

PLANNING COMMITTEE ADDENDUM Presentations

11.00AM, WEDNESDAY, 7 JUNE 2023

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Varndean College, Surrenden Road

BH2022/03486



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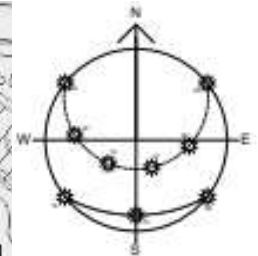
Application Description

- Outline application with matters of appearance and landscaping reserved for an educational masterplan scheme comprising replacement of temporary classrooms with a new teaching block; demolition of a single storey teaching building to enable construction of a new entrance block and student cafe with new pedestrian access and associated reorganisation of the north car park; erection of a loft extension to the main building to provide administration space; and a new sports hall with associated parking and new pedestrian entrance from Surrenden Road.

Note: Only scale, layout and access details are provided.

Detailed building appearance and landscaping are to be determined at a later date – plans are only indicative.

Map of application site

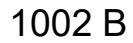


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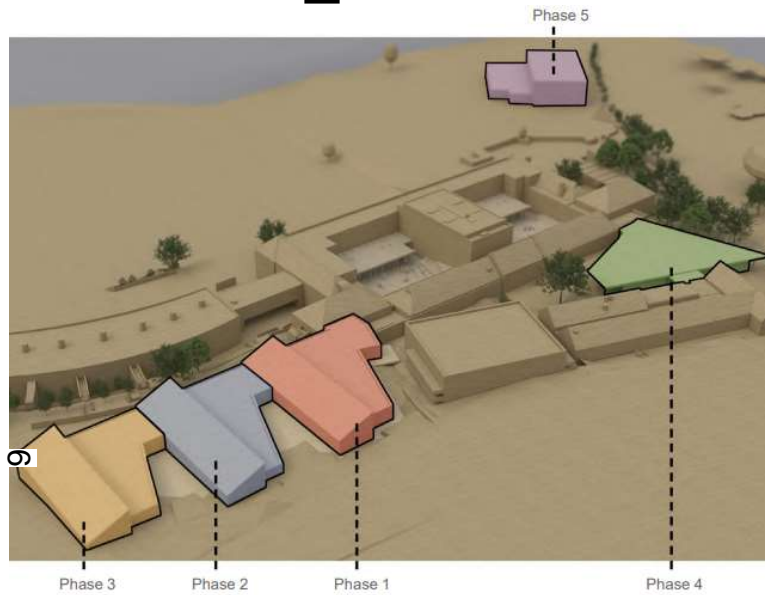
Existing Block Plan



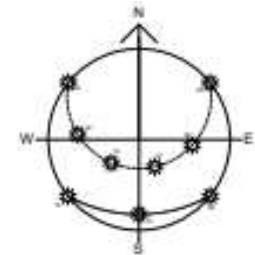
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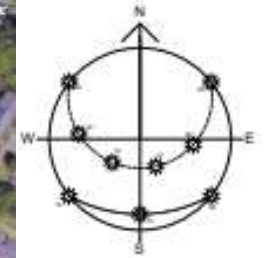
Proposed Phasing Plan



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

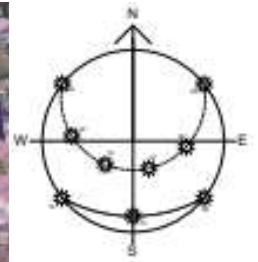


Aerial photo of site

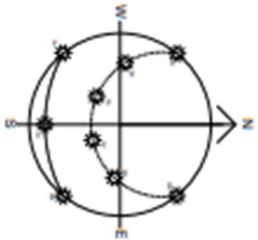


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3D Aerial photo of site

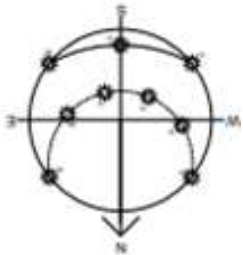


3D Aerial photo of site

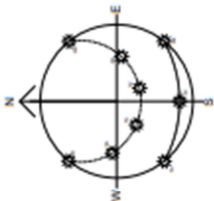


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3D Aerial photo of site



3D Aerial photo of site



Site photos



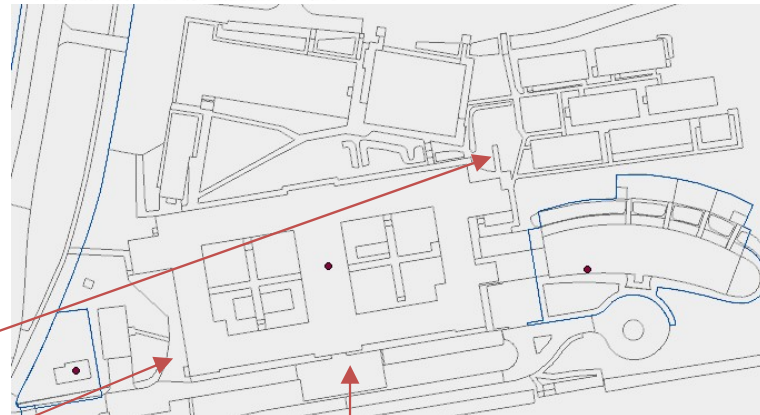
Main Building Entrance



Main Building East Entrance



Temporary Classrooms



Temporary Classrooms

Main Building East Entrance

Main Building Entrance



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City Council

Site photos



Central Open Space



STEM Building



Temporary Classrooms

Temporary Classrooms

Central Open Space

STEM Building



Street photos of site – entrance on Surrenden Road



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Street photos of site - entrance

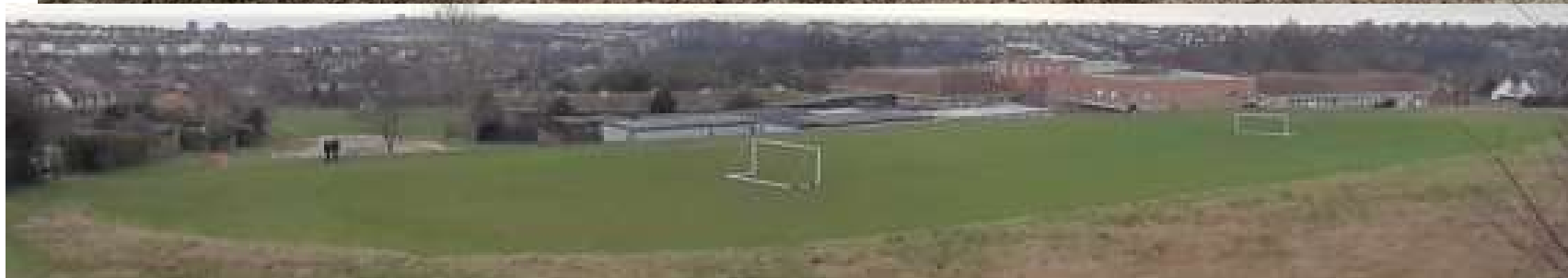


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Street photos of site – panorama from north



16



Street photos of site – from north east



Street photos of site – from north east



Proposed Indicative Floor Plan Level 00

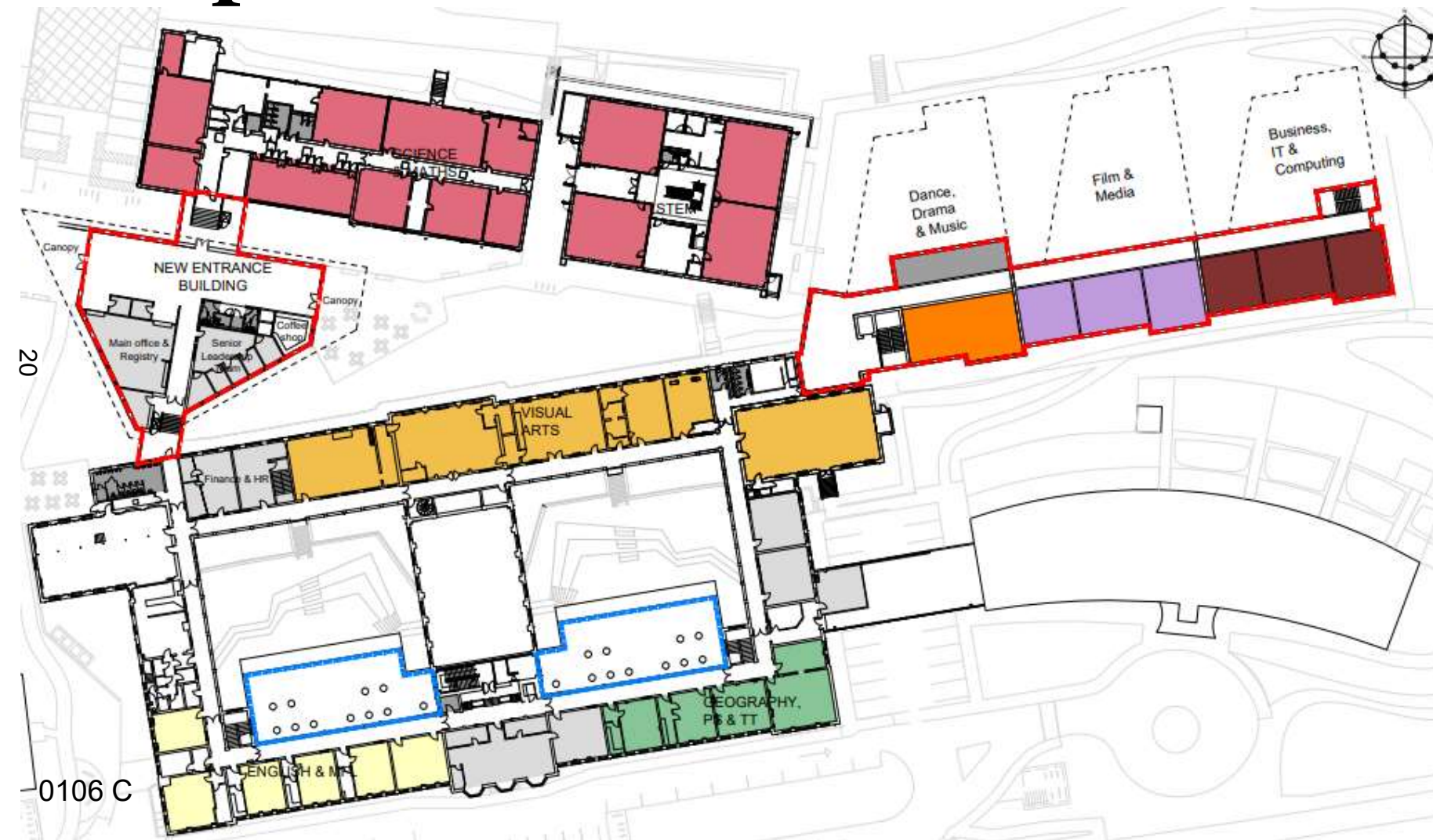


0105 D



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Proposed Indicative Floor Plan Level 01



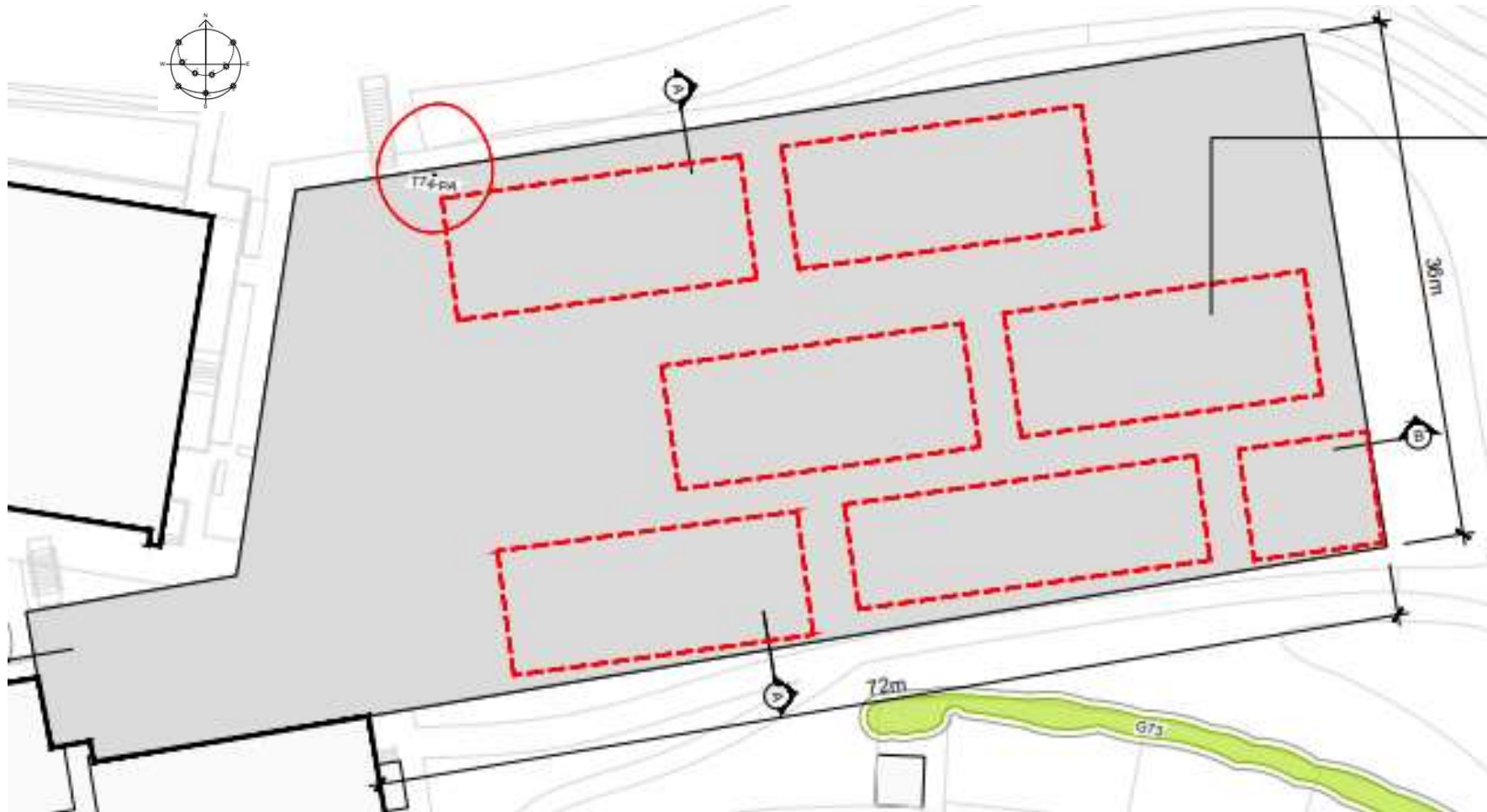
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Proposed Indicative Floor Plan Level 02



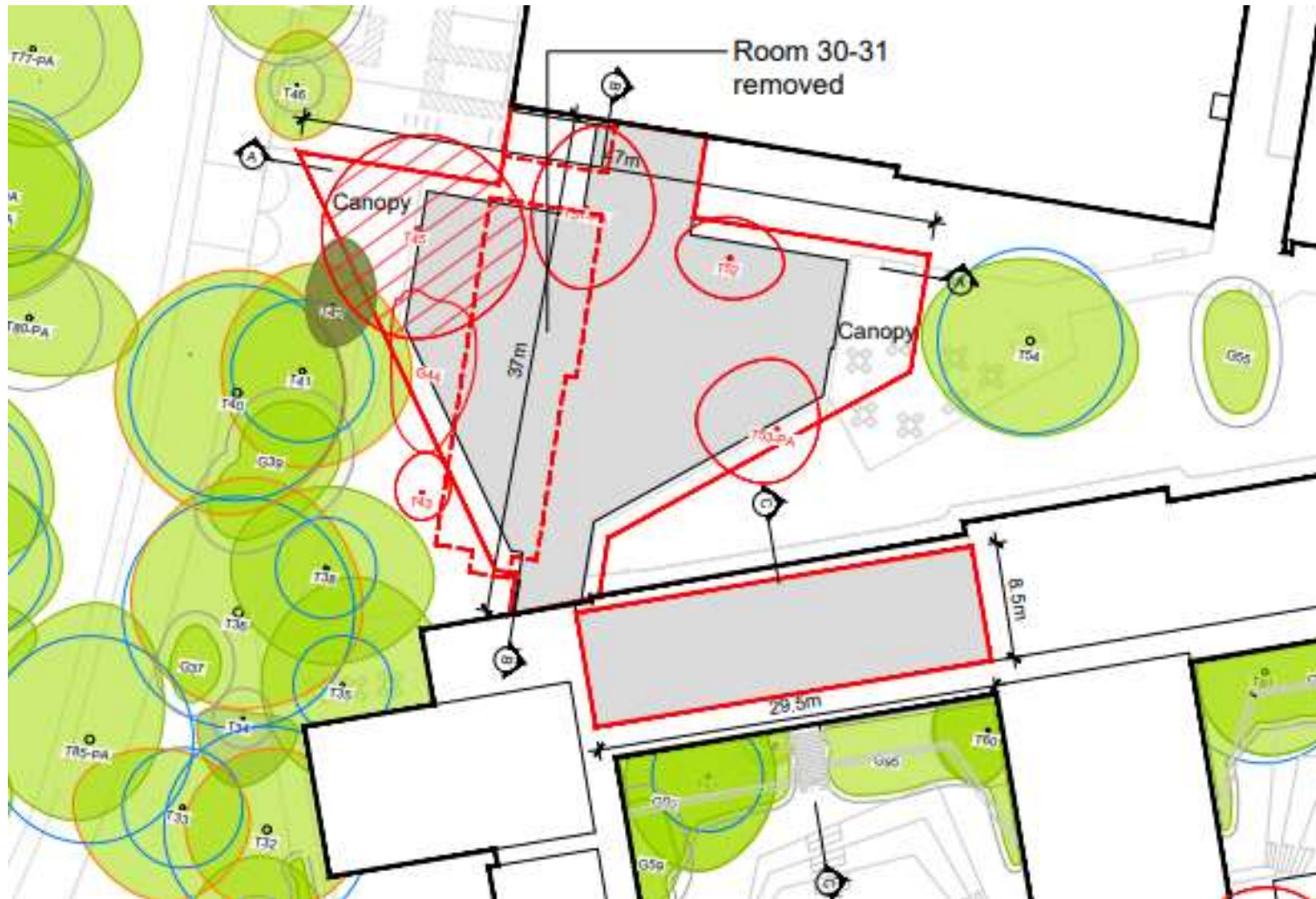
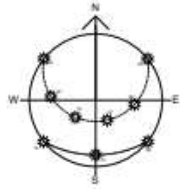
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City Council

Proposed Plan: Teaching Building

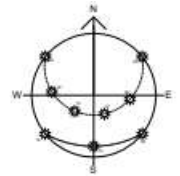
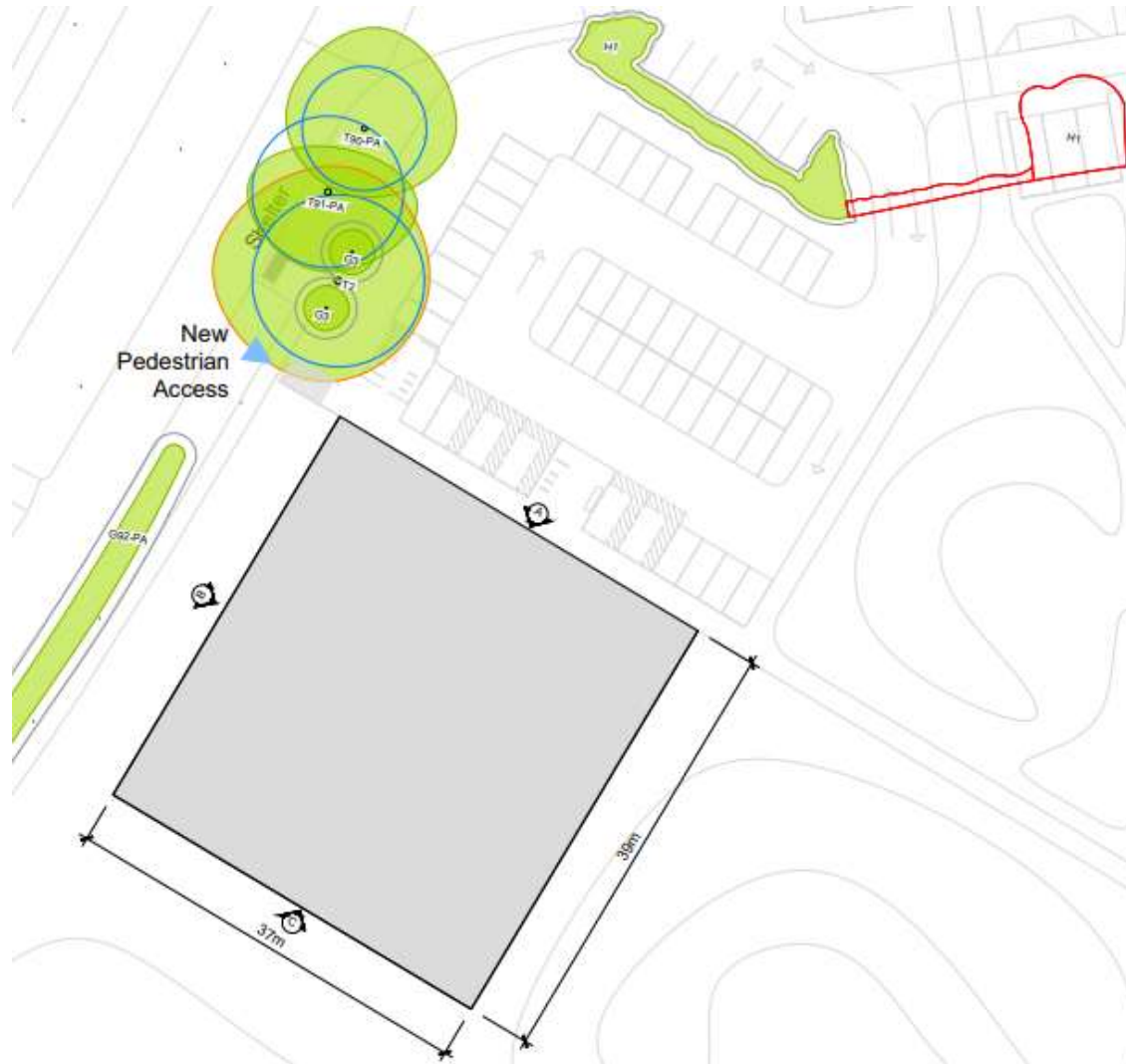


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City Council

Proposed Plan: Entrance Building & Loft

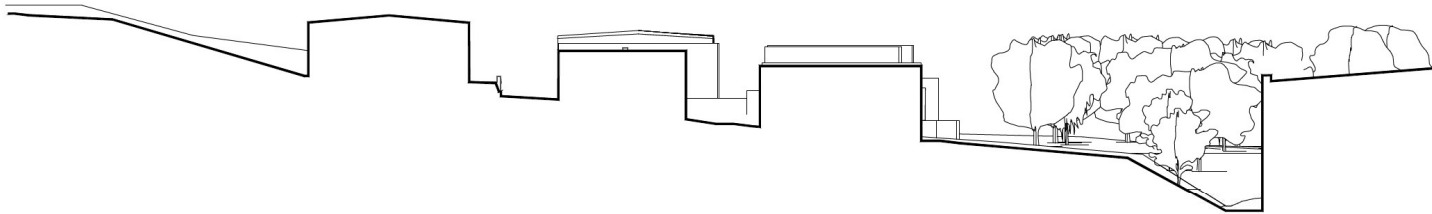


Proposed Plan: Sports Building

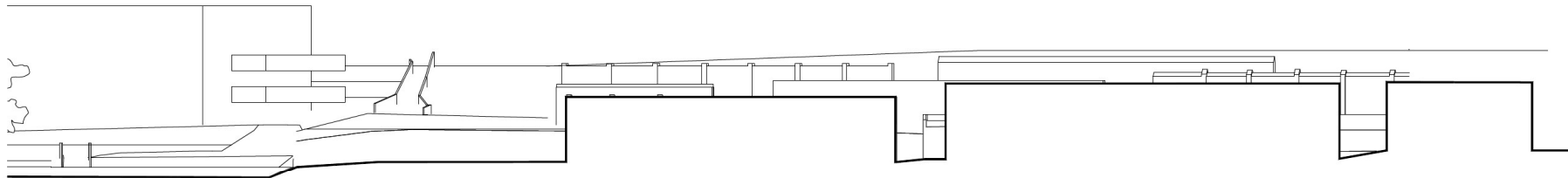


Brighton & Hove
City Council

Existing Site Sections: Teaching Building



2 Existing Section A
SCALE 1:250@ A1

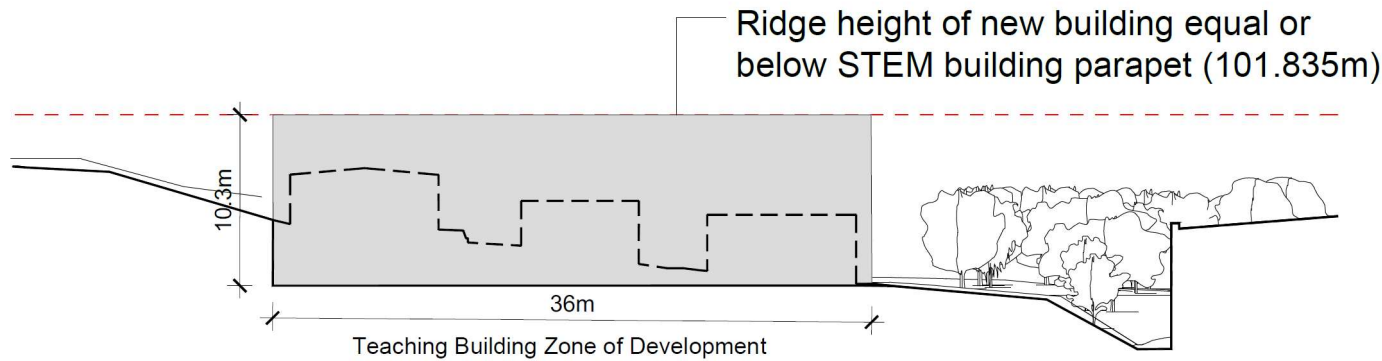


4 Existing Section B
SCALE 1:250@ A1

metres 5 10 15 20

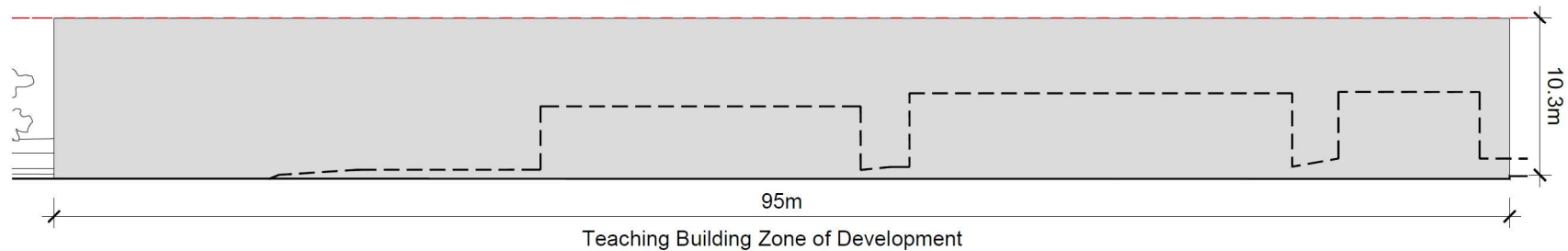
1003 B

Proposed Site Sections: Teaching Building



3 Proposed Section A

SCALE 1:250@ A1

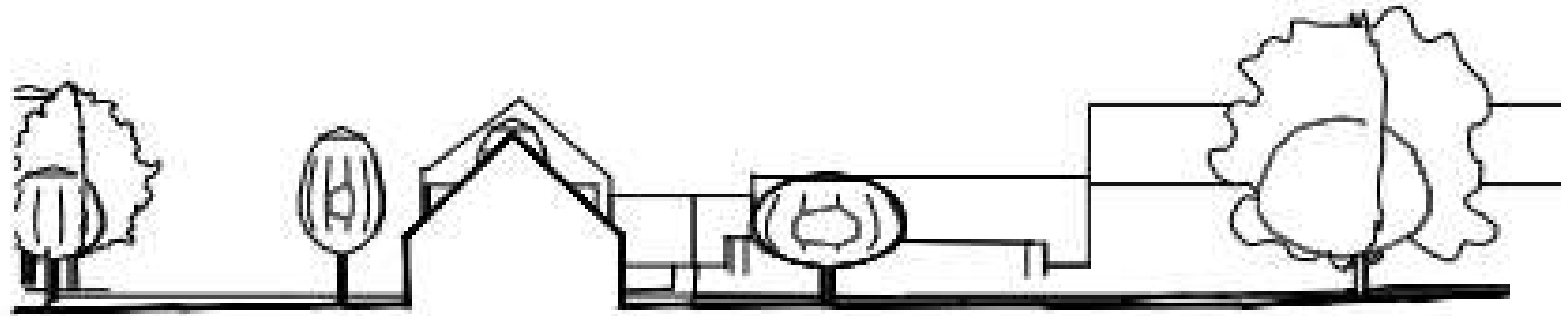


5 Proposed Section B

SCALE 1:250@ A1

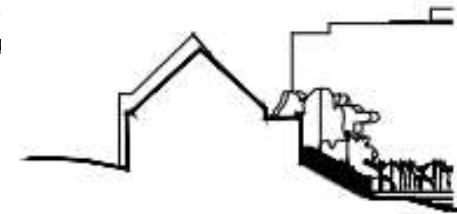


Existing Site Sections: Entrance Building



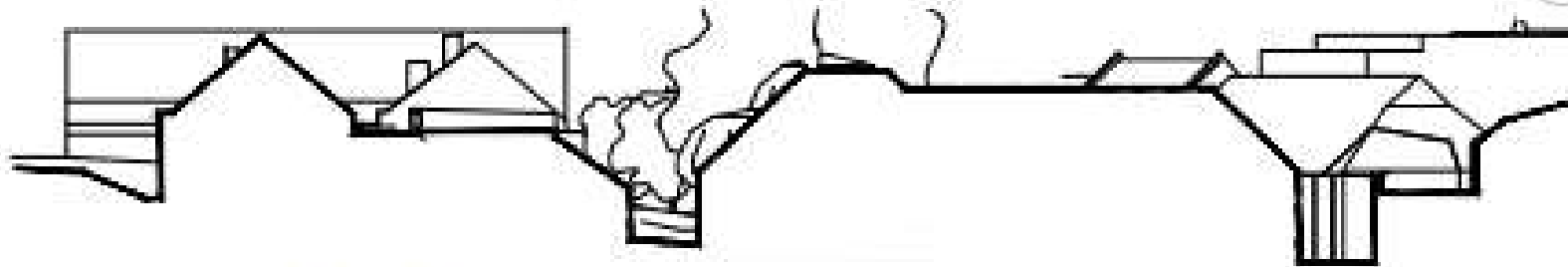
2 Existing Section A

SCALE 1:250@ A1



6 Existing Section C

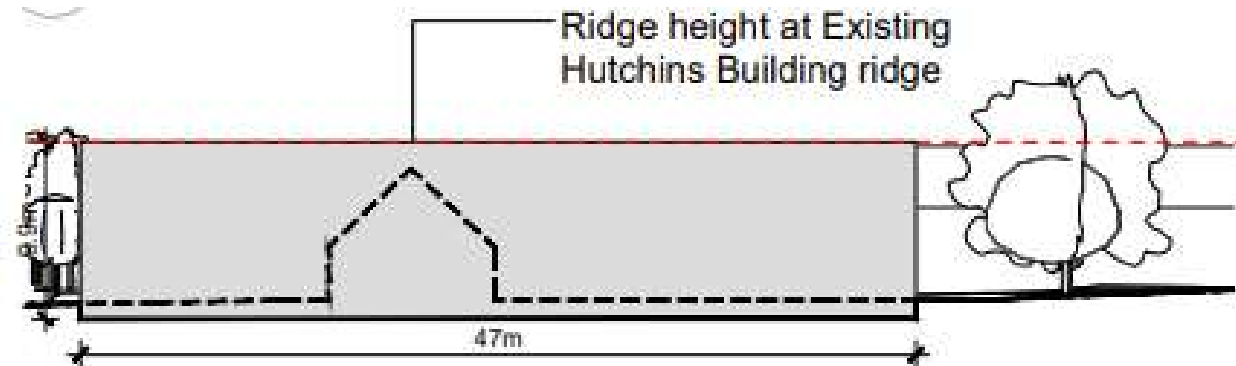
SCALE 1:250@ A1



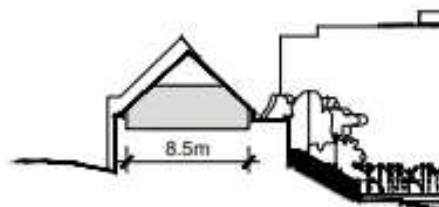
4 Existing Section B

SCALE 1:250@ A1

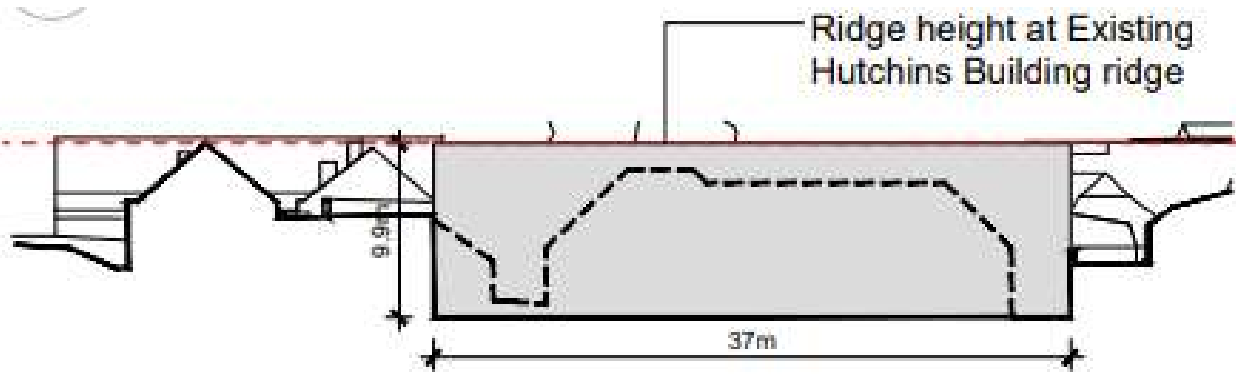
Proposed Site Sections: Entrance Building



