

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 7 DECEMBER 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
A	BH2022/02830 - Hove Western Lawns and Hove Lagoon, Kingsway, Hove - Full Planning	1 - 26
B	BH2022/02167 - 35 - 36 Egremont Place, Brighton - Full Planning	27 - 46
D	BH2022/02562 - Montpelier Inn 7-8 Montpelier Place Brighton - Full Planning	47 - 64
E	BH2022/02465 - 23 Brooker Street, Hove - Full Planning	65 - 80
F	BH2022/02842 - 94 Western Road, Brighton - Full Planning	81 - 94
G	BH2022/02278 - 7 Meadow Close, Hove - Full Planning	95 - 114
H	BH2022/02281 - St Marys Church, Surrenden Road, Brighton - Full Planning	115 - 128
I	BH2022/02956 - Land to the Rear and Side of 48 Lockwood Crescent, Brighton - Full Planning	129 - 148
J	BH2022/02433 - 56 - 57 and 56A Boundary Road, Hove - Full Planning	149 - 168
K	BH2022/02826 - 16 Chichester Place, Brighton - Full Planning	169 - 184
L	BH2022/01324 - 118A St James's Street, Brighton - Full Planning	185 - 204

M BH2022/02391 - The Coach House, 1 Namrik Mews, Hove - 205 -
Householder Planning Consent 224

Hove Western Lawns And Hove Lagoon

BH2022/02830

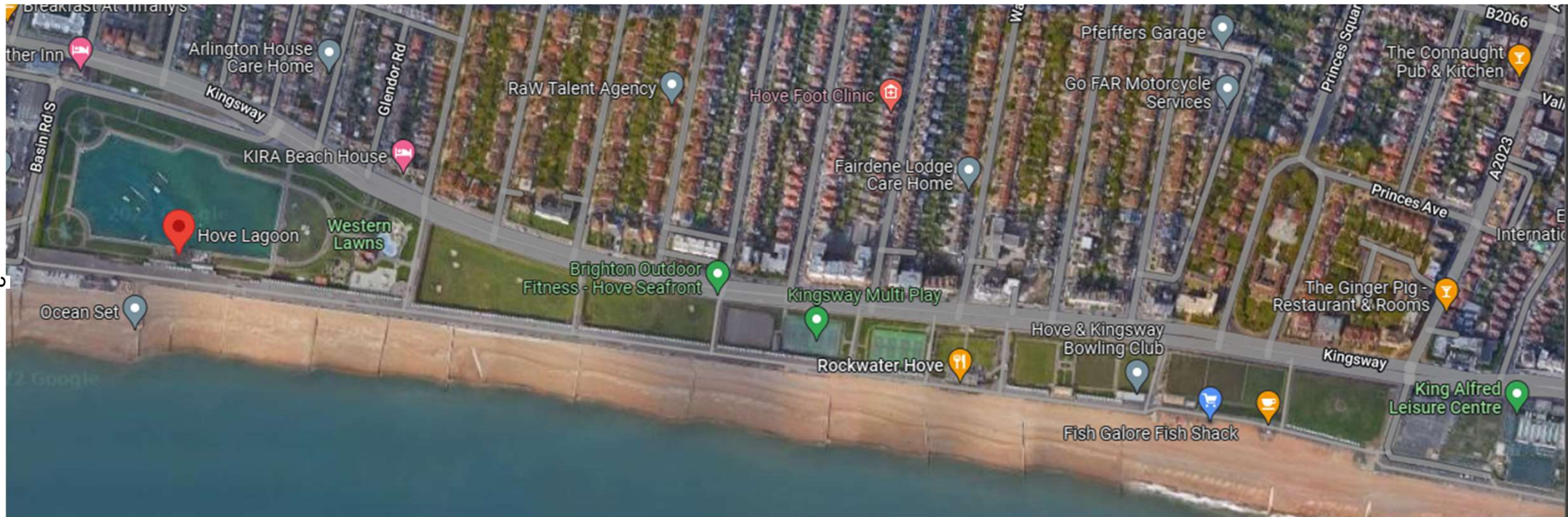


Brighton & Hove
City Council

Application Description

Redevelopment of Hove Western Lawns as a Linear Park, incorporating refurbishment of existing and new public leisure and recreation amenities including (east to west): Temporary Events Space; Garden; Bowls; Demolition of existing buildings and Erection of Two-storey Outdoor Sports Hub building (including Bowls Club (Class Use F2), Public Cafe (E) and Public WCs); Garden; Croquet; Sand Sports (F2); Sunken Garden; Padel Tennis (F2); Tennis including new Single-storey Tennis and Padel Tennis Pavilion (E); Garden; Wheeled Sports including Skate Park, Pump Track and Roller Area (F2); relocation of Hove Lagoon Amusements and Public WC improvements at the Big Beach Cafe. New and replacement Hard and Soft Landscaping and Planting, including continuous new accessible and connected route throughout linking all spaces, and associated Public Realm improvements.

Map of application site



Brighton & Hove
City Council

Existing Location Plan



2102-PL-E-000

Aerial photo(s) of site



Existing Site Plan



2102-PL

Existing Site Plan



2102-PL-E-003 Rev4

Photos – Existing Site



Access to Hove Lagoon



Skatepark and Big Beach Cafe



Pitch and Putt Course



MUGA



**Brighton & Hove
City Council**

Photos – Existing Site



Tennis Courts and southern wall



Tennis Courts



Rockwater and Sunken Garden



Public Toilets

Photos – Existing Site



Open Space/Lawn



Bowls Clubhouse



Yellow Brick Pavilion and Bowling Green



East End Green

Proposed Site Plan – slide 1



ID

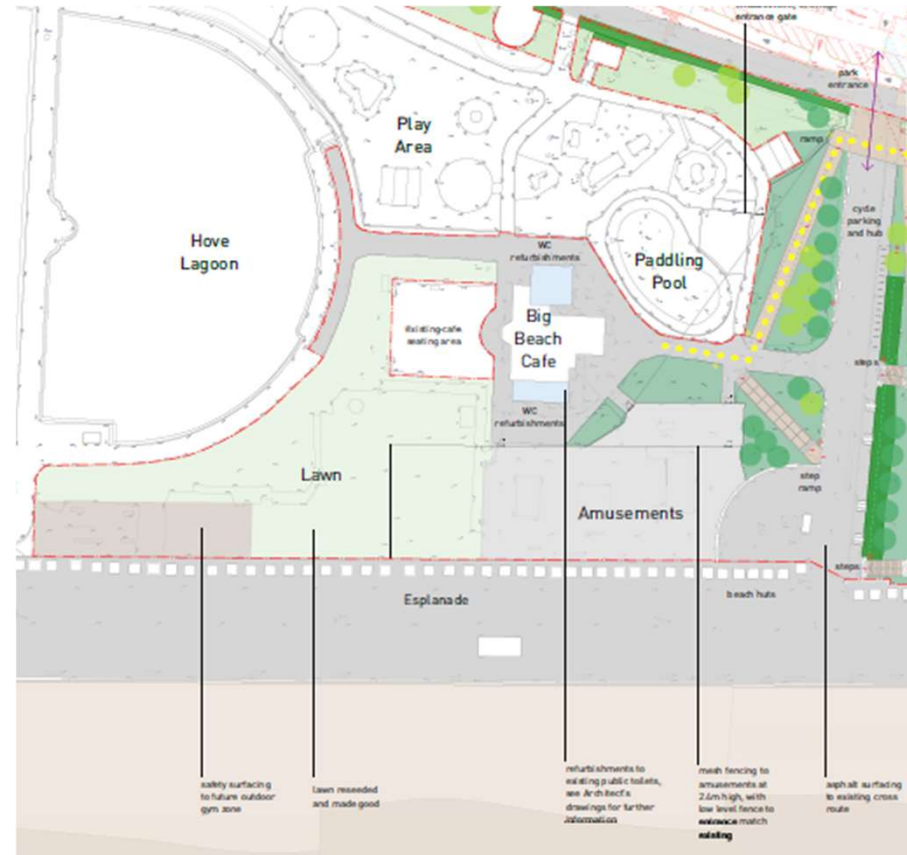
Proposed Site Plan – slide 2



Hove Lagoon



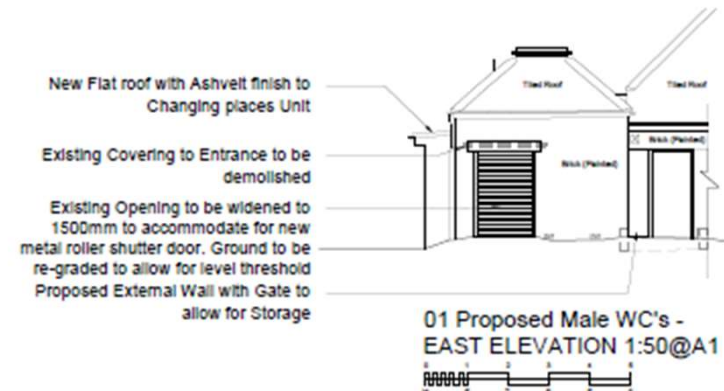
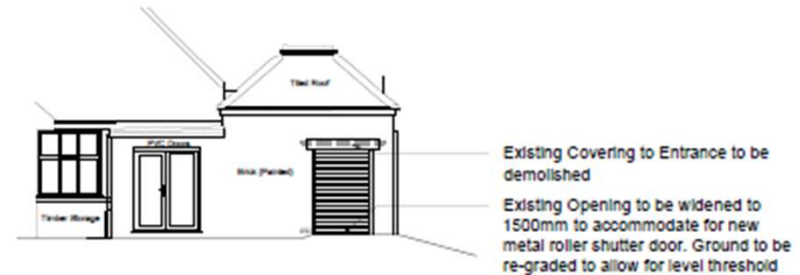
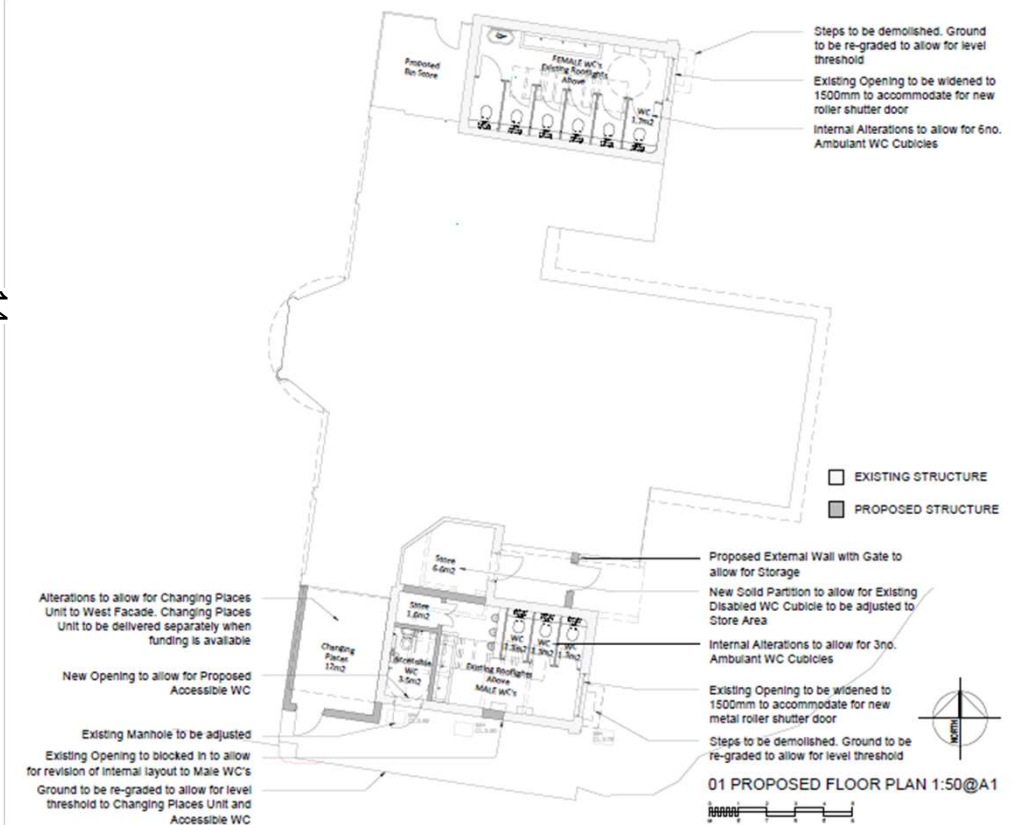
Existing 3D Visual



Proposed Site Layout

Big beach Cafe - Hove Lagoon

14



Proposed Wheeled Sports

Existing
3D Visual



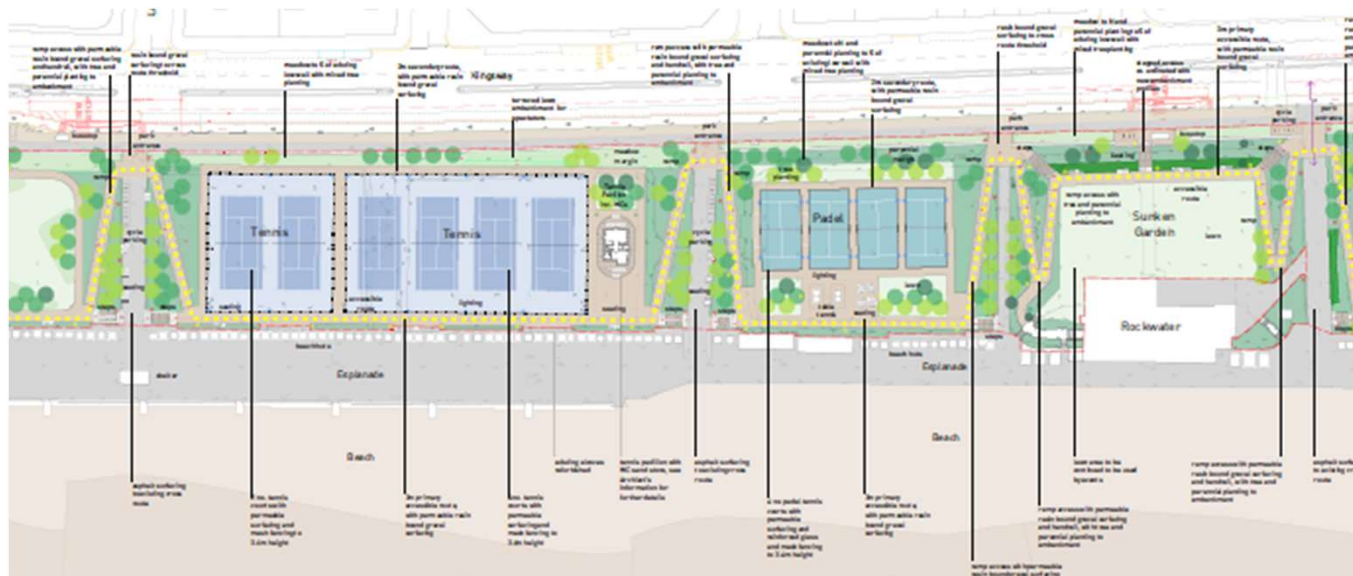
Proposed
Site
Layout



Proposed Tennis Courts & Sunken Garden



Existing 3D Visual



Proposed Site Layout

3.2 Design - Proposed Tennis & Padel Tennis Pavilion

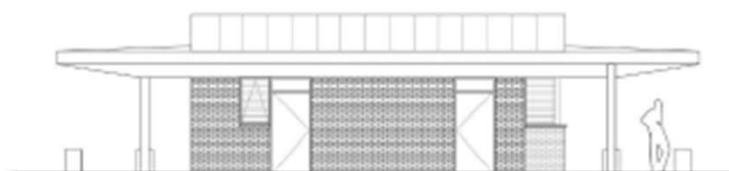


01 PROPOSED FLOOR PLAN

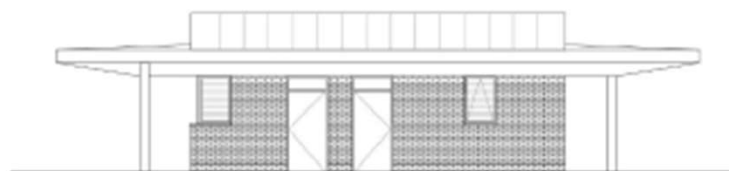
Proposed Plan with a internal footprint of 45m² and oversailing canopy for shelter.



**02 Proposed Tennis & Padel Tennis Pavilion
SECTION A-A NTS**



**03 Proposed Tennis & Padel Tennis Pavilion
WEST ELEVATION**



**04 Proposed Tennis & Padel Tennis Pavilion
WEST ELEVATION**

Proposed Sand Sports & Bowls

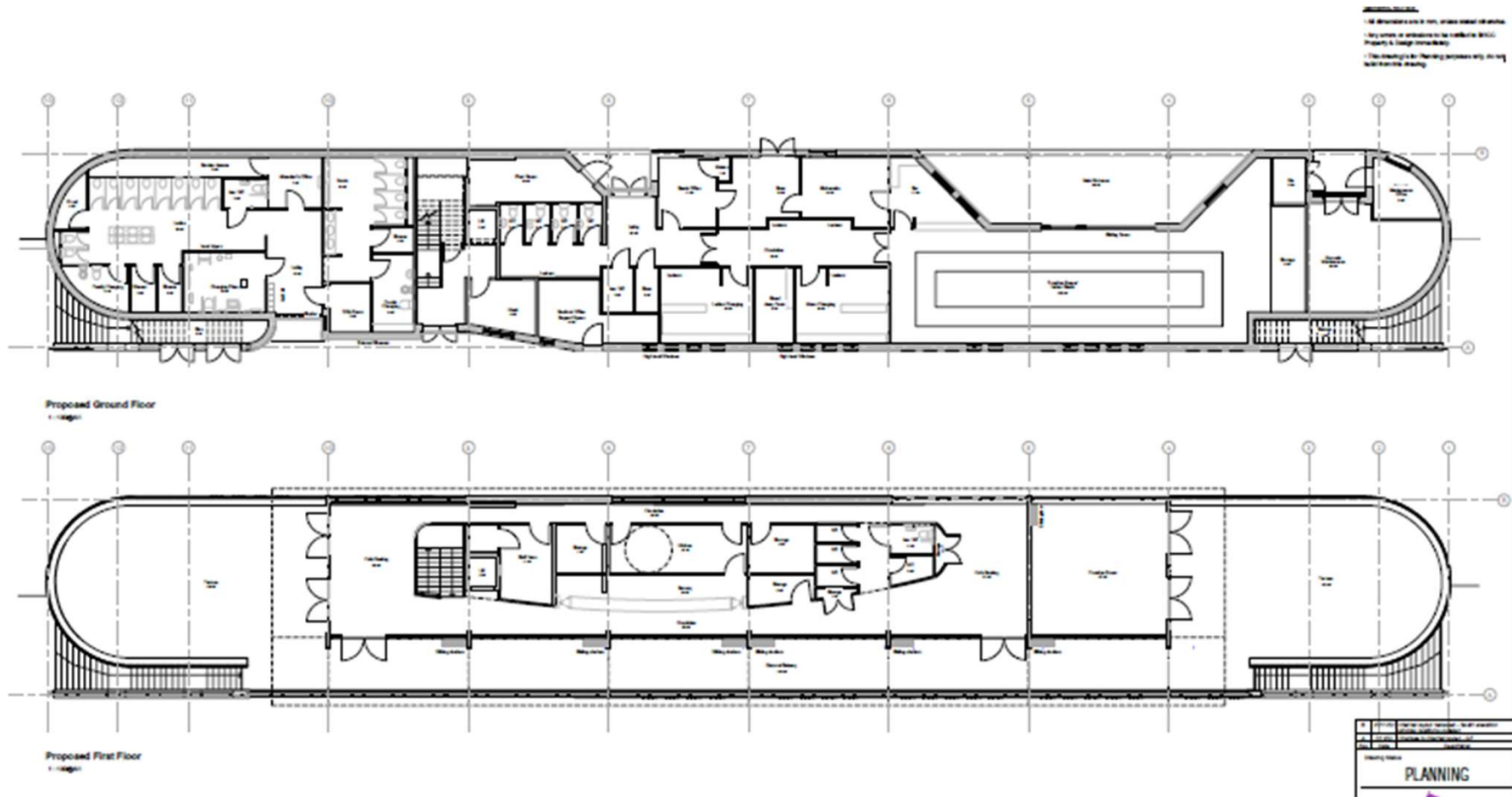


Existing
3D Visual



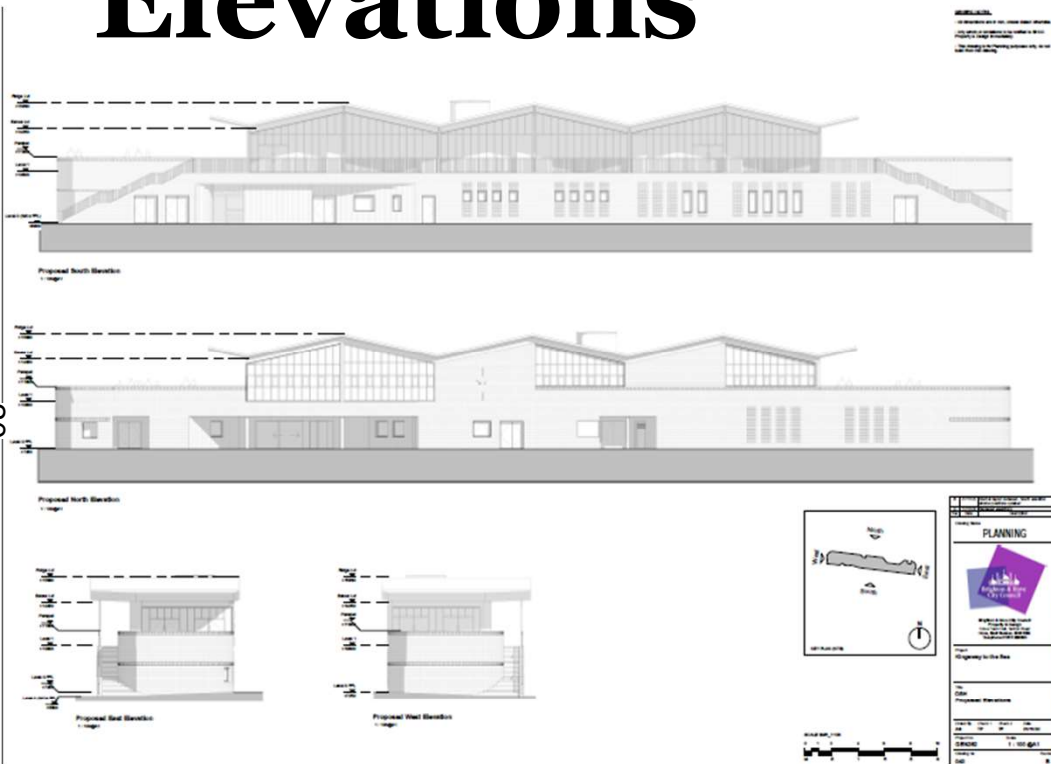
Proposed Site Layout

Proposed Outdoor Sports Hub - Floorplans



Proposed Outdoor Sports Hub - Elevations

20



Proposed 3d View – Looking East



Proposed 3d View – North Elevation



Outdoor Sports Hub - Proposed Visual

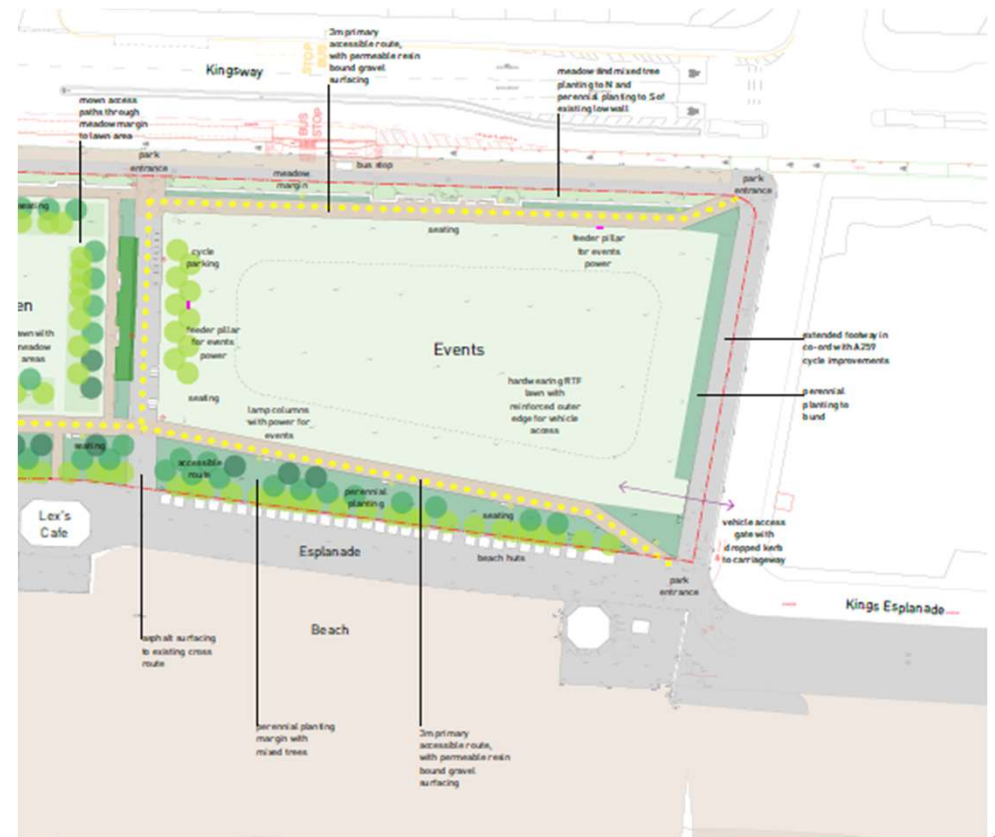


Aerial view looking West

Proposed East End Green/Events



Existing 3D Visual



Proposed Site Layout

Key Considerations in the Application

- Principle of development
- Impact on the visual amenities of the surrounding area, including the conservation areas, as well as the setting of heritage assets within the locality of the site.
- Public realm/landscaping
- The impact on highways and access
- Ecology
- Neighbouring amenity
- Sustainable drainage.

Conclusion & Planning Balance 1

- Proposals shaped by public pre-application consultation and would provide benefit to the wider community.
- New and improved accessibility, sports and recreation facilities and landscaping would increase activity levels and footfall – and accord with objectives for seafront.
- Improved accessibility through site and beyond on interconnected areas and associated pathways despite constraints of existing structures and topography
- Would enhance designated heritage assets and surrounding public realm, as well as improving on the connectivity around the site.
- Improved amenity green space, natural and semi natural area and outdoor sports acceptable overall.
- Biodiversity enhancement - 20% Biodiversity Net Gain.

Conclusion & Planning Balance 2

- Improved townscape interest and heritage gain by the new planting and fabric repair;
- Highway Authority has no objection subject to recommended conditions.
- Outdoor Sports Hub building would provide much needed new public toilets, showers and changing facilities for users of the both the park facilities and the beach.
- 25. • Heritage Team have raised concerns of the scale and prominence of proposed building in this position on the seafront but development at Rockwater is a material planning consideration. Benefits of the multi-functional building outweigh the heritage harm in this instance.
- Design details of the proposal required by condition are necessary to ensure the acceptability of the scheme. Details of management and future maintenance of the scheme are required by condition.
- **Recommend: Approval**

27 35 - 36 Egremont Place

BH2022/02167

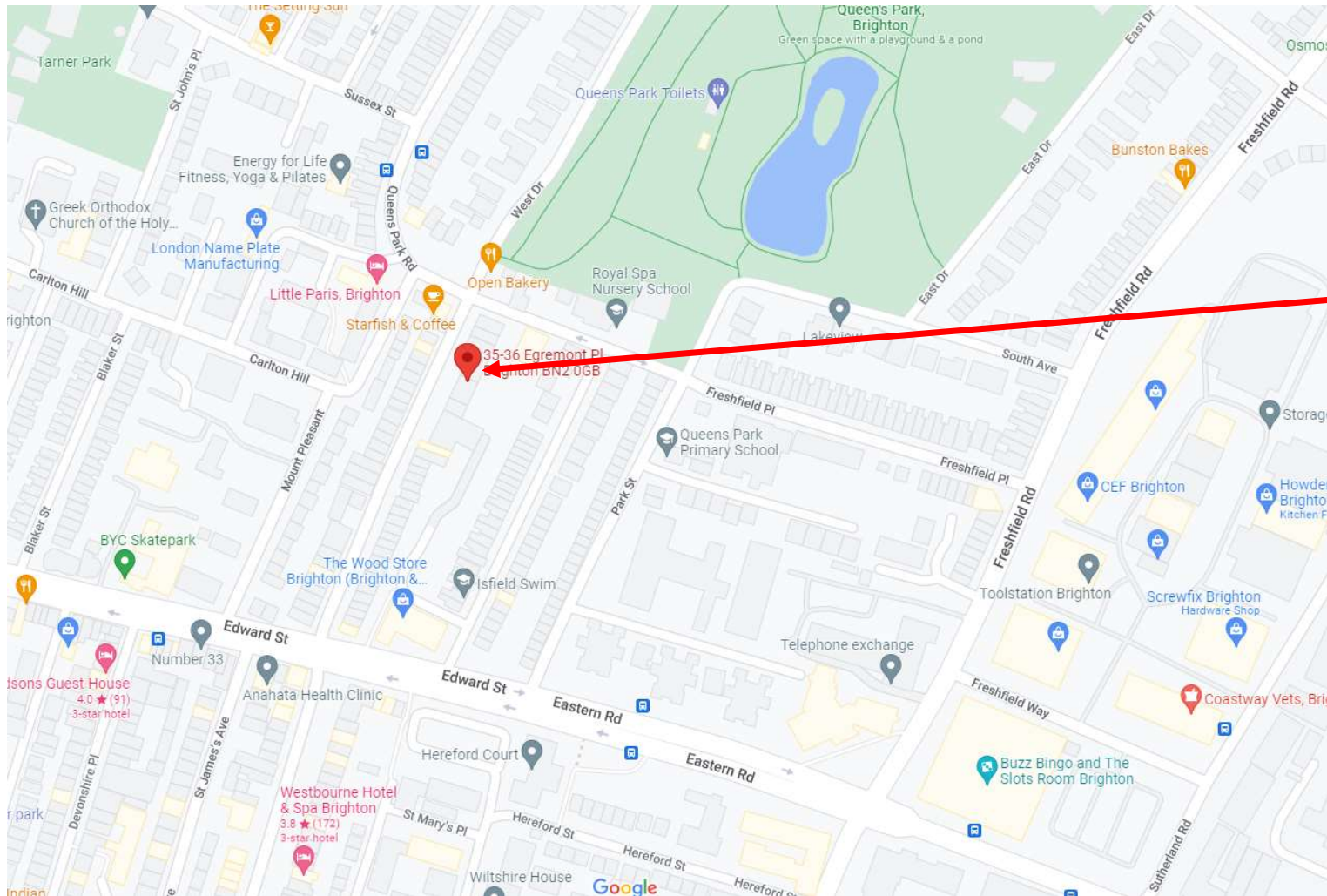


Brighton & Hove
City Council

Application Description

- Part demolition and part retention of the existing care home buildings (C2) to provide 25 dwellings (C3) in a mix of houses and flats with associated parking and landscaping.

