

# **PLANNING COMMITTEE ADDENDUM Presentations**

**2.00PM, WEDNESDAY, 5 JULY 2023**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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## **ADDENDUM**

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# Knoll House, Ingram Crescent West

BH2023/00912

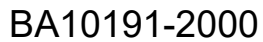


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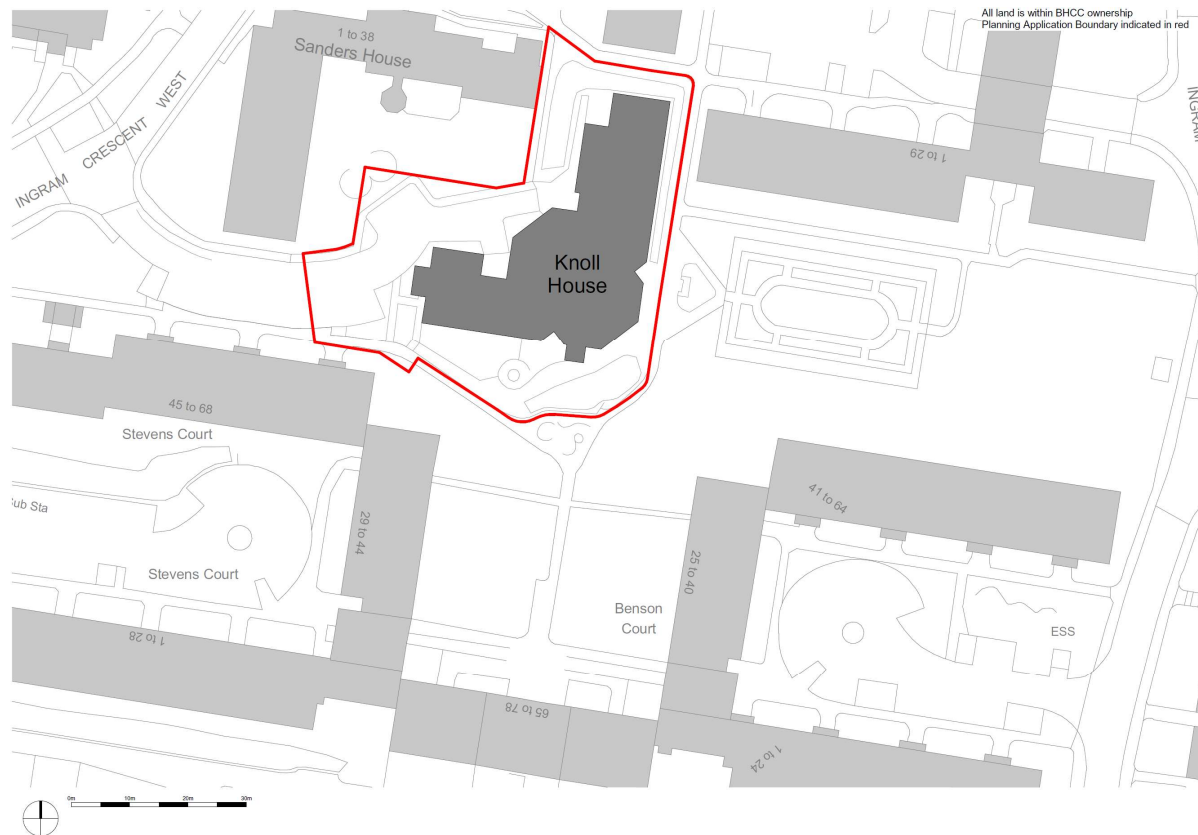
# Application Description

- Demolition of existing two storey building previously in use as a care home. Construction of part three, part four storey building providing 28no. apartments for residents with varying levels of care requirements as well as staff areas, communal facilities and ancillary works. External works to form new turning head, additional car parking spaces and landscaped gardens.