3 Proposed Section A
SCALE 1:250 @ A1



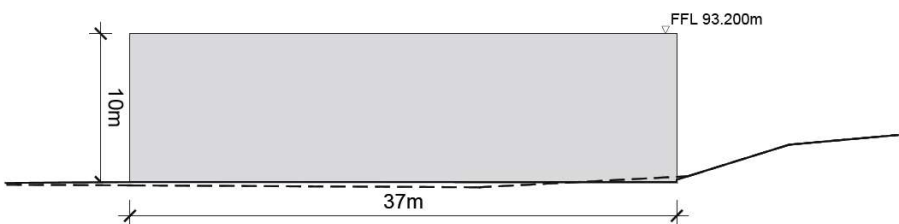
7 Proposed Section C
SCALE 1:250 @ A1



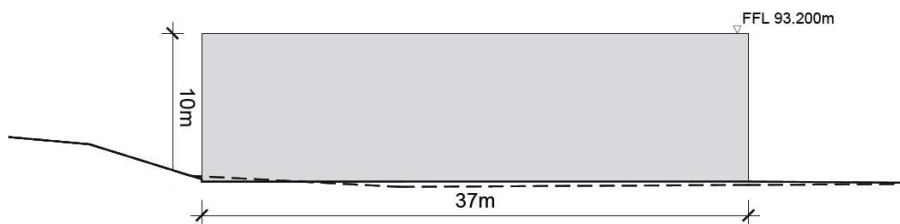
5 Proposed Section B
SCALE 1:250 @ A1

Proposed Site Sections: Sports Building

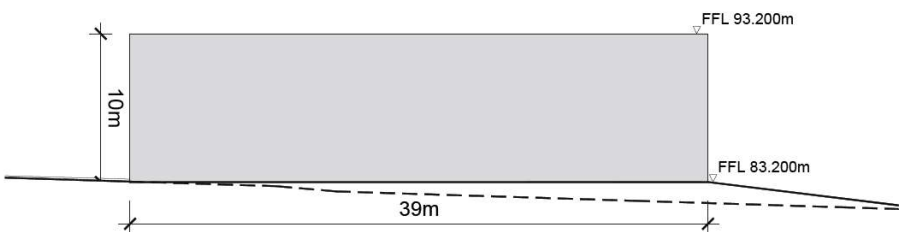
29



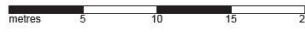
2 Proposed Elevation A (North)
SCALE 1:250@ A1



4 Proposed Elevation C (South)
SCALE 1:250@ A1

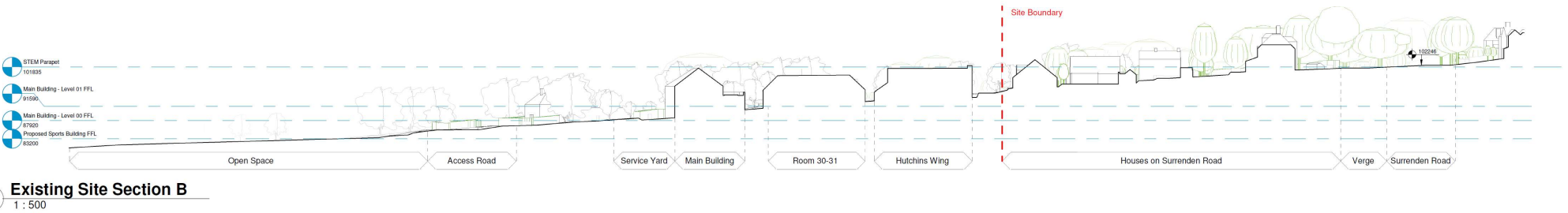
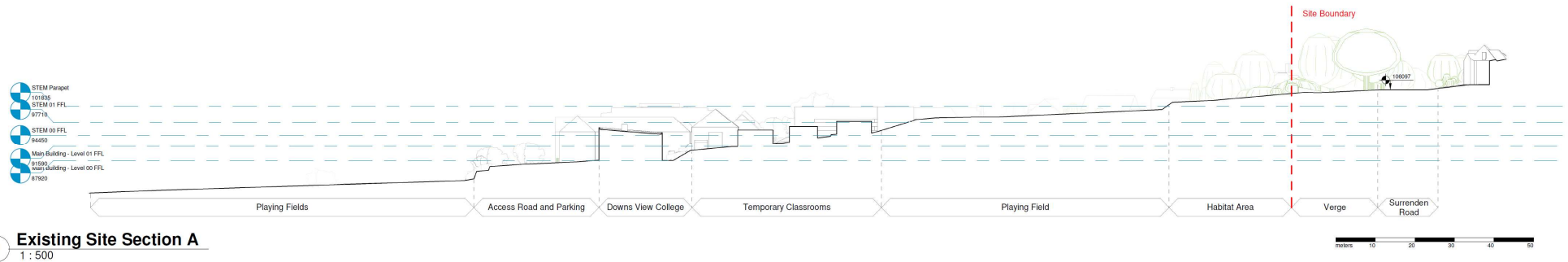


3 Proposed Elevation B (West)
SCALE 1:250@ A1

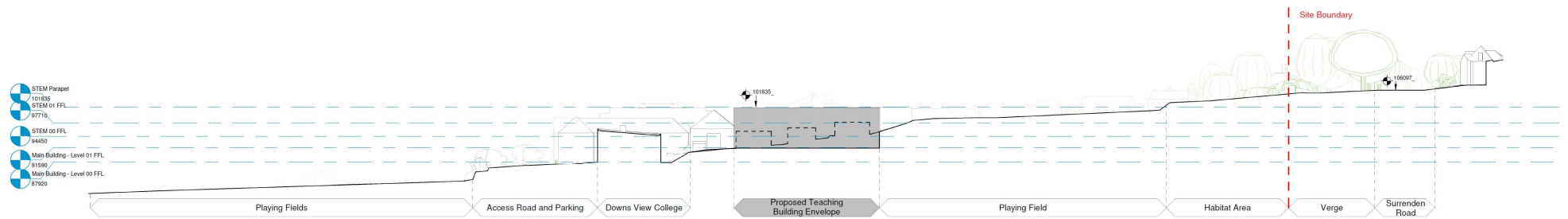


1005 B

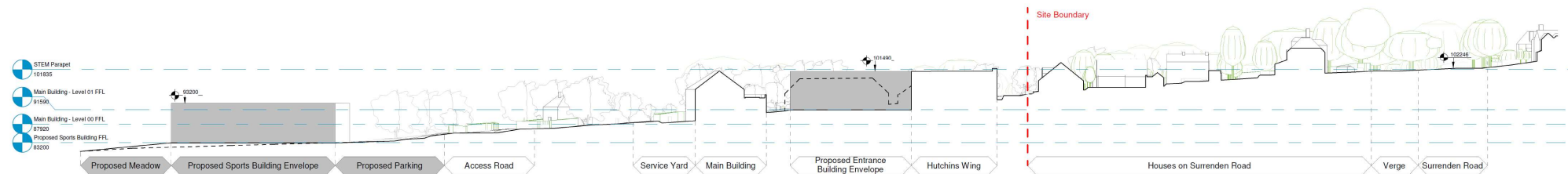
Existing Site Sections



Proposed Site Sections



2 Proposed Site Section A
1 : 500



4 Proposed Site Section B
1 : 500

Strategic view (from north)



1. Strategic View 17 of the Urban Design Framework Supplementary Planning Document. Surrenden Road – Indicative view showing development envelope in white



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City Council

Proposed Visual from north

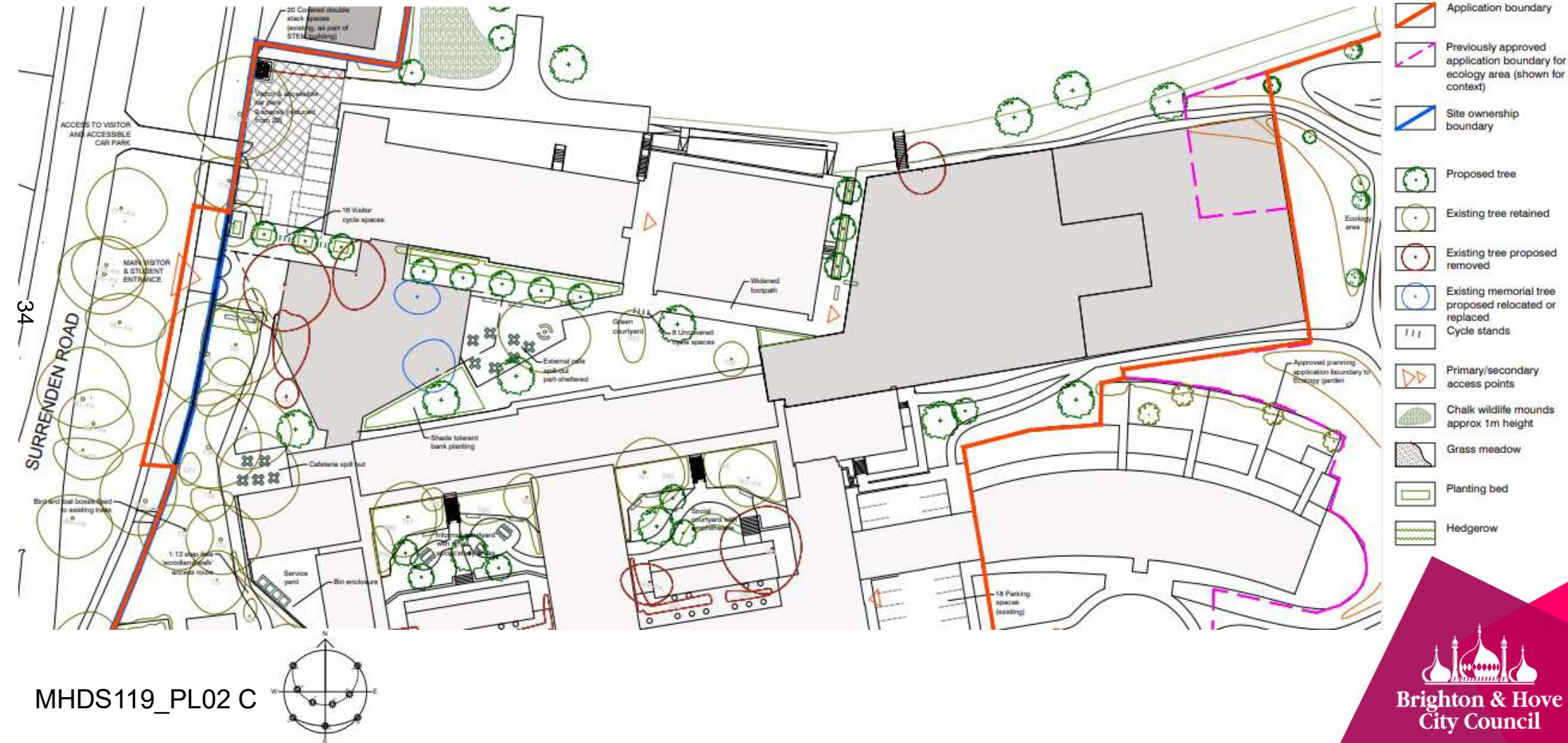


33

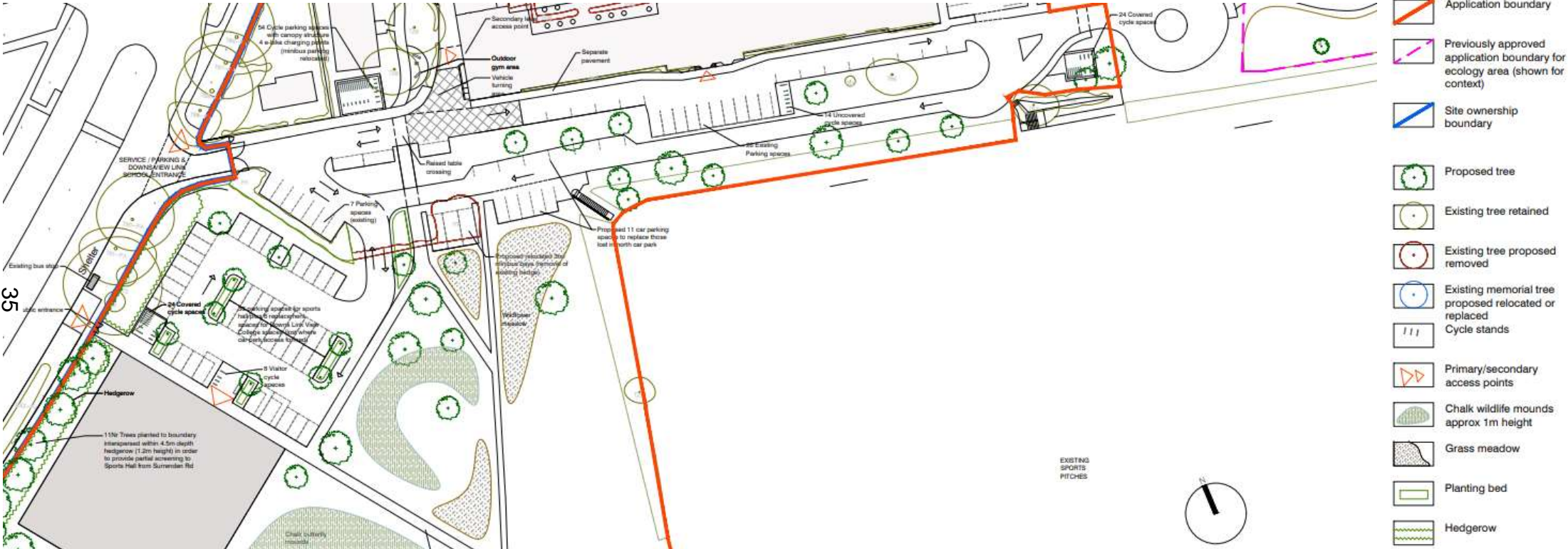


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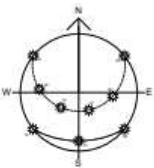
Landscape General Arrangement Plan



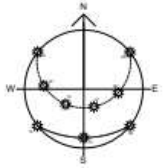
Landscape General Arrangement Plan



MHDS119_PL02 C



Tree constraints & retention plans



36



Arboricultural Impact Assessment,
Method Statement and Preliminary Tree
Protection Plan PJC-6119-22-02 Rev 02

Key Considerations in the Application

- Principle of development
- Layout of the proposed buildings
- Scale of the proposed buildings
- Access to the proposed buildings
- Phasing
- Trees

S106 table

- A sustainable transport contribution of £30,000 for a new uncontrolled pedestrian crossing on Surrenden Road
- Travel plan including monitoring fees
- Biodiversity Net Gain monitoring fees of £7,000

Conclusion and Recommendation

- The proposed development would help to address a pressing need for enhancing city-wide educational, sporting and performance space and reducing disparities, to which great weight is given.
- The layout and scale of the proposed buildings are well-designed and fit-for-purpose with access for all, providing a betterment of the existing situation.
- There are also sustainability, landscape and biodiversity benefits of the proposal.
- There would be no significantly adverse impacts on the character and appearance of the area, including the strategic view.
- There would be no material impact on neighbouring amenity.
- The impact on highways, trees and on archaeological remains is considered acceptable subject to conditions.
- As such, the LPA can support the expansion of this college and the proposed development, in outline, is therefore **recommended for approval**.

41 Withdean Sports Complex

BH2022/03439

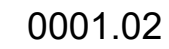


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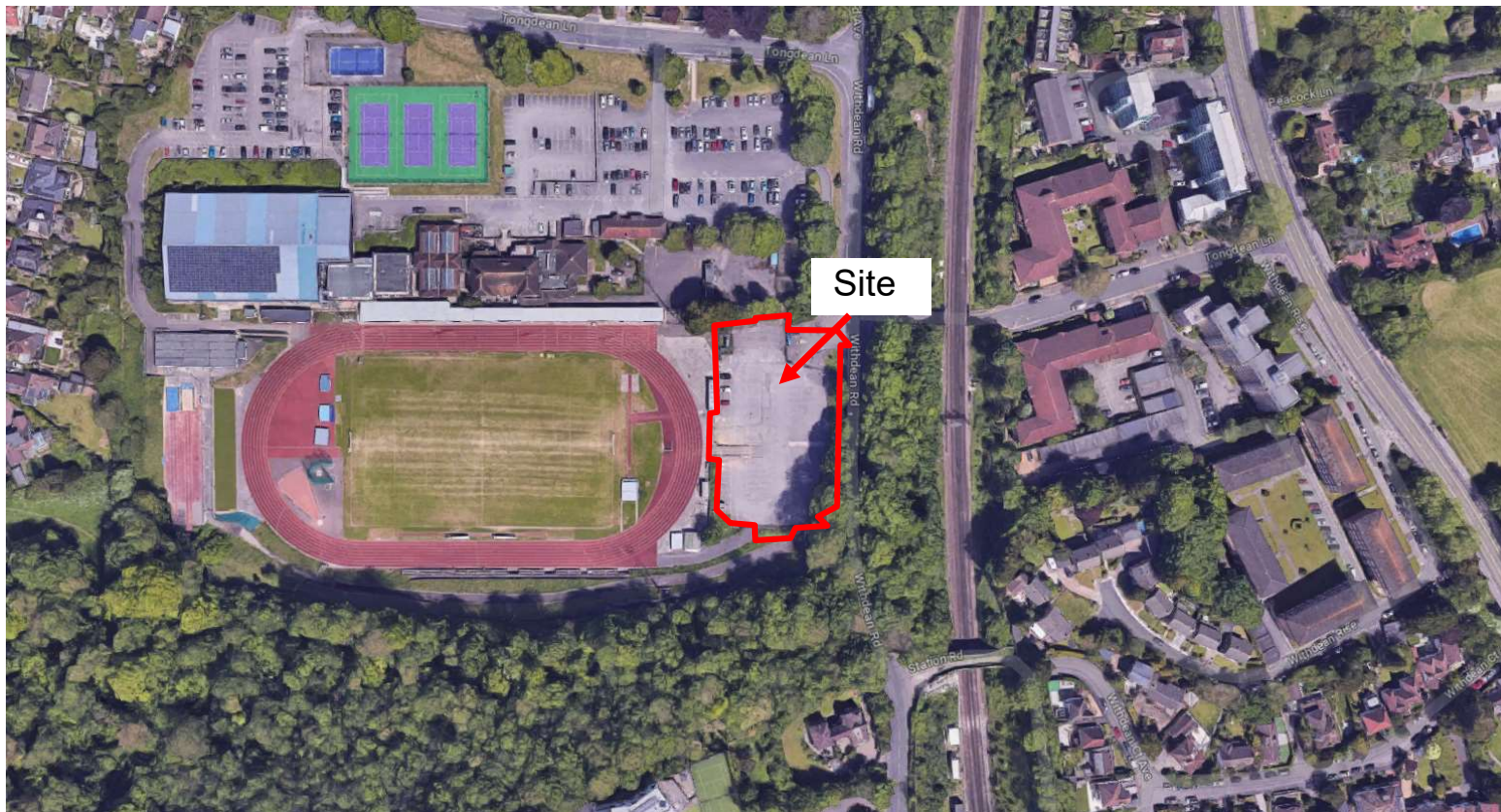
Application Description

- Creation of a small-sided football facility with 4no. pitches, improved drainage and associated features including ball stop fencing and entrance gates, a storage container, 16no. LED floodlights, 3no. covered spectator shelters, cycle parking, hard-standing areas and vehicular access.

43



Aerial photo(s) of site



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3D Aerial photo of site



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City Council

Street photo of site



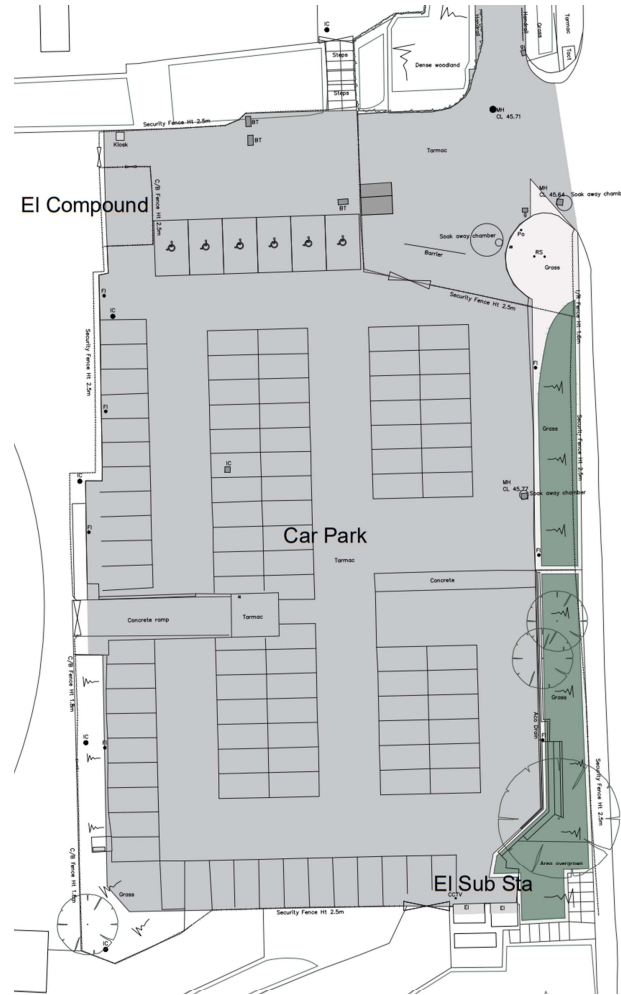
Photo of site – looking west



Photo of site – looking south



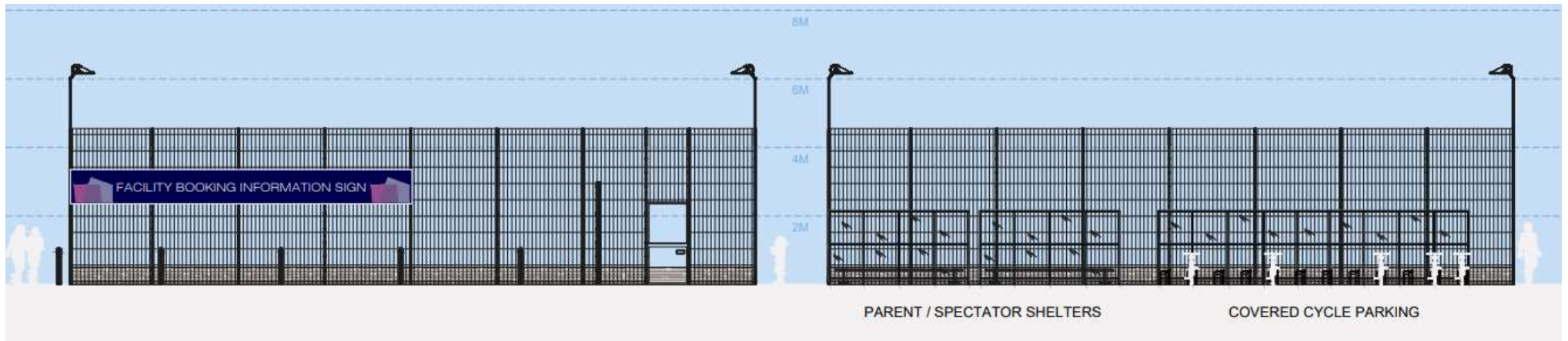
Existing Site Plan



Proposed Site Plan

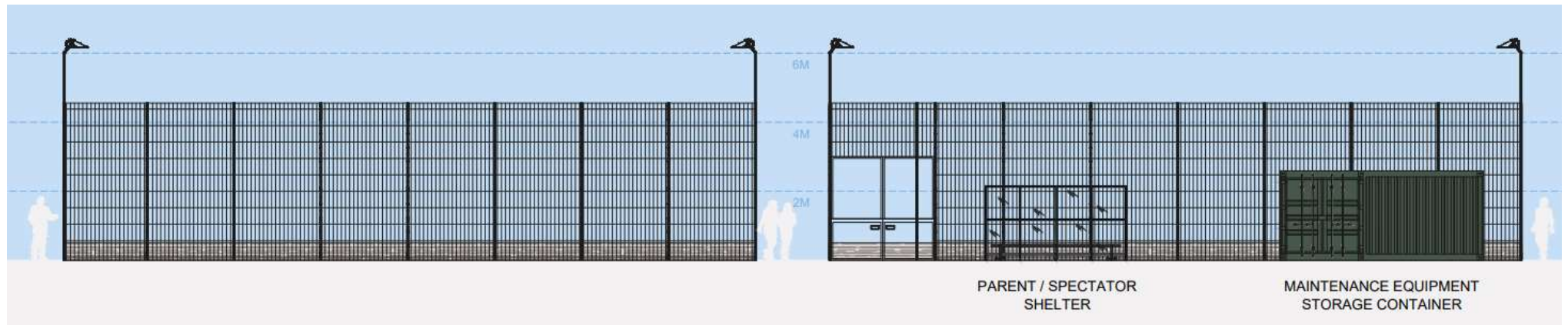


Proposed North Elevation



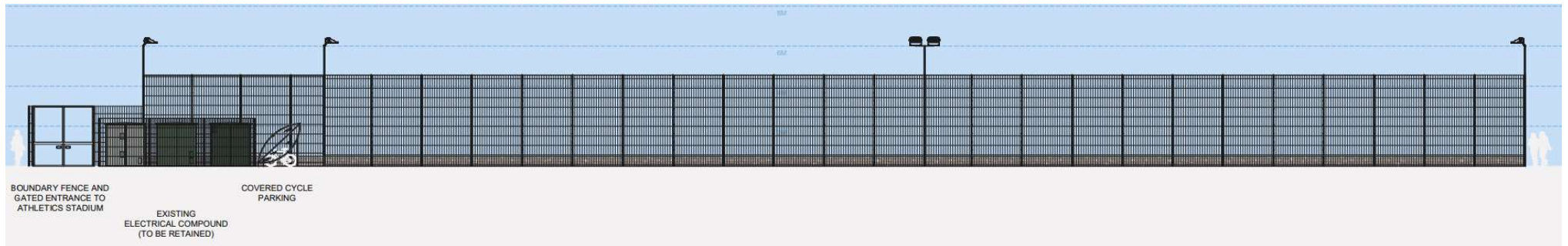
D22-005 / DWG / 0011 .00

Proposed South Elevation

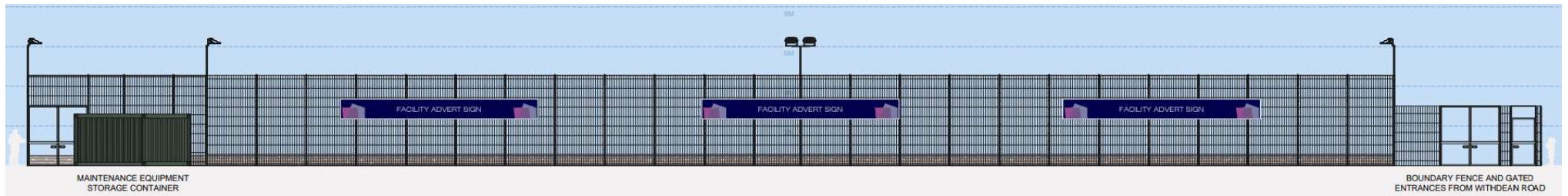


D22-005 / DWG / 0011 .00

Proposed West and East Elevations



West



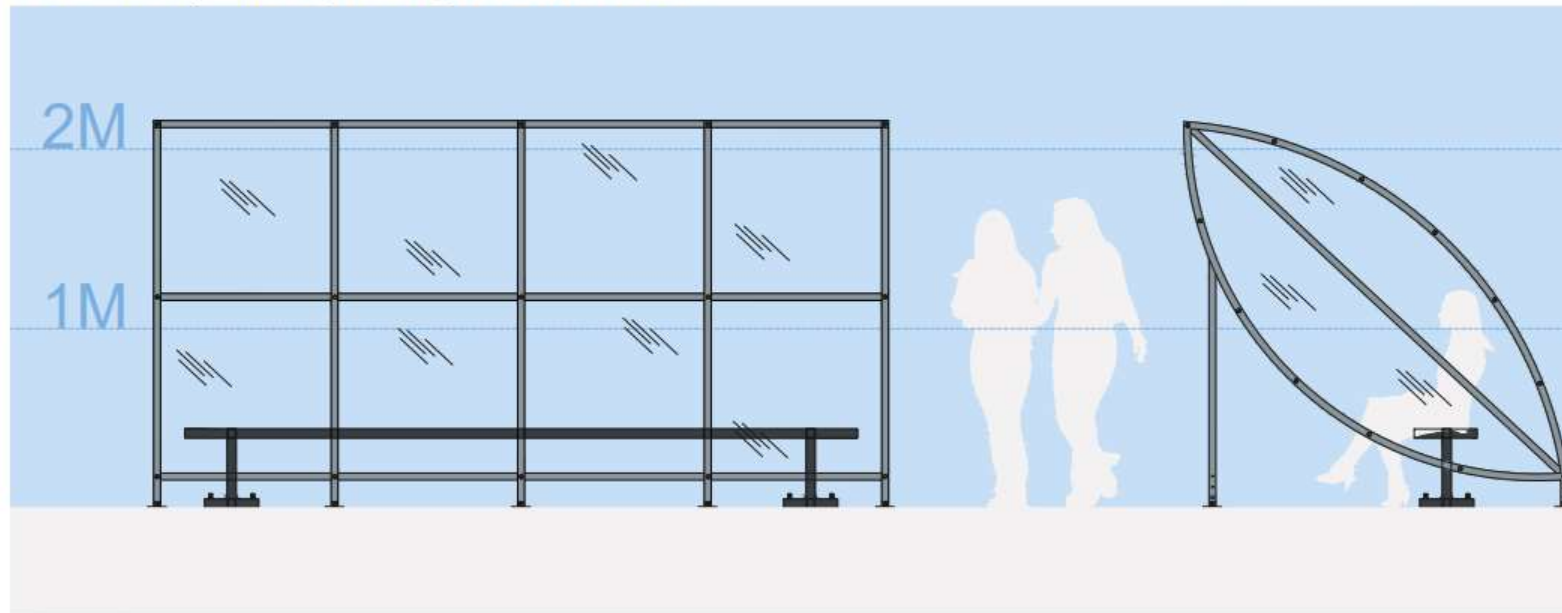
East

D22-005 / DWG / 0011 .00

Proposed Spectator Shelters

PARENT / SPECTATOR SHELTER

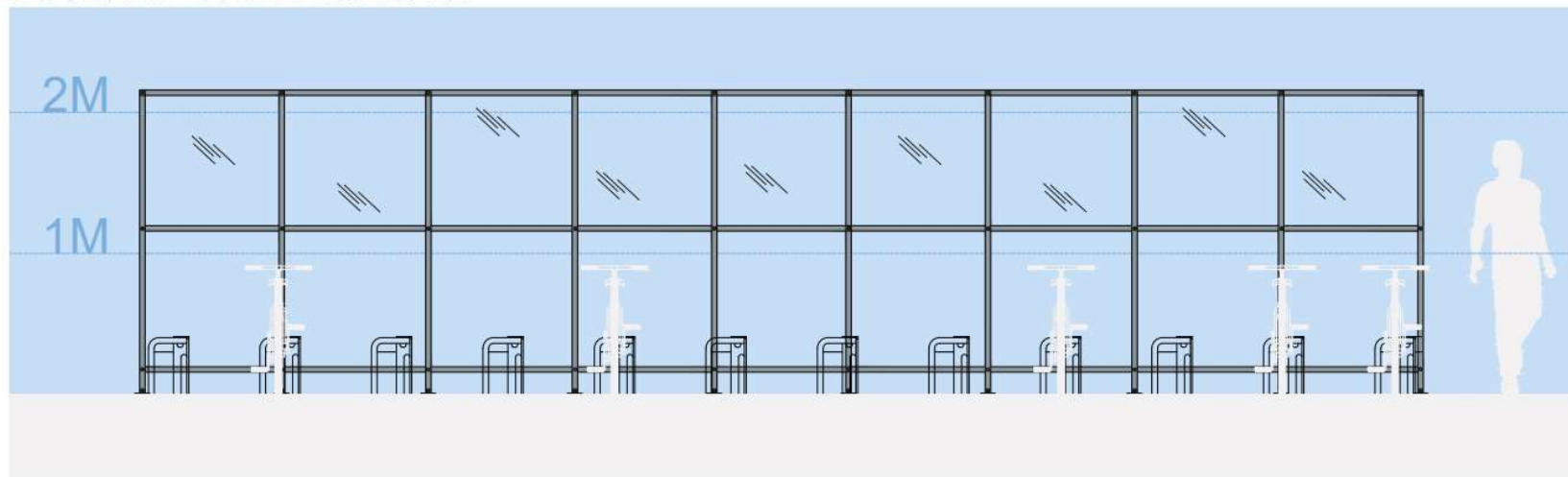
PARENT / SPECTATOR
SHELTER SECTION



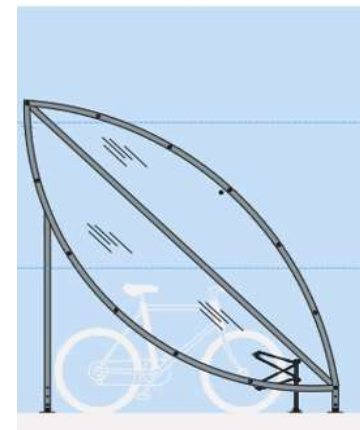
D22-005 / DWG / 0007 .01

Proposed Cycle Shelters

COVERED CYCLE SHELTER



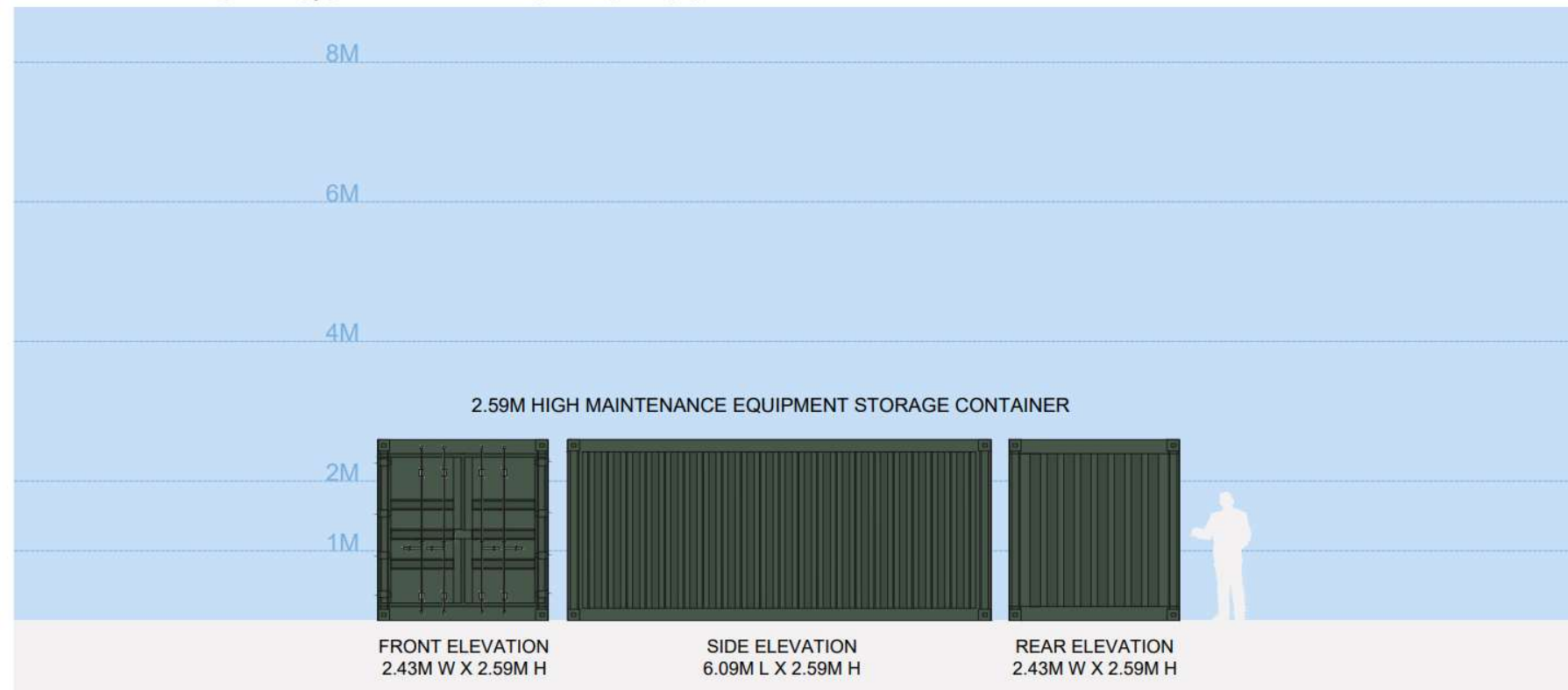
COVERED CYCLE SHELTER SECTION



D22-005 / DWG / 0007 .01

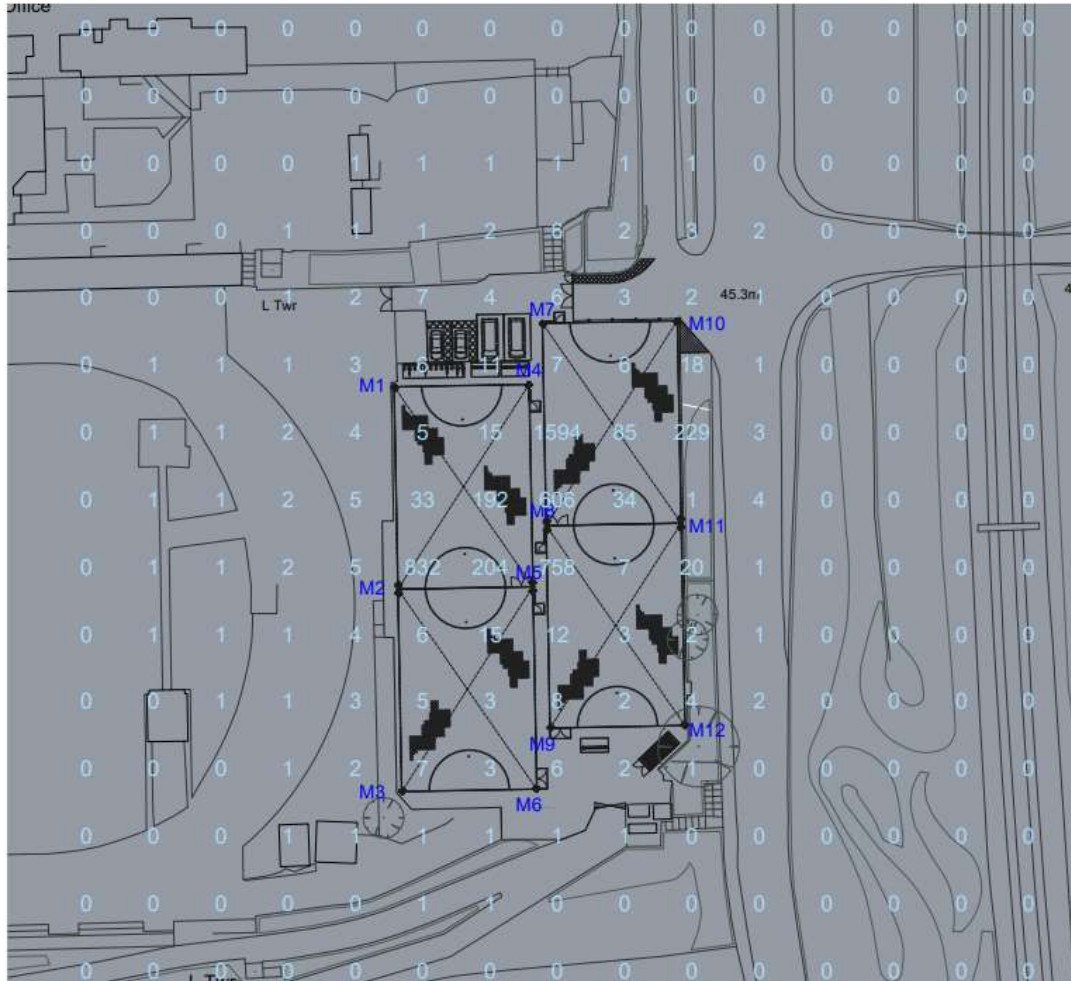
Proposed Storage Container

MAINTENANCE EQUIPMENT STORAGE CONTAINER



D22-005 / DWG / 0009 .00

Proposed Illuminance Plan



VERTICAL ILLUMINANCE

10M ABOVE GROUND 1:500 SCALE



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Key Considerations in the Application