Map of application site



Site

Location Plan



ESH01-MAA-00-XX-DR-A-1001 P02

Aerial photo(s) of site



3D Aerial photo of site



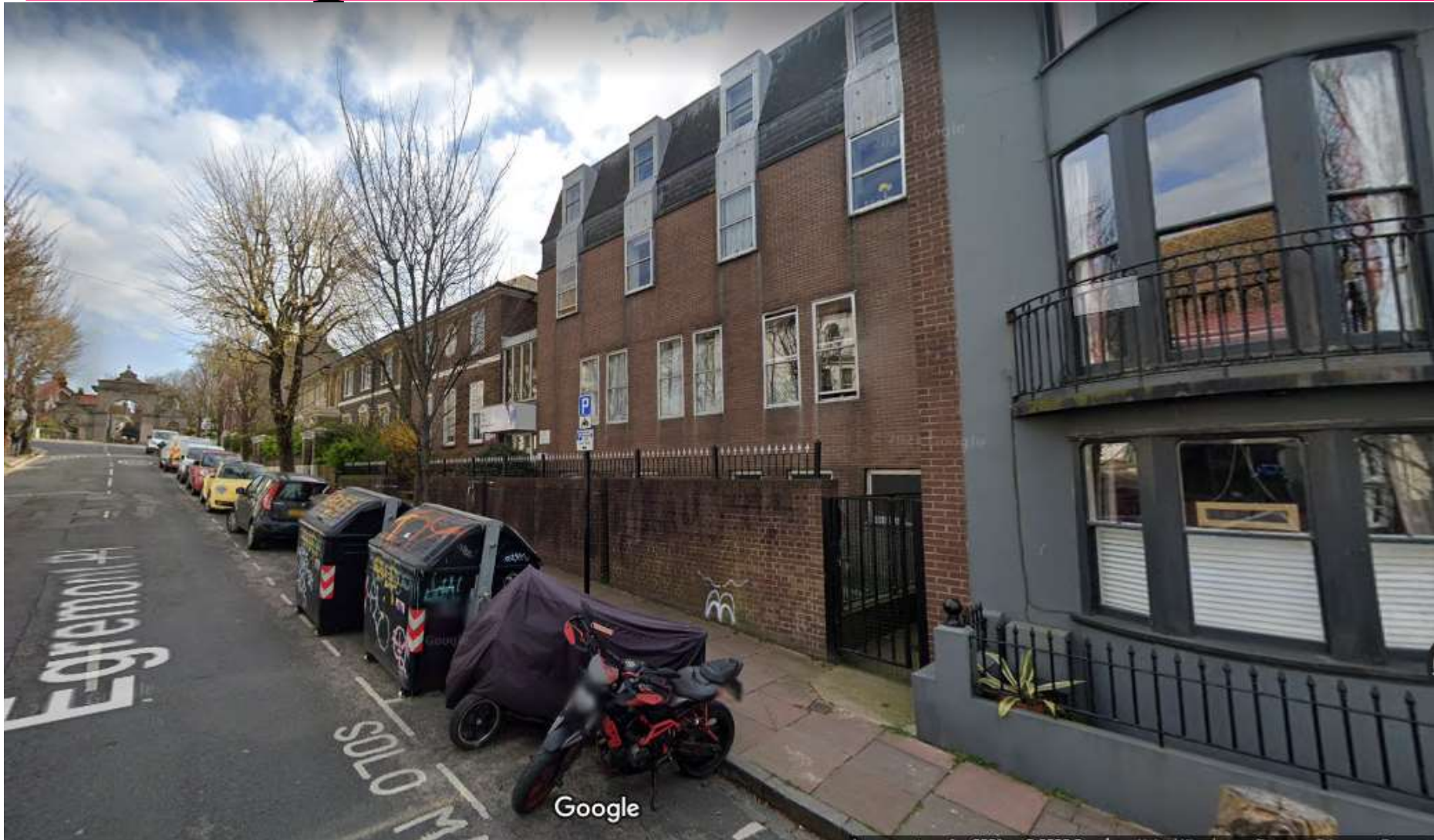
Brighton & Hove
City Council

Street photo(s) of site



Brighton & Hove
City Council

Street photo of site



Existing & Proposed Block Plan



Brighton & Hove
City Council

Proposed Site Layout Plan



Highton & Hove
City Council

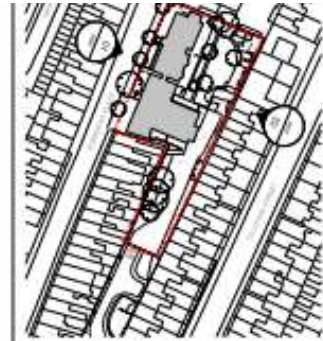
Proposed Landscaping



Split of uses/Number of units

- A mix of residential units is proposed comprising 21 flats (84%) (5 studios, 2 x 1-bed, 9 x 2-bed and 5 x 3-bed) and 4 houses (16%) (3, 4 and 5 bed).
- Affordable units mix: 2 x studio, 2 x 1-bed, 2 x 2- bed and 4 x 3-bed units

Existing Front & Rear Elevations



NOTE: This drawing has been prepared from information supplied by others and is for information purposes only.

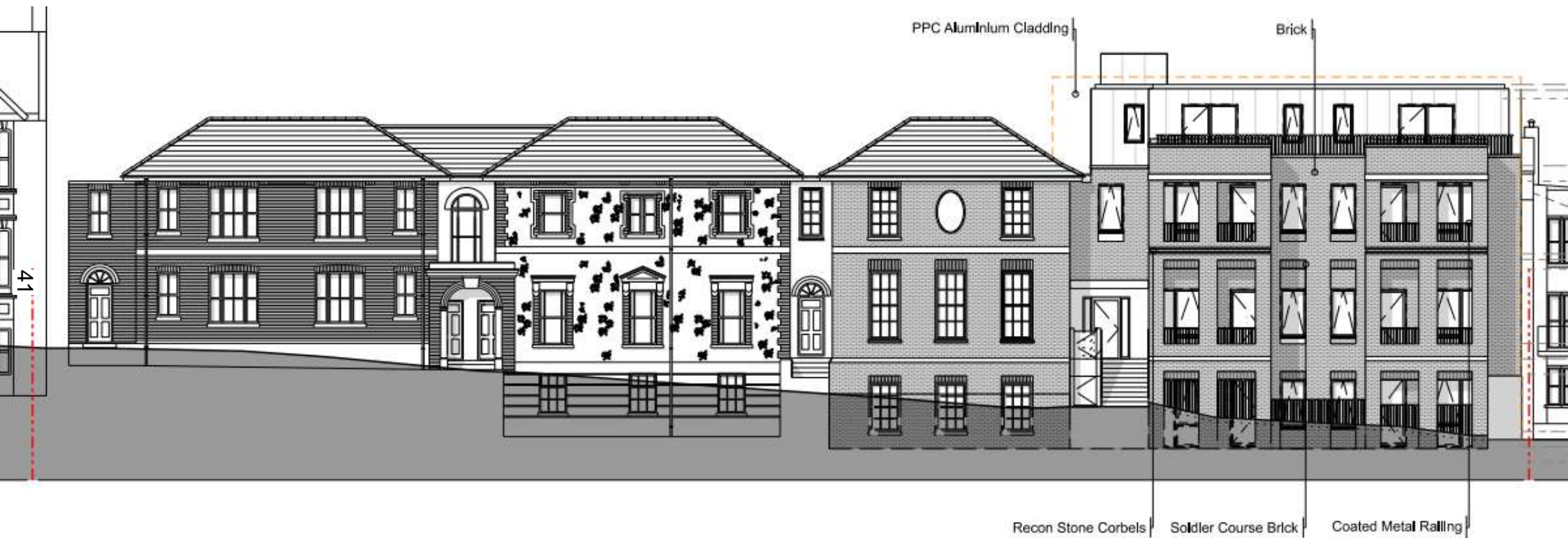


Proposed Demolition (in red)

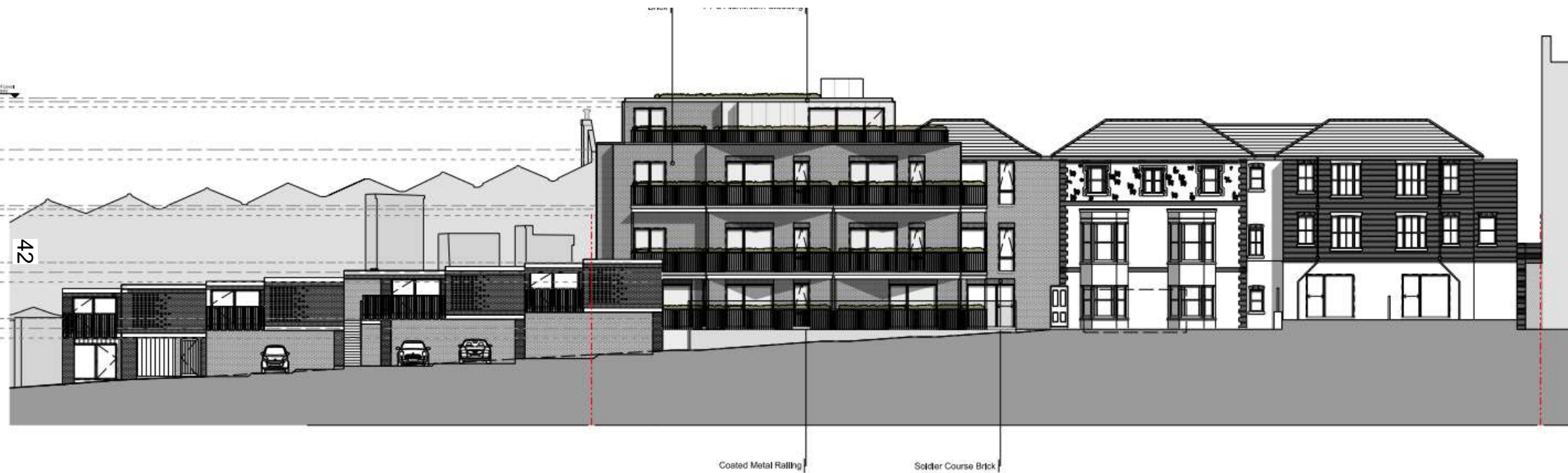


Brighton & Hove
City Council

Proposed Front Elevations



Proposed Rear Elevations



Brighton & Hove
City Council

Proposed Contextual Elevations



S106 table

Affordable Housing

- On-site provision of 10 Affordable Rent Units (40%) or as a commuted sum in lieu of onsite provision.

Travel Plan

- Including car-club membership and reduced bus travel tickets.

Employment Strategy

- Employment contribution of £9,300
- Employment and Training Strategy.

Key Considerations in the Application

- Loss of the care home
- Proposed housing mix
- Standard of accommodation
- Impact on the Conservation Area
- Impact on nearby residents
- Sustainability/Ecology

Conclusion and Planning Balance

- The loss of the care home use is acceptable in policy terms;
- The proposed housing is acceptable in terms of amenity and standard of accommodation;
- Design and appearance acceptable and would not harm the Queen's Park Conservation Area;
- Impact on highway network acceptable – 32 cycle spaces and 7 car parks;
- Sustainable energy to be used via air source heat pumps and solar panels;
- The loss of existing trees is regrettable but replacement planting would off-set this along with other ecological measures.

Recommend: Approval

47

Montpelier Inn, 7-8 Montpelier Place

BH2022/02562



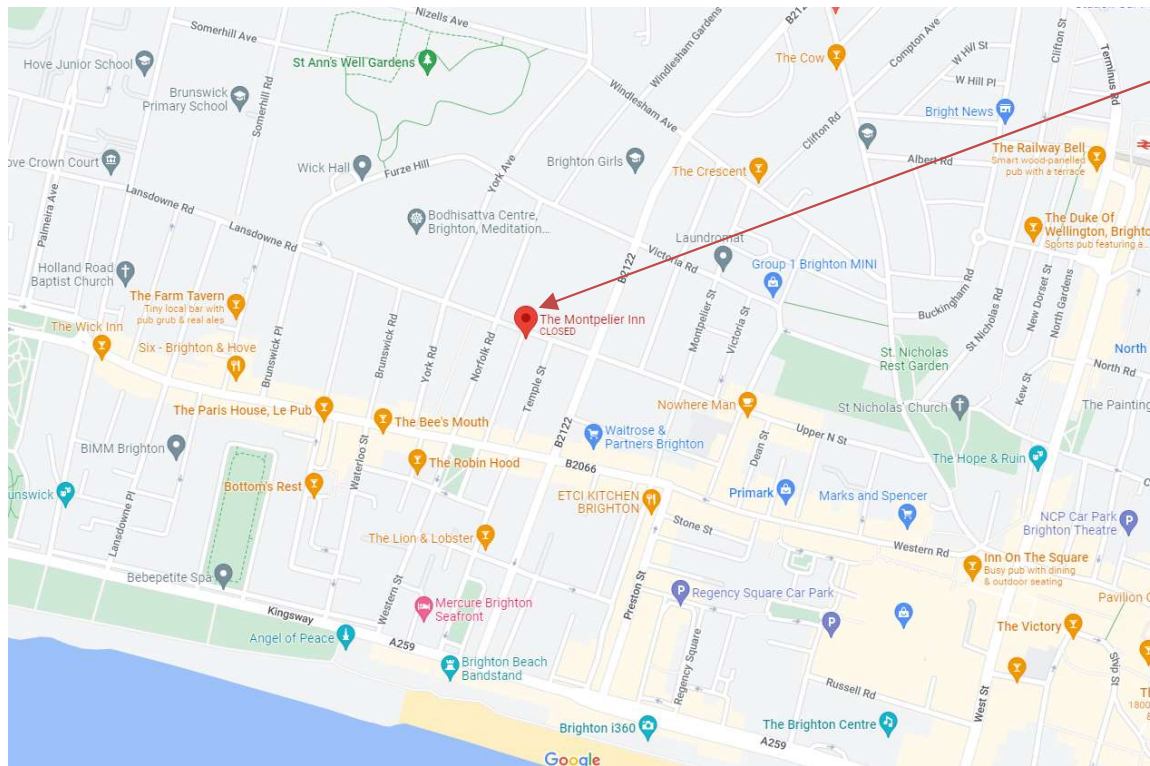
Brighton & Hove
City Council

Application Description

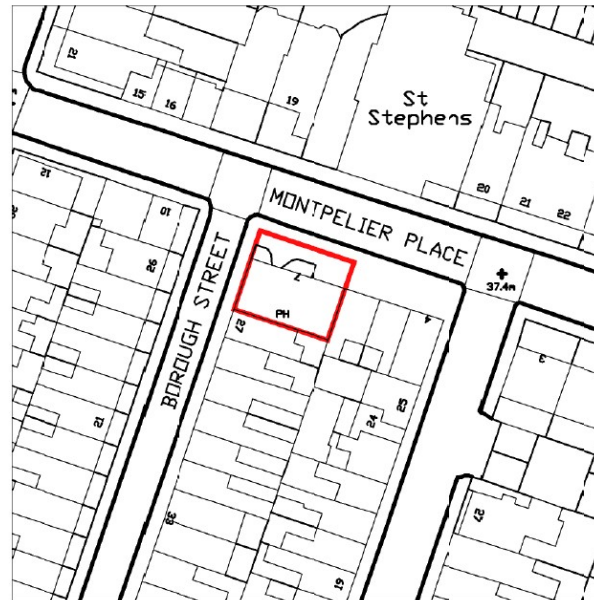
- Conversion of existing public house (sui generis) and maisonette (C3) to form 5no flats and maisonettes (C3) with associated alterations.

Map of application site

Application Site



Existing Location Plan



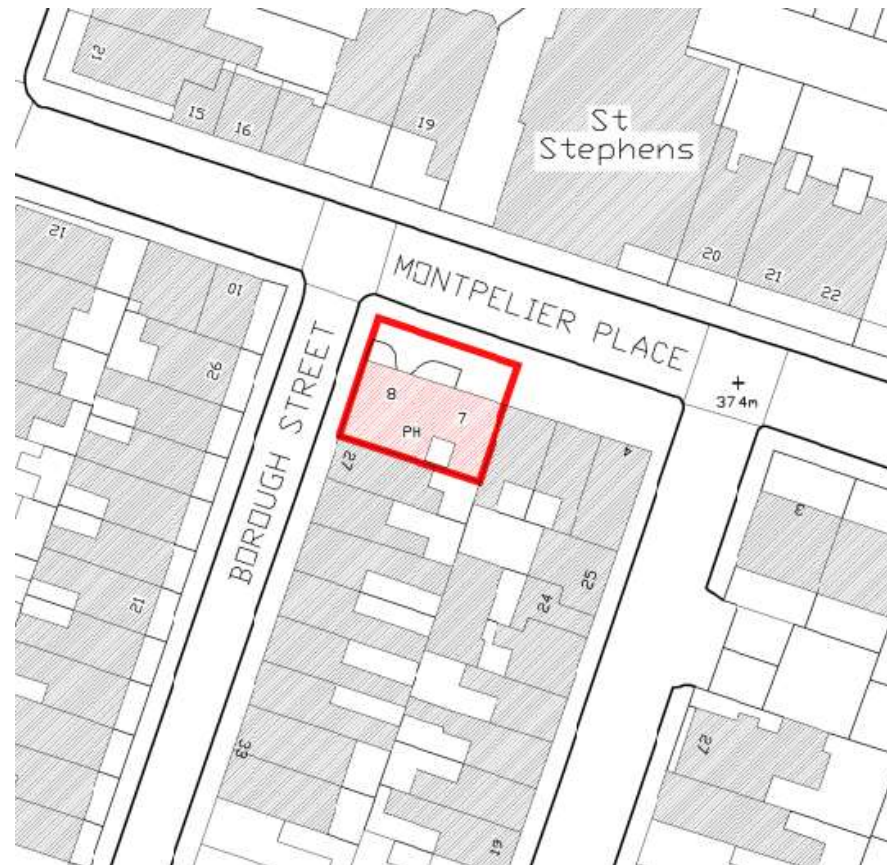
Existing site location plan
Scale 1:1250@A3

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



Brighton & Hove
City Council

Proposed Location Plan

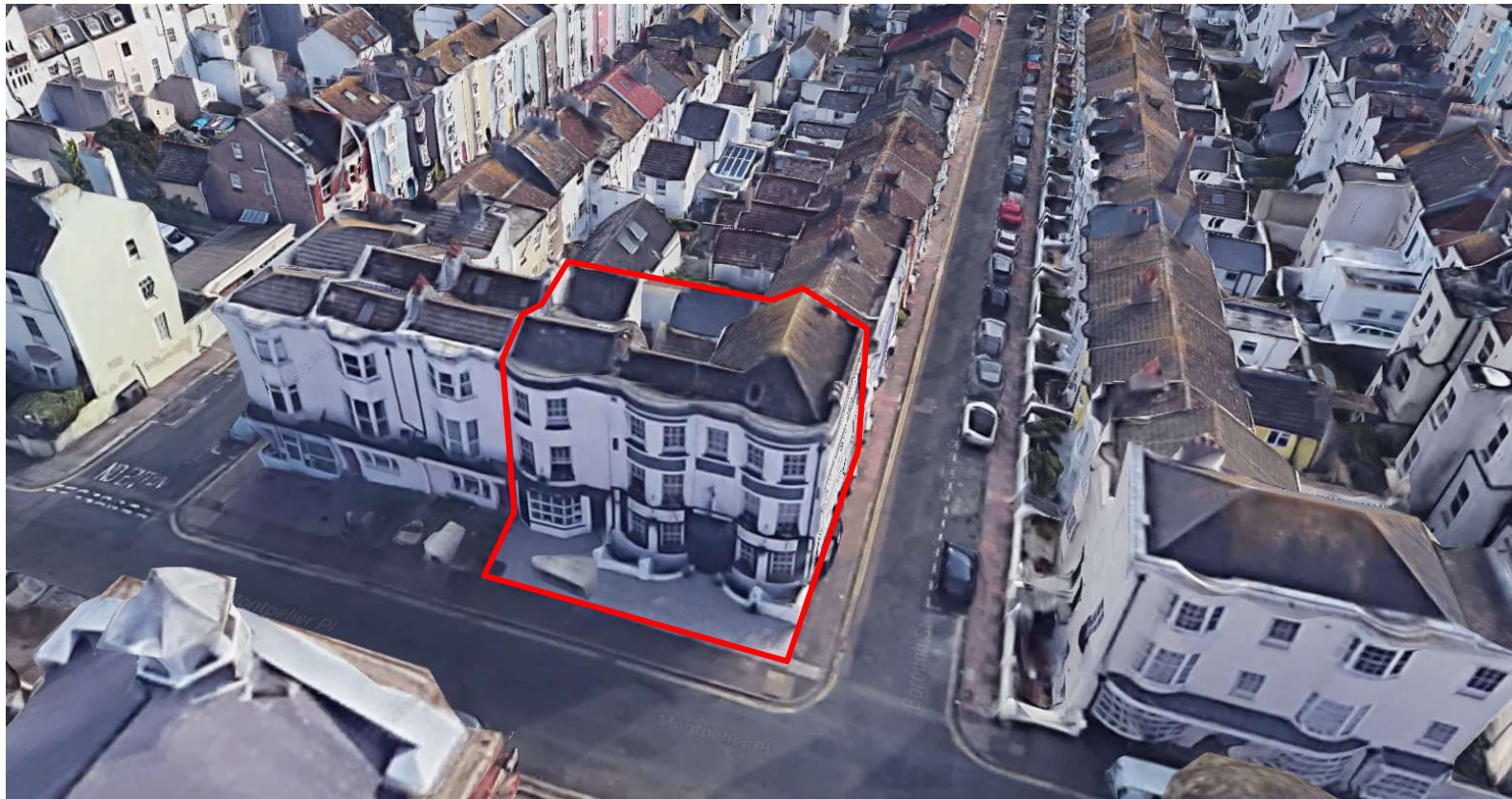


Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



North

Street photo from Montpelier Place looking West

Application site

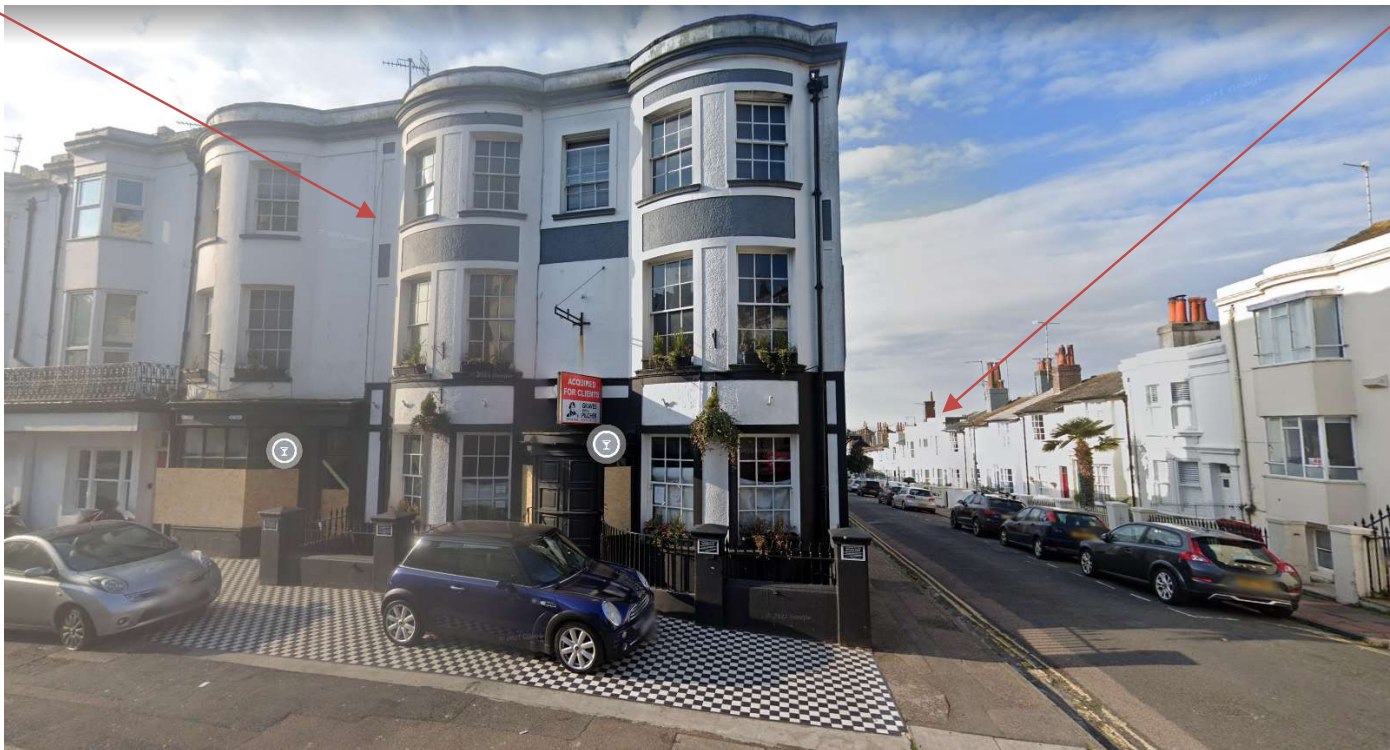


Brighton & Hove
City Council

Site photo taken from Montpelier Place looking south

Application Site

Borough Street



Site photo from junction of Montpelier Place and Borough Street

Application Site



Brighton & Hove
City Council

Existing and proposed Front Elevations



Existing front / north elevation / section JJ
scale 1:50@A1

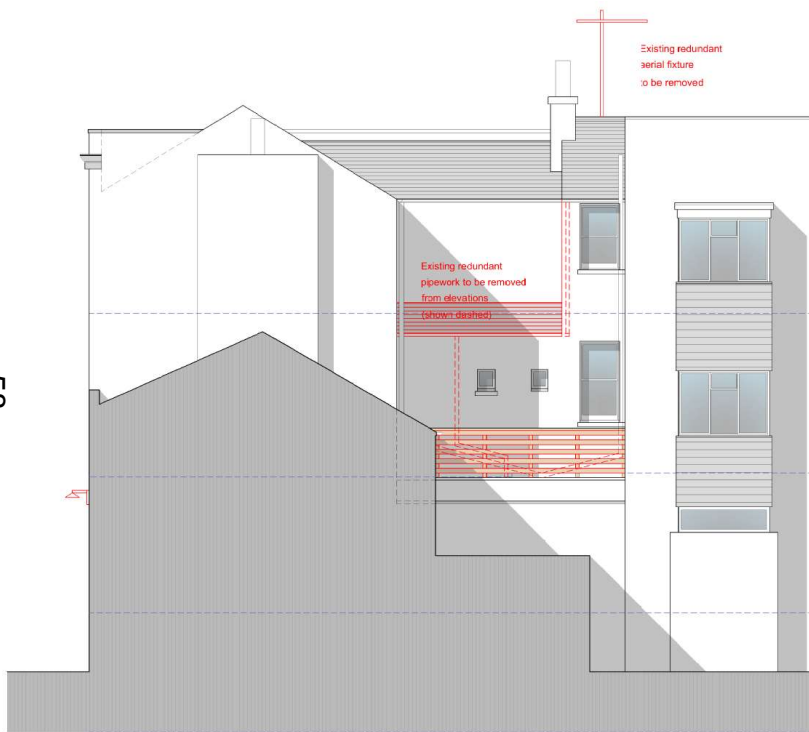


Proposed front / north elevation / section JJ
scale 1:50@A1

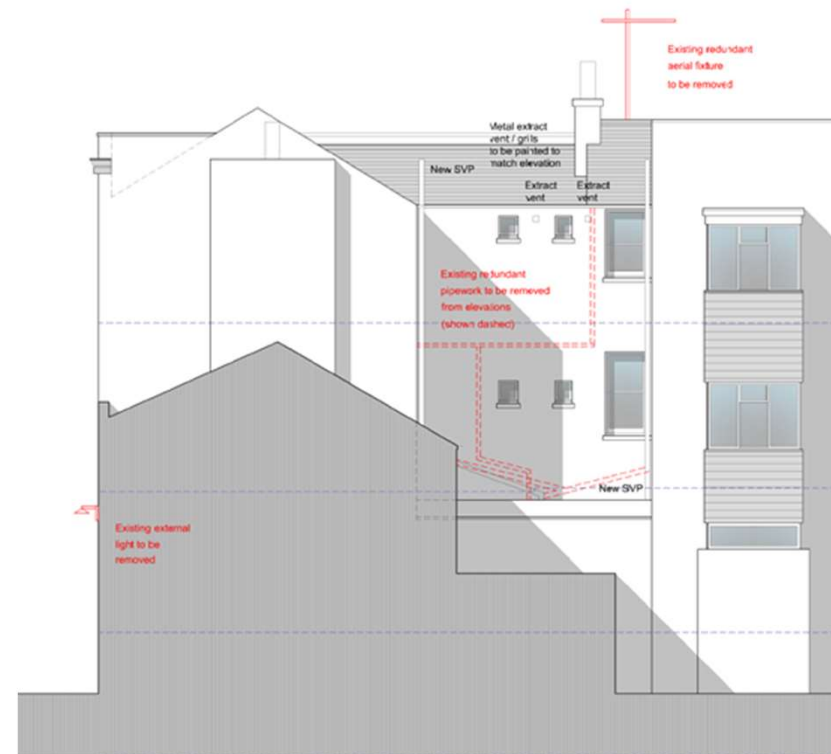


Existing and proposed Rear Elevations

58



Existing rear / south elevation
scale 1:50@A1



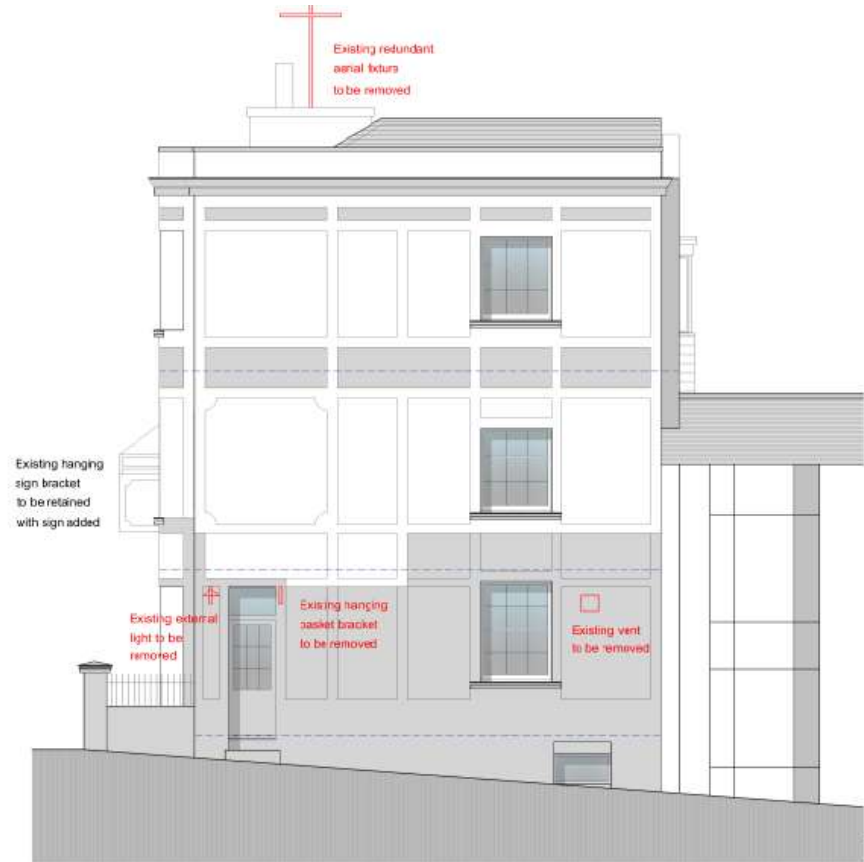
Proposed rear / south elevation
scale 1:50@A1

