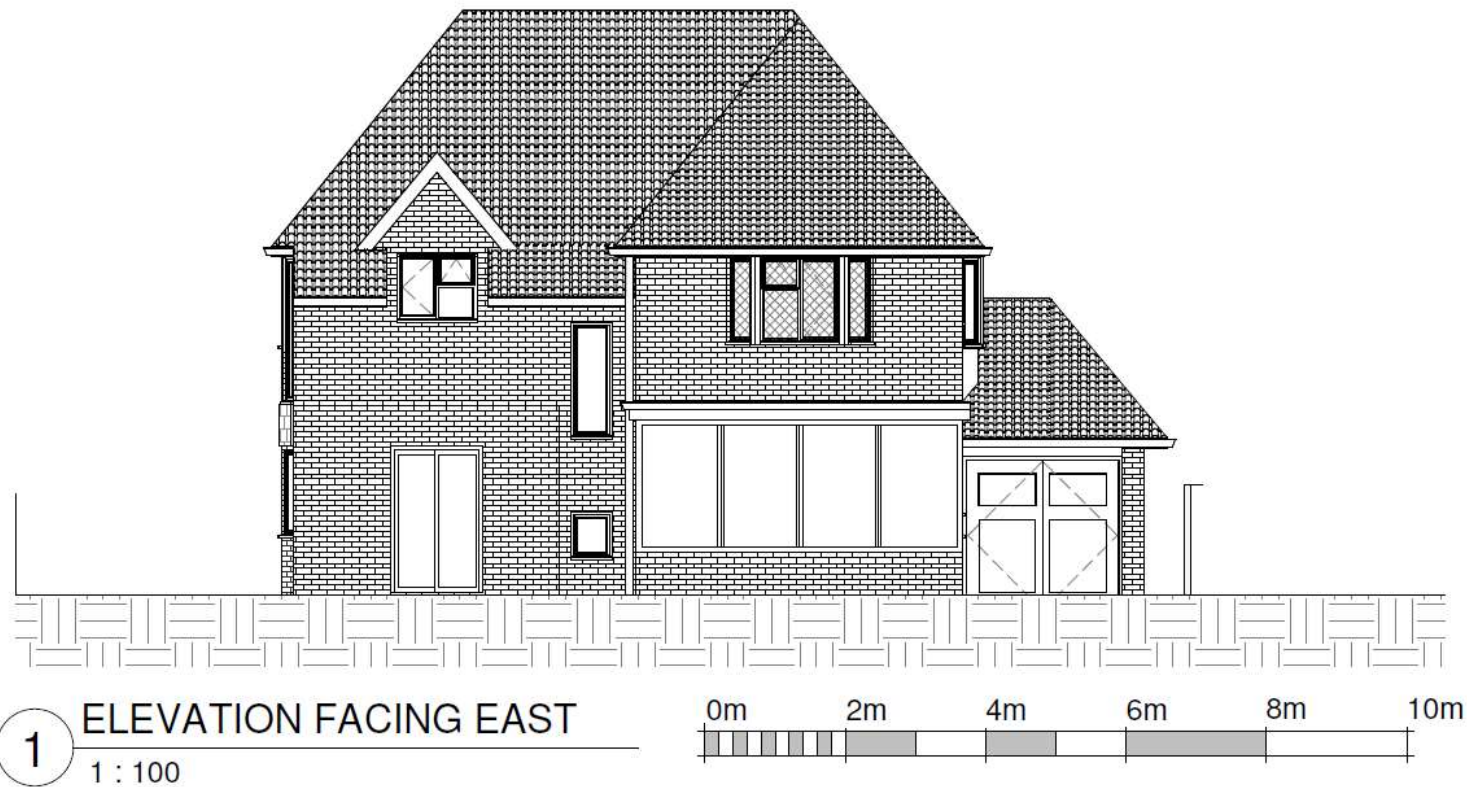


Dighton & Hove
City Council

Proposed Block Plan



Existing Front Elevation



A.201

Proposed Front Elevation



A.202 D



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Existing Rear Elevation

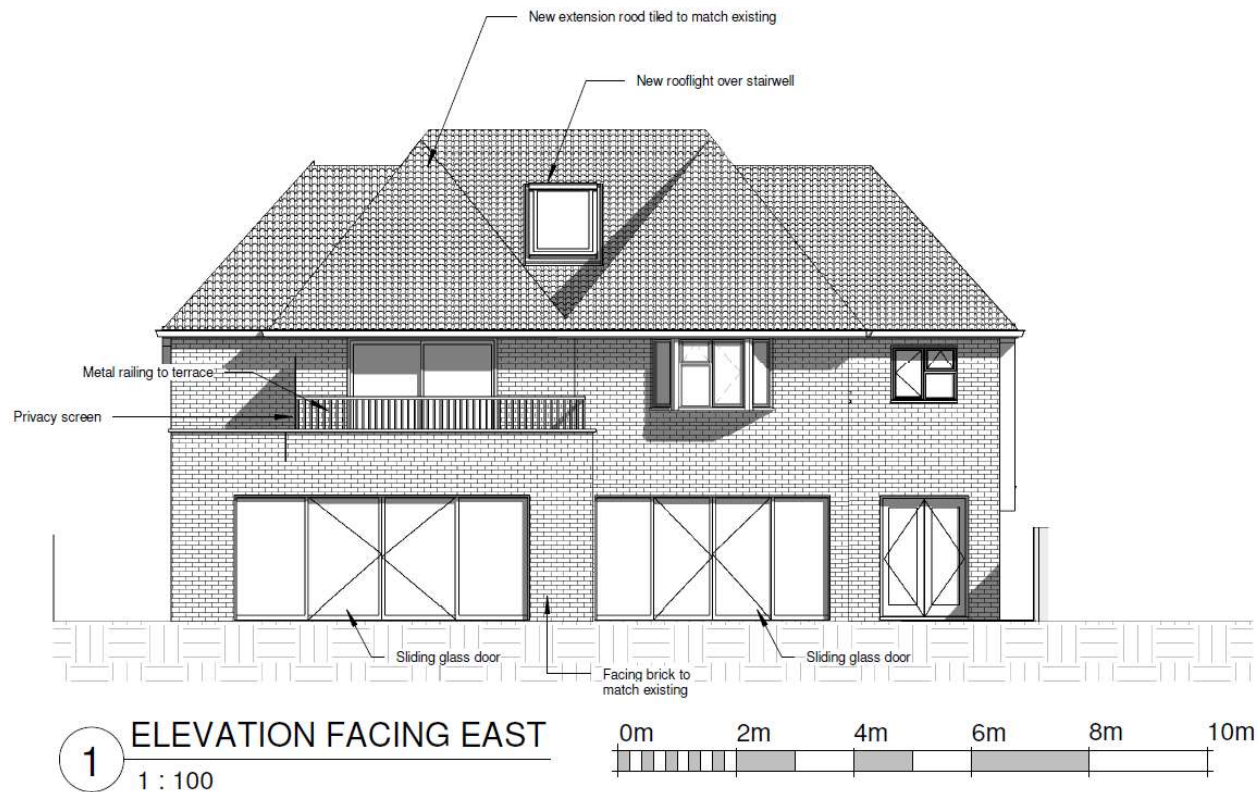


1 ELEVATION FACING WEST
1 : 100



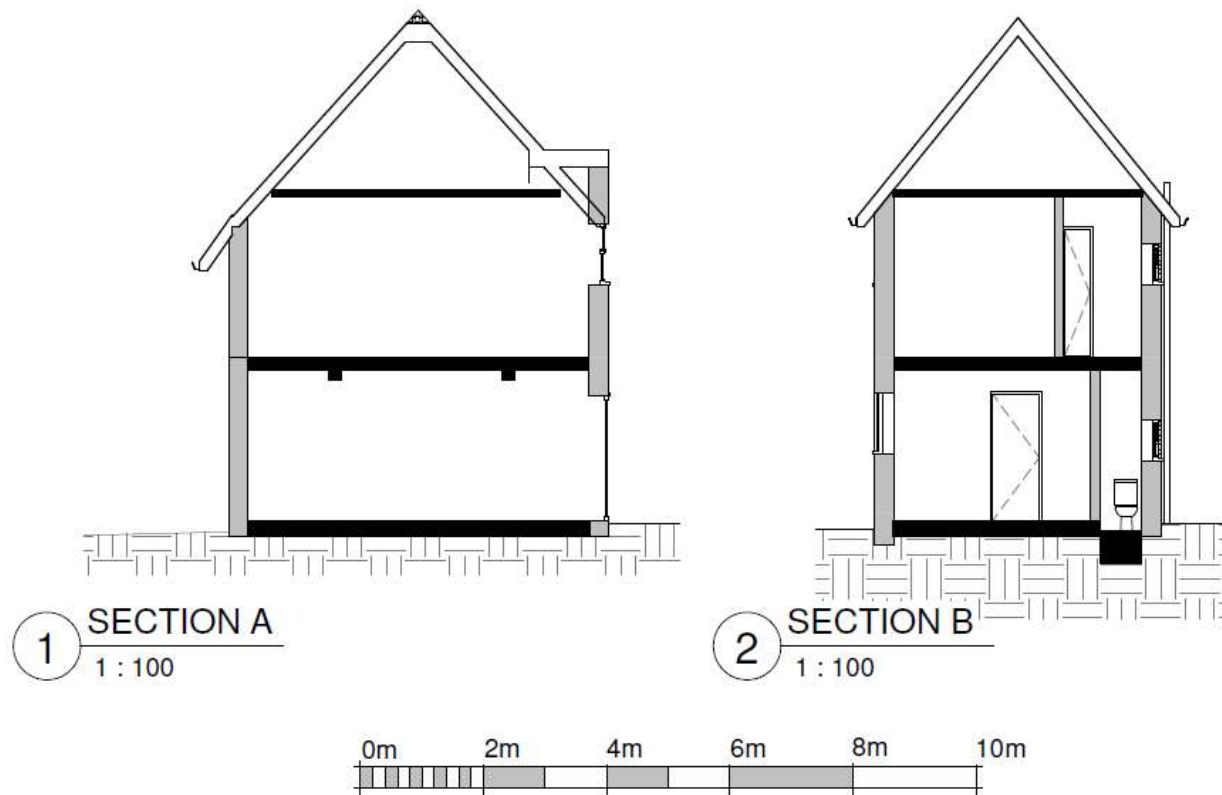
A.200

Proposed Rear Elevation



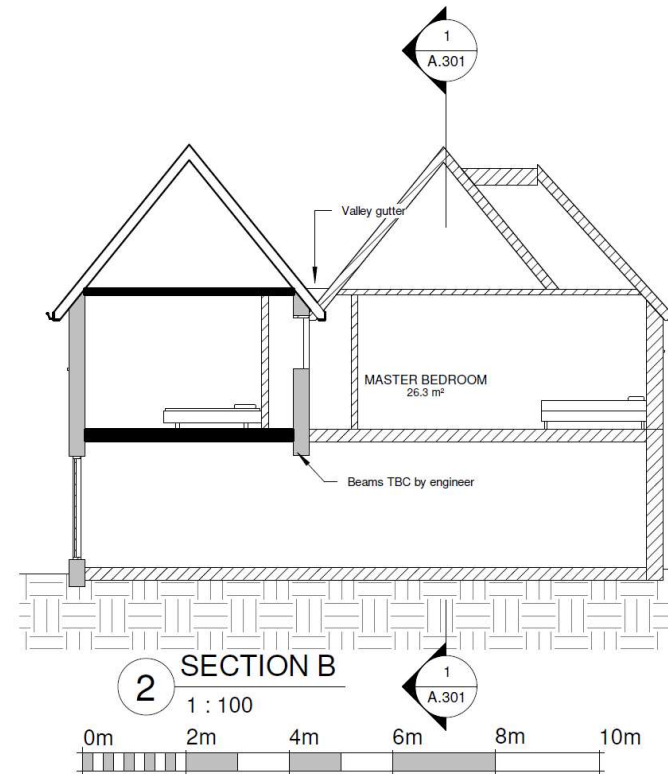
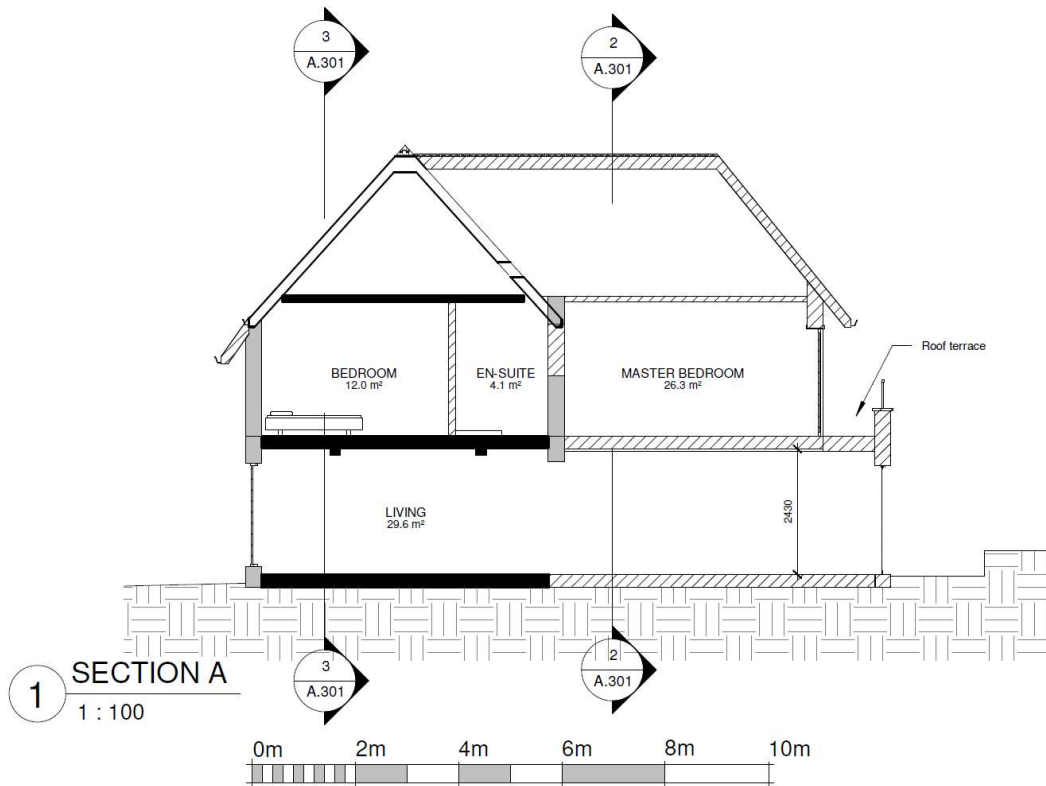
A.203 E

Existing Site Section(s)



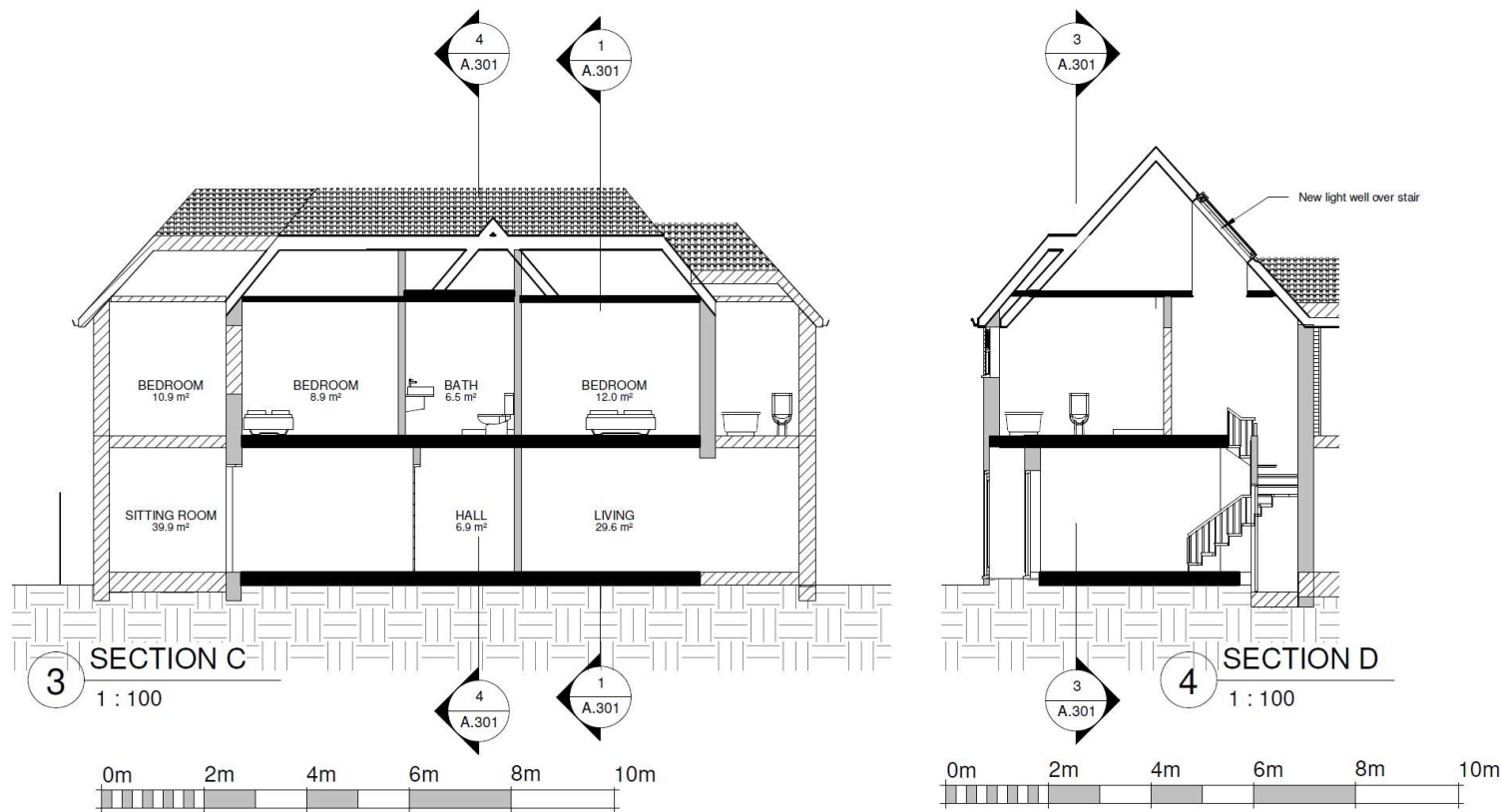
A.300

Proposed Site Section(s)



A.301 D

Proposed Site Section(s)



A.301 D



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Key Considerations in the Application

- Impact on appearance and character of building and area;
- Impact on amenity of neighbours.

Conclusion and Planning Balance

- Would be in keeping with area which includes properties extending across majority of site;
 - Dormer would be similar to existing;
 - No significant loss of light, or overbearing impact;
 - No increased overlooking.
-
- **Recommend: Approve**