- Principle of development
- Design and Appearance
- Impact upon Neighbouring Amenity
- Ecology
- Transport



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Conclusion and Planning Balance

- Provision of additional and enhanced sports facilities at Withdean Sports Complex accords with development plan policies and is supported in principle.
- Visual impact acceptable, with low and lightweight structures suitable for a Sports Complex site
- Nearest dwellings some distance away and separated by trees/railway embankment. Nevertheless, conditions are recommended to secure the proposed opening hours and a Noise Management Plan to mitigate for any potential noise disturbance.
- Floodlights amended to minimise light overspill to nearby woodland to acceptable levels (<1 lux). Biodiversity Net Gain of 21.1% to be secured by condition.
- Retained car parks demonstrated to have sufficient capacity to accommodate the demand arising from the loss of the existing car park, and the additional demand from the proposed pitches. Pedestrian crossing improvements to be secured by condition, as well as a Travel Plan and a revised layout for the retained car parks to secure acceptable disabled parking re-provision.

Birch Grove Nursing Home, 1-3 Stanford Avenue

BH2022/00867

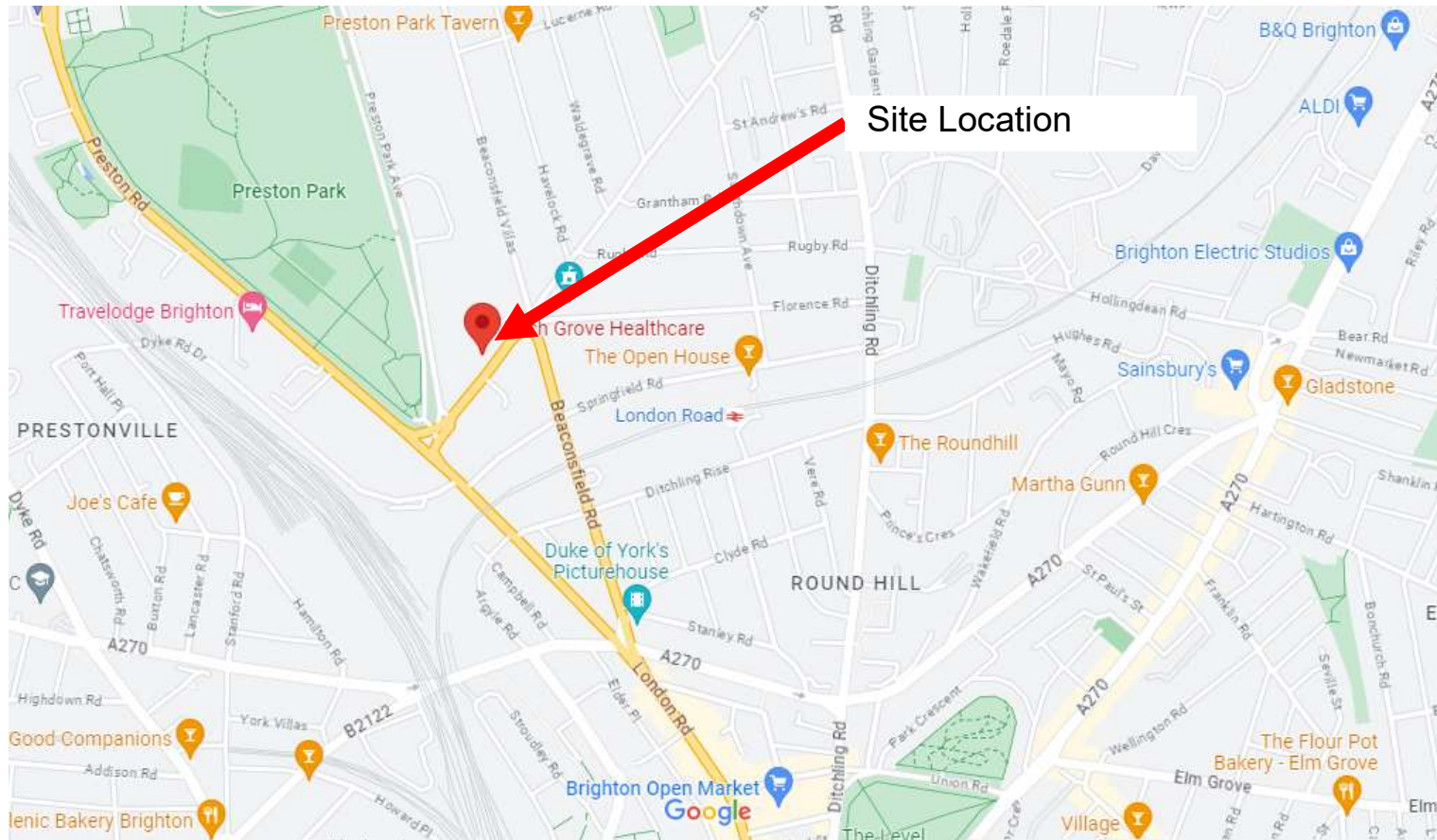


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City Council

Application Description

- Demolition of existing Class C2 building and erection of a four storey building plus basement (car parking level) to provide replacement care (Class C2) facilities.

Map of application site



Site Location Plan



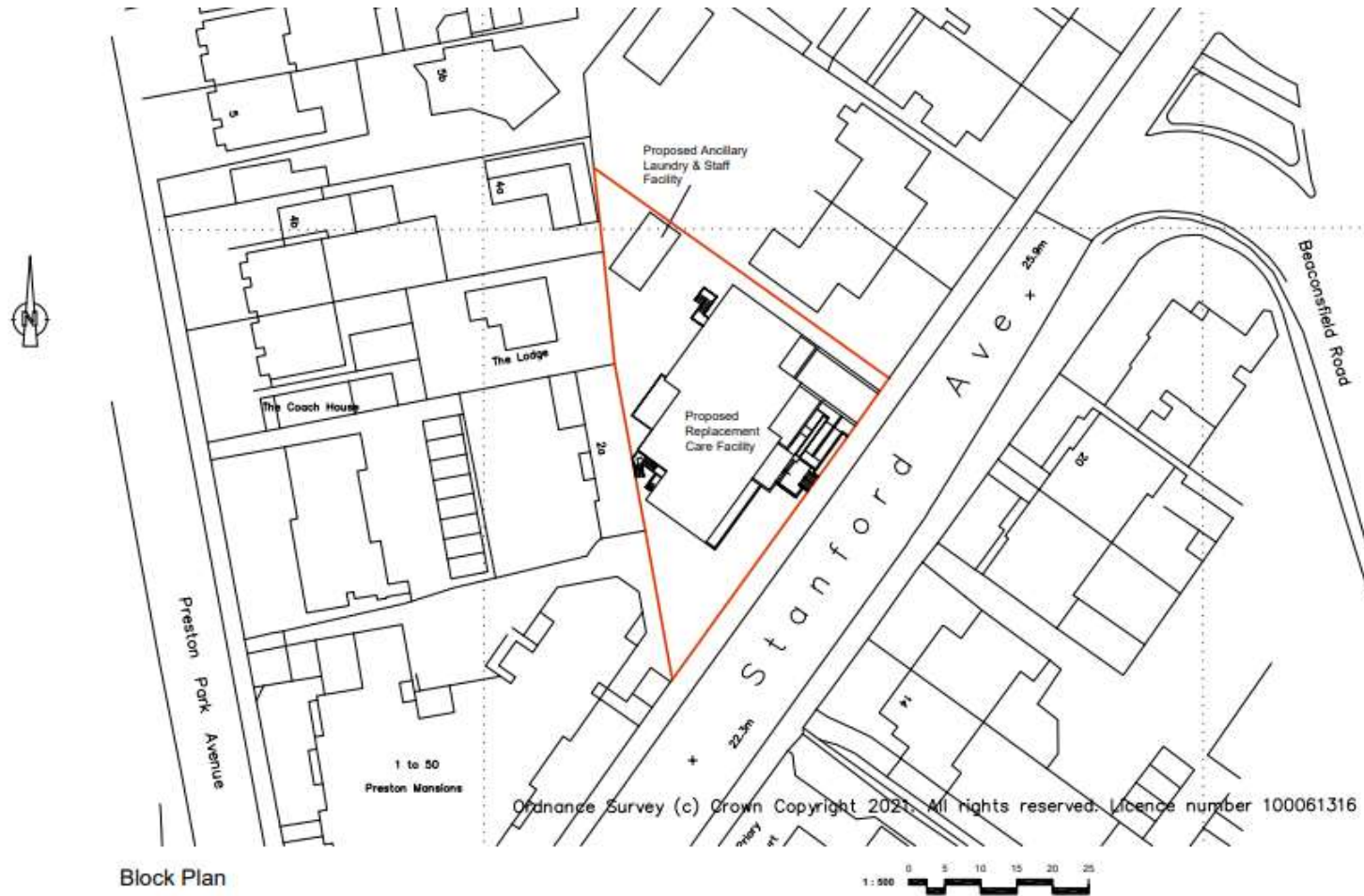
Ordnance Survey (c) Crown Copyright 2021. All rights reserved. Licence number 100061316

Location Plan



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City Council

Proposed Block Plan

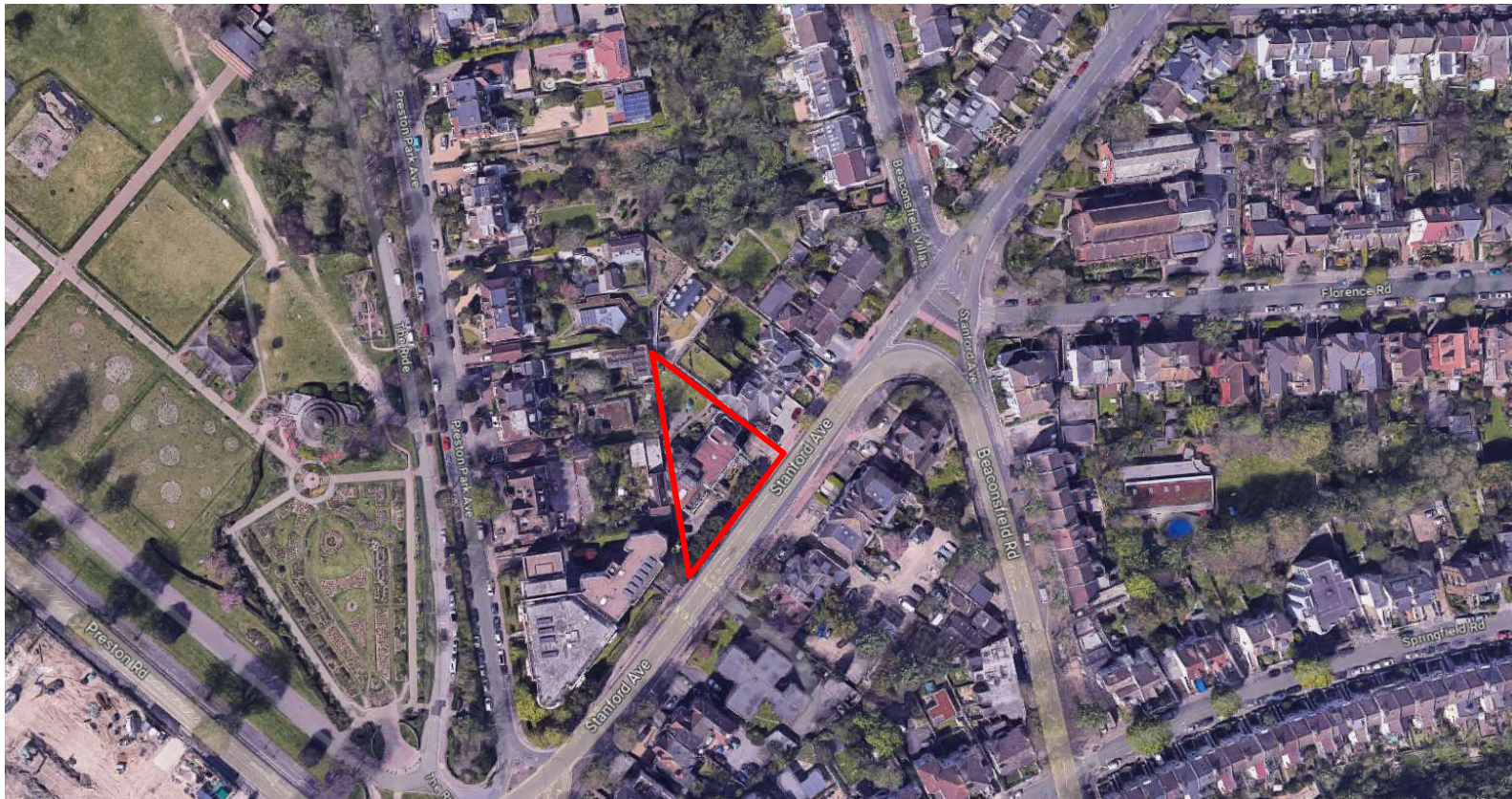


Block Plan



Brighton & Hove
City Council

Aerial photo of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site

Site
(facing south)



Street photo of site

Site
(facing north)



Brighton & Hove
City Council

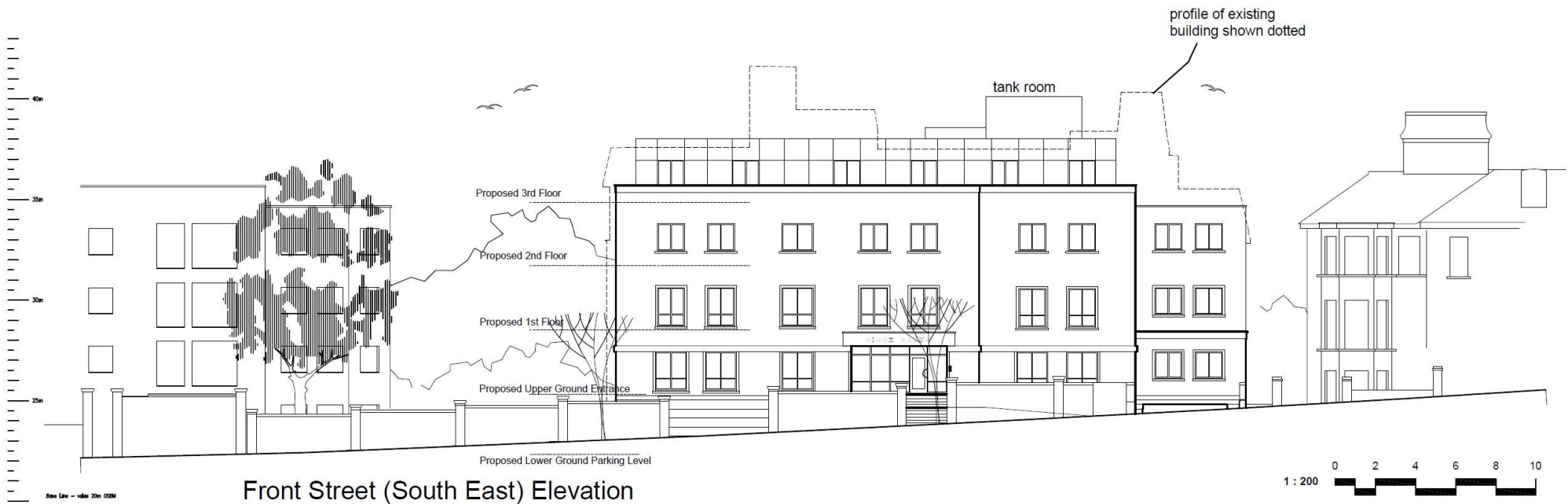
Existing Front Elevation

70



P1207

Proposed Front Elevation



1103-19-SKA20C

Existing Rear Elevation



P1207

Proposed Rear Elevation

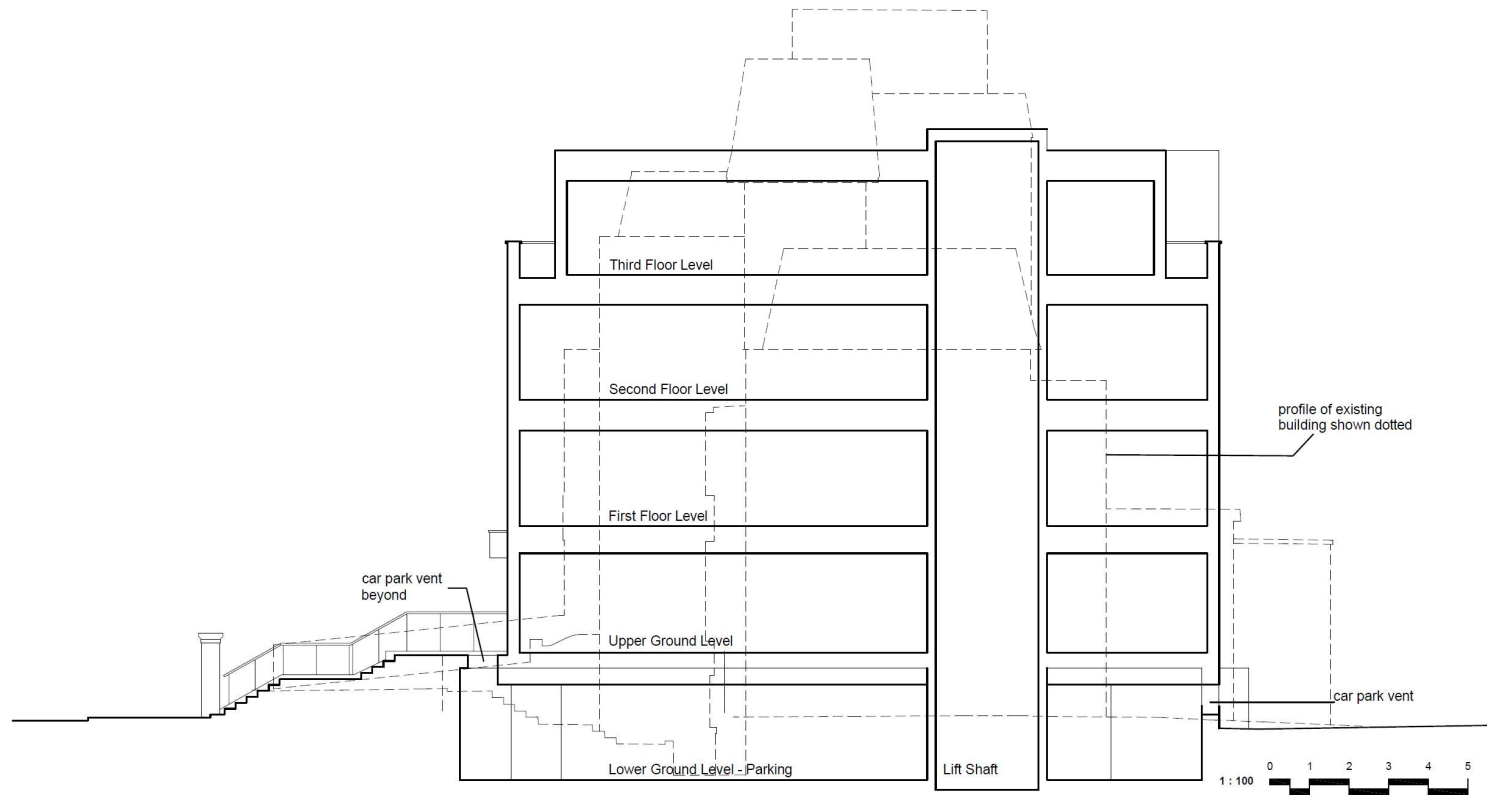


1103-19-SKA20C



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Proposed Site Section(s)

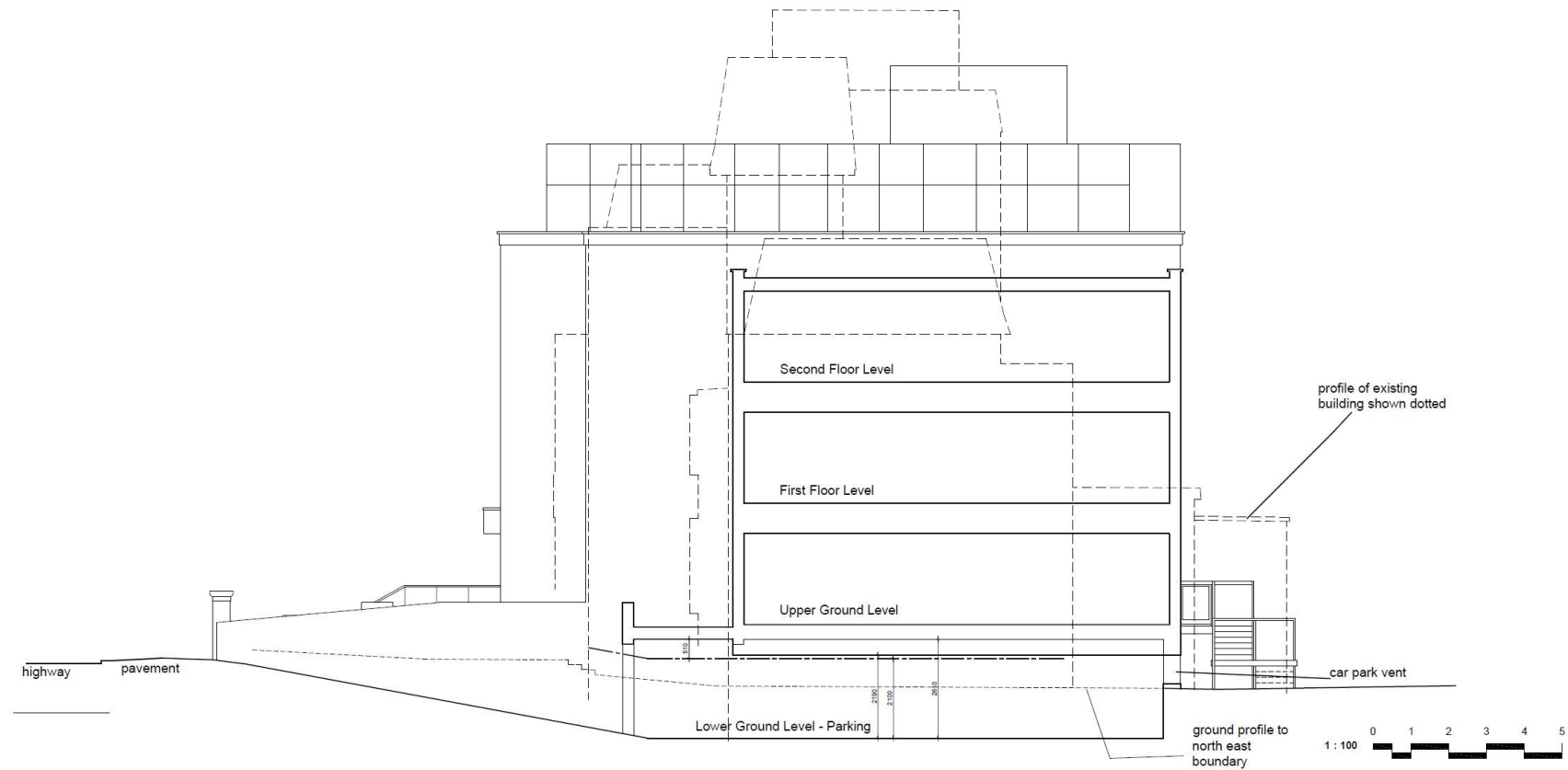


SKA16



Brighton & Hove
City Council

Proposed Site Section(s)



SKA17A

Key Considerations in the Application

- Principle of development;
- Design and appearance, and impact on Preston Park Conservation Area;
- Impact on neighbouring amenity;
- Transport matters.

Conclusion and Planning Balance

- Proposal is acceptable in principle as it would provide improved facilities, alternative provision has been secured for the 17 beds lost, and it would meet an identified need for psychiatric care;
- Design is acceptable and would improve appearance of the site;
- Impacts on amenity of neighbouring residents would be acceptable;
- Vehicle movements to/from the site would reduce, and the site is in a sustainable location;
- Sustainability measures would be included in building.

79 35-36 Egremont Place

BH2022/02167



Brighton & Hove
City Council

Application Description

In December 2022, Planning Committee agreed the grant of permission for the following development, subject to a s106 legal agreement:

“BH2022/02167: 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.”

The applicant is seeking to vary one of the Heads of Terms of the s106 which required the following:

8

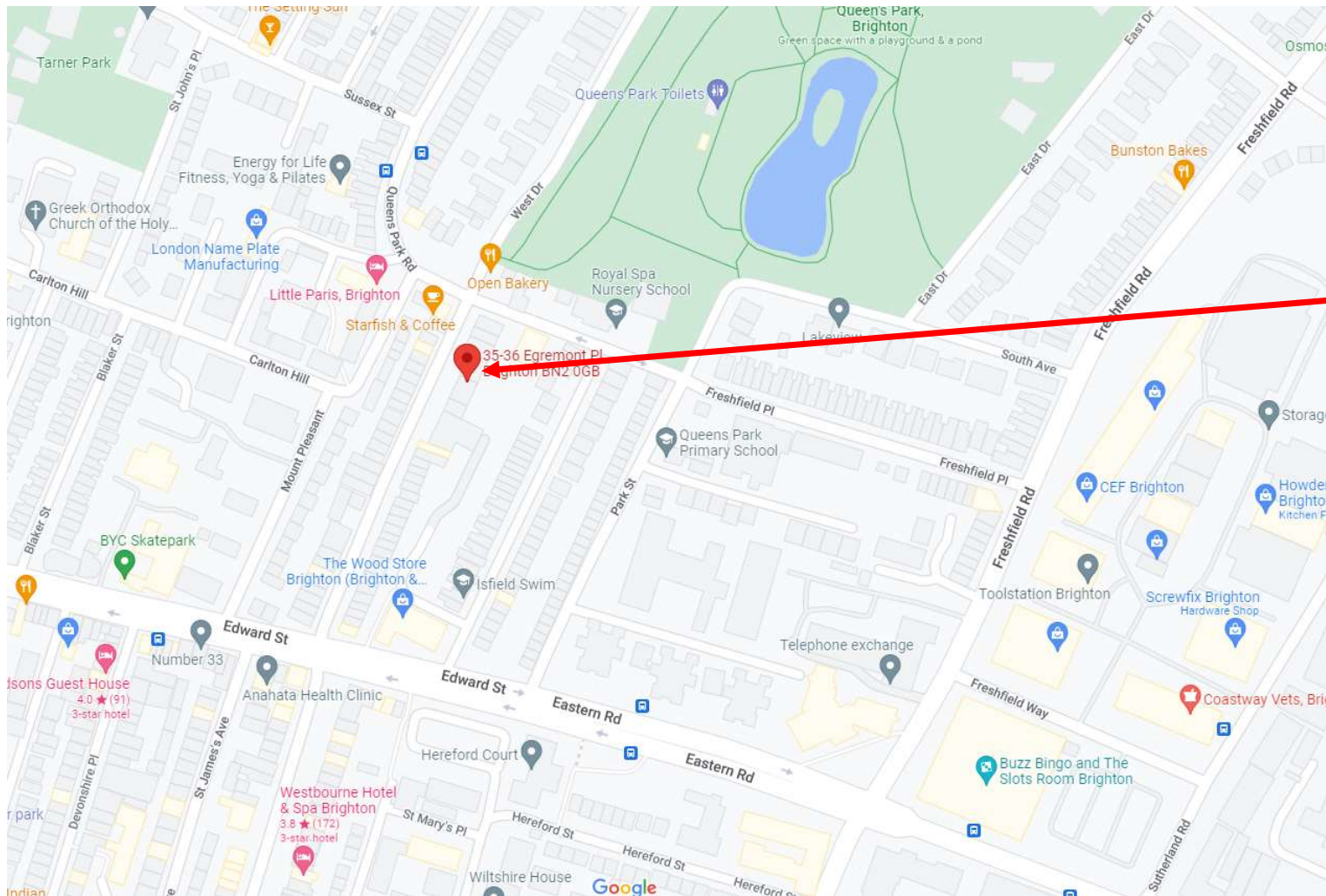
“On-site provision of 10 Affordable Rent Units (40%) or as a commuted sum in lieu of onsite provision.”

This was incorrectly set out in the Report.

A Deed of Variation is therefore sought to provide 40% Affordable Housing, but with the following tenure mix:

- Four affordable rented units (or the equivalent commuted sum); and
- Six First Homes

Map of application site



Site

3D Aerial photo of site



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City Council

Approved Site Layout Plan



Highton & Hove
City Council



Proposal

Amend Heads of Terms

From:

- 40% affordable housing: 10 affordable rented units;

To:

- 40% affordable housing (four affordable rented units or a commuted sum; and six First Homes.

Housing Strategy team raise no objections.

Conclusion and Planning Balance

- Proposal would still provide policy-compliant affordable housing of 40%;
- Would meet government requirement that 25% of affordable housing units are First Homes;
- Housing Officers support amended provision as being more attractive to Registered Providers.

Recommend: Deed of Variation Permitted

The Meeting Place Cafe, Kings Esplanade

BH2022/01609



Brighton & Hove
City Council

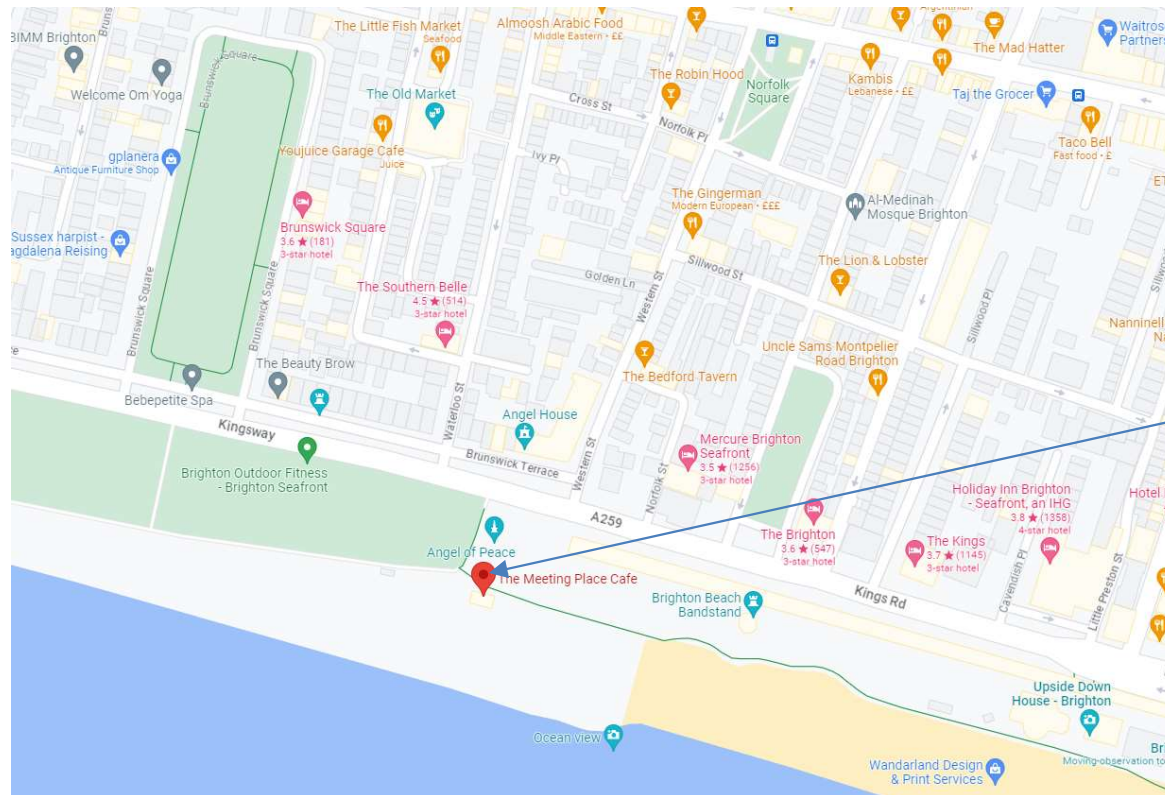
Application Description

- Demolition of existing café building and replacement with new single-storey café building (Class E).