TA1341/04 C

Existing and Proposed side elevations facing Borough Street



Existing side elevation

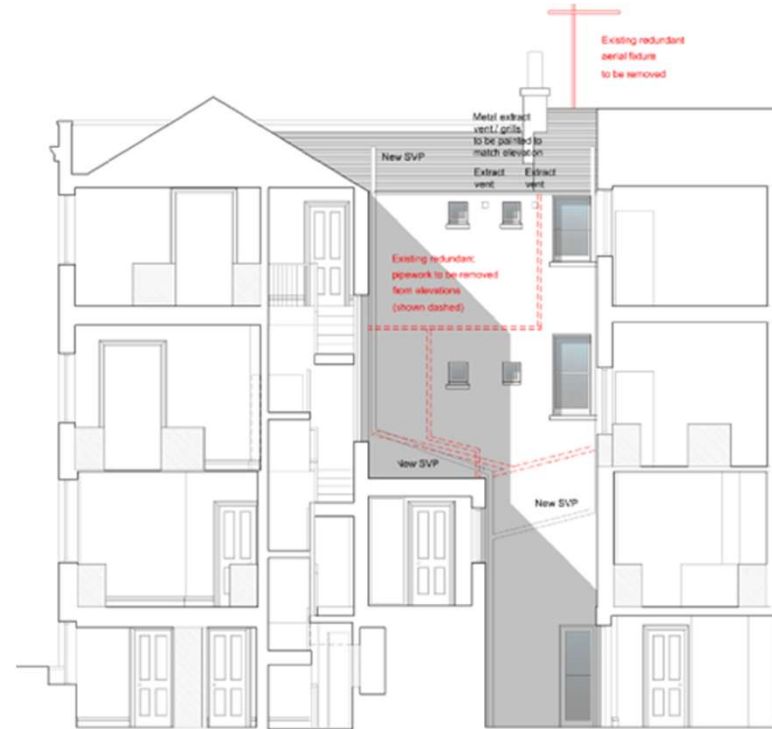


Proposed side elevation

Proposed Site Sections



Proposed section AA
scale 1:50@A1



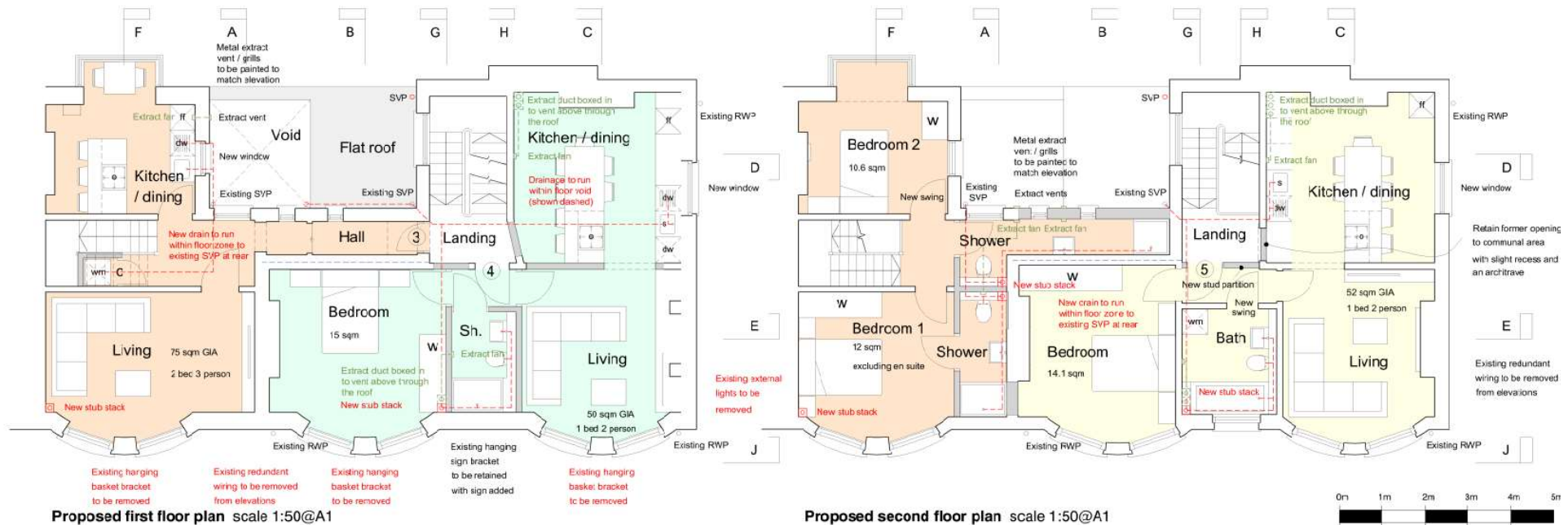
Proposed section DD
scale 1:50@A1



Brighton & Hove
City Council

TA1341/12 E

Proposed first and second floor plans



1 x 2 bedroom maisonette
2 x 1 bedroom flats

Total number of residential units across the site is 5.

Key Considerations in the Application

- Principle of the change of use
- Design, character and appearance
- Impact on amenity
- Standard of accommodation
- Sustainable transport



Brighton & Hove
City Council

Conclusion and Planning Balance

- Insufficient information has been provided to demonstrate that robust attempts have been made to secure an ongoing public house use.
- The marketing approach undertaken is not in accordance with policy DM10 (CPP2) and does not demonstrate that the public house is not economically viable and could not be made viable again in the future.
- Even if marketing was satisfactorily proven, and an alternative use justified, Policy DM10 states priority should be given for an alternative community use which is not the case with a residential conversion.
- It is noted that the scheme provides 5 residential units of accommodation which are of an acceptable standard. However in this instance, this does not outweigh the policy objection.
- As such the application is recommended for **refusal**.

23 Brooker Street

BH2022/02465



Brighton & Hove
City Council

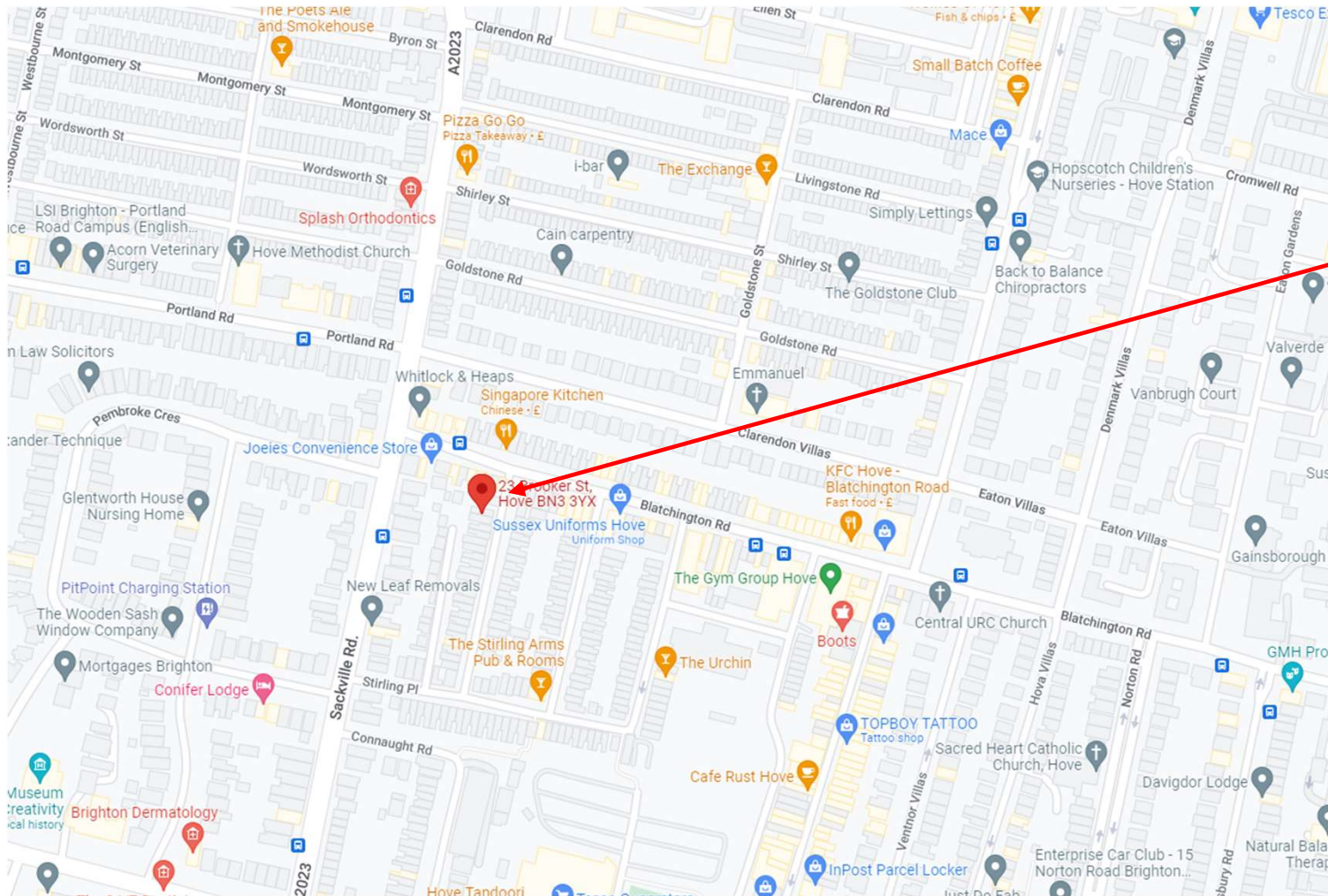
Application Description

- Subdivision of existing single dwelling house (C3) to create 3no residential units (C3) with alterations including erection of single storey side extension, rear dormer, 2no front rooflights and revised fenestration.



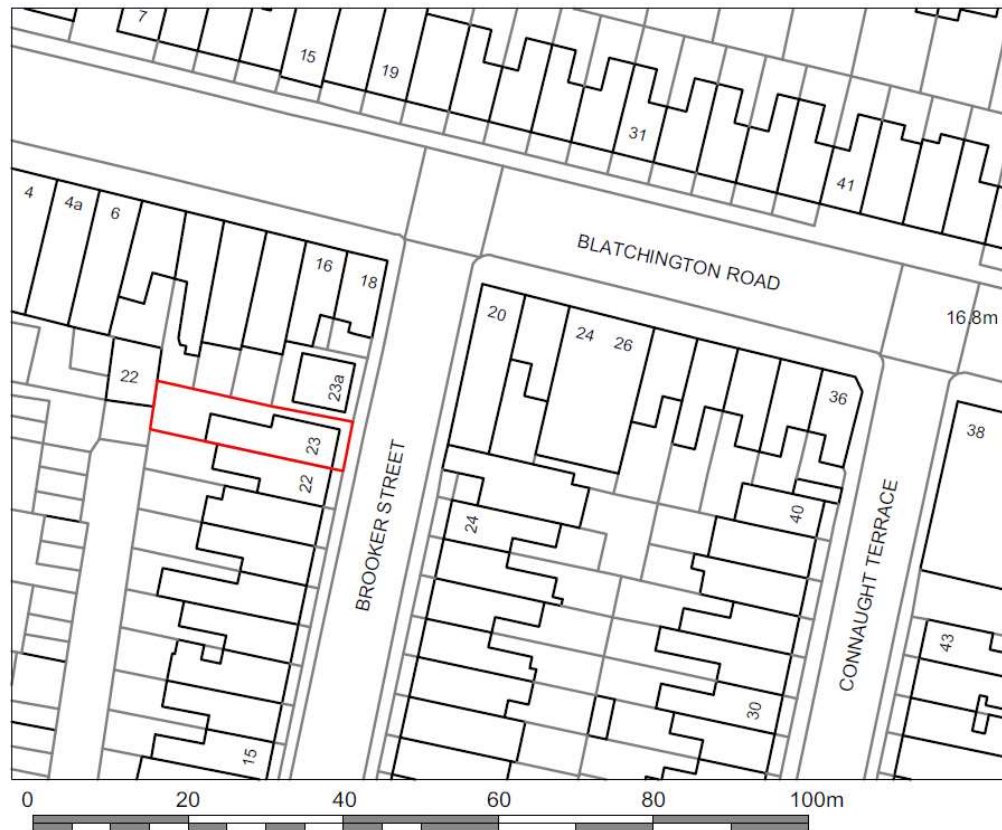
Brighton & Hove
City Council

Map of application site



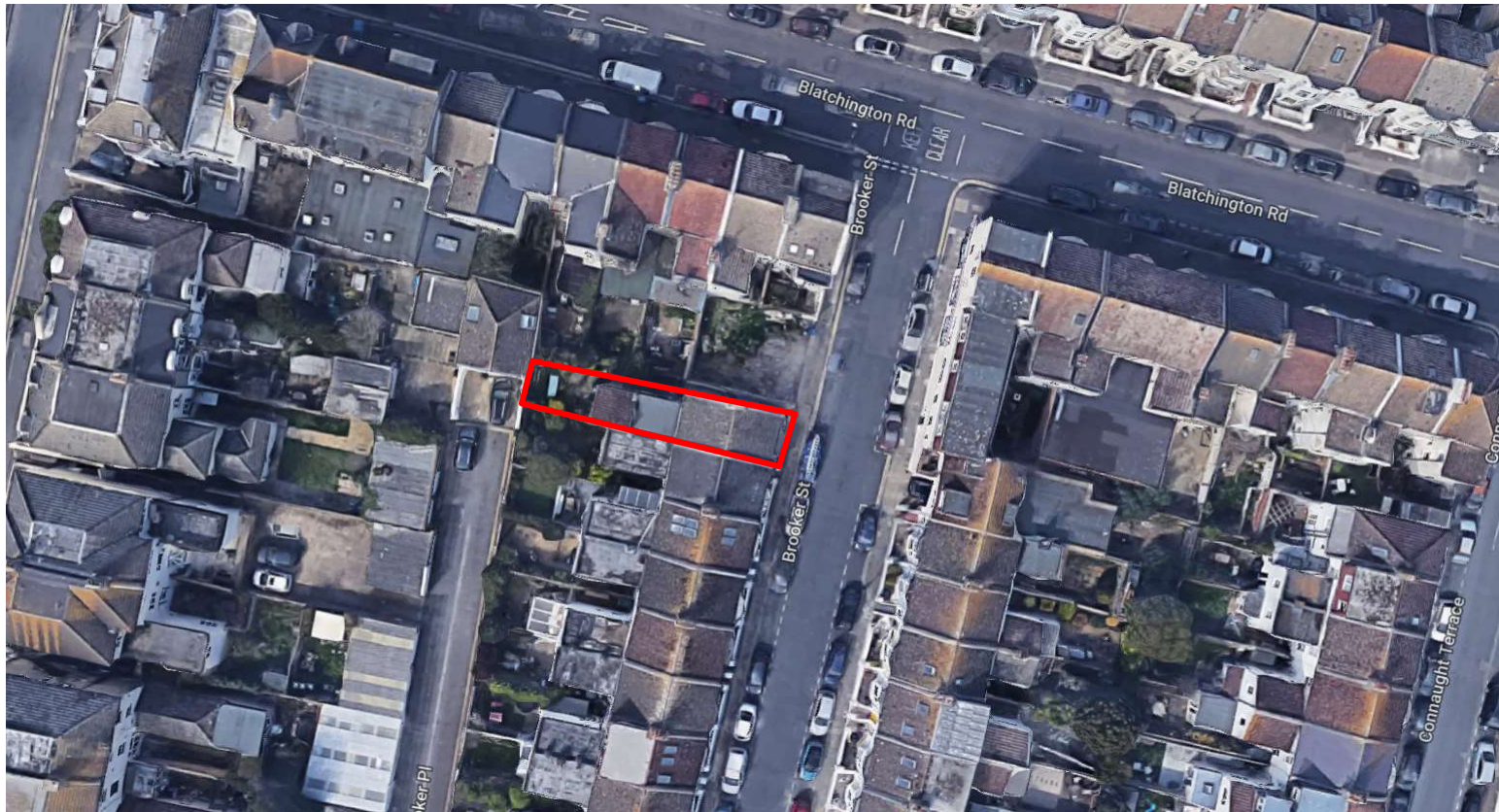
Site

Location Plan



1 Location Plan
1:1250

Aerial photo(s) of site

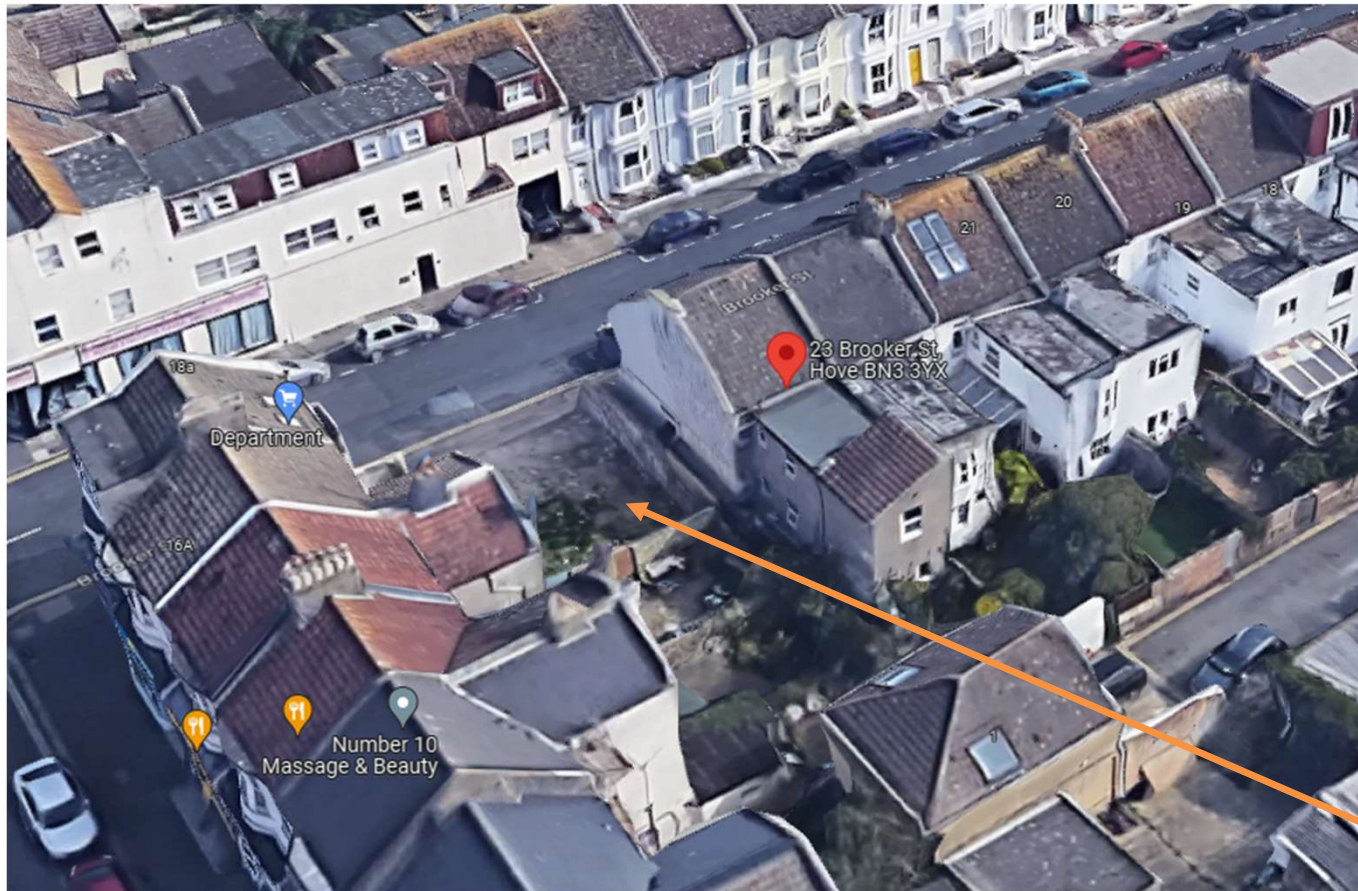


Street photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of rear of the site



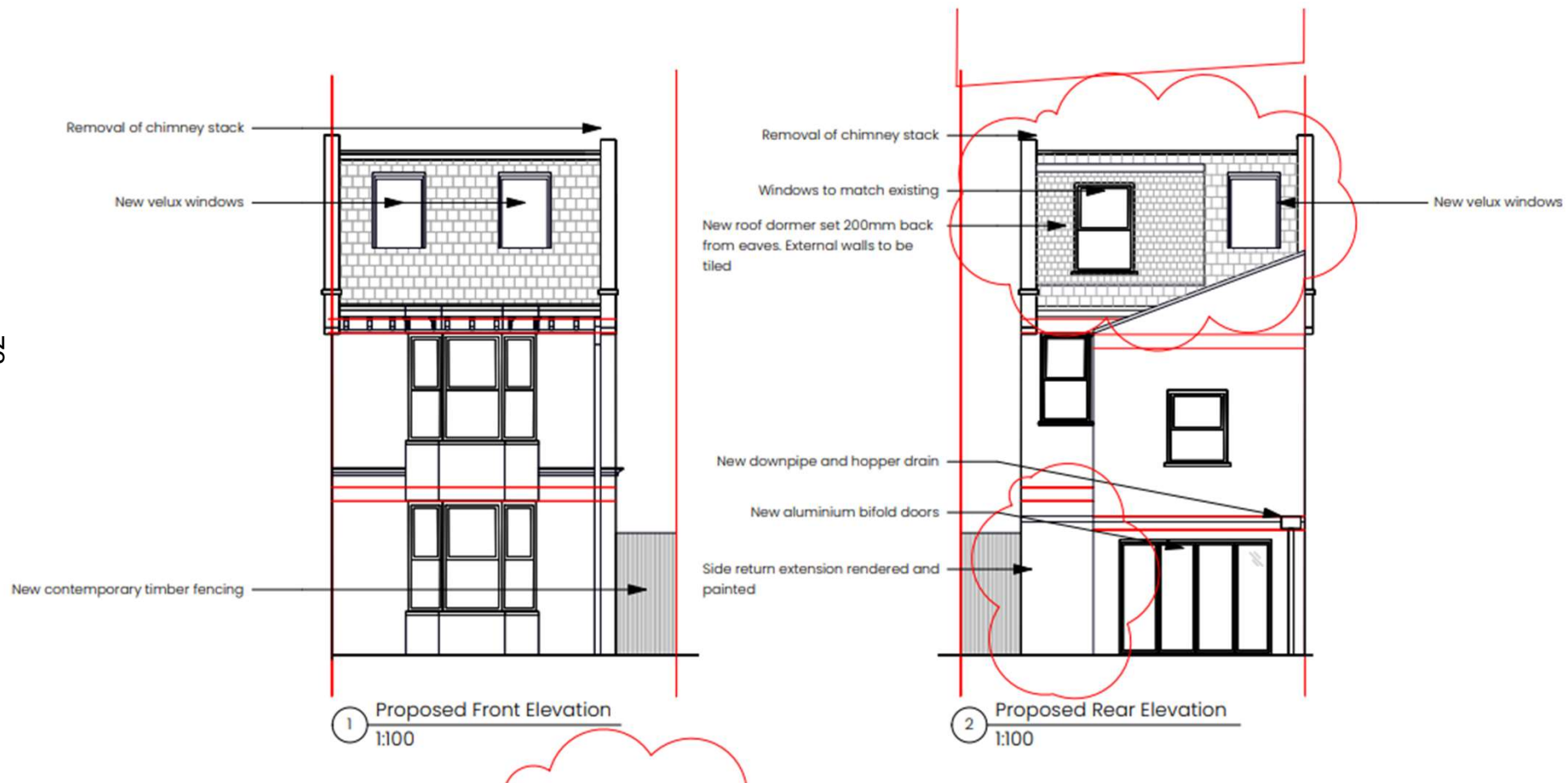
NB: new dwelling
adjacent
not shown in
aerial photo