7 Seafield Road

BH2021/00174

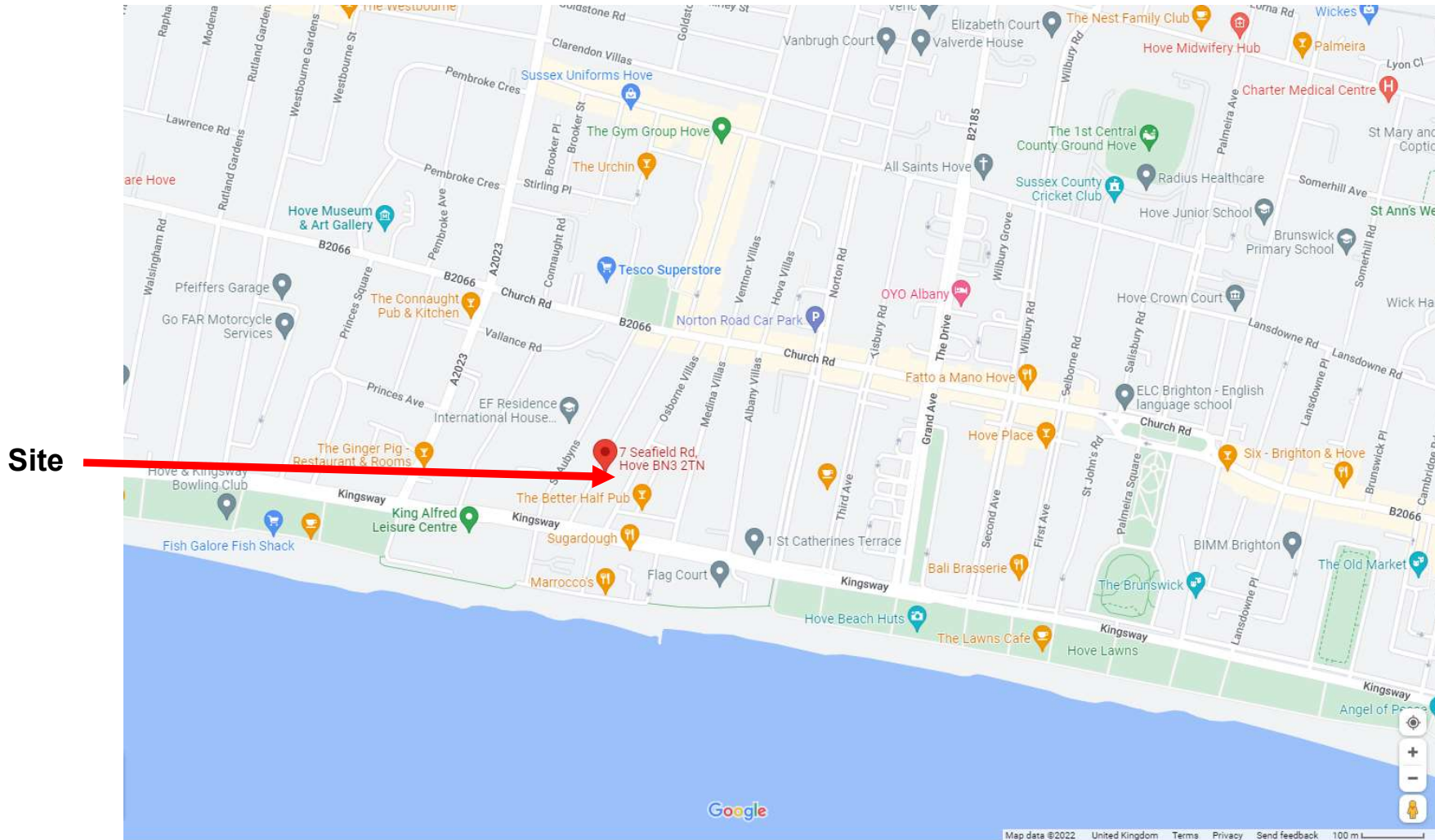


**Brighton & Hove
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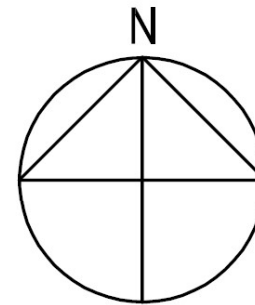
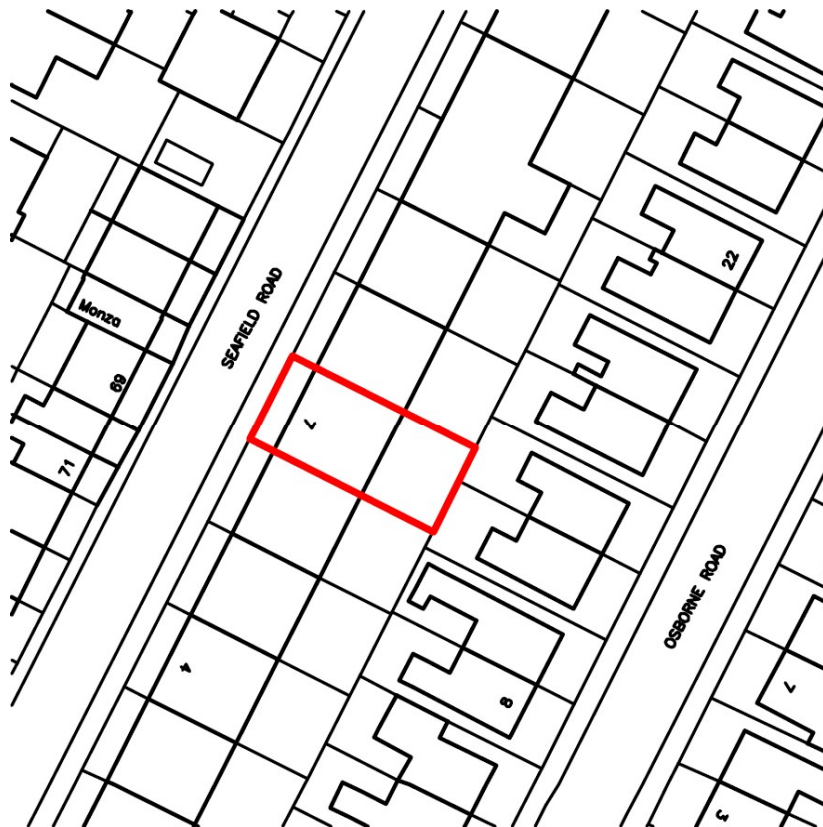
Application Description

- Installation of 2no rear dormers, 3no front rooflights and 1no rear rooflight to provide additional accommodation and regularisation of existing Sui Generis HMO (12 persons) (part retrospective)

Map of application site



Existing Location Plan



Location Plan

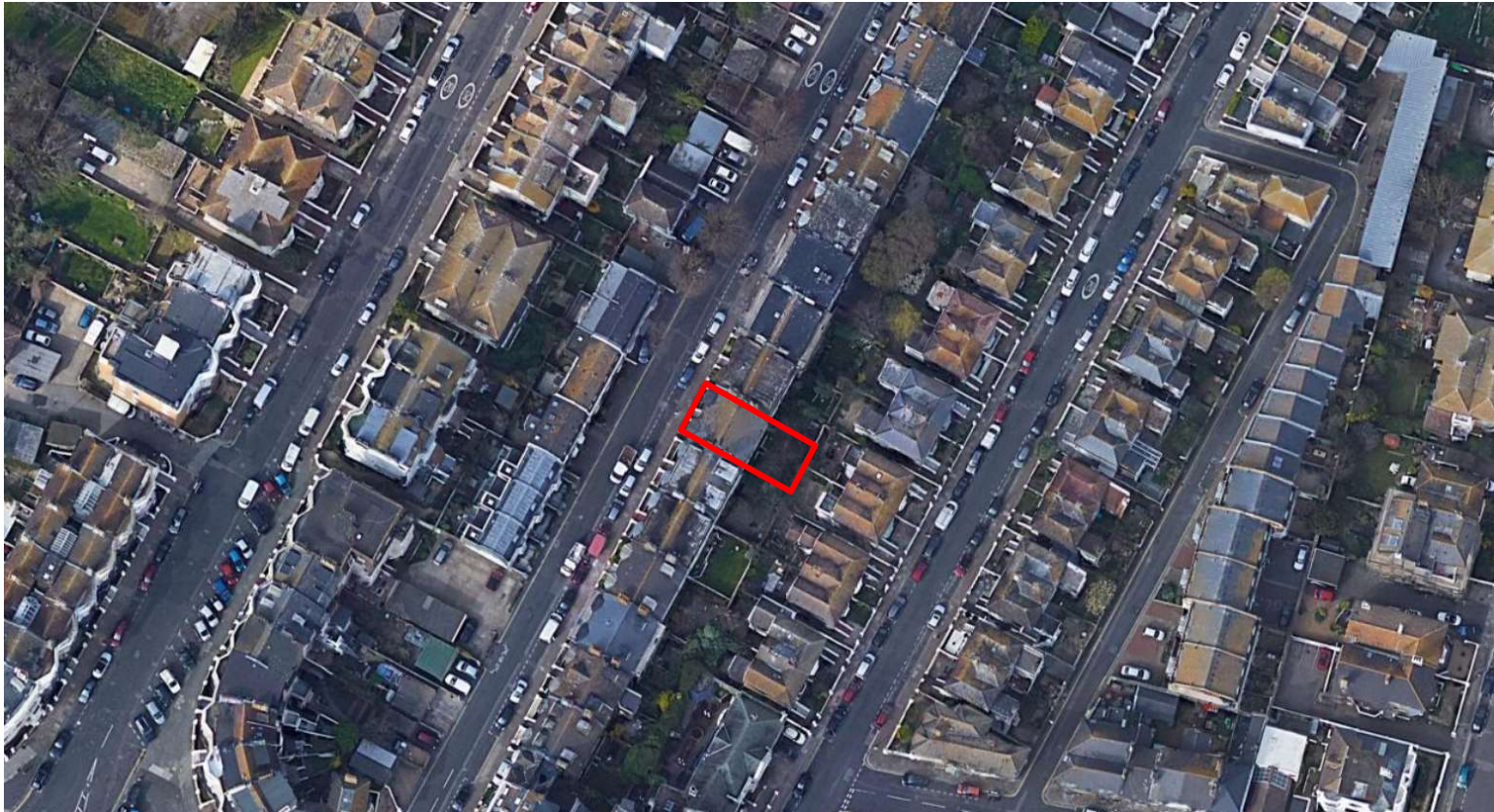
0 10 20 30 50m

Scale 1:1250



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City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Street photo of site



Street photo of site facing south



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City Council

Street photo of site facing north



Brighton & Hove
City Council

Photo of rear of building



Brighton & Hove
City Council

Existing Elevations



ADC1063/06

Proposed Elevations

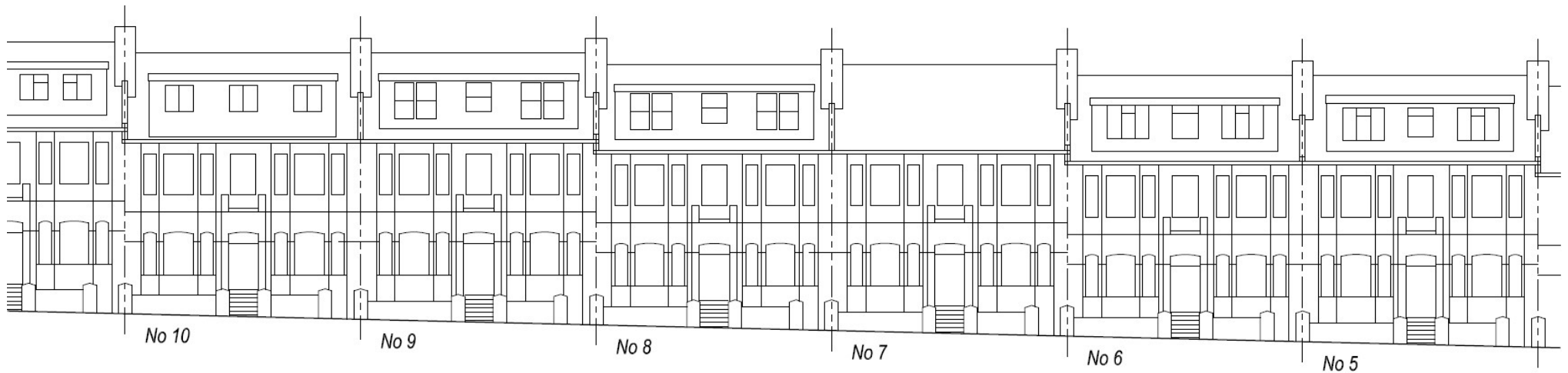


ADC1063/08



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Existing Contextual Front Elevation