Brighton & Hove
City Council

Map of application site



Application site

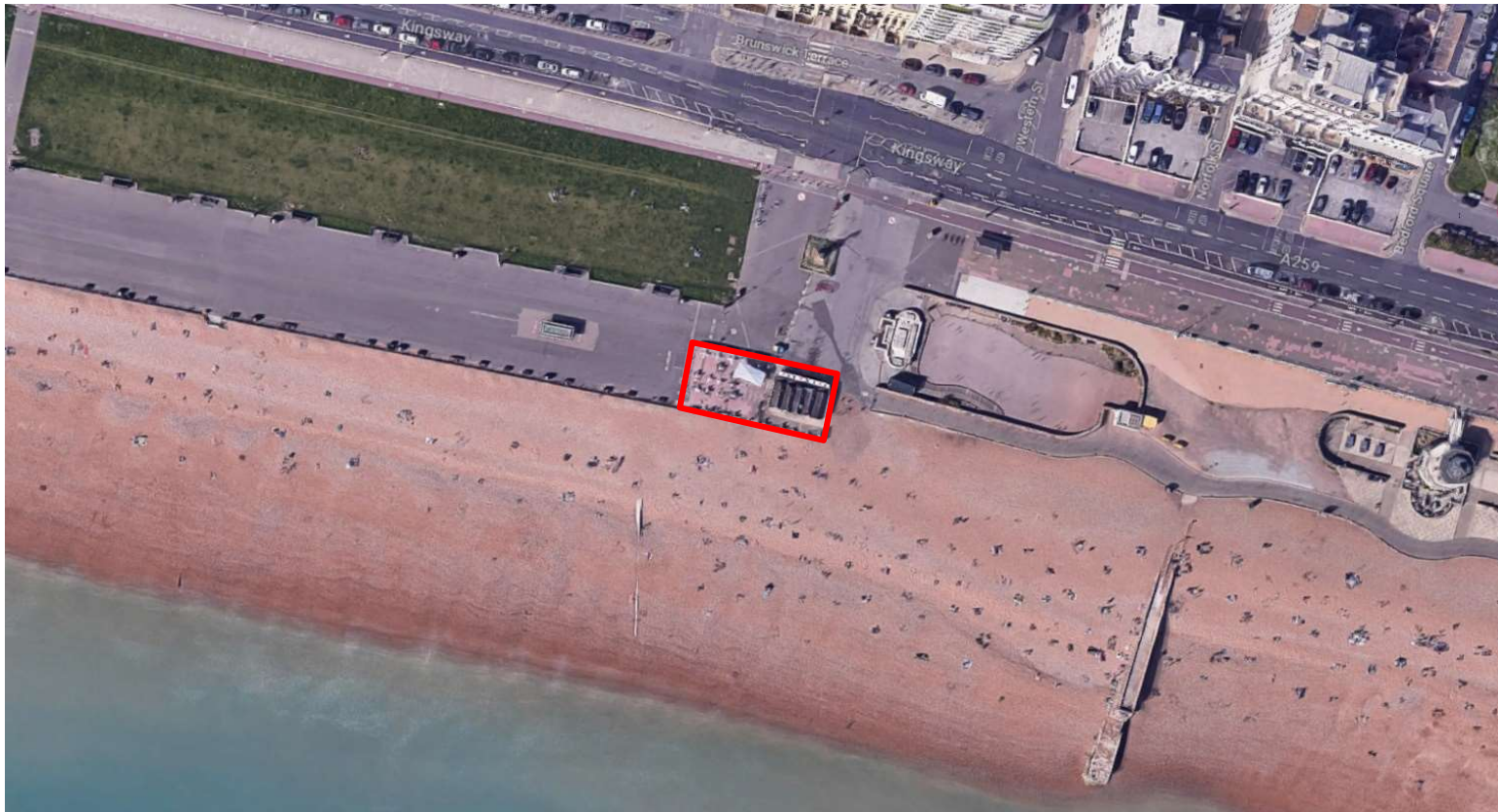


Brighton & Hove
City Council

Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Brighton & Hove
City Council

Photos of the site



View of existing café when looking eastwards



Peace Statue with existing café behind



Brighton & Hove
City Council

Photos of the site



Rear of the existing café building

Photos of the site



View from Kingsway to the south

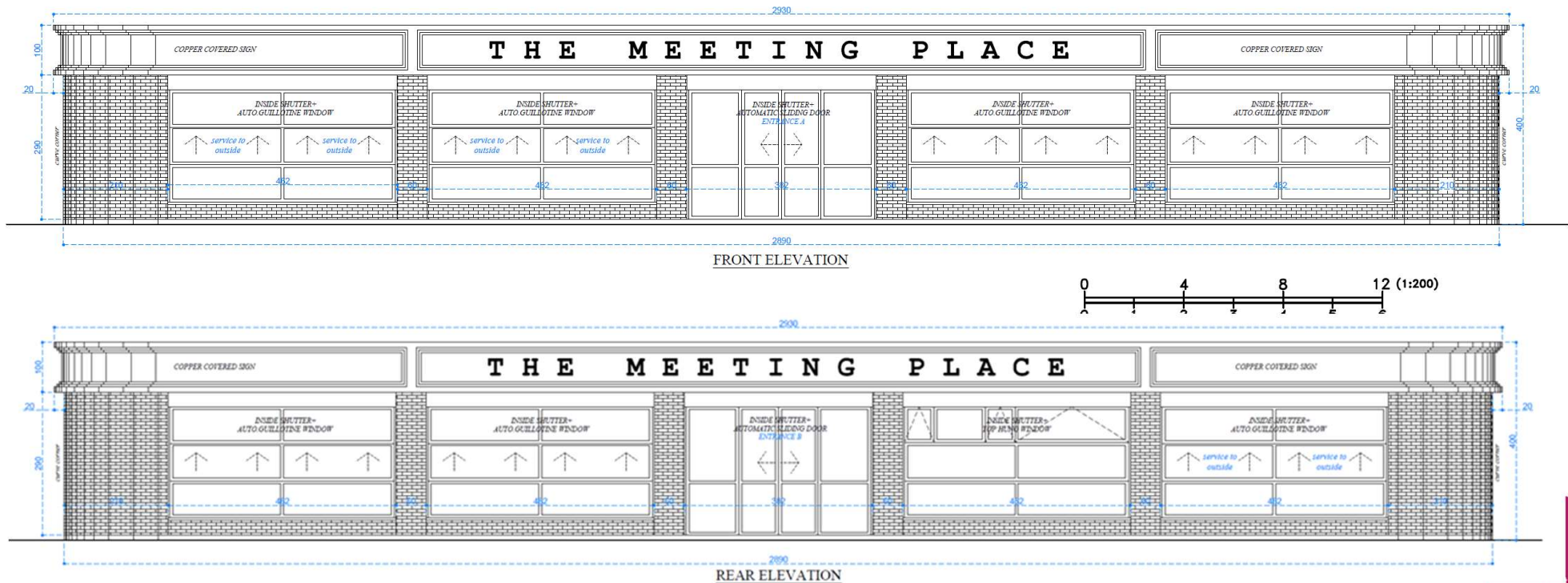


View from Kingsway Eastwards

Existing Block Plan

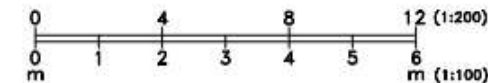
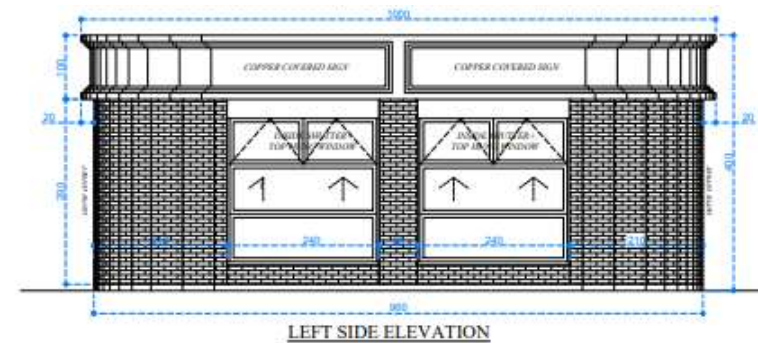
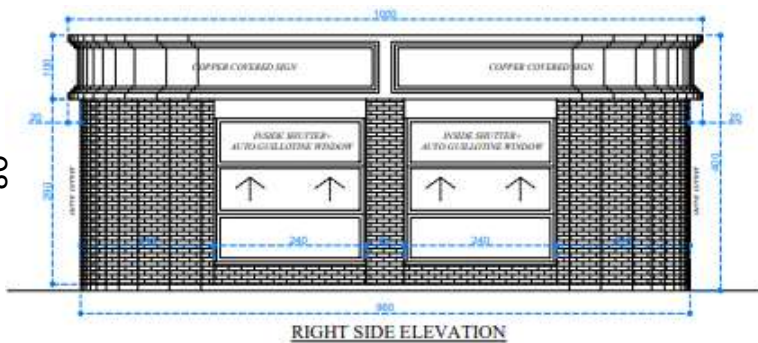


Proposed Front (north) and Rear (south) Elevations



Proposed Side Elevations

96



05

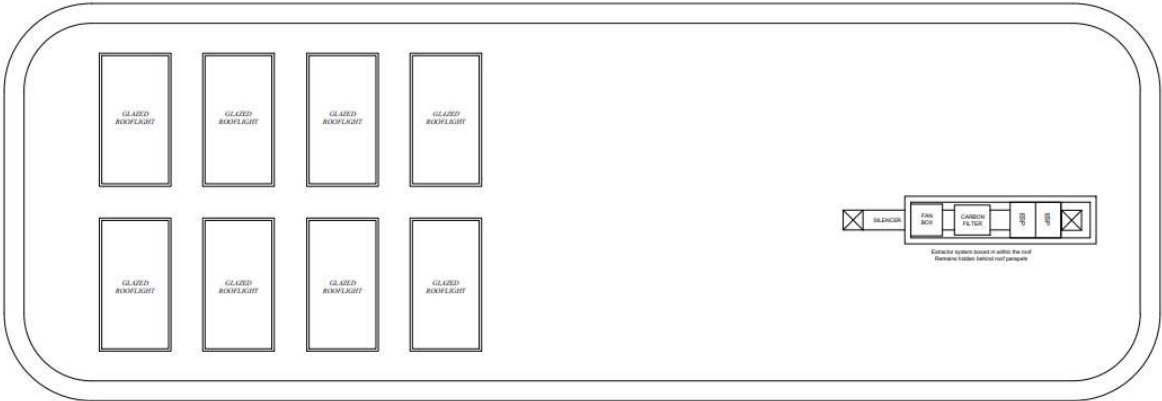


Brighton & Hove
City Council

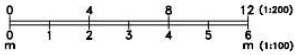
66



Proposed Roof Plan



PROPOSED FLAT ROOF PLAN



Proposed Visual



Proposed Visual



Brighton & Hove
City Council

Proposed Visual



ID



Brighton & Hove
City Council

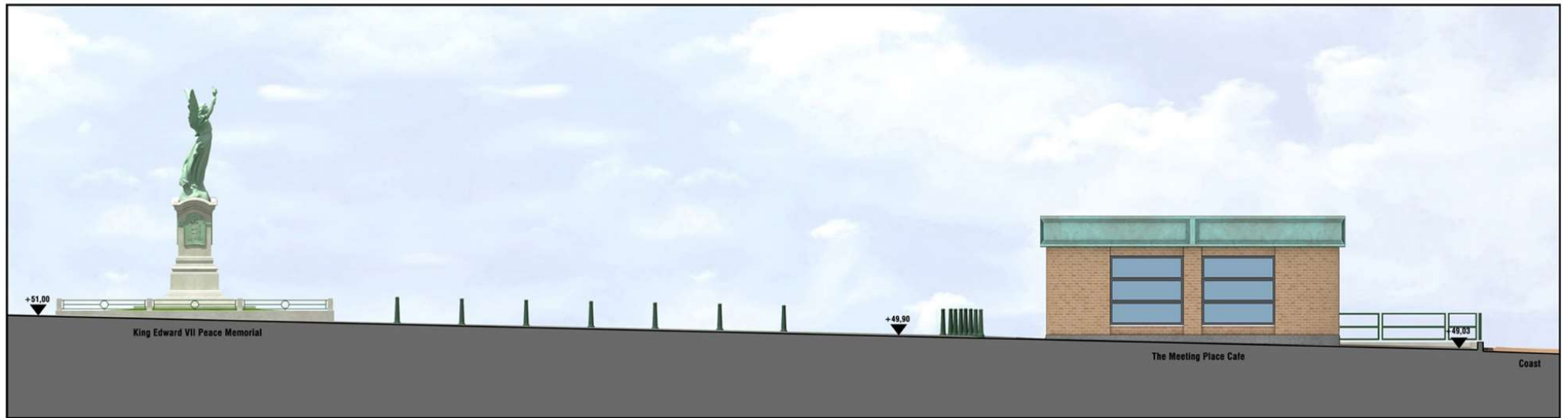
Proposed Visual



104

ID

Proposed Visual



ID

Key Considerations in the Application

- The Principle of development
- Design and appearance
- Impact on Heritage assets
- Impacts on amenity
- Highways

Conclusion and Planning Balance

- The proposals would replace the current kiosk which is in poor repair and provides improved facilities.
- The current design includes revisions suggested by officers and is considered to form be of high quality.
- The concerns of the heritage team in respect of scale are noted; however the additional footprint of the new café largely covers the existing incongruous external seating area to the west. The new building is considered to be relatively modest, with a height similar to that existing.
- The proposed café is not considered to result in a harmful impact to neighbouring residents subject to conditions.
- The application would have an acceptable highway impact subject to a condition to secure cycle parking.
- The application is therefore recommended for approval.

109

Brighton i360, Kings Road Arches

BH2023/01025

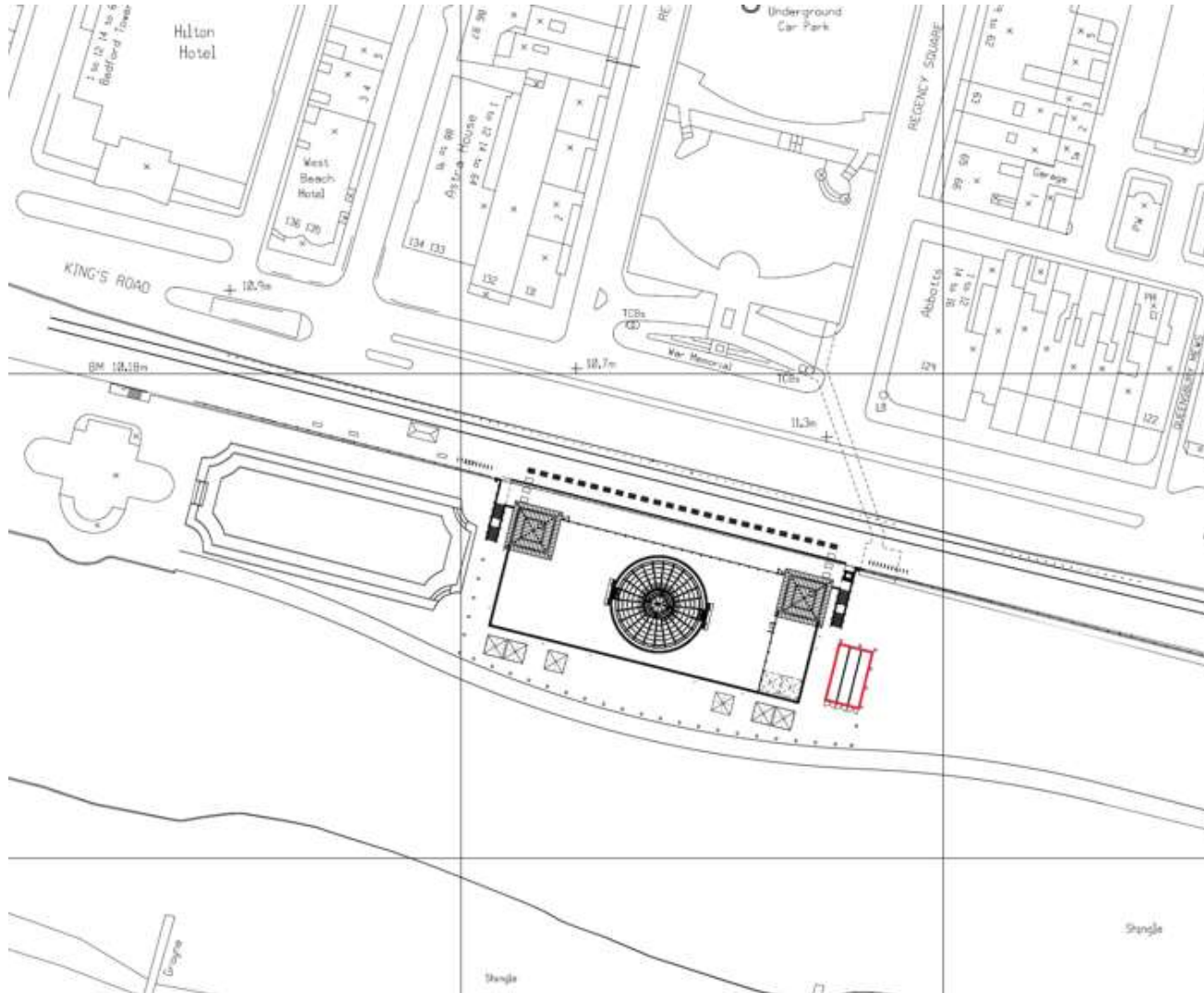


Brighton & Hove
City Council

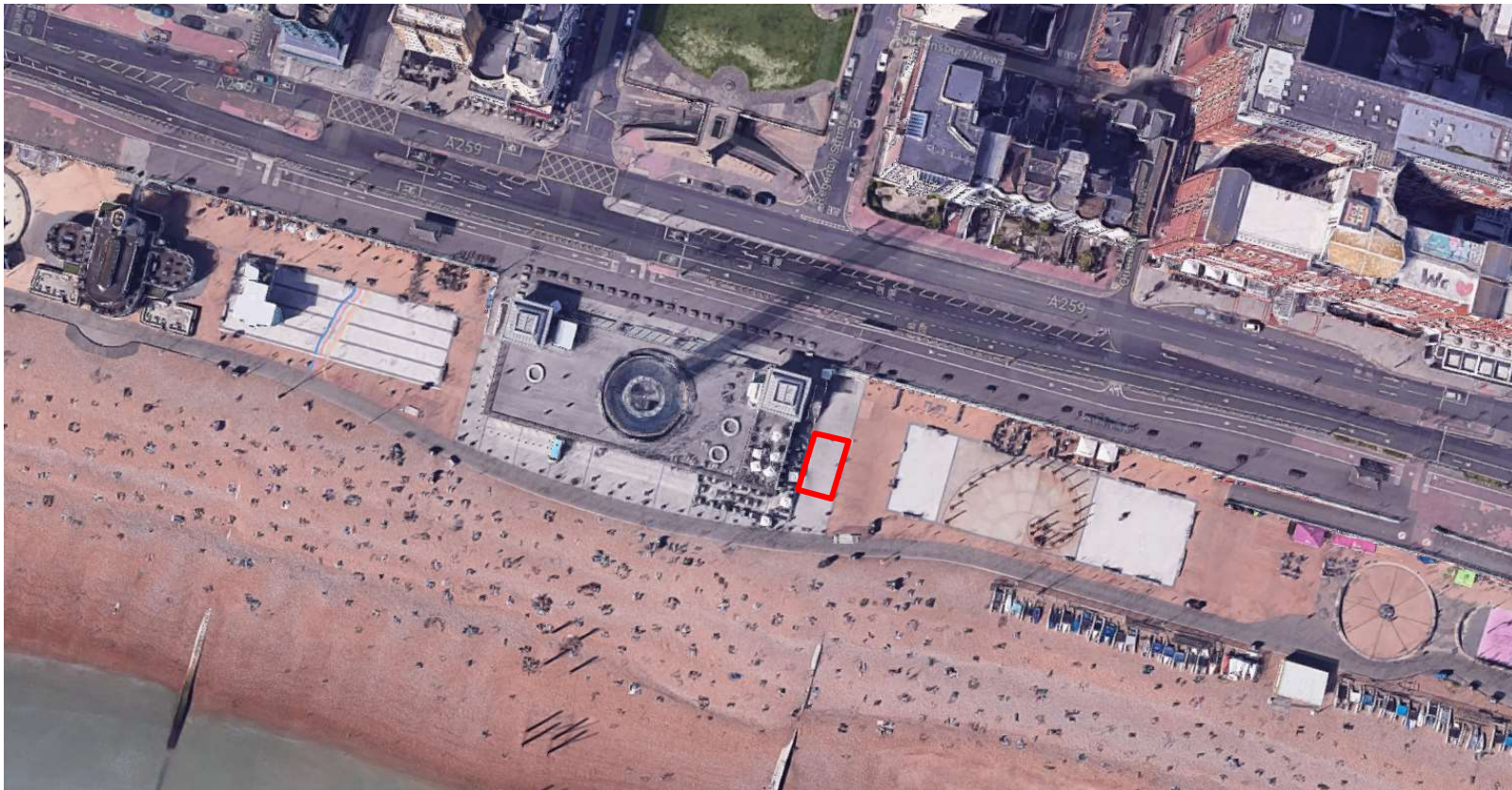
Application Description

- Installation of 3x converted shipping containers for a temporary period from 5th June 2023 until 30th September 2025.
 - Each container is proposed to house 'Sixes Social Cricket', an immersive cricket experience including a food and drink offer;
 - The weatherproof containers would be laid side-by-side, with a total width of 7.4m, a length of 12.2m and a height of 2.9m;
 - To be finished in black timber cladding with areas of glazing and openable side sections.

Block Plan



Aerial photos of site



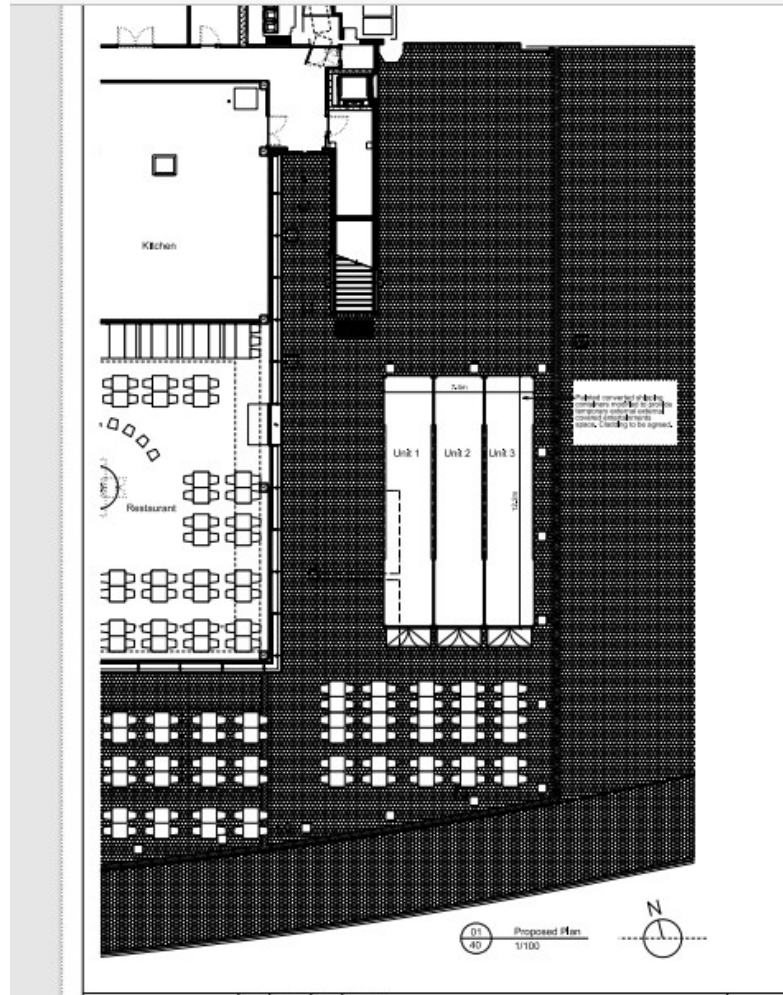
Brighton & Hove
City Council

3D Aerial photo of site

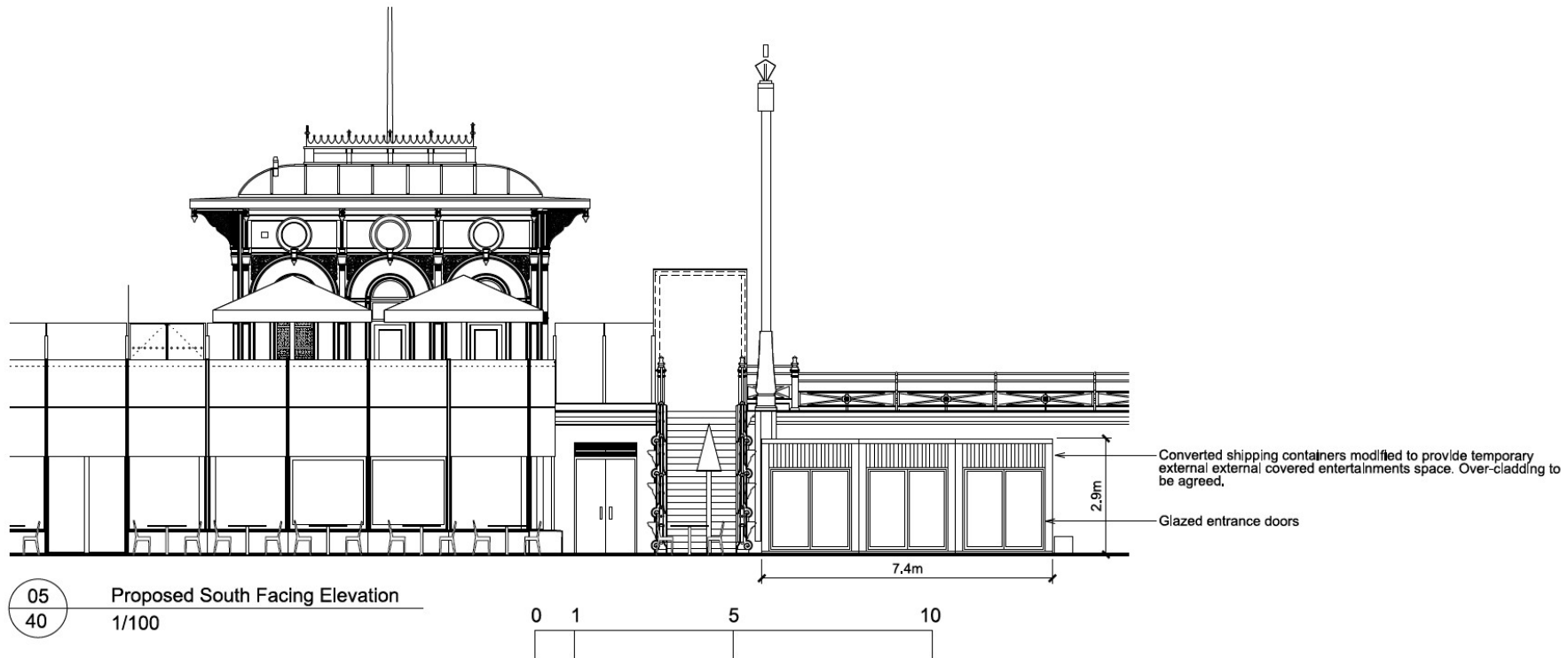


Brighton & Hove
City Council

Proposed site plan

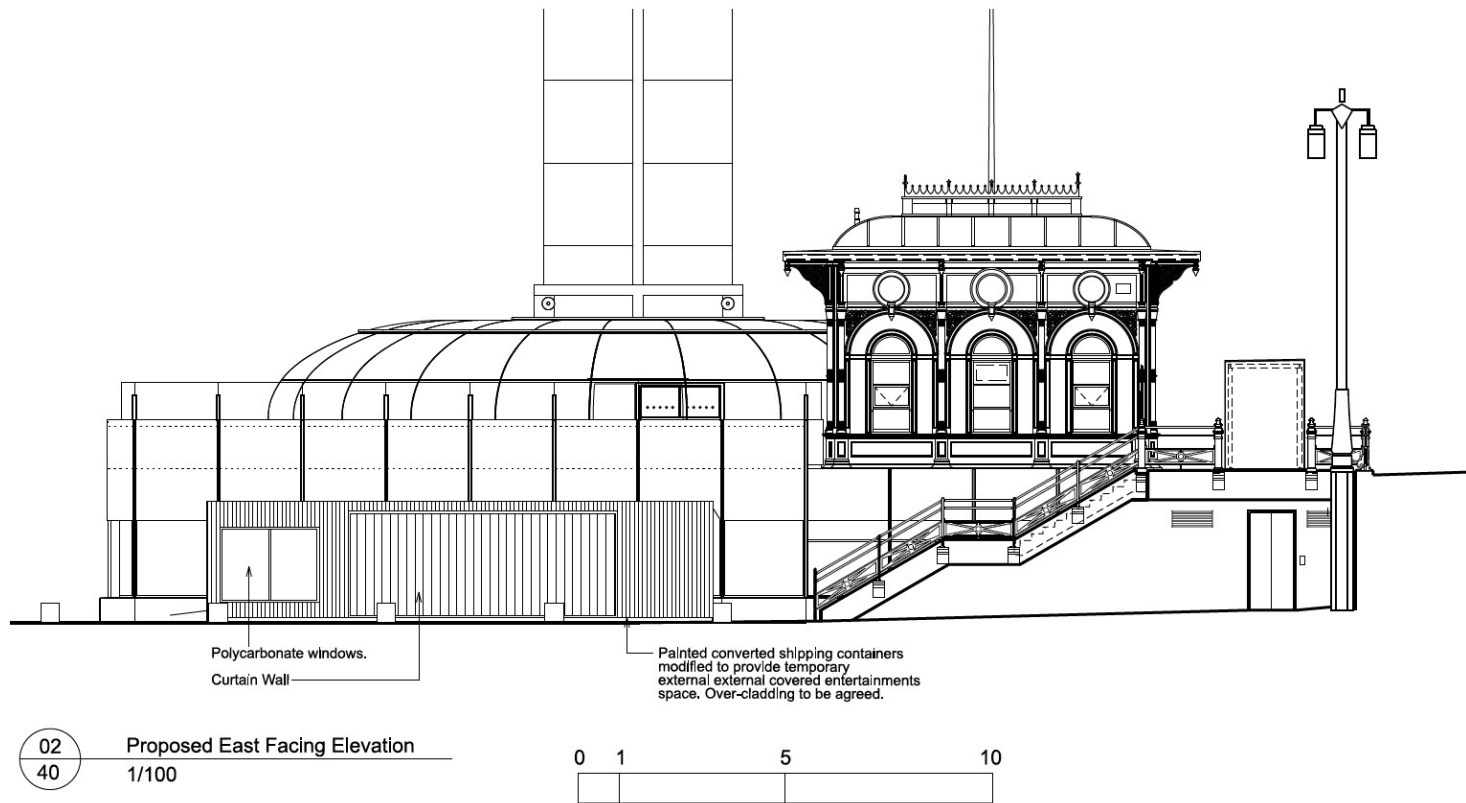


Proposed Front Elevation



608 40A P

Proposed Side Elevation



608 40A P

Site images



Key Considerations

- Visual impact on public realm and heritage assets;
- Role of the seafront as a recreation and tourist destination;
- Participation in sports and physical activity and variety of provision in the city;
- Impact on neighbour amenity;
- Highways Implications

Conclusion and Planning Balance

- All-weather leisure facility which would increase the variety of and participation in sport in the city, enhance the existing visitor experience, meet changing consumer demands, extend footfall and reduce seasonality which would support the local economy.
- No significant highways implications or harm to residential amenity;
- The benefits of the scheme are considered to significantly outweigh the temporary negative impacts on the heritage assets;
- **Recommend Approval.**

26 Glebe Villas

BH2023/00481

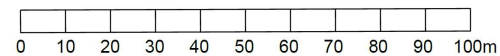


Brighton & Hove
City Council

Application Description

- Change of use from existing dwelling (planning use class C3) to dual use as either dwelling (C3) or a six bedroom small house in multiple occupation (HMO) (planning use class C4). External alterations including revised fenestration.

Location Plan



LOCATION PLAN 1:1250 @ A3

Aerial photo(s) of site

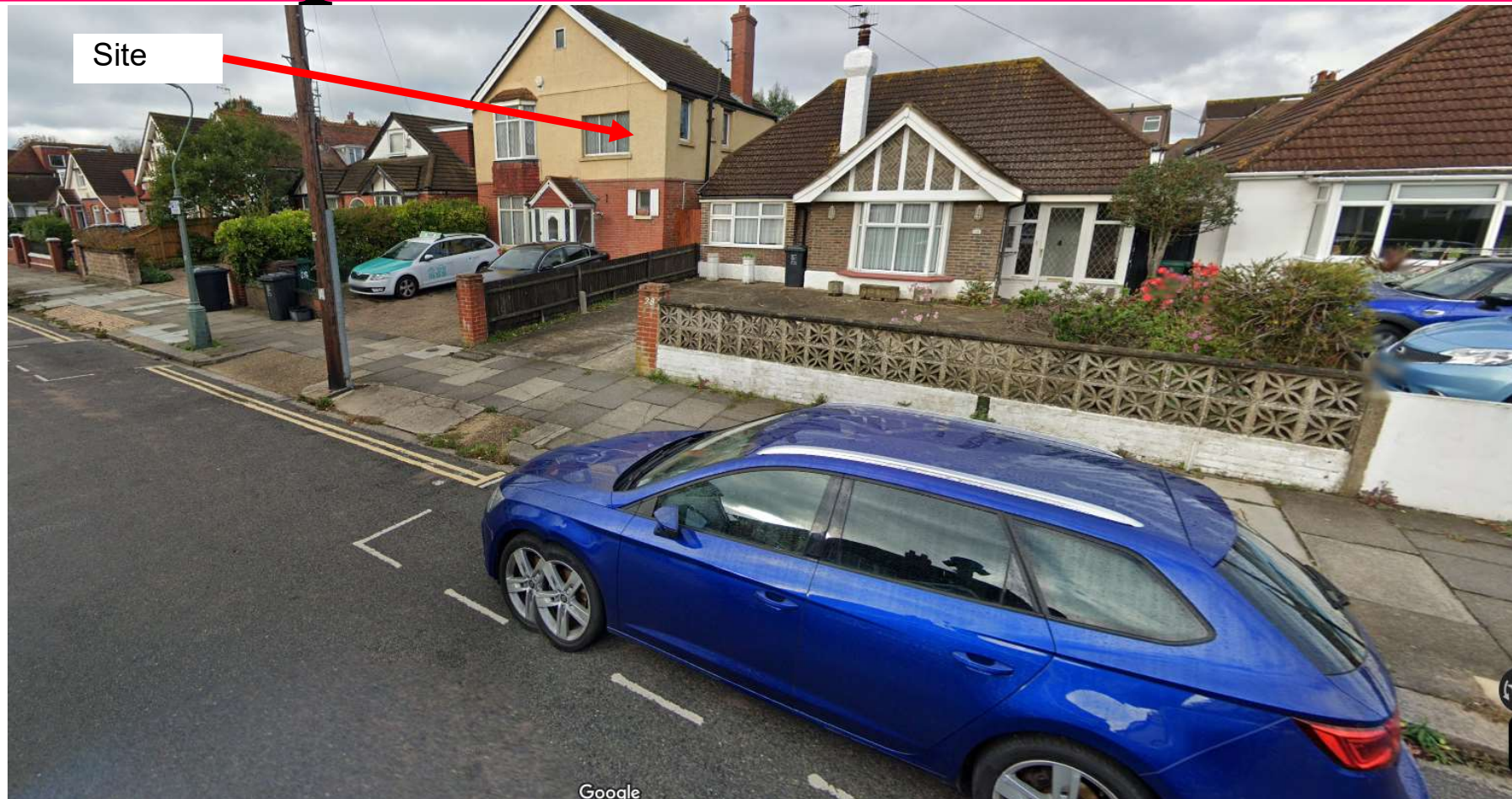


3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Brighton & Hove
City Council

Other photo of site



Block Plan



BLOCK PLAN



128

26P6/LP002

Split of uses/Number of units

- A flexible C3 (dwelling) and C4 (Small House in Multiple Occupation) use is proposed.