Existing Elevations



018-020

Proposed Elevations

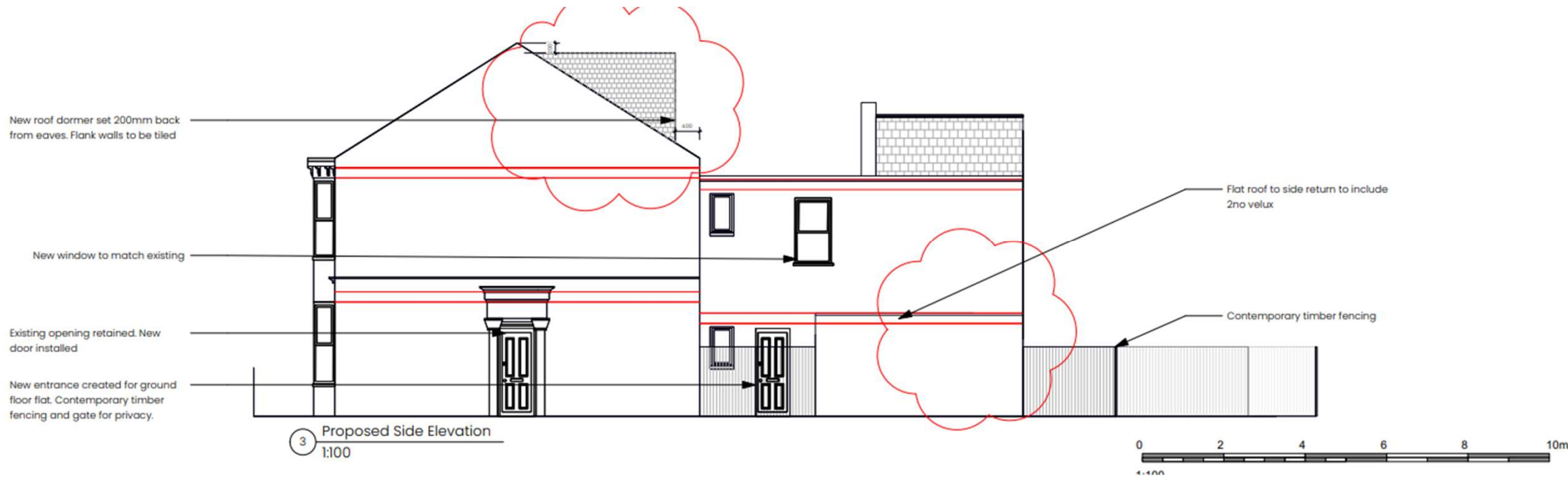


018-120

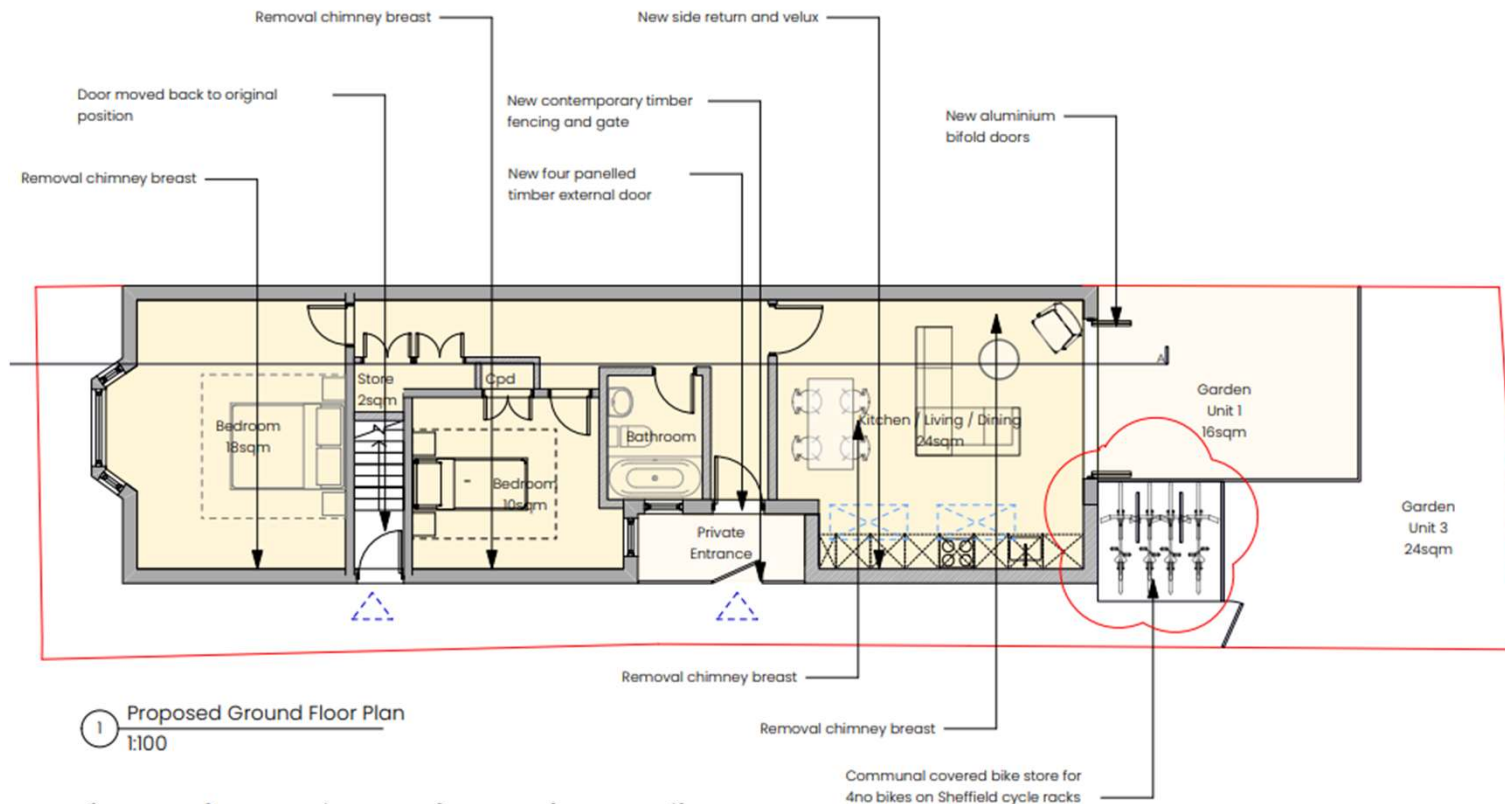


Brighton & Hove
City Council

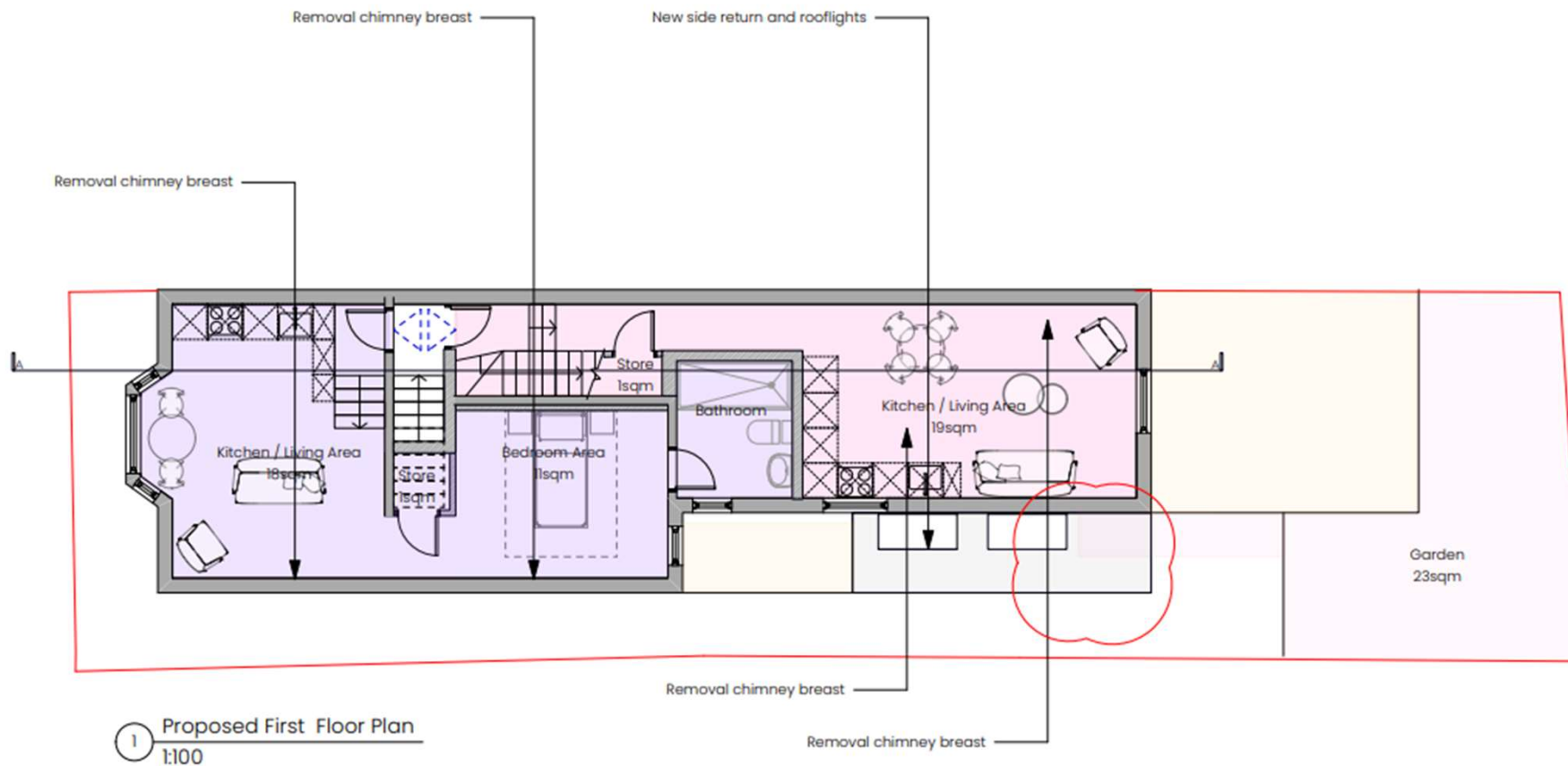
Proposed Side Elevation



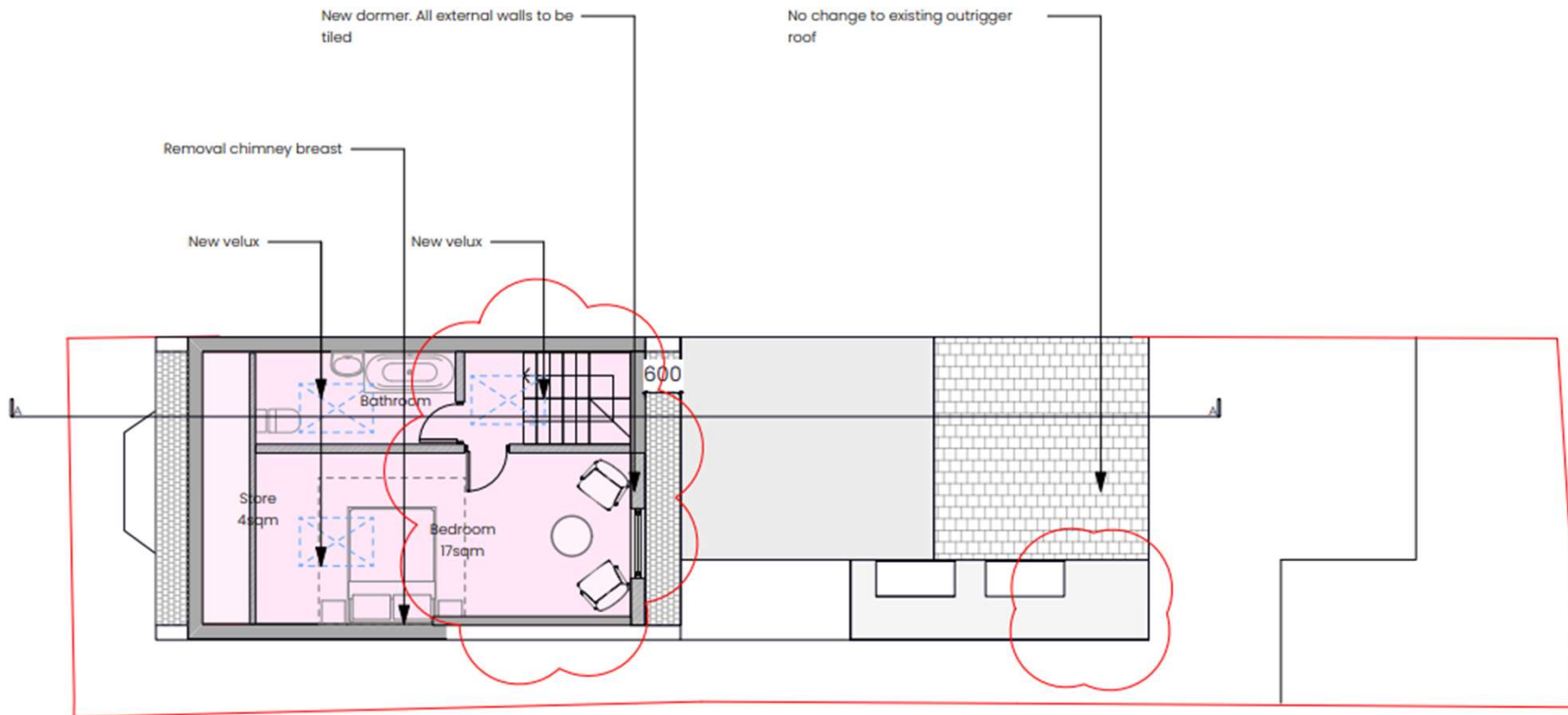
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



1 Proposed Second Floor Plan
1:100



Brighton & Hove
City Council

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Standard of Accommodation

Conclusion and Planning Balance

- Design considered acceptable
- No harm to amenity
- Standard of accommodation acceptable
- **Recommendation to Approve**

81 94 Western Road

BH2022/02842

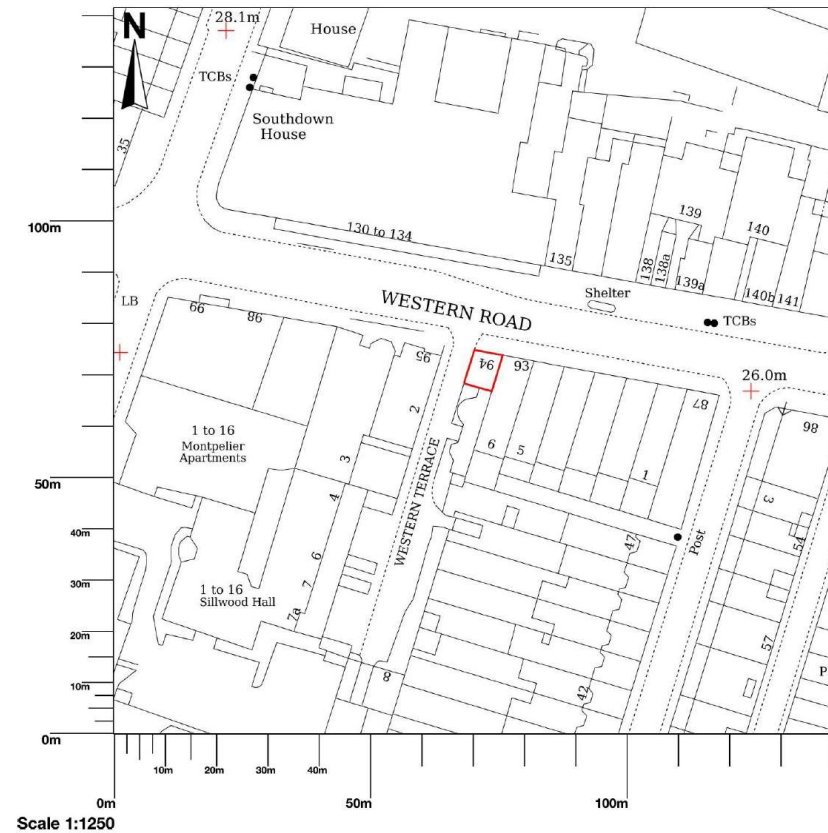


Brighton & Hove
City Council

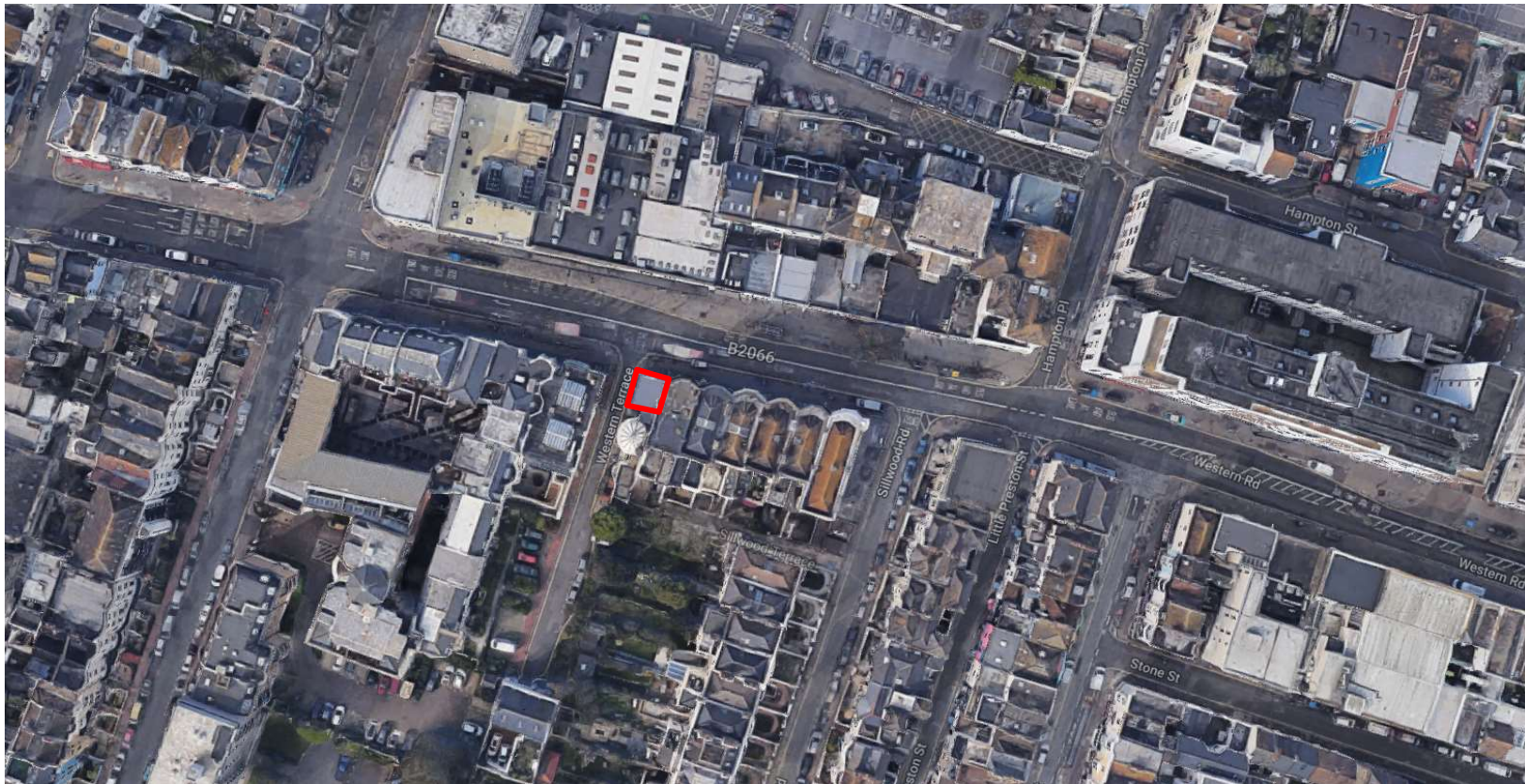
Application Description

- External alterations including installation of flue at rooftop level and awning on front elevation, with associated alterations.

Location Plan



Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site

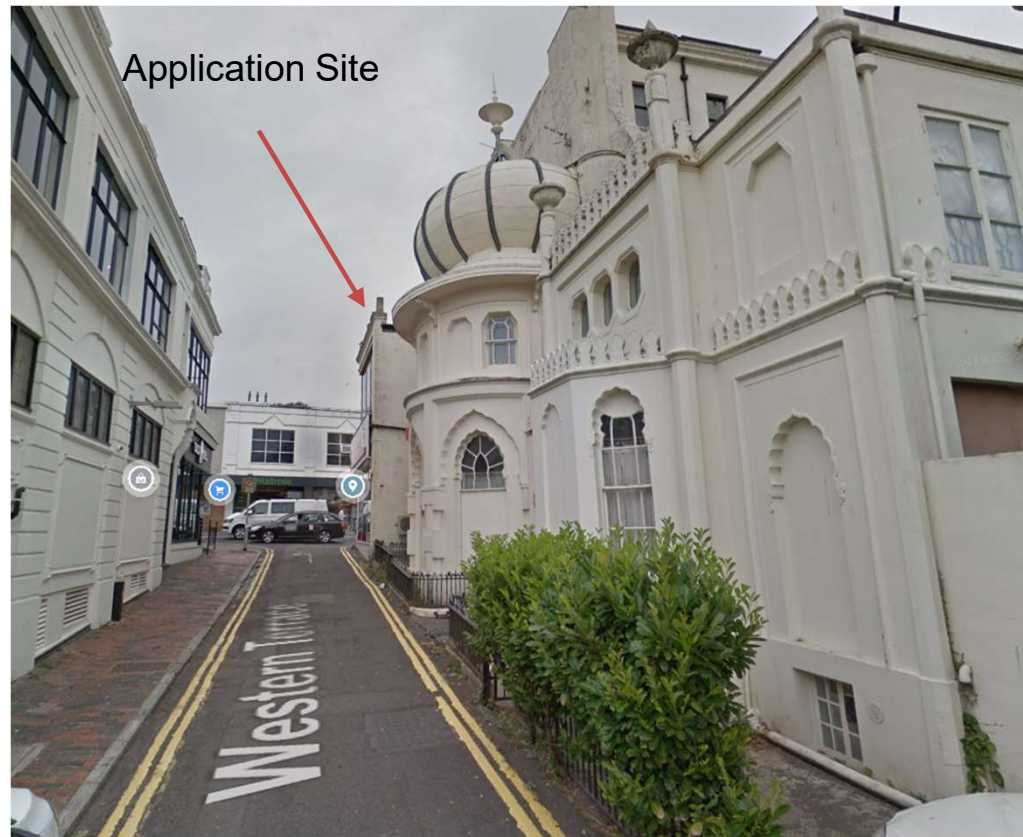


North

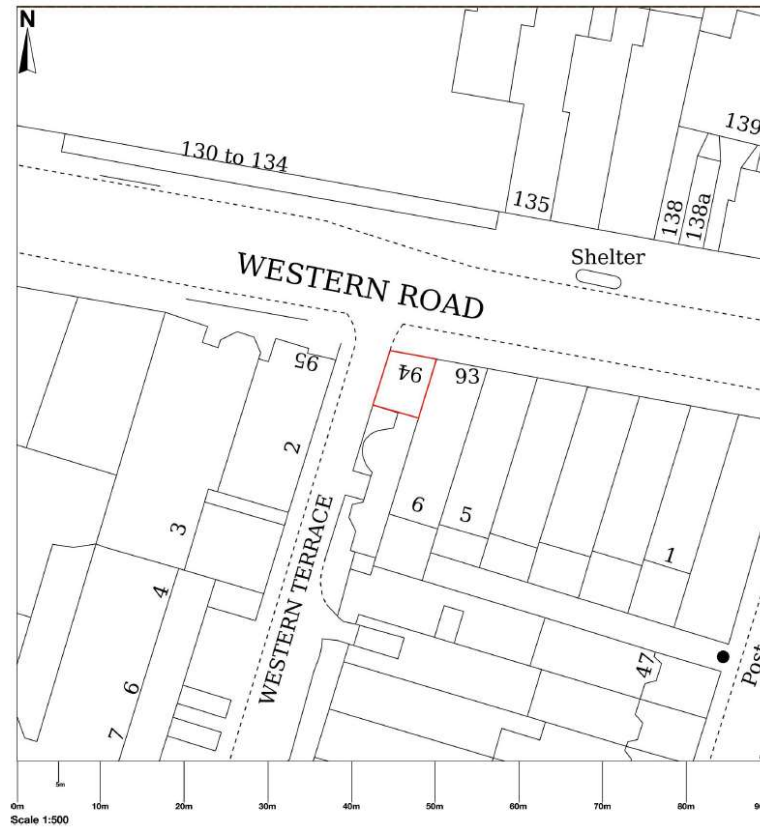
Street photo(s) of site



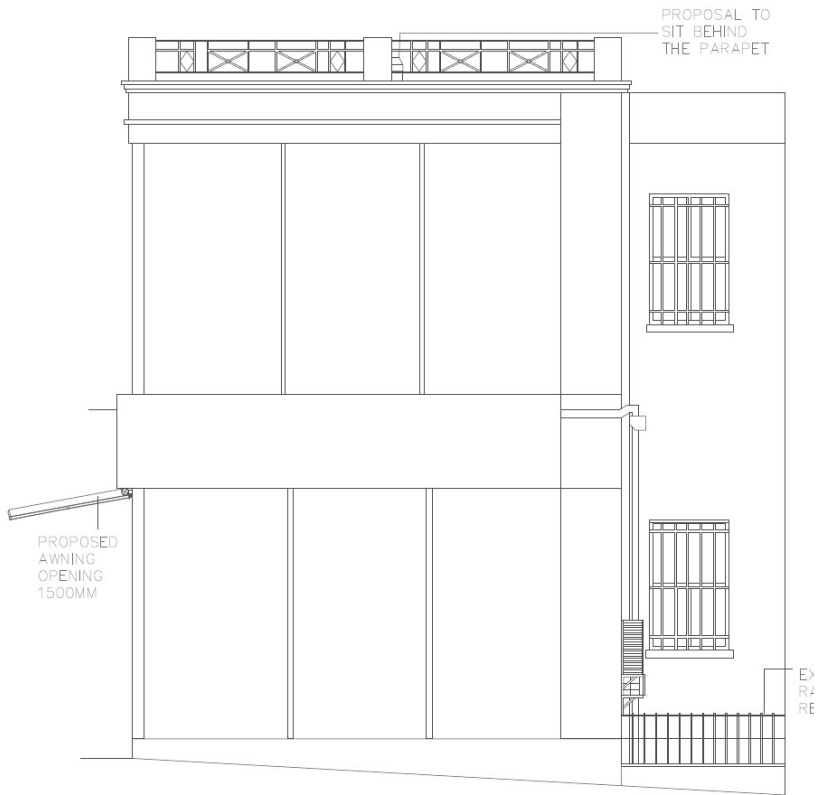
Other photo of site



Block Plan



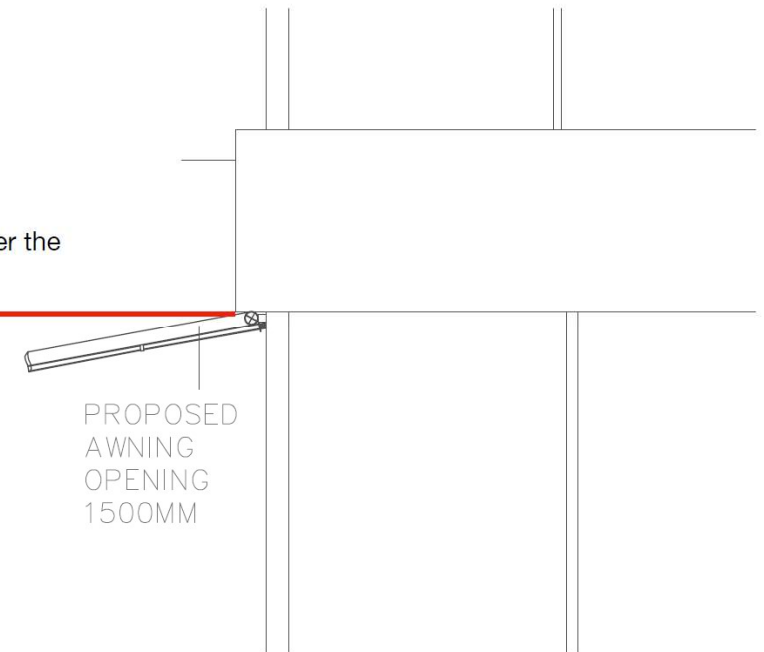
Awning Elevation



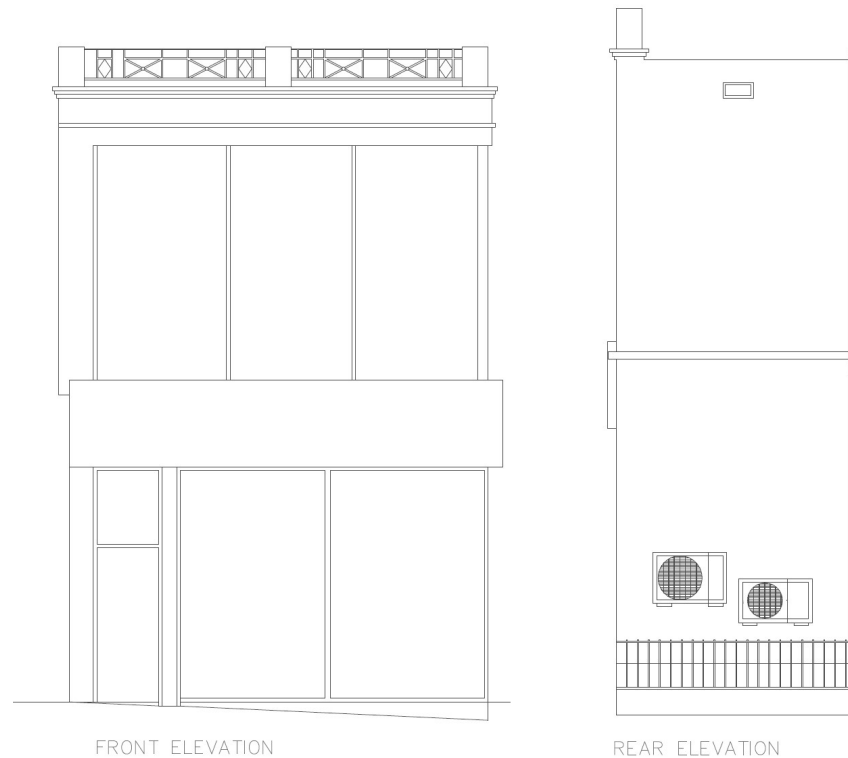
SIDE ELEVATION



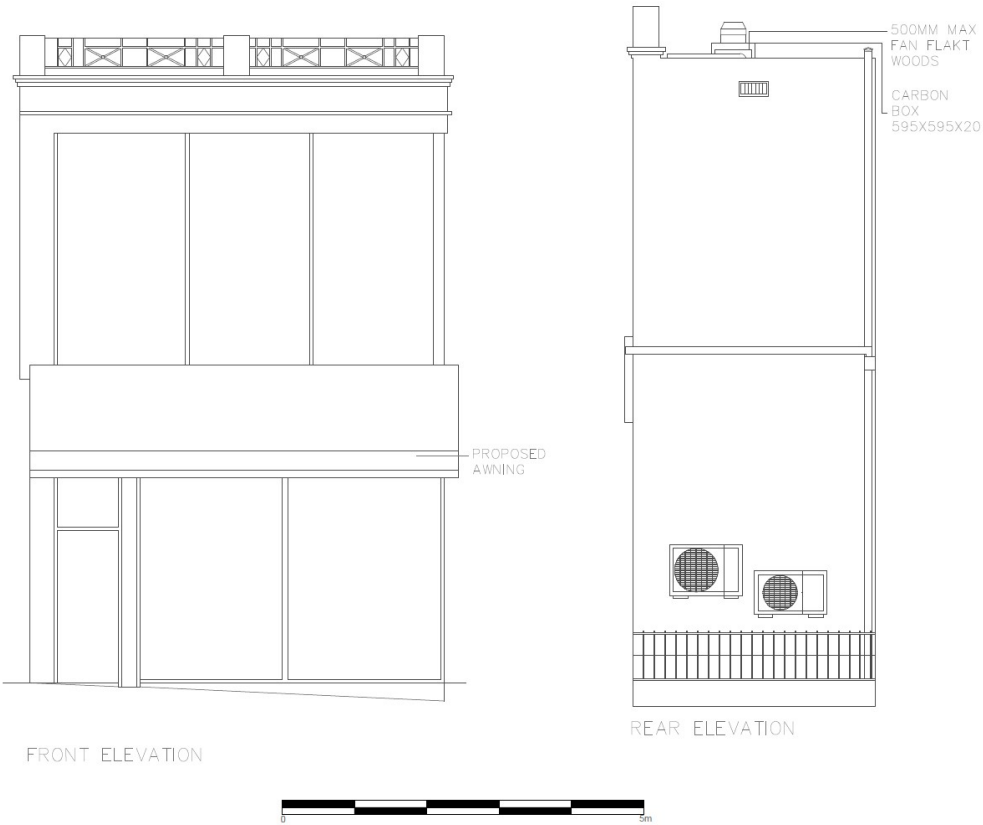
The awning will be mounted under the protrusion at the bottom of the space left for the sign.



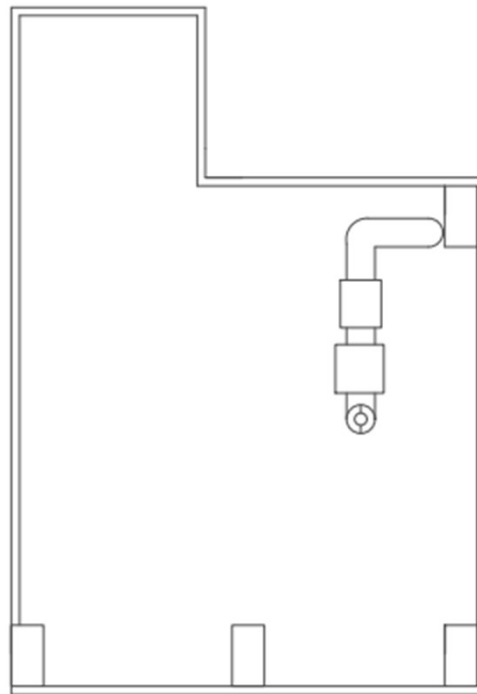
Existing Elevations



Proposed Elevations



Proposed Roof Plan



Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Impact on Heritage Assets
- Impact on Highway Safety



Brighton & Hove
City Council

Conclusion and Planning Balance

- Change of use from retail to restaurant does not form part of the assessment (as both uses fall under Use Class E); only the physical external alterations are under consideration.
- Acceptable in terms of appearance
- Acceptable in terms of likely impacts on the amenities of local residents
- Acceptable impact on highway safety
- Acceptable impact on the significance of heritage assets in the vicinity

Recommend: Approval

7 Meadow Close

BH2022/02278

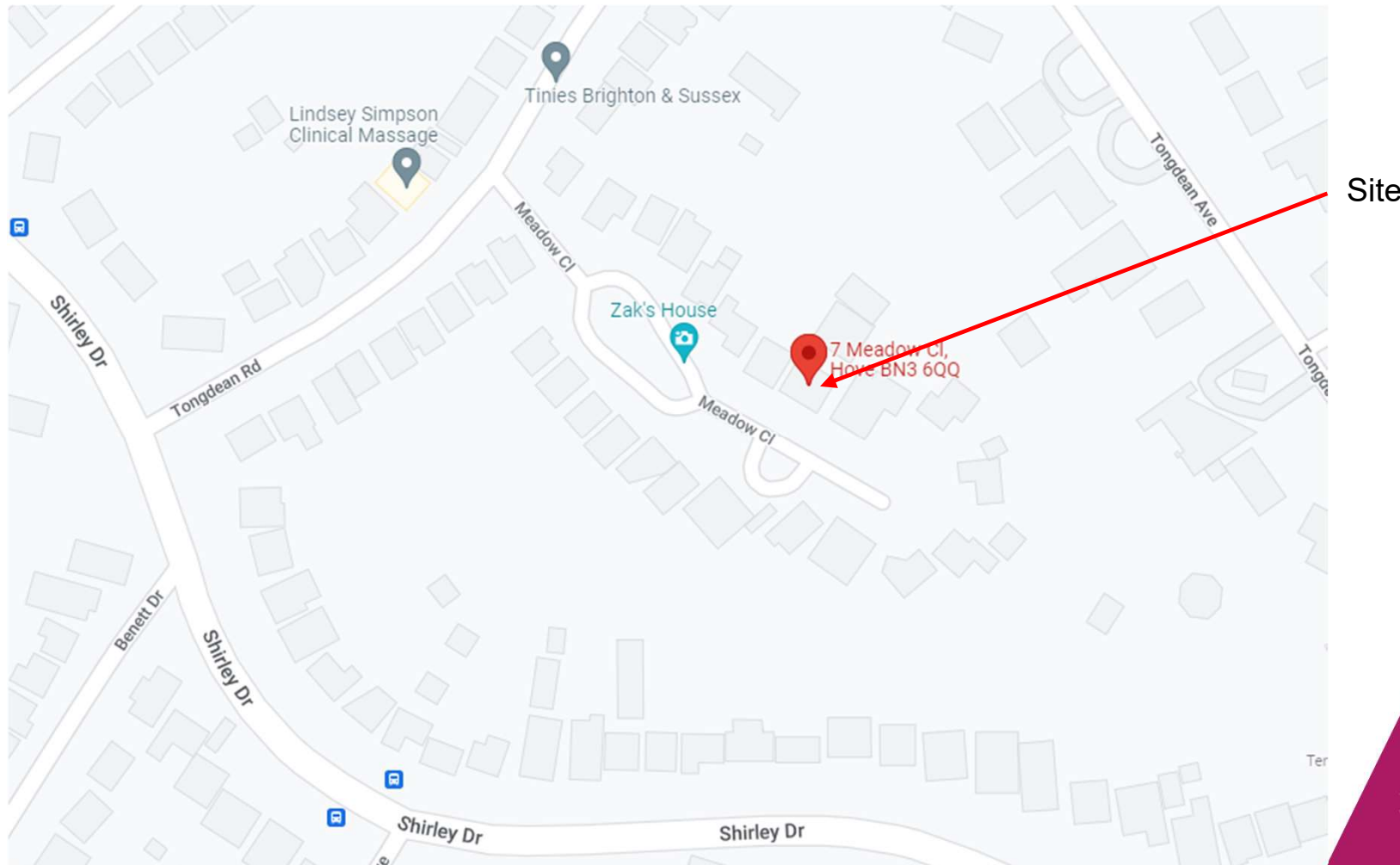


Brighton & Hove
City Council

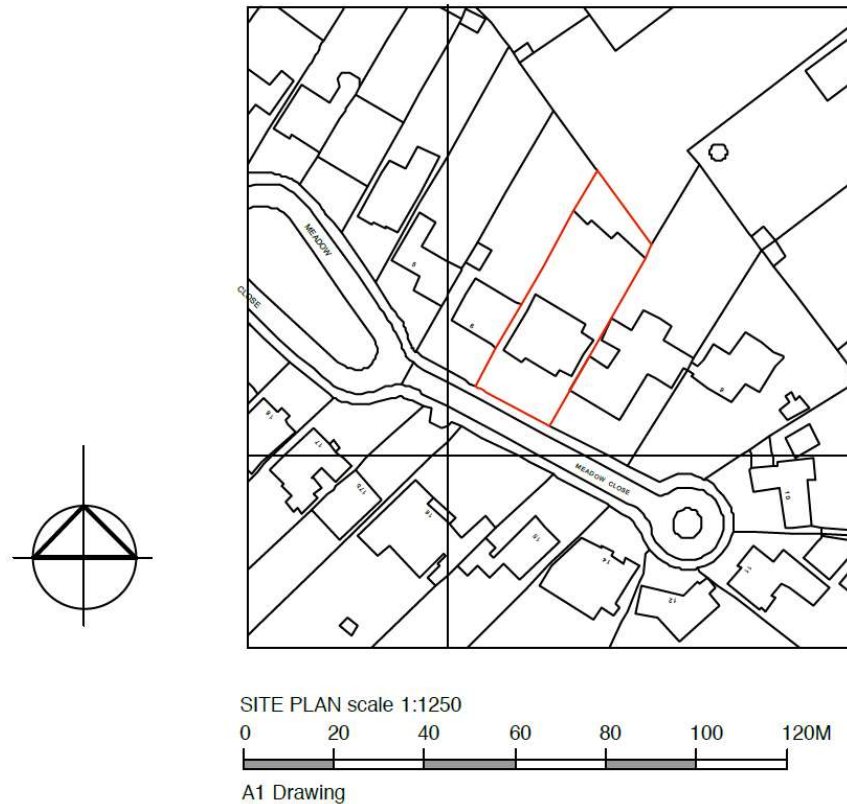
Application Description

- Erection of single storey outbuilding to be used as a liveable office space to include gym, kitchen, bathroom facilities and a raised patio terrace. (Retrospective)