Existing - Street Elevation @ 1:200

0 2 4 6 10m 20m
Scale 1:200

ADC1063/09



Brighton & Hove
City Council

Proposed Contextual Front Elevation



Proposed - Street Elevation @ 1:200

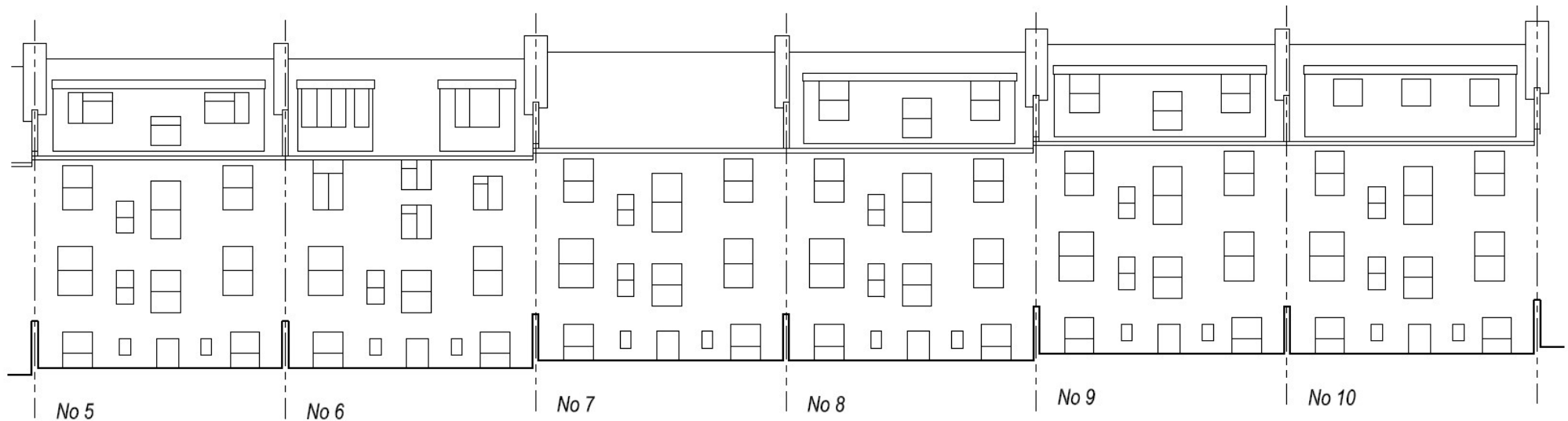
0 2 4 6 10m 20m
Scale 1:200

ADC1063/09



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Existing Rear Elevation

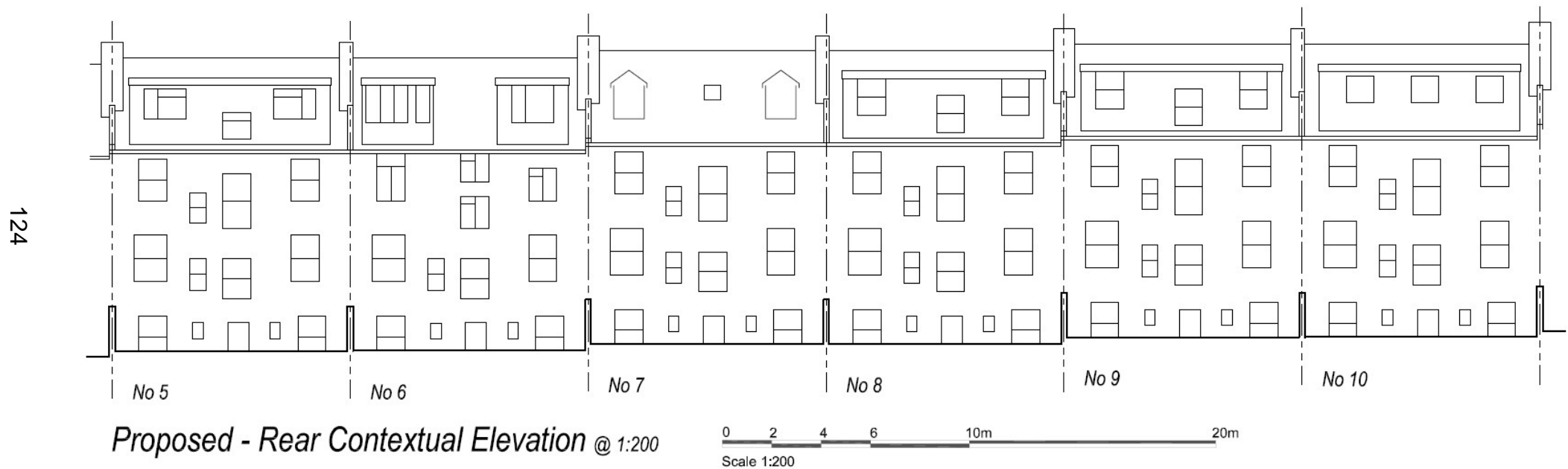


Existing - Rear Contextual Elevation @ 1:200

0 2 4 6 10m 20m
Scale 1:200



Proposed Rear Elevation

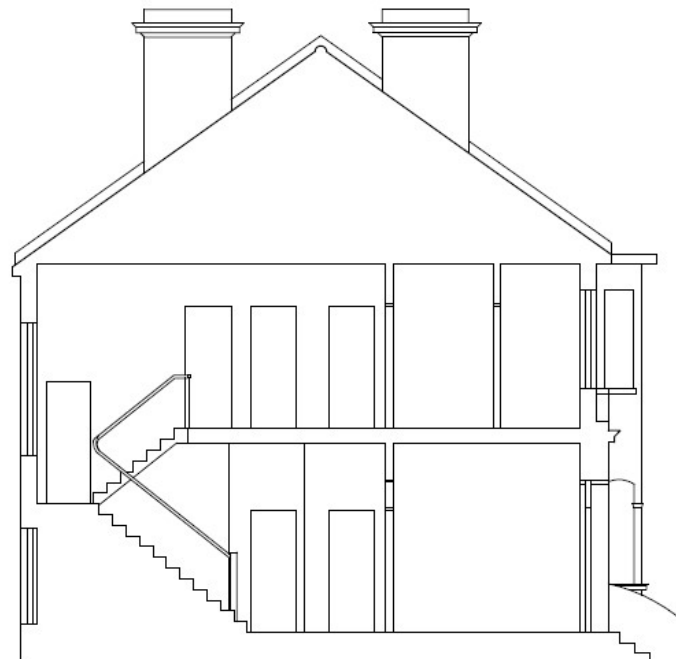


ADC1063/10



Brighton & Hove
City Council

Existing Site Section(s)



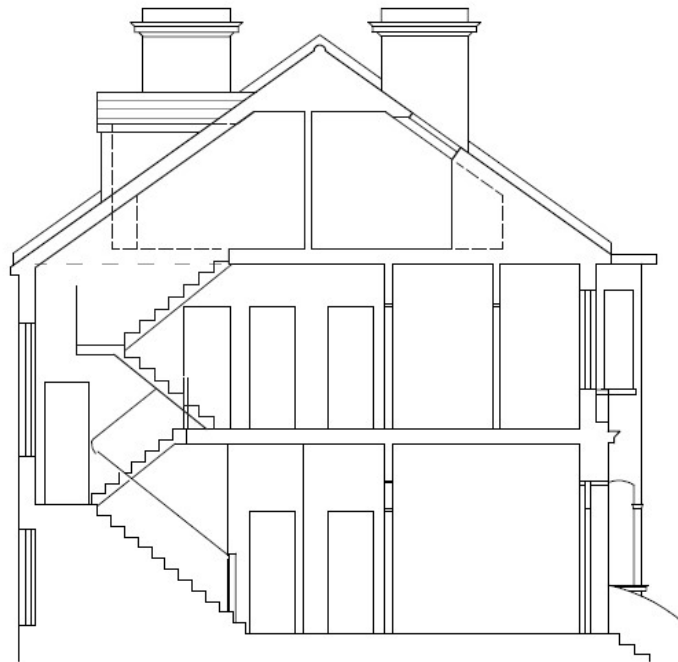
Section @ 1:100

0 1 2 3 5m 10m
Scale 1:100



Brighton & Hove
City Council

Proposed Site Section(s)



Section @ 1:100

0 1 2 3 5m 10m
Scale 1:100



Brighton & Hove
City Council

Key Considerations in the Application

- Principle of the development;
- Design and appearance;
- Impact on amenity.



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City Council

Conclusion and Planning Balance

- Property has been in HMO use for a significant period;
- Additional bedrooms would provide an acceptable standard of accommodation;
- External works acceptable and would not harm character of Conservation Area.

Recommend: Approve

55 Auckland Drive

BH2022/01630



**Brighton & Hove
City Council**

Application Description

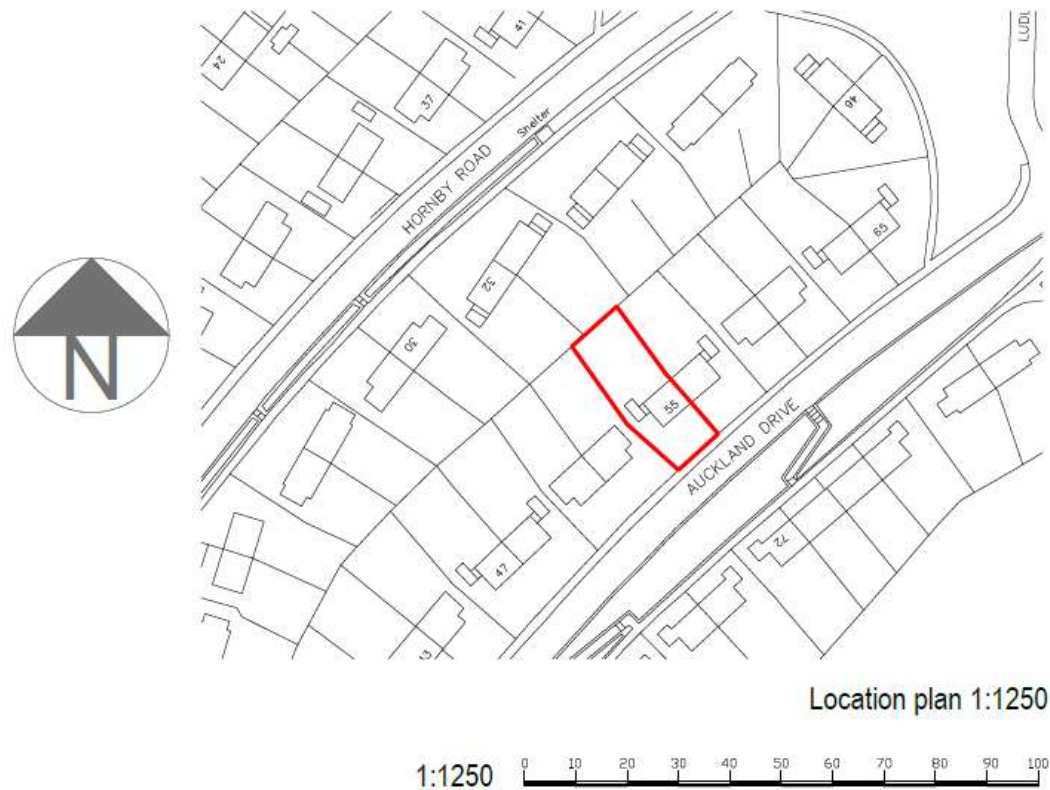
- Change of use from a dwellinghouse (C3) to a small house in multiple occupation (HMO)(C4). Proposed works to include the erection of a single-storey rear extension, and cycle and bin store to front.

