

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 8 MARCH 2023

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Land At King George VI Avenue (Toad's Hole Valley)

BH2022/02534



Brighton & Hove
City Council

Application Description

- Outline application for up to 182 residential dwellings (C3 use) with parking and incidental landscaping (All Matters Reserved).
- Is a 'drop-in' application for part of the school site recently approved last year at THV (BH2022/00203)

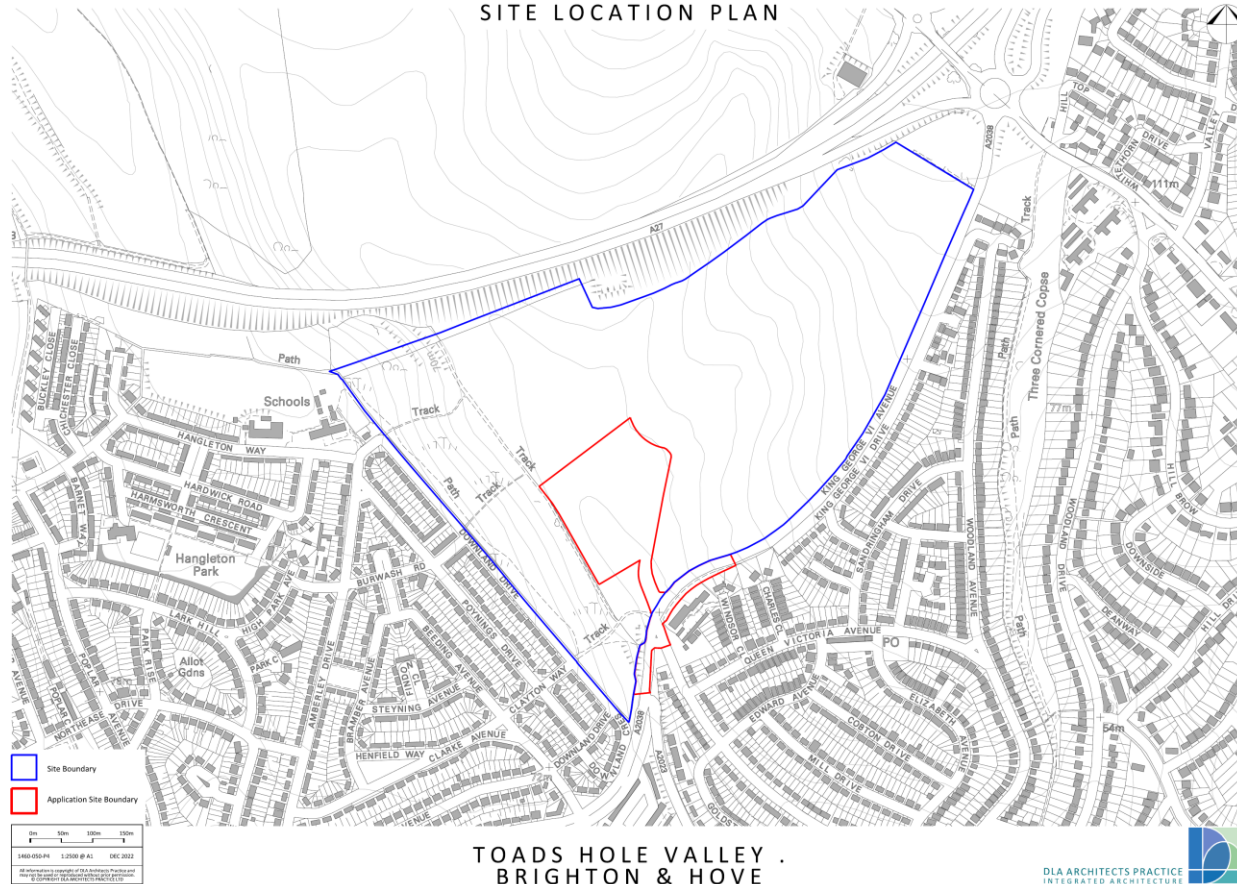
THV site in wider context



4



Proposed Location Plan



Aerial image of site from north



Split of uses/Number of units

- 182 residential units in total
- 60% (109) open market
- 40% (73) affordable (55% rent – even split of social rent and affordable rent, and 45% intermediate -shared ownership/First Homes)
- Includes additional 9 custom/self-build plots
- Mix of sizes indicative at outline stage, will incl least 50% 3+ bed

Illustrative Parameter Plans & Masterplan

As submitted with the original THV scheme, a suite of parameter plans and a masterplan have been submitted – illustrative only, but provide key principles and will guide future development.

These are the same as previously, except with regard to land use and open space/landscaping.

Proposed Illustrative Masterplan



1460-SK012-P10

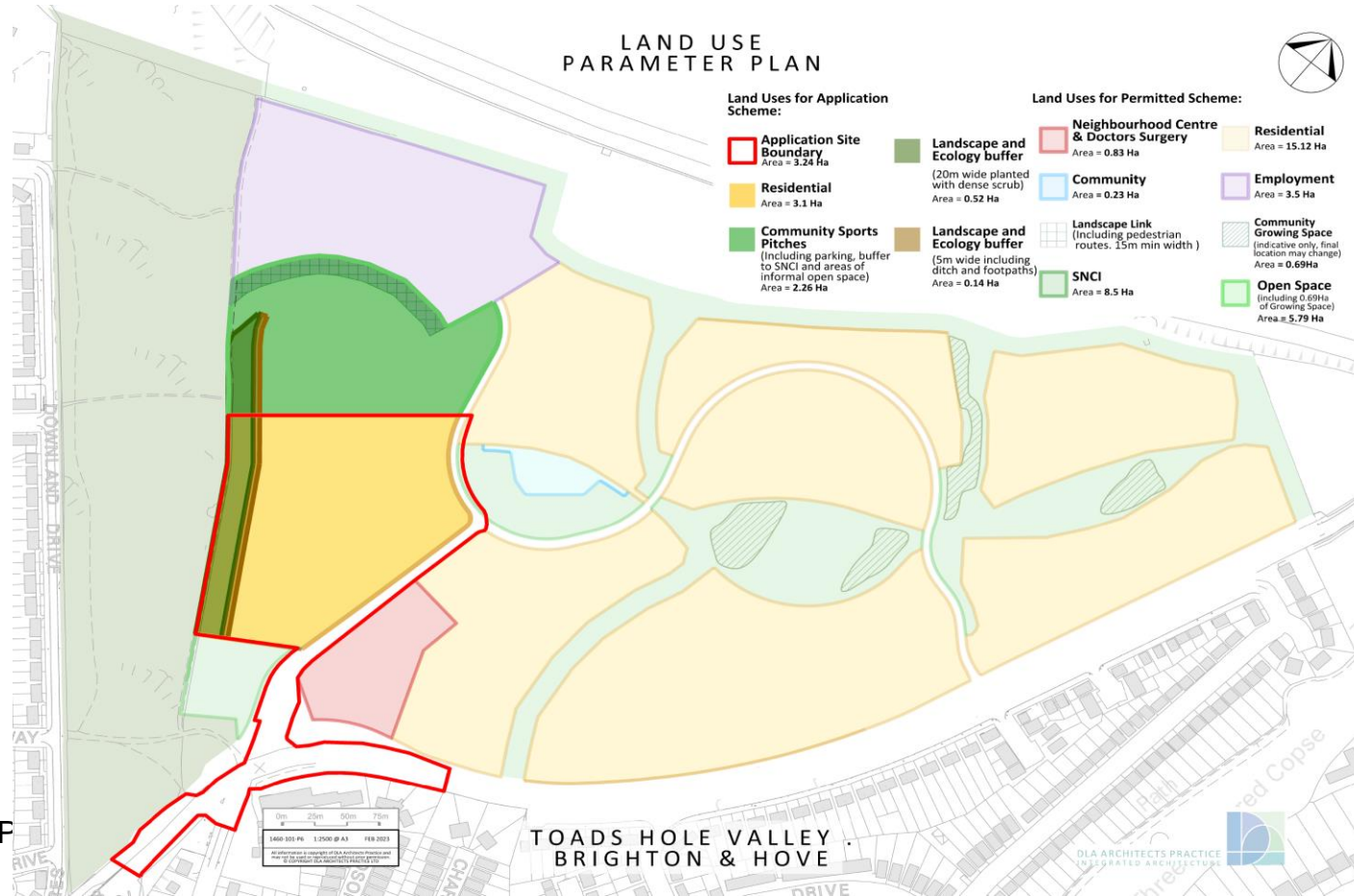
Original THV Masterplan (showing former school land for comparison)



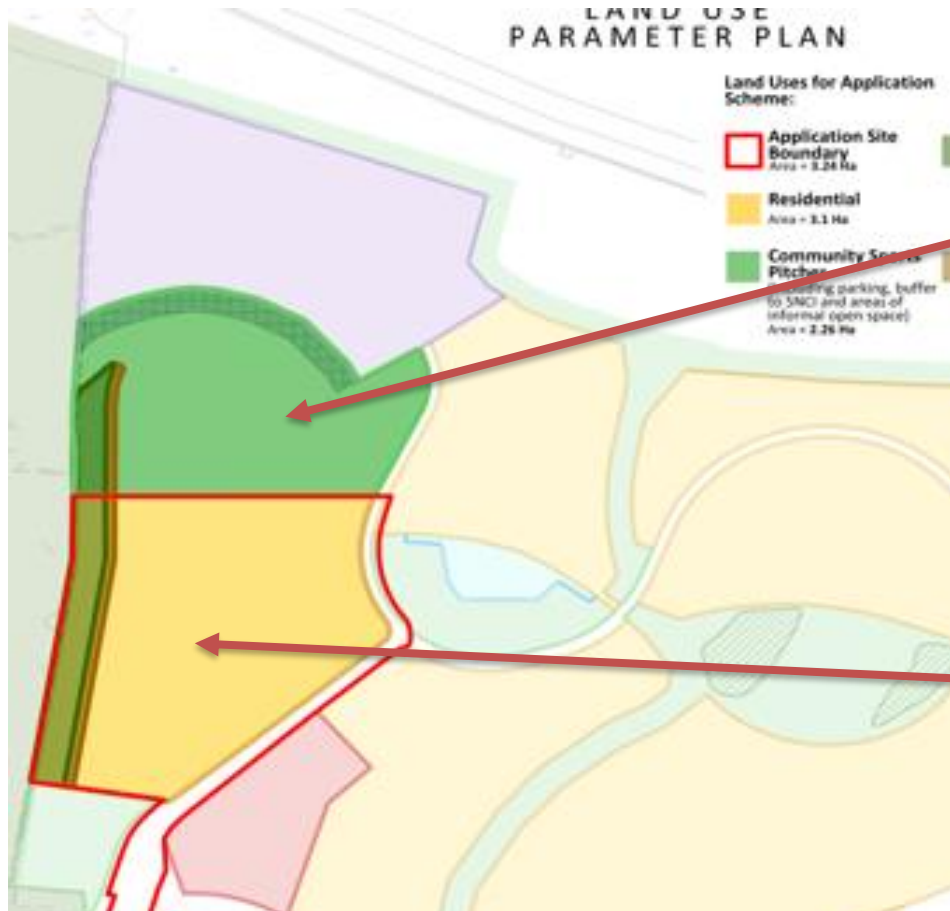
10

1460-SK012-1

Parameter Plan - Land Use



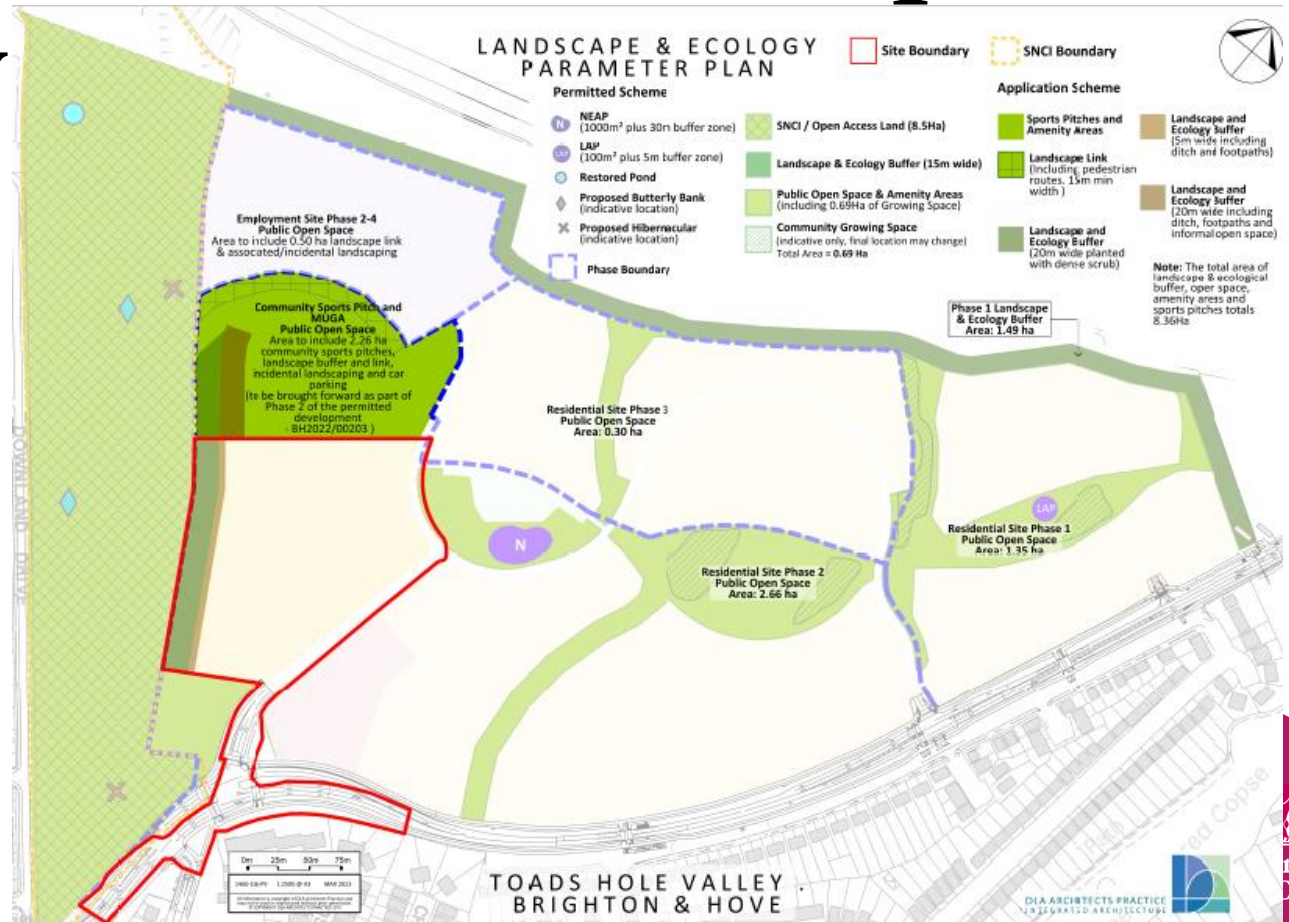
Parameter Plan – land use – close up



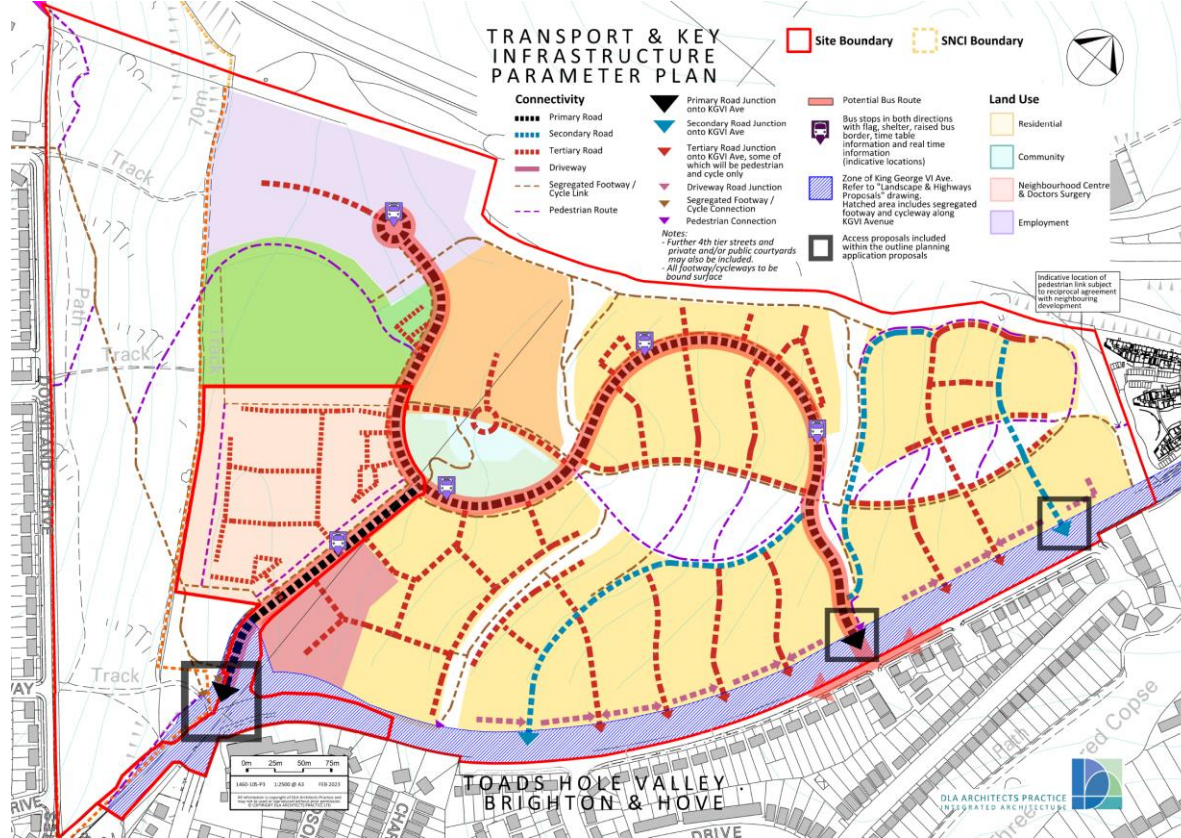
Community sports pitches, incl parking and landscaping (incl 40m buffers to LWS), 2.26ha

Application site –
residential incl parking and landscaping (incl 25m buffers to LWS), 3.1ha

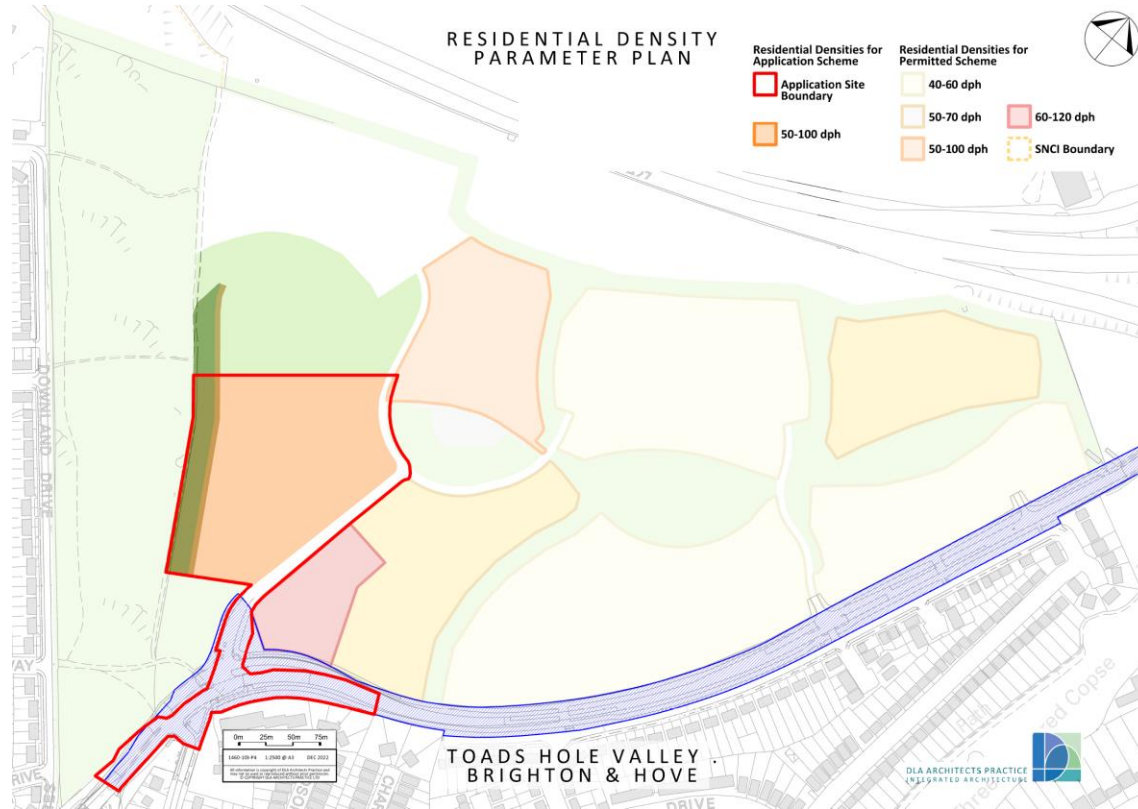
Parameter Plan - Landscape & Ecology



Parameter Plan - Transport & Key Infrastructure



Parameter Plan – Residential Density

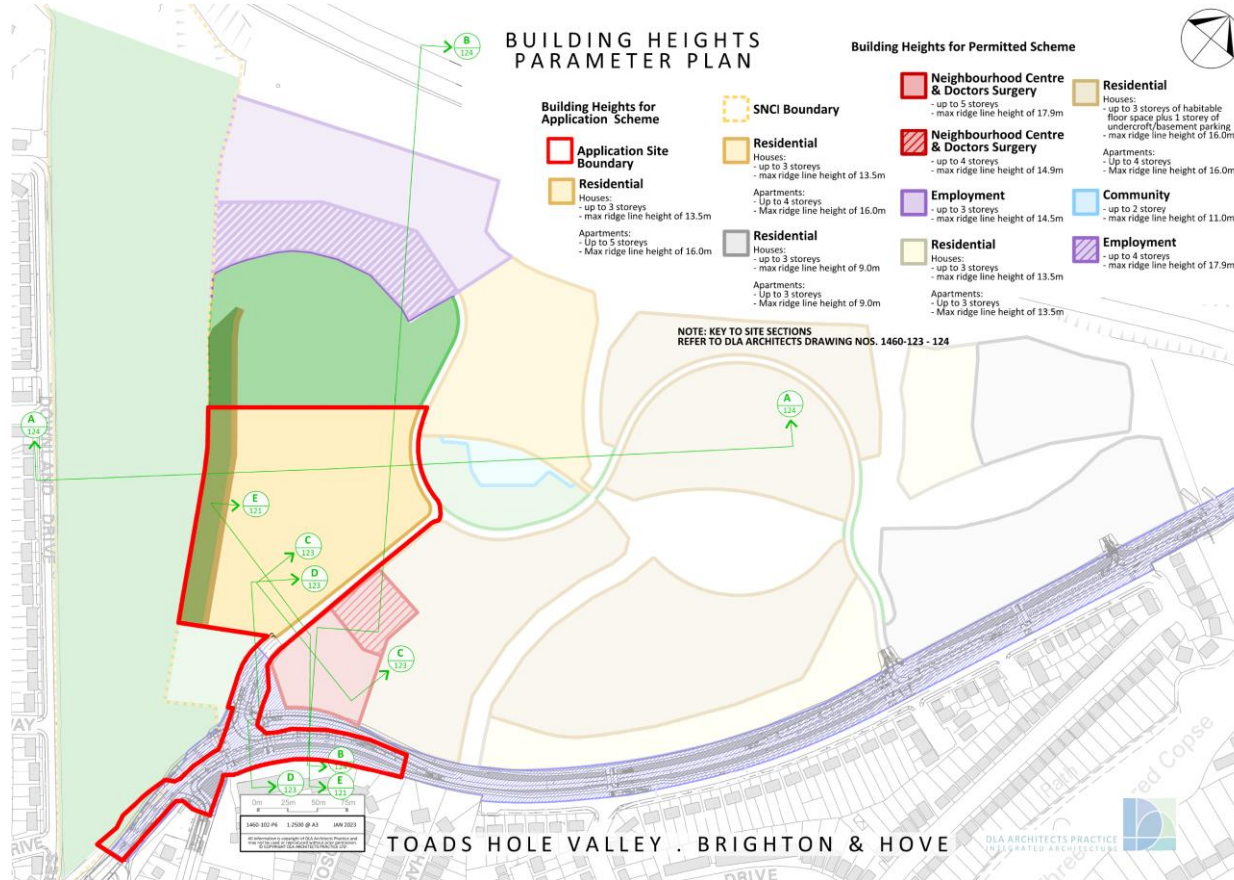


Phasing Plan in Relation to Permitted Scheme



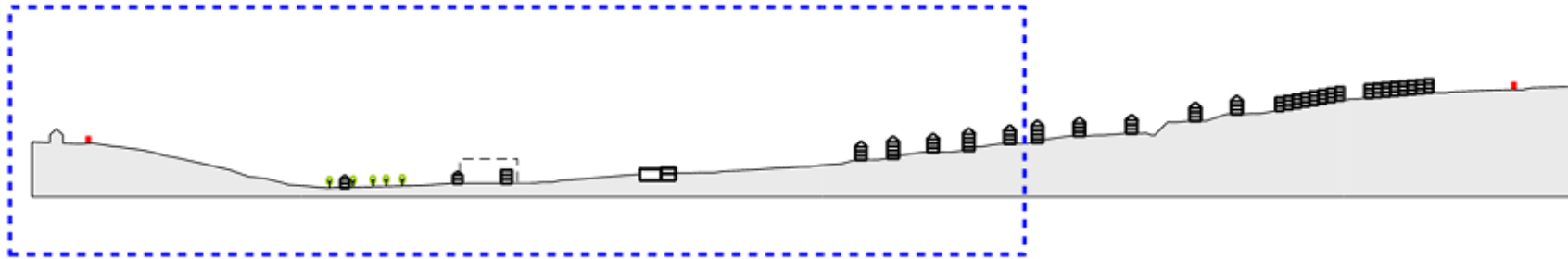
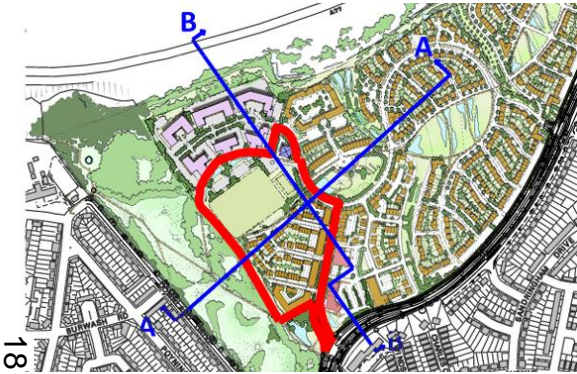
1460-205-P5

Parameter Plan - Building Heights

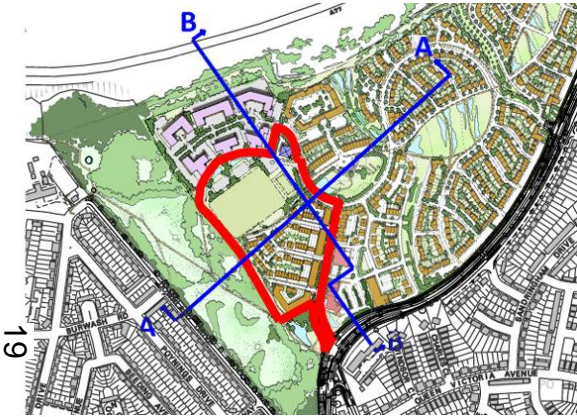


1460-102-P6

Proposed Site Section(s)



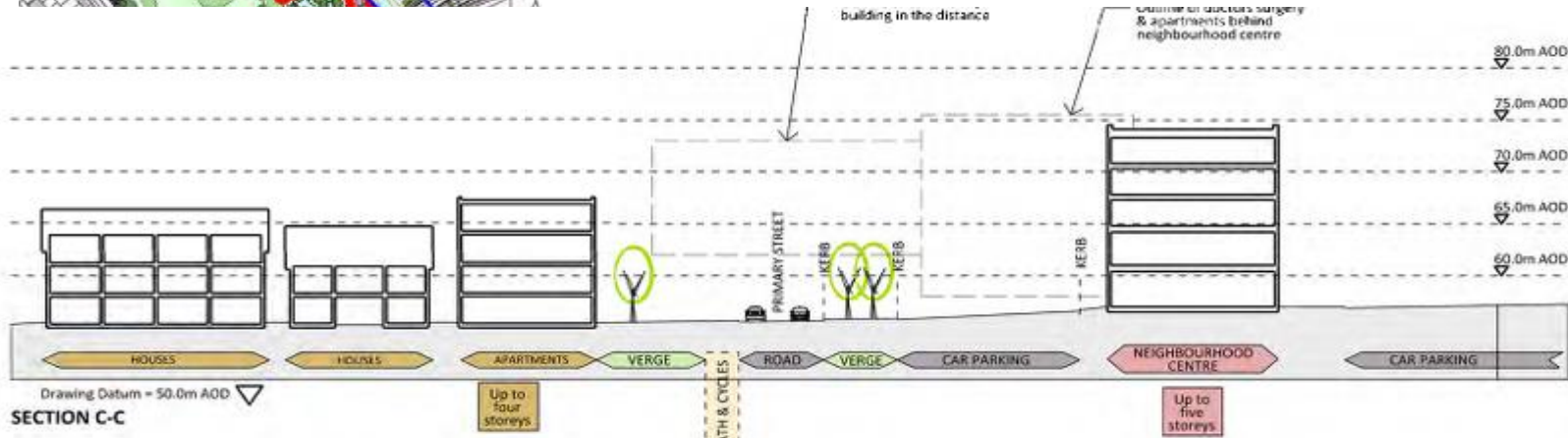
Proposed Site Section(s)



Proposed Site Section(s)



20



Key Considerations

- This is a 'drop-in' scheme only, not re-assessment of whole of THV again
- Need for a school at THV, departure from Policy DA7
- Part replacement with housing (and NPPF requirement)
- Supporting infrastructure
- Associated ecological, transport and other impacts and mitigation (incl Biodiversity Net Gain)

S106 table

- **Implementation of this application with BH2022/00203 only**, and not carried out separately (phased delivery of all associated infrastructure incl A27 junction works prior to occupation of Phase 2/300 dwellings)
- **Affordable housing (40% of overall dwellings)**, with 55% even split of social/affordable rent and 45% intermediate shared ownership/First Homes
- Addition of **9 custom/self-build plots**
- **Neighbourhood Equipped Area of Play** and **0.11ha food growing space**
- Provision of **sports facilities** on remaining part of former school site
- **Enlarged community centre** to accommodate changing for sports
- **Employment training strategy** and additional contribution of **£70,800**
- **Public art component** additional value of **£59,600**
- **Biodiversity Net Gain (BNG) monitoring fees**

Conclusion and Planning Balance

- Robust evidence school site is not needed, exceptional case made
- Housing provision (incl affordable) must be given significant weight as per NPPF to boost housing supply
- Transport and other impacts similar to original THV scheme, similar mitigation and supporting infrastructure to be secured via condition/S106 as before, incl on-site sports facility, plus larger play areas, food growing areas and ecological landscape buffers
- On balance acceptable to have a degree of off-site BNG, will be conditioned
- No objections raised by expert consultees
- S106 Deed of Variation to ensure the development only comes forward as part of wider THV permission, with associated infrastructure
- Approval recommended

Saxon Works, Land To The Rear Of 303-305 Portland Road

BH2021/04068



Brighton & Hove
City Council

Application Description

- Demolition of existing buildings and erection of 2 to 5 storey residential building (C3) including basement vehicle parking & 3 storey commercial building (Class E), with associated cycle & bin storage, landscaping & associated works. (For information: proposal is for 26no. residential units and 219sqm of commercial floorspace).