ω



# Existing Block Plan



BA10191-2001



# Aerial photo(s) of site



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# 3D Aerial photo of site (from south)

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# Photo of front (NW) elevation



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City Council



## Photo of front, including Jordan Court and Sanders House

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## Photo of rear (east) elevation and Jordan Court beyond

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City Council



# Photo of south side and rear elevations

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Brighton & Hove  
City Council



## Photo of south elevation (to right) and adjacent hedges

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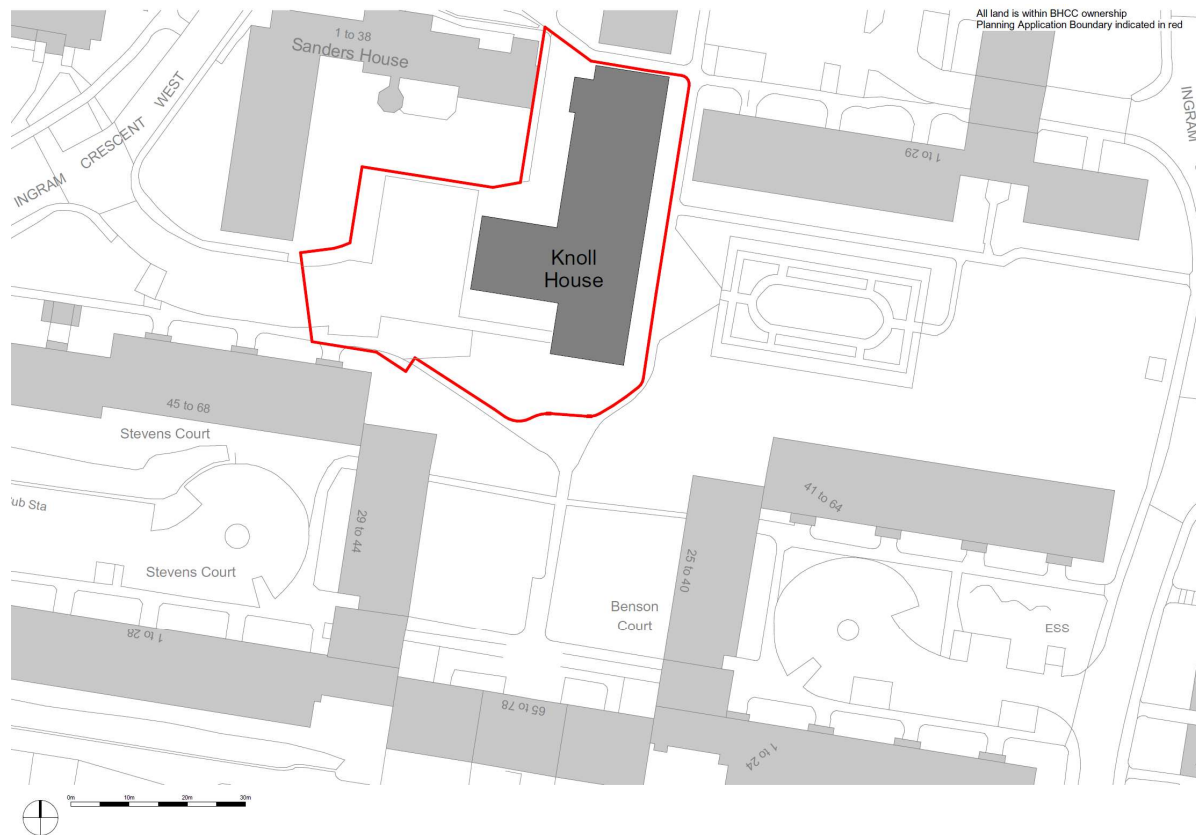
## Photo of north side elevation and existing pedestrian path