Map of application site



Brighton & Hove
City Council

Location Plan

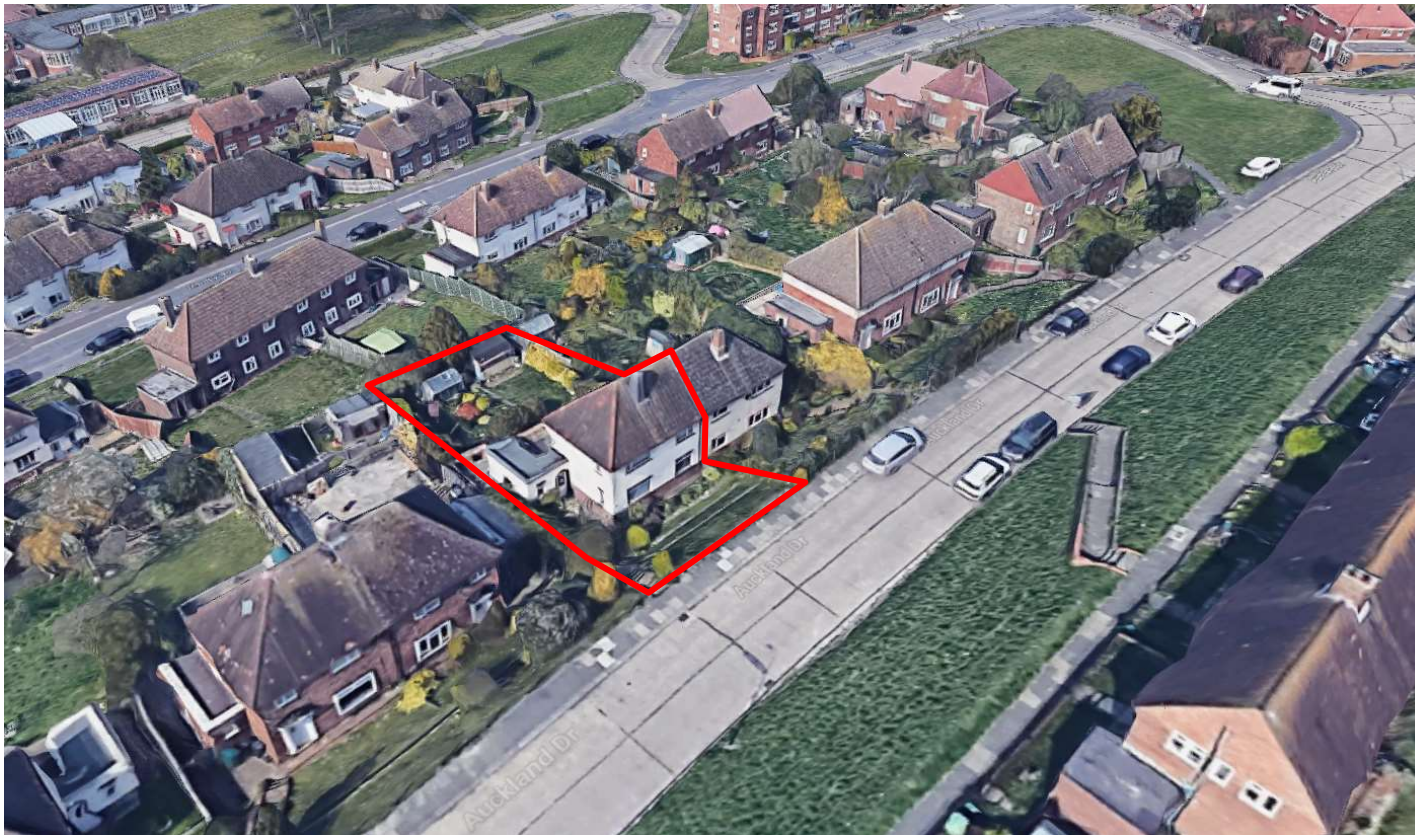


Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site

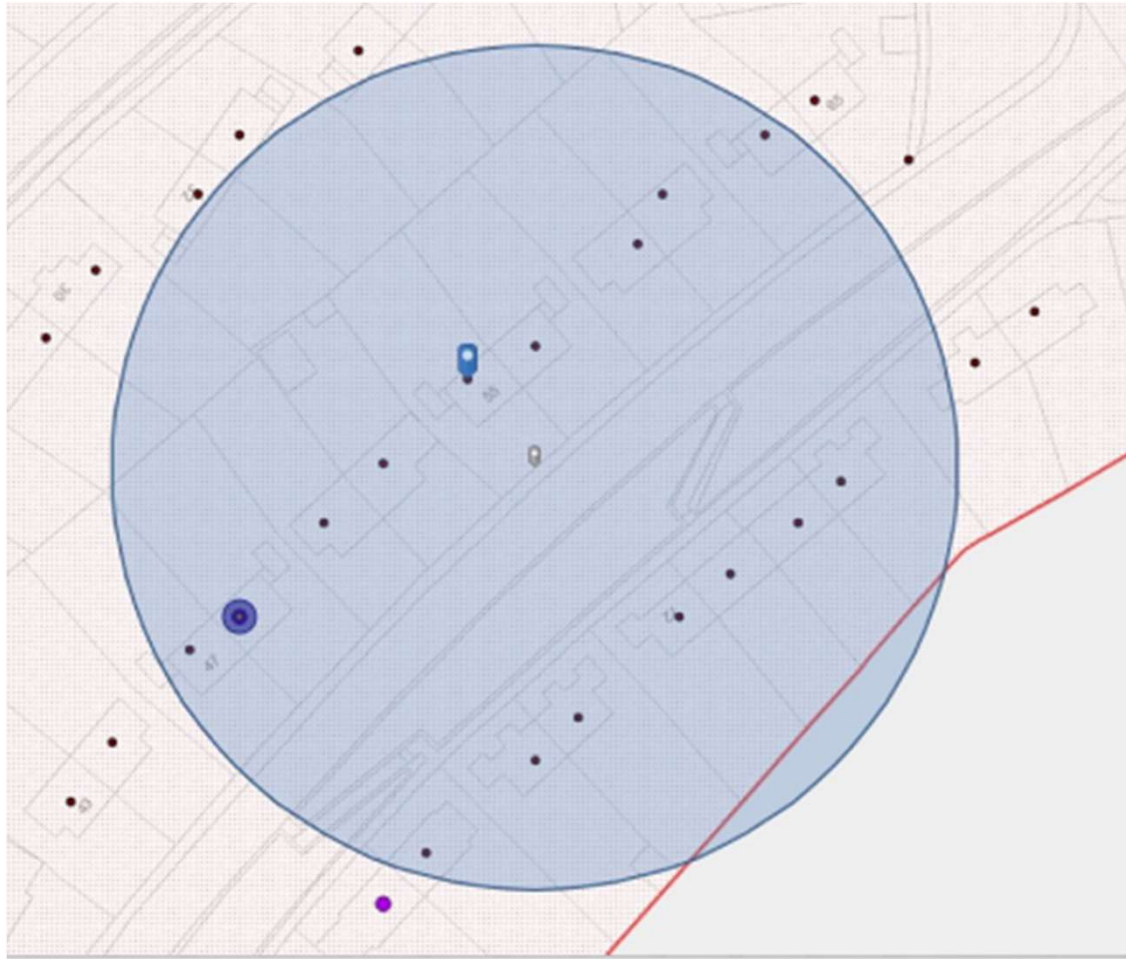


Brighton & Hove
City Council

Street photo(s) of site



HMO Map



HMO mapping:

No of HMOs within
50m:2

No of dwellings: 24

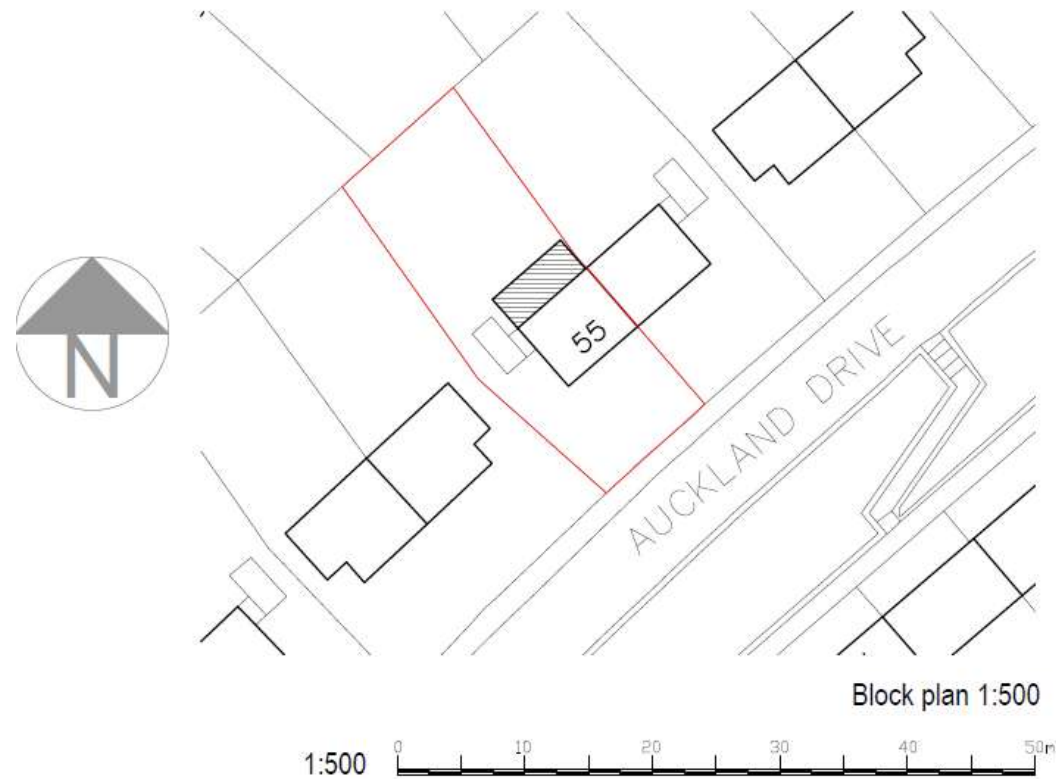
% of HMOs: 8.33%

The blue marker shown
is for the application site
which is excluded from
the HMO mapping.