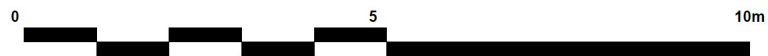
Existing Elevations



FRONT ELEVATION



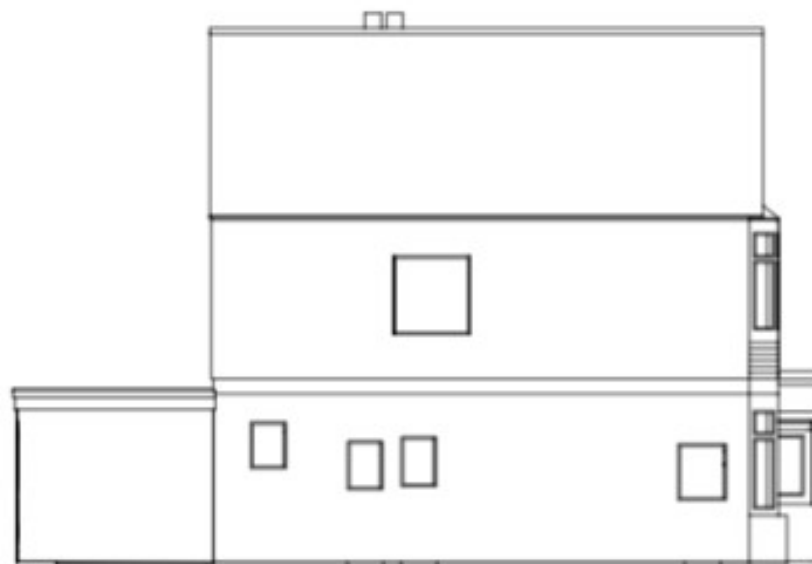
BACK ELEVATION



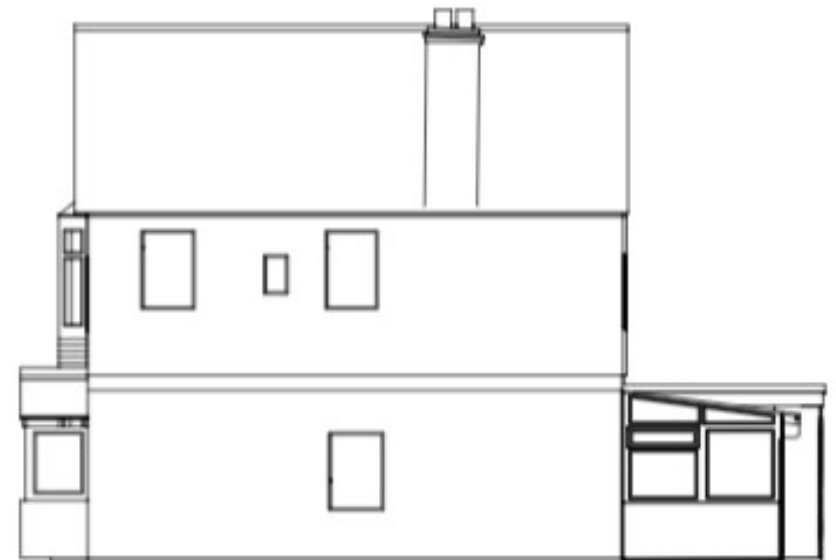
130

26E/EL001

Existing Side Elevations



LEFT ELEVATION



RIGHT ELEVATION

131

26E/EL001

Proposed Elevations



FRONT ELEVATION

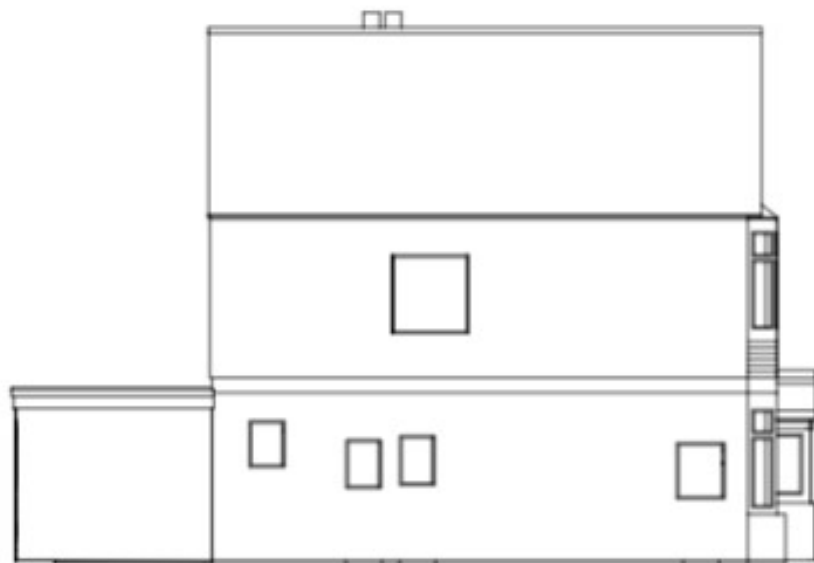
BACK ELEVATION



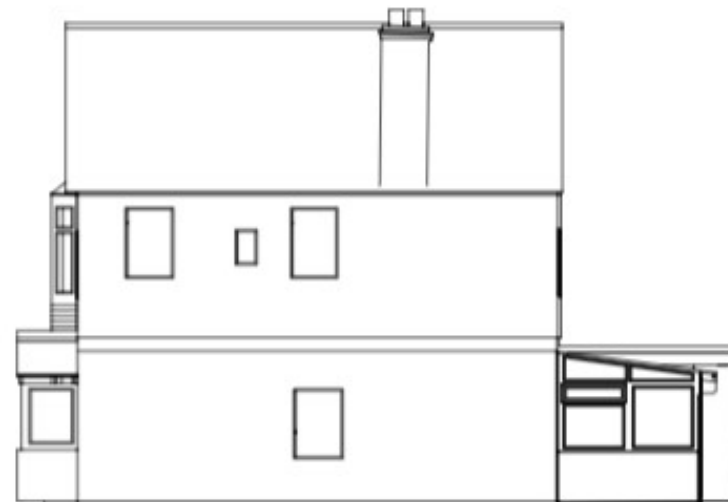
132

26P6/EL001

Proposed Side Elevations



LEFT ELEVATION



RIGHT ELEVATION

133

26P6/EL001



Brighton & Hove
City Council

Key Considerations in the Application

- Design and Appearance.
- Impact on Amenity.



Brighton & Hove
City Council

Conclusion and Planning Balance

- Only one HMO within 50m and fewer than 20% in wider neighbourhood so meets criteria in Policy DM7 of City Plan Part Two and Policy CP21 of City Plan Part One supporting mixed neighbourhoods.
- Minor changes to fenestration proposed which are acceptable in design terms.
- Impact on amenity of neighbouring residents considered acceptable.

Recommend Approval

137

Land To The Rear Of 28-34 Longhill Road BH2022/03894

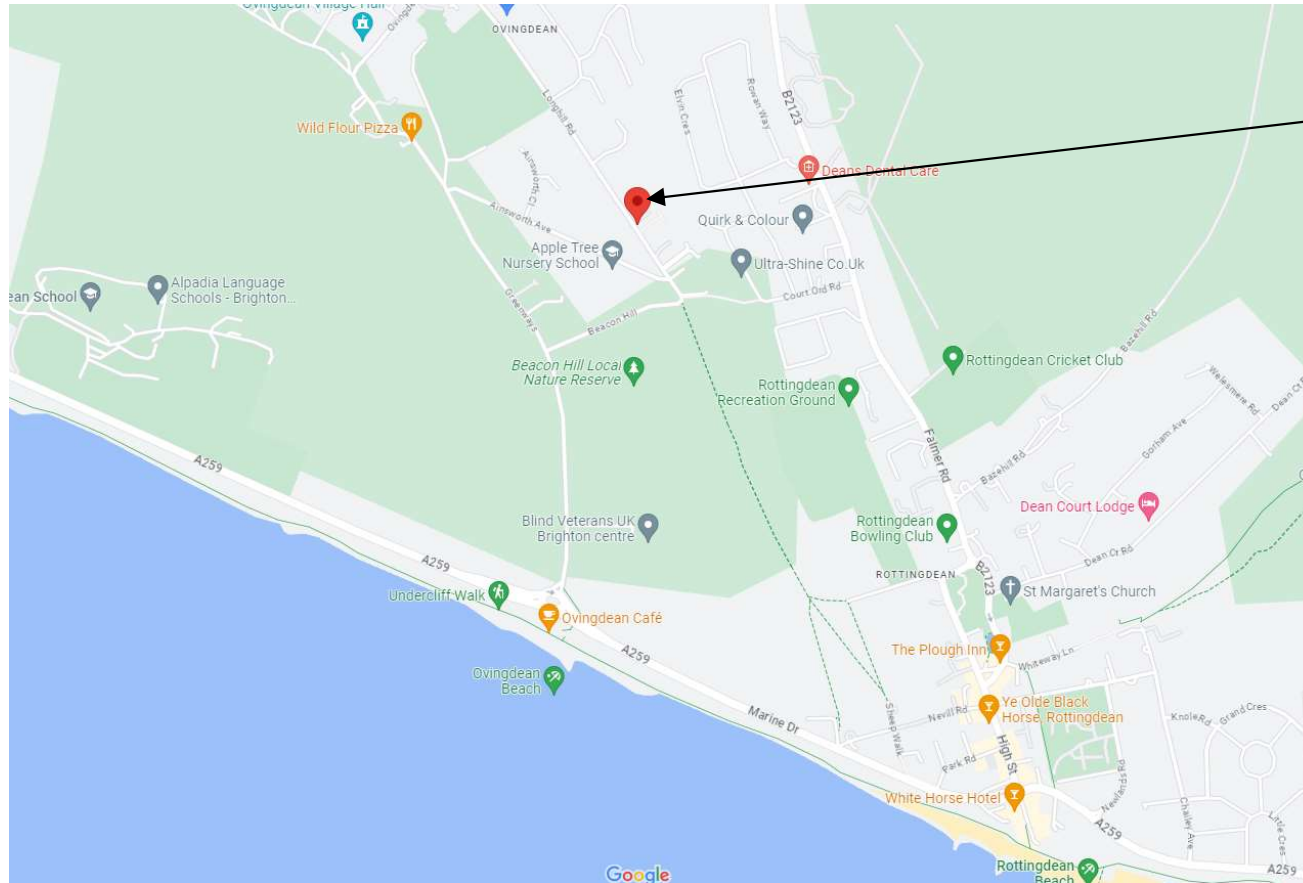


Brighton & Hove
City Council

Application Description

- Erection of 6no. four bedroom two storey houses (C3) with new vehicular access, landscaping, car parking, cycle parking and refuse storage facilities.

Map of application site



Application site

Existing Location Plan



1.001 B

Proposed Location Plan



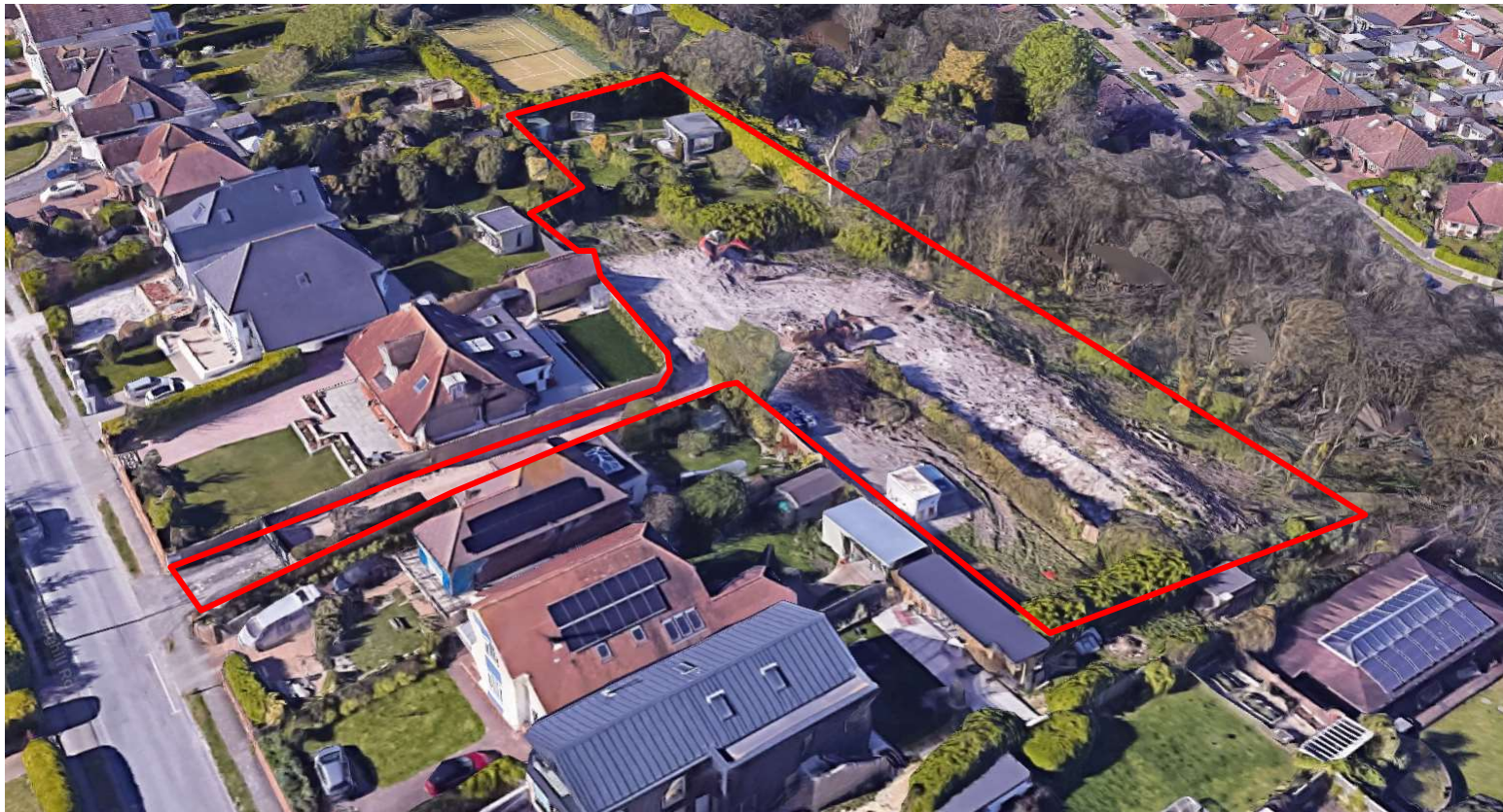
Brighton & Hove
City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Photos of site



View of the application site from Longhill Road



View from shared driveway looking towards plot F



View from shared driveway towards plot A

Photos of site



Middle of garden to 34 Longhill Road looking towards the woodland to the rear



View from within the application site of the access to Longhill Road

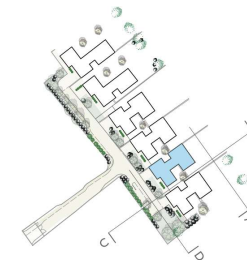
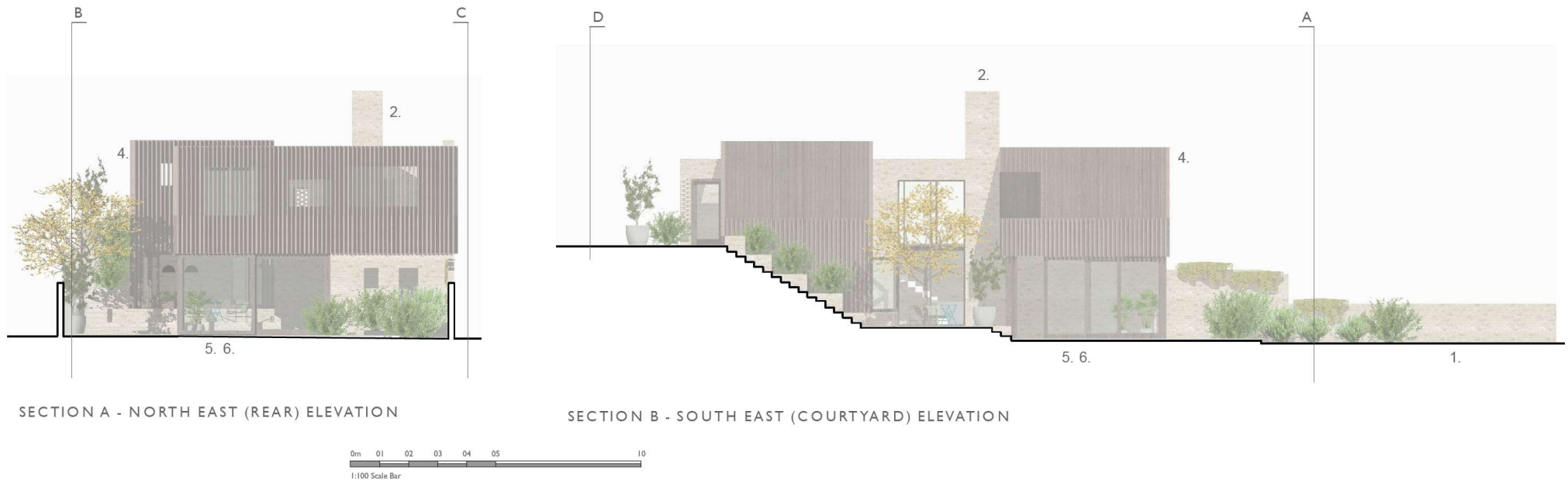


View towards plots E and F

Proposed Site Plan

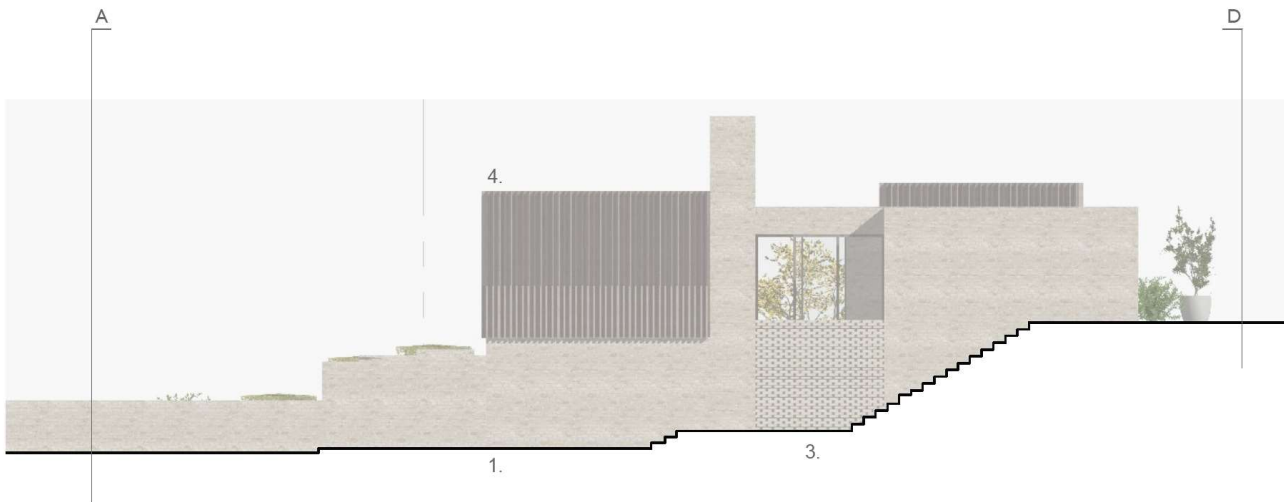


Proposed Site Sections/Elevations (Unit Type A)

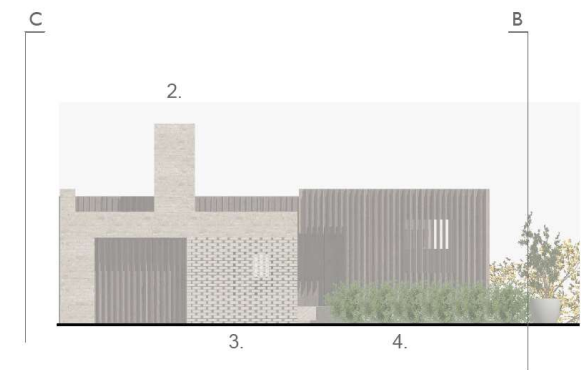


KEY PLAN: NTS

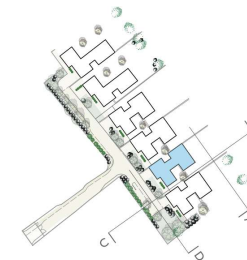
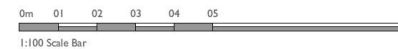
Proposed Site Sections/Elevations (Unit Type A)



SECTION C - NORTH WEST ELEVATION



SECTION D - SOUTH WEST (FRONT) ELEVATION

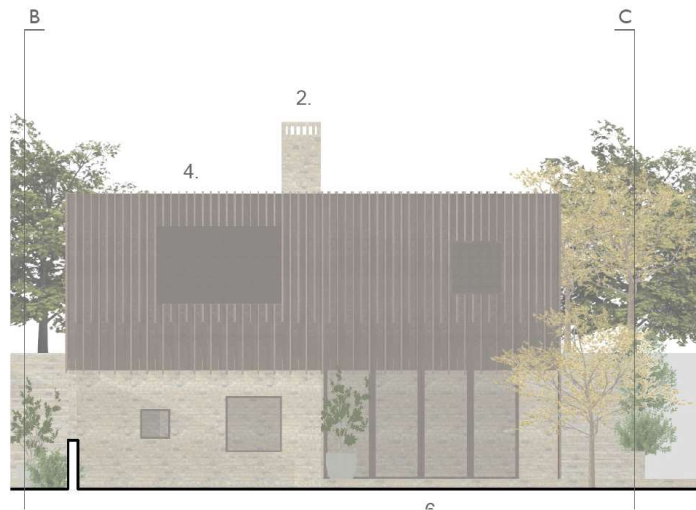


KEY PLAN: NTS

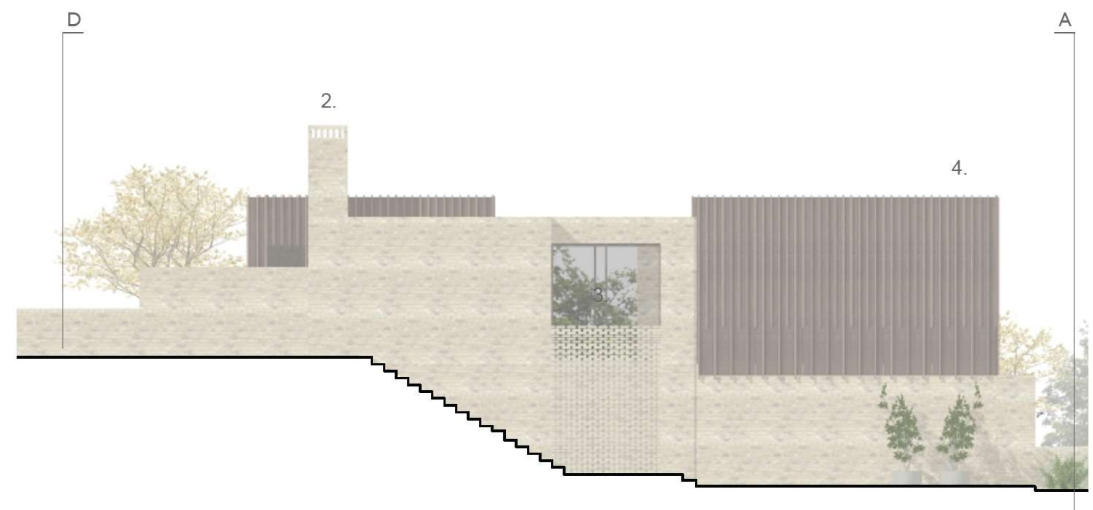


Brighton & Hove
City Council

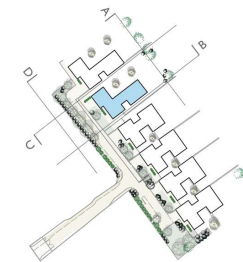
Proposed Site Sections/Elevations (Unit Type B)



SECTION A - NORTH EAST (REAR) ELEVATION



SECTION B - SOUTH EAST ELEVATION

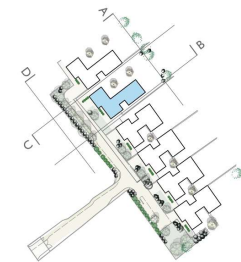


KEY PLAN: NTS



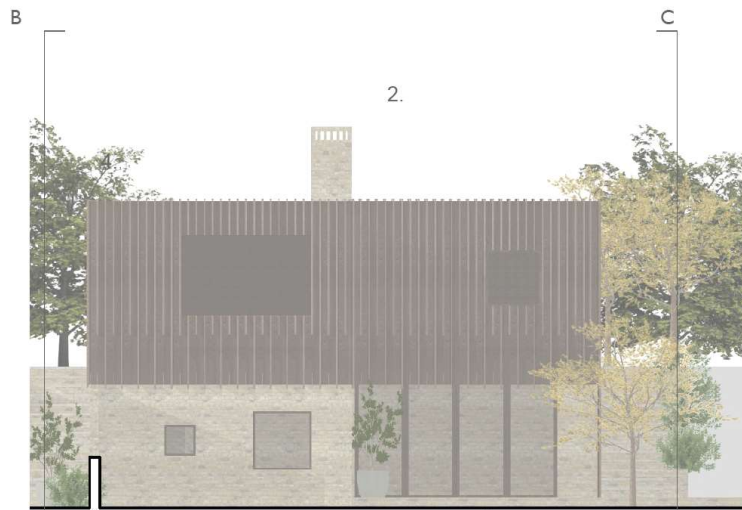
Brighton & Hove
City Council

Proposed Site Sections/Elevations (Unit Type B)

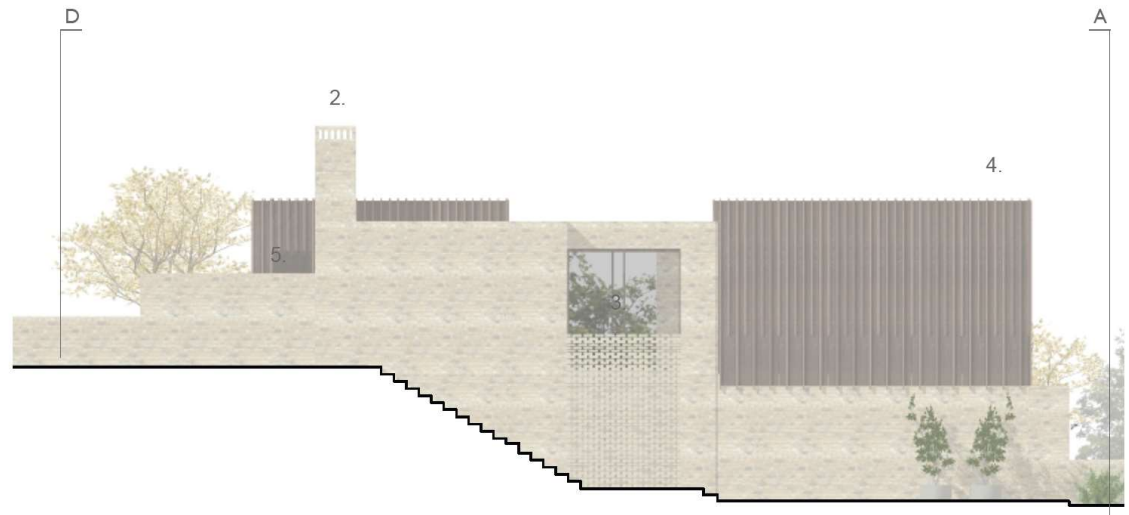


3.011 B

Proposed Site Sections/Elevations (Unit Type C)



SECTION A - NORTH EAST (REAR) ELEVATION



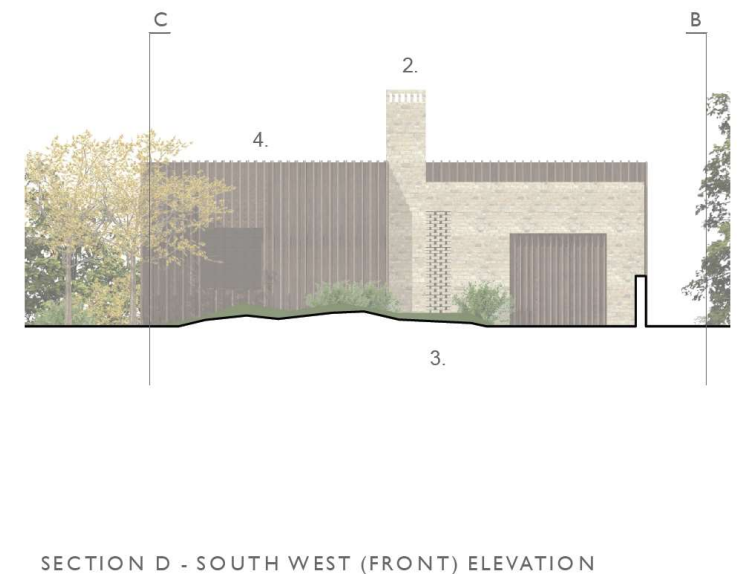
SECTION B - SOUTH EAST ELEVATION



151

3.012 B

Proposed Site Sections/Elevations (Unit Type C)



3.012 B



Brighton & Hove
City Council

Contextual proposed front elevations



Plot F

Plot A



Brighton & Hove
City Council

Key Considerations in the Application

- Principle of development
- Design, appearance and layout
- Residential amenity
- Affordable Housing
- Highways issues
- Arboriculture and Ecology
- Sustainability

S106

- An affordable housing contribution is sought by way of a commuted sum totalling £291,100.



Brighton & Hove
City Council

Conclusion and Planning Balance

- There is an extant permission for the construction of four detached dwellings (BH2021/02805) so the principle of development is considered acceptable.
- The number, layout, form and finish of the proposed dwellings considered appropriate.
- The dwellings would provide a high standard of accommodation
- The development would have an acceptable impact on the amenities of adjacent occupiers.
- The scheme would provide an affordable housing contribution in line with policy CP20 of the Brighton and Hove City Plan Part 1.
- Subject to conditions, the development is appropriate in terms of impact on highways, ecology and arboriculture.
- The application is therefore recommended for **approval**.

24A Saxon Road

BH2023/00478



**Brighton & Hove
City Council**

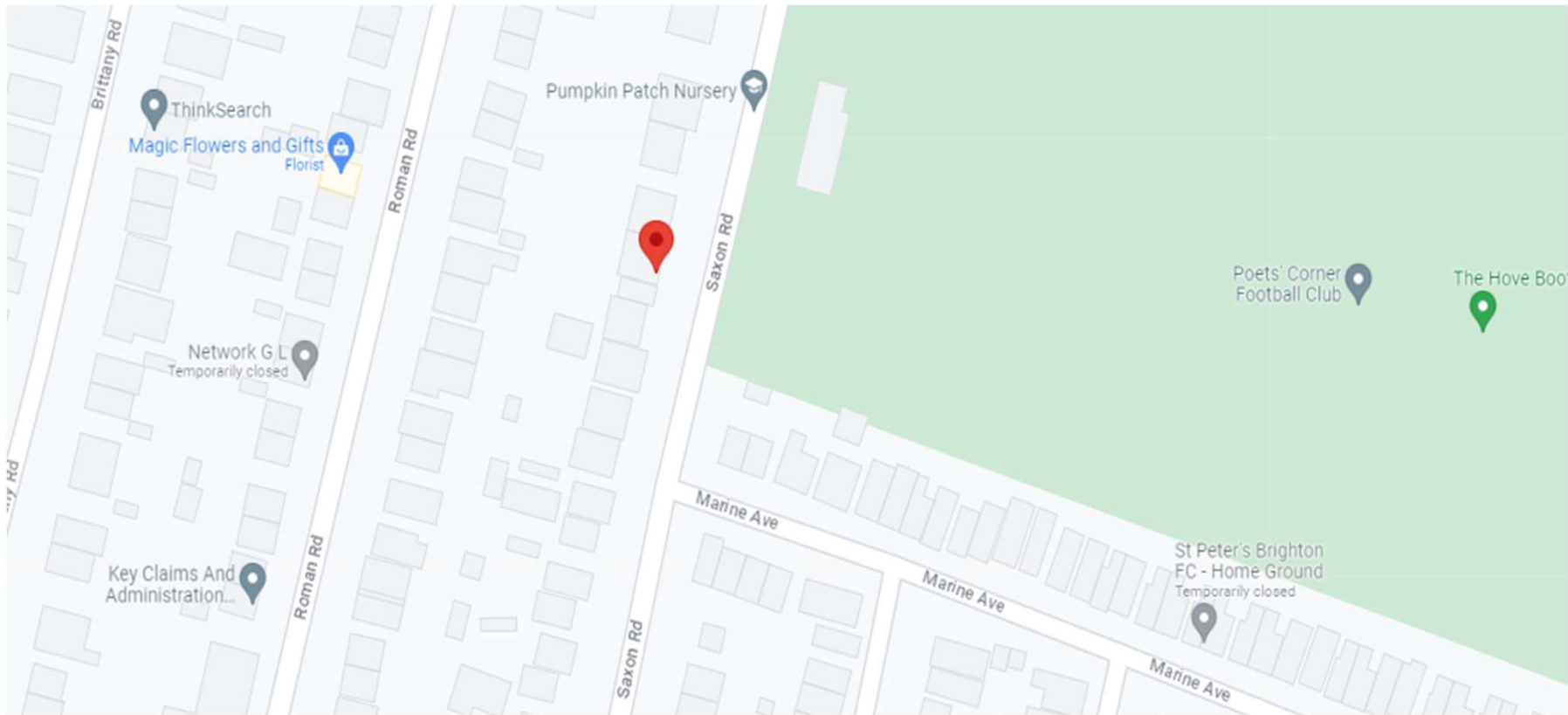
Application Description

- Erection of hip to gable roof extension with front and rear rooflights, side window and rear dormer.