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City Council

# Proposed Block Plan



BA10191-2002

# Split of uses/Number of units

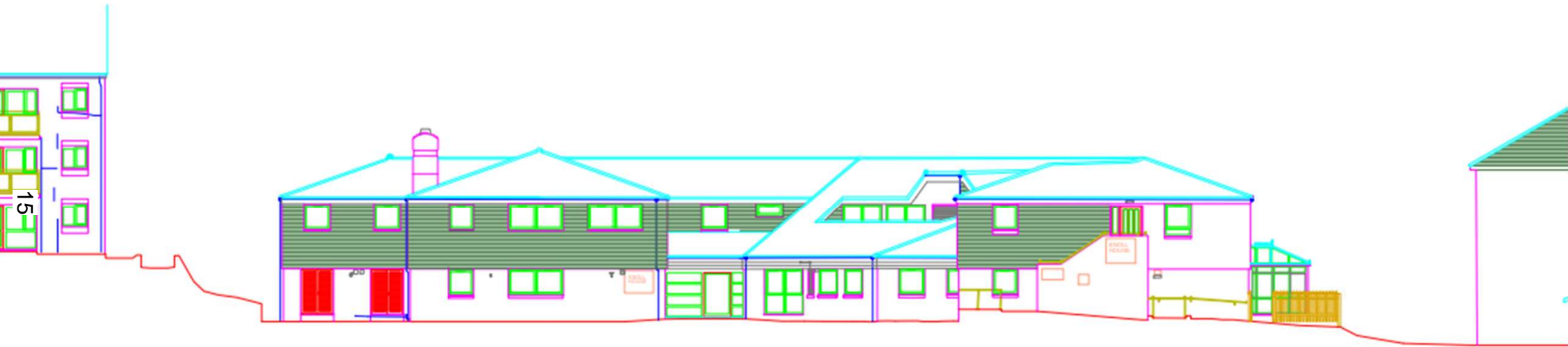
- 28 supported living flats for occupants with brain injuries and physical disabilities.
- All units would be affordable housing (Council rent).
- Staff and communal areas would also be accommodated within the building.



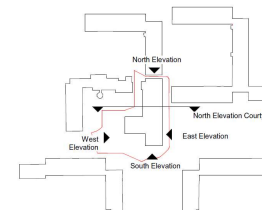
# Existing Front (north-western)

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## Elevation



# Proposed Front (NW) Elevation

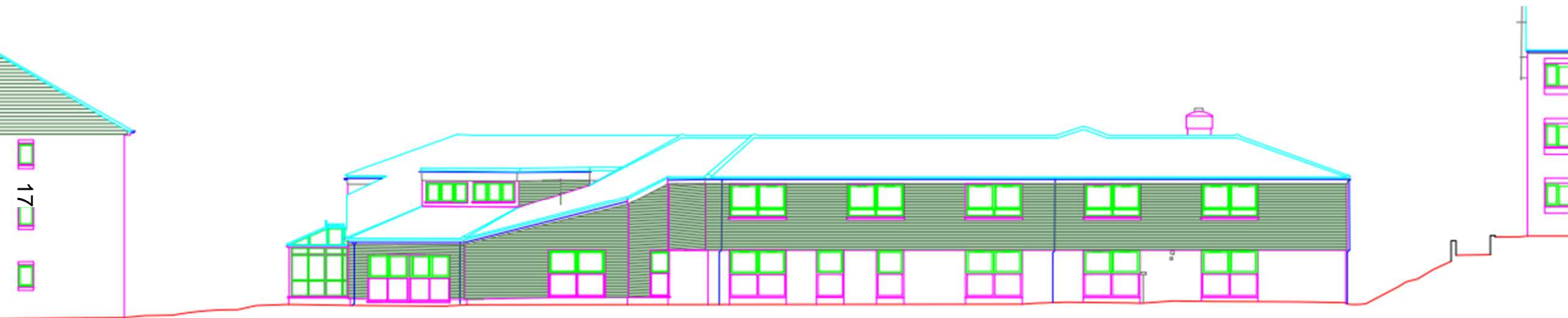


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BA10191-2022 REV A

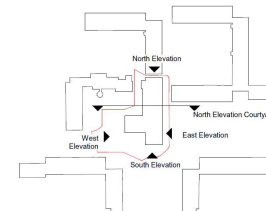
# Existing Rear (south-eastern) Elevation