Brighton & Hove
City Council

Proposed Block Plan



Rear Elevation



Existing Rear Elevation 1:100

Existing



Proposed Rear Elevation 1:100

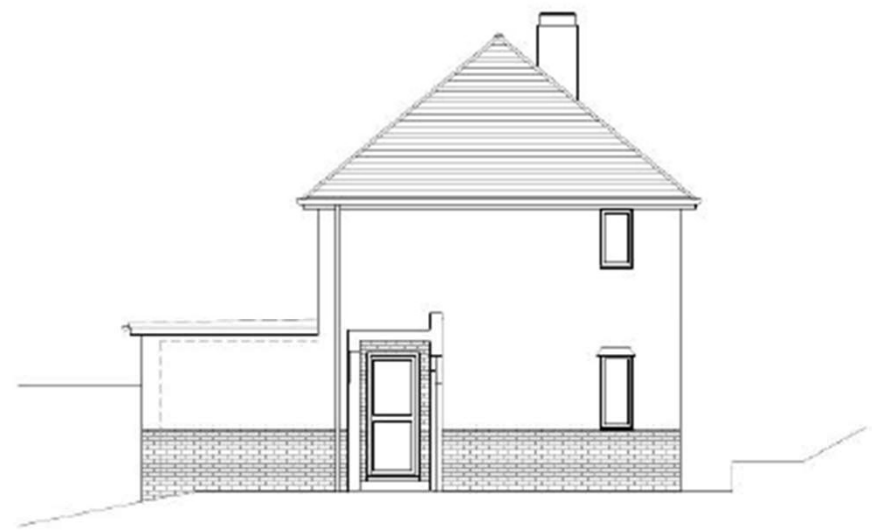
Proposed

Side Elevation



Existing Side Elevation 1:100

Existing



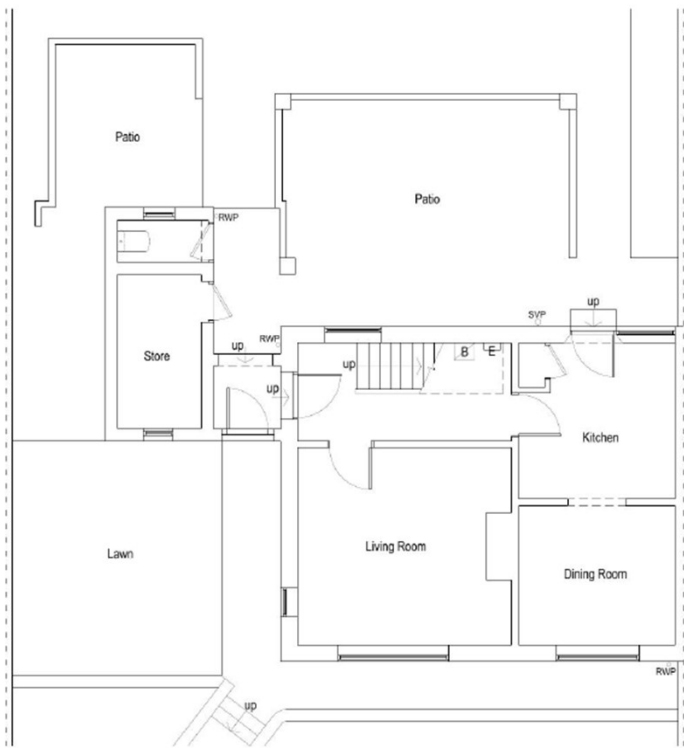
Proposed Side Elevation 1:100

Proposed



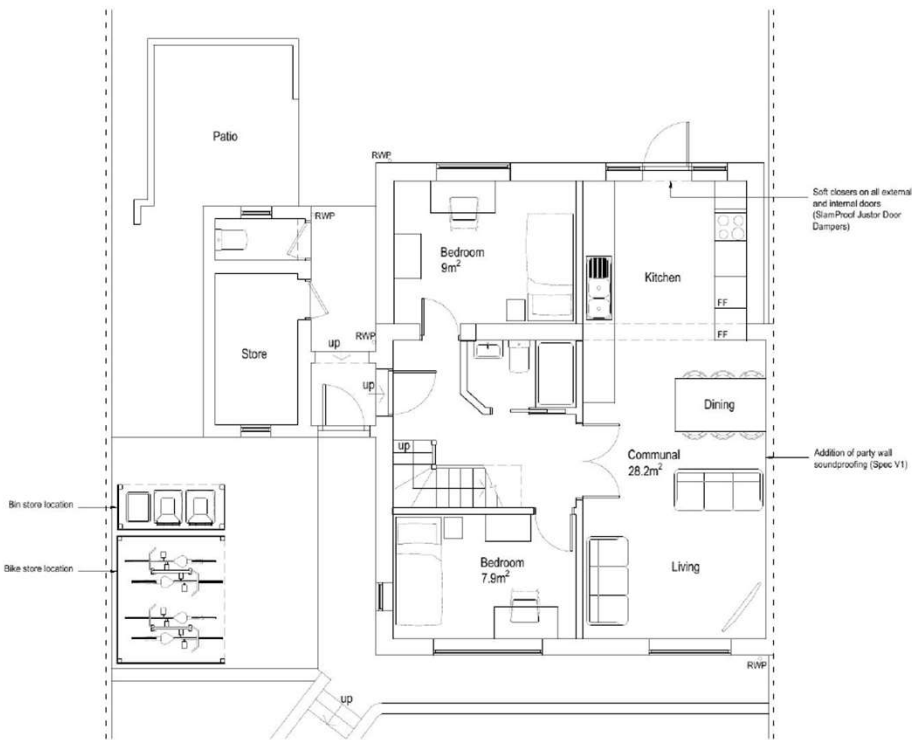
**Brighton & Hove
City Council**

Ground Floor Plan



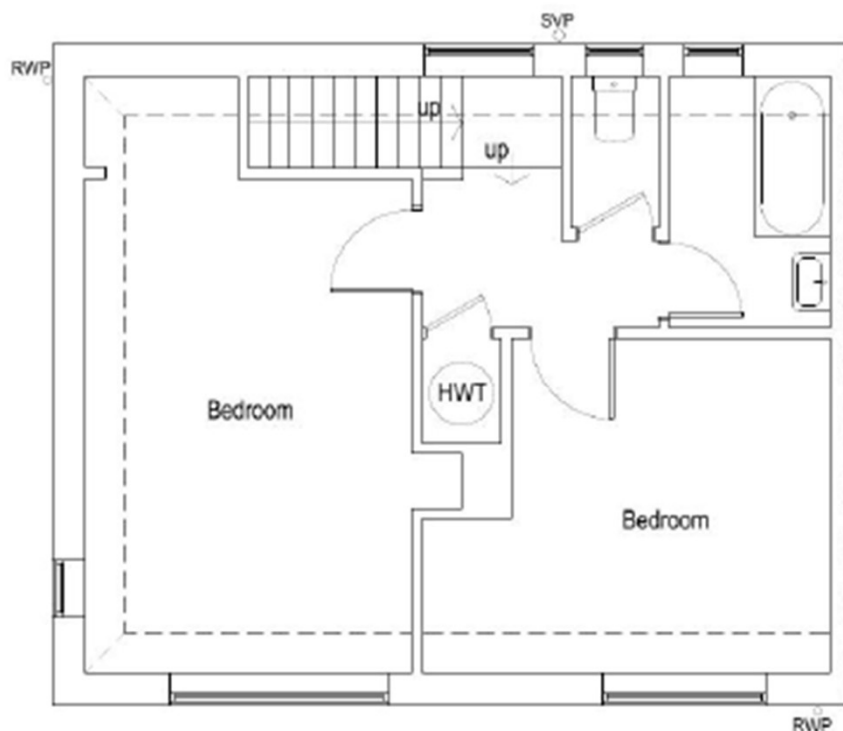
Existing Ground Floor Plan 1:50

Existing



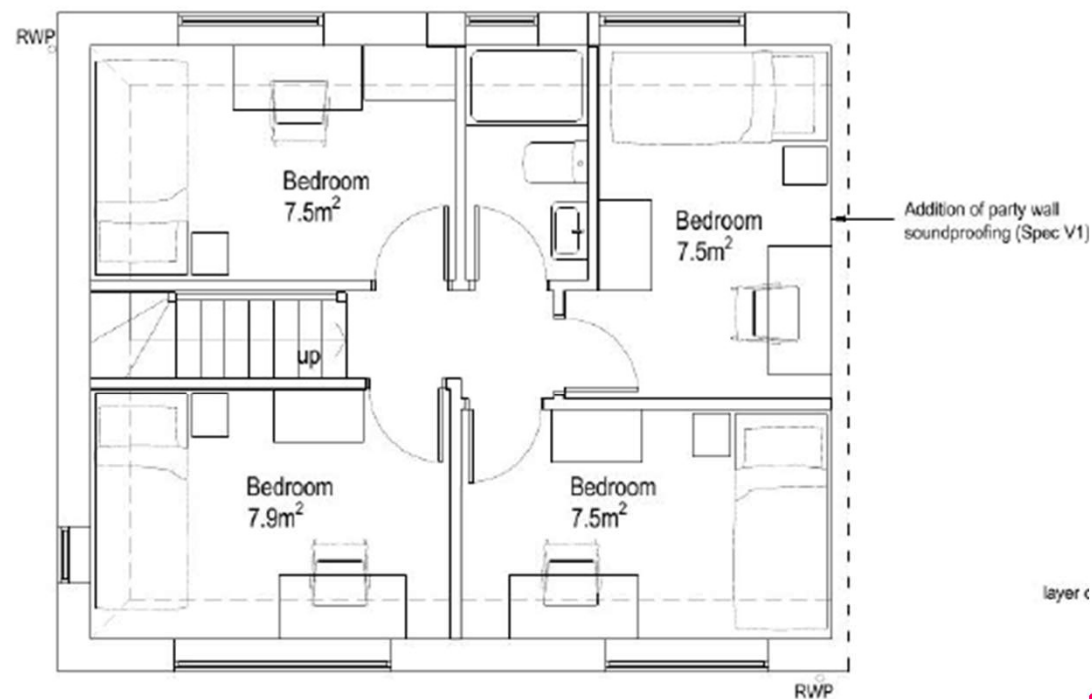
Proposed

First Floor Plan



Existing First Floor Plan 1:50

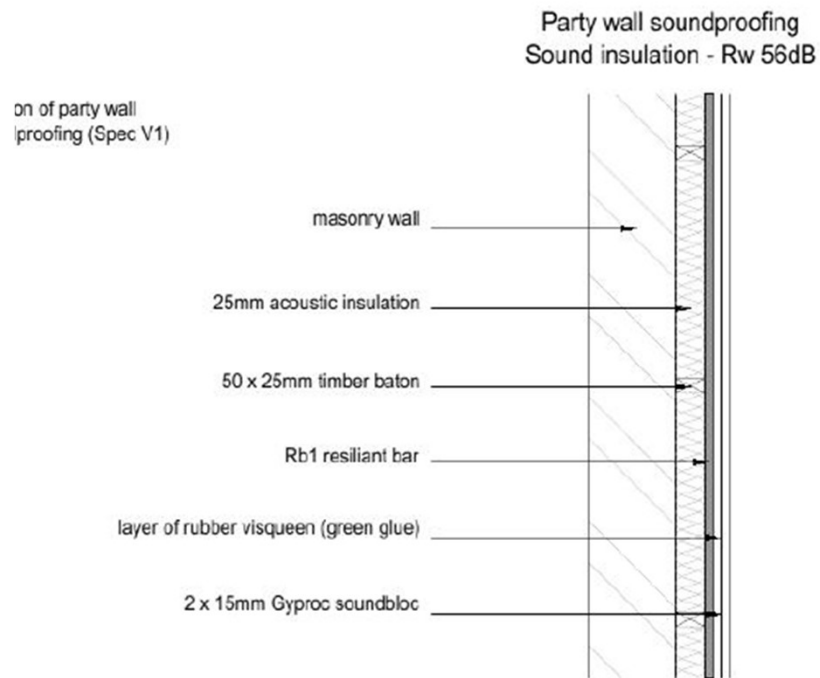
Existing



Proposed First Floor Plan 1:50

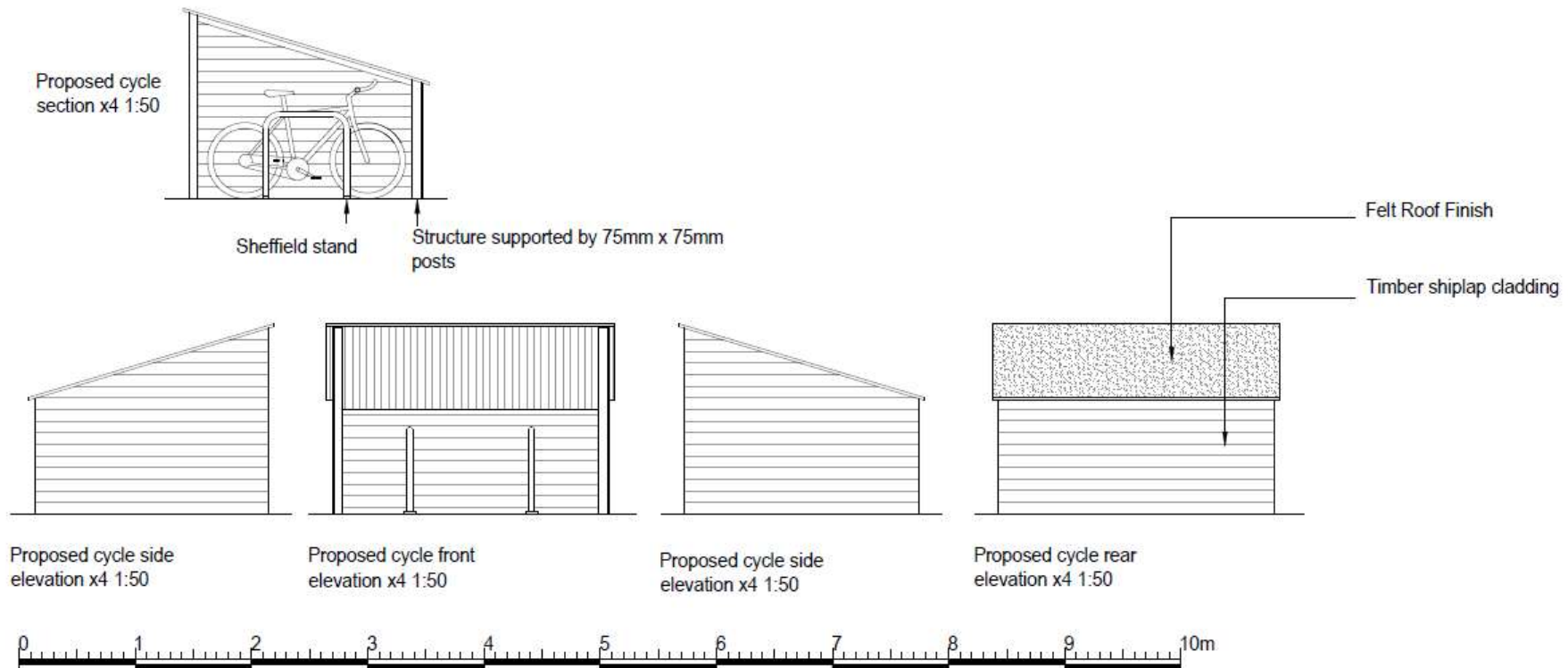
Proposed

Proposed Sound Insulation



Soundproof wall insulation specification Version 1 1:10

Cycle Elevations



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% already in HMO use)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable
- Recommend: **Approve**