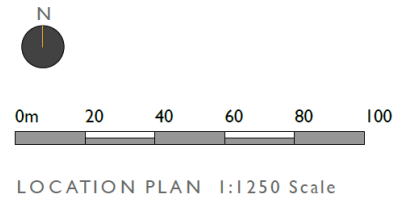
Split of uses/Number of units

- 26 residential units: 12 x 1 beds, 9 x 2 beds and 5 x 3 beds
- 219sqm flexible Use Class E floorspace

Map of application site



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**Brighton & Hove
City Council**

Existing Block Plan



A.001

Proposed Site Plan



D.09 Rev M

Aerial photo of site



3D Aerial photo of site



Street photos of site



Street photos of site



Southern boundary



South western boundary



South eastern boundary



South eastern boundary



Western boundary of the site



South western boundary of the site



West-facing elevation of 305 Portland Road



Brighton & Hove
City Council

Existing buildings



Existing buildings



Within the site looking north

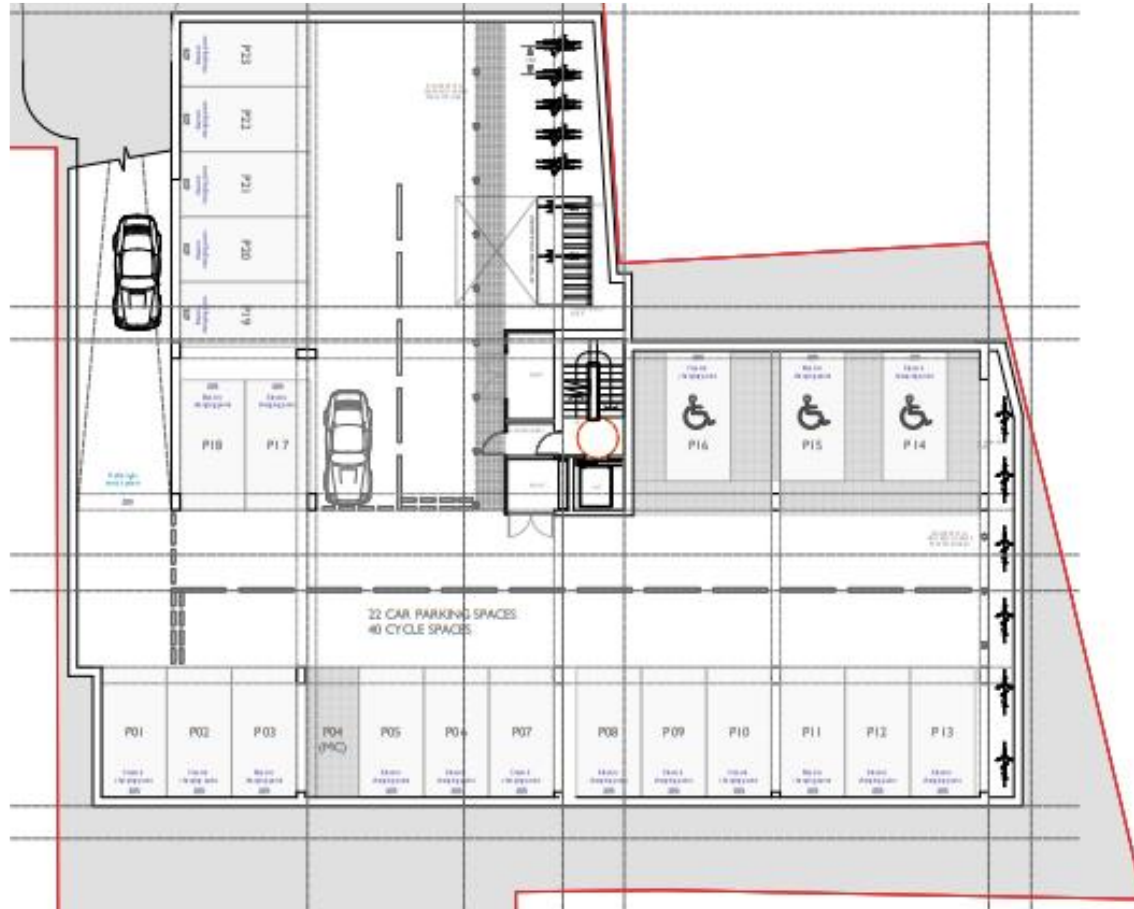


Brighton & Hove
City Council

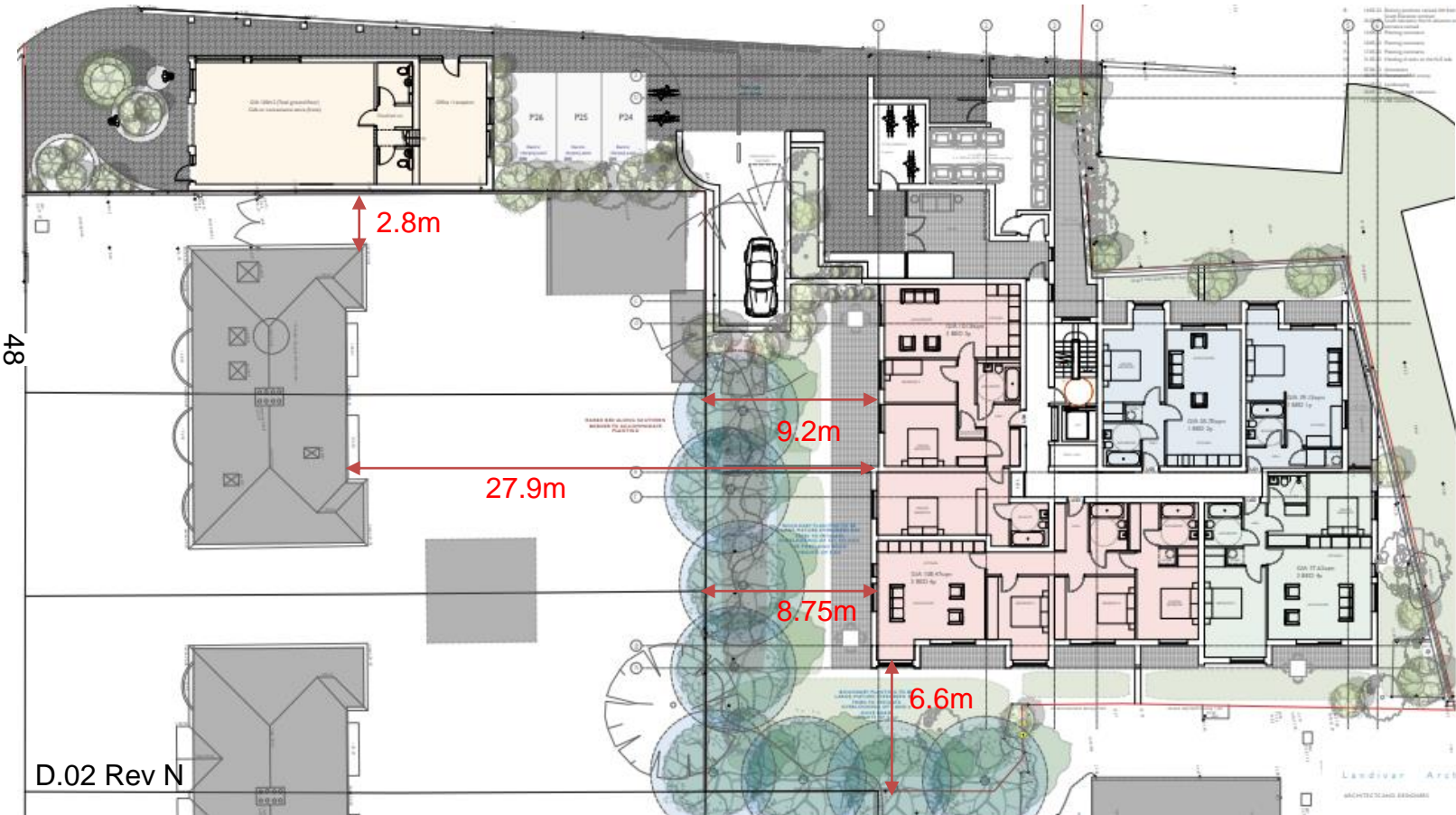
Entrance to site from Olive Road



Proposed Basement Floor Plan



Proposed Ground Floor Plan



D.02 Rev N

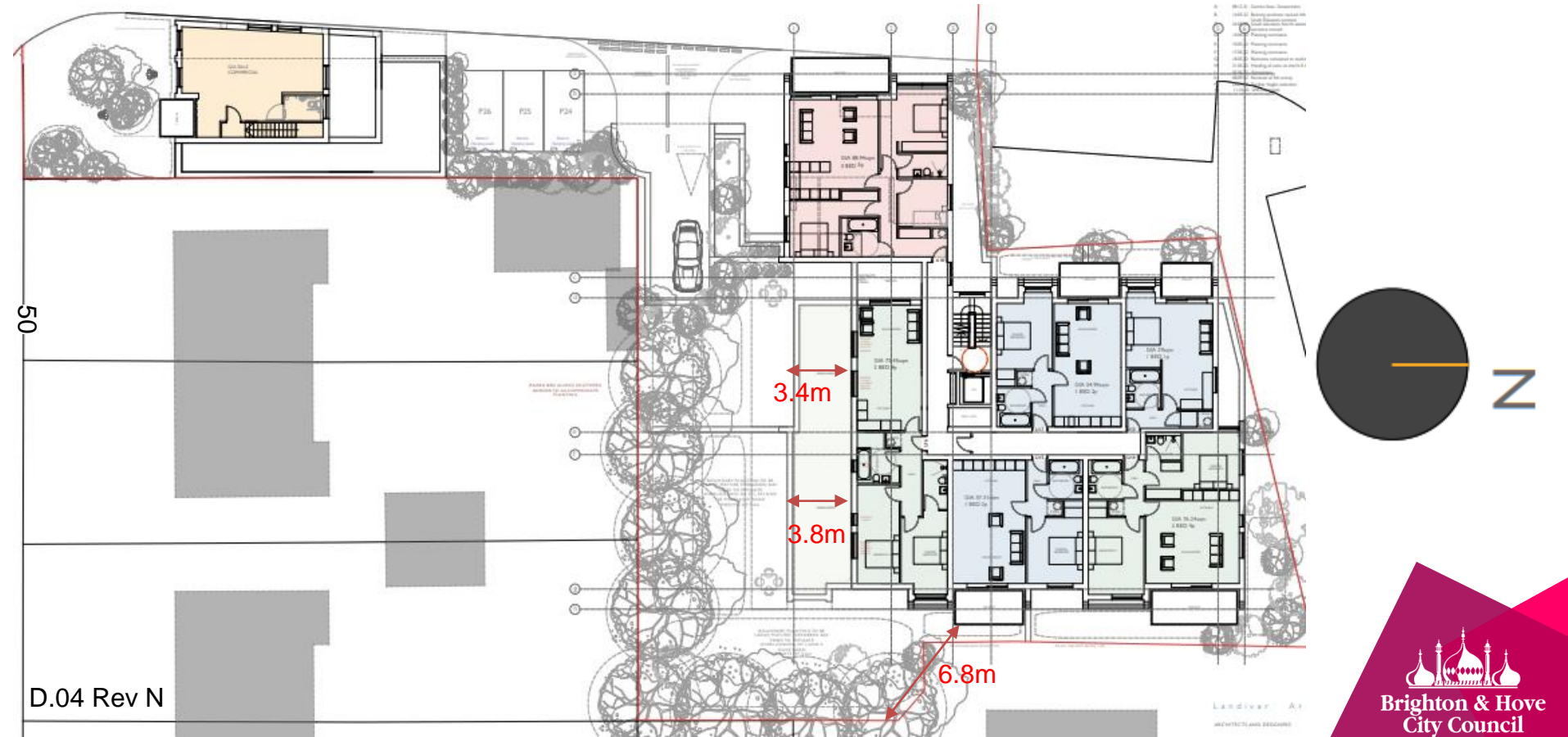


49

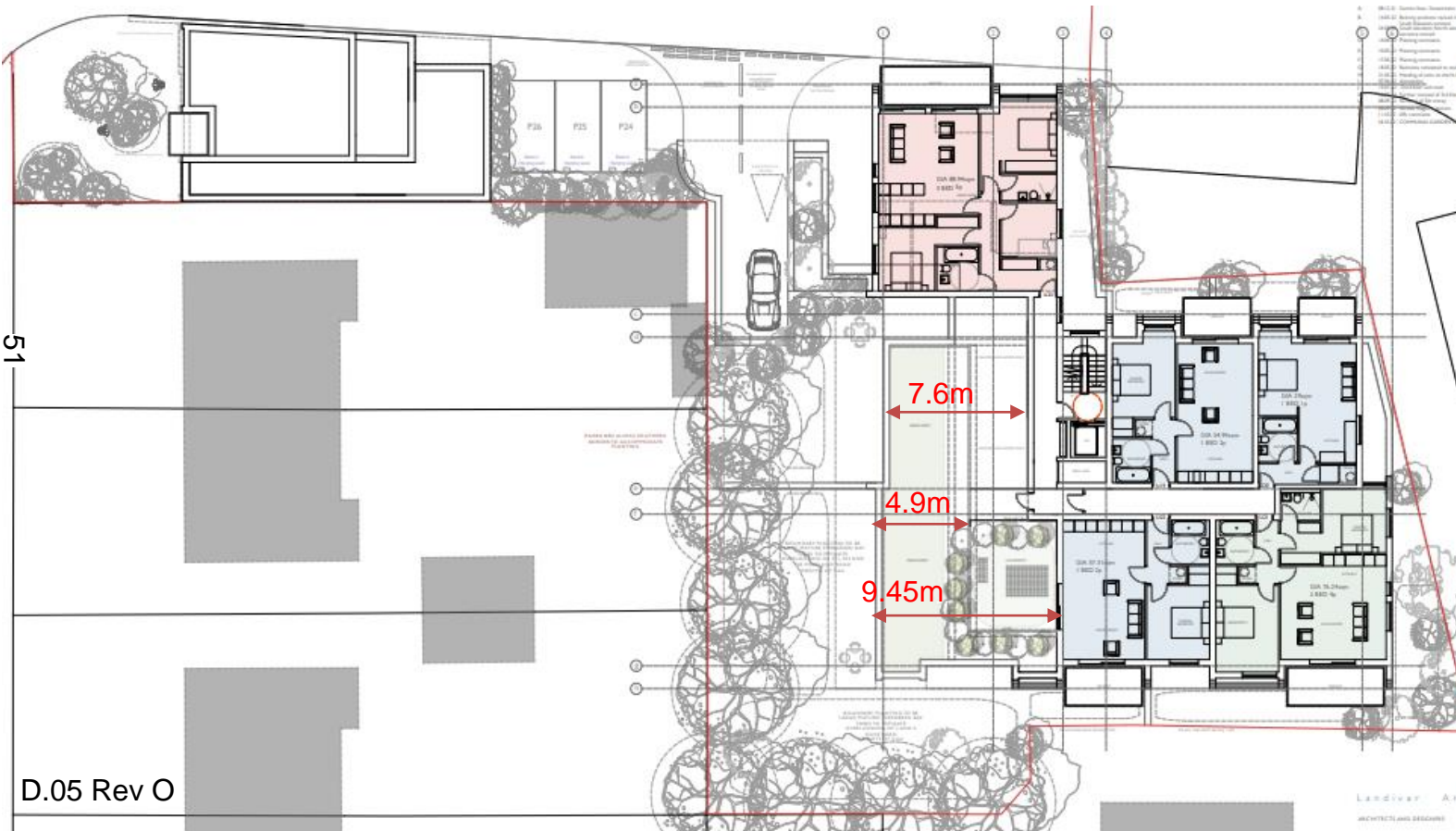


**Brighton & Hove
City Council**

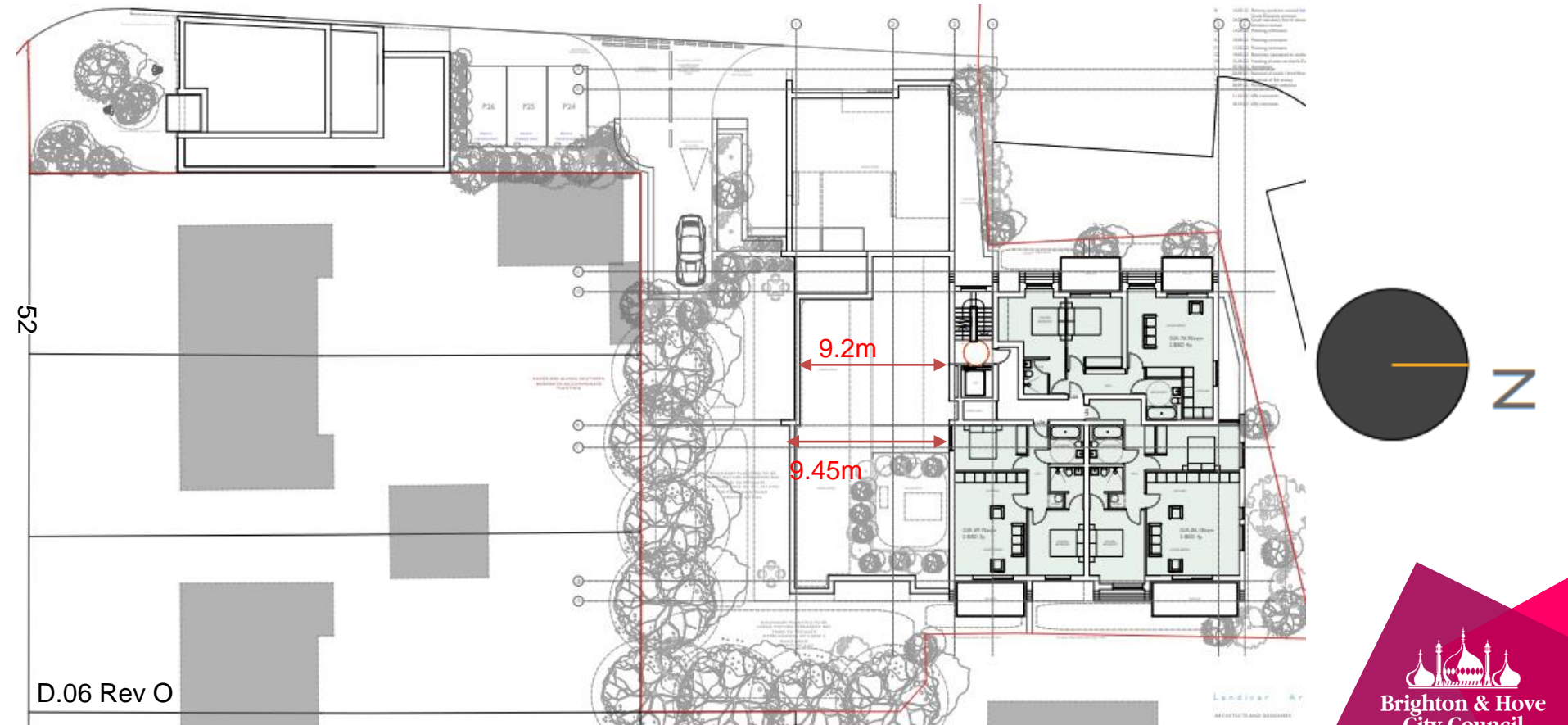
Proposed Second Floor Plan



51



Proposed Fourth Floor Plan



55



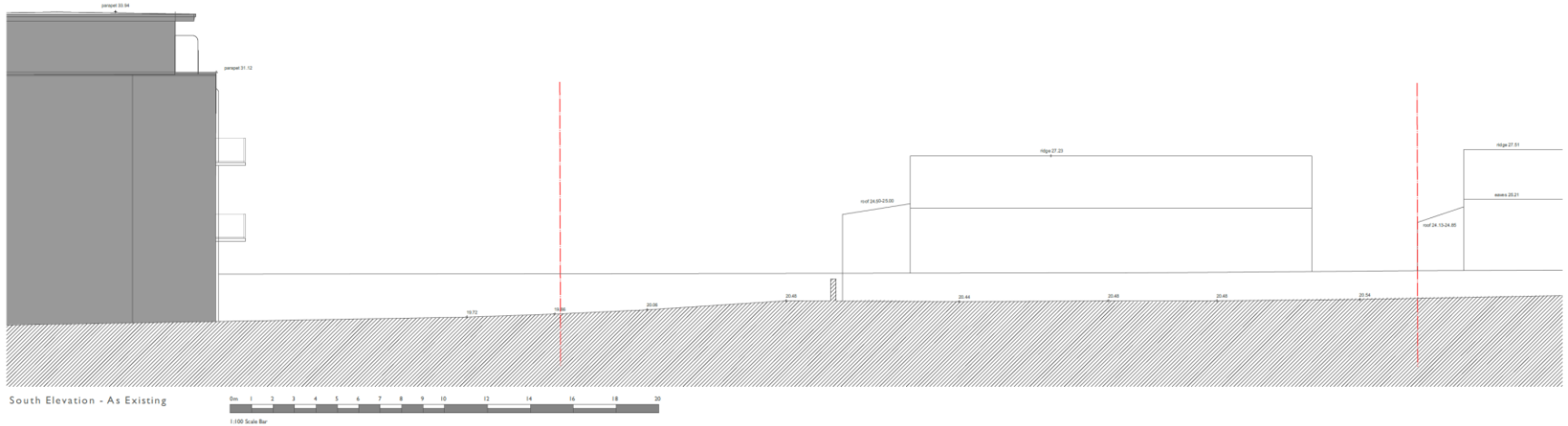
T6 *Prunus mume*
(japanese apricot)

[illegible]