Brighton & Hove
City Council

Map of application site



Brighton & Hove
City Council

Existing & Proposed Location Plan



SU001

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Brighton & Hove
City Council

Contextual front elevations



Brighton & Hove
City Council

Existing Block Plan



165

SU002



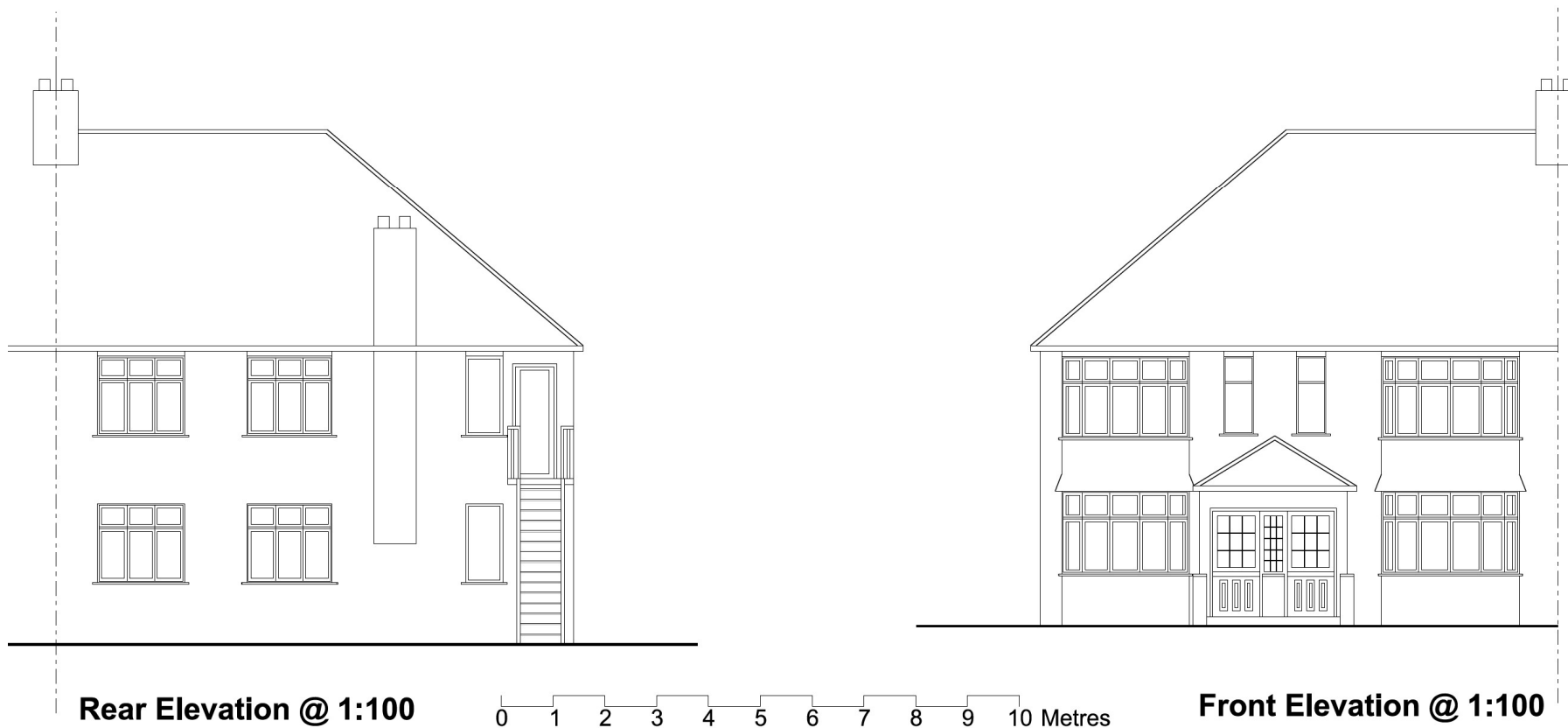
Brighton & Hove
City Council

Proposed Block Plan



Brighton & Hove
City Council

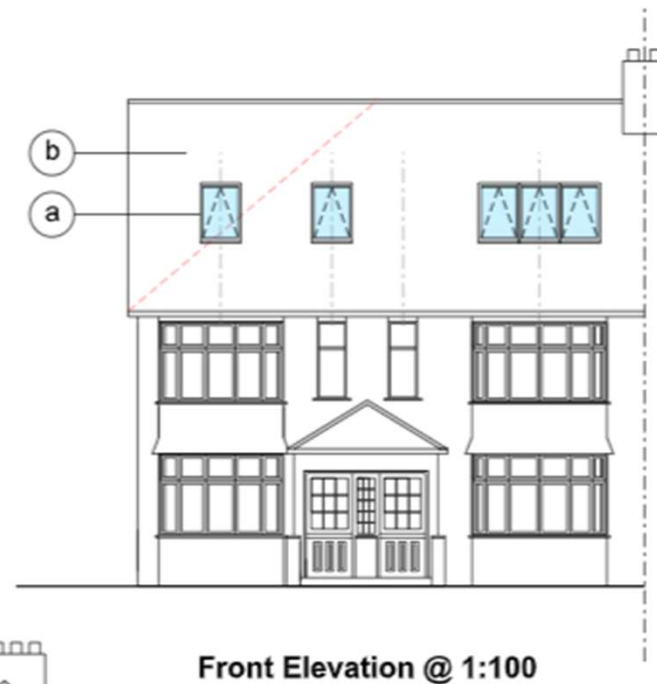
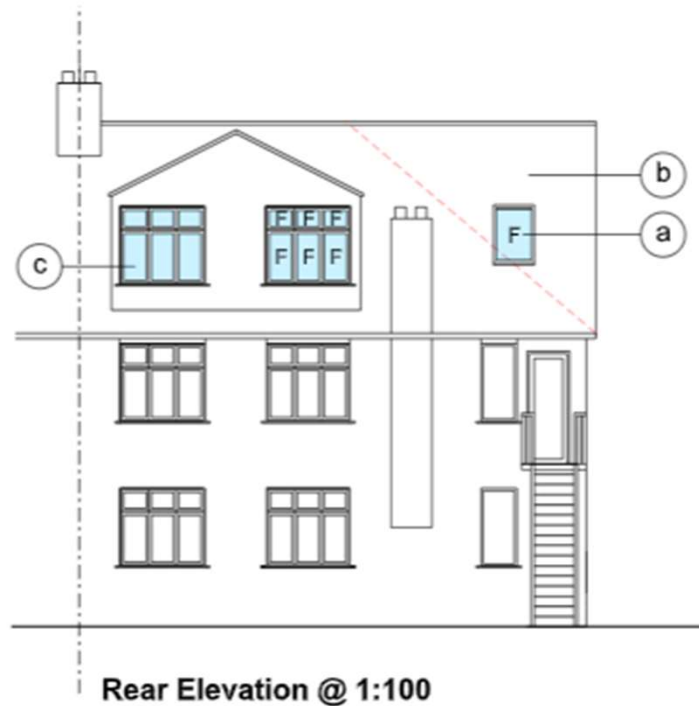
Existing Elevations



SU004

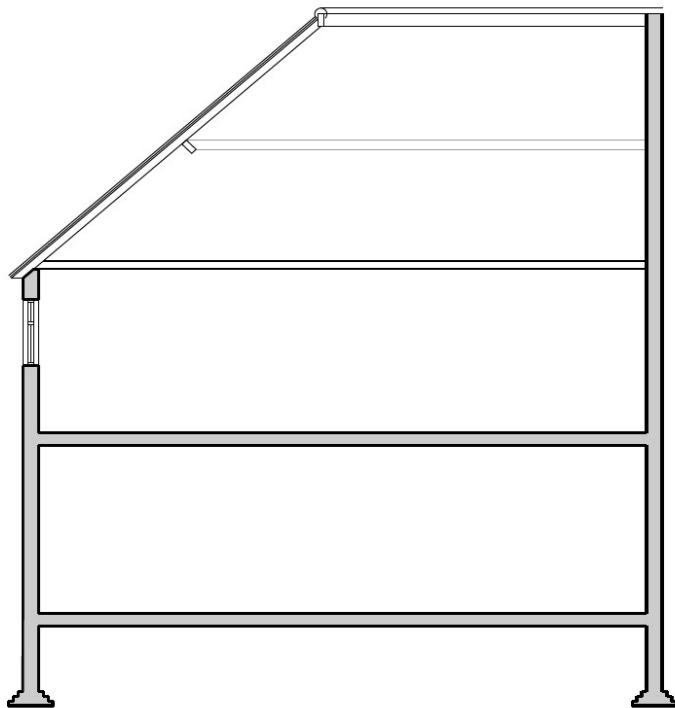
Proposed Elevations

Scale
0 1 2 3 4 5 6 7 8 9 10 Metres



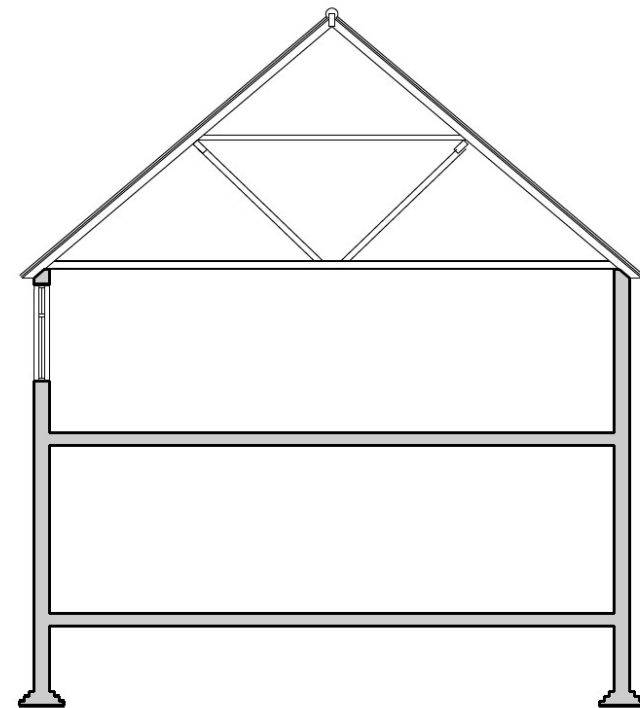
Existing Site Section(s)

169



Section AA @ 1:100

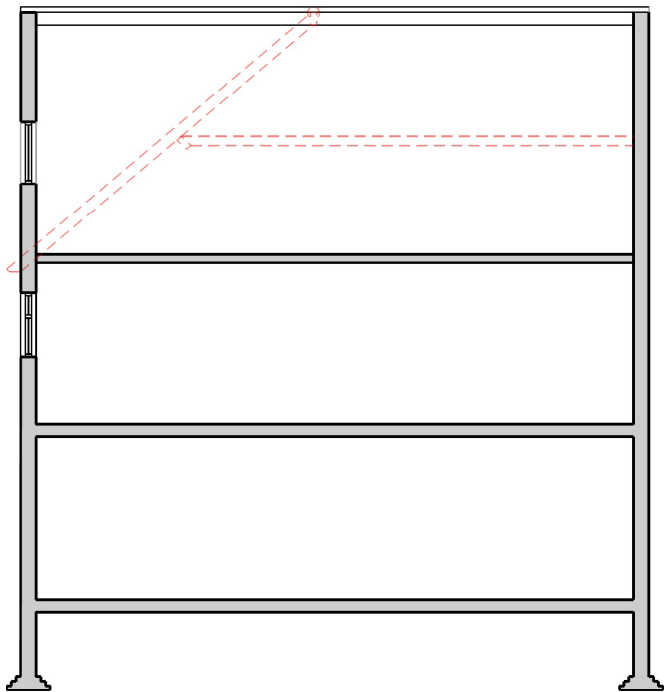
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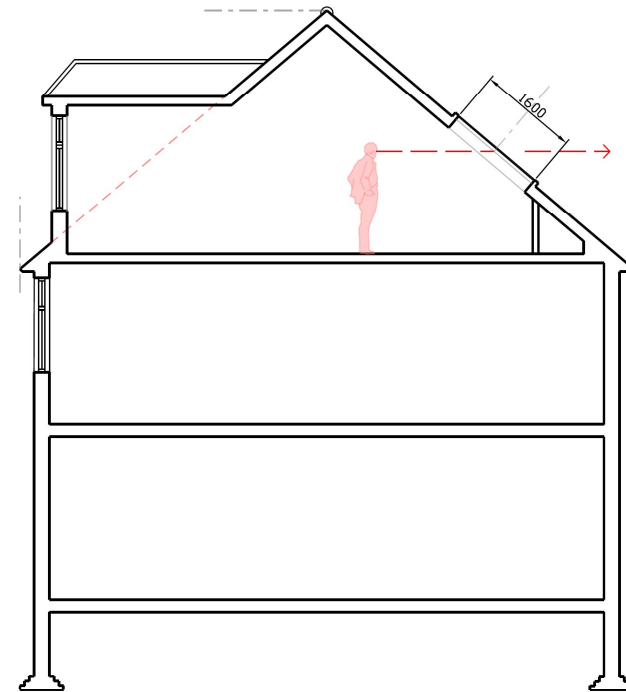
Section BB @ 1:100

SU005

Proposed Site Section(s)



Section AA @ 1:100



Section BB @ 1:100

0 1 2 3 4 5 6 7 8 9 10 Metres

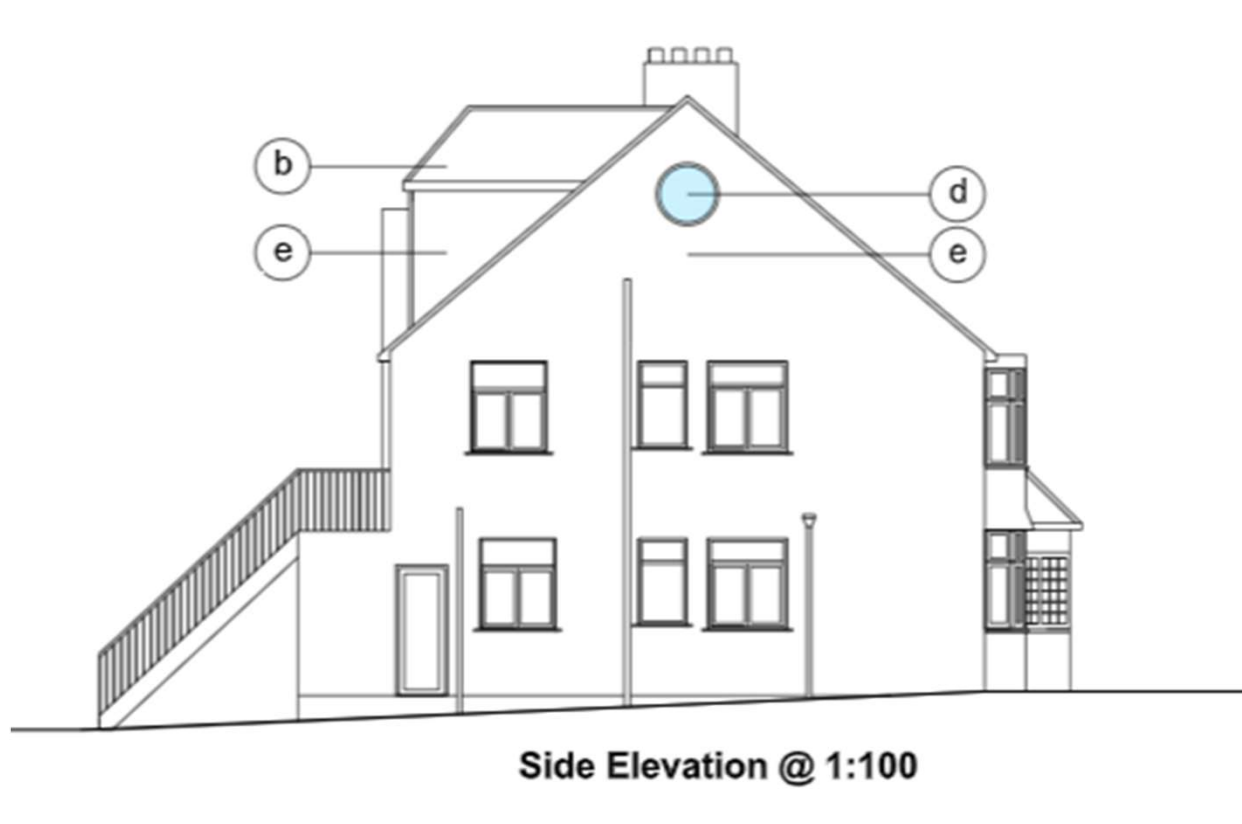
PL003

Existing side elevation (south)

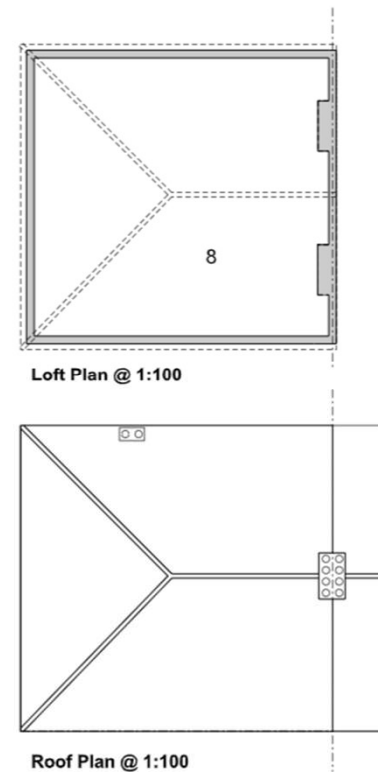
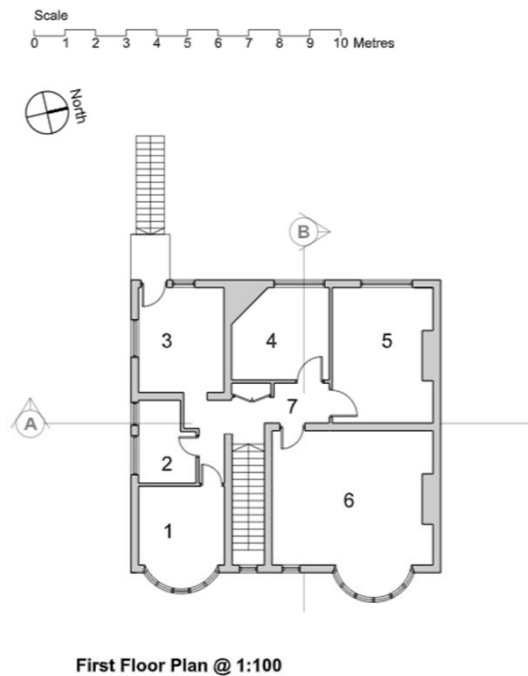


Brighton & Hove
City Council

Proposed side elevation (south)



Existing floor plans



Drawing Scale is 1:100
Paper Size is A3

Accommodation Key

1. Bedroom
2. Bathroom
3. Kitchen
4. Bedroom
5. Bedroom
6. Reception
7. Hallway
8. Loft

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FOR PLANNING

24A Saxon Road
Hove, BN3 4LF
PROJECT

Existing Survey Sheet 1 of 3
DRAWING

Survey

1:100 @A3 February 2023

SCALE DATE

SU003

DWG ID REVISION

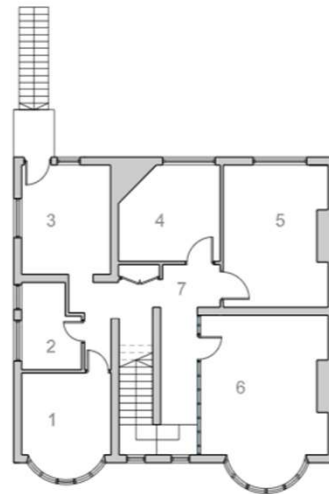
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Where any discrepancies are found between
dimension lines must be brought to the attention
of the Architects for resolution. Where discrepancies
exist between reference to assembly drawings and
detail drawings the detail drawings shall prevail.



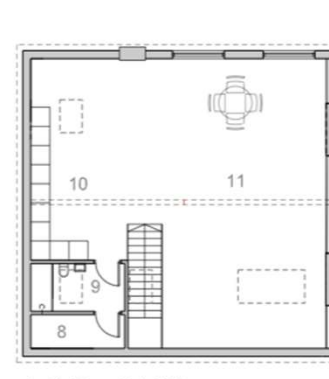
**Brighton & Hove
City Council**

Proposed floor plans

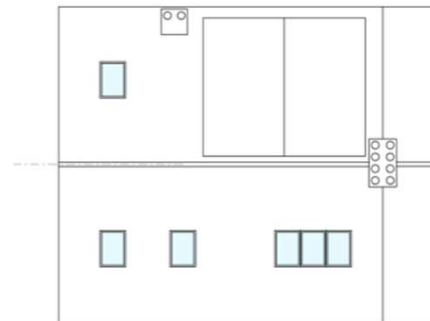
Scale
0 1 2 3 4 5 6 7 8 9 10 Metres



First Floor Plan @ 1:100



Loft Plan @ 1:100



Roof Plan @ 1:100

Drawing Scale is 1:100
Paper Size is A3

Accommodation Key

1. Bedroom
2. Bathroom
3. Laundry Room
4. Bedroom
5. Bedroom
6. Bedroom
7. Hallway
8. Utilities
9. Bathroom
10. Kitchen
11. Reception/Dining

SHAPE Architecture
(01443) 594949

FOR PLANNING

24A Saxon Road
Hove, BN3 4LF

Proposed Plans
DRAWING

Proposals

1:100 @A3 February 2023

SCALE DATE

PL001

DWG NO. REVISION

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Where any discrepancies are found between



**Brighton & Hove
City Council**

Key Considerations in the Application

- Design and appearance
- Impact on Amenity



Brighton & Hove
City Council

Conclusion and Planning Balance

- Design would be in keeping with area which includes many hip-to-gable and dormer extensions, and would be subservient to dwelling;
- No unacceptable impacts on neighbouring amenity, or loss of light to solar panels.

Recommend: Approval

5 Cambridge Mews

BH2022/03130



**Brighton & Hove
City Council**

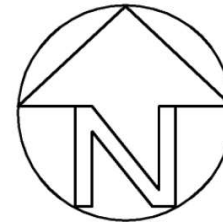
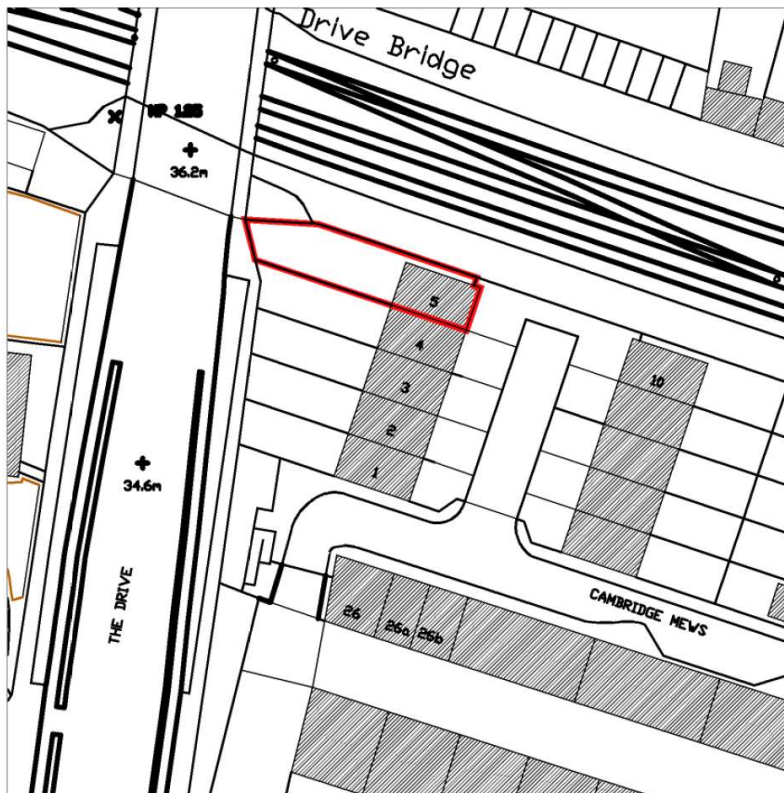
Application Description

- Erection of single storey outbuilding at rear.



Brighton & Hove
City Council

Site Location Plan



Existing site location plan
Scale 1:1250@A3

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



**Brighton & Hove
City Council**

TA-1414-01

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Site Photo



Site Photo

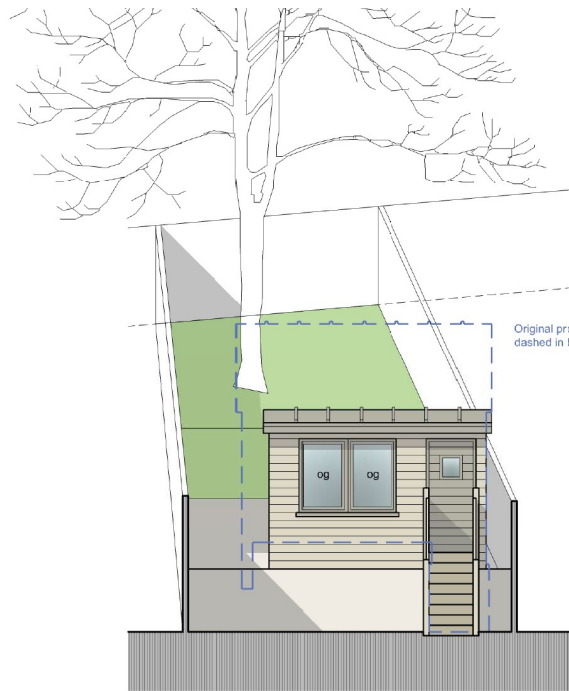


Site Photo

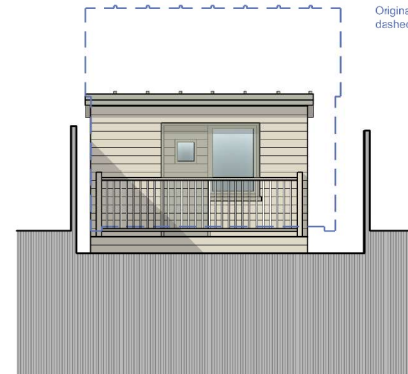
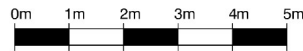


Brighton & Hove
City Council

Proposed Front/Rear Elevations



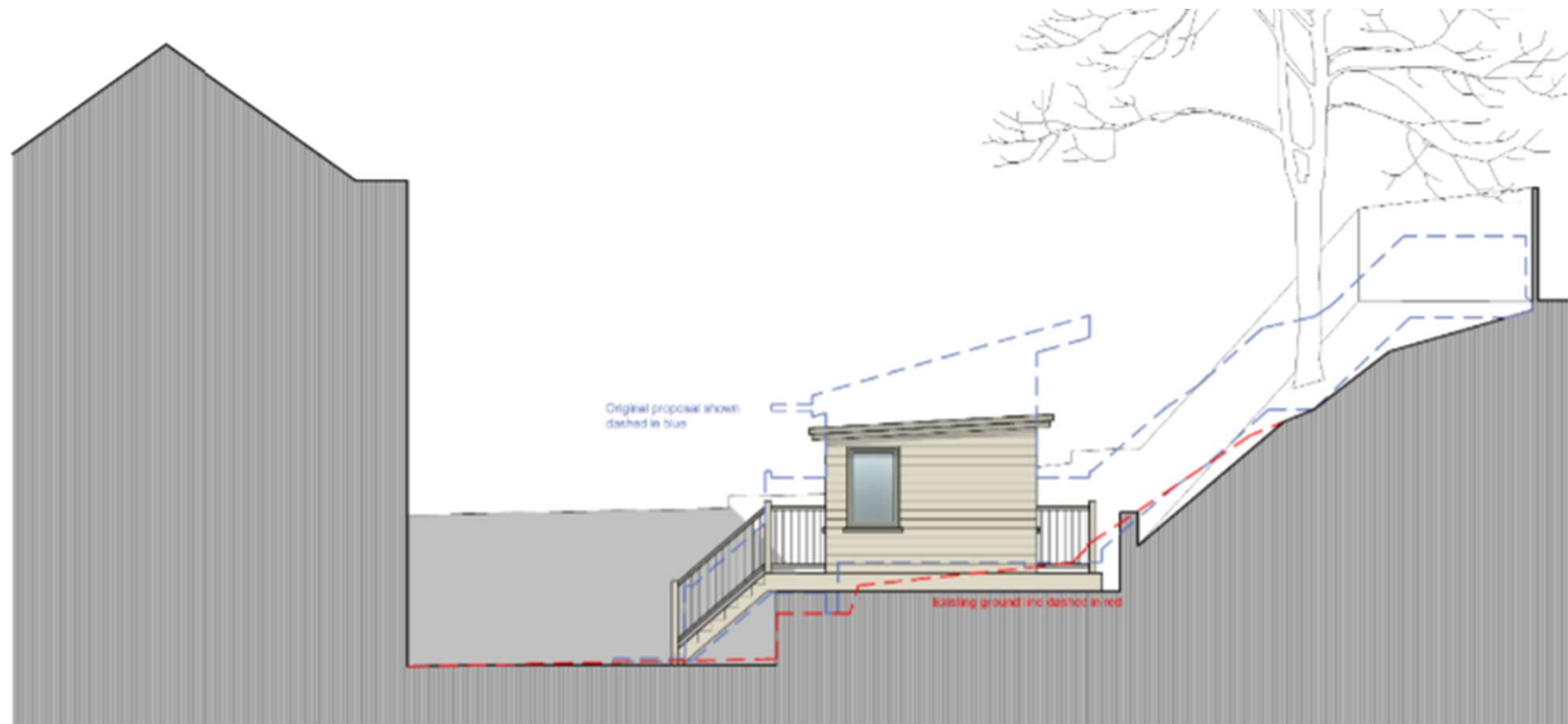
Proposed front / east elevation
Scale 1:100@A3



Proposed rear / west elevation
Scale 1:100@A3

TA-1414-12-C

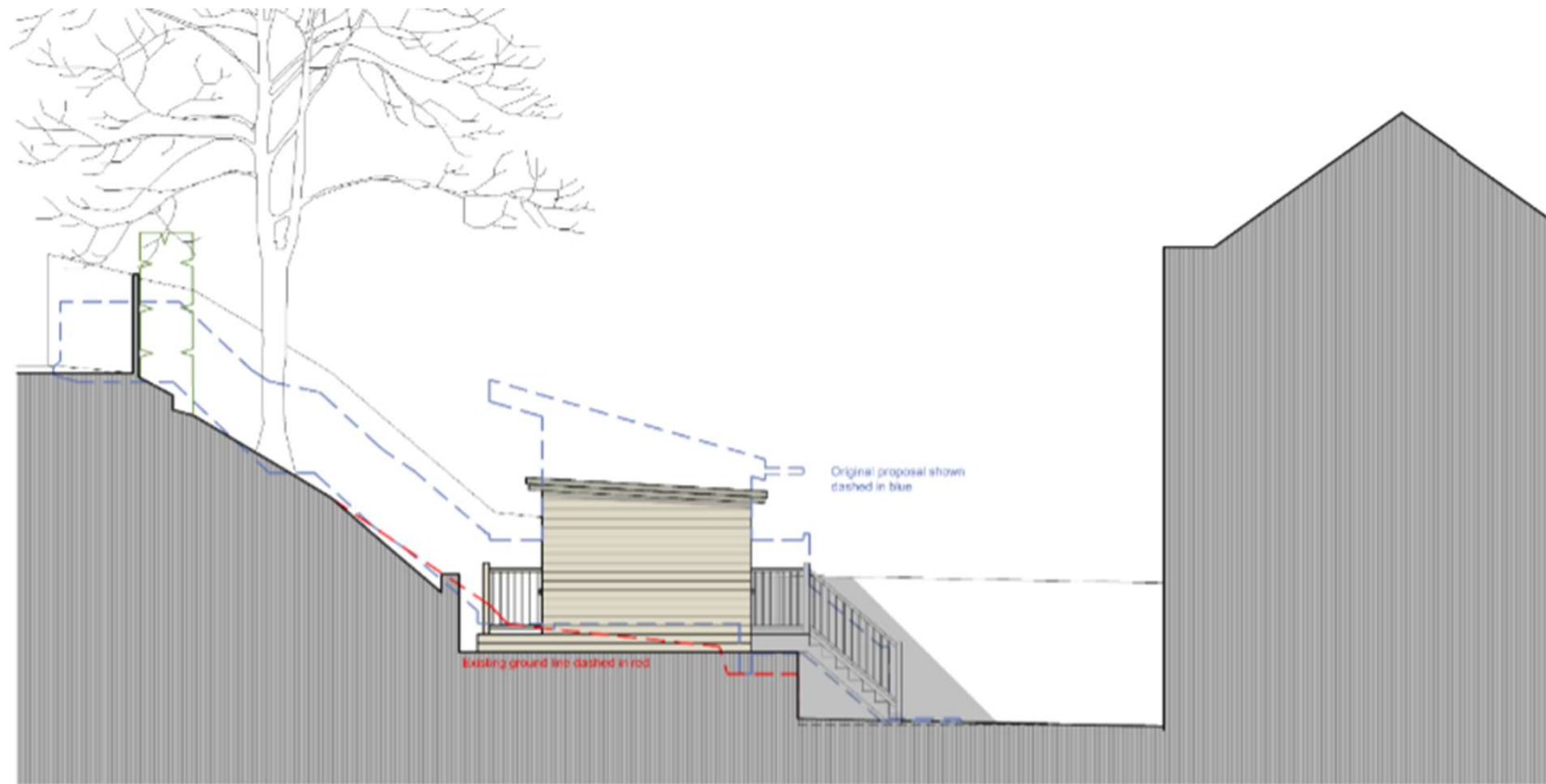
Proposed Side/North Elevation



186

TA-1414-13-C

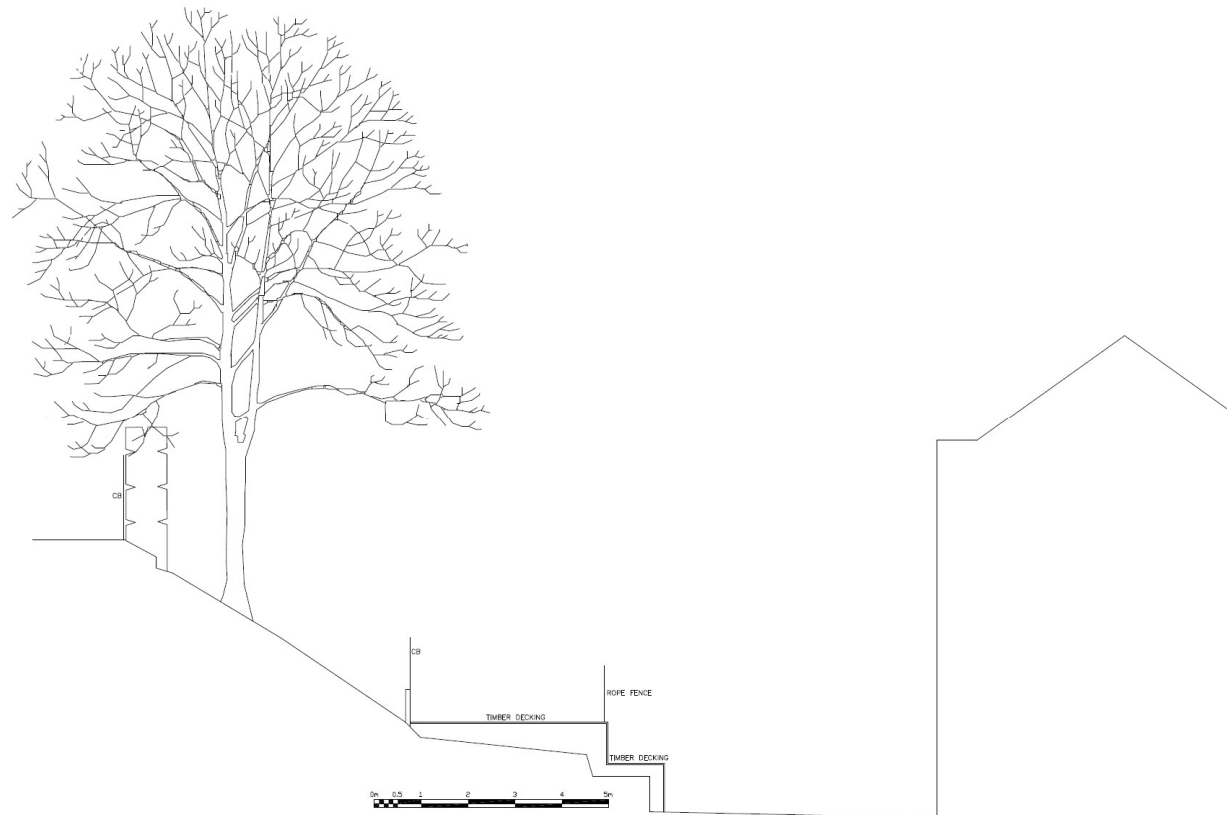
Proposed Side/South Elevation



187

TA-1414-14-C

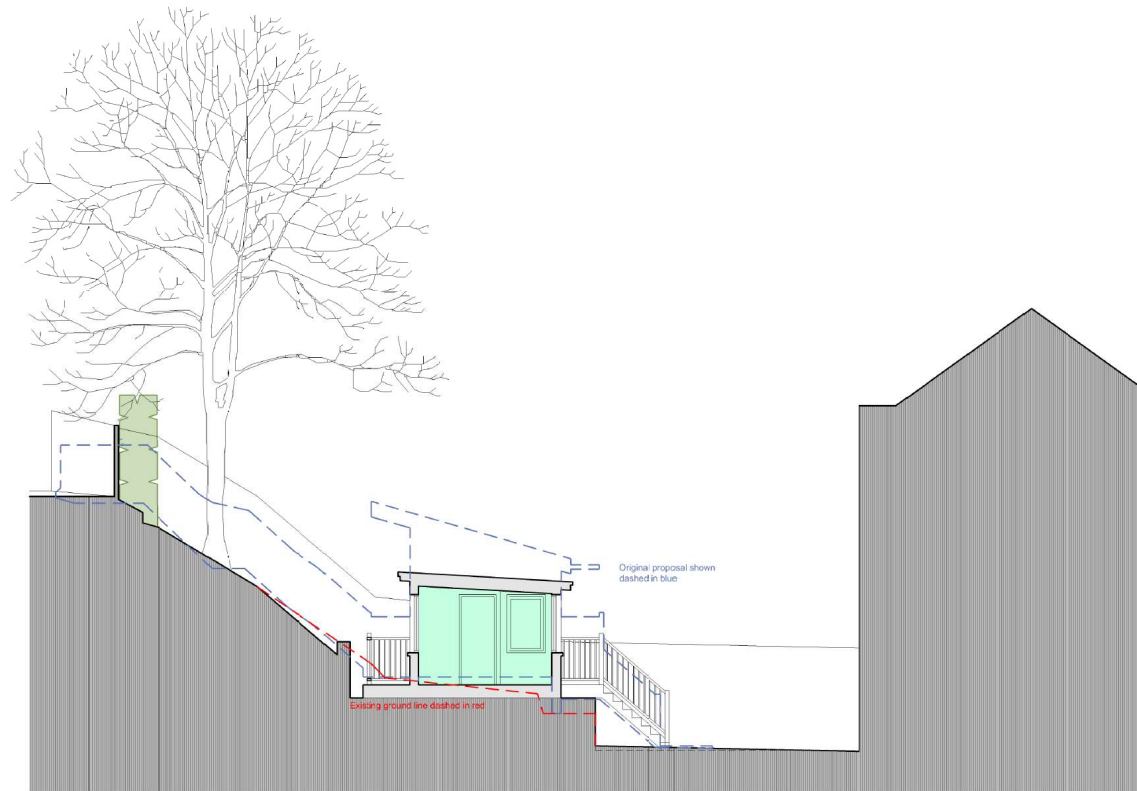
Existing Site Section(s)