Map of application site



Existing Location Plan

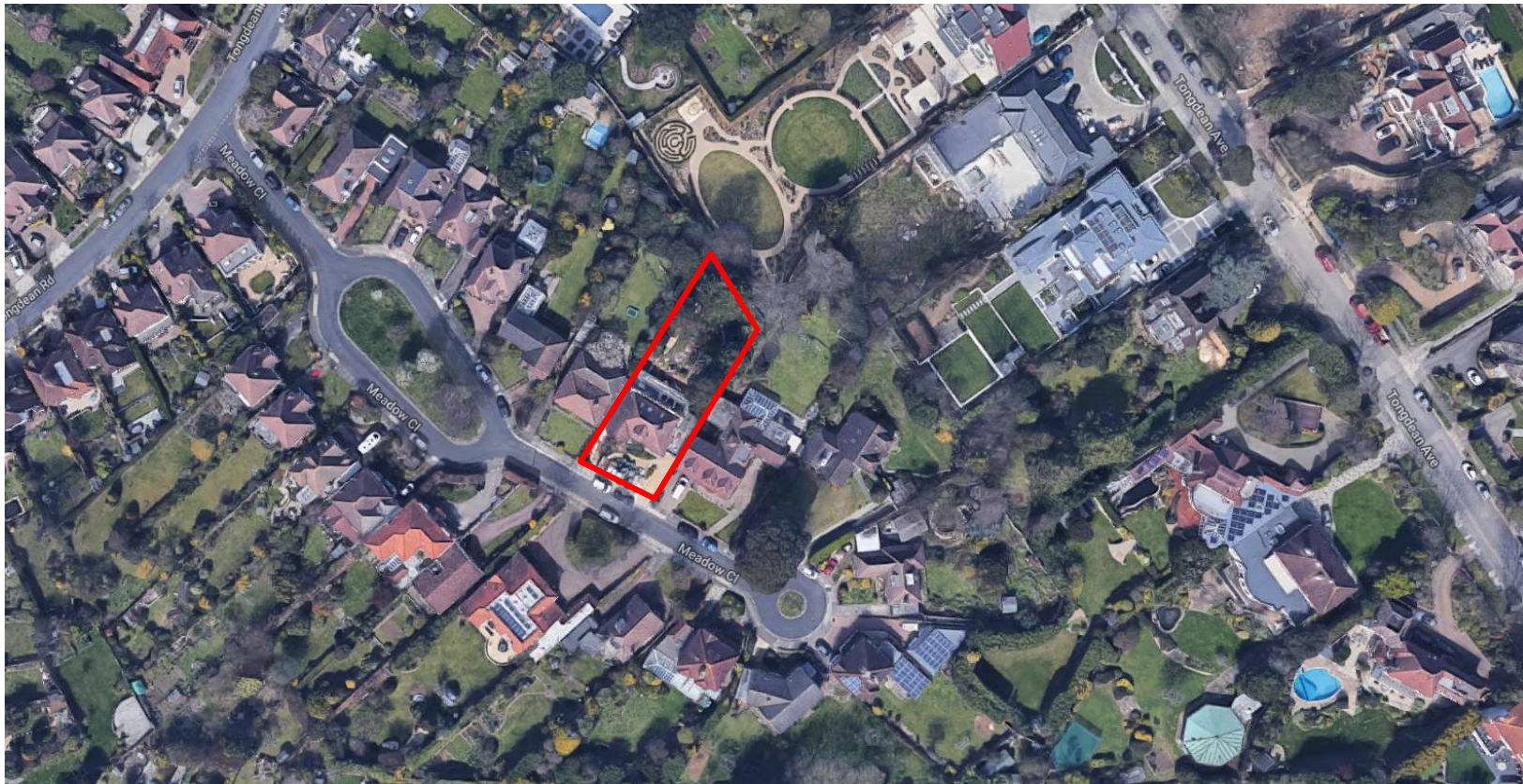


Brighton & Hove
City Council

Proposed Location Plan



Aerial photo(s) of site



Brighton & Hove
City Council

Street photo(s) of site



Brighton & Hove
City Council

Other photo(s) of site – The outbuilding



Brighton & Hove
City Council

Other photo(s) of site



- View from the outbuilding to the neighbours at no 6 Meadow Close

Other photo(s) of site



- View from the outbuilding to the neighbours at no 8 Meadow Close



Brighton & Hove
City Council

Other photo(s) of site



- Photo of the rear boundary with 42 Tongdean Avenue



Brighton & Hove
City Council

Other photo(s) of site



- View from neighbours garden at no 6 of the outbuilding which is concealed by the boundary hedges



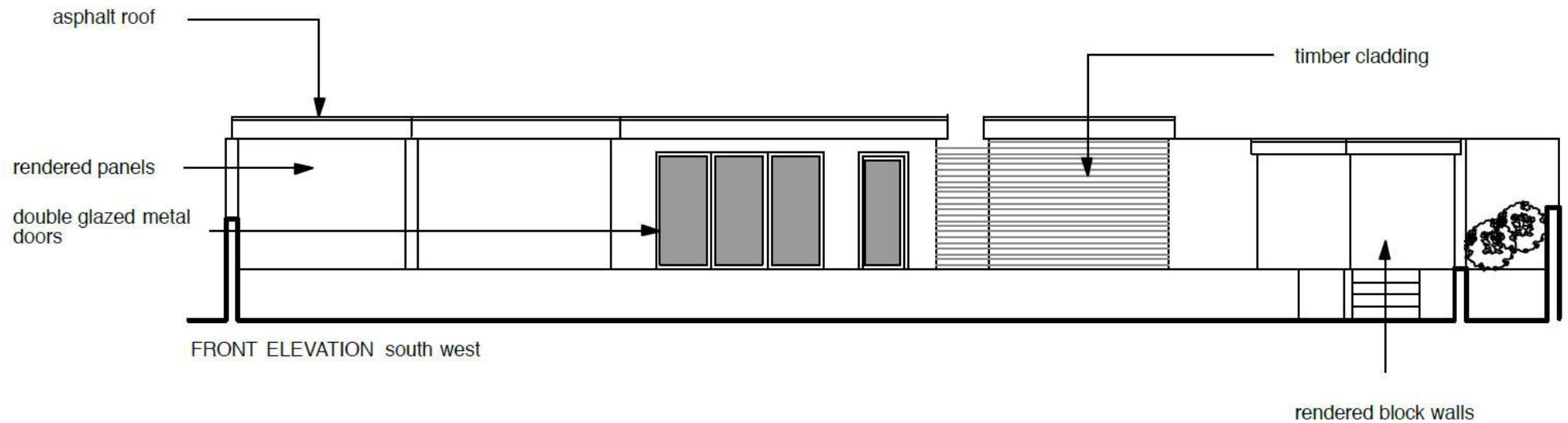
Brighton & Hove
City Council

Other photos – outbuilding (internal)

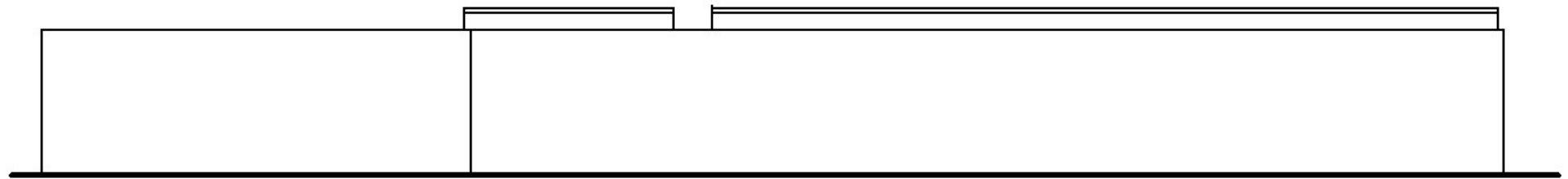


Brighton & Hove
City Council

Existing & Proposed Front Elevation

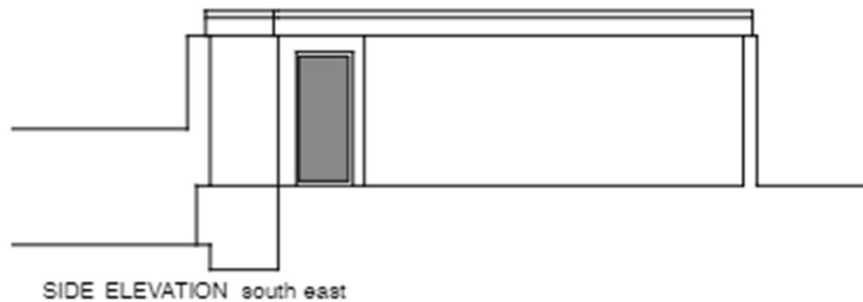


Existing & Proposed Rear Elevation

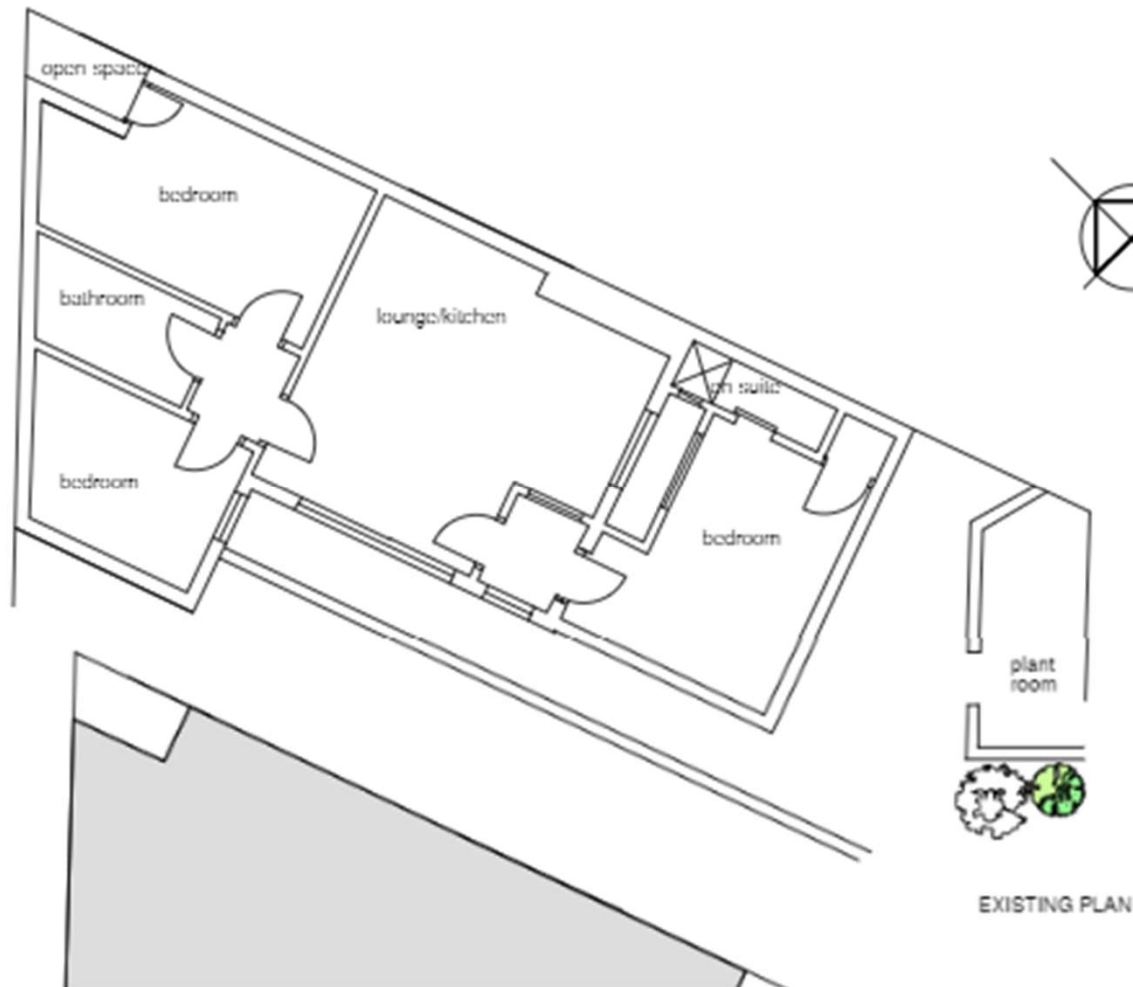


REAR ELEVATION north east

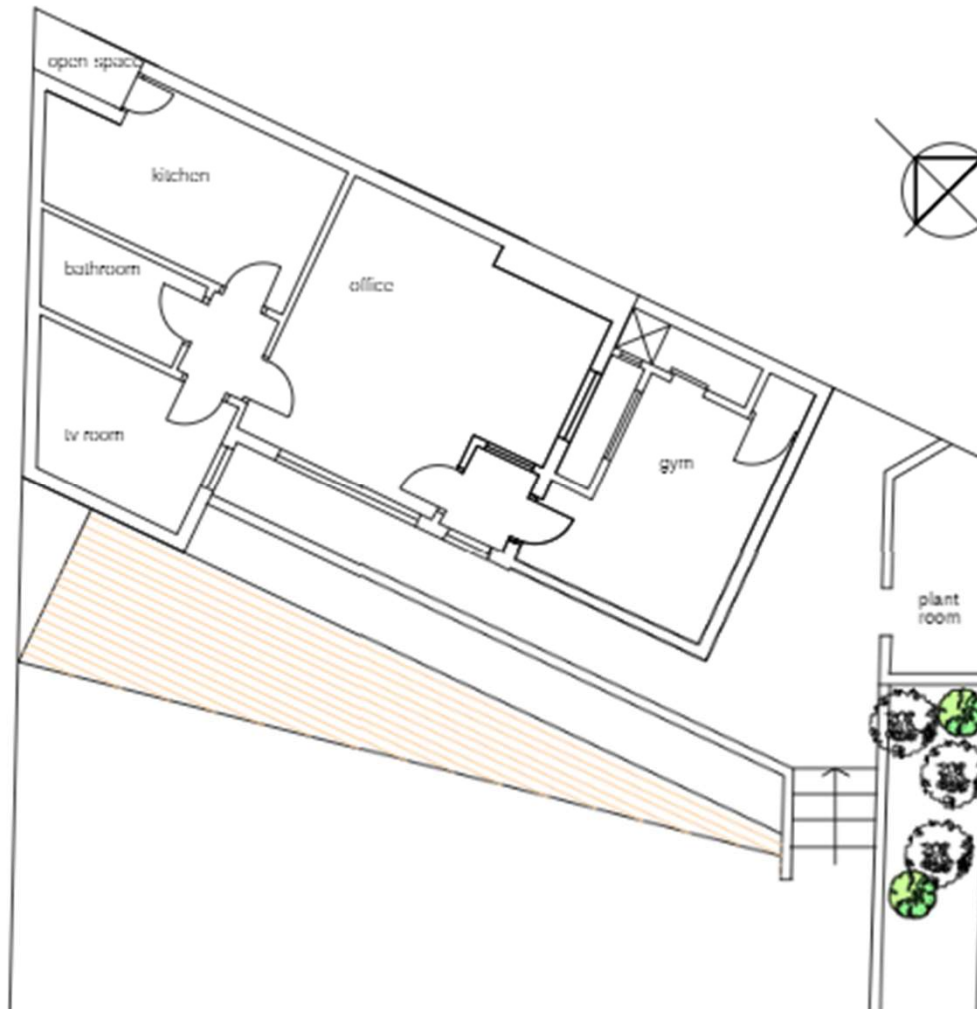
Existing & Proposed Site Section(s)



Existing Floorplan



Proposed Floorplan



Key Considerations in the Application

- Principle of Development
- Design and appearance
- Impact on Amenity



Brighton & Hove
City Council

Conclusion and Planning Balance

- Design considered acceptable and complies with policies DM18 and DM21 of the Brighton and Hove City Plan Part 2 and SPD12 guidance.
- Impact on amenity of neighbouring residents considered acceptable and complies with policies DM20 of the Brighton and Hove City Plan Part Two.
- Retrospective nature of application not a material consideration
- Recommend: **Approve**

115

St Mary's Church, Surrenden Road

BH2022/02281



Brighton & Hove
City Council

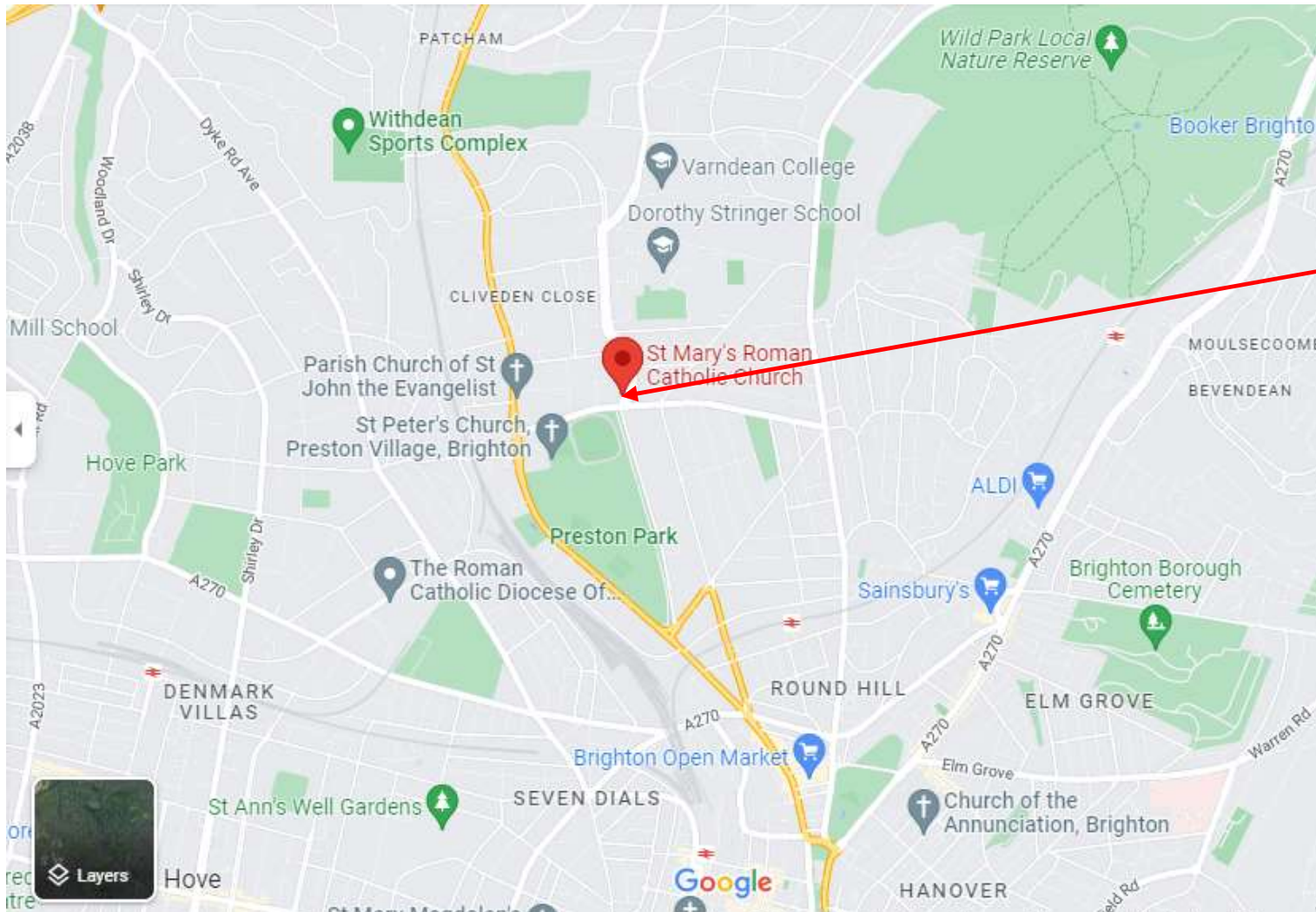
Application Description

- **Change of use of part of the building from church pastoral centre (F.1) to nursery (E).**



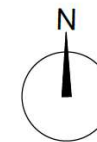
Brighton & Hove
City Council

Map of application site



Site

Existing Location Plan



Site Location Plan 1:1250

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

1:1250 scale



Brighton & Hove
City Council

SP-0339.01

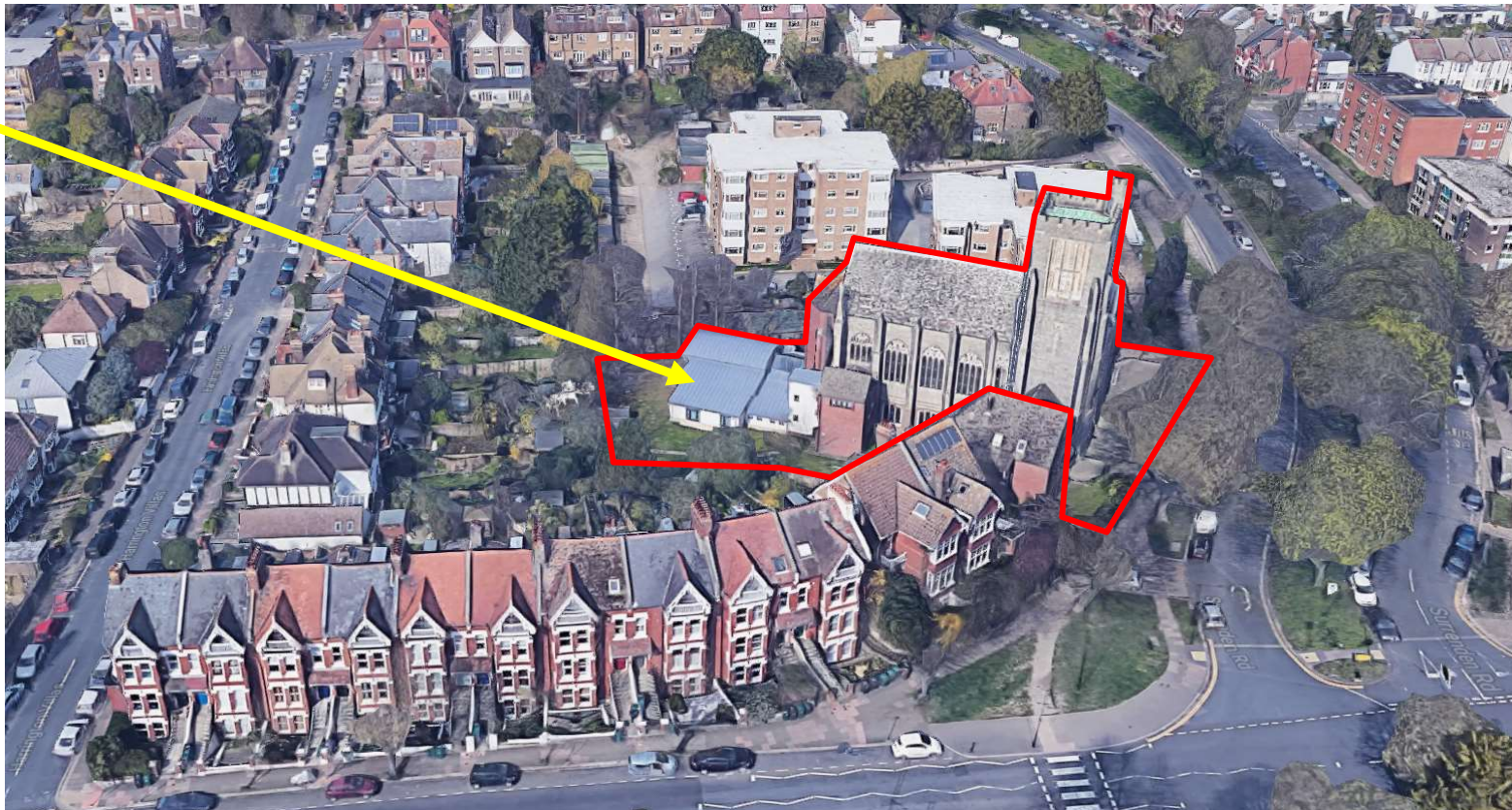
Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site

Building
to be
used (in
part) for
Nursery



Brighton & Hove
City Council

Street photo of site



Street photo of site



Brighton & Hove
City Council

Side access



Other photos of site



The Comedy Centre as seen from the rear of the site



Brighton & Hove
City Council

Other photos of site

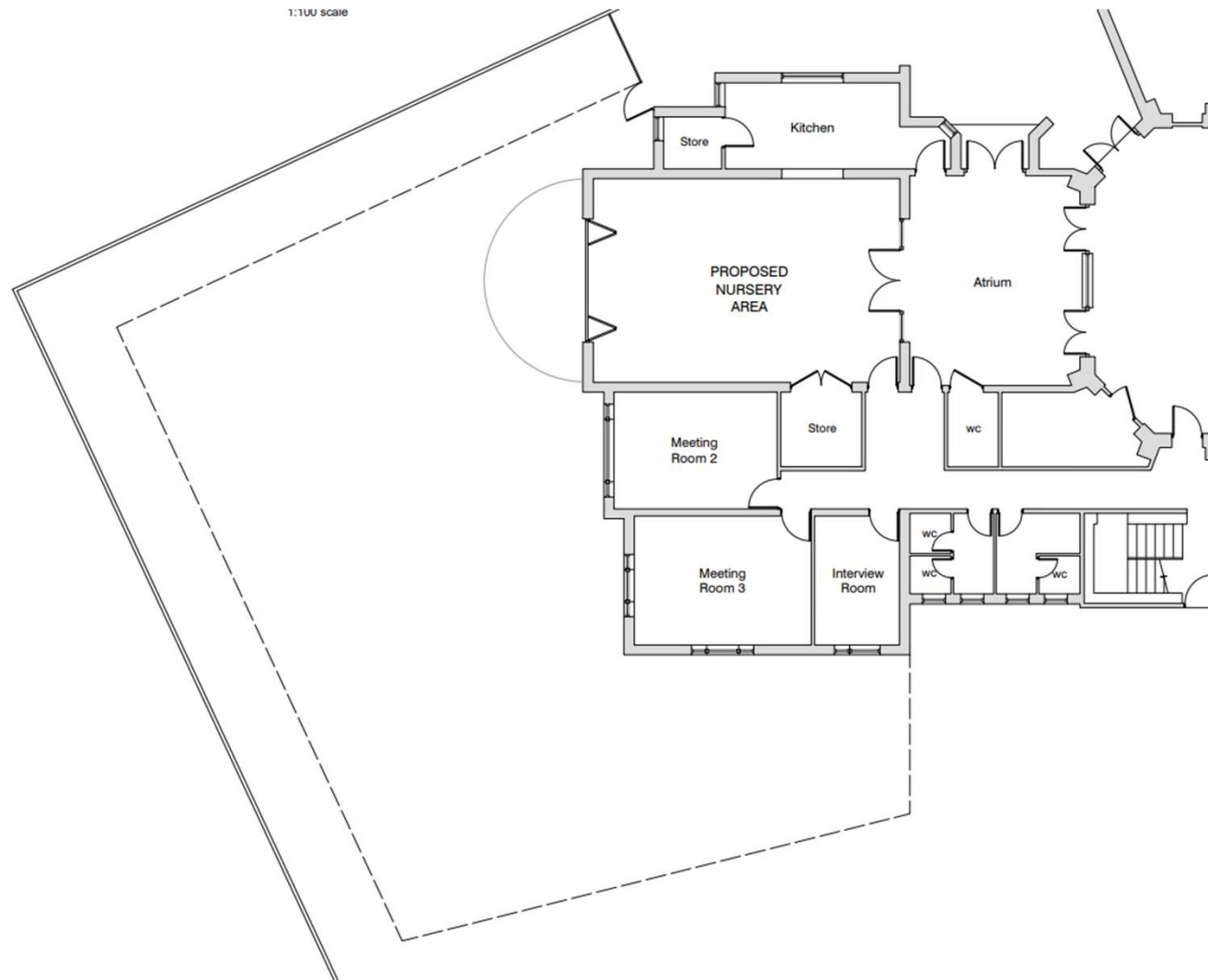


View of the garden showing bamboo fence, and area of the garden to the south of the offices.



**Brighton & Hove
City Council**

Proposed GF plan



Brighton & Hove
City Council

Key Considerations in the Application

- Principle of the Development
- Impact on Amenity of Neighbouring Residents
- Traffic Implications.