D.10 Rev N

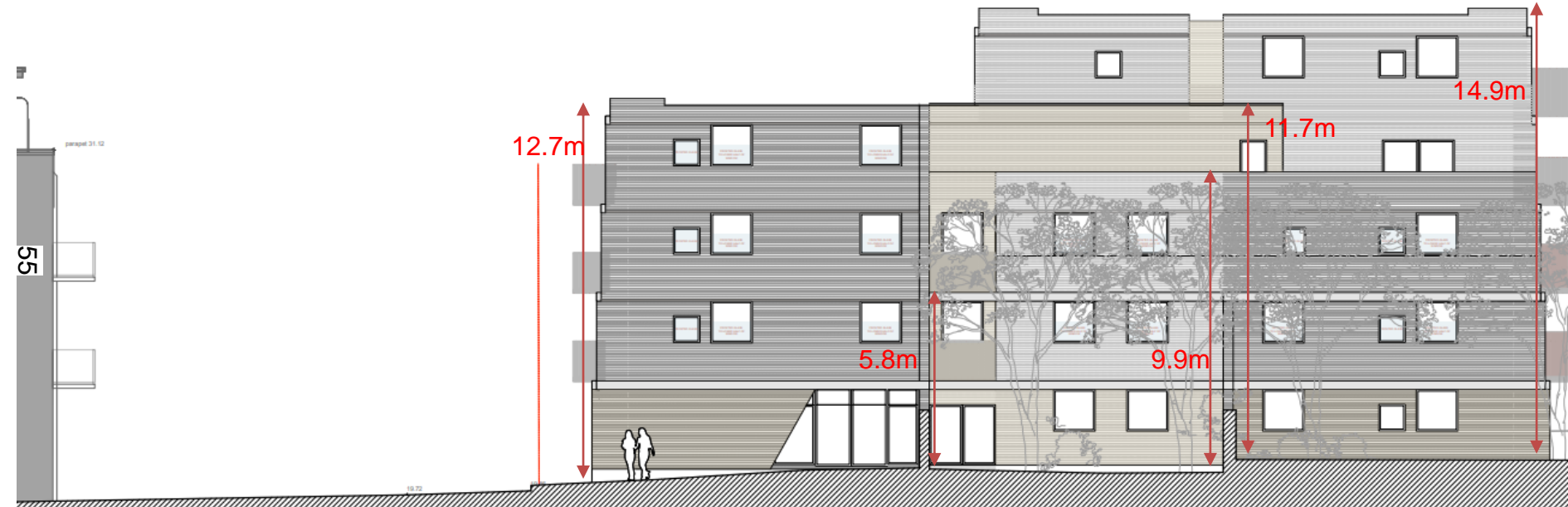
Existing Front (South) Elevation

54



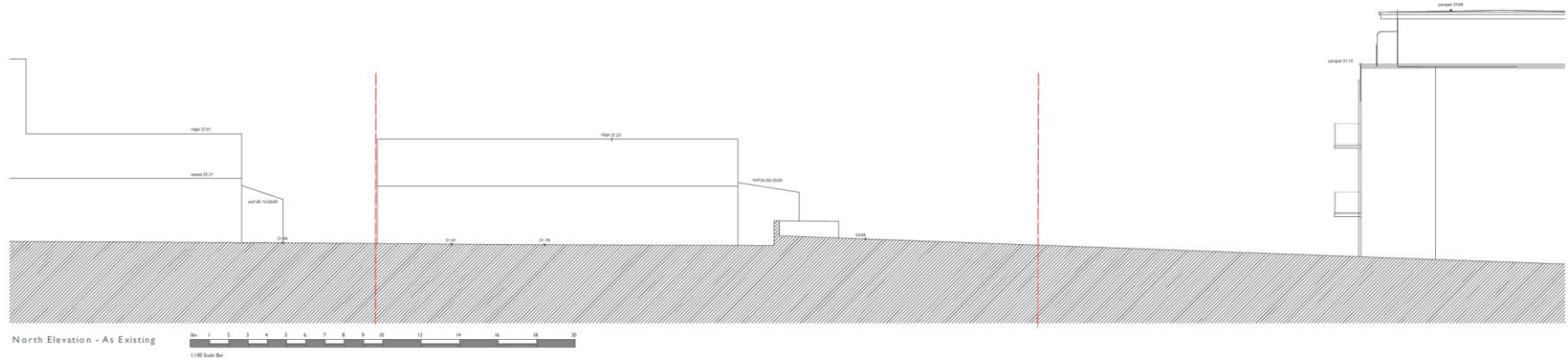
A.04

Proposed Front (South) Elevation



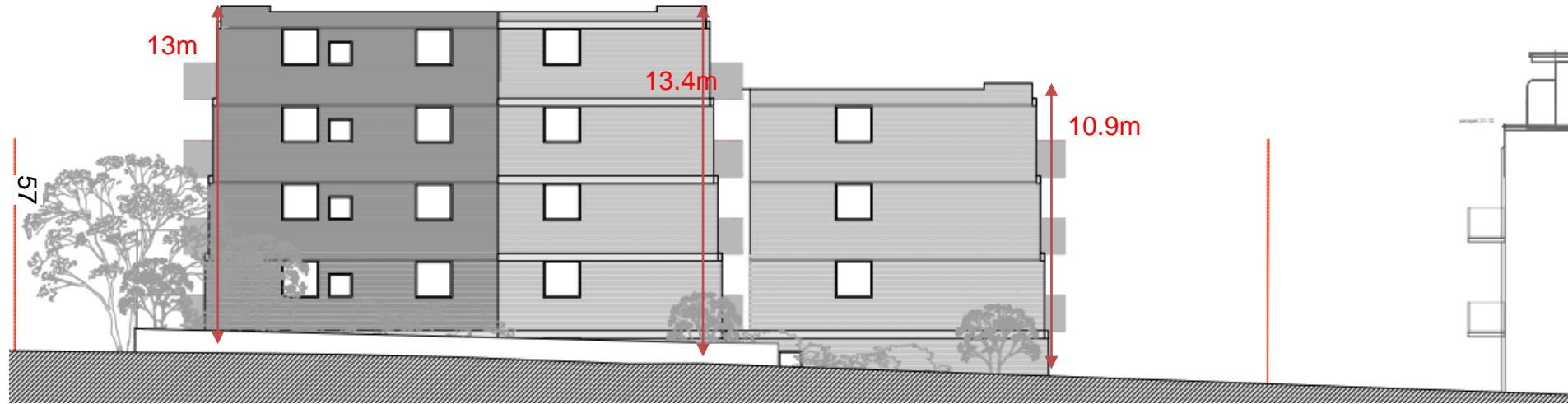
Existing Rear (North) Elevation

56

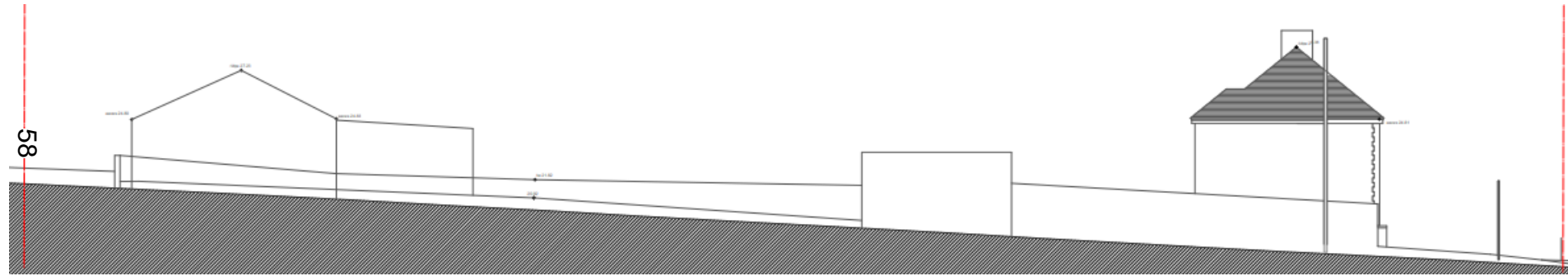


A.03

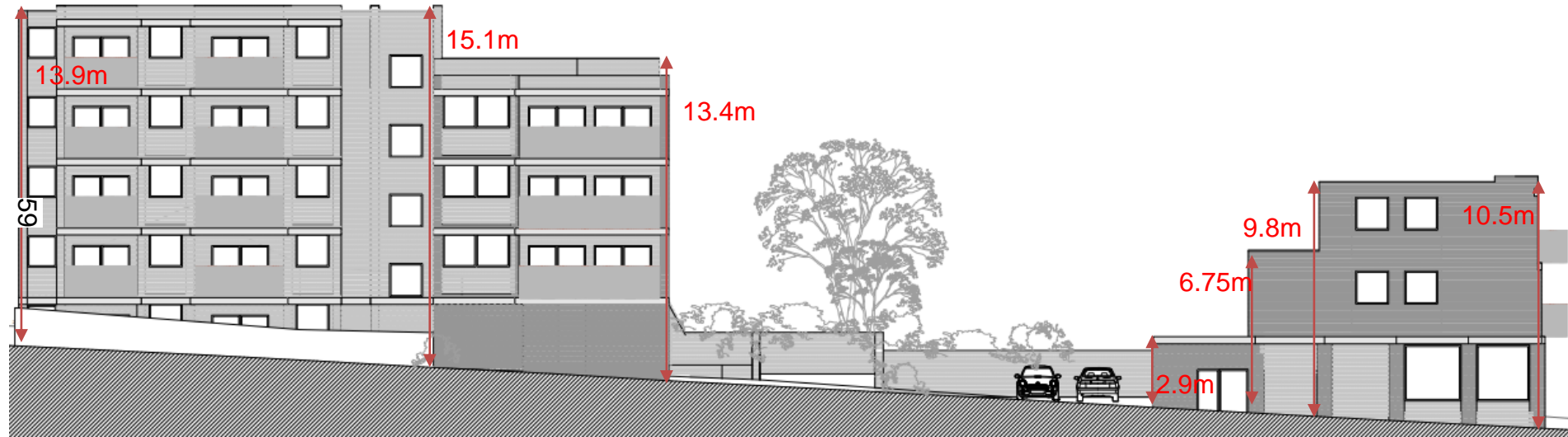
Proposed Rear (North) Elevation



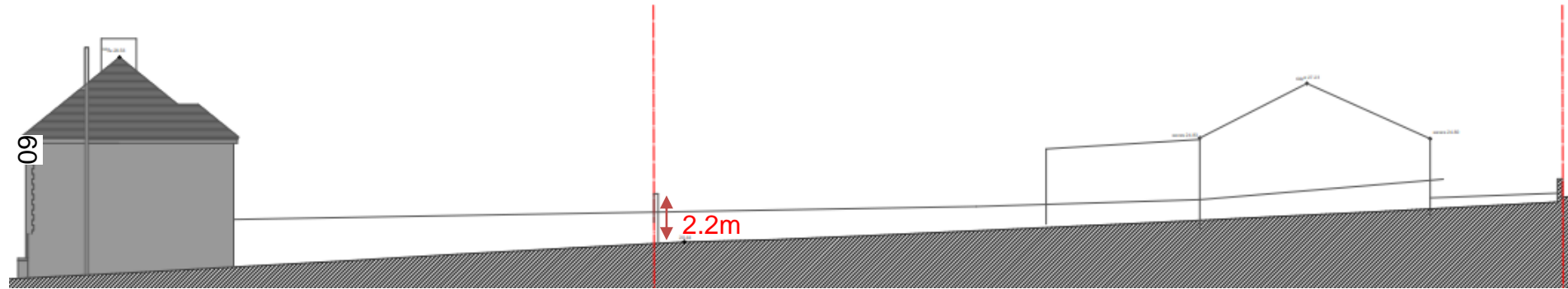
Existing Side (West) Elevation



Proposed Side (West) Elevation



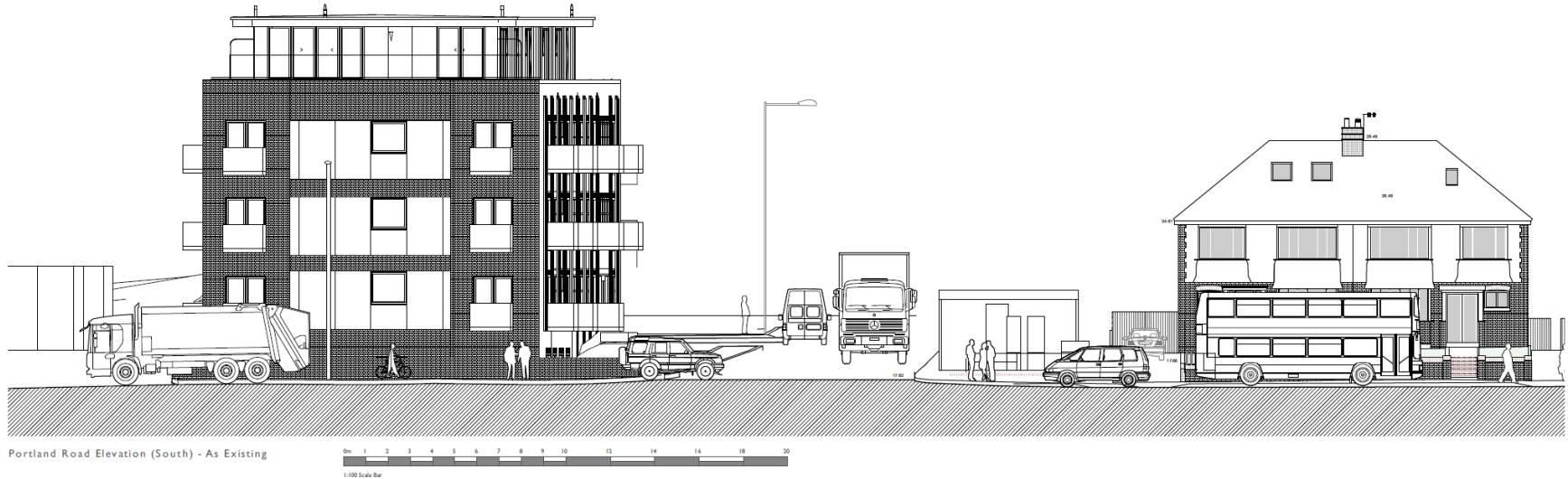
Existing Side (East) Elevation



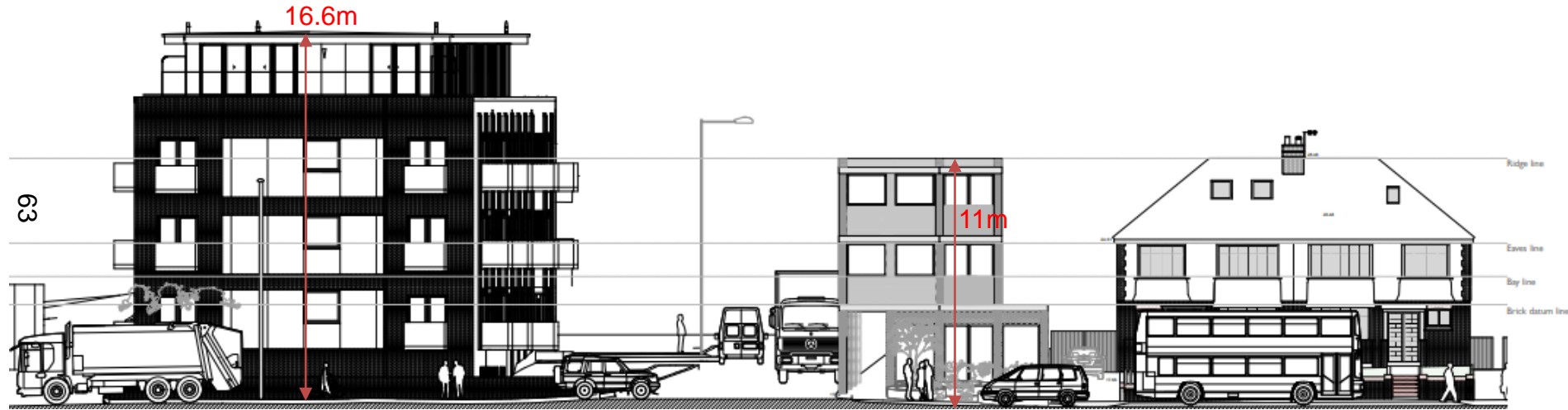
Proposed Side (East) Elevation



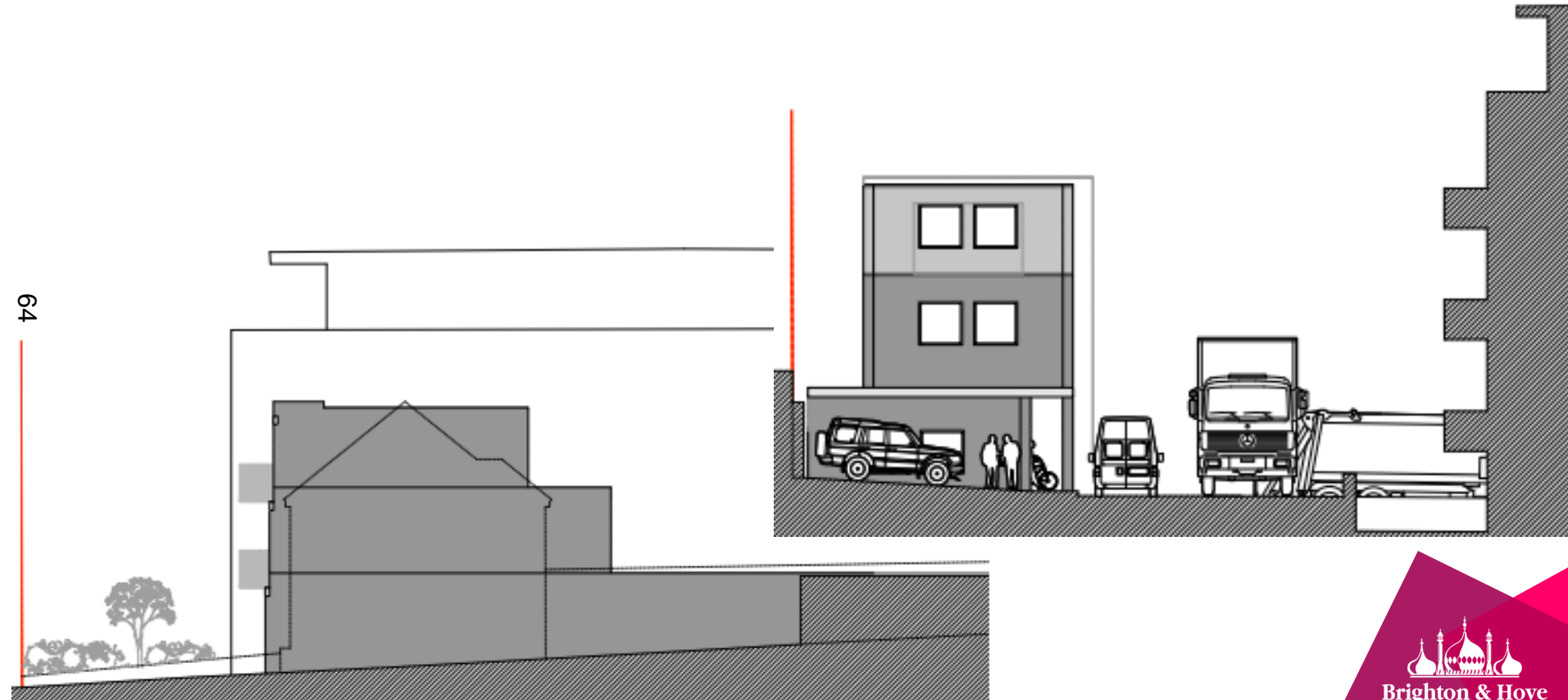
Existing Street Elevation



Proposed Front Elevation (Commercial Building)

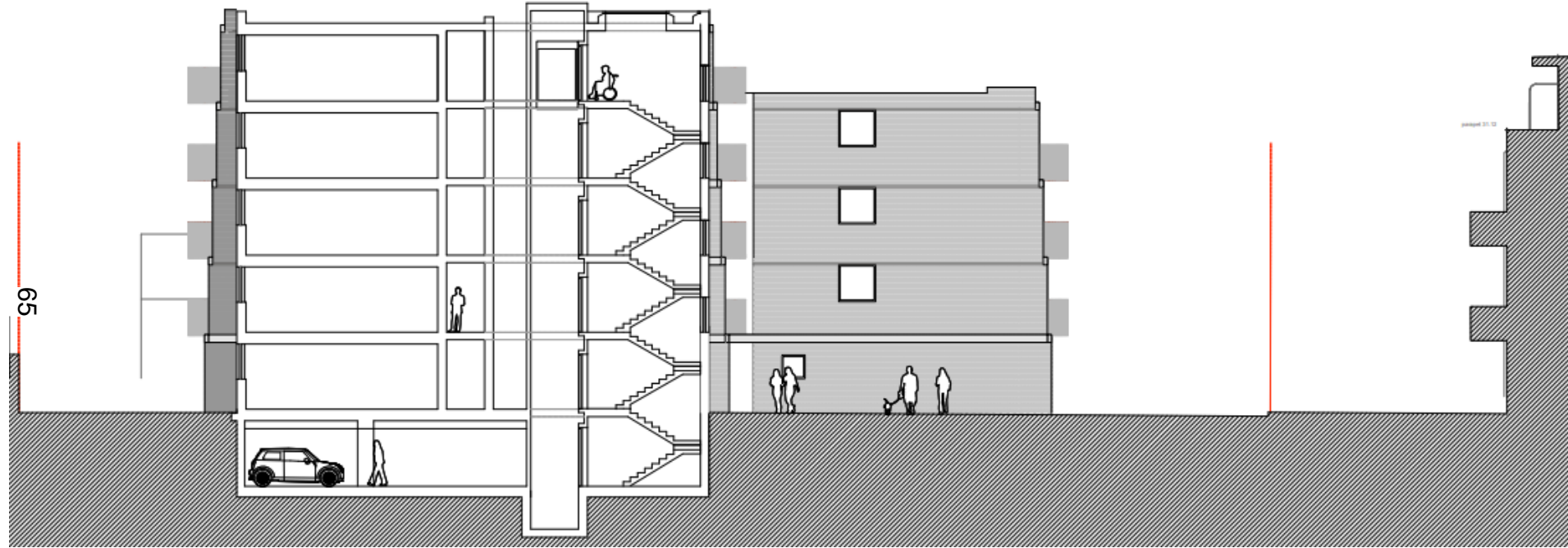


Proposed Rear and Side Elevations (Commercial Building)

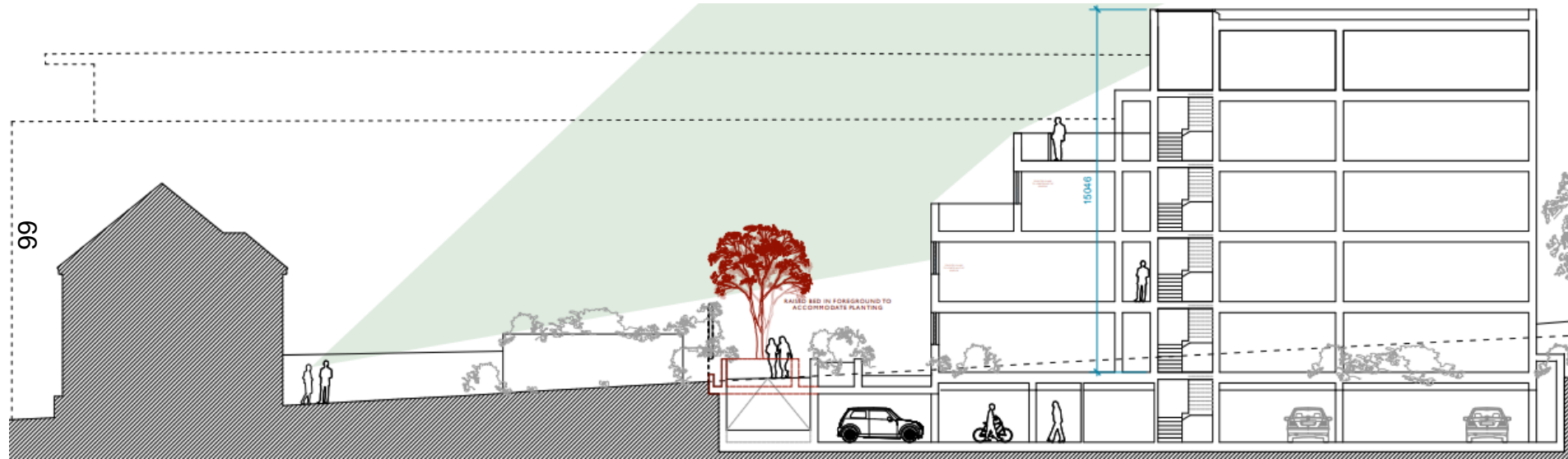


D.020 Rev M

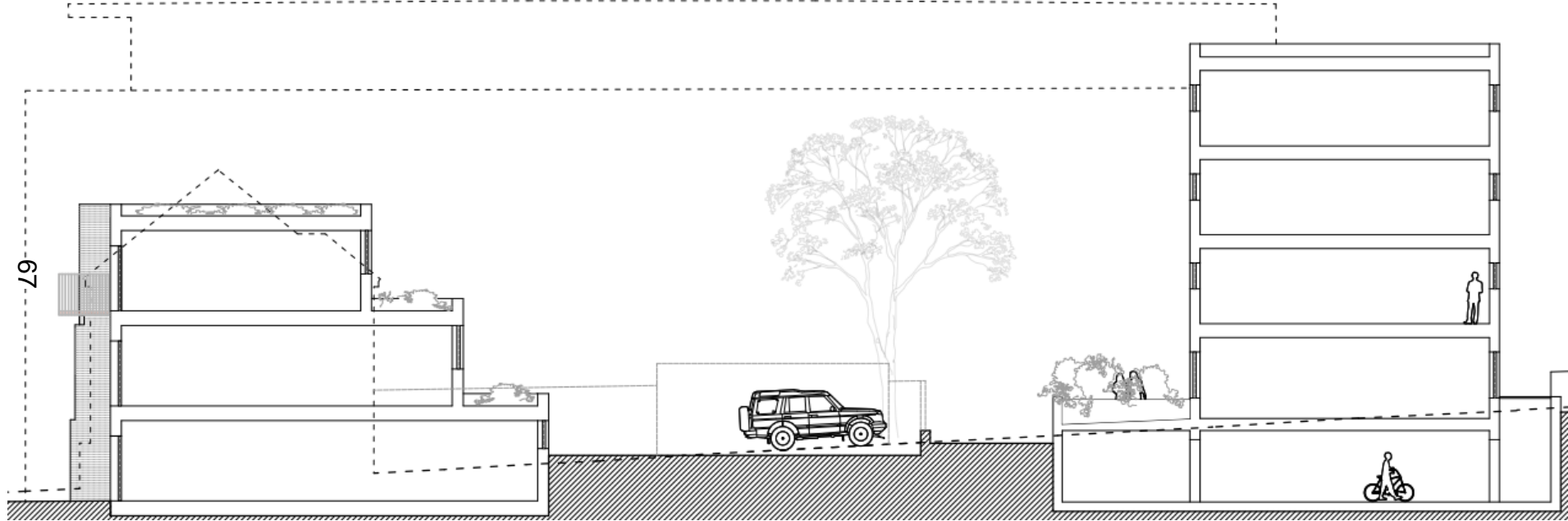
Proposed Site Section A



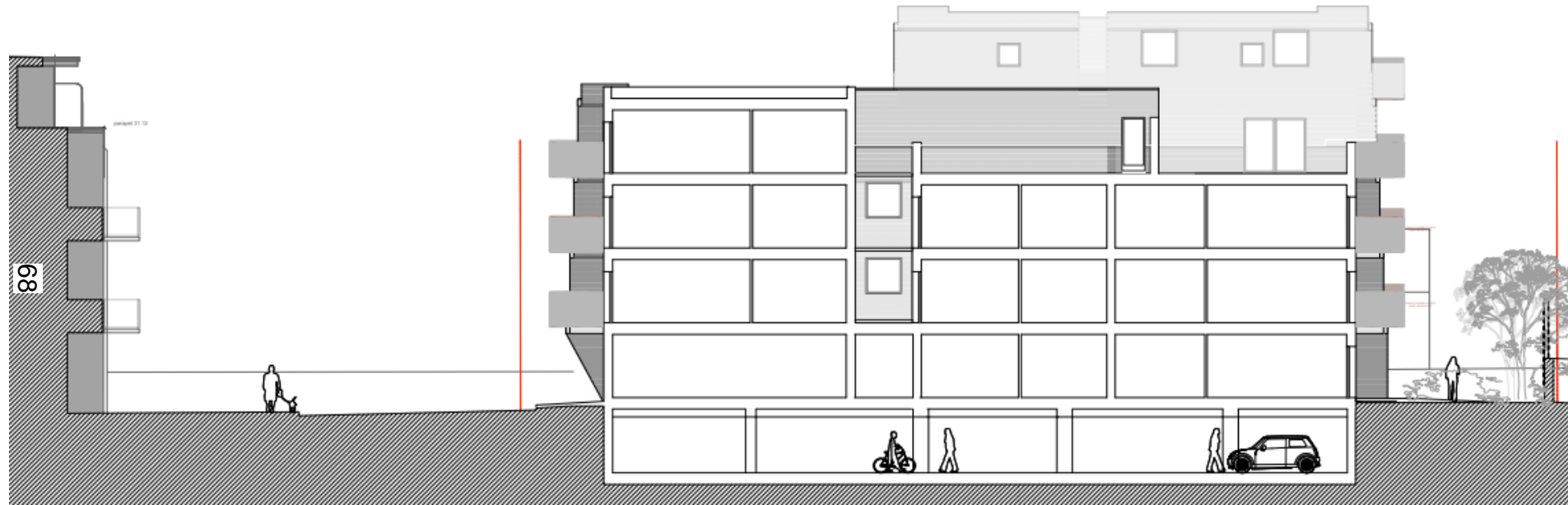
Proposed Site Section B



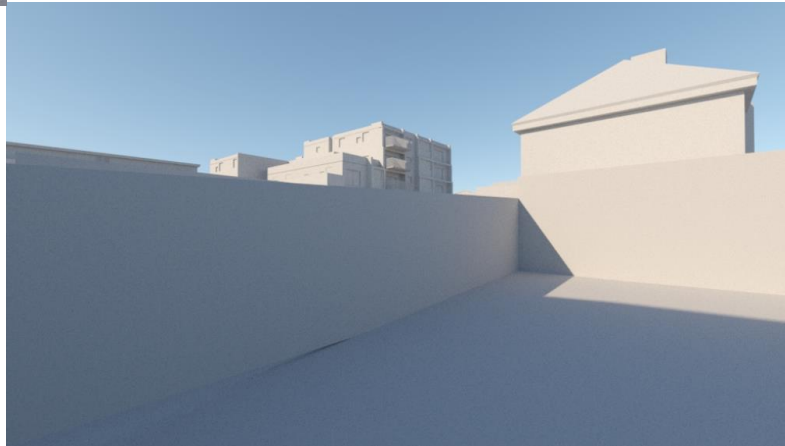
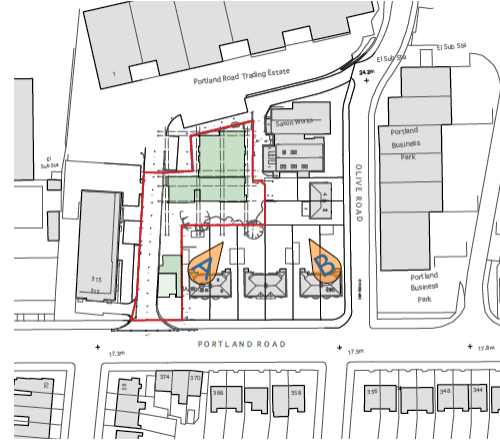
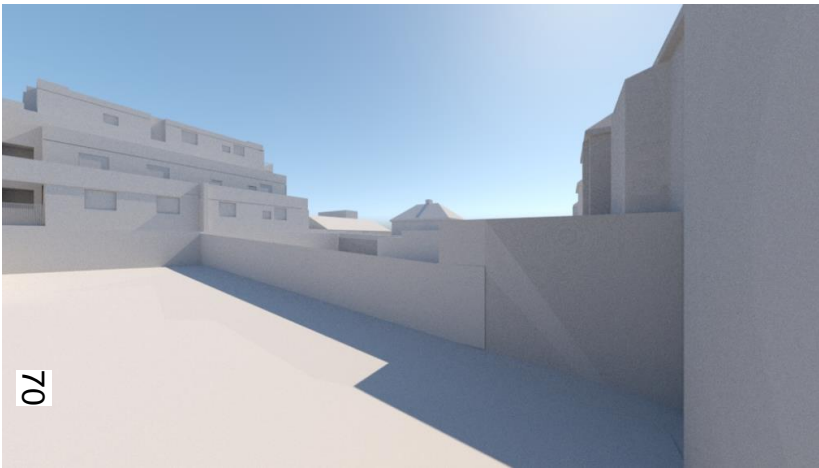
Proposed Site Section C



Proposed Site Section D



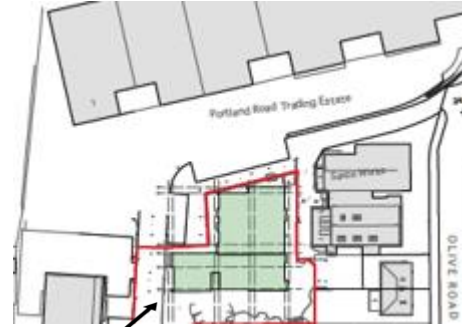
Proposed Visuals



Proposed Visual

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Proposed Visual



Key Considerations in the Application

- Principle of development
- Affordable housing
- Density
- Design
- Biodiversity, Landscaping, Trees and Ecology
- Impact on Neighbouring Amenity
- Standard of Accommodation
- Impact on Highways
- Air Quality
- Sustainability
- Archaeology
- Contamination

S106 table

- Affordable housing late stage review
- £11,100 contribution towards skills needs on site, pre-employment training for new entrants to the industry on site and apprentice placements
- Employment and Training Strategy
- Strategies for the demolition and construction phases

Conclusion and Planning Balance

- The proposal makes an important contribution to the city's housing supply and provides new flexible commercial floorspace on a brownfield site.
- The proposal provides sustainability and biodiversity net gains.
- It would generate economic activity during construction work and from the spending in the local economy of the future occupiers.
- The design of the building is high quality and is supported by the Urban Design Officer
- The proposal would not have a significantly adverse impact on neighbouring amenity or on highways safety
- The proposal would provide an acceptable standard of accommodation for future occupiers.
- The proposal would not adversely affect archaeology remains, air quality or existing drainage infrastructure.
- The proposal is therefore recommended for approval, subject to conditions and a legal agreement.