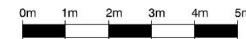
188

9426-SECTION

Proposed Site Section



Proposed section AA Scale 1:100@A3
See drawing 10 & 11 for section reference



190



Proposed Floor Plan



191

TA-1414-11-C

Key Considerations in the Application

- Impact on appearance of area including heritage impacts;
- Impact on neighbouring amenity;
- Highway impact.



Brighton & Hove
City Council

Conclusion and Planning Balance

- Would retain open character of garden, and not be visible from public realm so acceptable visual impact;
- Windows facing dwellings would be obscure-glazed, with other views no worse than existing, and no loss of light/outlook otherwise, given steep slope;
- No increased impact on highway given small scale, and well served by public transport.

Recommend: Approval

Rottingdean Bowls Clubhouse

BH2023/00157

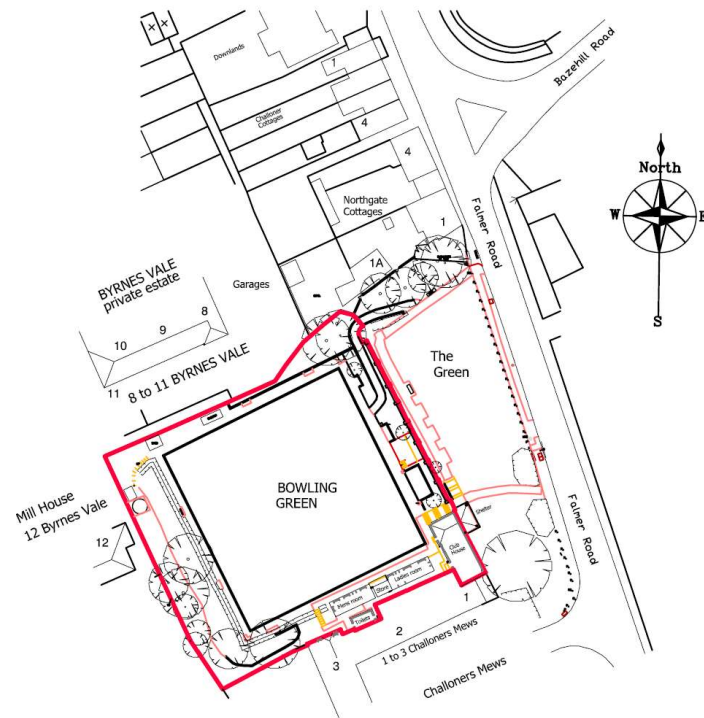


Brighton & Hove
City Council

Application Description

- Refurbishment of existing clubhouse and associated works including replacement of existing changing rooms and sanitary facilities with single storey block to South elevation and erection of single storey storage building to North-West corner.

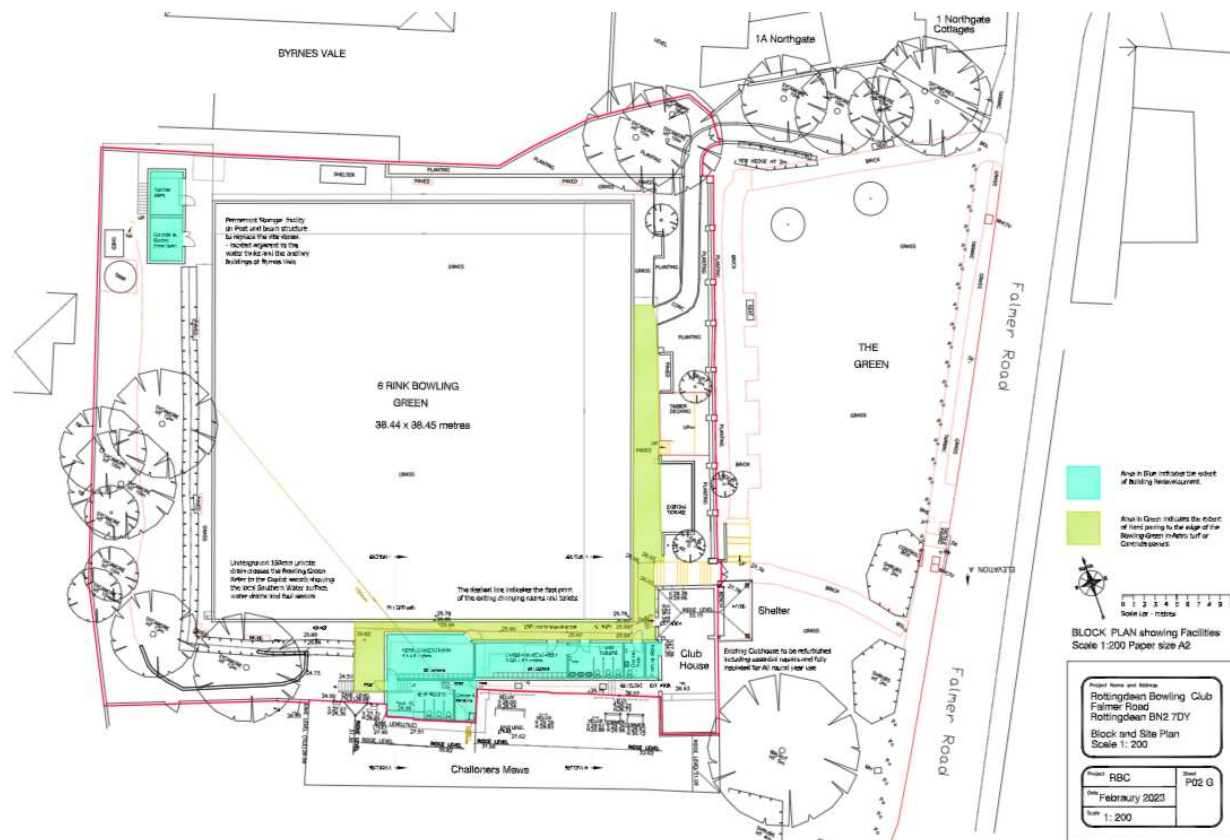
Existing Location Plan



0 10 20 30 40 50 60 70
Scale bar - metres

Location Plan
Scale 1: 1250 Paper size A4

Proposed Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Brighton & Hove
City Council

Other photo(s) of site



Other photos of site



Brighton & Hove
City Council

Other photo of site



Brighton & Hove
City Council

Other photo(s) of site

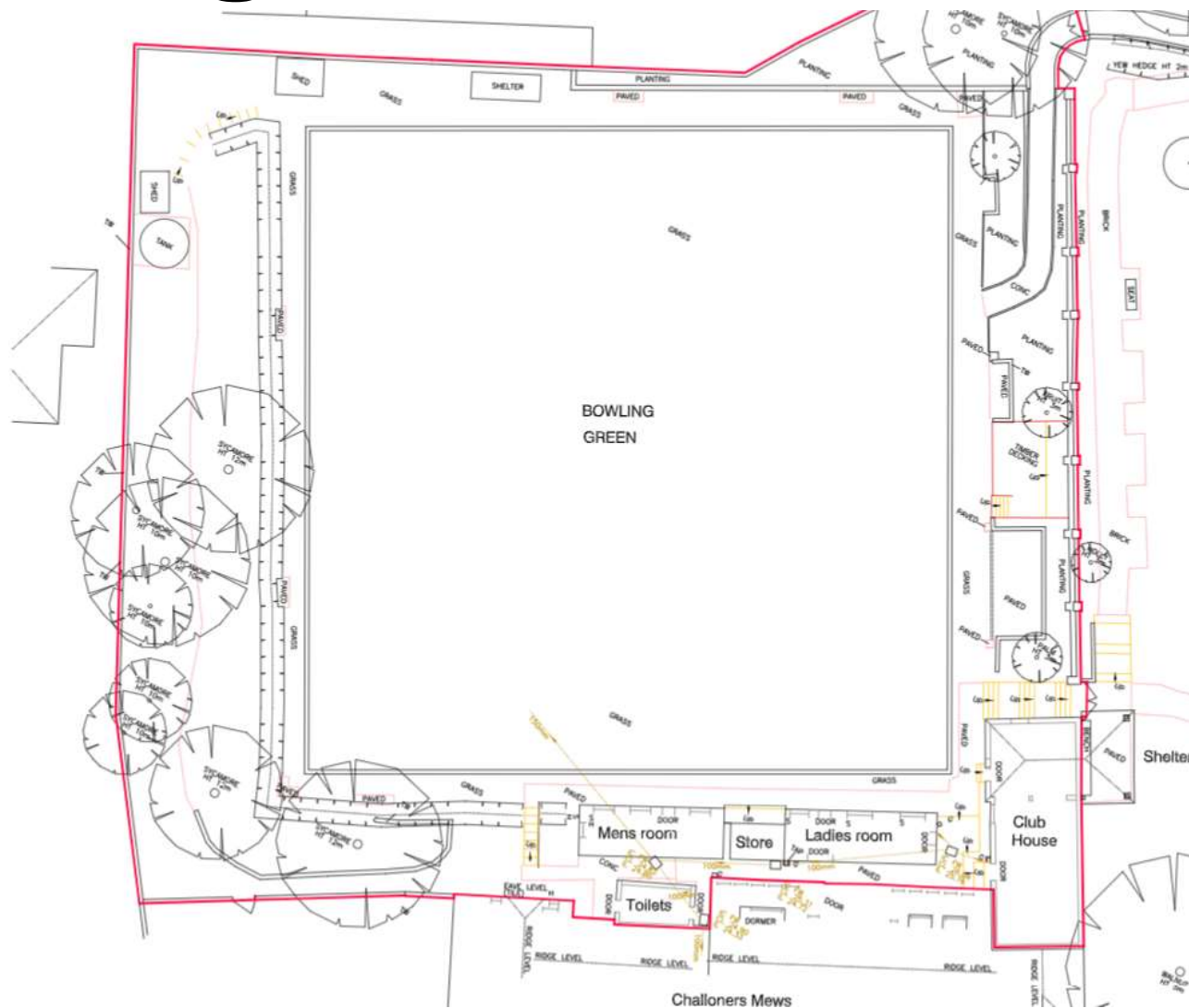


Other photo(s) of site

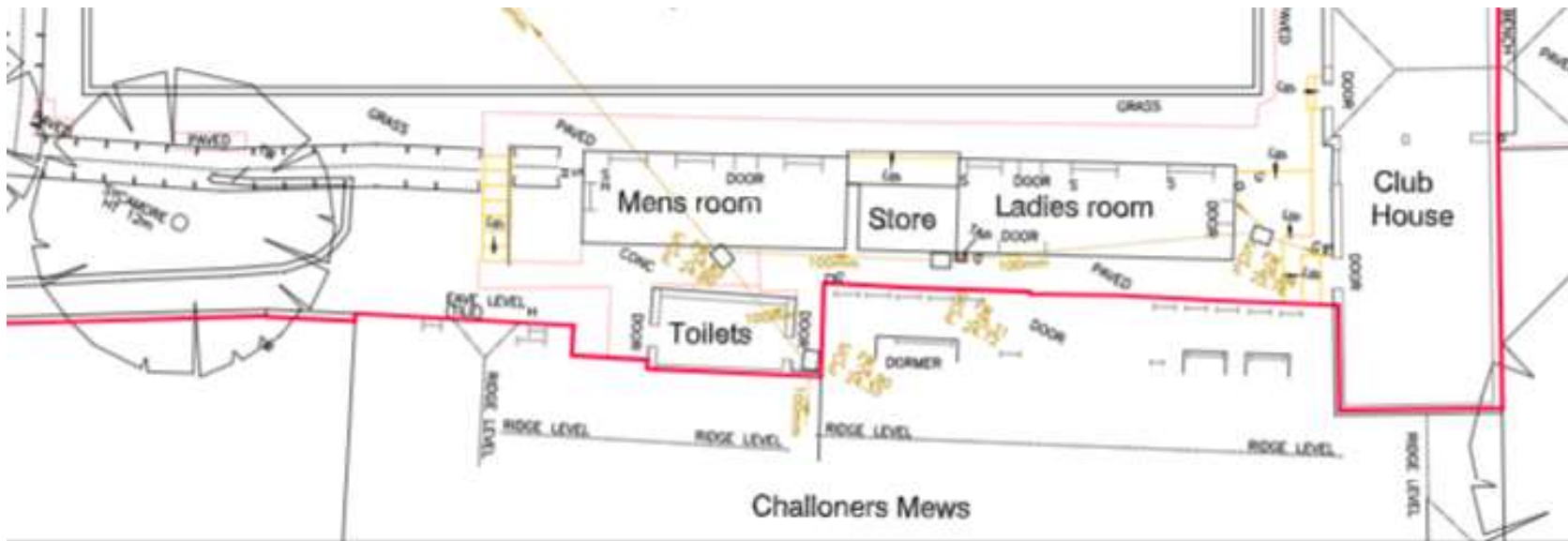


Brighton & Hove
City Council

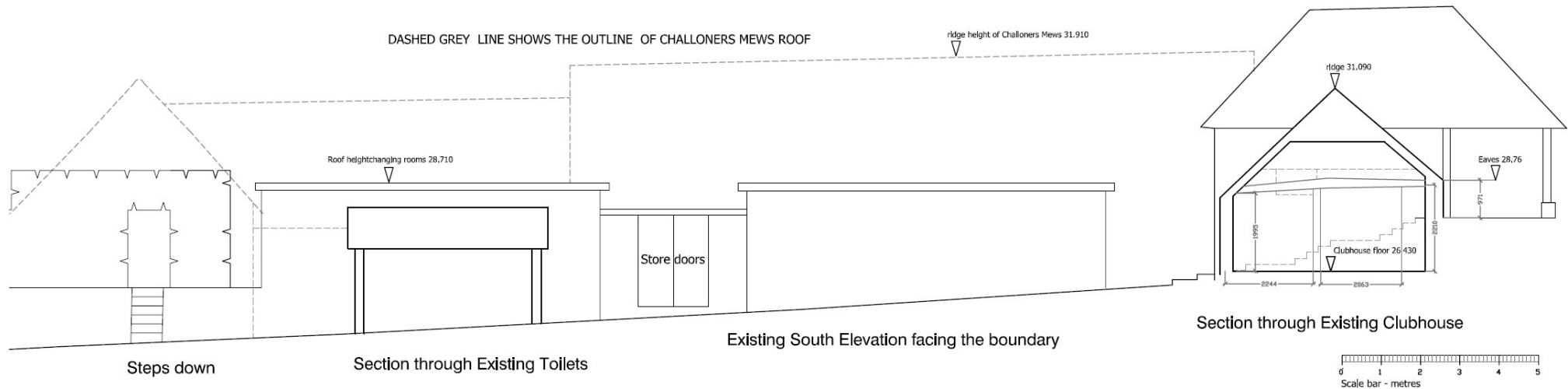
Existing Plan



Existing Plan



Existing South Elevation



P11 B

Existing North Elevation



Existing North Elevation across the Green
Scale 1:100 Paper size A3

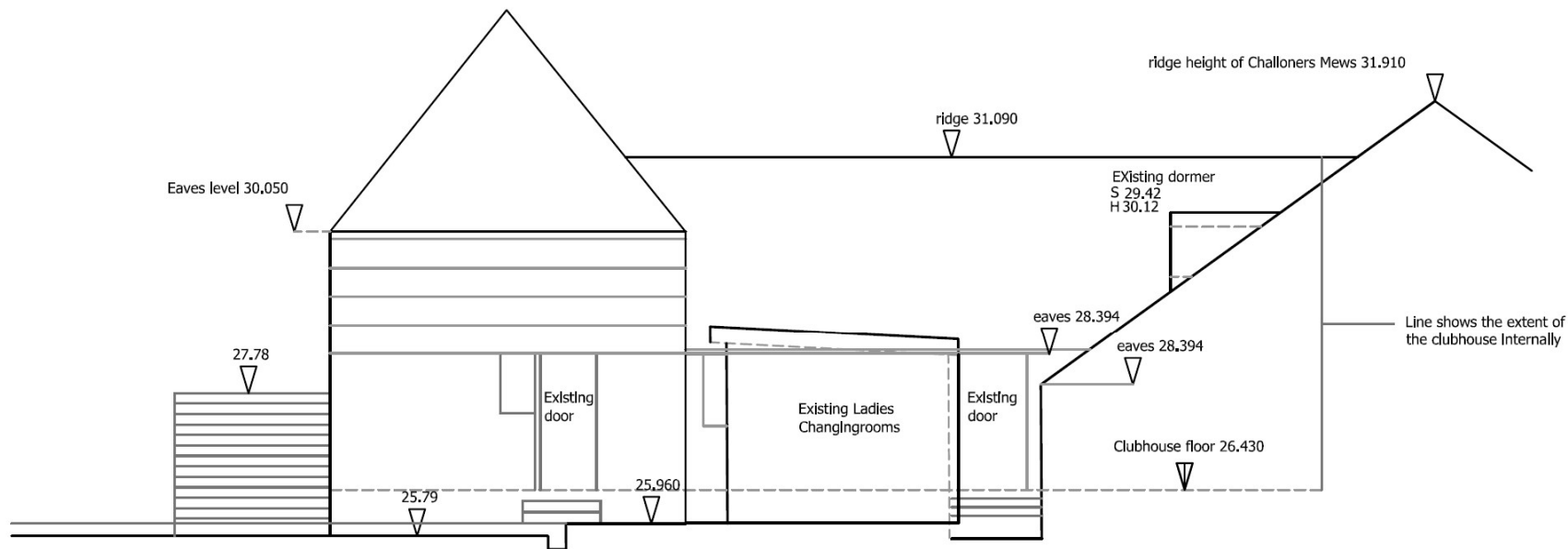
RED DETAIL OF THE EXISTING CLUB
BUILDINGS IN THE FOREGROUND

P04C

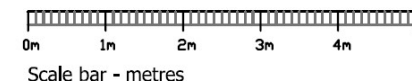


Brighton & Hove
City Council

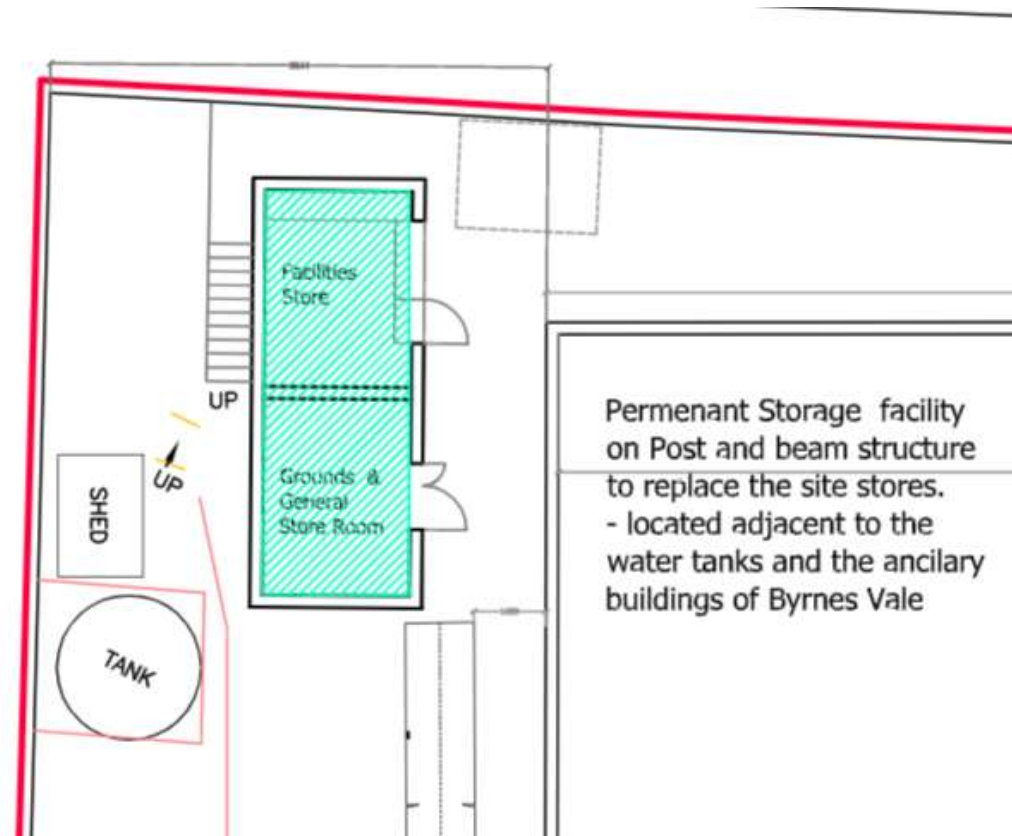
Existing West Elevation



Existing West Elevation of the Clubhouse partially concealed by the existing changing rooms
Scale 1:100 Paper size A3

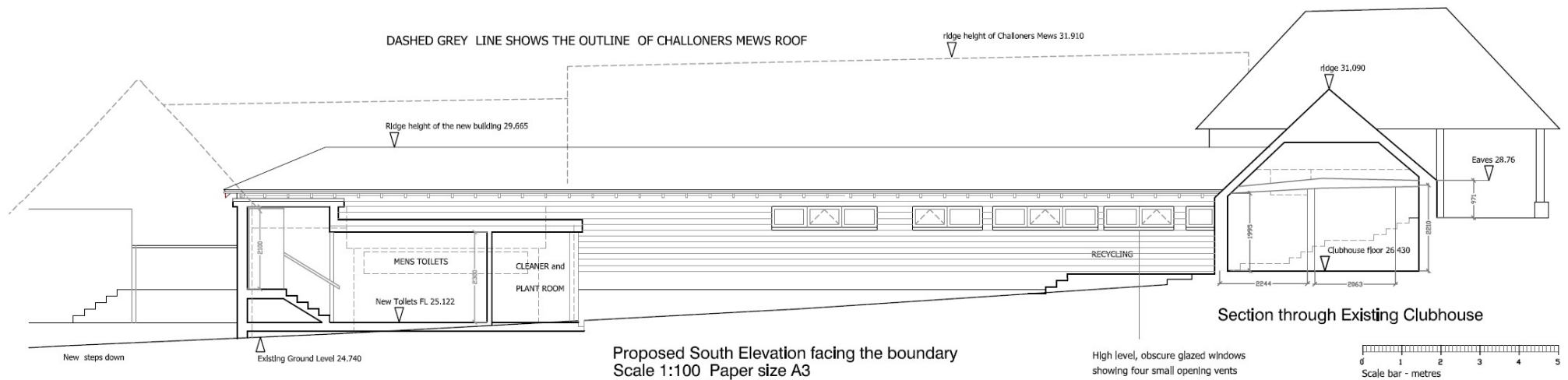


Proposed Plan



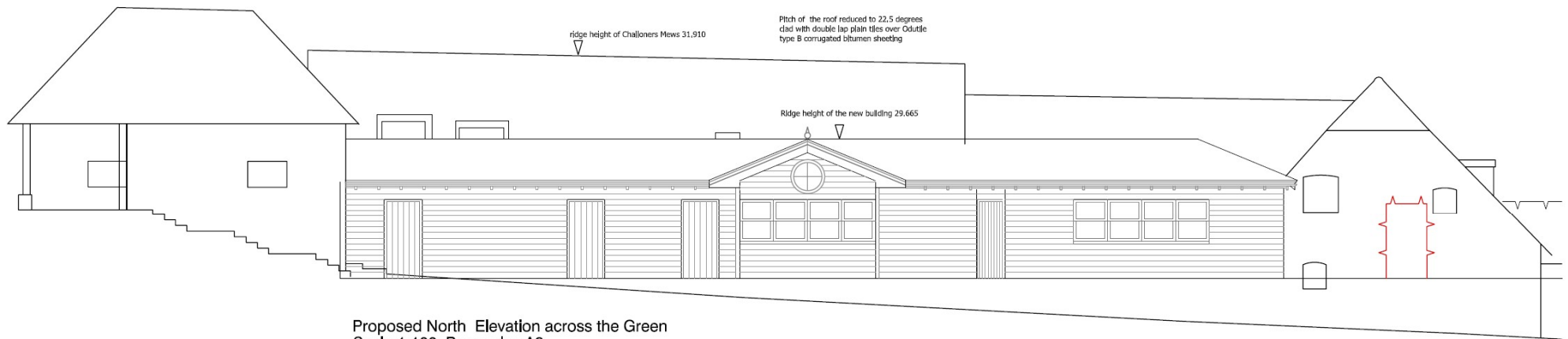
Brighton & Hove
City Council

Proposed South Elevation



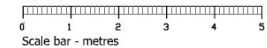
P11 B

Proposed North Elevation



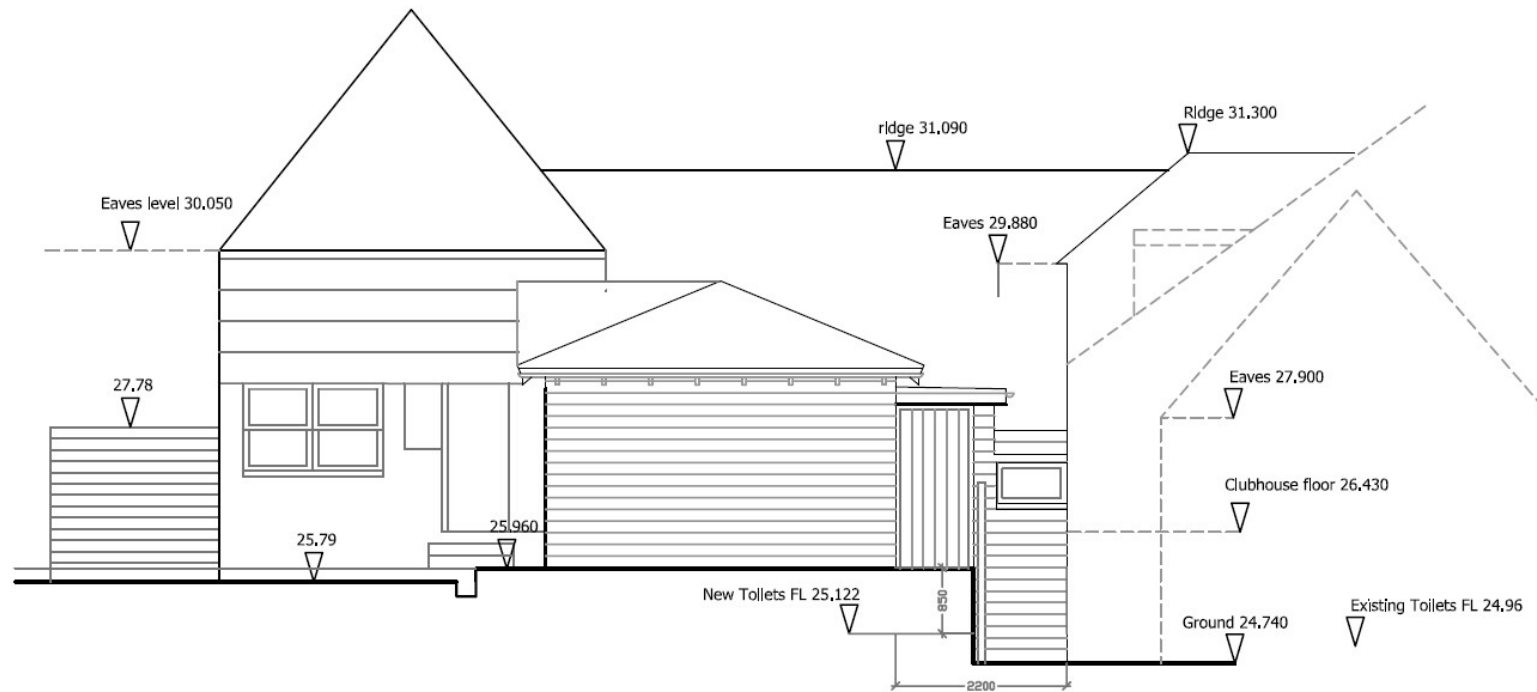
LEVEL DATUM 22.000m

Revision C
Reduce roof pitch to 22.5 degree clad with
matching double lap plain clay tiles over
Odutle type B corrugated bitumen sheeting

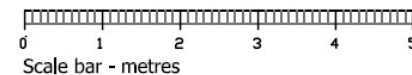


P04C

Proposed West Elevation

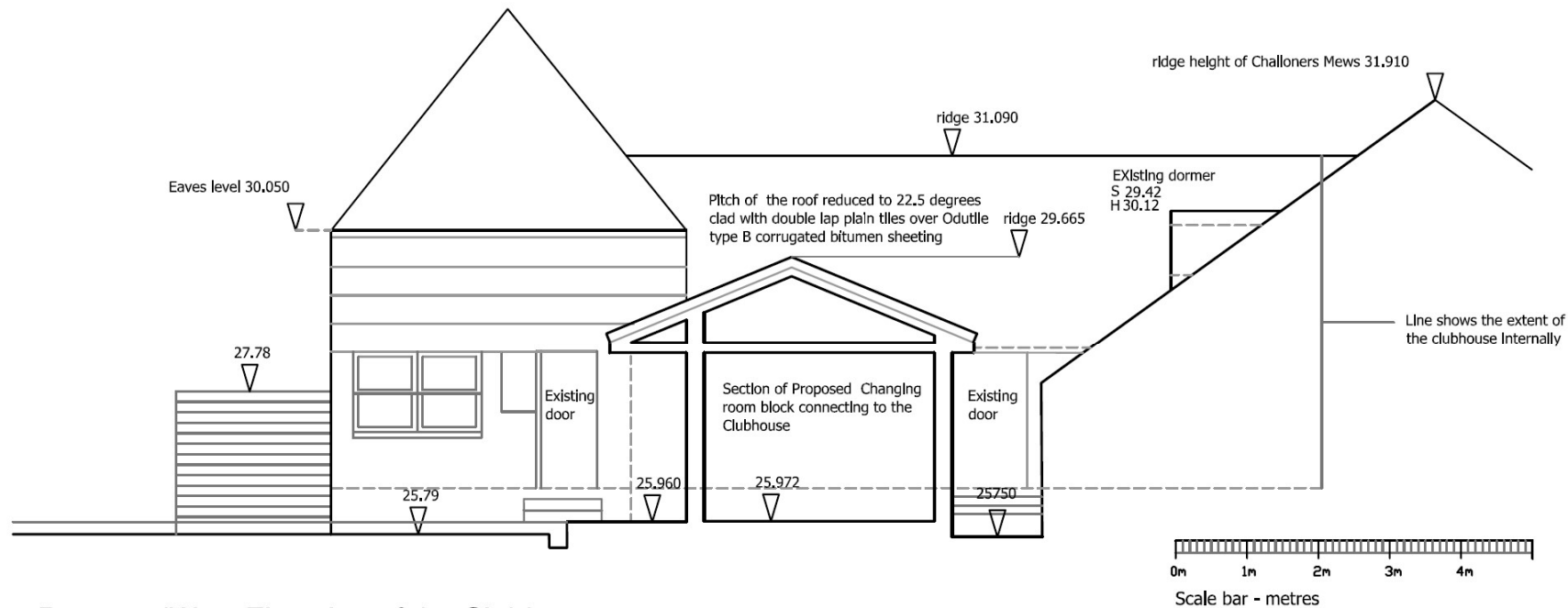


Proposed West Elevation of Changing rooms and Toilets
Scale 1:100 Paper size A3



Brighton & Hove
City Council

Proposed West Elevation

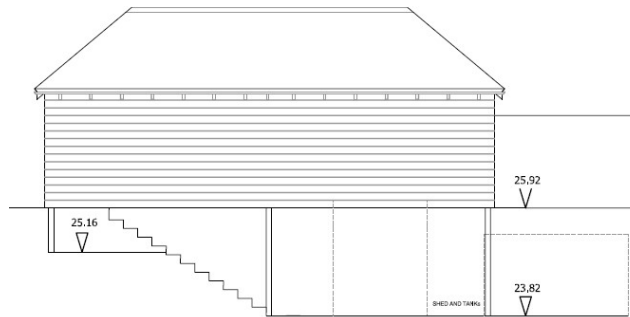


Proposed West Elevation of the Clubhouse
Scale 1:100 Paper size A3

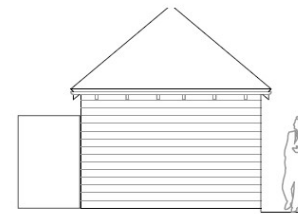
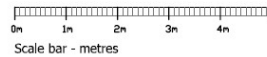