Brighton & Hove
City Council

Conclusion and Planning Balance

- Principle of the change of use acceptable – would not affect church use;
- No impact on heritage features – no physical works proposed;
- Impact on amenity acceptable subject to conditions – Noise Management Plan, hours of use;
- Cycle/buggy store provided – highway impact acceptable.

Recommend: Approval

Land To The Rear And Side Of 48 Lockwood Crescent

BH2022/02956



Brighton & Hove
City Council

Application Description

- Erection of single storey two bedroom dwelling (C3) adjoining existing house, with associated works.

Existing Location Plan



Site



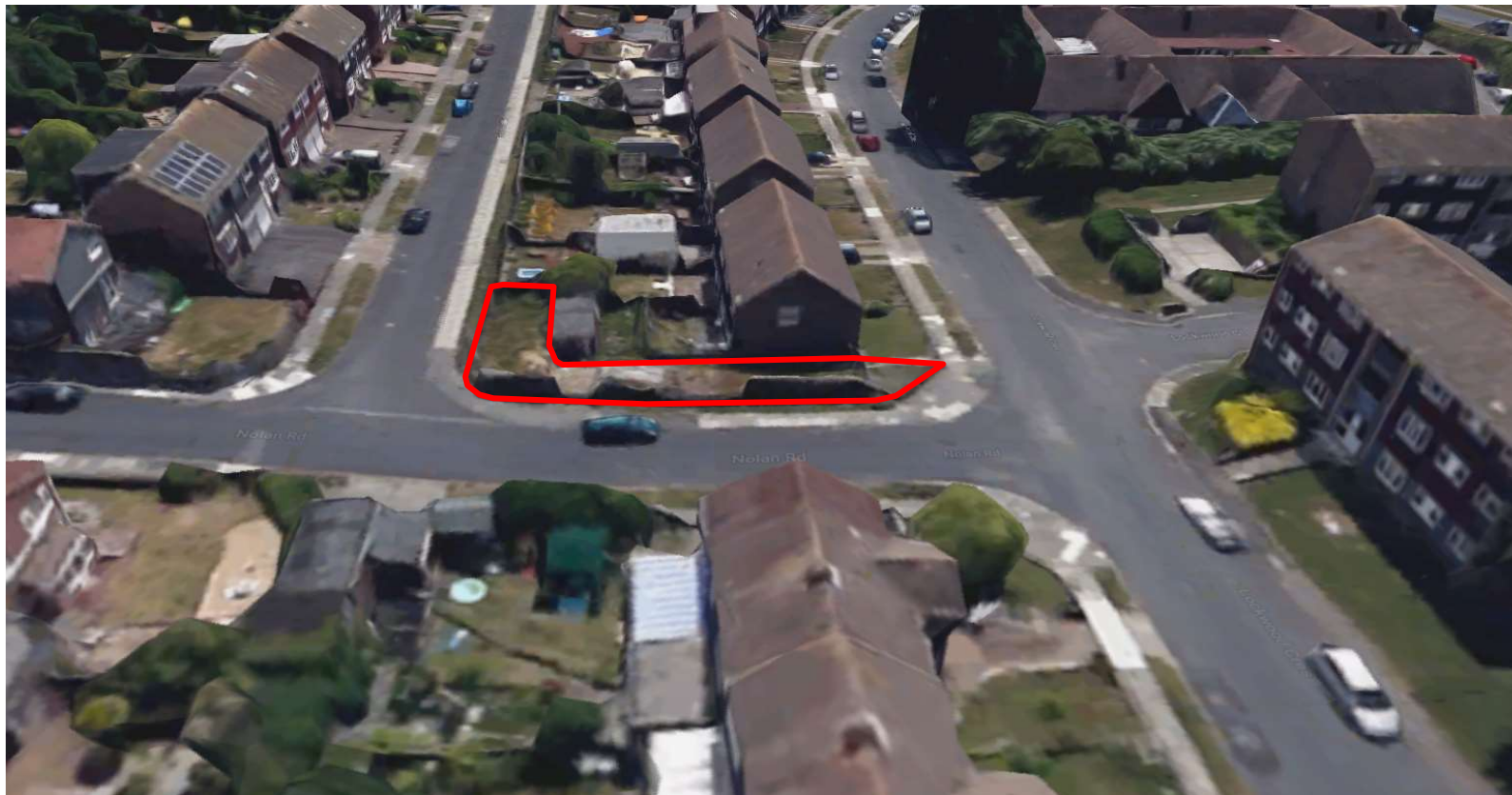
Location Plan

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



North

Photo of Site: From Lockwood Crescent

Site



Photo of Site: From Nolan Rd to Rear



Photo of Site: west along Nolan Rd

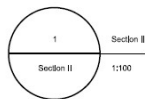


Site



Brighton & Hove
City Council

Proposed Front Elevation

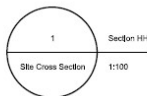


Section II - Site External Front Elevations

0 1 2 3 4 5
scale in metres

0138

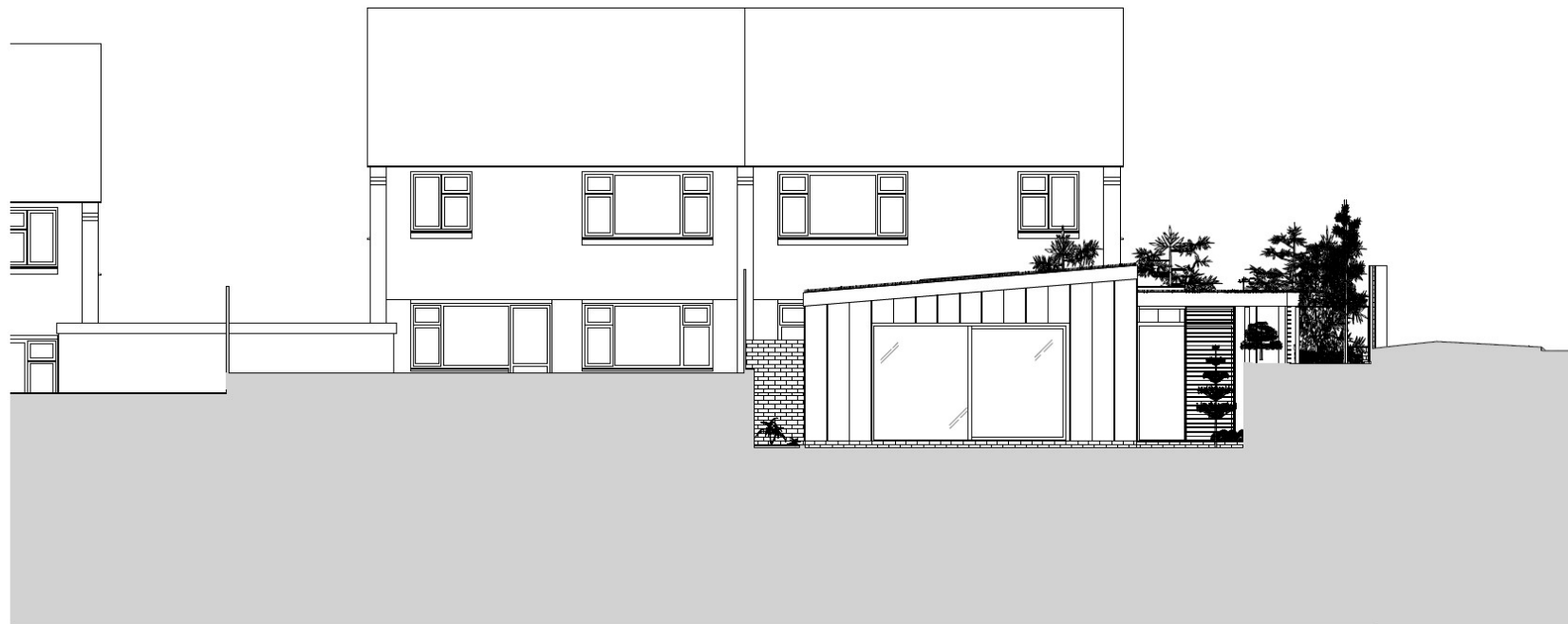
Proposed Front Section



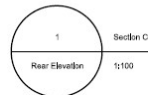
Section HH - Site Cross Section / Front Elevations

0 1 2 3 4 5
scale in metres

Proposed Rear Section



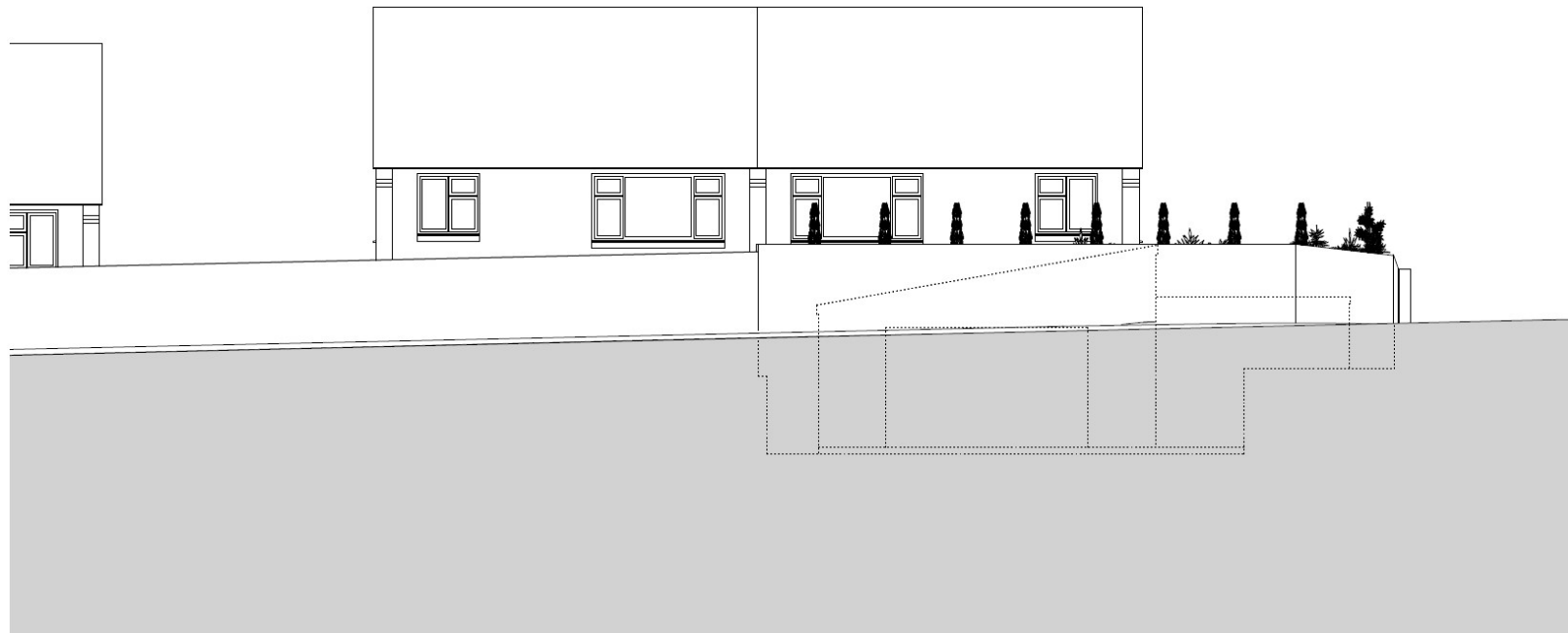
0 1 2 3 4 5
scale in metres



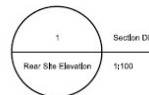
Section CC - Site Cross Section / Rear Elevations

0132

Proposed Rear Elevation



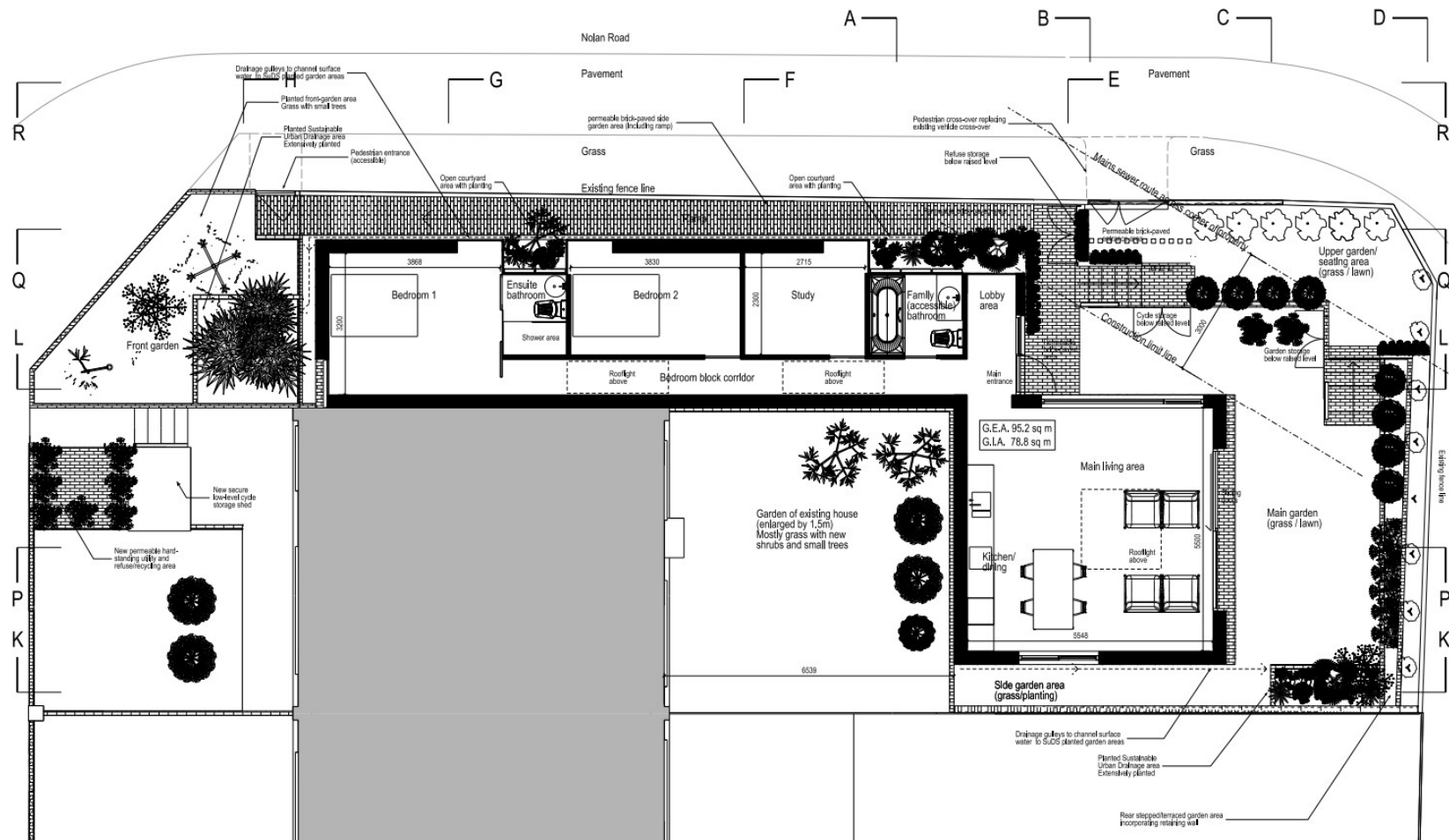
0 1 2 3 4 5
scale in metres



Section DD - Site External Rear Elevations

0133

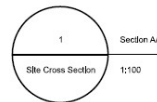
Proposed Ground Floor Plan



Proposed Site Section



0 1 2 3 4 5
scale in metres



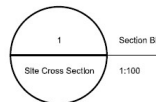
Section AA - Site Cross Section

0130

Proposed Site Section



0 1 2 3 4 5
scale in metres



Section BB - Site Cross Section

Proposed Context



Brighton & Hove
City Council

Proposed Lockwood Crescent streetscene.



Brighton & Hove
City Council

Key Considerations in the Application

- Principle of the site as a development plot
- Design and Appearance
- Impact on existing dwelling at no. 48 Lockwood Crescent.
- Neighbouring amenity
- Transport/Highway impacts

Conclusion and Planning Balance

- The building, by reason of its positioning on a prominent corner plot, and its site coverage, would be notably incongruous within this suburban area and significantly harmful to the spacious character of the neighbourhood. The scheme represents overdevelopment of the site, close to its boundaries, resulting in a cramped appearance.
- The proposed scheme represents an overbearing and unneighbourly form of development which would result in an unacceptable sense of enclosure and loss of outlook for residents of 48 Lockwood Crescent, as well as unacceptably reducing the outdoor amenity space available to this three-bed dwelling.
- The outlook and natural light available to bedrooms within the proposed dwelling would not be sufficient to provide an acceptable standard of accommodation for future occupiers. In addition, insufficient usable outdoor amenity space would be provided to serve the proposed three-bedroom family dwelling.
- **Recommend: Refuse.**

56-57 And 56A Boundary Road

BH2022/02433

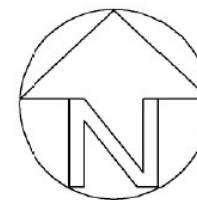


Brighton & Hove
City Council

Application Description

- Erection of second floor extension to create 1no two bedroom flat (C3) above 56A Boundary Road with access from 57 Boundary Road, with associated internal alterations to existing flat.

Location Plan



Site location plan
Scale 1:1250 @A3

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

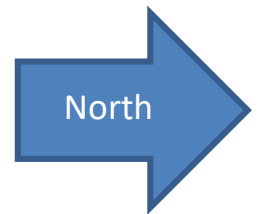


Brighton & Hove
City Council

Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Proposed Block Plan



Proposed block plan Scale 1:500 @A3



Split of uses/Number of units

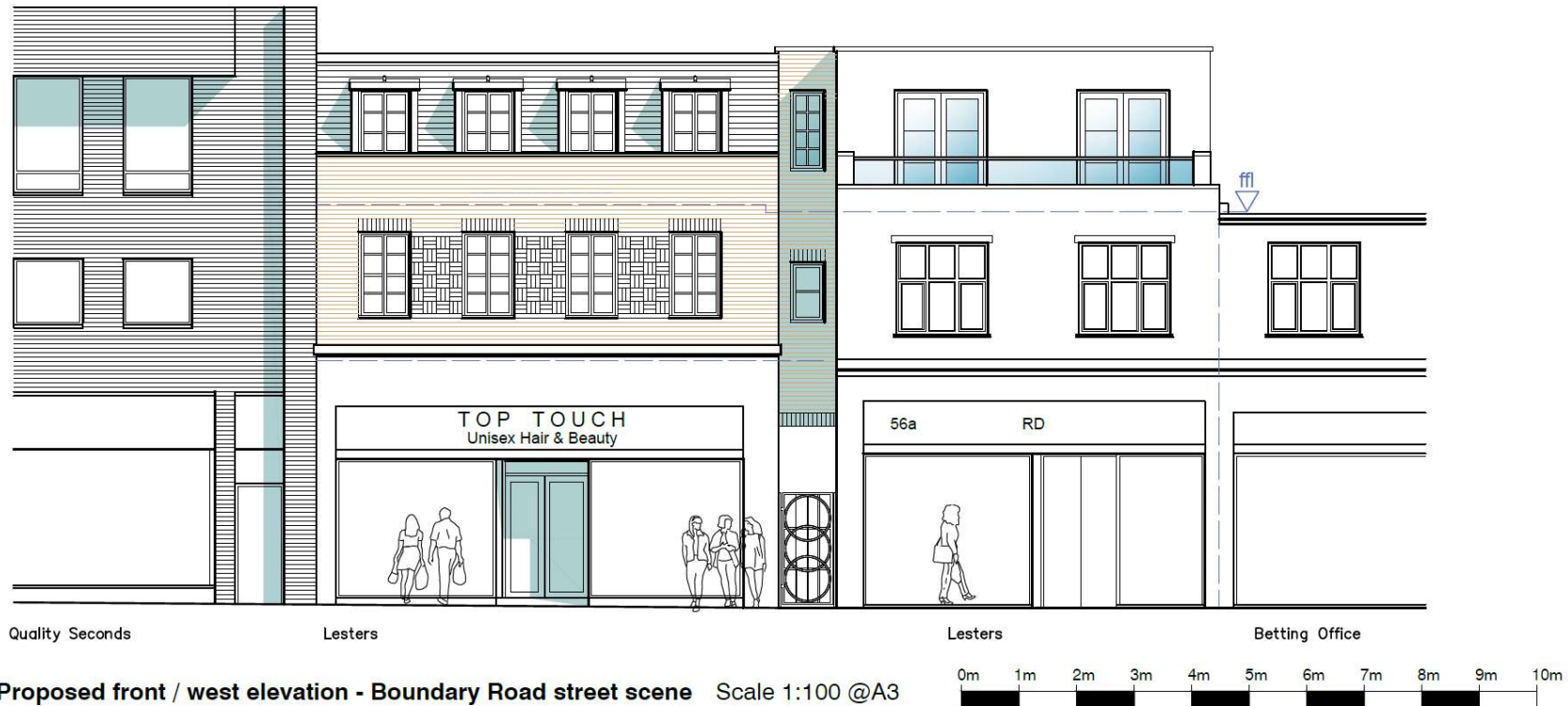
- Net increase of one self-contained flat (C3).

Existing Front Elevation



TA 953/06 A

Proposed Front Elevation



TA 953/25 B

Existing Rear Elevation



TA 953/07 A

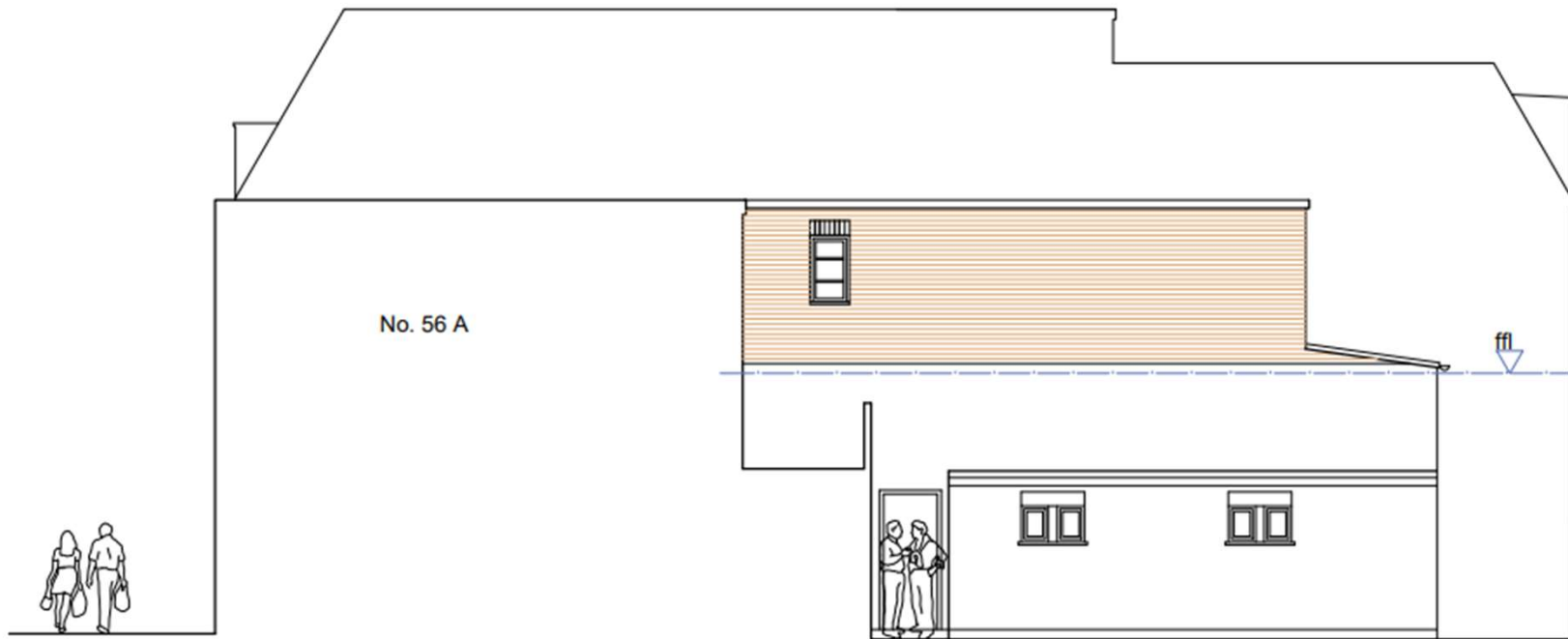
Proposed Rear Elevation



TA953/26 C

Existing Side Elevation

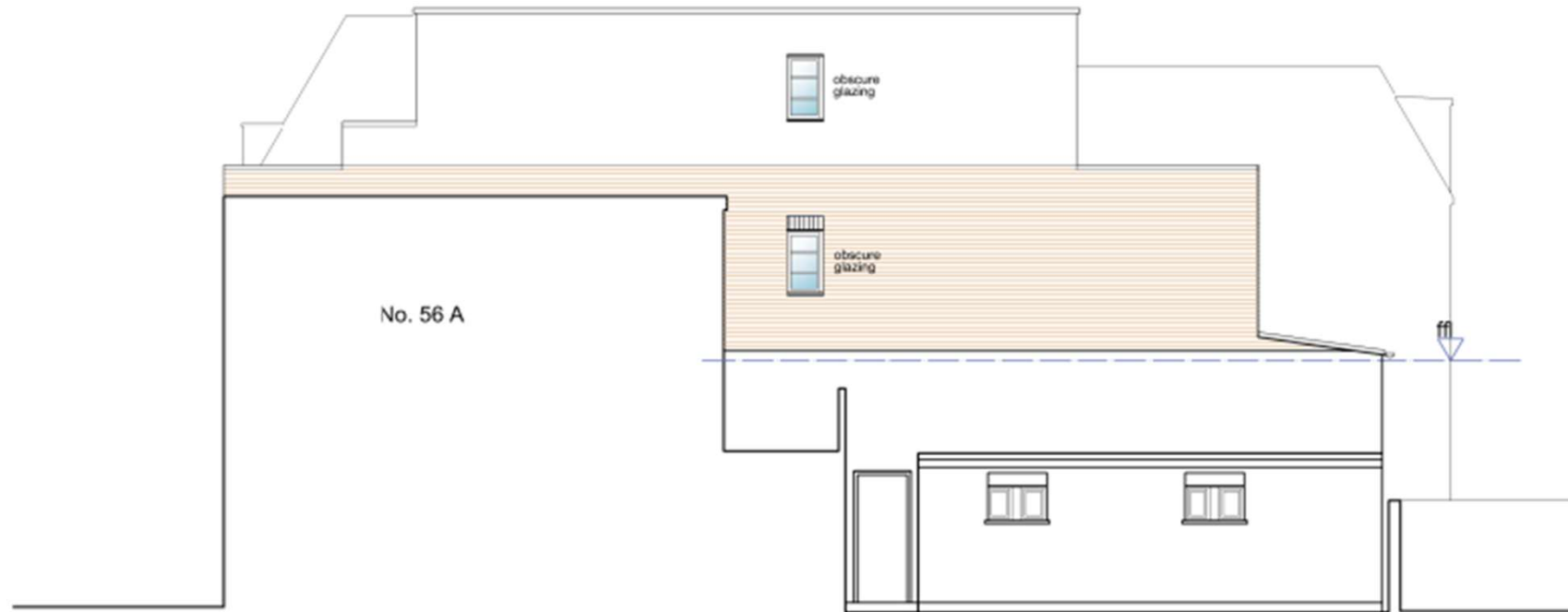
161



Existing side / south elevation Scale 1:100 @A3

TA953/08 A

Proposed Side Elevation



Proposed side / south elevation Scale 1:100 @A3

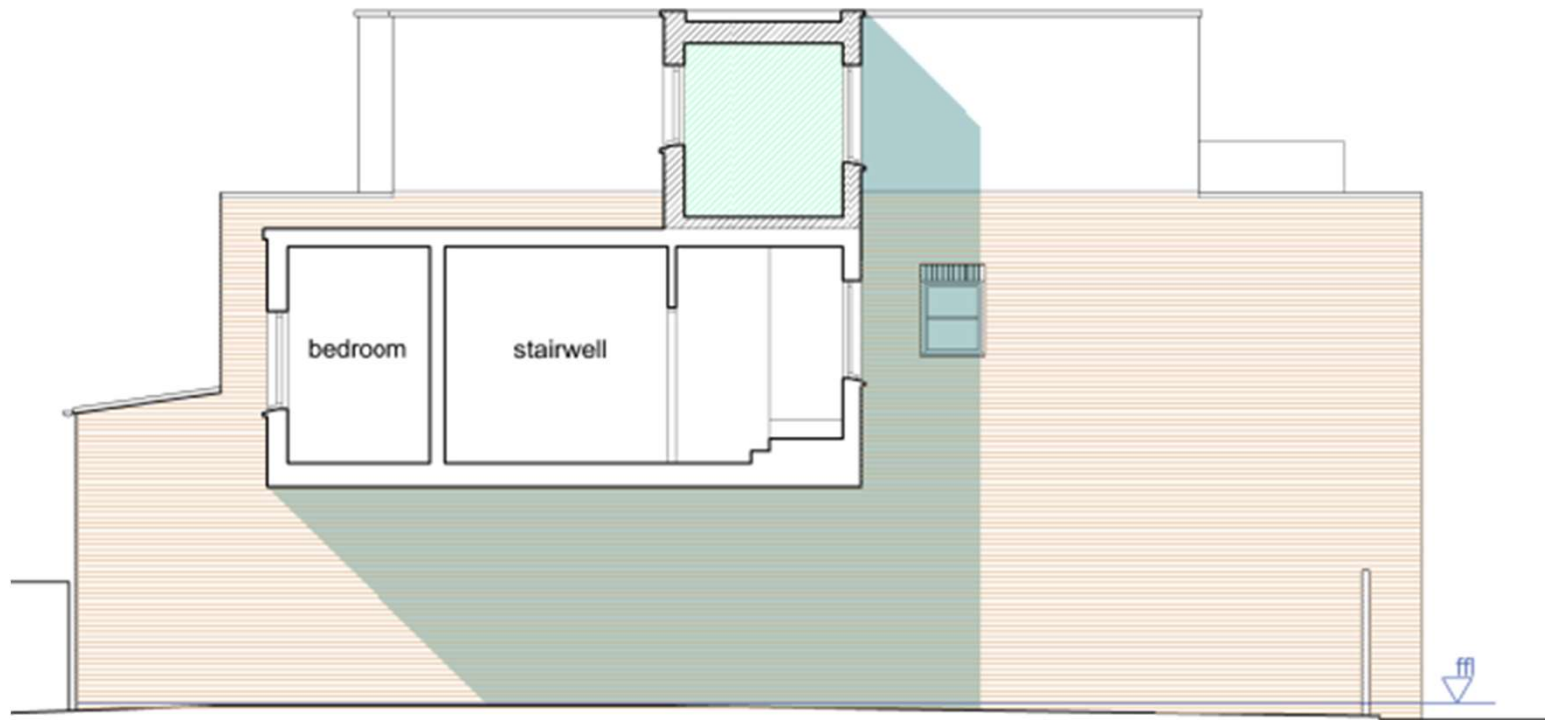
TA953/27 C

Proposed Site Section



TA953/26 C

Proposed Site Section



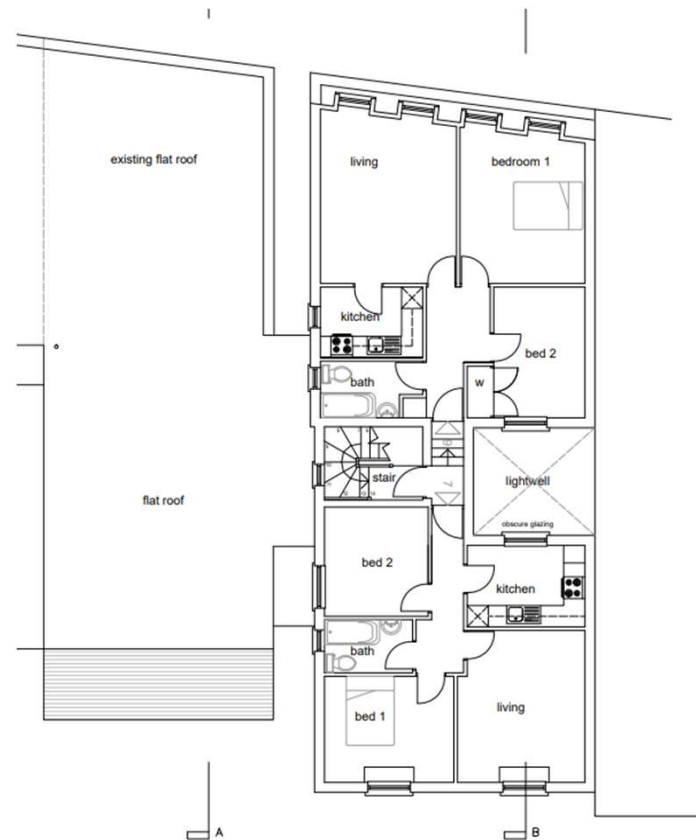
164

TA953/27 C



Brighton & Hove
City Council

Existing Second Floor Plan



TA953/05 A



Brighton & Hove
City Council

Proposed Second Floor Plan



TA953/24 E



Brighton & Hove
City Council

Key Considerations in the Application

- Provision of housing
- Design and Appearance
- Standard of Accommodation
- Impact on Residential Amenities
- Impact on Highways

Conclusion and Planning Balance

- Creation of additional housing given more weight
- Acceptable in terms of appearance
- Would provide acceptable standard of accommodation
- Would have acceptable impacts on neighbouring amenity and highway safety
- Very similar scheme approved on this site in 2016

Recommend: Approval

16 Chichester Place

BH2022/02826



**Brighton & Hove
City Council**

Application Description

Insertion of front and rear rooflights and addition of solar panels to the rear.