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Former Dairy

35-39 The Droveaway

BH2022/00456

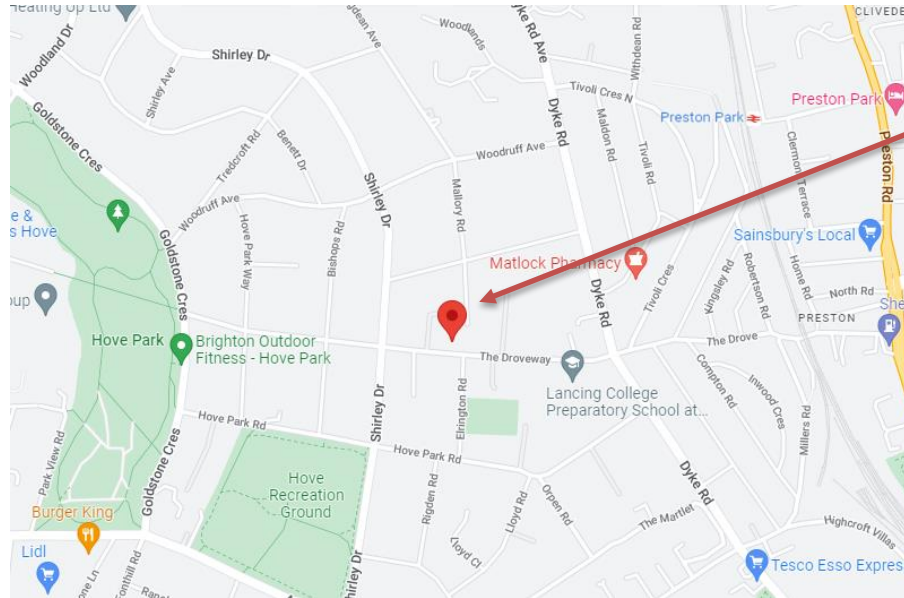


Brighton & Hove
City Council

Application Description

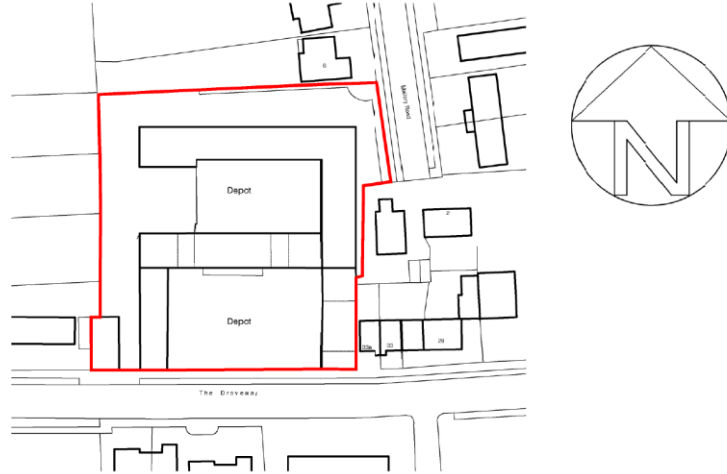
- Change of use from former dairy depot (B8) to mixed-use development comprising 19no. dwellings (Use Class C3) and commercial space (Use Class E), including erection of a new northern wing and a new central wing to courtyard; onsite car and cycle parking and associated works. (part-retrospective)

Map of application site

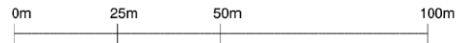


Application site

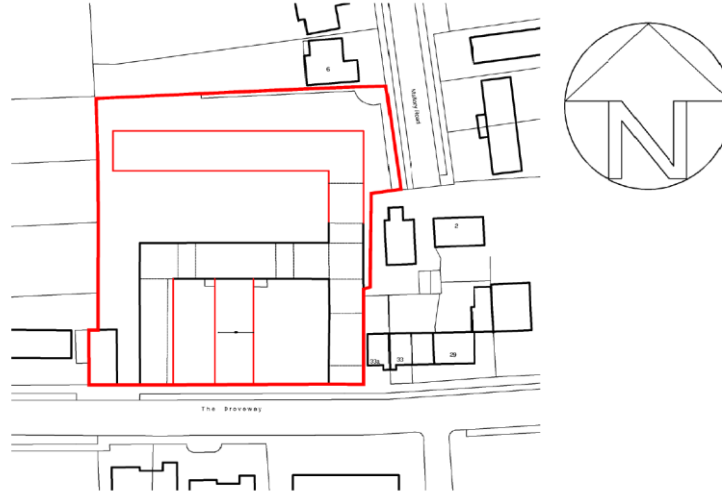
Existing Location Plan



Site location plan scale 1:1250 @A2



Proposed Location Plan



Site location plan scale 1:1250 @A2



Aerial photo(s) of site



3D Aerial photo of site



Street photos taken from Mallory Road

Application site



Application site

No. 6 Mallory Road



View towards the south down
Mallory Road



Brighton & Hove
City Council

Street photos taken from The Droveway



Application site



Application site

Photos showing application site



North boundary of the site
with No.6 Mallory Road



Northern part of the site



Southern part of the
site fronting The
Droveway

Existing Block Plan



Proposed Block Plan



Split of uses/Number of units

- The site as proposed will provide 4no. Commercial units and 19 C3 dwellings.
- The mix of units is as follows:
- 6 x 2 bedroom units
- 12 x 3 bedroom units
- 1 x 4 Bedroom unit

Comparison Site plans



Proposed layout under current application



Approved site layout under application BH2020/00931

Proposed floor plans



Proposed ground floor plan



Proposed first floor plan



Proposed second and third floor plan

Proposed South Elevation (facing The Droveway)

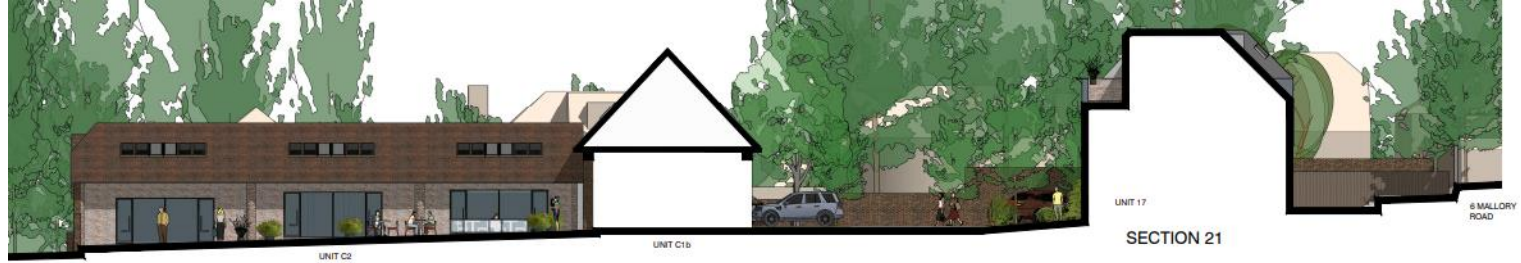


Proposed Contextual Elevations



Elevation onto Mallory Road

Proposed Eastern elevations

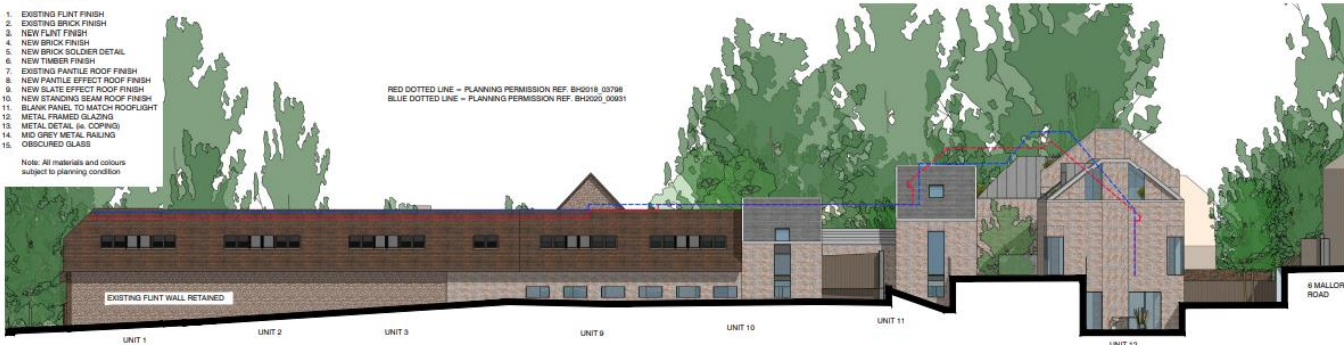


MATERIALS KEY

1. EXISTING FLINT FINISH
2. EXISTING BRICK FINISH
3. NEW FLINT FINISH
4. NEW BRICK FINISH
5. NEW BRICK SOLDIER DETAIL
6. NEW TIMBER FINISH
7. EXISTING PANTILE ROOF FINISH
8. NEW PANTILE EFFECT ROOF FINISH
9. NEW SLATE EFFECT ROOF FINISH
10. NEW STANDING SEAM ROOF FINISH
11. BLANK PANEL TO MATCH ROOFLIGHT
12. METAL FRAMED GLAZING
13. METAL DETAIL w/ COPING
14. MID GREY METAL RAILING
15. OBSCURED GLASS

Note: All materials and colours subject to planning condition

RED DOTTED LINE = PLANNING PERMISSION REF. B42018_03796
BLUE DOTTED LINE = PLANNING PERMISSION REF. B42020_20007



Brighton & Hove
City Council

Proposed Western elevations



Proposed South (Front) Elevation of the proposed terraces



Proposed Rear Elevation of the new terraces (North)



Uni 12 which faces
Mallory Road

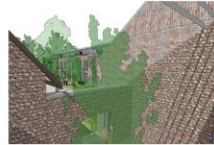
Proposed Visual(s)



OVERVIEW OF THE EAST FRONT COURTYARD FROM THE DRIVEWAY



VIEW INTO THE NEW REAR COURTYARD FROM THE ENTRANCE ARCHWAY



VIEW FROM UNIT 4 COURTYARD SHOWING LINE OF ORIGINAL GABLE RECREATED IN FLINT



VIEW ALONG THE REAR COURTYARD LOOKING EAST



AERIAL VIEW FROM THE SOUTH EAST

Proposed Visual(s)



VIEW INTO THE WEST FRONT COURTYARD FROM THE DRIVEWAY



OVERVIEW OF THE EAST FRONT COURTYARD FROM THE DRIVEWAY



VIEW FROM WEST FRONT COURTYARD TOWARDS THE DRIVEWAY



UNIT 6 BALCONY VIEW ALONG THE REAR COURTYARD LOOKING EAST



AERIAL VIEW FROM THE SOUTH WEST

Proposed Visual(s)



VIEW OF UNIT 12 FROM MALLORY ROAD



VIEW OF THE MAIN BARN FROM THE REAR COURTYARD LOOKING EAST



CONTEXT VIEW ALONG MALLORY ROAD LOOKING SOUTH



VIEW FROM THE TESCO FORECOURT



AERIAL VIEW FROM THE NORTH EAST

Key considerations

- The principle of redeveloping the site was accepted under a previous approval (BH2020/00931).
- The principle of development, the proposed land uses, affordable housing contribution, housing mix and the impact of the development on the locally listed heritage assets were previously considered acceptable and this view remains.
- When considering the changes proposed under the current application to that previously approved, the main assessment of this application is concerned with:
 - Design and visual amenity
 - Heritage considerations
 - Standard of accommodation
 - Neighbouring amenity

S106 Table

- Affordable Housing:
- Secure on-site affordable housing of 3 units (2x affordable rent and 1x shared ownership)
- A Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to policy compliant level of affordable housing via an off-site financial contribution.
- Artistic Component
- Provision to the value of £19,470 towards an Artistic component to be provided on site.
- Employment and training
- Employment and Training Strategies for the provision of local employment opportunities with 20% of any new roles created from the demolition and construction phases of development, at least one month before the intended date of formal commencement of the development.
- £8,100 developer contribution toward the Council's Local Employment Scheme
- Highway Works
- The following highway works are required to be secured via a section 278/38 agreement:
- New vehicle crossover on Mallory Road
- Reinstatement of existing eastern crossover on The Droveway
- Reinstatement of existing crossover on western garage block as a grass verge
- Provision of two on-street loading bays.
- Making good of pavement and verge adjacent to new access on Mallory Road.

Conclusion and planning balance

- The principle of development has previously been accepted under application BH2020/00931
- The proposed scheme would deliver the same number of residential units and commercial floor space as the approved scheme BH2020/00931.
- The internal space standards of each residential dwelling would exceed minimum standards.
- The external alterations to the buildings are supported by the heritage team and design officers.
- It is acknowledged that there may be some additional amenity impact as a result of the revised position of the northern terrace but this isn't deemed significant and the relationship to neighbouring properties remains acceptable.
- Subject to appropriate conditions, the scheme remains acceptable in terms of Ecology, Arboriculture and highways.
- The amendments proposed to the existing permission would not result in undue harm and result in a more efficient use of the site. The scheme is therefore recommended for **approval subject to a S106 agreement.**

Enterprise Point And 16- 18 Melbourne Street

BH2022/01490

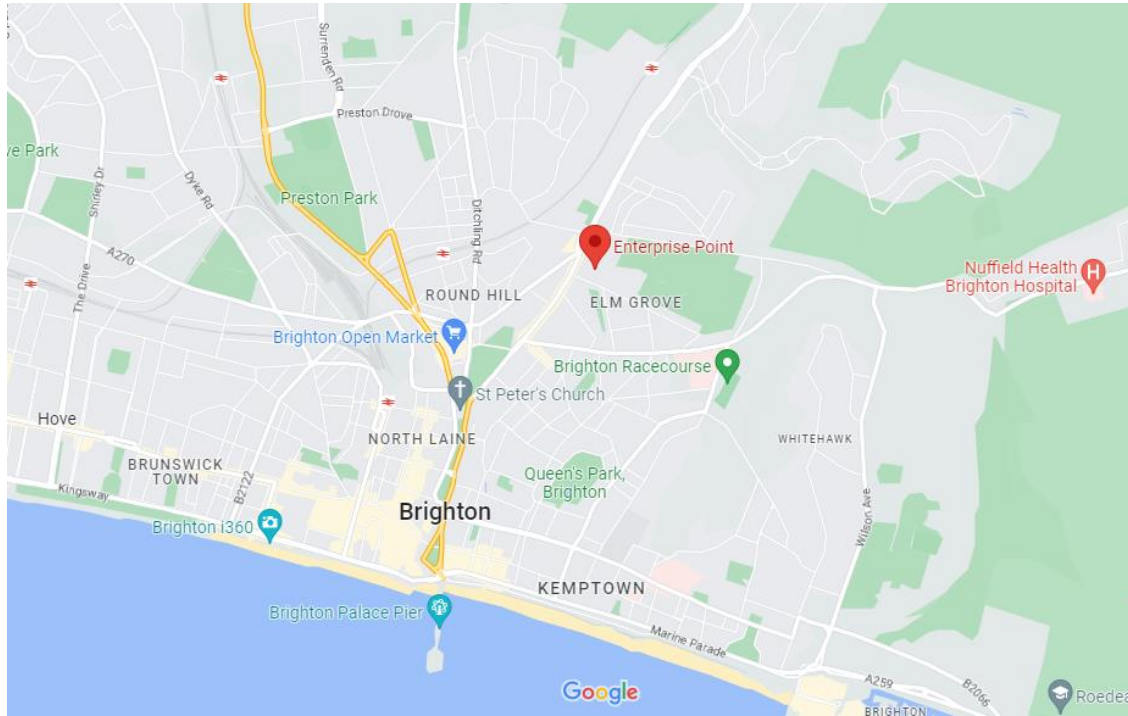


Brighton & Hove
City Council

Application Description

Demolition of the existing buildings and erection of a new development of 6 and 8 storeys, comprising co-working business floor space (use class E) and provision of co-living studio flats (Sui Generis) with communal internal spaces including kitchens, living rooms and gym and external landscaped amenity courtyard, gardens, roof terrace, access, cycle and car parking, plant, electricity sub-station, bin stores, laundry and associated landscaping and environmental improvement works to the public realm and Melbourne Street. (For information: proposal is for 269 co-living studio flats and 941 sqm co-working business floor space).

Map of application site



Map of application site



Application Site

Existing Location Plan

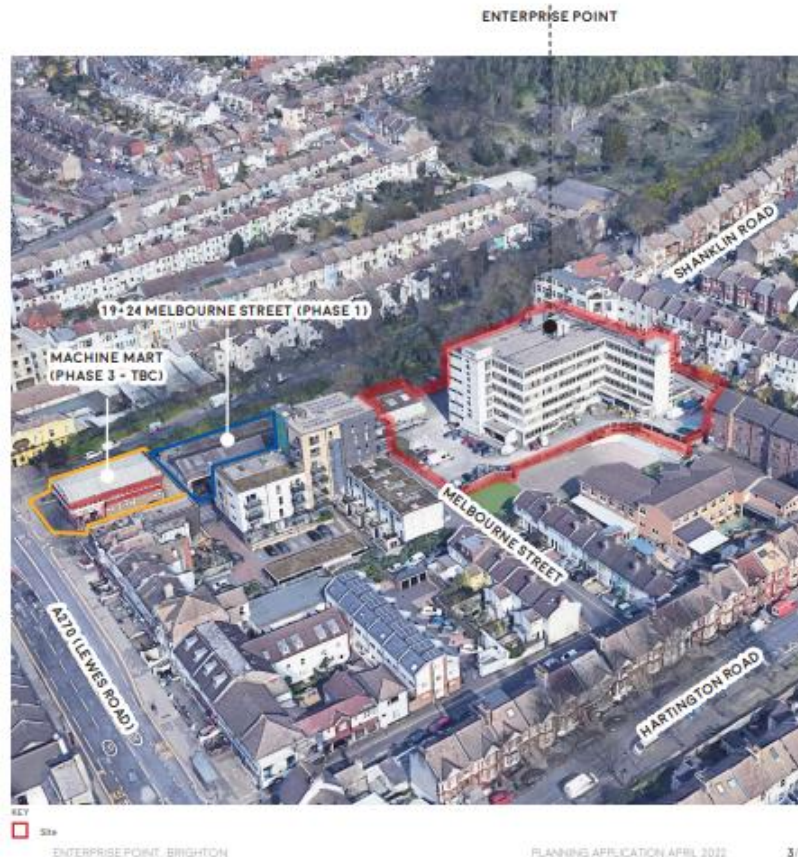


SITE LOCATION PLAN AS EXISTING

10 0 10 20 30 40 50 60 70 80 90 100



Existing Wider Development Site



(Design & Access Statement)

Existing Site Section(s)

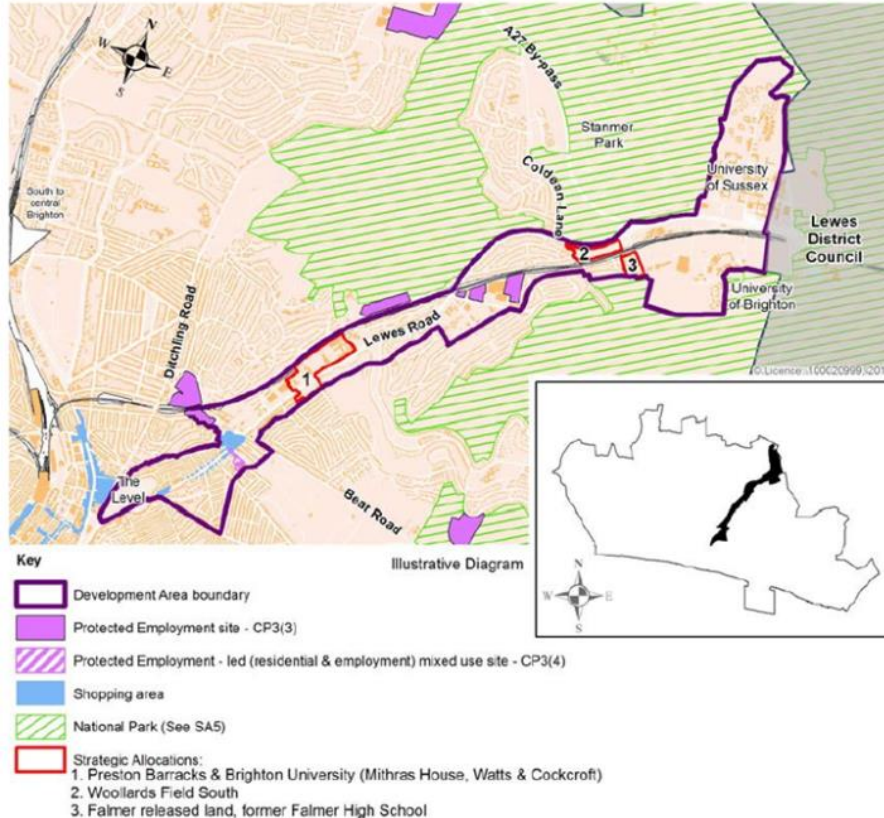


Photos of existing site



Policy Map- DA3 Lewes Road

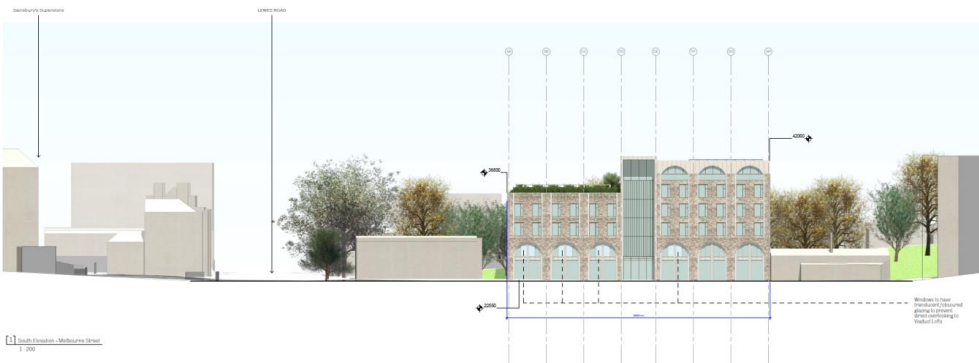
DA3 – Lewes Road Area



Application BH2019/01820

~~-19-24 Melbourne Street - Approved 18/09/2020~~

Erection of a new development of 4 and 6 storeys, plus basement level, comprising 587 m2 of co-working business floor space (B1) including gym/community space (80m2) and ancillary café. Provision of 83 co-living residential units (Sui Generis) with landscaped residents roof terrace

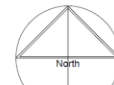


Proposed Location Plan



SITE LOCATION PLAN AS PROPOSED @ 1:1250

0 10 20 30 40 50m



Proposed Location Plan



SITE LOCATION PLAN AS PROPOSED

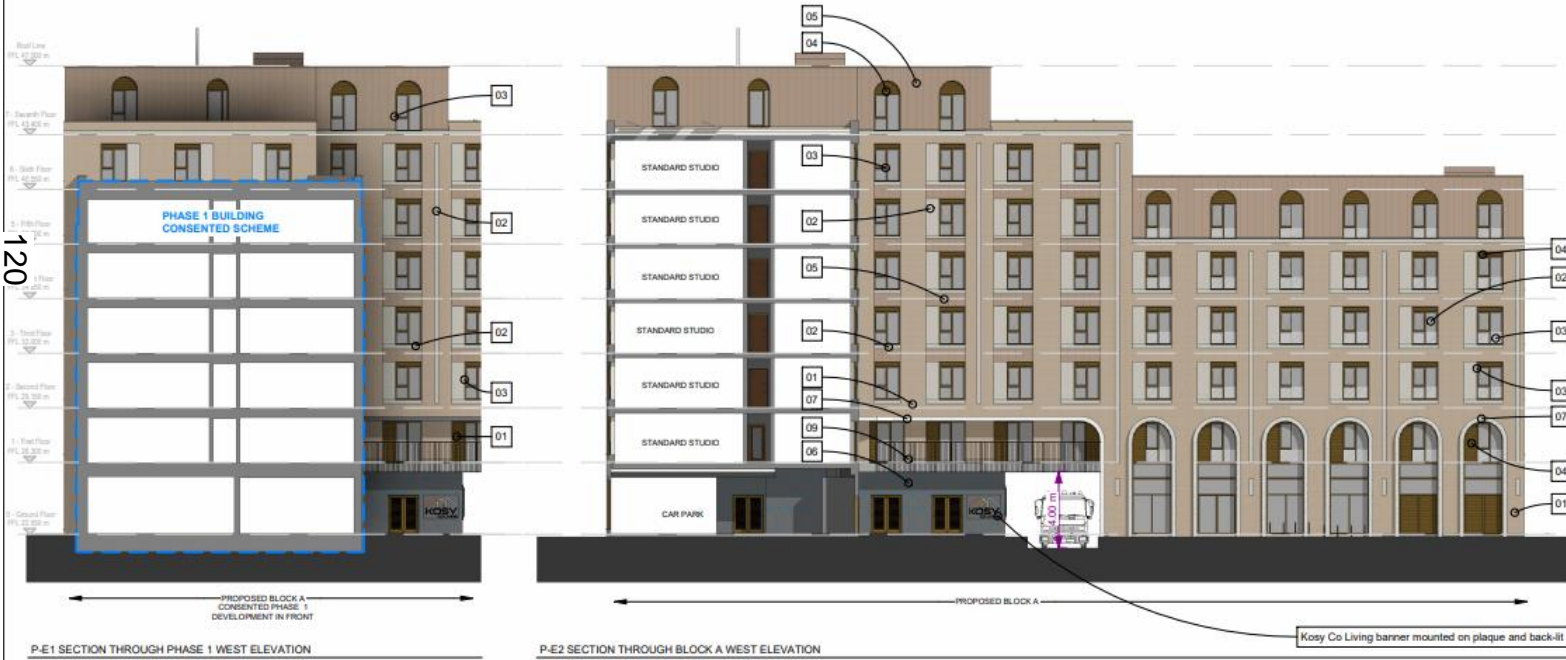
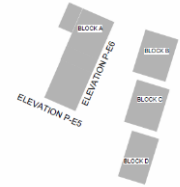
10 0 10 20 30 40 50 60 70 80 90 100



Split of uses/Number of units

- The details of the accommodation within the development are as follows:
- 269 co-living studio flats;
- Coworking areas (410 co-working desks, reception, kitchenette, bathrooms, meeting rooms, cinema room, WCs and printers): 941 m² of individual rooms with a bathroom and kitchenette area;
- larger shared living, cooking and dining spaces;
- Ground and first floor level outdoor shared amenity spaces;
- On-site gym, laundry room, and bicycle stores.