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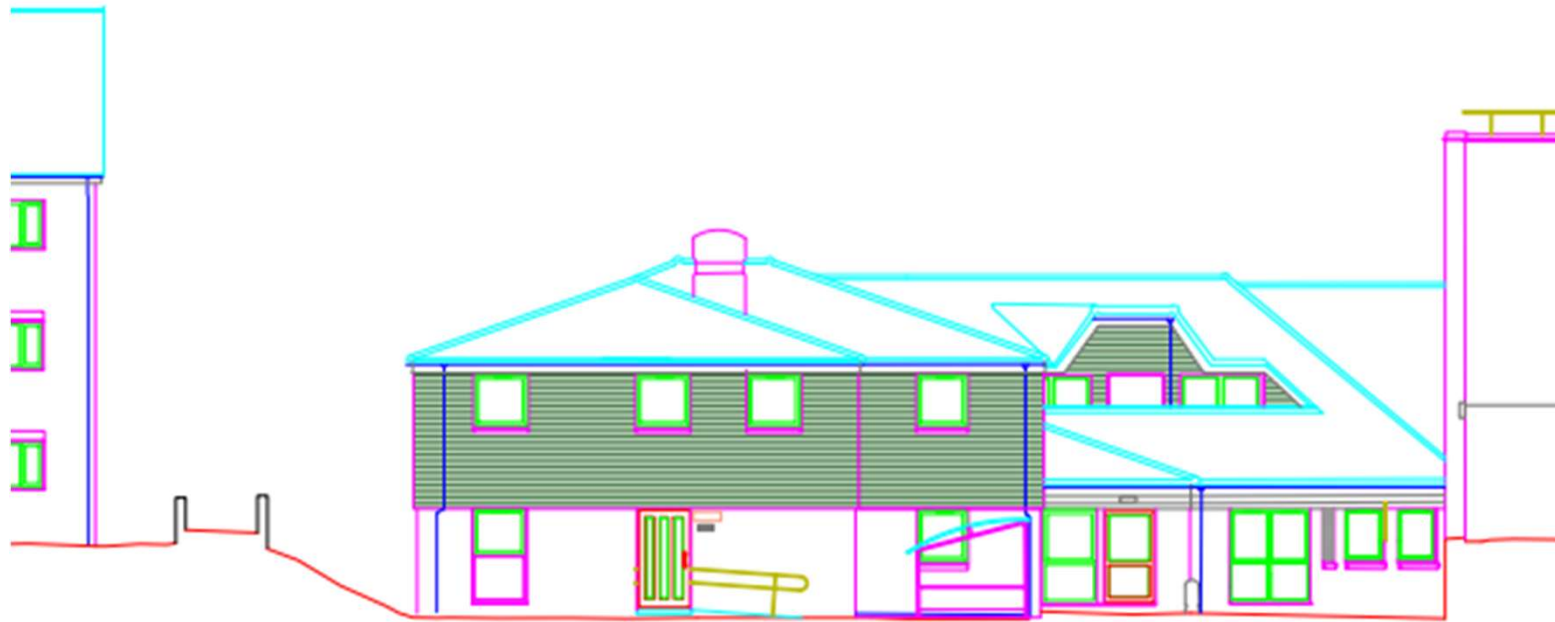
# Proposed Rear (SE) Elevation

18



BA10191-2021

# Existing Side (North) Elevation



19

003



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# Proposed Side (North) Elevation



BA10191-2023 REV A

# Existing Side (South) Elevation



21

004

# Proposed Side (South) Elevation



BA10191-2020



# Proposed Visual (front elevation and entranceway)



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Rev. Date: 10/11/2015

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Rev. Date: 10/11/2015  
Rev. Date: 10/11/2015  
Rev. Date: 10/11/2015