Brighton & Hove
City Council

Existing Location Plan



Location Plan
1 : 1250



Aerial photos of site



3D Aerial photos of site



Brighton & Hove
City Council

3D Aerial photos of site



Brighton & Hove
City Council

3D Aerial photos of site



Brighton & Hove
City Council

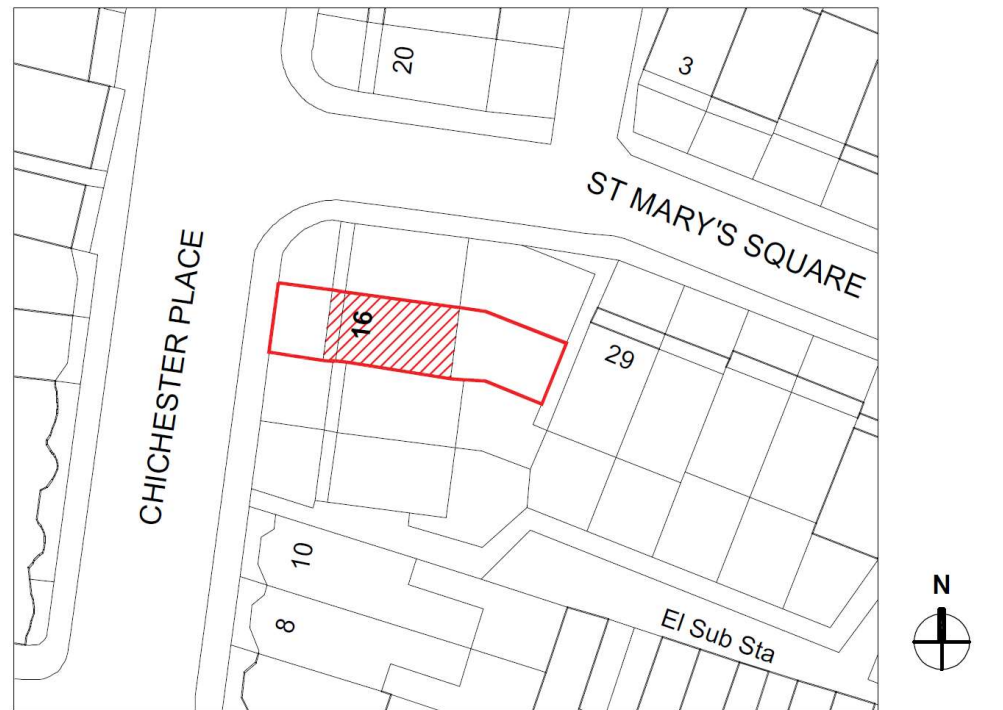
Street photos of site



Street photos of site



Block Plan

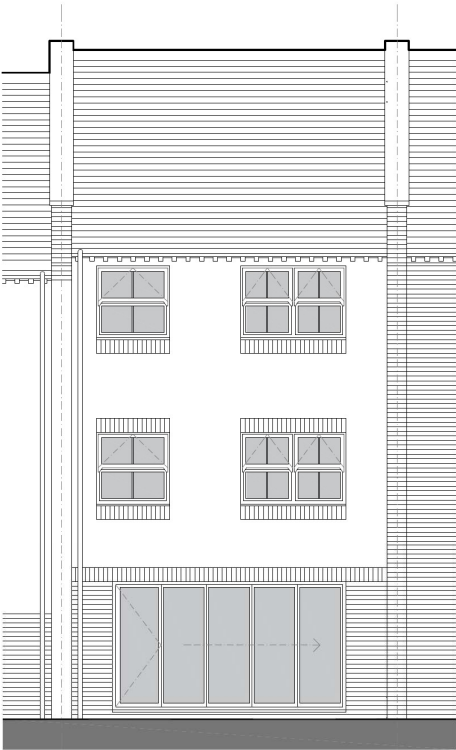


Site Block Plan
1 : 500

Existing Elevations



Existing Front Elevation
1 : 50

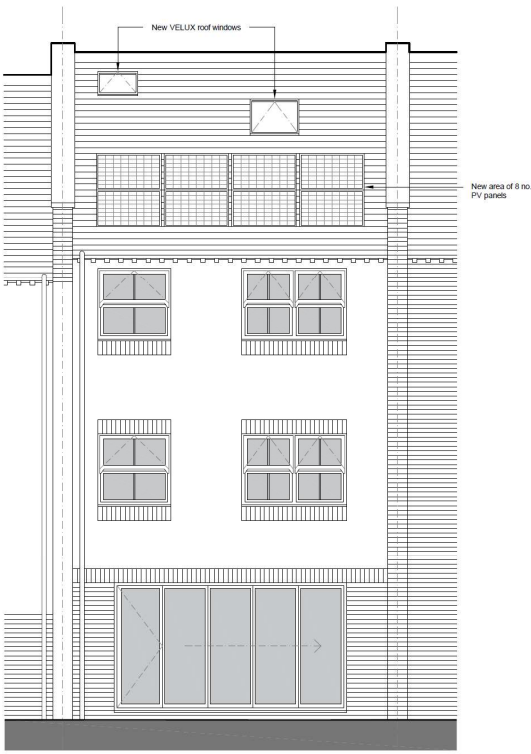


Existing Rear Elevation
1 : 50

Proposed Elevations

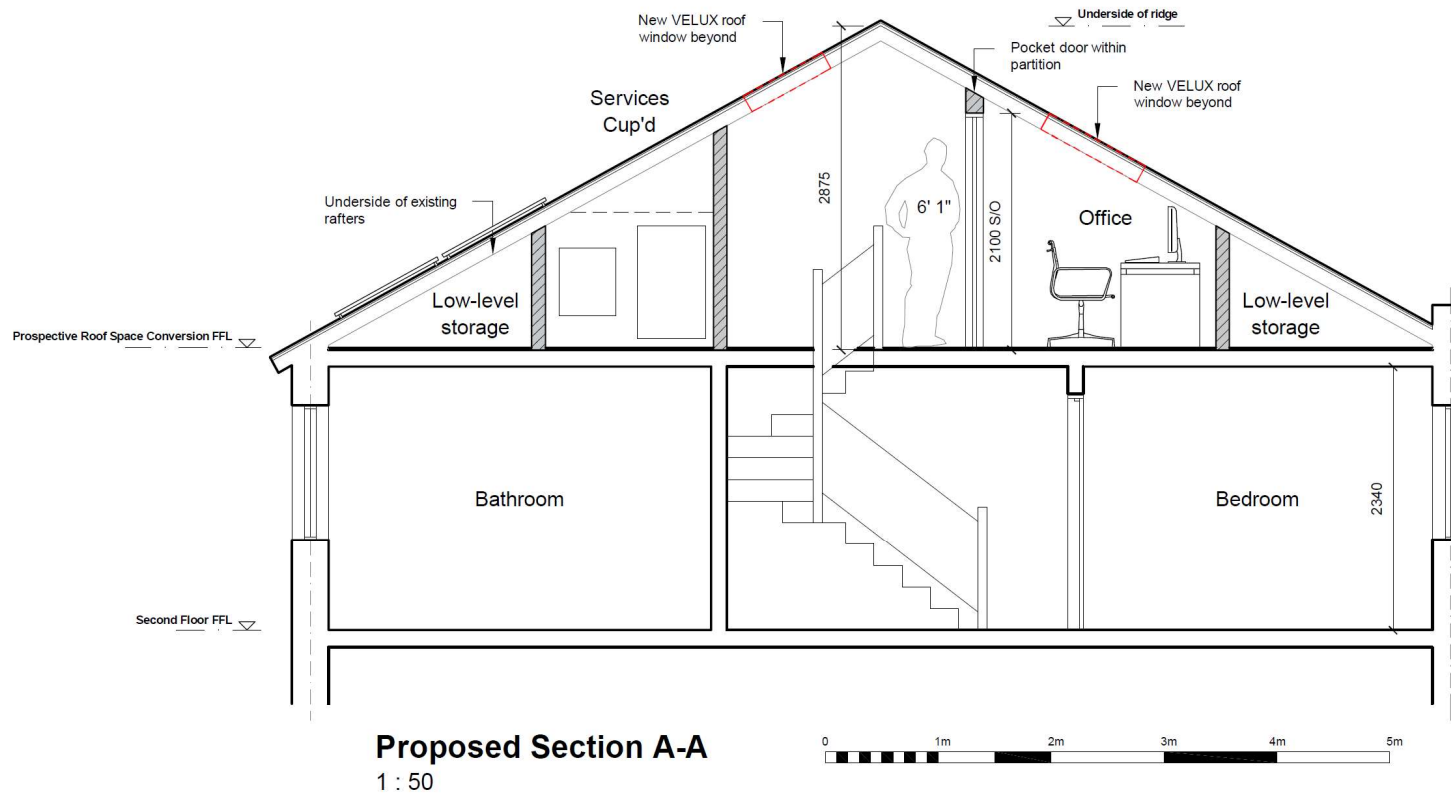


Proposed Front Elevation
1 : 50



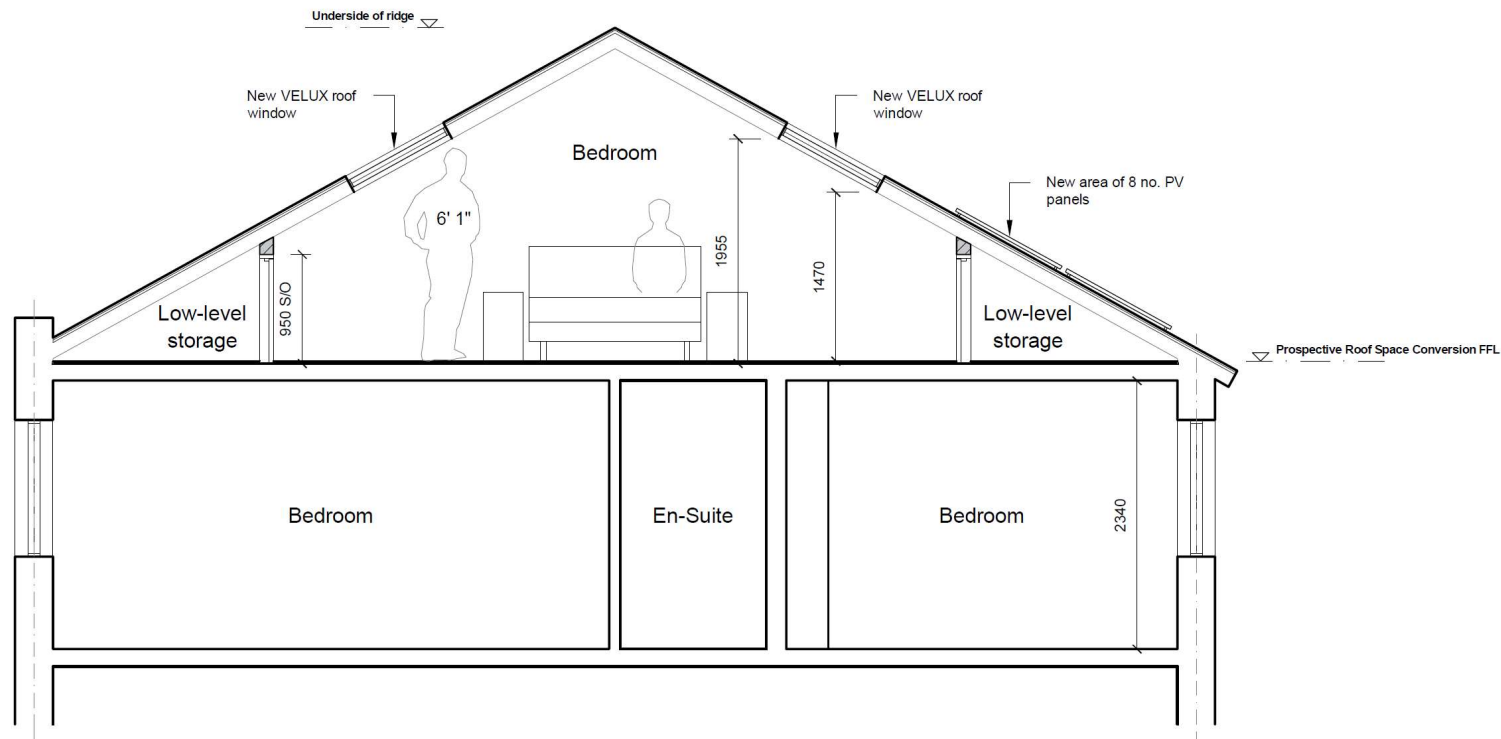
Proposed Rear Elevation
1 : 50

Proposed Site Sections



001 A

Proposed Site Sections



Proposed Section B-B
1 : 50



Key Considerations in the Application

- Design and appearance
- Impact on amenity
- Impact on East Cliff Conservation Area
- Impact on adjacent Listed Buildings



Brighton & Hove
City Council

Conclusion and Planning Balance

- Rooflights acceptable, visual impact minimal as would not be readily visible from streetscene.
- Renewable energy production outweighs visual harm of proposed solar panels.
- A similar arrangement of solar panels could be installed under permitted development rights.
- The proposed development is therefore recommended for **Approval**.

118A St James's Street

BH2022/01324

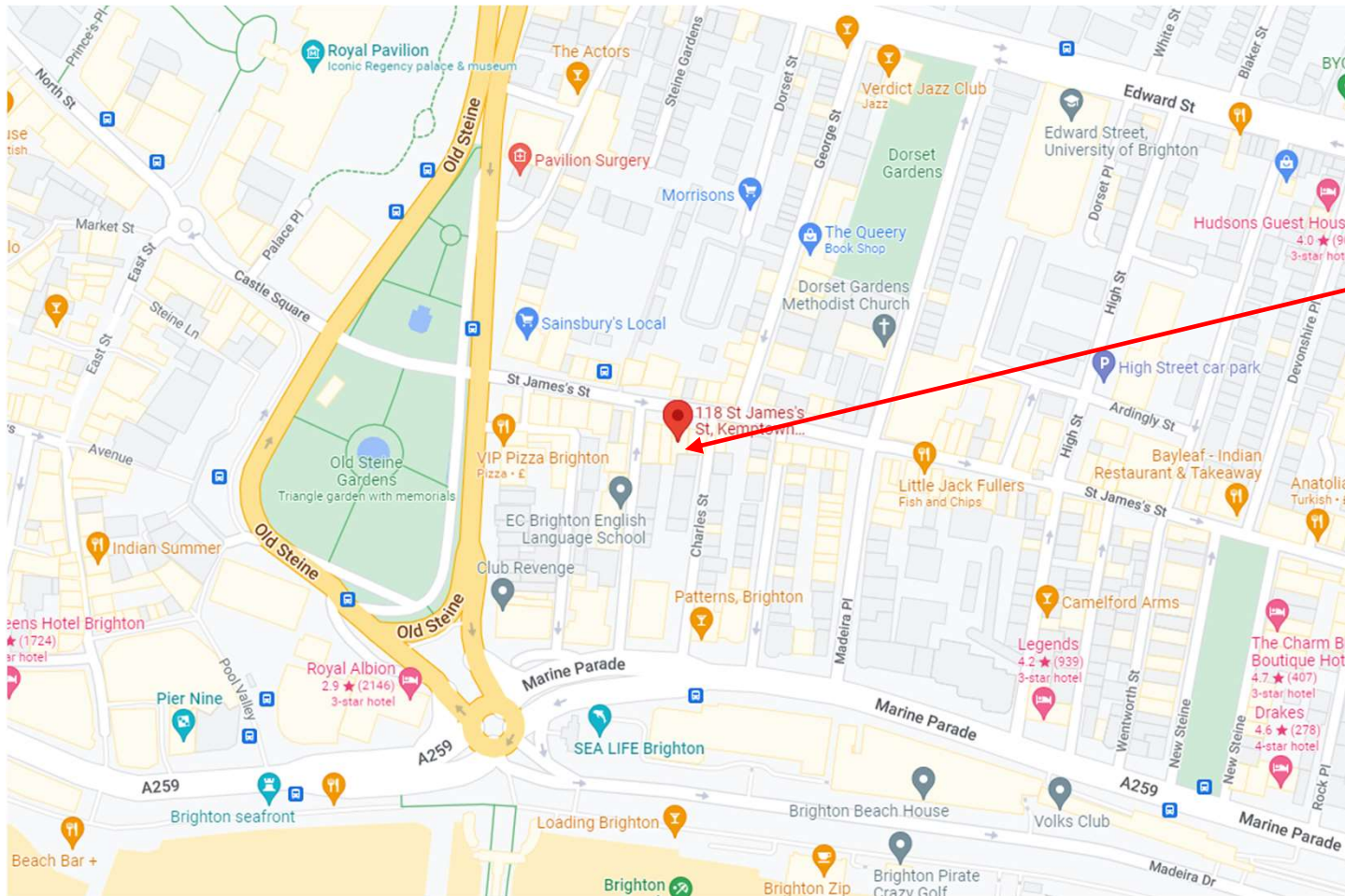


**Brighton & Hove
City Council**

Application Description

- Change of use from residential dwelling (C3) to a 3no bedroom house of multiple occupation (C4) incorporating replacement of glazed roof to conservatory with timber roof and clay interlocking tiles, installation of metal railings to first floor roof terrace with revised fenestration and associated works. (Part retrospective).

Map of application site

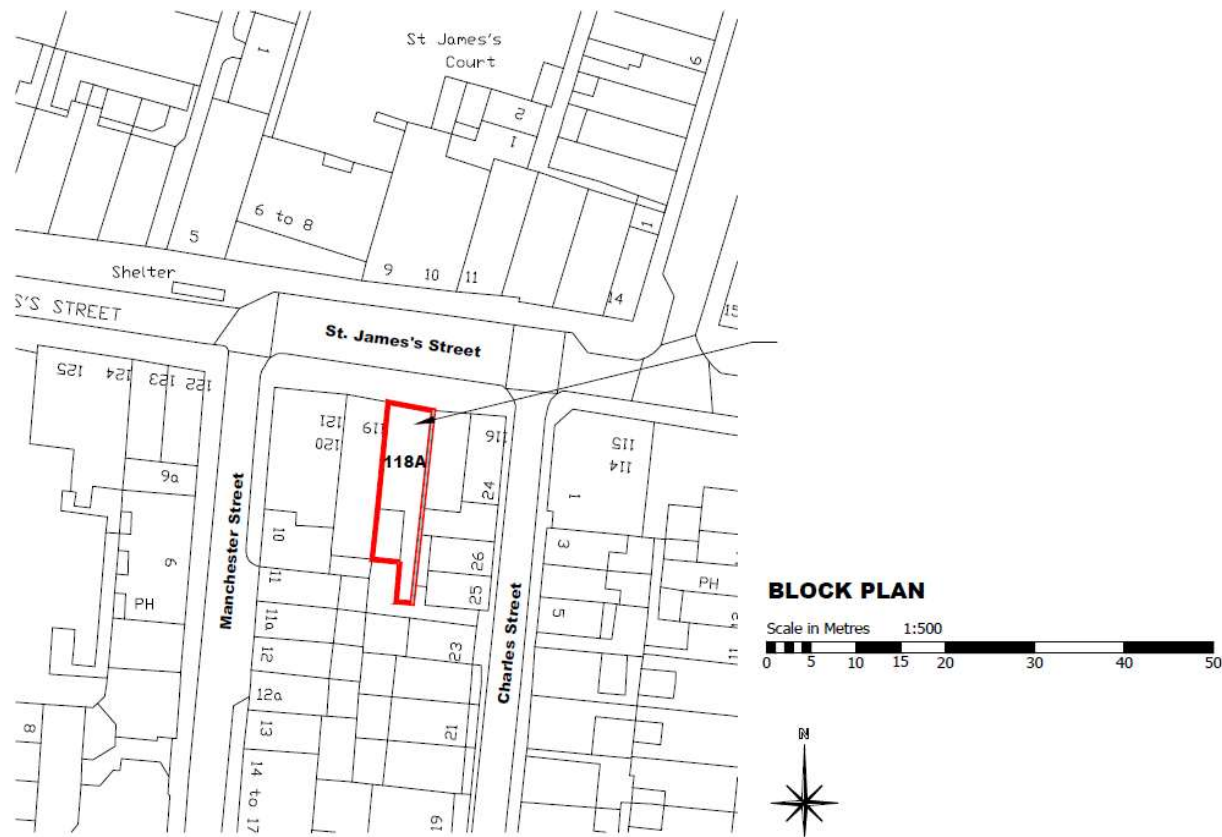


Site



Brighton & Hove
City Council

Location / Block Plan

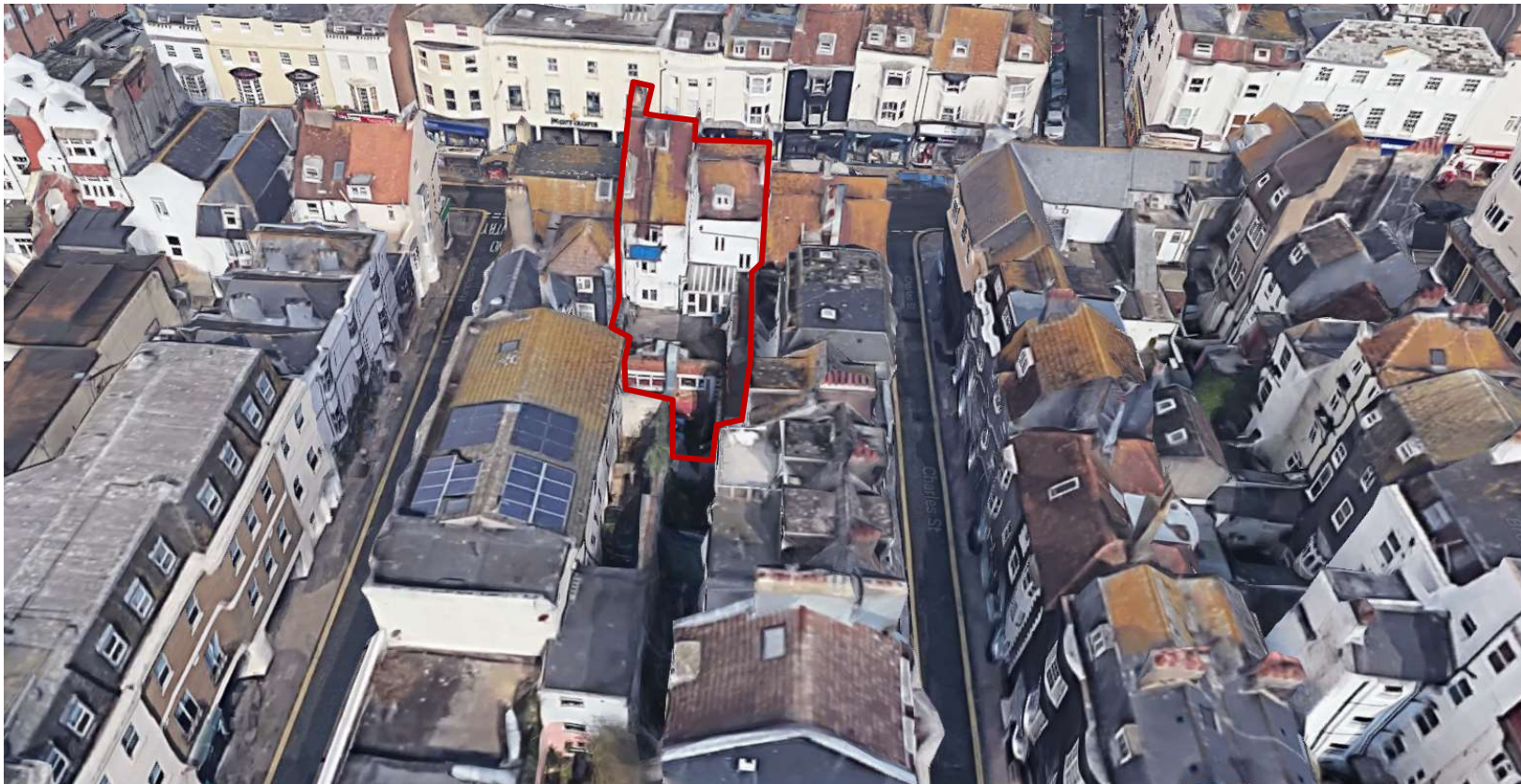


Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Street photo(s) of site



Other photos of site – rear and west to neighbouring property



Salford & Hove
City Council

Other photo of site (rear access)



Brighton & Hove
City Council

Other photos of site (internal communal)

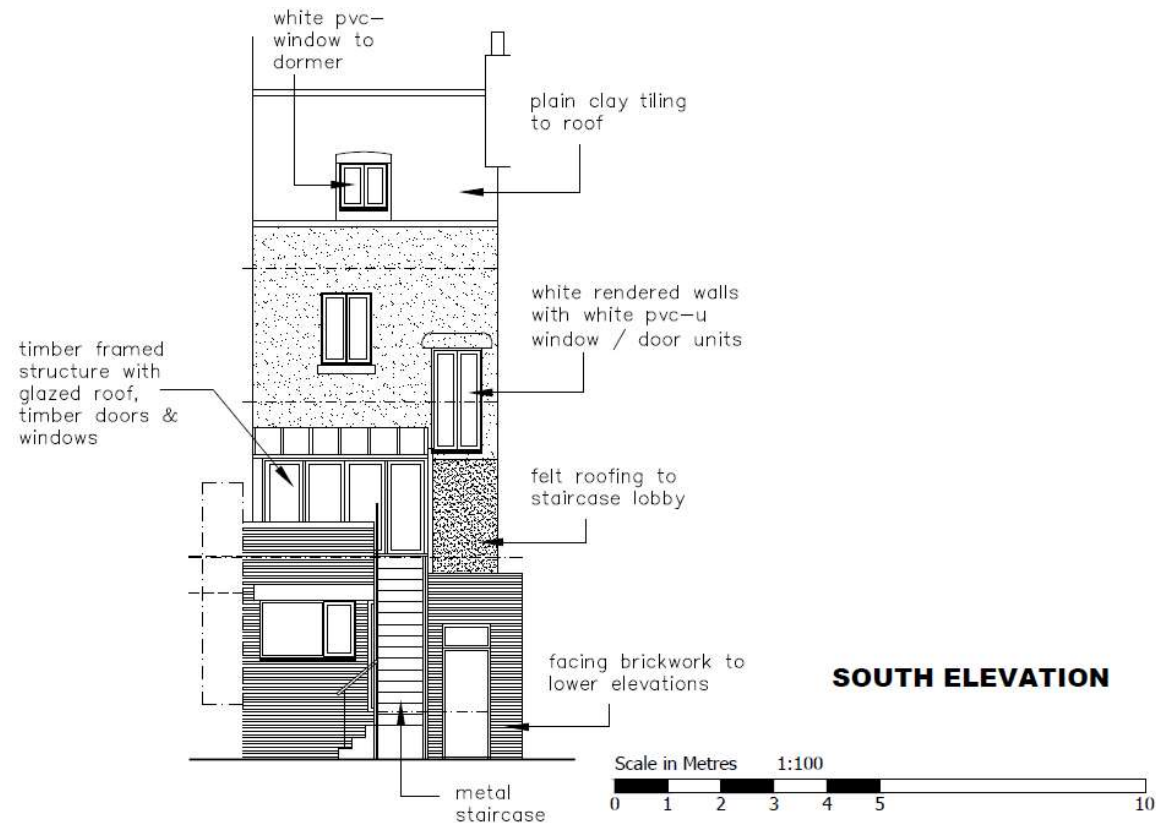


Other photos of site (3rd floor front and rear rooms)