Proposed Block A side and Melbourne Street Frontage



Proposed North Elevations



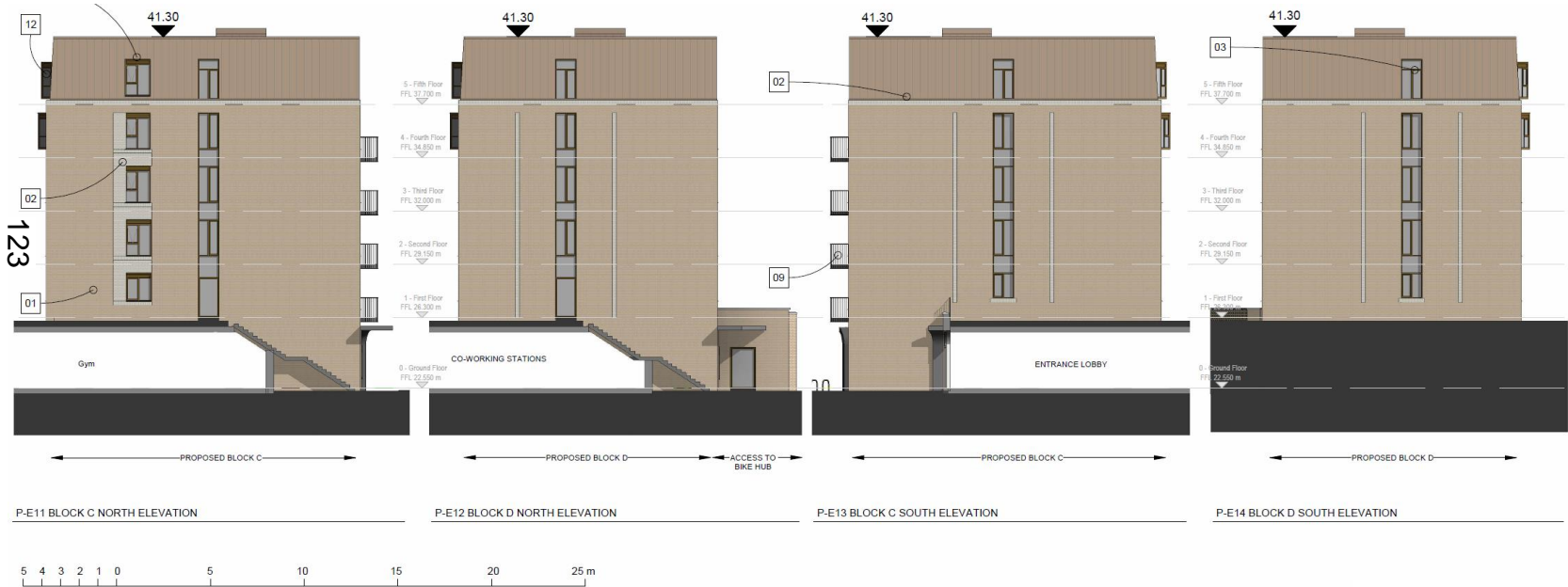
Proposed East Elevations



P-E10 EAST ELEVATION BLOCKS B / C / D

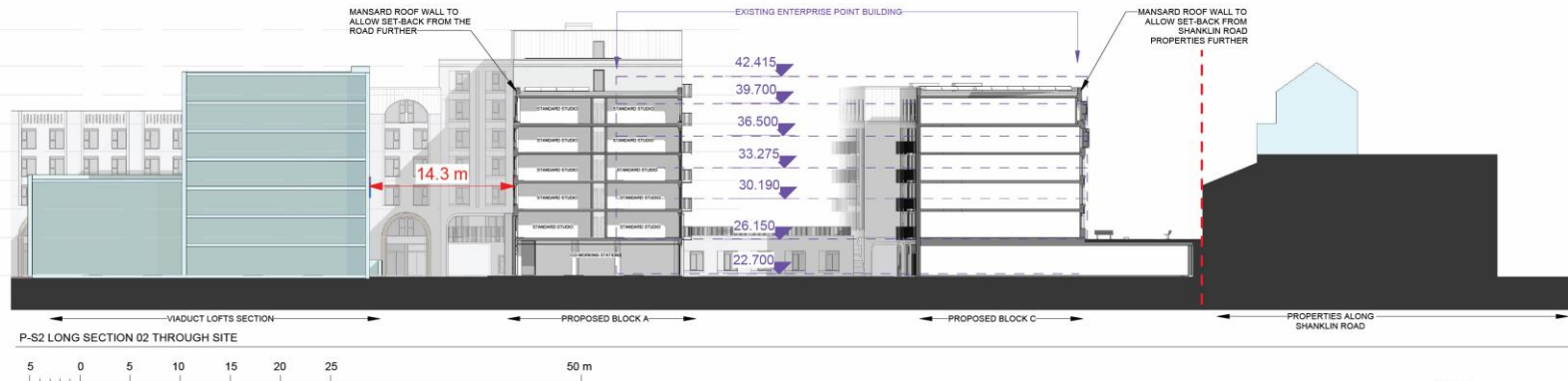
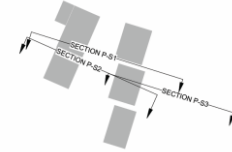
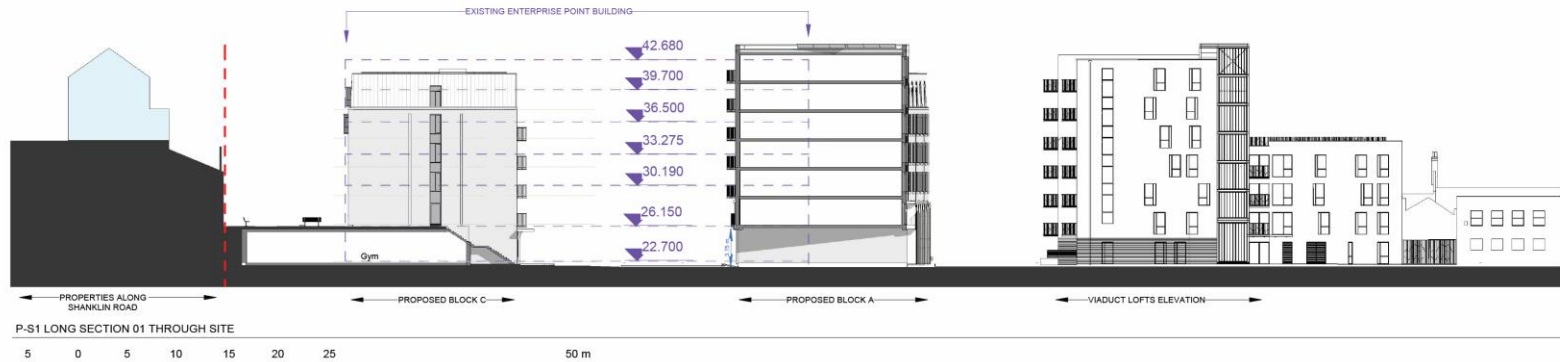


Blocks C & D Proposed Side Elevations



2203-P-307-C

Proposed Site Sections Through Site



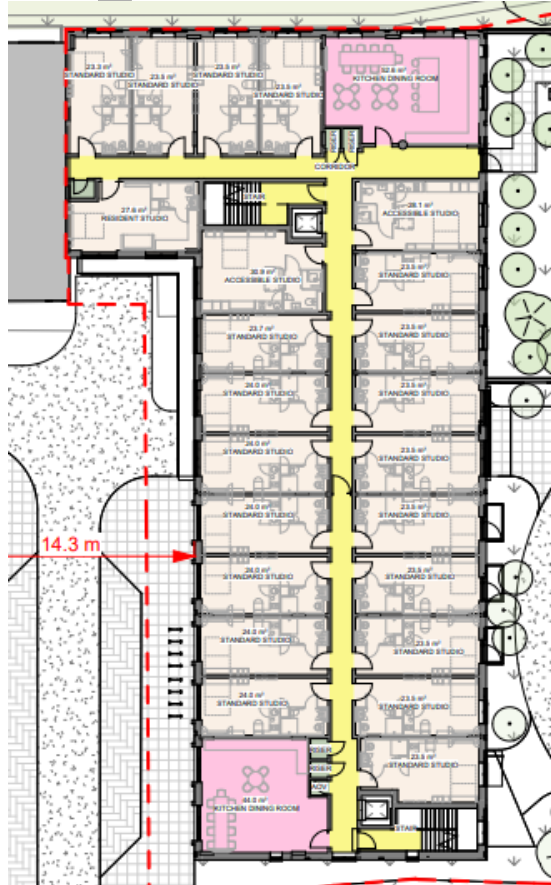
Status

2203-P-308

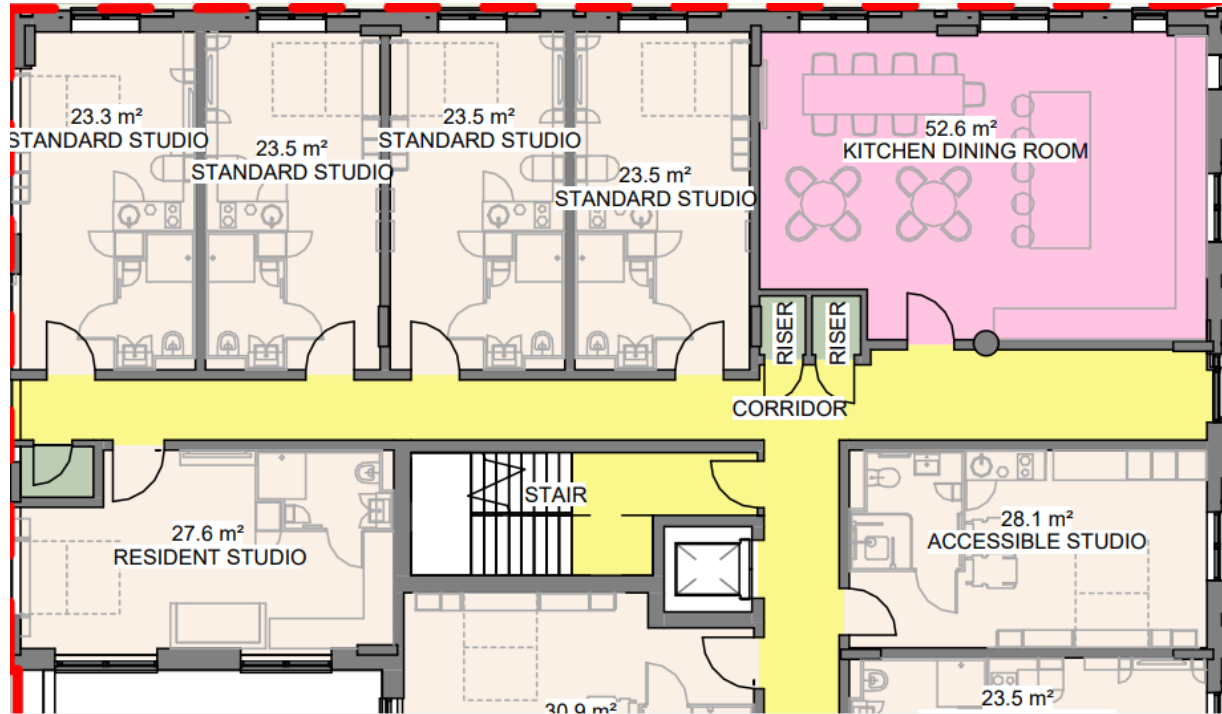
Proposed Ground Floor



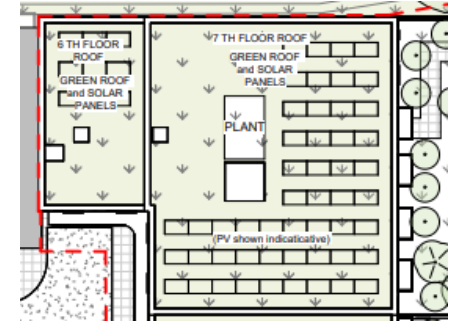
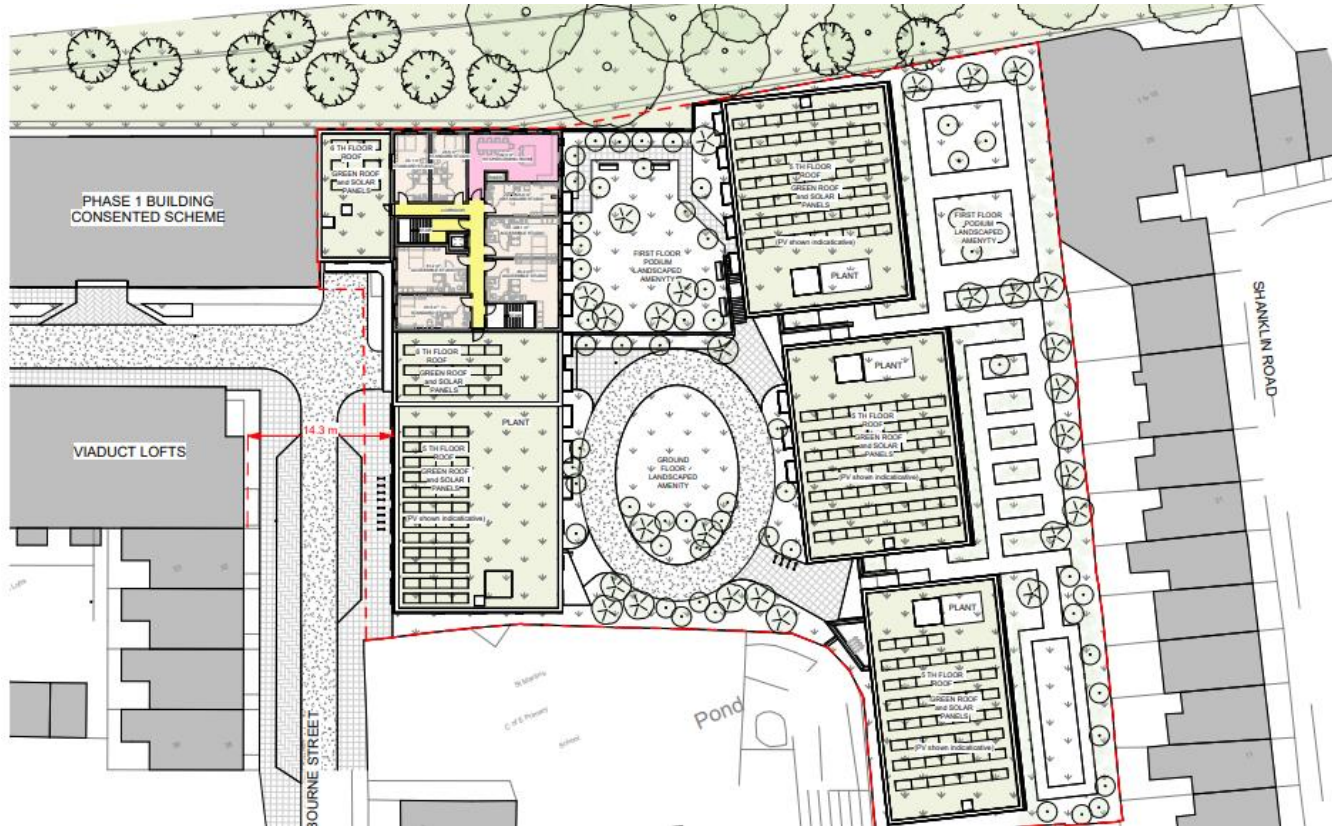
Proposed First Floor Plans



Sample rooms layout

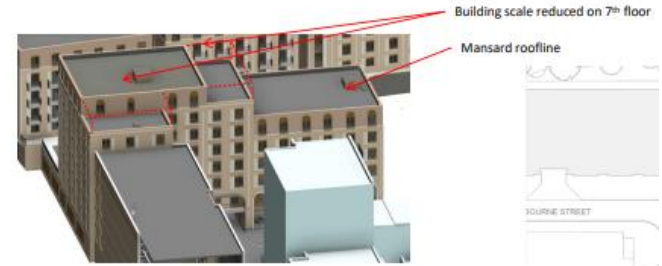
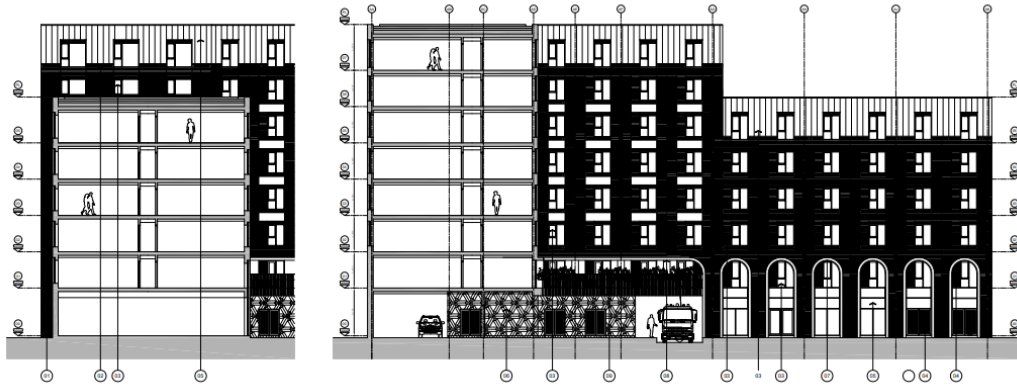


Proposed Seventh Floor/Roof



Block A1

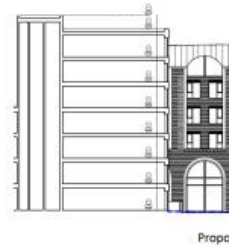
Amendments to Massing/Height



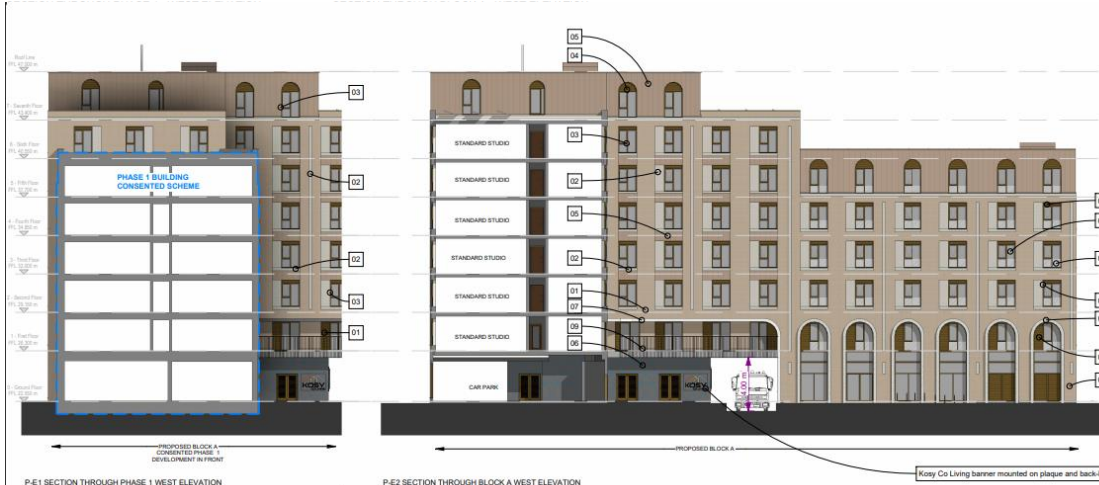
Proposed 3D model study with madding against Viaduct Lofts (in light blue) - Amended Design



Proposed Section Across Melbourne Street - Amended Design



Proposed



P-E1 SECTION THROUGH PHASE 1 WEST ELEVATION

P-E2 SECTION THROUGH BLOCK A WEST ELEVATION

Kony Co Living banner mounted on plaque and back-lit

View From 103 Round Hill (from west)



Existing Viaduct Lofts



Brighton & Hove
City Council

View From Shanklin Road (from east)



Proposed Visual



Proposed site development, including approved adjoining development at 19-24 Melbourne Street, and proposed development under consideration at 123 Lewes Road (application BH2022/01489)

Proposed Visuals



Block A from Melbourne Street to south



Block A and site entrance from Melbourne Street to west

Proposed Visuals



Eastern courtyard amenity and Block D



Central amenity space and Block B

Key Considerations in the Application

The main considerations in the determination of this application relate to:

- The principle of the proposed development
- Standard of Accommodation
- The impacts of the proposed development on the visual amenities of the site and surrounding area
- The proposed access arrangements and related traffic implications
- Air quality
- Impacts upon amenity of neighbouring properties
- Standard of accommodation
- Ecology
- Biodiversity
- Sustainability

S106 table

Affordable Housing:

£2.5m commuted sum in lieu of homes on site.

Travel Plan:

A Travel Plan covering a minimum 5 year period. To promote safe, active and sustainable travel choices by its future occupiers and visitors.

BTN bikeshare docking station:

The cost of one BTN bikeshare docking station, with 10 bicycles.

Public Art:

The Developer covenants with the Council to commission and install on the Property an Artistic Component to the value of £51,170 including installation costs prior to first occupation of the development

Employment and Training

Submission of developer contributions of £27,800 (TBC) to be submitted prior to site commencement.

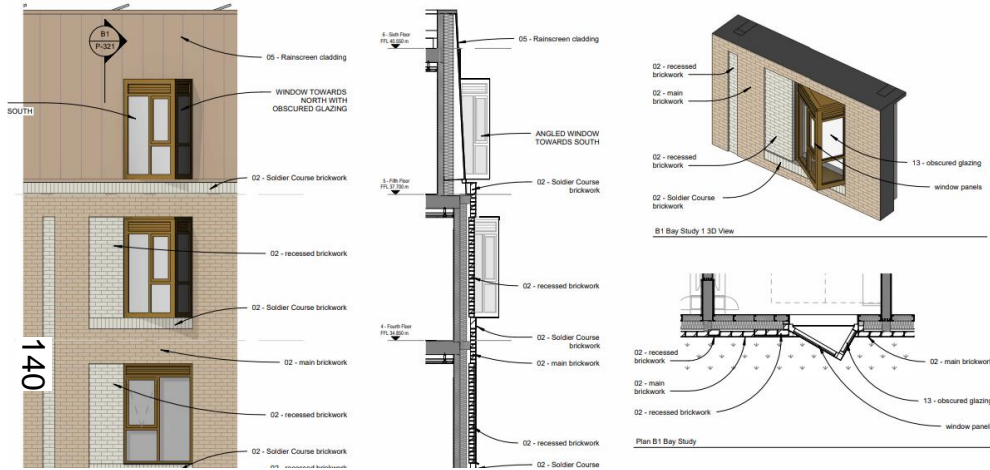
Employment and Training Strategies for the provision of local employment opportunities with 20% of any new roles created from the demolition and construction phases of development, at least one month before the intended date of formal commencement of the development.

Conclusion and Planning Balance

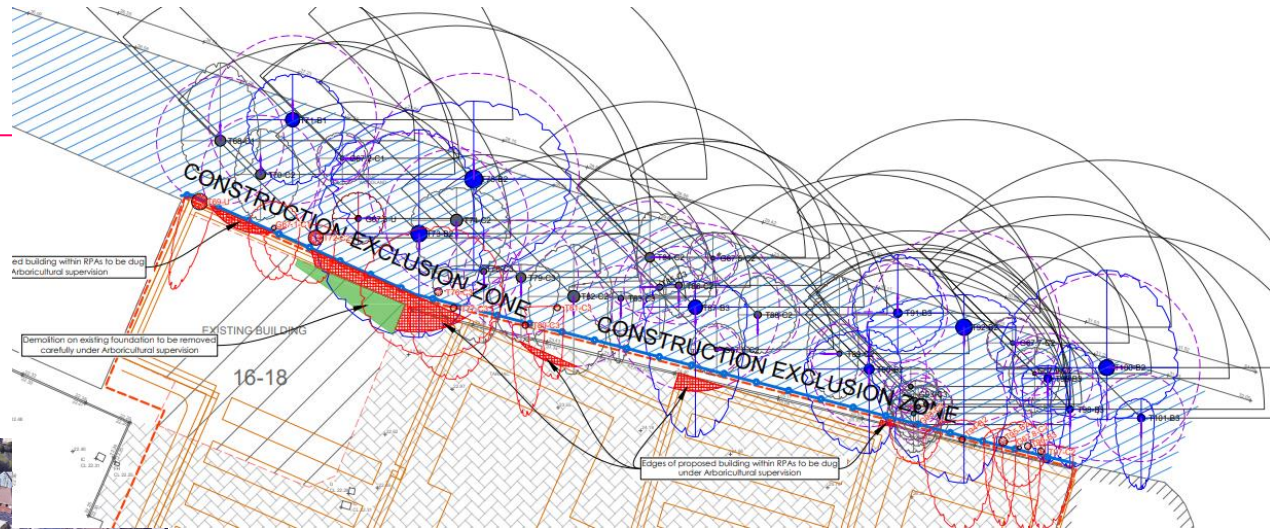
- In principle of the redevelopment of the site is welcomed and the integration of the site with that approved at 16-24 Melbourne Street would provide a comprehensive redevelopment of this allocation site. Planning permission has already been granted for a co-living development on an adjacent site at 19-24 Melbourne Street and the principle of an integrated scheme is supported.
 - The redundancy of the existing Enterprise Point building has been previously accepted, and regeneration of the site welcomed. The level of employment floorspace proposed is satisfactory as a response to the policy requirement in CP3 subject to their views. The proposed development of the site would contribute towards the target set out in CPP1 Policy CP1 as envisaged through the mixed-use allocation in Policy CP3 and there is therefore no objection in principle to some co-living accommodation on the site. The proposed co-living scheme would provide a different form of housing for the city and the proposed scheme would increase the variety of accommodation available citywide. A commuted payment of £2.5 million has been proposed towards affordable housing in the city.
 - Following amendments to the scheme, it is considered that the harm to the setting of the listed buildings has been overcome, and only a minor impact remains to a stand-alone viewpoint from within the Round Hill Conservation Area. It is considered that the contemporary design and appearance of the proposed development is of a good quality and would help lift the architectural quality of this Melbourne Street location. In this respect the proposals would comply with policy CP12 of CPP1.
- 138 The proposed development would result in some impact to neighbouring residents in terms of proximity of development to the site boundaries which would result in heightened overlooking and overshadowing. Amendments to the scheme have been sought to relieve impact towards Shanklin Road in terms of further restricting outlook to reduce loss of privacy. Despite amendments to the scheme, some units to Viaduct Lofts would suffer from significant loss of sunlight/daylight, however given the constraints of the site, and the considered overall beneficial use of the site within the development, it is considered this would not sufficiently justify a reason for refusal in the planning balance.
- The site is well-located near to day-to-day amenities and regular public transport into Brighton city centre. The proposals for a low-car scheme is supported by its site location. The proposed development would provide a Travel Plan which will offer a number of measures to reduce reliance on the private car. From a sustainability perspective, a car free development has been welcomed.
 - The impact on some trees is regrettable but in the context of the wider tree belt would be less than substantial and would be mitigated by replacement tree planting.
 - Other factors including impacts relating to ecology, sustainability, landscaping, flood risk, land contamination, and air quality have been assessed and have been considered acceptable.
 - It is considered therefore that, on balance, the benefits of the regeneration of this allocated site would outweigh those elements which are considered to be harmful to greater or lesser degrees and thus the proposal is recommended for approval.










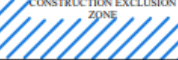


Recommend: Approval of planning permission subject to the completion of a s106 planning legal agreement and to the conditions within the report.