Brighton & Hove
City Council

Proposed Elevations – Storage



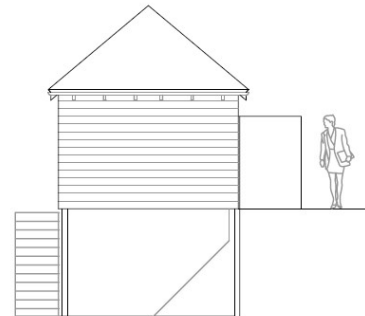
West Elevation
Scale 1:100 - Paper size A3



North Elevation
Scale 1:100 - Paper size A3



East Elevation facing the Bowling Green
Scale 1:100 - Paper size A3

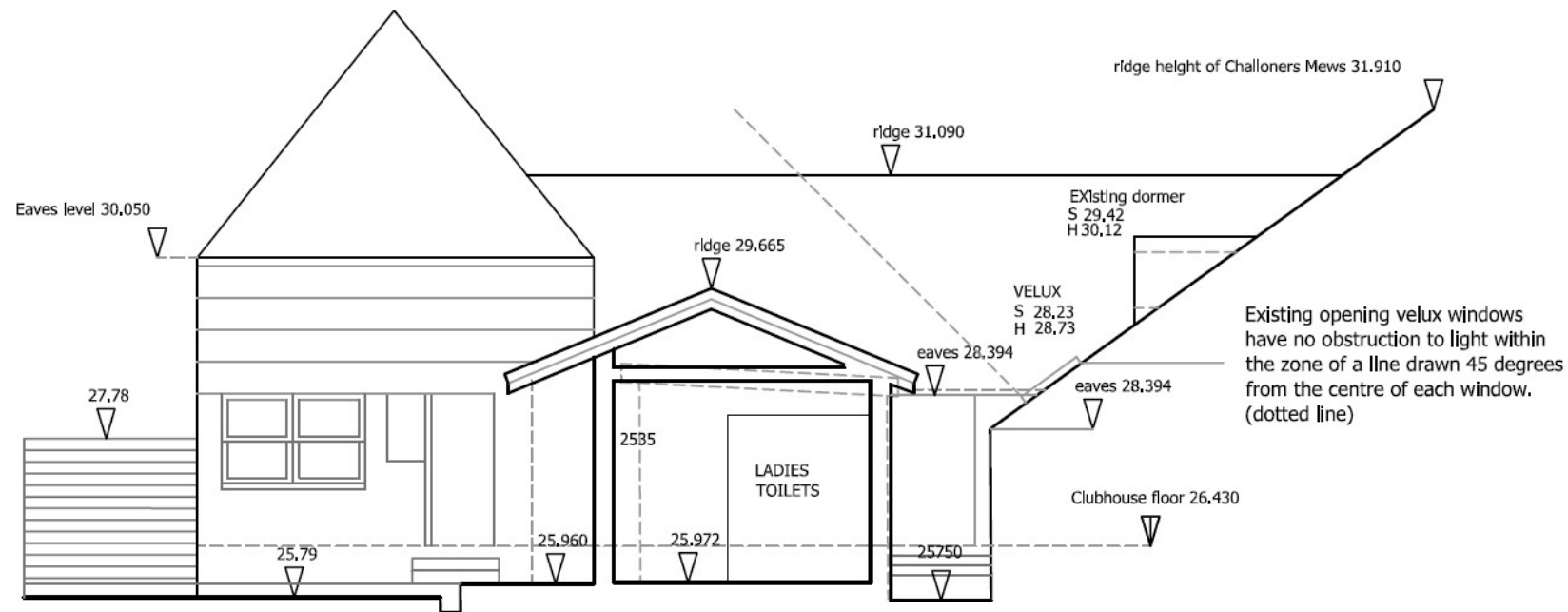


South Elevation
Scale 1:100 - Paper size A3

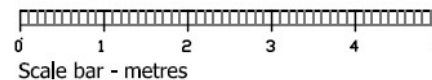


Brighton & Hove
City Council

Proposed Site Section(s)

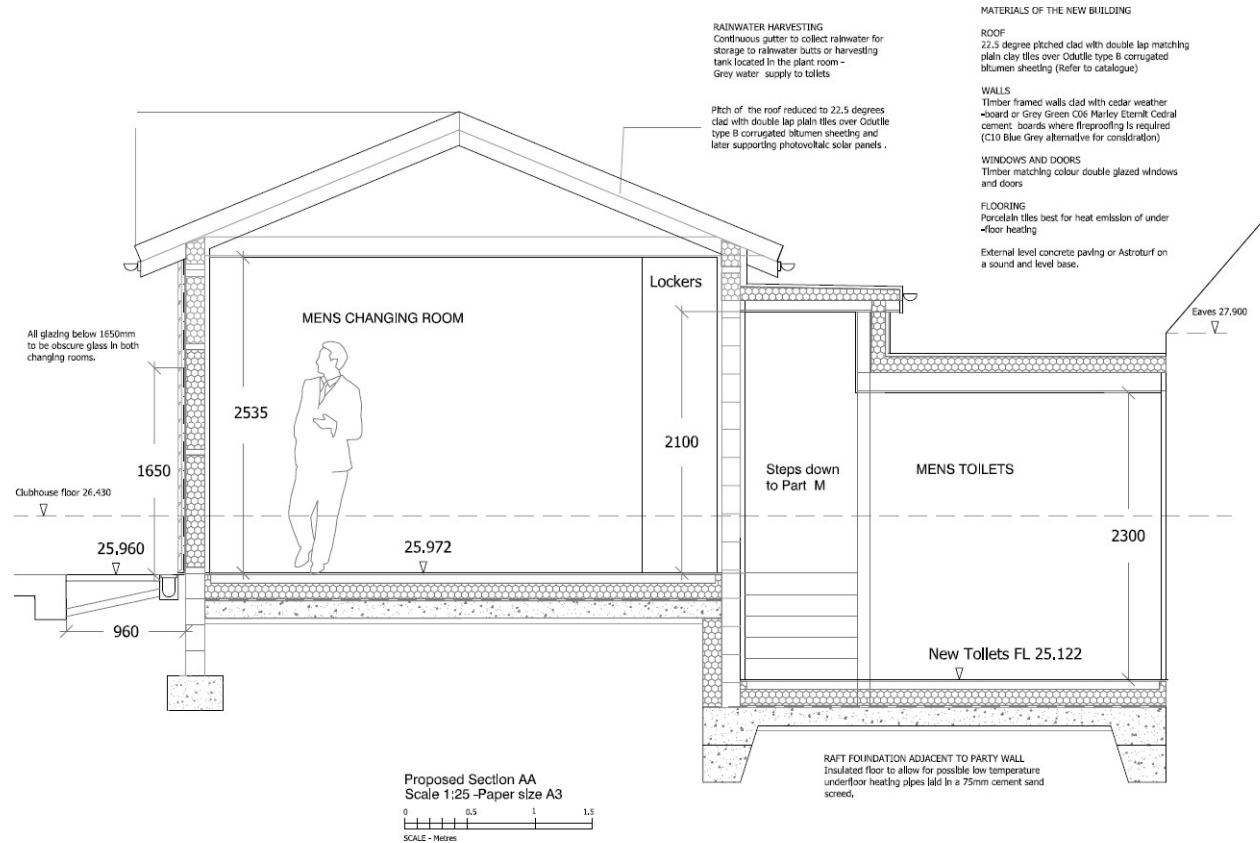


Section BB through Ladies Changing rooms
Scale 1:100 Paper size A3

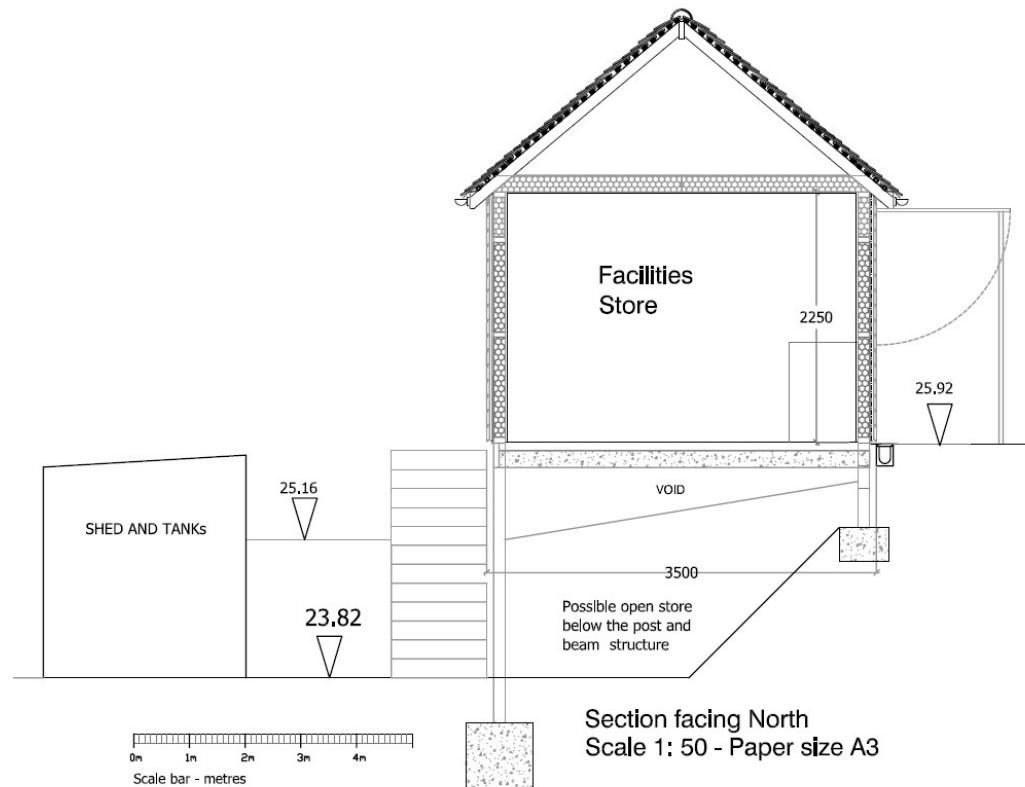


Revision D
Reduce roof pitch to 22.5 degree clad with matching double lap plain clay tiles over Odutle type B corrugated bitumen sheeting

Proposed Site Section(s)



Proposed Site Section(s) - Storage



Key Considerations in the Application

- Impact on the Conservation Area.
- Impact on Listed and Locally Listed Buildings.
- Design and Appearance.
- Impact on Amenity

Conclusion and Planning Balance

- Would modestly enhance the appearance and character of the conservation area through improved design;
- No harm to the setting of Challoners Mews.
- No impact on listed buildings in area.
- Would cause some very minor harm to the locally listed clubhouse and cart lodge but beneficial impact overall on the appearance and character of the conservation area.
- No unacceptable harm to amenity of neighbouring residents identified.

Recommend: Approval

223

St Agnes Church, Newtown Road

BH2022/02808



Brighton & Hove
City Council

Application Description

- Retrospective application for the Installation of ventilation ducts to north elevation at first floor.



Brighton & Hove
City Council

Existing Location Plan



0578.PL.1001 A

Aerial photo of site



3D Aerial photo of site

Ventilation equipment
installed upon the north wall



Brighton & Hove
City Council

Street photo of site



Other photos of site



Brighton & Hove
City Council

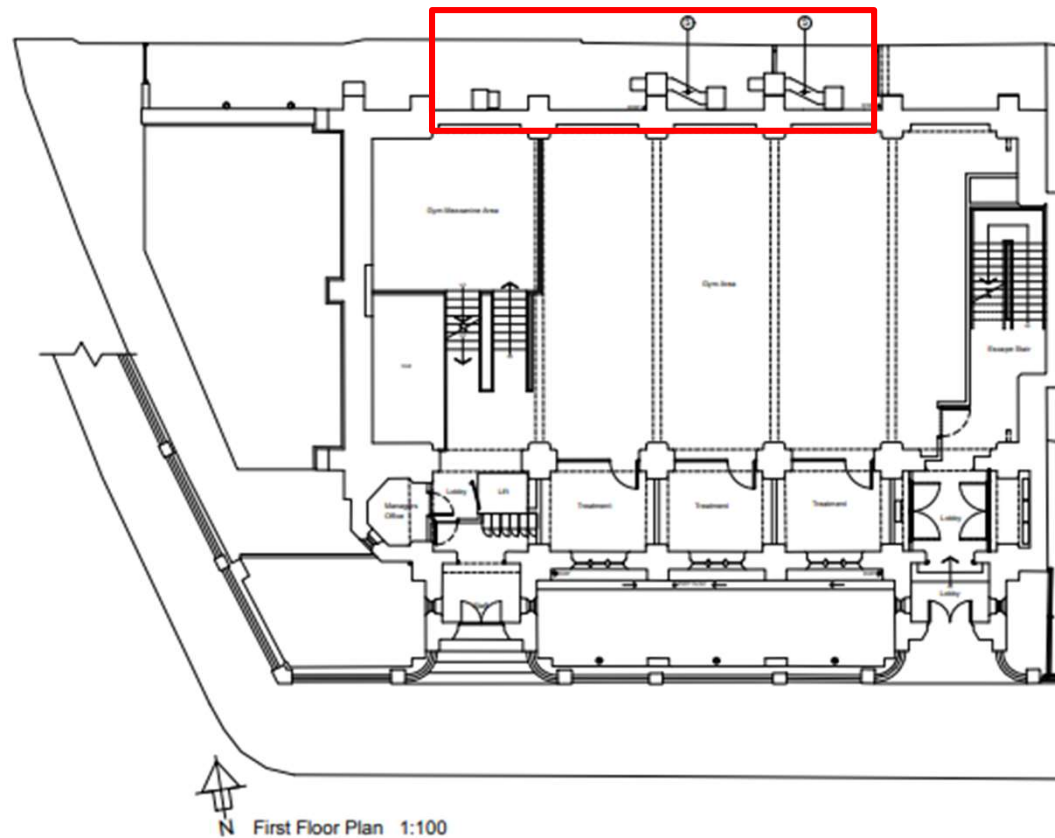
Existing Rear Elevation



North Sectional Elevation 1:100

0578.PL.1003 A

Existing Floor Plan



Brighton & Hove
City Council

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity

Conclusion and Planning Balance

- Appearance is acceptable
- Impact on Amenity from noise output can be managed through conditions

Recommend: Approval

235

St Agnes Church, Newtown Road

BH2022/02809



Brighton & Hove
City Council

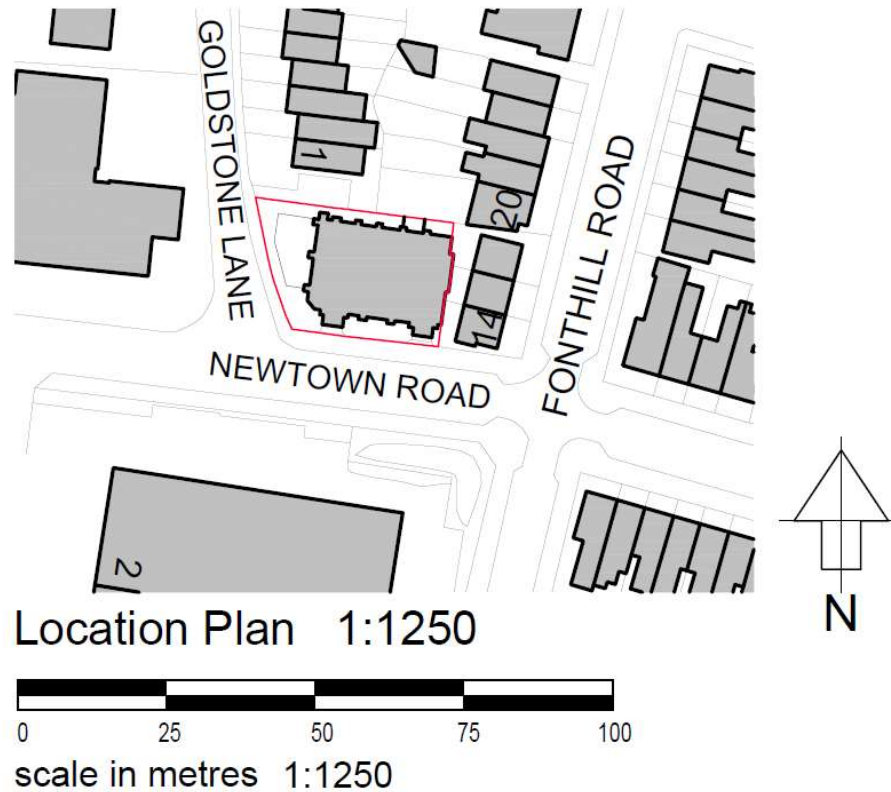
Application Description

- Installation of translucent glazed privacy screens to south elevation at second floor.



Brighton & Hove
City Council

Existing Location Plan

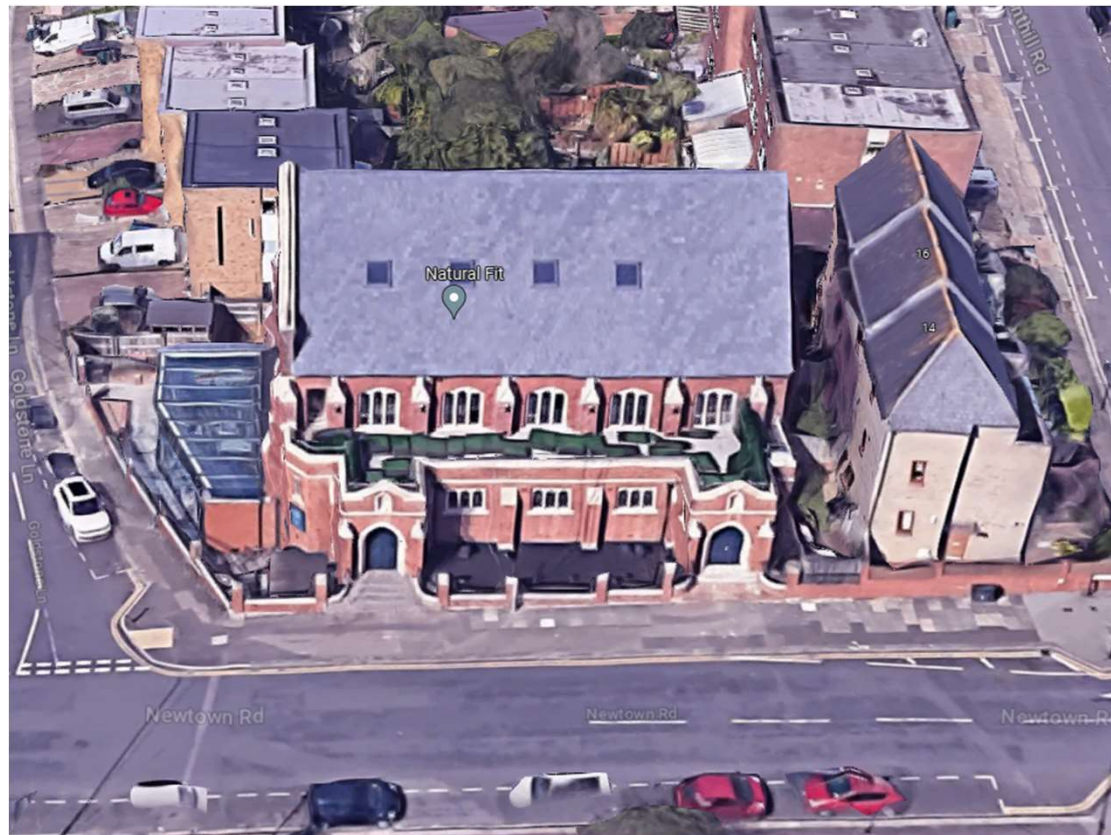


0578.PL.1001 A

Aerial photo of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Street photo of site



Brighton & Hove
City Council

Other photos of site

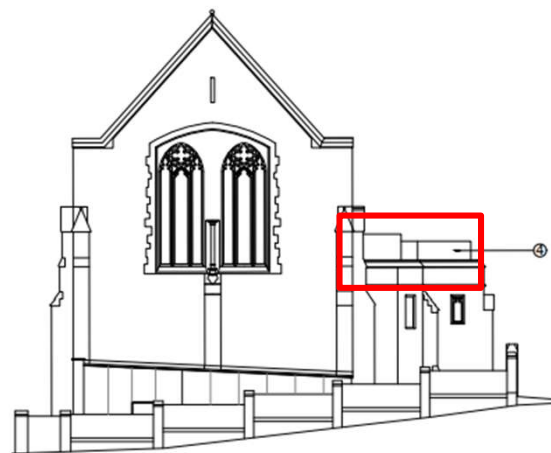


Brighton & Hove
City Council

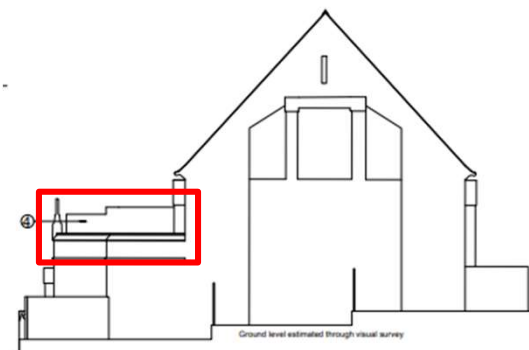
Other photos of site



Proposed Side Elevations



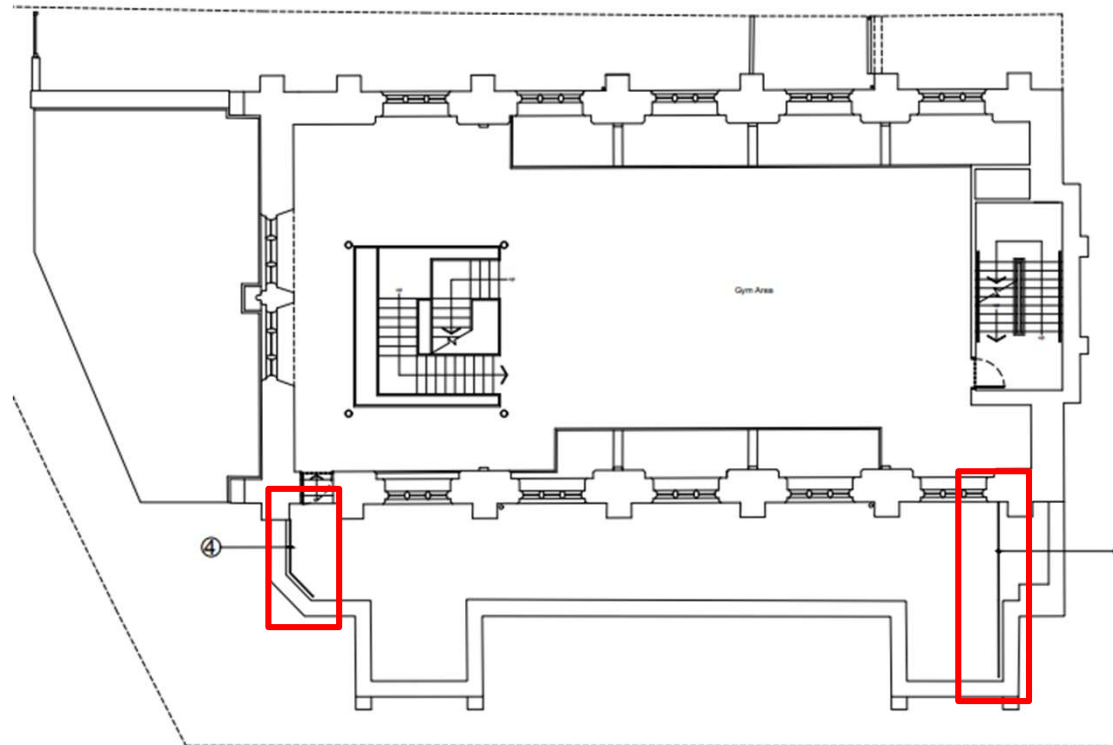
West Elevation 1:100



East Elevation 1:100

0578.PL.1003 A

Proposed Floor Plan



Brighton & Hove
City Council

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity

Conclusion and Planning Balance

- Appearance is acceptable
- Impact on Amenity from noise output of terrace use can be managed through conditions. Screening is required to protect privacy of neighbouring residents and will be secured by condition.

Recommend: Approval

249

St Agnes Church, Newtown Road

BH2022/02810



Brighton & Hove
City Council

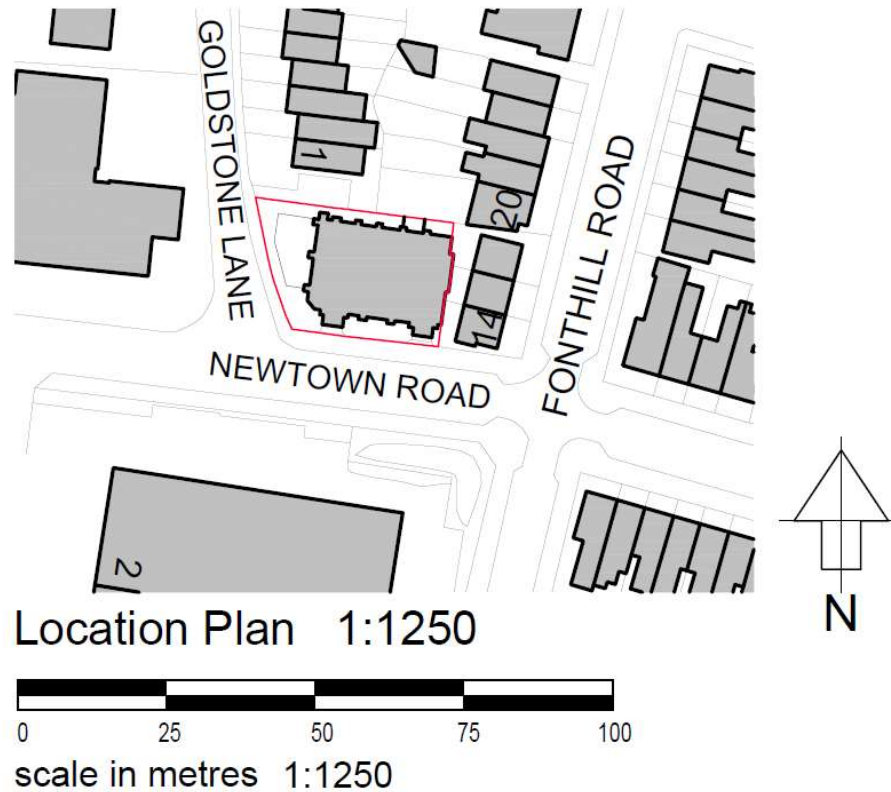
Application Description

- Retrospective application for the installation of high level ventilation grilles to gable ends, handrail to parapet wall of roof and external up/down lighting to south elevation at second floor.



Brighton & Hove
City Council

Existing Location Plan

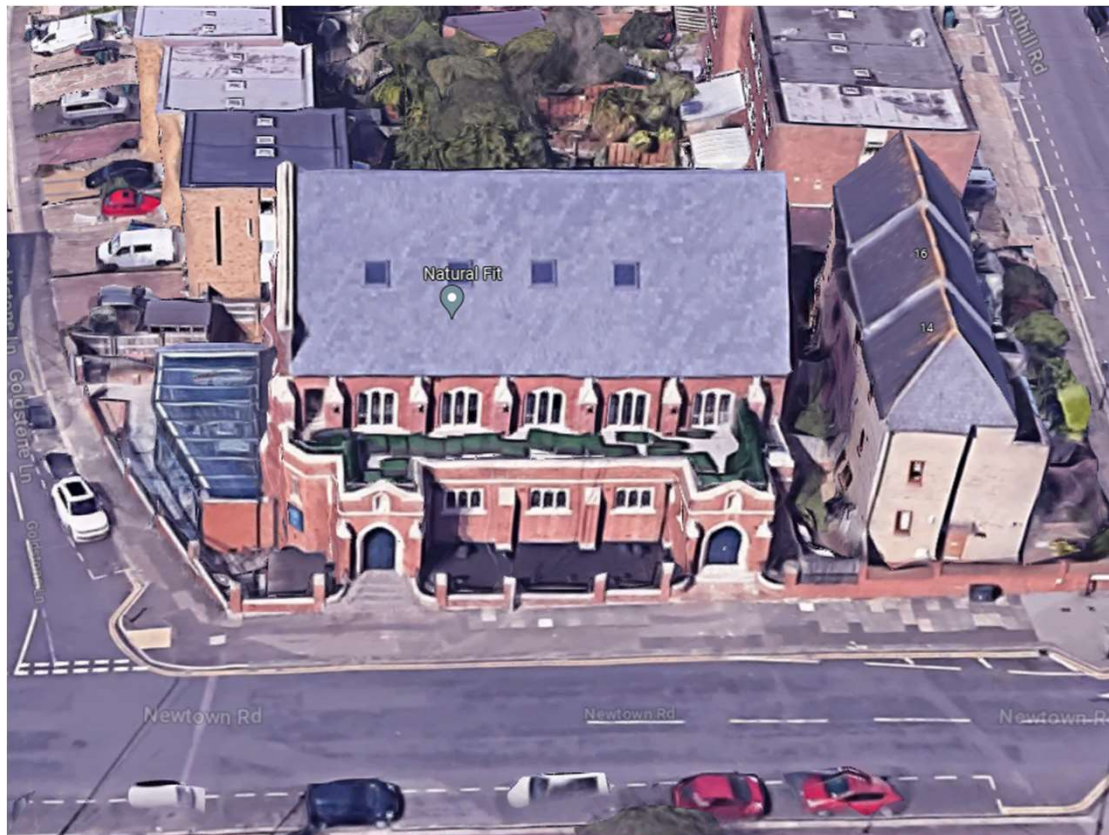


0578.PL.1001 A

Aerial photo of site



3D Aerial photo of site



Street photo of site



Street photo of site



Other photos of site

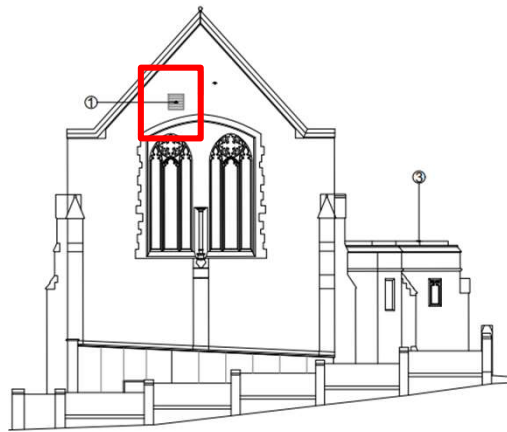


Brighton & Hove
City Council

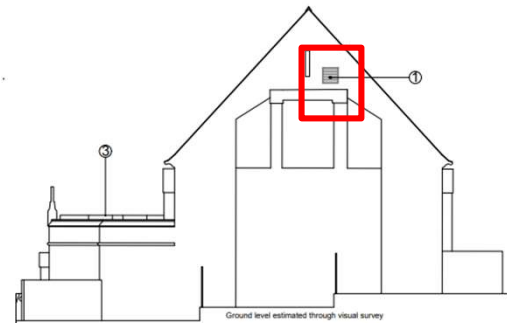
Other photos of site



Proposed Elevations & Floor Plan



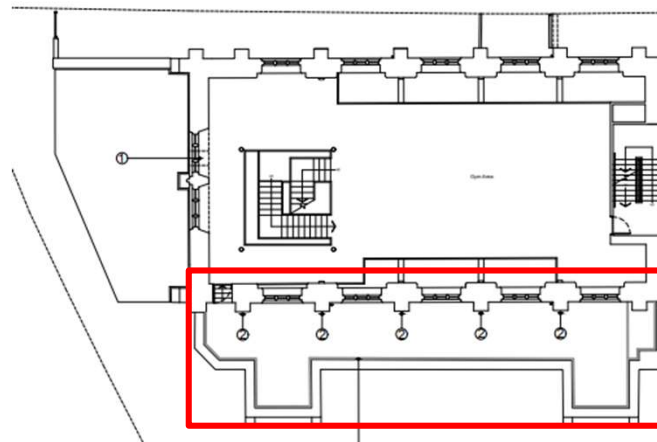
West Elevation 1:100



East Elevation 1:100



South Elevation 1:100



Brighton & Hove
City Council

0578.PL.1003 A

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity



Brighton & Hove
City Council

Conclusion and Planning Balance

- Appearance is acceptable
- Impact on Amenity from noise output of terrace use and from light pollution can be managed through conditions. Screening is required to protect privacy of neighbouring residents and will be secured by condition.

Recommend Approval

20 Albion Hill

BH2023/00981



Brighton & Hove
City Council

Application Description

- Application to remove condition 6 (residents' parking permits) of planning permission BH2020/01857.
 - Planning permission granted in 2020 for change of use from a commercial unit and 3 bedroom flat to 2x two-bedroom houses.
 - Current application is to remove condition 6 of the permission which seeks to secure car free development – i.e. residents of the approved development would have no entitlement to a residents parking permit.

Location Plan



Aerial photo of site



Street photo of site



Brighton & Hove
City Council

Key Considerations

- Historically, the LPA applied a 'car-free' condition to a planning permission if there was potential for increased on-road parking stress caused by a development (more units etc);
- Following legal advice and appeal decisions, the LPA no longer applies the condition as the issuing of parking permits is dealt with through the use of the Controlled Parking Zones;
- There are two existing units which have / can apply for permits; this is the same as the approved development of two houses. There is therefore no benefit to parking provision in removing new residents' right to a parking permit.

Conclusion and Planning Balance

- The approved development would be unlikely to increase the on-road parking stress;
- The Council's Highways Officer has no objection to removal of the condition;

Recommend: Approval