48 Sandgate Road

BH2022/01277



**Brighton & Hove
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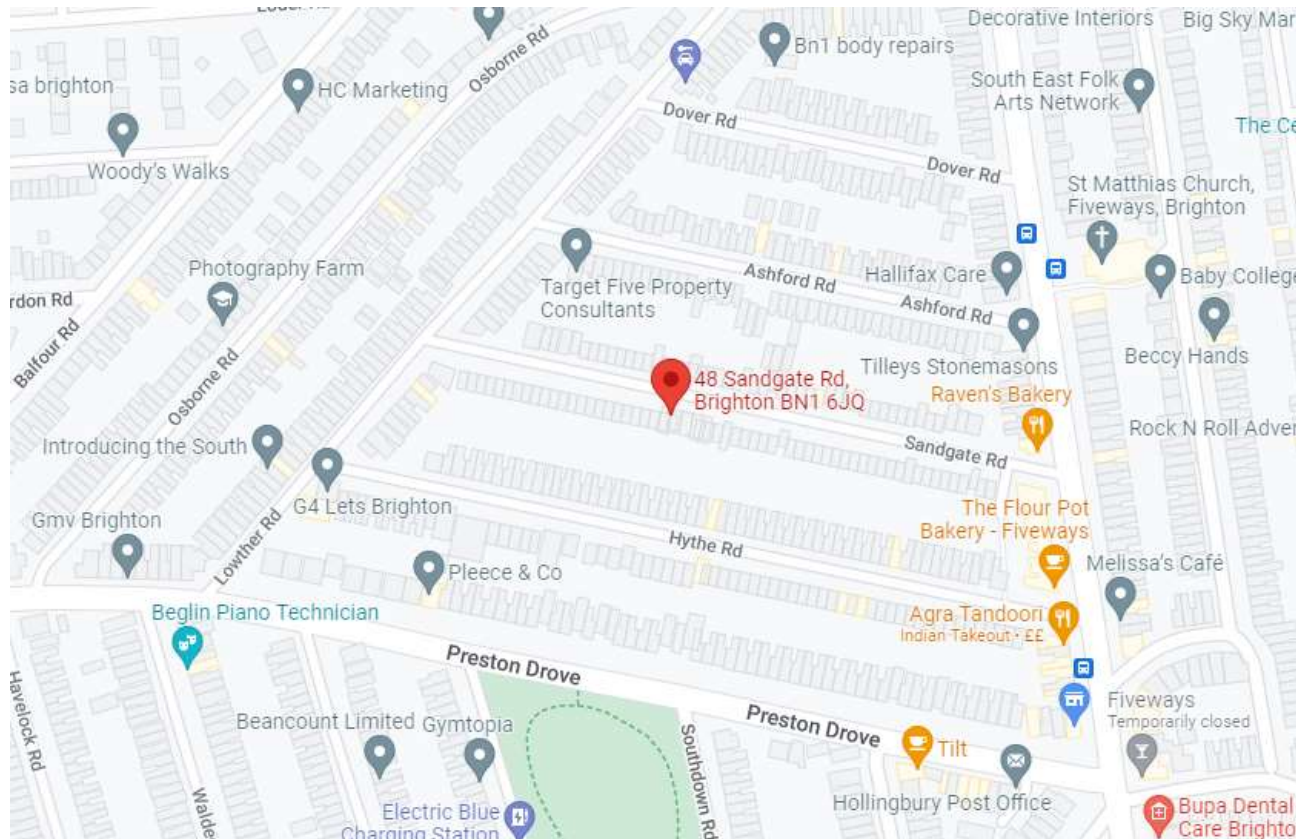
Application Description

Erection of part single part 2 storey rear extension with raised decking area.

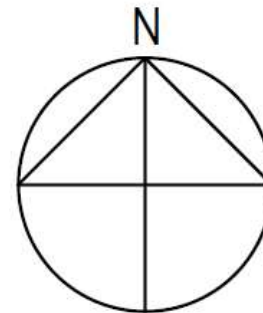
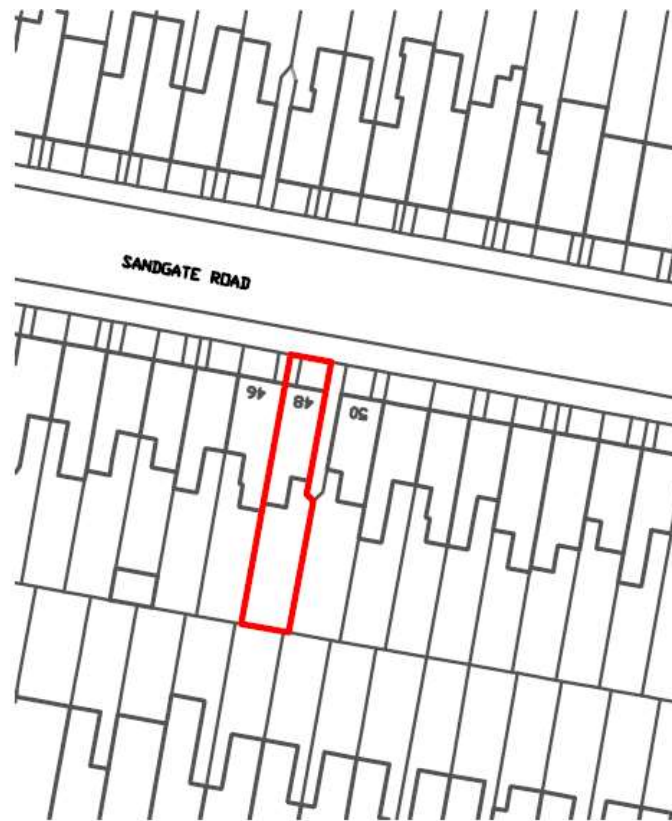


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Map of application site



Existing Location Plan



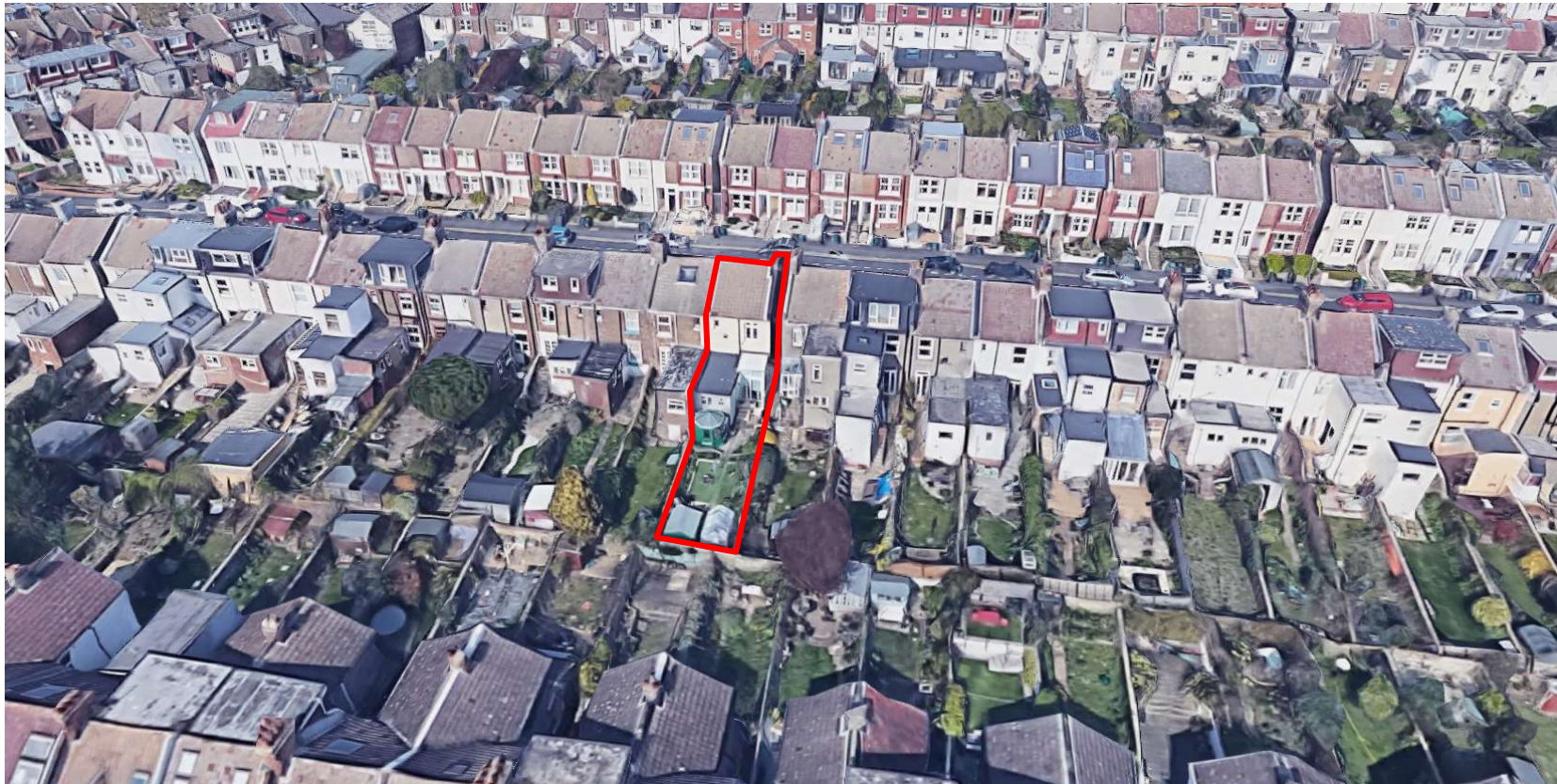
Location Plan @ 1:1250
0 10 20 30 50m
Scale 1:1250

ADC 1436/LP

Aerial photo(s) of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Google Street view, October 2020 (Application site in middle, No.48)

Other photos of site

154



Existing conservatory in context with rear projection at no. 50.