Relationship with Shanklin Road







Notes:	
BS5837 Tree Retention Categories	
 <p>CATEGORY A Trees of a high quality with an estimated remaining life expectancy of at least 40 years</p> <p><small>(Provide three locations direction of least impact at canopy top)</small></p>	 <p>CATEGORY B Trees of a moderate quality with an estimated remaining life expectancy of at least 20 years.</p>
 <p>CATEGORY C Trees of a low quality with an estimated remaining life expectancy of at least 10 years</p>	 <p>CATEGORY U Tree of poor condition that cannot be satisfactorily retained as living trees in the context of the current land use for longer than 10 years</p>
<p>ROOT PROTECTION AREA Precautious area - soil structure must be protected.</p> 	<p>TREES / GROUPS TO REMOVE PRIOR TO DEVELOPMENT COMMENCING</p> 
<p>TREE SHADOW</p> 	<p>EXISTING DRIVEWAY (PATIO / HARD STANDING)</p> 
<p>MANUAL EXCAVATION HAND DIG</p> 	<p>CONSTRUCTION EXCLUSION ZONE</p> 
	<p>TREE PROTECTION FENCING</p> 
	<p>DEMOLITION TO BE SUPERVISED</p> 

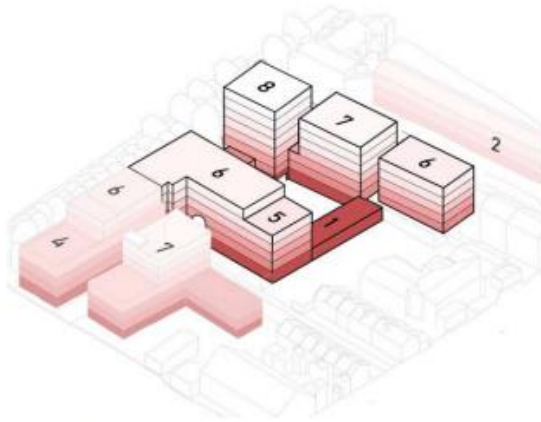
Melbourne Street as Existing



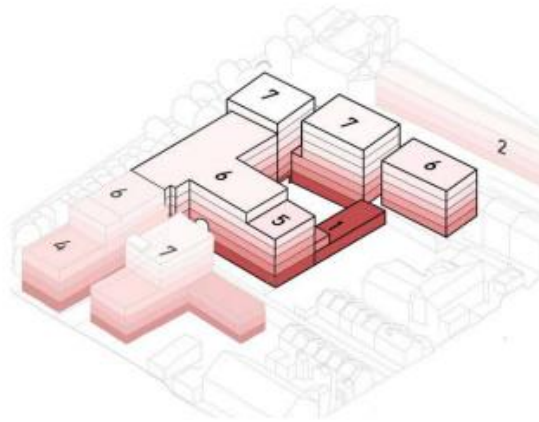
(Design & Access Statement)

Evolution of Massing

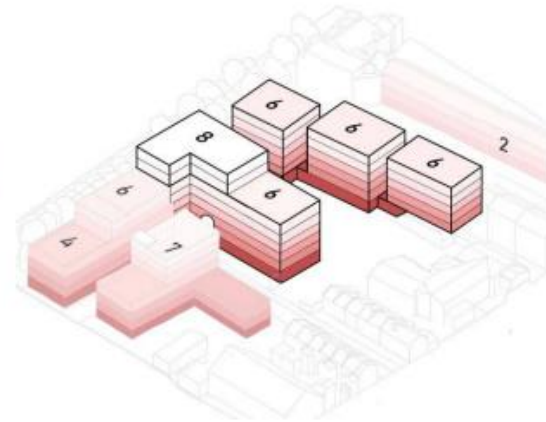
144



PreApp 03



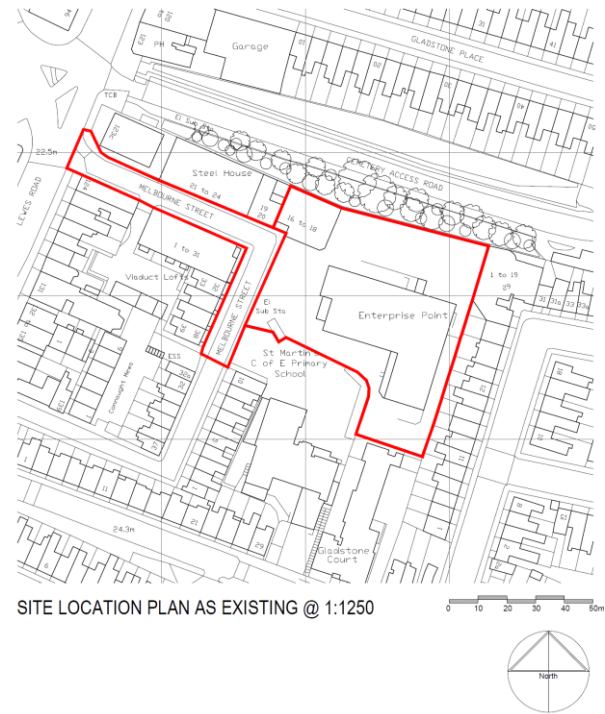
Design Review Panel



Current Massing

Room Type	Number of Units	Total Co-Working Desks	Total Area m ²	Total Area ft ²
Circulation Areas			1509.6	16249
Co-working	2 Ground Floor Spaces	410	941.0	10128.8
Shared facilities: Gym, Laundry Room and Kitchen Dining Rooms Total			1425.4	15342.9
Studios (Total number including standard, guest and accessible types)	269		6552.0	70525.1
Accessible Studios (from total of)	29		867.4	9336.6
Guest Studios (from total of)	5		122.1	1314.3
Plant and Service			329.0	3541.3
Bike Hubs	280		253.4	2727.6
External Amenity Shared			2009.6	21631.1
External Amenity in Private Balconies	85 Balconies with 1.83 m ² each		155.6	1674.8
External Amenity Total			2165.2	23306.0
Car Parking - Accessible	8		756.4	8141.8
Car Parking – Electric Car Club	4			
Car Parking – Legal Covenant	3			
NET Studio Area			6552.0	70525.1
NET Internal Area			11842.6	127472.7
Gross Internal Area			12792.5	137697.3
Gross External Area			13809.8	148647.4
Average Area Per Studio			24.4	262.6
Average Area of Co-Working Per Studio			3.5	37.7
Average Area of Shared Facilities Per Studio			5.3	57.0
Average Area of Total Amenity Per Studio			8.0	86.1





54 Waterloo Street

BH2022/03823



Brighton & Hove
City Council

Application Description

- Erection of two storey rear extension with roof terrace above, alterations to existing roof terrace including addition of glazed staircase enclosure and replacement balustrading & decking, reinstatement of balustrading to first floor front elevation.

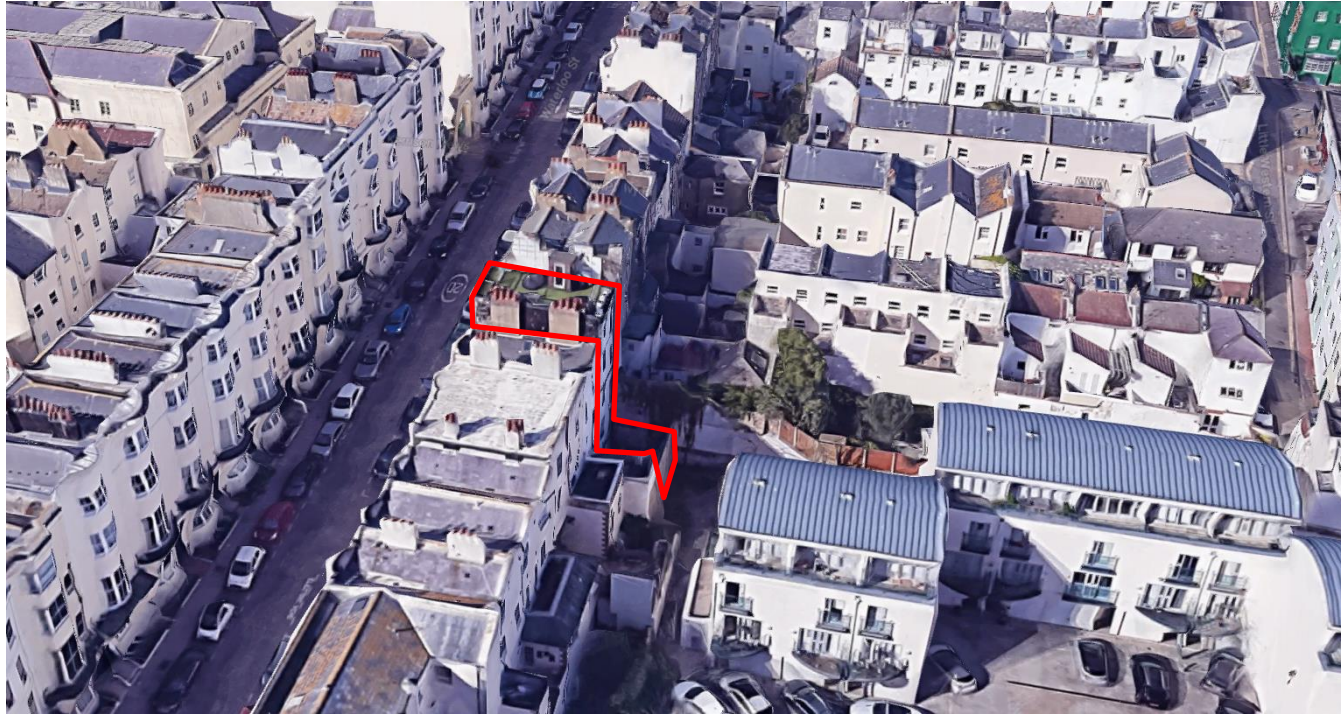
Map of application site



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site

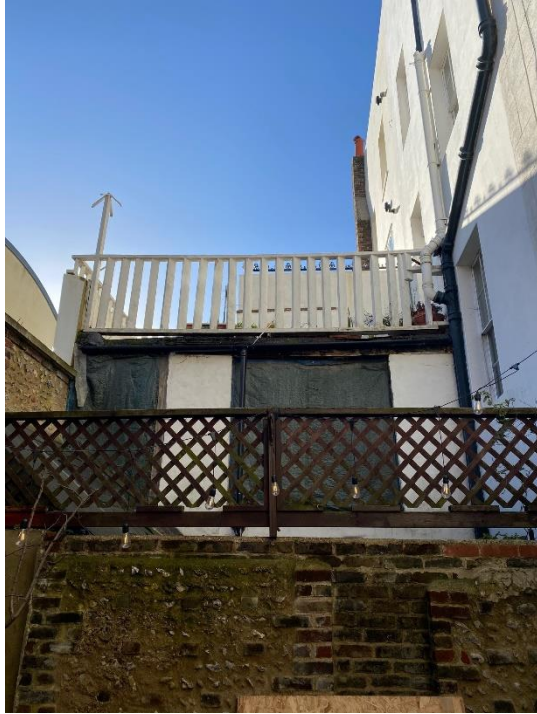


Other photo(s) of site



- Rear boundary wall with no. 53 Waterloo Street and proposed location of two storey extension

Other photo(s) of site



- No. 55 Waterloo Street's existing two storey outrigger and roof terrace

Existing & Proposed Block Plan



Block Plan

1:500



Existing Elevations



1m 2m 3m 4m 5m
1:100 Scale Bar

West Elevation
As Existing
1:100

East Elevation
As Existing
1:100

Proposed Elevation



1m 2m 3m 4m 5m
1:100 Scale Bar

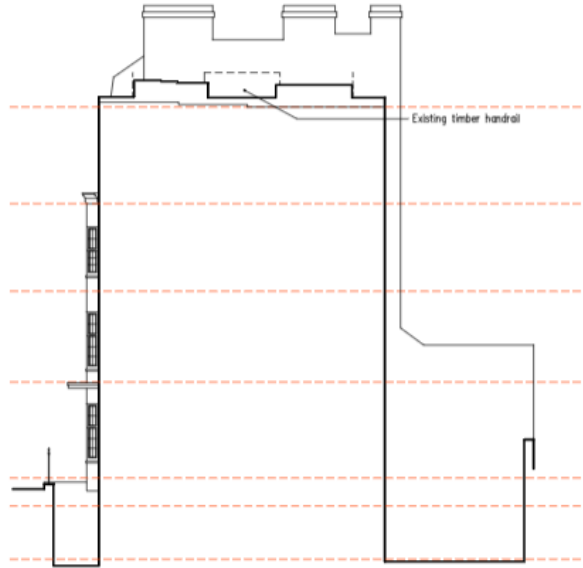
West Elevation

As Proposed
1:100

East Elevation

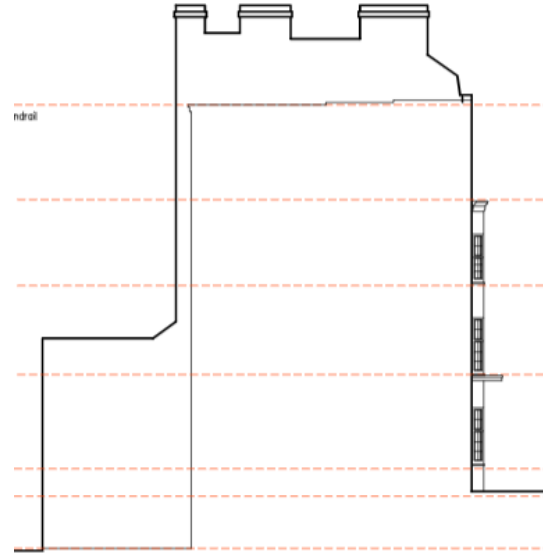
As Proposed
1:100

Existing south and north Elevations



South Elevation

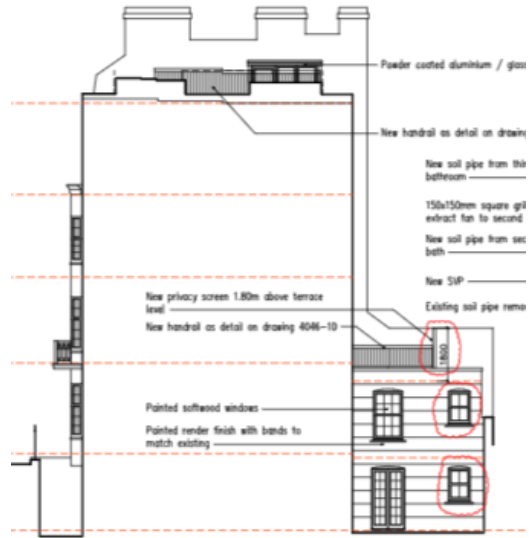
As Existing
1:100



North Elevation

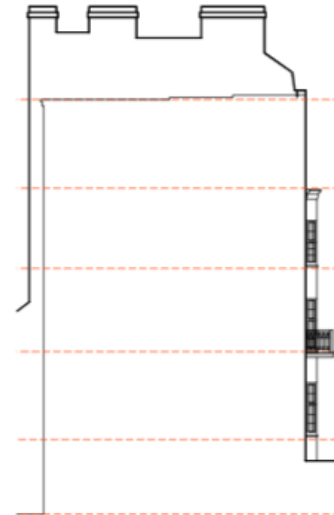
As Existing
1:100

Proposed south and north Elevations



South Elevation

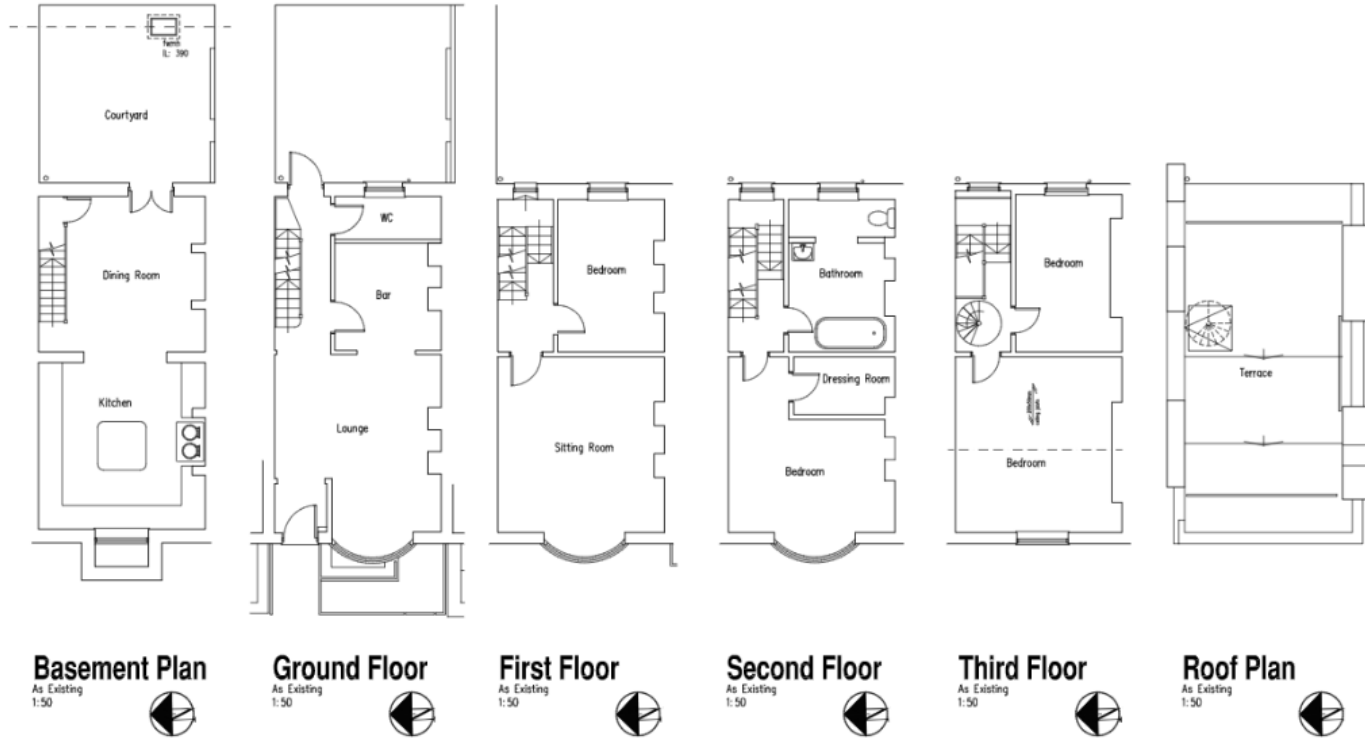
As Proposed
1:100



North Elevation

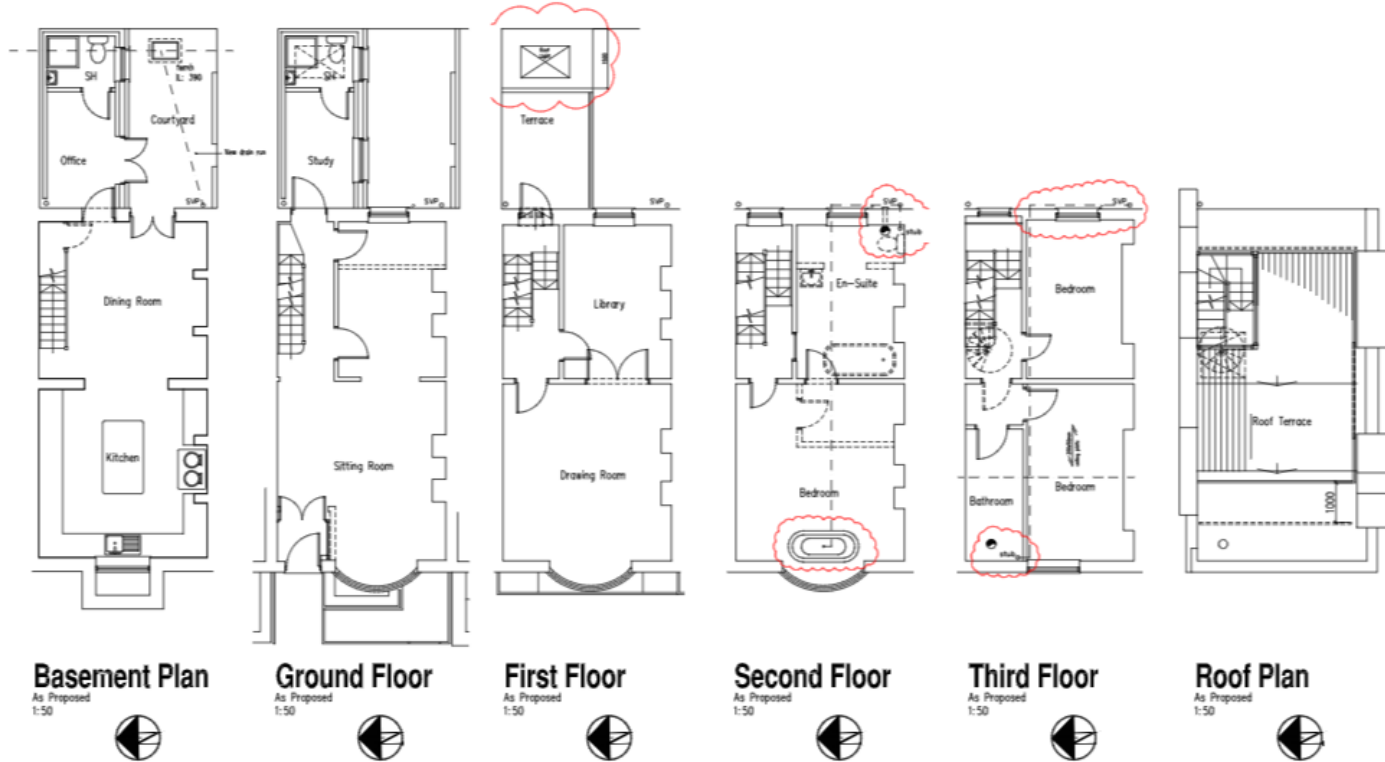
As Proposed
1:100

Existing Floorplans



Proposed Floorplans

163



ID

Key Considerations in the Application

- Design and appearance
- Impact to Listed Building
- Impact to Conservation Area
- Impact on Amenity

Conclusion and Planning Balance

- Design considered acceptable and complies with policies DM18 and DM21 of Brighton and Hove City Plan Part 2 and SPD12 guidance.
- Impact on Listed Building and Conservation Area acceptable and complies with policies DM26 and DM37 and SPD09 guidance.
- Impact on amenity of neighbouring residents considered acceptable and complies with policies DM20 of Brighton and Hove City Plan Part Two.
- Recommend: **Approve**

30 Bennett Drive

BH2022/03139

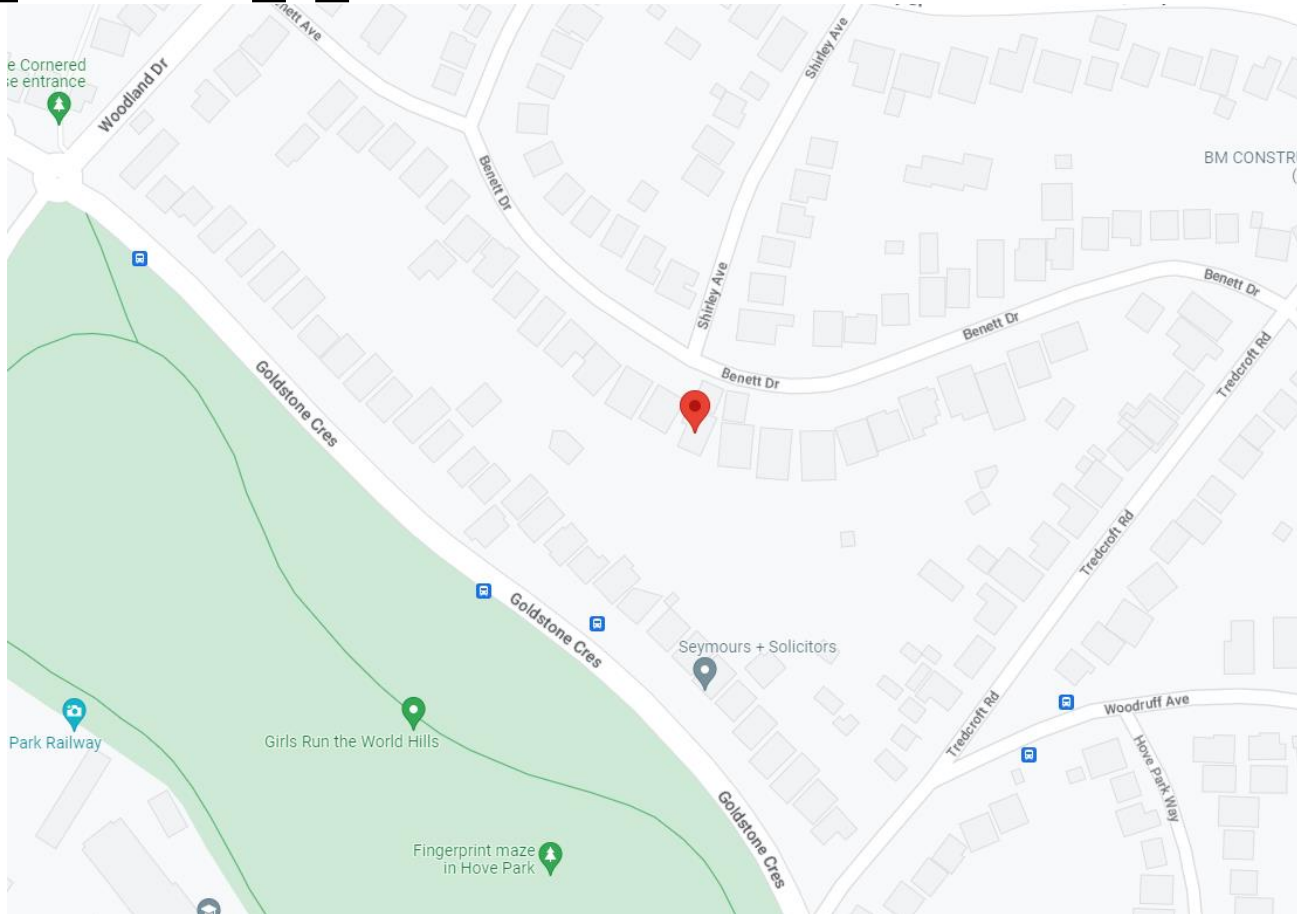


Brighton & Hove
City Council

Application Description

- Demolition of existing garage and rear conservatory and erection of a single storey side extension, and single storey rear extension with balcony above. Roof alterations incorporating extensions, side rooflights and 2no. front dormers.