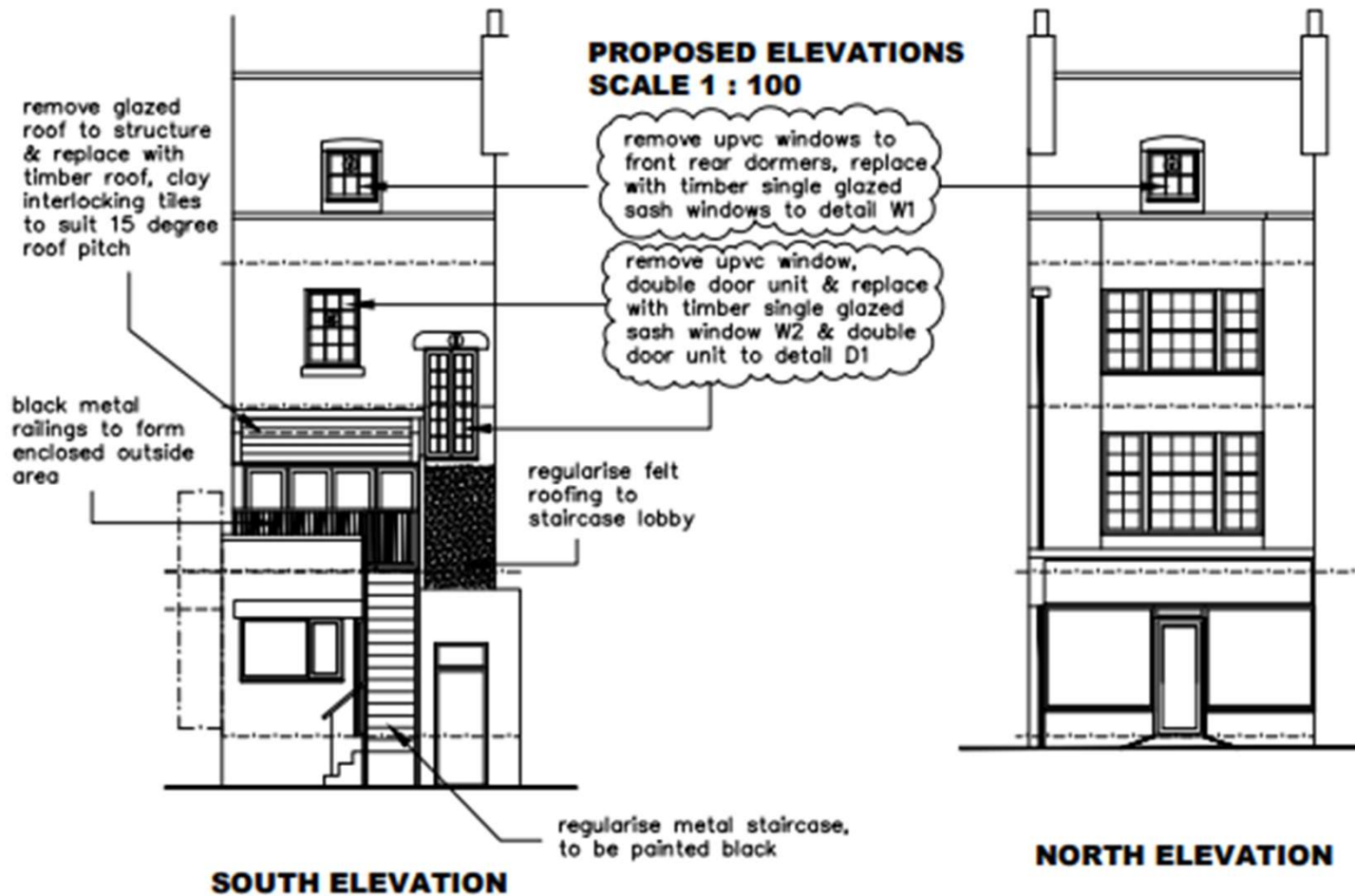


Brighton & Hove
City Council

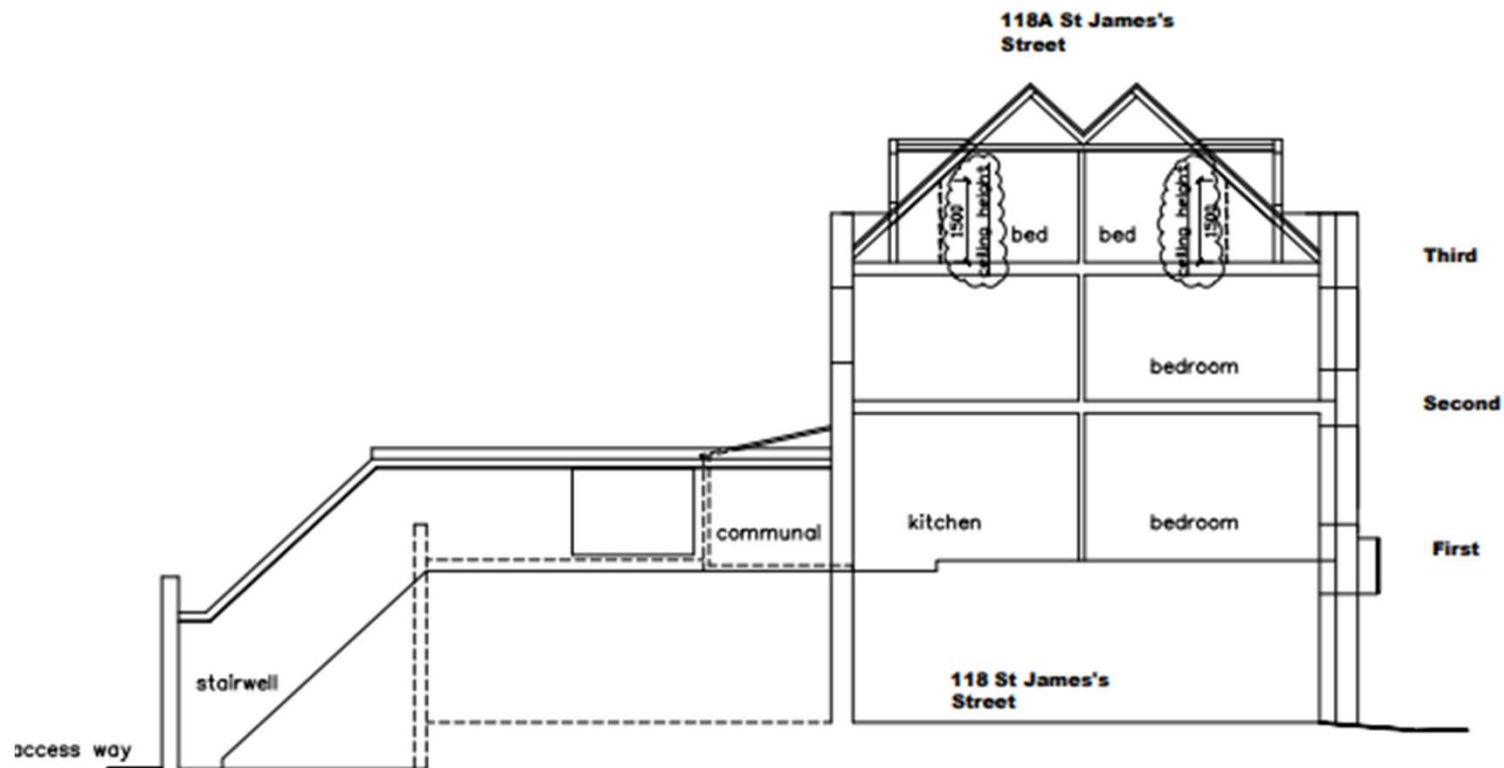
Existing Rear Elevation



Proposed Rear and Front Elevation



Proposed Site Section(s)

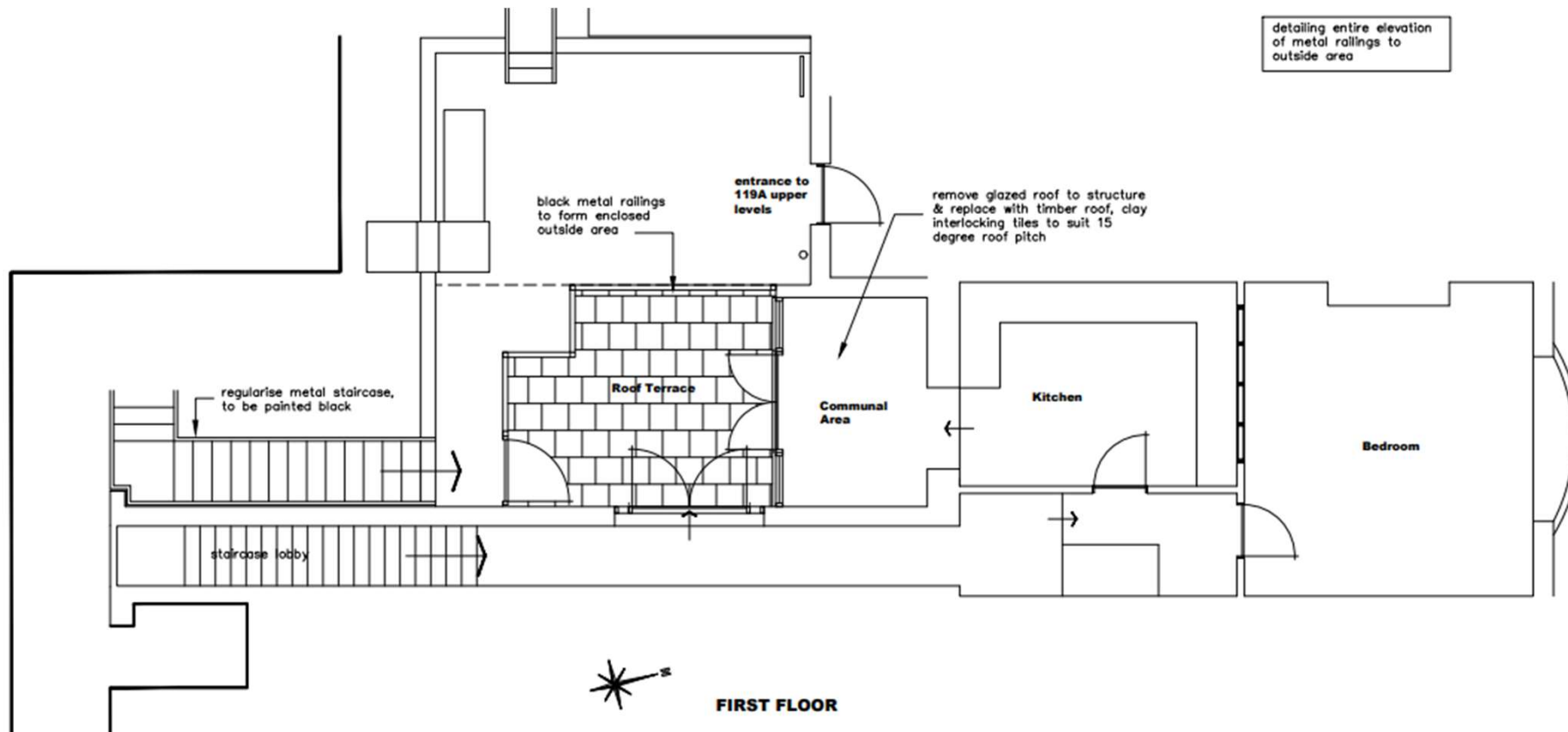


EXISTING / PROPOSED SITE SECTION
SCALE 1 : 100

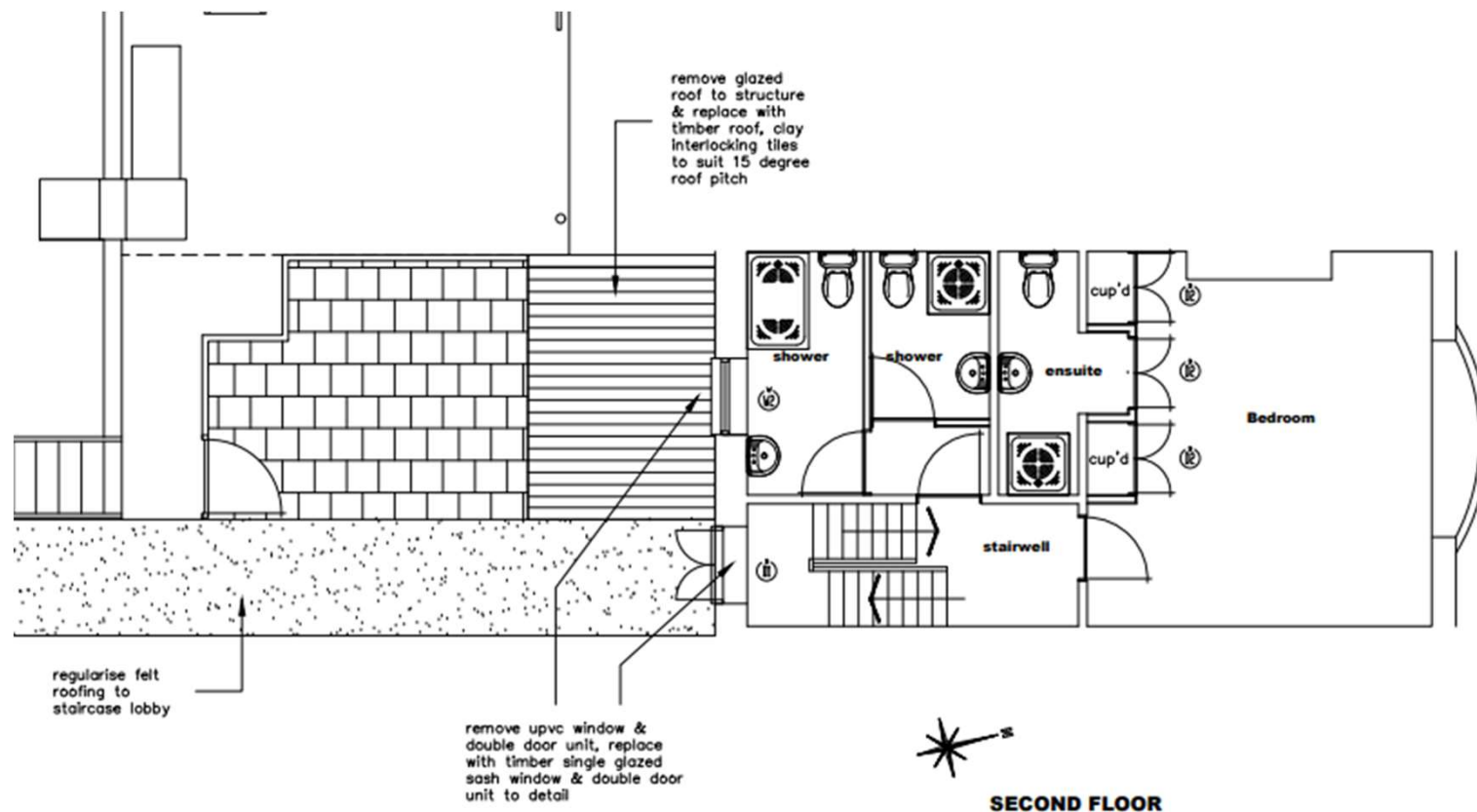


Brighton & Hove
City Council

Proposed First Floor Layout

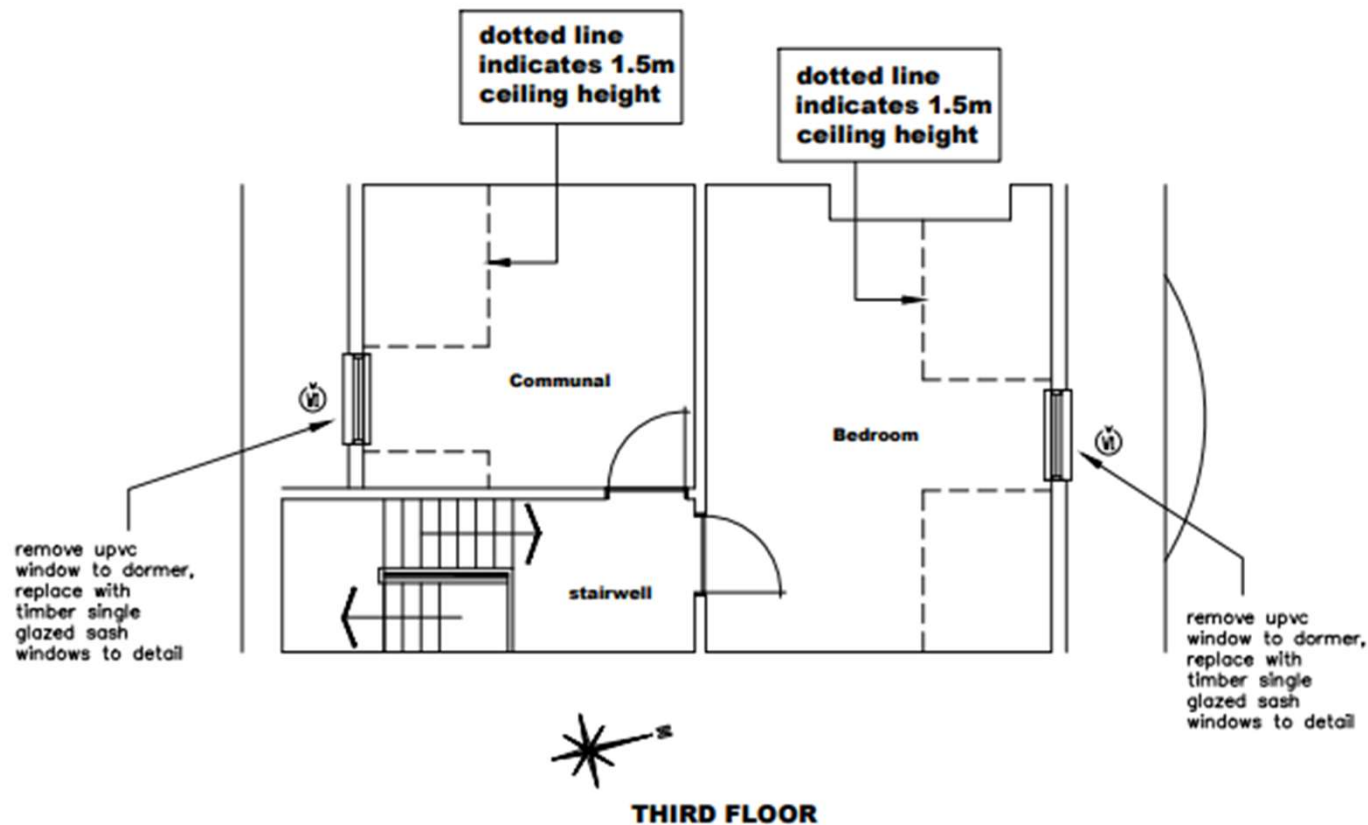


Proposed 2nd Floor Layout



Brighton & Hove
City Council

Proposed 3rd Floor Layout



Brighton & Hove
City Council

Key Considerations in the Application

- Principle of HMO
- Impact on Amenity
- Standard of Accommodation
- Impact on Listed Building

Conclusion and Planning Balance

- Principle of HMO acceptable and meets policies CP21 and DM7
- Standard of Accommodation on balance acceptable
- Scheme provides public benefit with improvements to Listed Building
- **Recommendation: Approval**

The Coach House, 1 Namrik Mews

BH2022/02391



**Brighton & Hove
City Council**

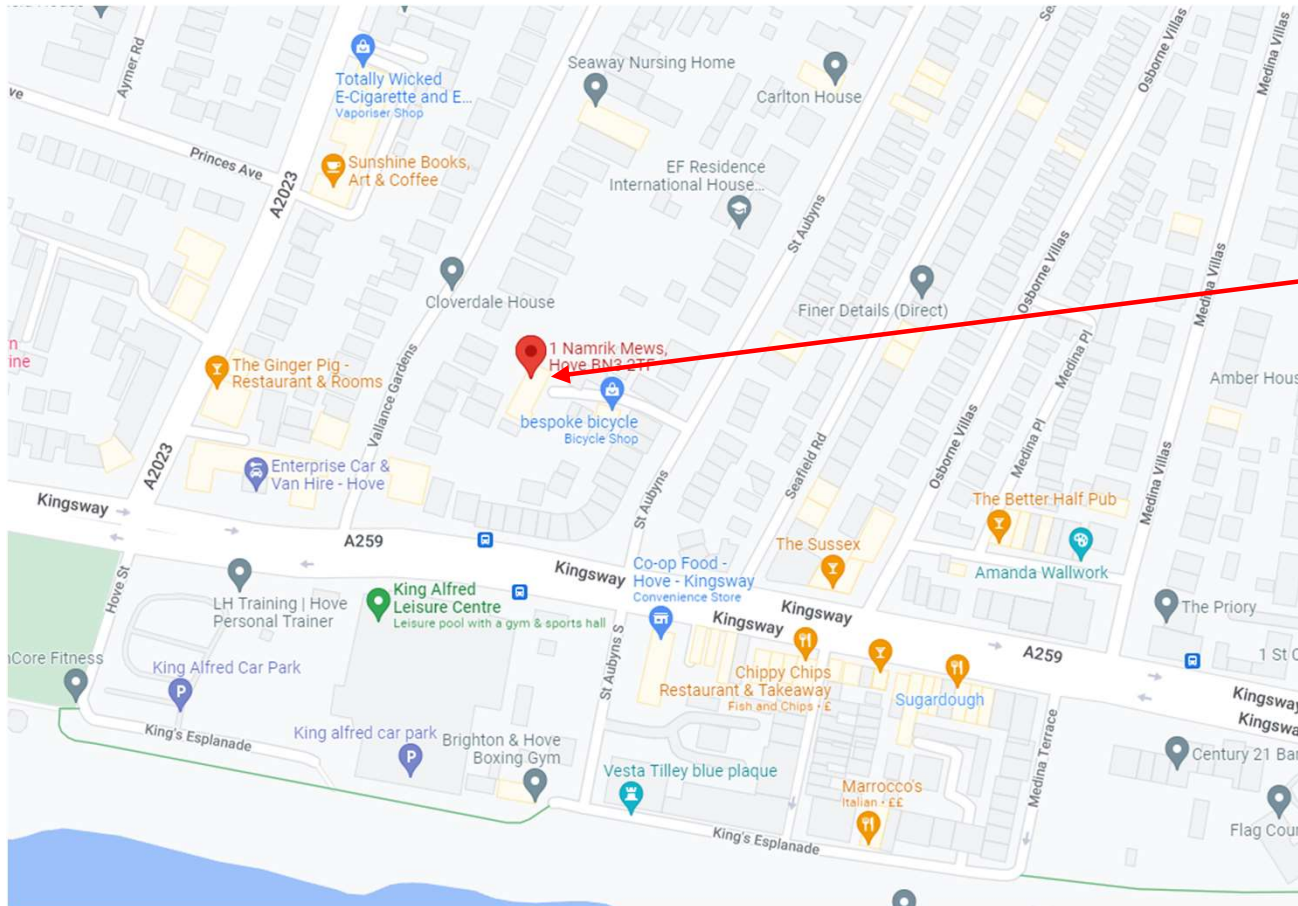
Application Description

- Erection of single storey rear extension, replacement roof and first floor rear terrace and alterations to windows & doors.



Brighton & Hove
City Council

Map of application site



Site

Existing Block Plan



SITE LOCATION PLAN



21838 E 01

Proposed Block Plan



SITE LOCATION PLAN



Brighton & Hove
City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Front elevation existing



Brighton & Hove
City Council

Front elevation existing



Brighton & Hove
City Council

Rear elevation existing (view SE)



Brighton & Hove
City Council

Rear elevation existing (view SW)



Brighton & Hove
City Council

Side and rear elevation existing



Brighton & Hove
City Council

Existing Front Elevation

217



Front South Elevation



21838 E-05 A

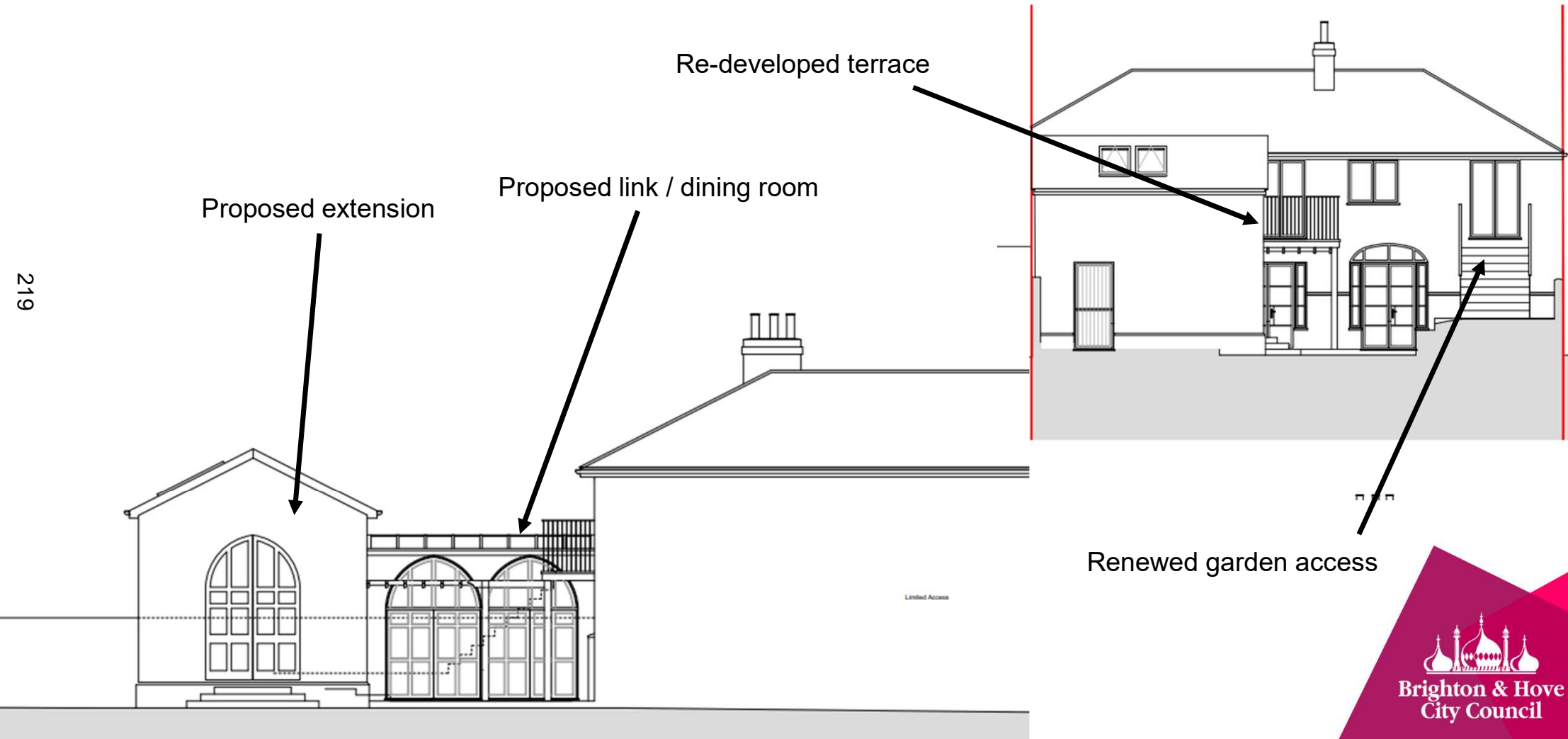
Proposed Front Elevation

Juliette balcony

Alterations to joinery



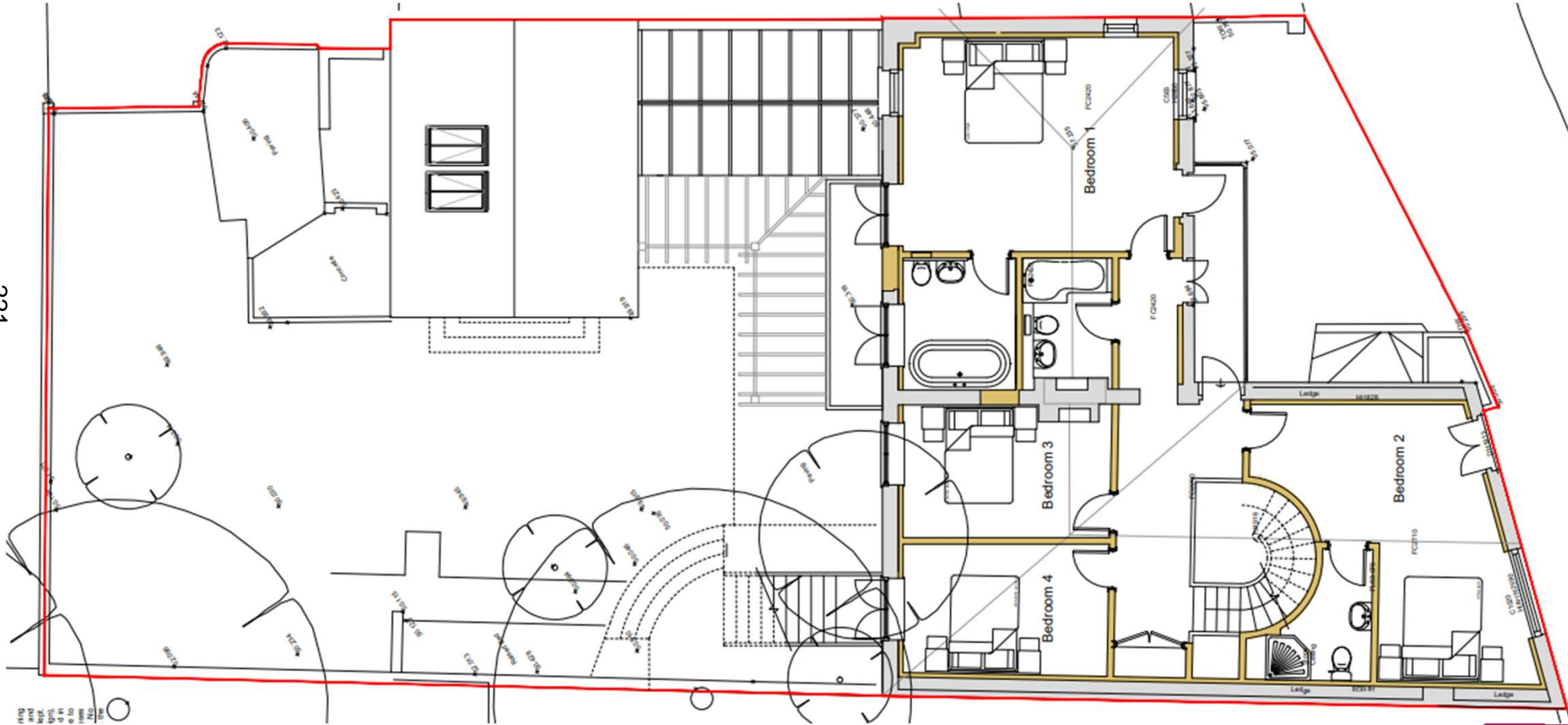
Proposed Rear & Side Elevation



This architectural floor plan depicts a single-story residence with a complex layout. The plan includes several rooms and functional areas:

- Top Left:** A large **Lounge** area with a fireplace on the left wall and a television set on the right wall.
- Top Center:** A **Dining** area featuring a rectangular table and chairs.
- Top Right:** A **Kitchen** area with a sink, stove, and a small breakfast nook with three chairs.
- Far Top Right:** A **Utility** room and a **Boot rm.** (boot room) with a door leading outside.
- Center:** A large open area labeled **Lounge** with a fireplace on the left wall and a television set on the right wall. This area is connected to a central hallway.
- Bottom Left:** A large **Staircase** with a curved design, leading to other levels of the house.
- Bottom Center:** A **Staircase** leading to another level.
- Bottom Right:** A **Staircase** leading to another level, and a **Boot rm.** (boot room) with a door leading outside.
- Walls and Features:** The plan shows various wall thicknesses, door swings, and windows. A red line runs along the right side of the property, indicating the boundary.
- Labels:** Rooms are labeled with text: "Lounge", "Dining", "Kitchen", "Utility", "Boot rm.", and "Staircase".
- Dimensions:** Some rooms have dimensions indicated, such as "10' x 10'0\" for the top-left lounge and "10' x 10'0\" for the top-right kitchen.
- Orientation:** The plan is oriented with the top of the page towards the top of the image.

Proposed First Floor



Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Heritage impacts

Conclusion and Planning Balance

- Subject to necessary conditions for joinery and materials acceptable heritage impact
- Not harmful to neighbouring amenity over existing
- Suitable additions/alterations to the building
- **Recommendation to approve**