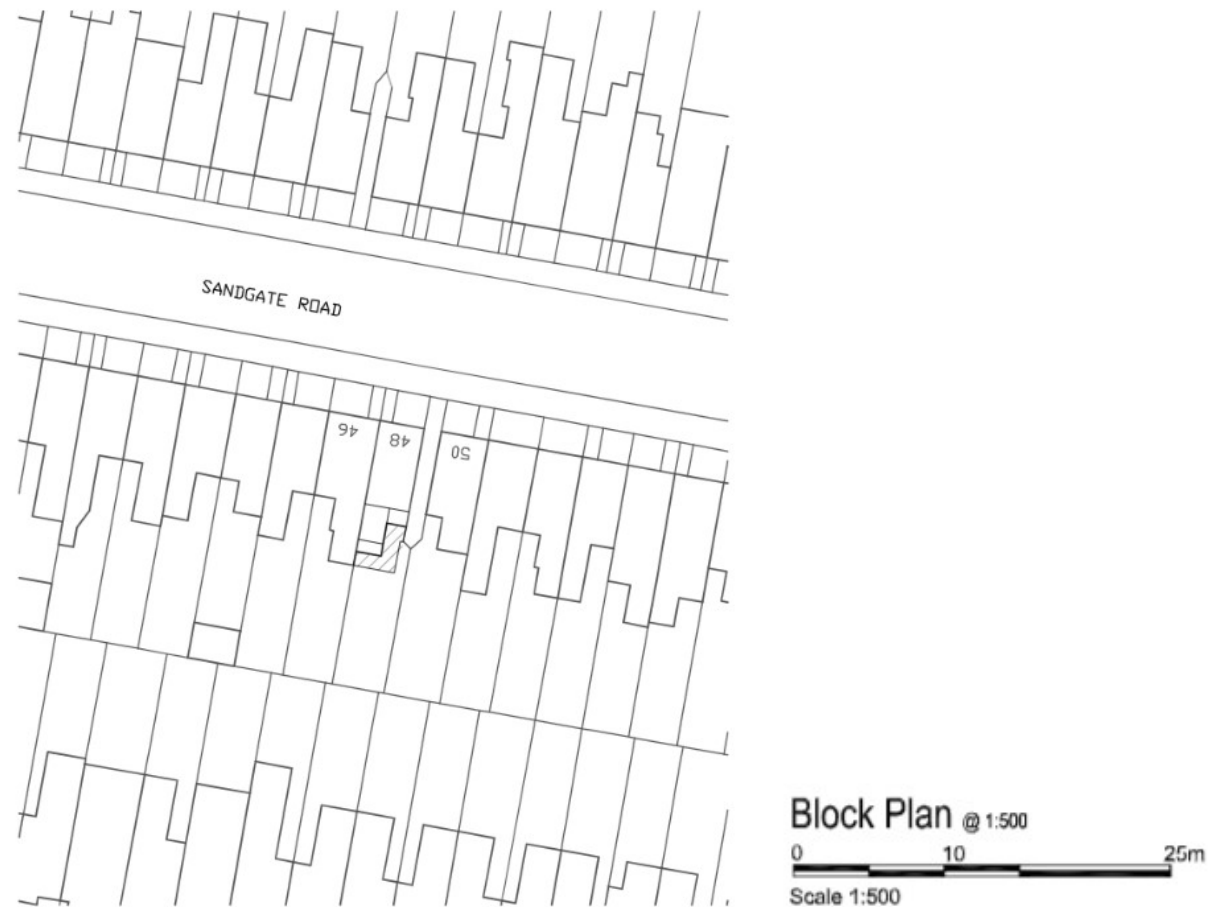
Looking toward Hythe Road properties

Other photo of site



Existing rear elevation

Proposed Block Plan



ADC 1436/LP A

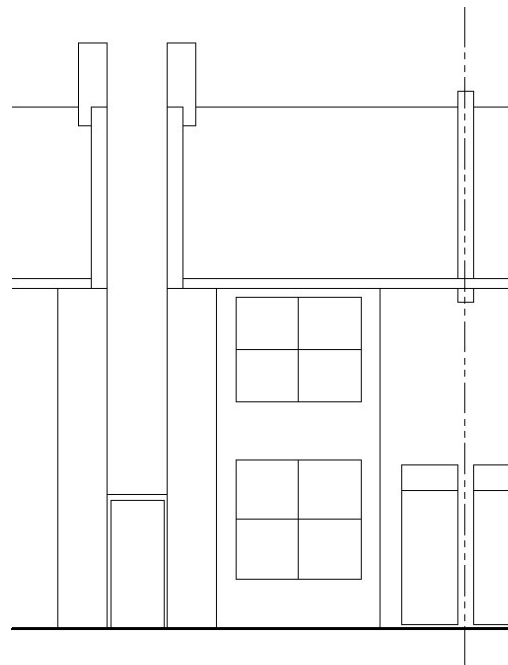
Existing Front/Rear Elevations



0 1 2 3 5m 10m
Scale 1:100

ADC 1436/02

Proposed Front/Rear Elevations

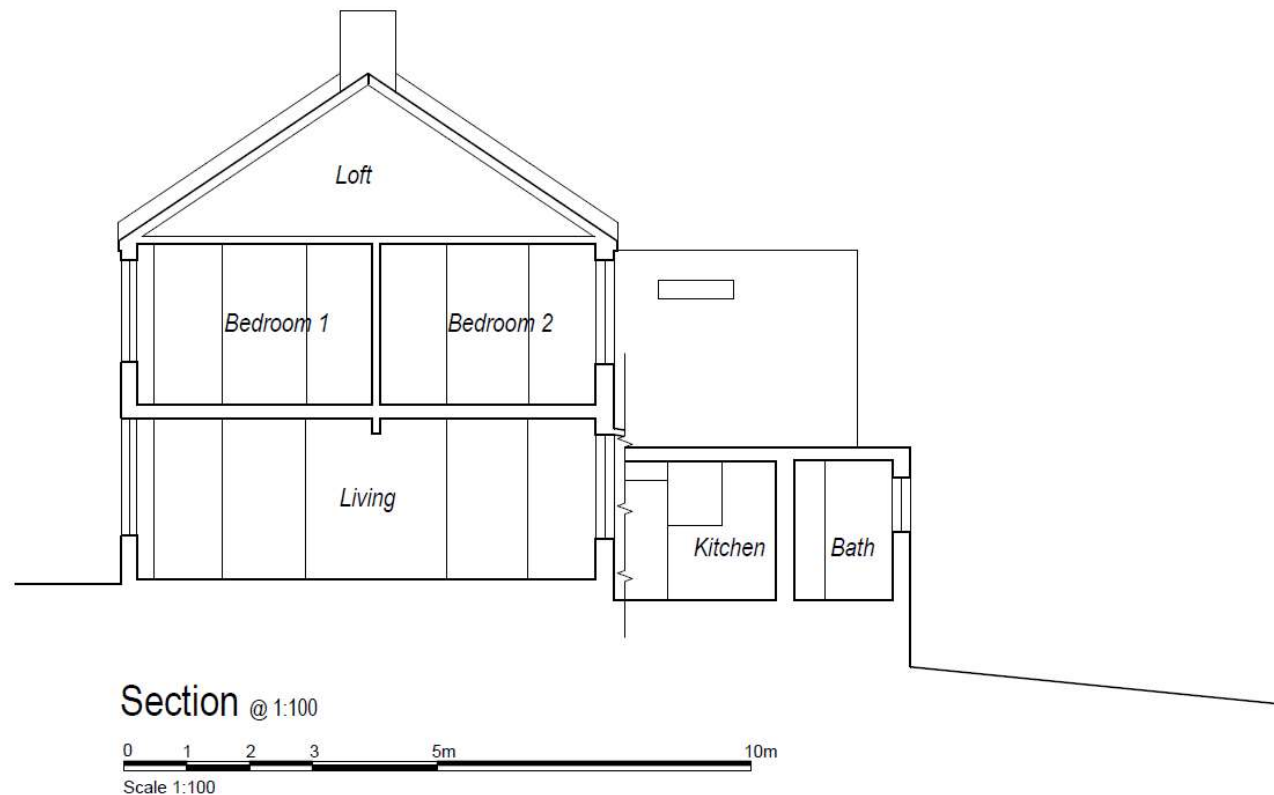


Front (North) Elevation @ 1:100



Rear (South) Elevation @ 1:100

Existing Site Section(s)

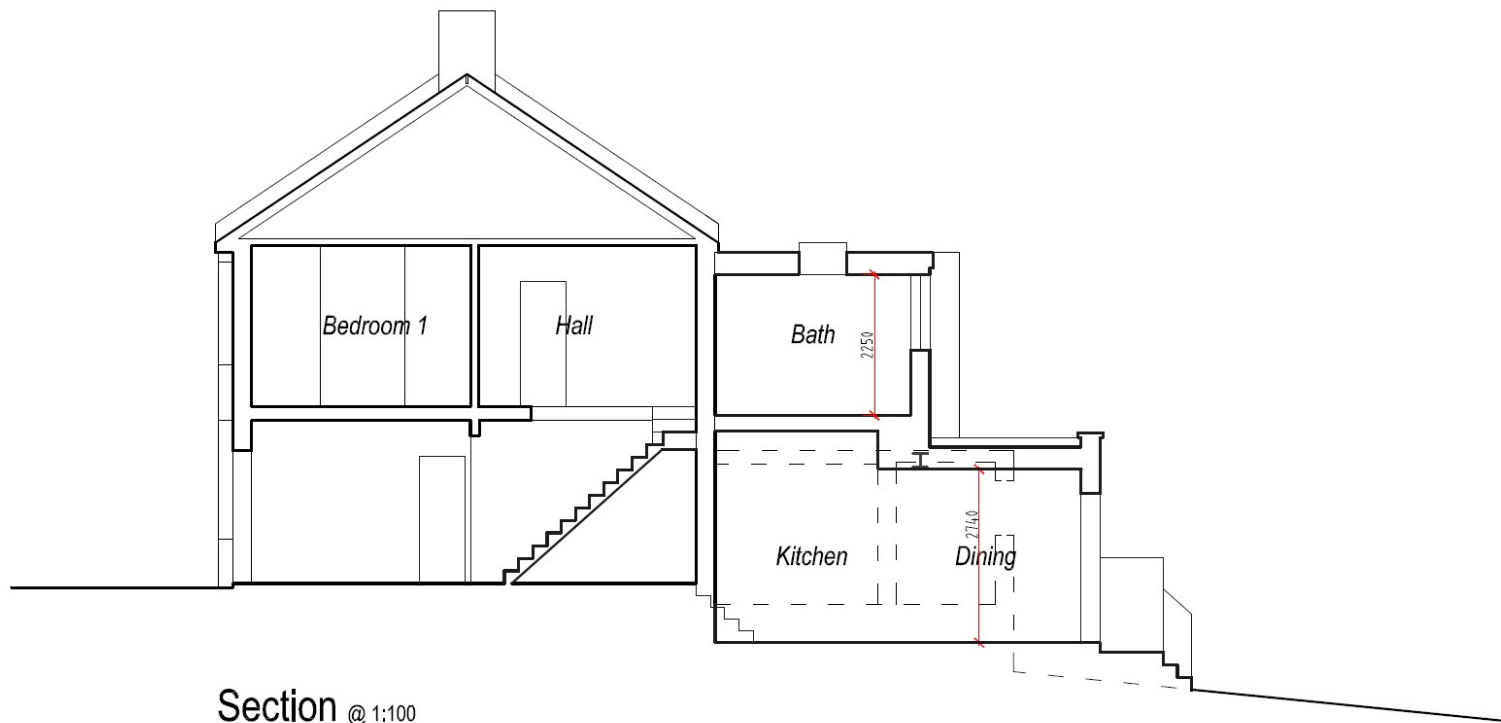


ADC 1436/02



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Proposed Site Section(s)



Section @ 1:100

ADC 1436/06 A

Key Considerations in the Application

- Design and Appearance
- Neighbour Amenity

Conclusion and Planning Balance

- The proposed extensions are considered suitable additions to the property and would be consistent with other rear enlargements within the street.
- The proposed materials would match those used in the construction of the existing building.
- The extensions would not result in significant harmful impacts on neighbours.

Recommendation: **Approve**

10th August 2022 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment																		
3 Item A	Westerman Complex, School Road	BH2018/02583	Correction: the table under paragraph 4.1 should read as follows: <table><tr><td></td><td>Approved</td><td>Proposed</td></tr><tr><td>1-bed affordable rent</td><td>7</td><td>14</td></tr><tr><td>2-bed affordable rent</td><td>10</td><td>10</td></tr><tr><td>3-bed affordable rent</td><td>0</td><td>1</td></tr><tr><td>1-bed shared ownership</td><td>19</td><td>11</td></tr><tr><td>2-bed shared ownership</td><td>5</td><td>5</td></tr></table>		Approved	Proposed	1-bed affordable rent	7	14	2-bed affordable rent	10	10	3-bed affordable rent	0	1	1-bed shared ownership	19	11	2-bed shared ownership	5	5
	Approved	Proposed																			
1-bed affordable rent	7	14																			
2-bed affordable rent	10	10																			
3-bed affordable rent	0	1																			
1-bed shared ownership	19	11																			
2-bed shared ownership	5	5																			
103 Item H	48 Sandgate Road	BH2022/01277	An updated block plan has been received to reflect the amendments made. Therefore, the plans table under 1.1 should read as follows: <table><tr><td>Plan Type</td><td>Reference</td><td>Version</td><td>Date Received</td></tr><tr><td>Location and Block plan</td><td>ADC 1436/LP</td><td>A</td><td>2 August 2022</td></tr><tr><td>Proposed Drawing</td><td>ADC 1436/05</td><td>A</td><td>1 June 2022</td></tr><tr><td>Proposed Drawing</td><td>ADC 1436/06</td><td>A</td><td>1 June 2022</td></tr></table>	Plan Type	Reference	Version	Date Received	Location and Block plan	ADC 1436/LP	A	2 August 2022	Proposed Drawing	ADC 1436/05	A	1 June 2022	Proposed Drawing	ADC 1436/06	A	1 June 2022		
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Proposed Drawing	ADC 1436/06	A	1 June 2022																		