Map of application site



Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Street photo(s) of site



Other photo(s) of site



- Proximity of no. 32 Benett Drive's solar panels to no. 30 Benett Drive

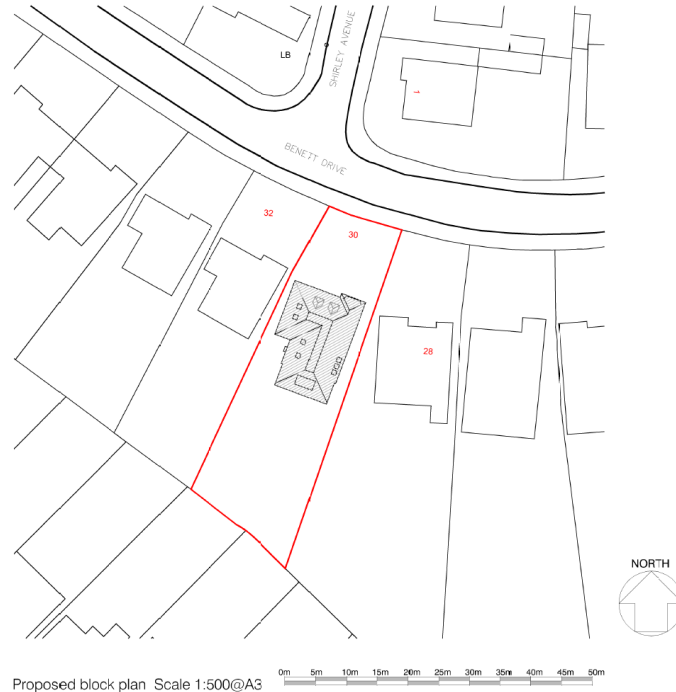
Other photos of site – existing rear



Existing Block Plan



Proposed Block Plan



Existing Front Elevation



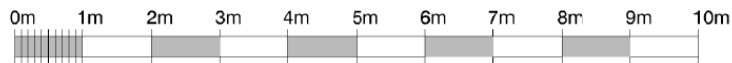
Front Elevation (north)



Proposed Front Elevation



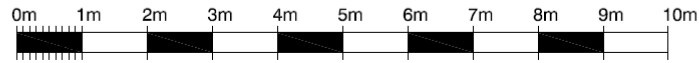
Front Elevation (north)



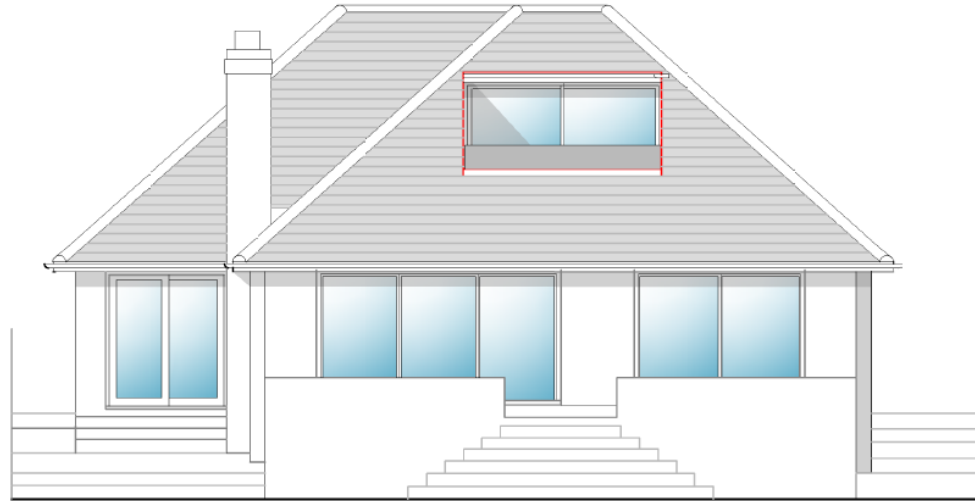
Existing Rear Elevation



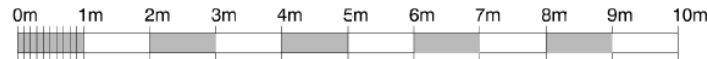
Rear Elevation (south)



Proposed Rear Elevation



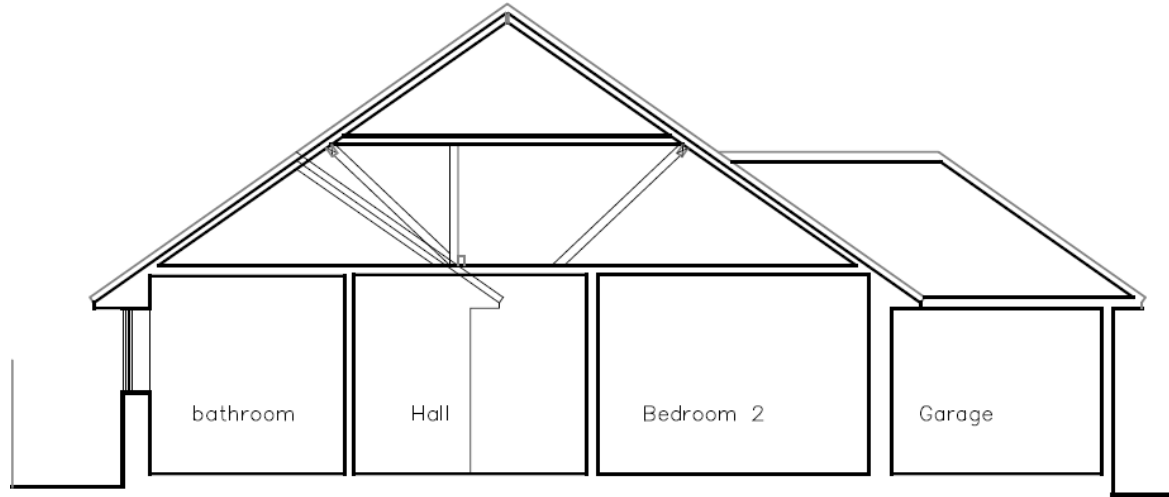
Rear Elevation (south)



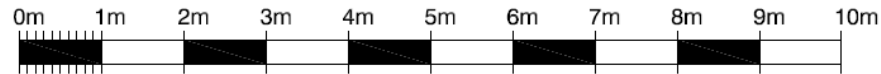
Contextual Front Elevation



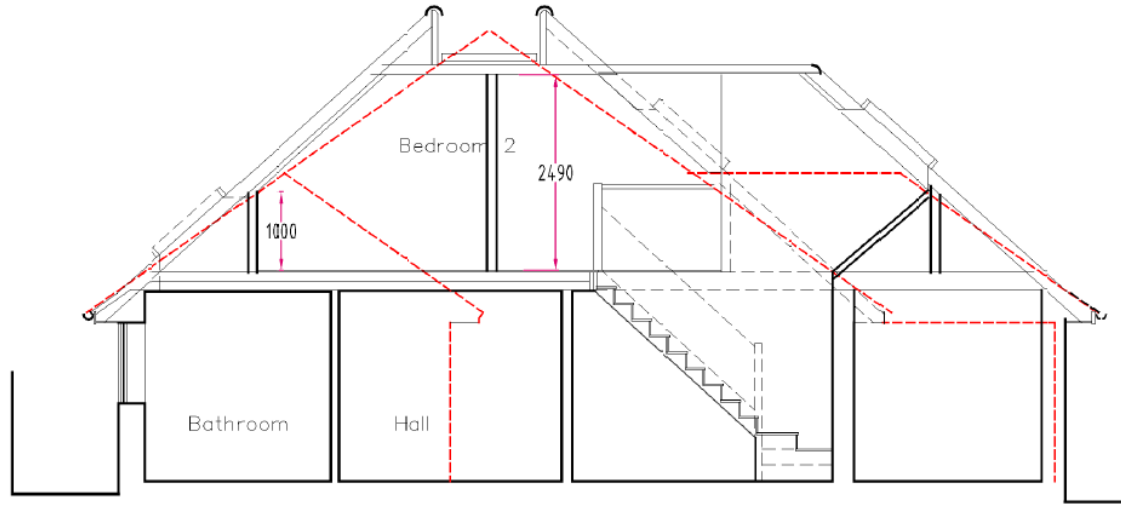
Existing Site Section(s)



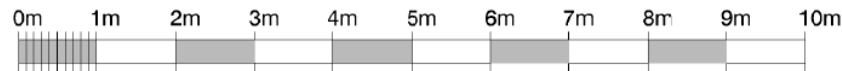
Section AA



Proposed Site Section(s)

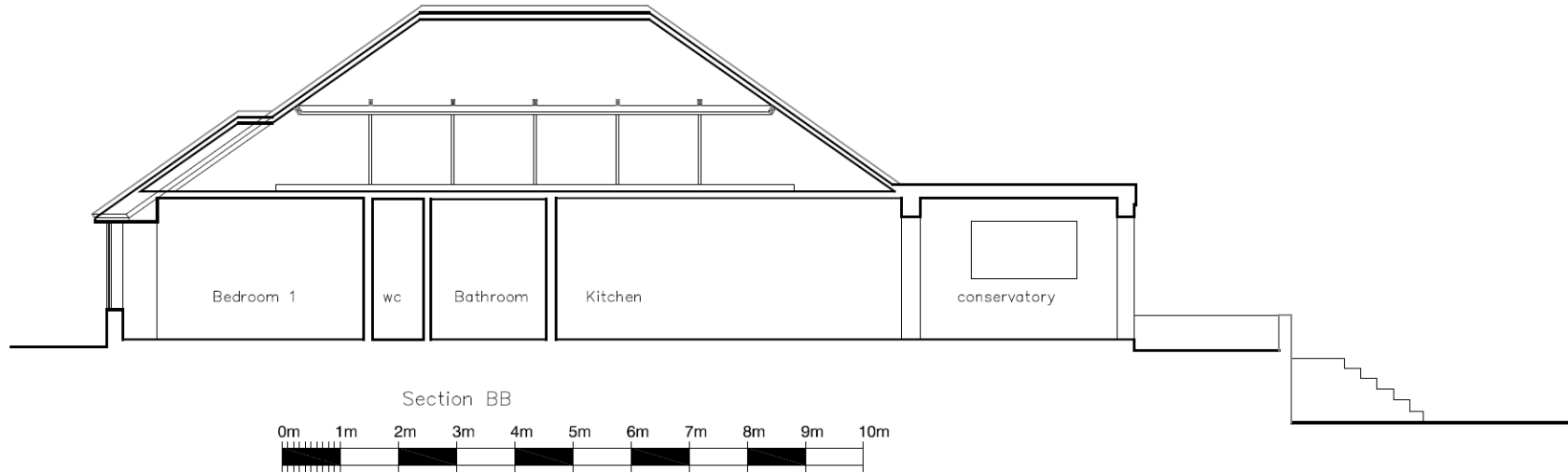


Section AA

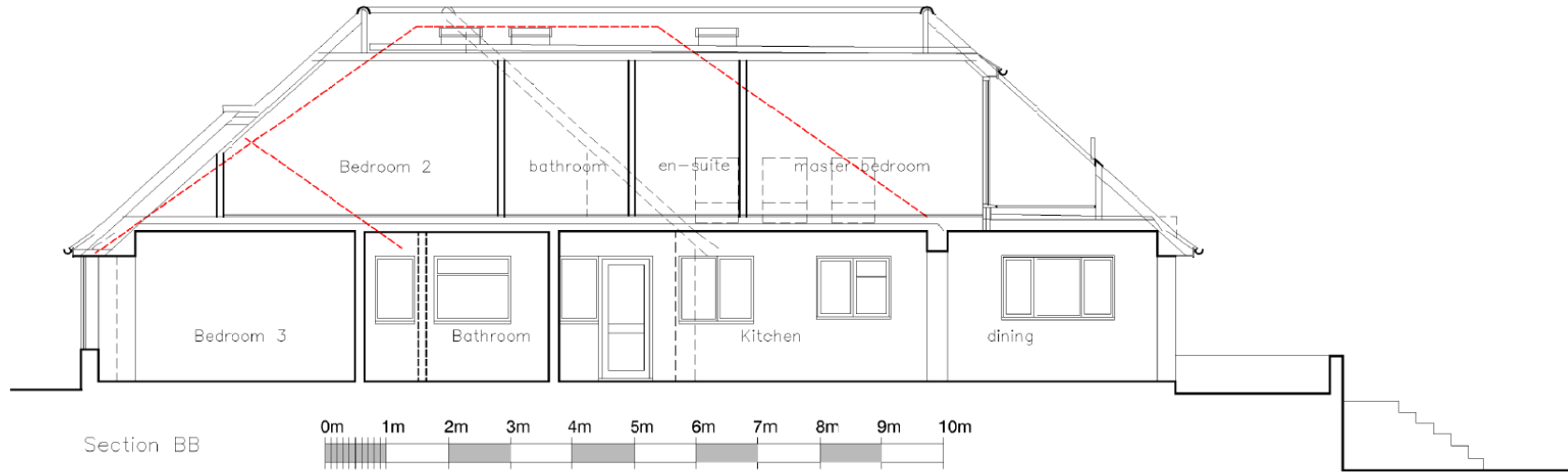


Existing Site Section(s)

184

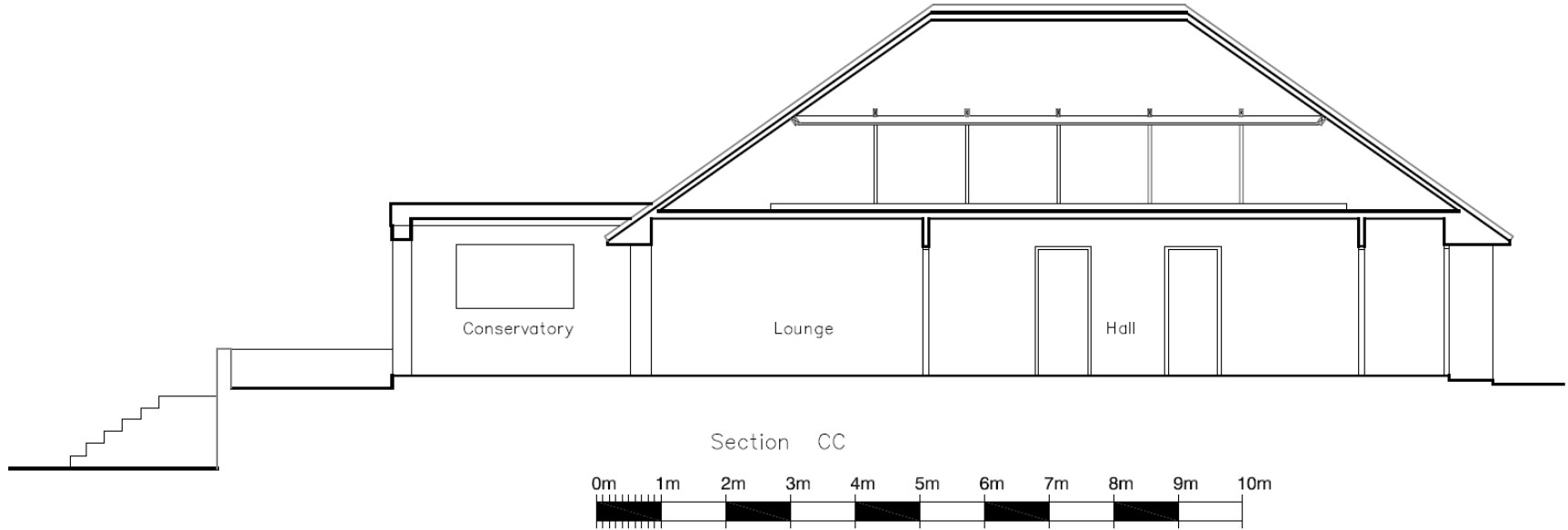


Proposed Site Section(s)

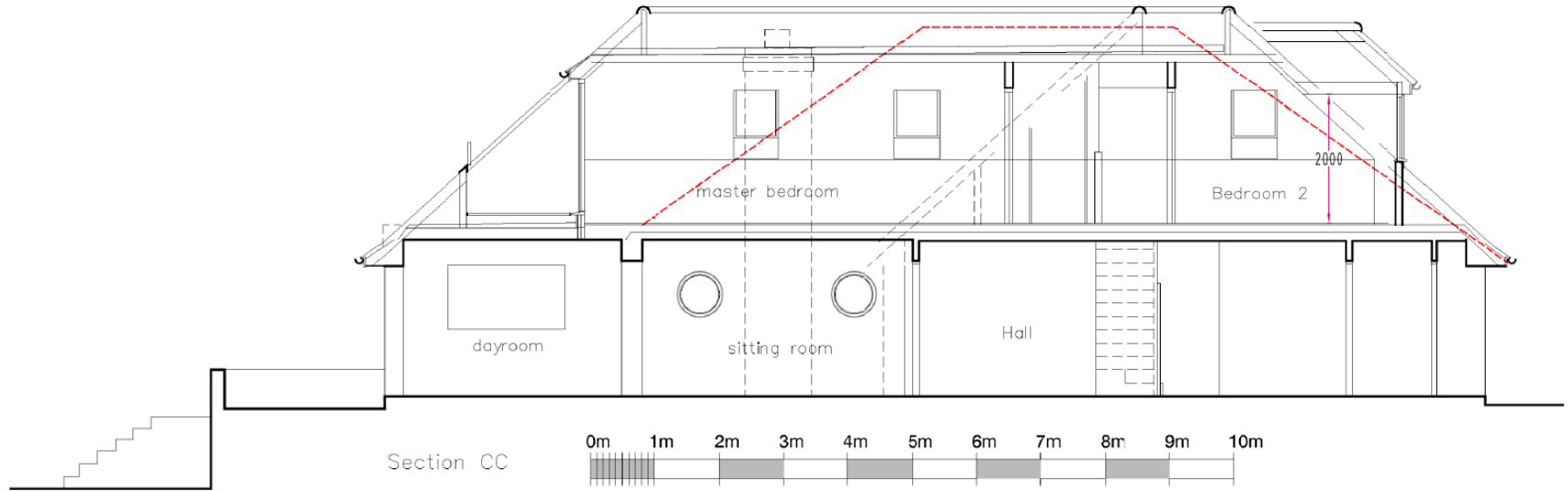


Existing Site Section(s)

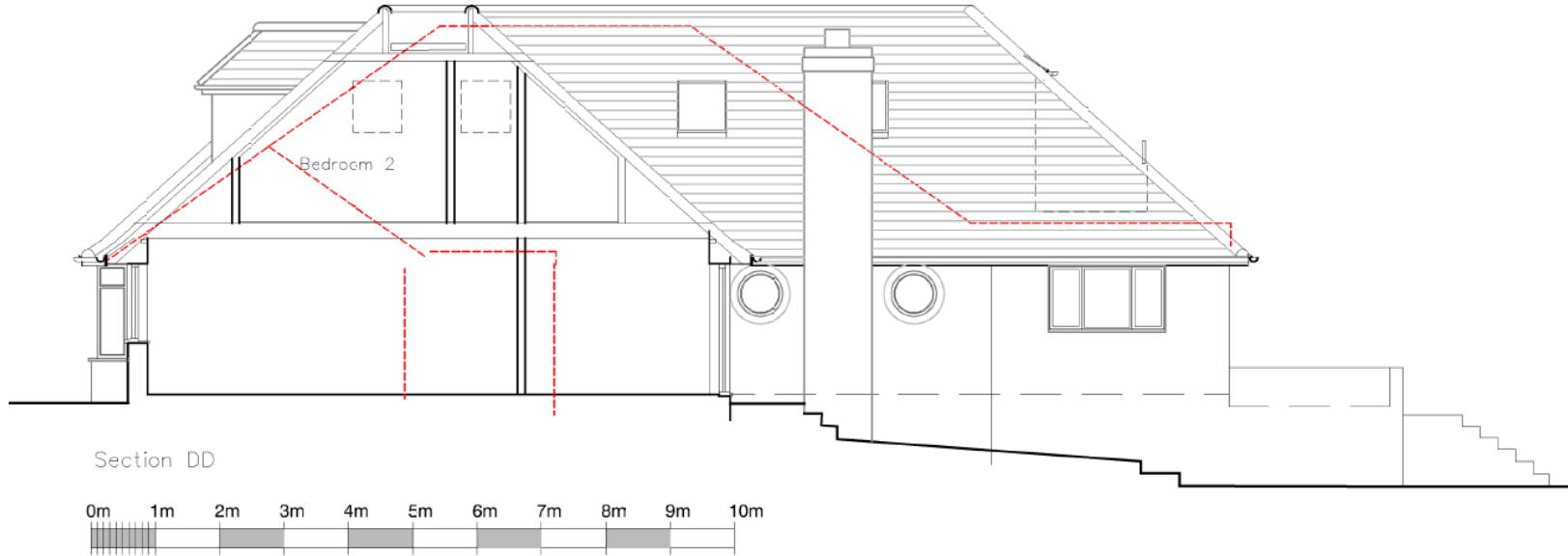
186



Proposed Site Section(s)



Proposed Site Section(s)



Key Considerations in the Application

- Design and appearance
- Impact on Amenity
- Impact to no. 32 Benett Drive's solar panels

Conclusion and Planning Balance

- Design considered acceptable and complies with policies DM18 and DM21 of Brighton and Hove City Plan Part 2 and SPD12 guidance.
- Impact on amenity of neighbouring residents considered acceptable and complies with policies DM20 of Brighton and Hove City Plan Part Two.
- Impact to neighbours solar panels is acceptable as demonstrated in the sunlight assessment.
- Recommend: **Approve**

36 Gorham Avenue

BH2022/03474



**Brighton & Hove
City Council**

Application Description

- Erection of single storey first floor rear extension, porch to front, new pitched roof over garage and 1no front rooflight.

Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Street photo(s) of site



Other photo(s) of site



Other photo(s) of site – Boundary with neighbour at no. 34



Other photo(s) of site – Photo in context with neighbour at no. 38



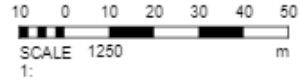
Other photo(s) of site – view from the boundary shared with no. 38



Other photo(s) of site – existing garage



Existing Block Plan



Proposed Block Plan

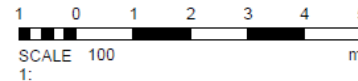
Site Plan - 1:500
0 5 10 15 20 25
SCALE 500
1"



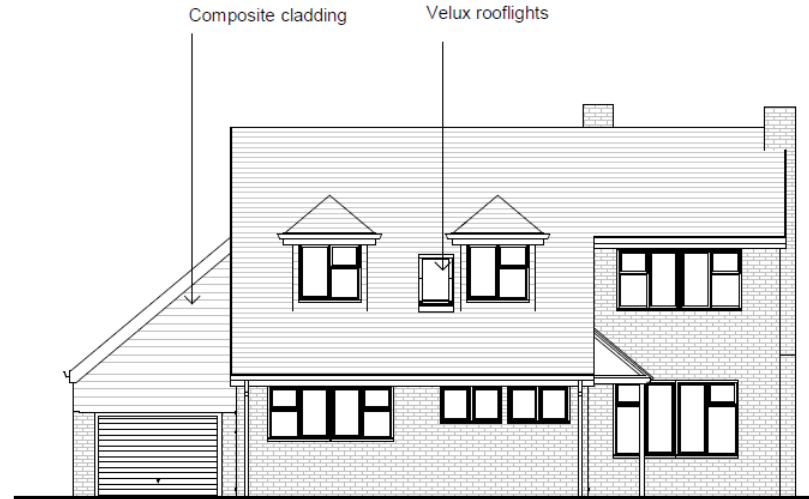
Existing Front Elevation



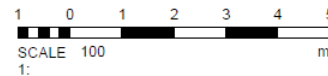
Front Elevation



Proposed Front Elevation



Front Elevation



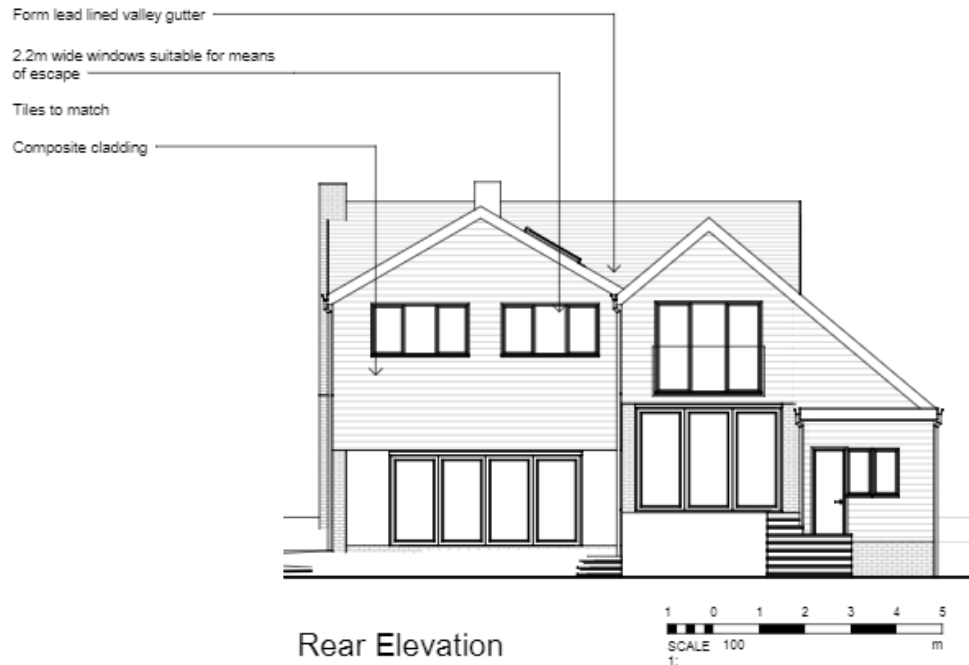
Existing Rear Elevation



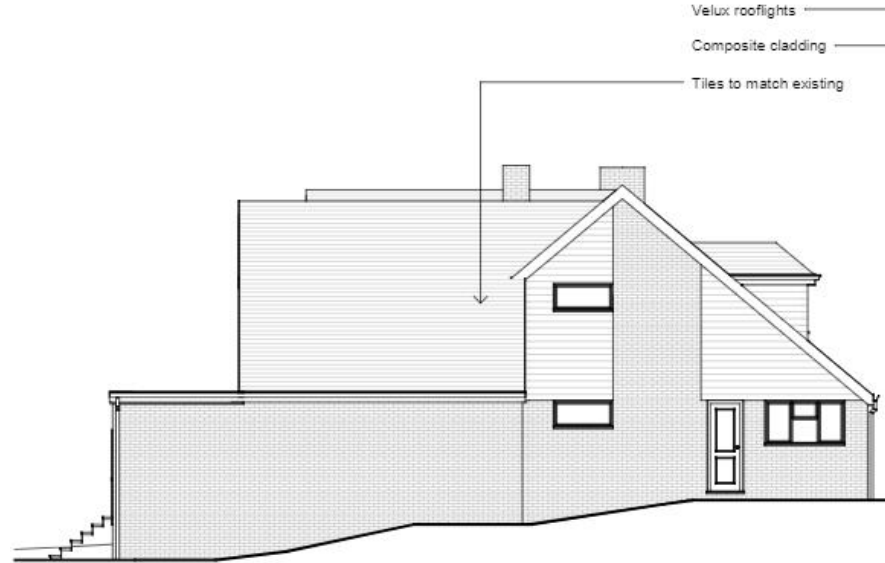
Rear Elevation

1 0 1 2 3 4 5
SCALE 100
1: m

Proposed Rear Elevation



Proposed Side Elevation



Side Elevation

Key Considerations in the Application

- Design and appearance
- Impact on amenity

Conclusion and Planning Balance

- Extension well designed and scaled, would relate to the host property.
- Pitched roof design (after amendment) softens impact on adjoining neighbour.
- Amenity impact not significant enough to warrant a refusal of the application.
- The proposed development is therefore recommended for **Approval**.

Land to The East of The Vale Brighton

BH2022/03066



Brighton & Hove
City Council

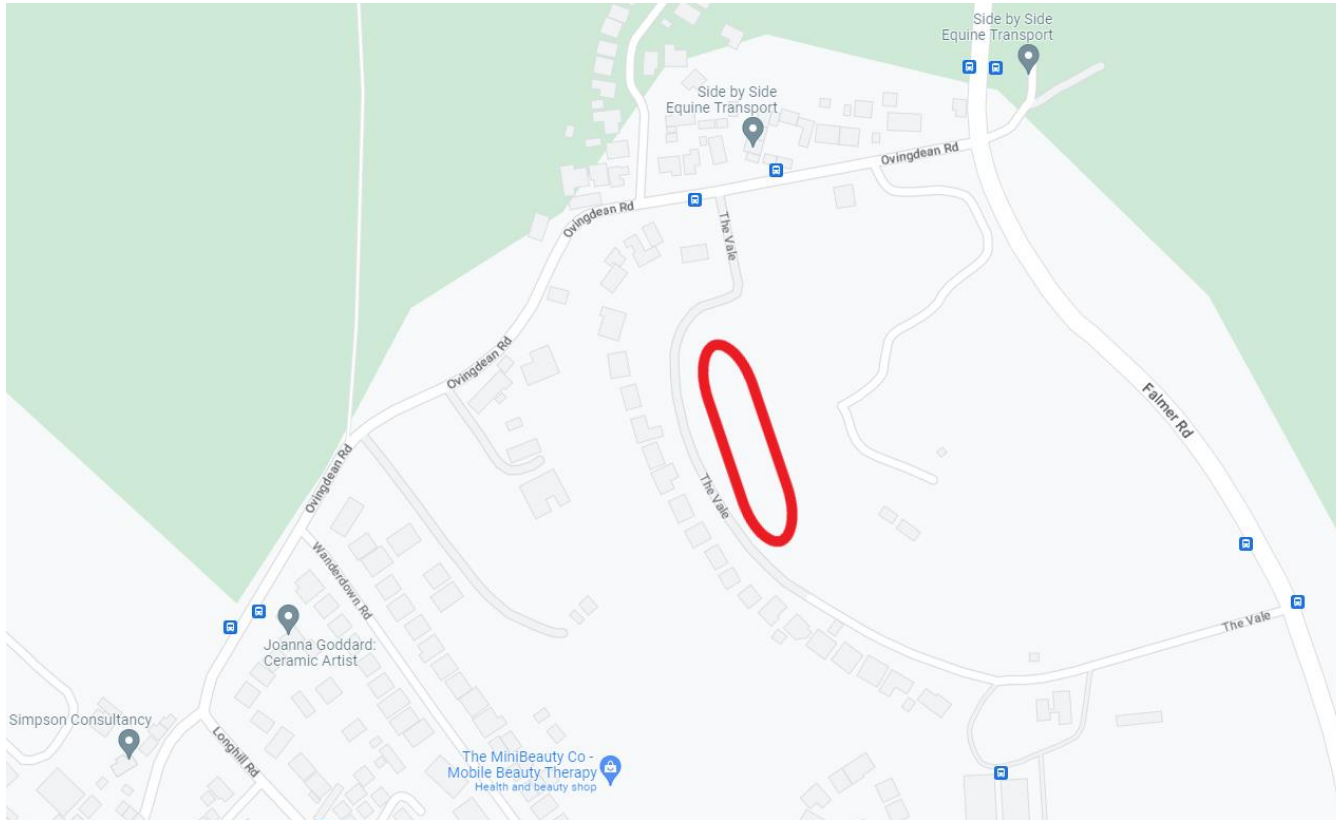
Application Description

- Application to vary condition 4 of planning permission BH2015/01890 (allowed on appeal) to permit works to the trees which were listed as to be retained in the Arboricultural Impact Assessment and Tree Constraints Plan but which have subsequently been authorised under applications BH2021/01696 and BH2022/00435 to be felled and replaced by standard red maple trees and field maple trees. And vary condition 4 of planning permission BH2015/01890 (allowed on appeal) to allow six further trees to be felled and replaced with standard red maple trees and field maple trees.

Map of application site



Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photo of western entrance to The Vale



Other photos of site (Western Side)



Other photos of site (Centre south)



Other photos of site (Eastern side)



Other photos of site

T31 and T33 proposed to be felled



T26 and T28 proposed to be felled



Other photos of site

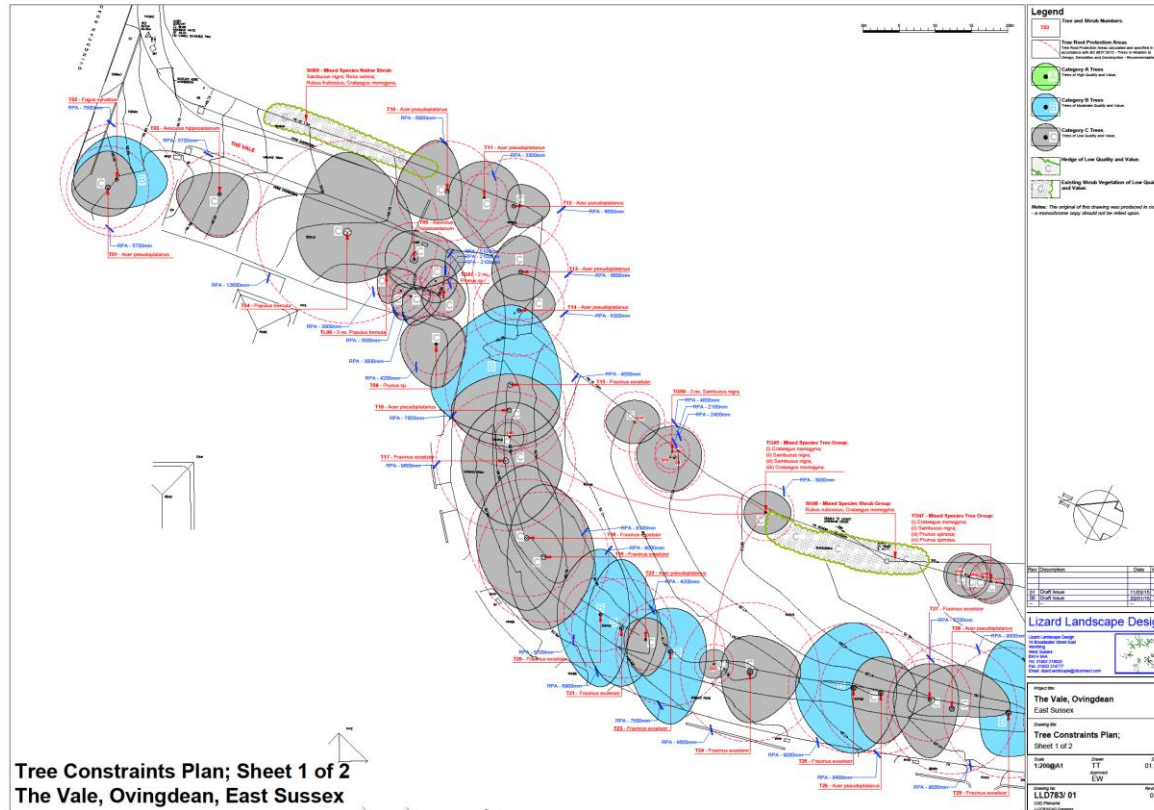
T16 proposed to be felled



T22 to be retained

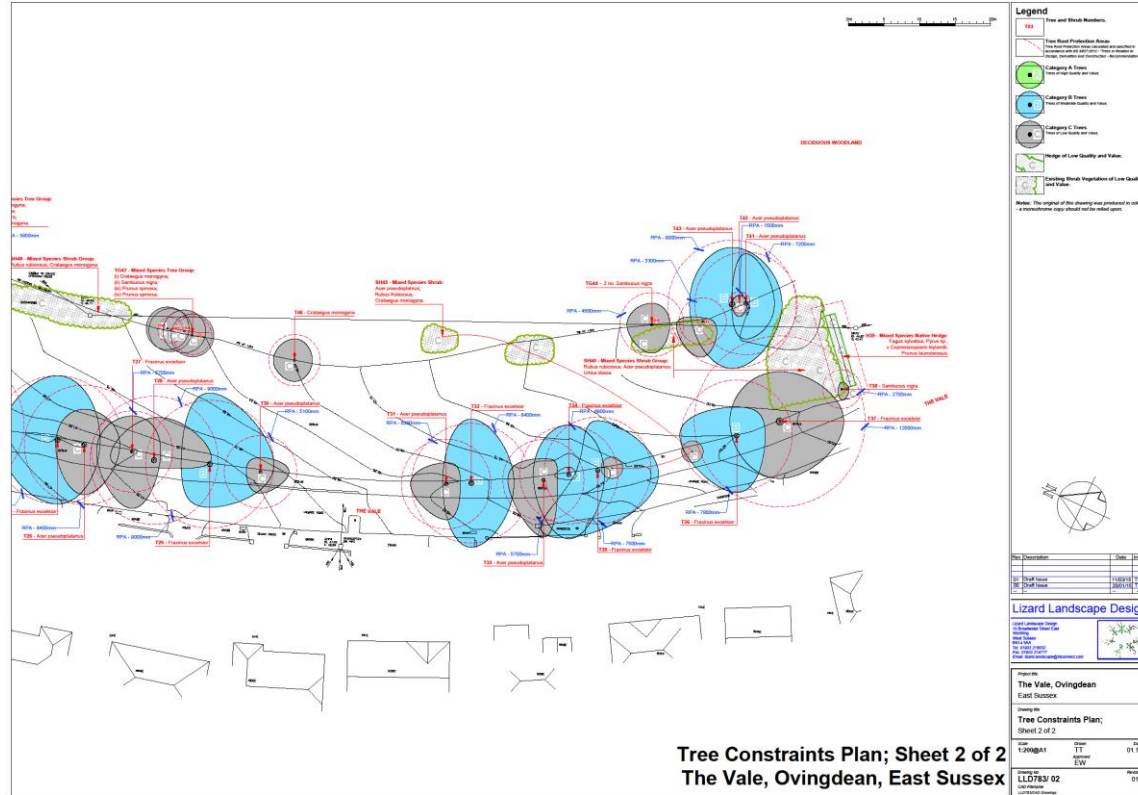


Pre existing Tree constraints plan 1 (West)



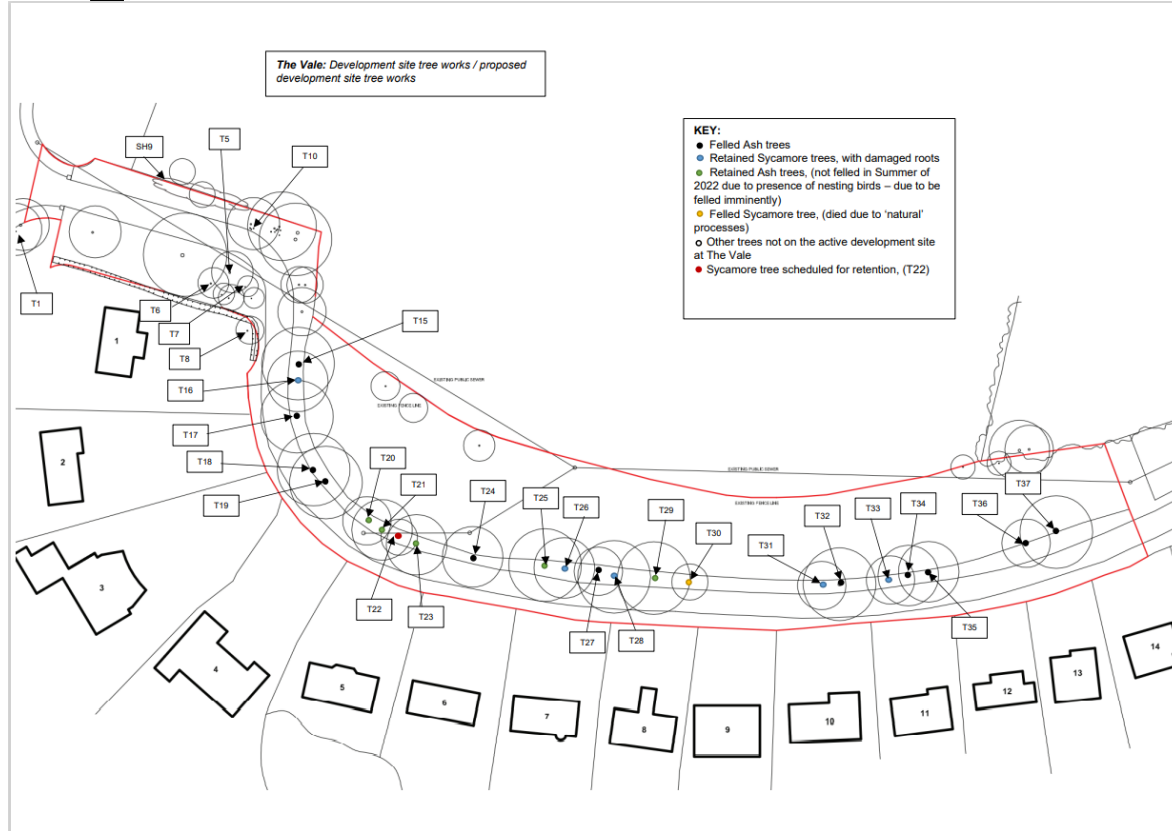
LLD783/ 01

Pre existing Tree constraints plan 2 (East)

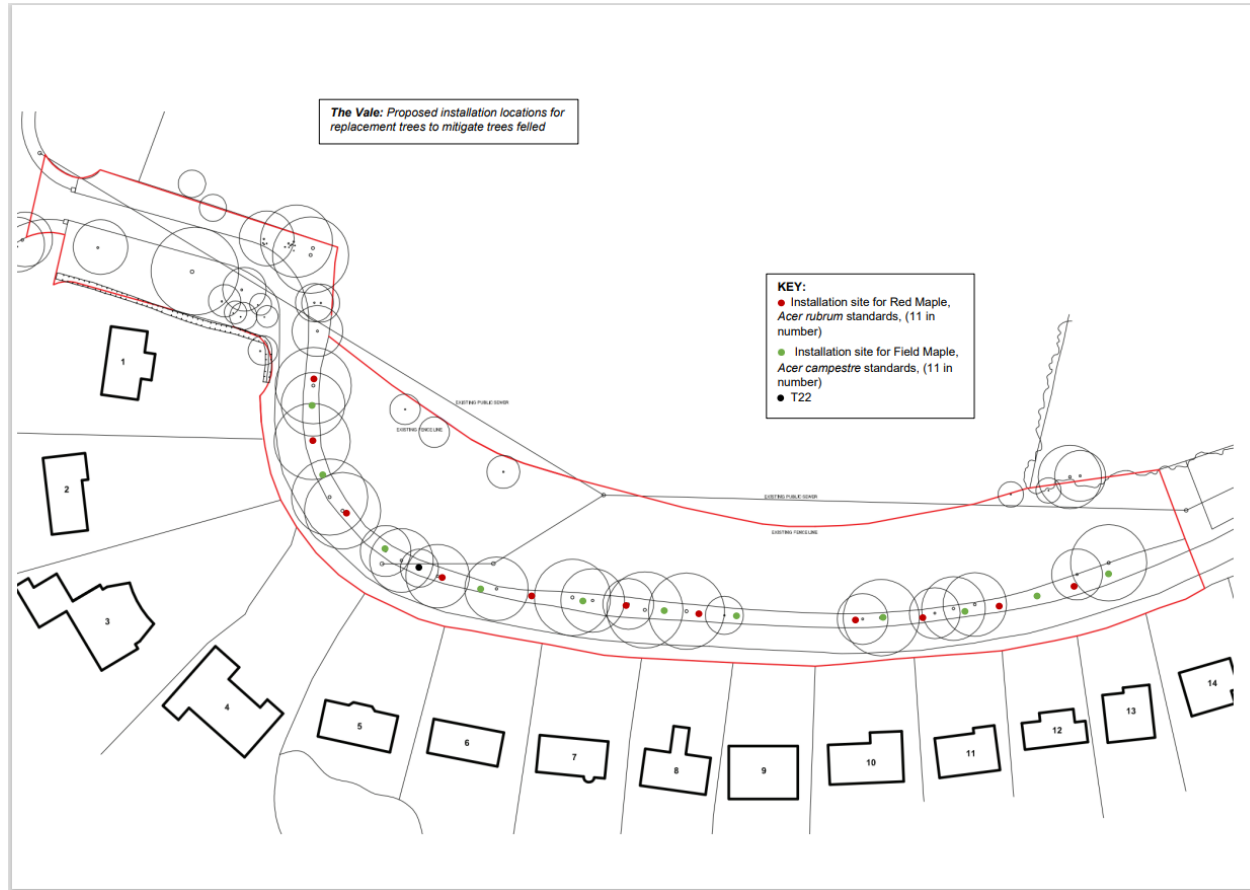


Tree Constraints Plan; Sheet 2 of 2
The Vale, Ovingdean, East Sussex

Development Site Tree works



Revised planting/tree installation scheme



Key Considerations in the Application

- The site is currently being developed for 6 no three bedroom dwellings as allowed on appeal following refusal of BH2015/01890.
- 16 Trees have already been felled as part of approved Treeworks (BH2022/00435 & BH2021/01696) due to Ash Die Back.
- Permission is sought for felling and replacement of 6 more trees. One has already been felled as “dead wood”, the other 5 have suffered significant root damage due to actions of the applicant in developing the site.
- 22 replacement trees (red and field maple) are now proposed.
- The one undamaged specimen (T22) will be retained.
- The Councils Arboriculturalist has confirmed that the damage caused to the roots of the trees proposed for felling will likely lead to Tree failure.
- The Councils Arboriculturalist has confirmed the retention of one tree (T22) and the 22 replacement trees is acceptable, subject to conditions to ensure their suitability and maintenance.

Conclusion and Planning Balance

- This application to vary condition 4 of BH2015/01890 (allowed on appeal) seeks to rationalise and update the pre approved Tree works with future works to remove the damaged trees. It includes a new cohesive replacement scheme and maintenance schedule.
- The completed felling has caused significant diminishment of the site's biodiversity and visual amenity, as well as the landscape which forms part of the character and appearance of The Vale. The proposed works to the damaged trees will compound this, but the trees are assessed as failing, therefore pre-emptive action is prudent.
- The proposed replacement trees, in conjunction with the previously approved landscaping under BH2021/02832 will go some way to restore the biodiversity and landscape/visual impacts in the short term, and the longer term as they grow into more mature specimens.
- On this basis the impact on the landscape of the area, and visual amenity is considered acceptable, subject to conditions to secure replacement planting and maintenance.
- The application to vary condition 4 is therefore recommended for **approval**.

126 Gloucester Road

BH2022/02689

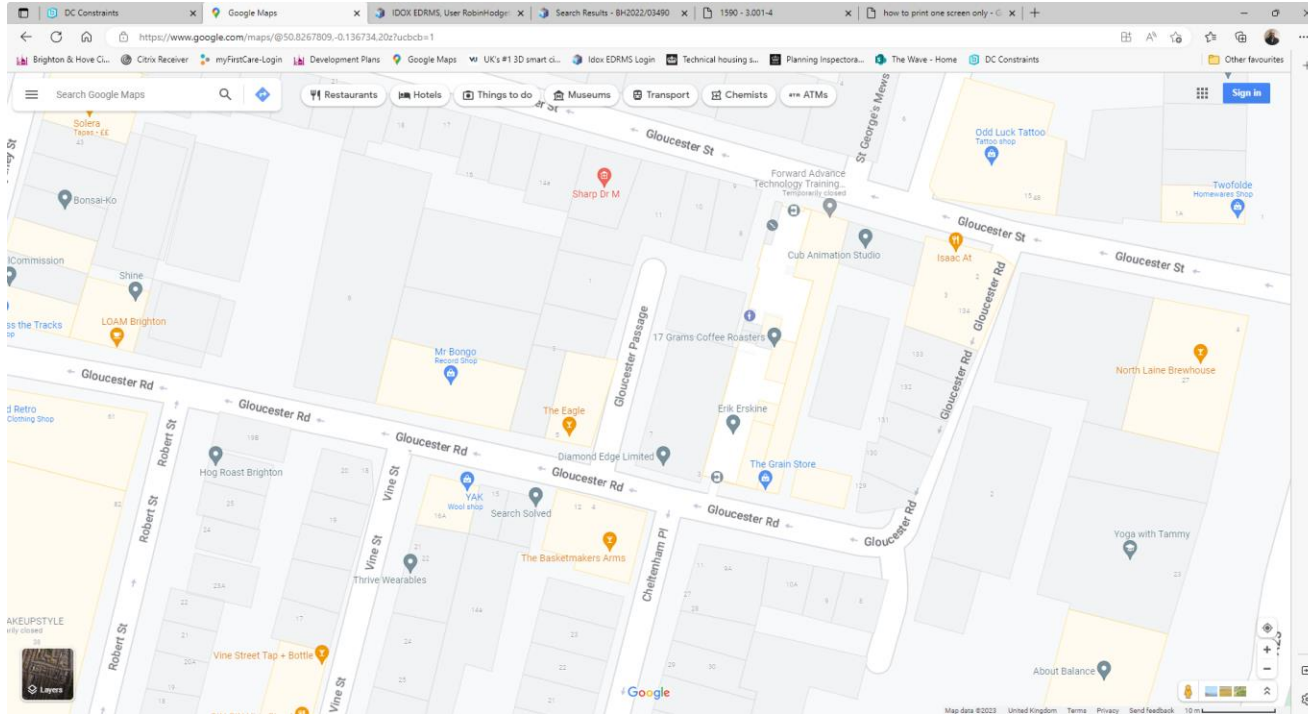


Brighton & Hove
City Council

Application Description

- Change of use of part of ground floor and of first floor from commercial (E) to residential (C3) and raising of roof ridge height to facilitate second floor accommodation to form 5no residential units, incorporating a single dormer to the south elevation and a single rooflight to the west elevation, revised fenestration and associated alterations.

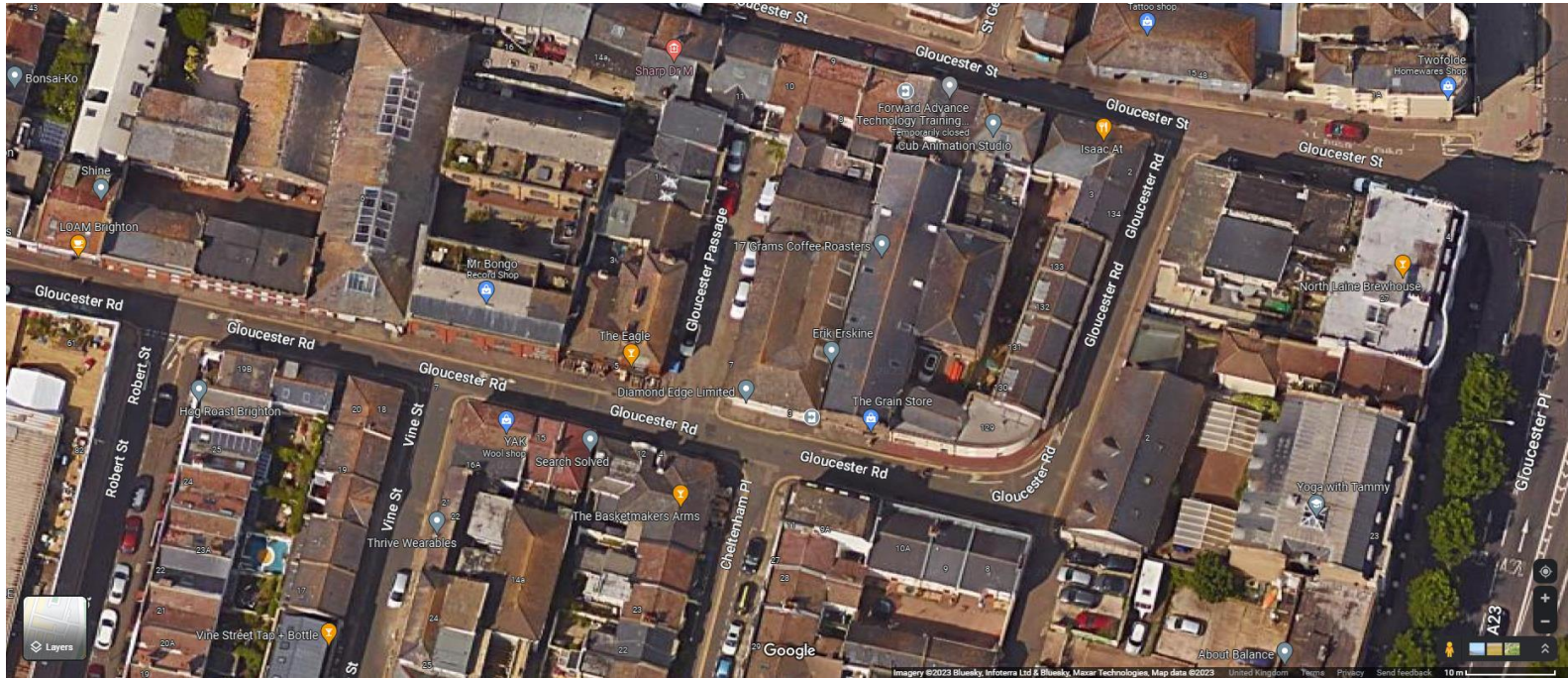
Map of application site



Existing Location Plan



Aerial photo(s) of site



Street photo(s) of site



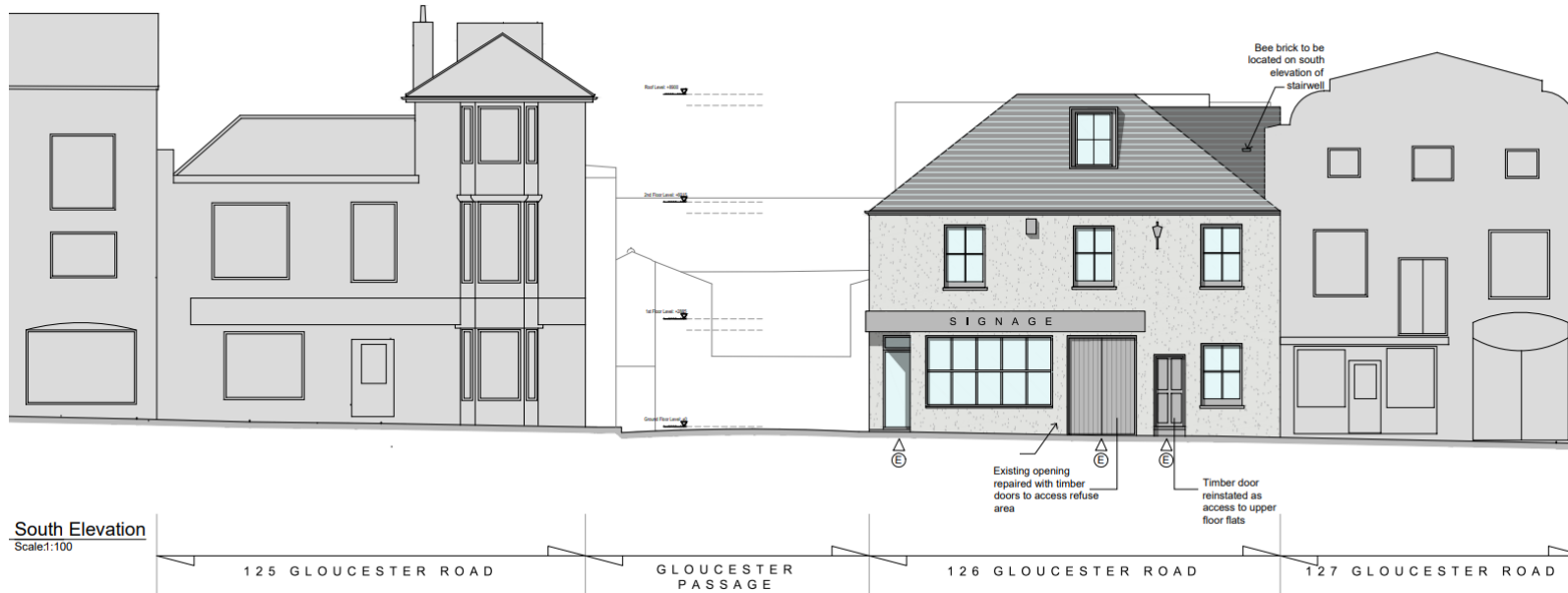
Split of uses/Number of units

- The development would provide 2x1 bedroom (40%), 2x2 bedroom (40%) and 1x3 bedroom (20%) residential units.
- The scheme would provide 187 sqm of commercial space (reduced from 509.9sqm)

Existing South Elevation



Proposed South Elevation



Existing West Elevation



02 West Elevation
Scale: 1:100

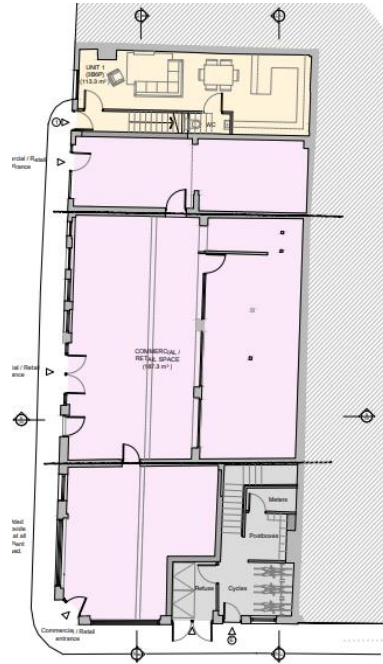
1313/05

Proposed West Elevation



Proposed Floor Plans

240



TER ROAD

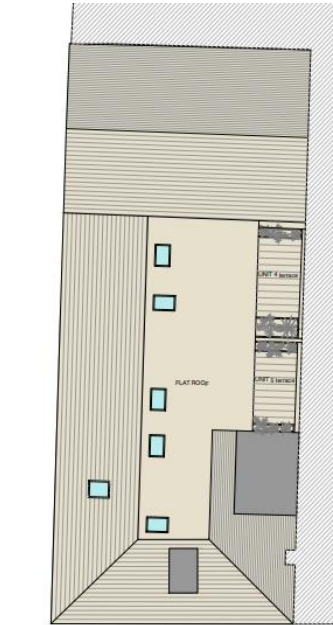
10 Ground Floor Plan
Scale 1:100



11 First Floor Plan
Scale 1:100

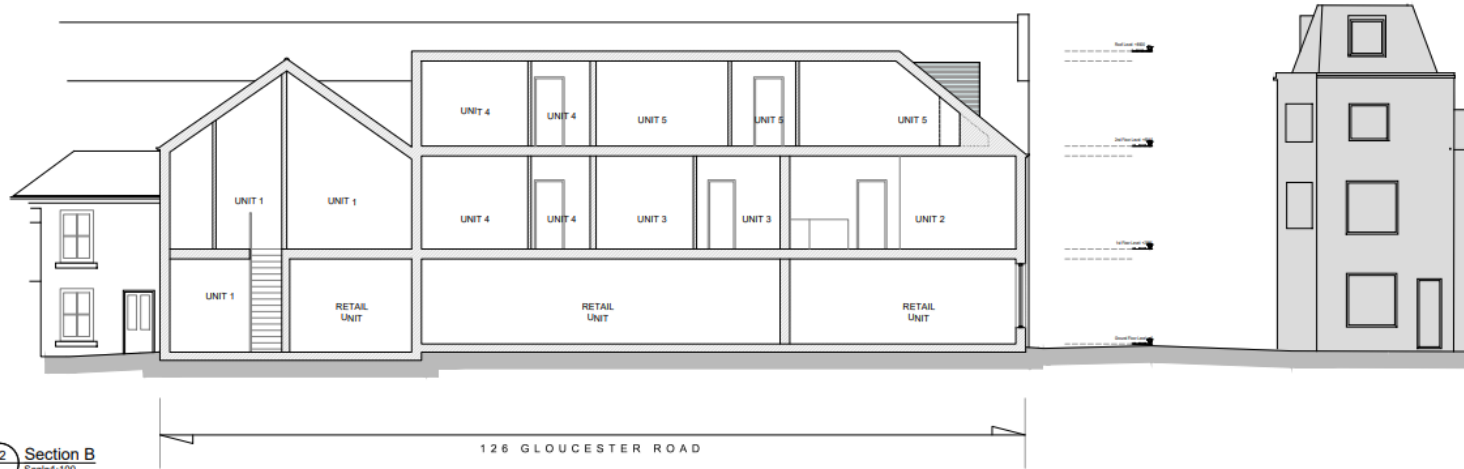


12 Second Floor Plan
Scale 1:100



13 Roof Plan
Scale 1:100

Proposed Site Section(s)



02 Section B
Scale: 1:100

Key Considerations in the Application

- The impact of the alterations to the existing building on the North Laine Conservation Area
- The principle of the change of use in terms of loss of employment space and provision of 5 units of accommodation
- Impact on the amenity of both occupiers and neighbours

S106 table

S106 Heads of terms

Affordable Housing:

Provision of a commuted sum of £254,300 in lieu of on-site provision of affordable housing.

Highway Works

The following highway works are required to be secured via a section 278/38

agreement:

Implementation of new footway at the eastern corner of the junction of Gloucester Passage with Gloucester Road, and any reasonable adjustments required to the impacted junction.

Conclusion and Planning Balance

On balance, it is considered that the positive aspects of the scheme such as the provision of 5 new dwellings within a sustainable location and the modernisation of the existing Class E commercial unit are such that they outweigh the concerns regarding the quality of the accommodation provided (in particular Unit 2) or the less than substantial harm to the character of the conservation area. Approval is therefore recommended.