BA10191-2065

# Proposed Visual (looking towards rear elevation)



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Rev. Date Description

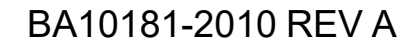
Rev. Date Description

Rev. Date Description

Rev. Date Description

Rev. Date Description

## 25





# Proposed first floor plan



BA10181-2011 REV A

# Proposed second floor plan



BA10181-2012 REV A

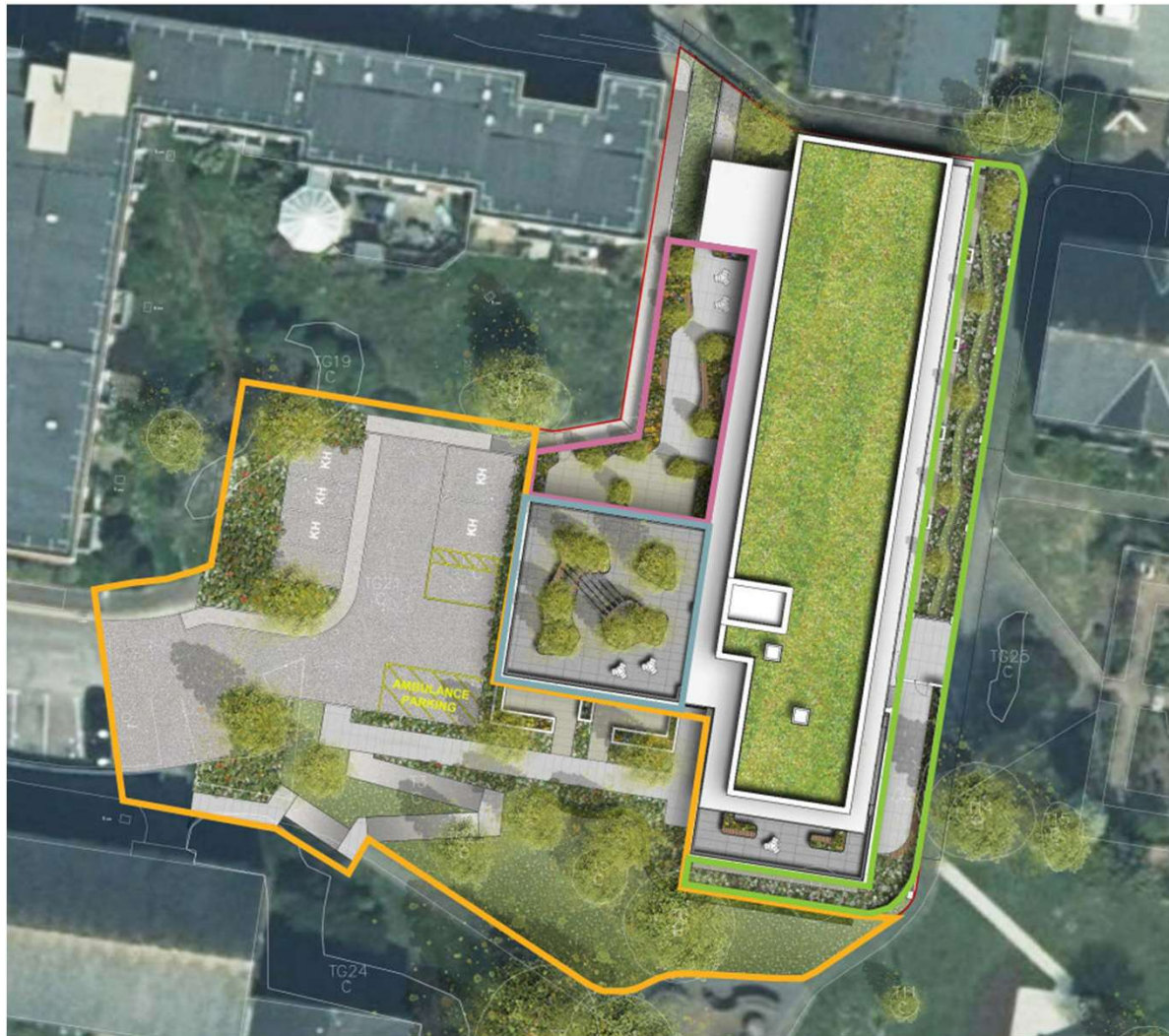
# Proposed third floor plan



BA10181-2013 REV A



# Proposed Visual (aerial- including landscaping and vehicle parking)



-  Parking Court & Entrance Character Area
-  Western Courtyard Character Area
-  Roof Garden Character Area
-  Eastern Courtyard Character Area

# Proposed landscaping (car park and entrance)



- 1 Ambulance parking bay.
- 2 Marked disabled bay.
- 3 Unmarked disabled bays.
- 4 Standard parking bays for Knoll House.
- 5 Ambulance parking.
- 6 Native and non-native climate change resilient planting.
- 7 1.2m High native hedgerow.
- 8 Raised brick planter.
- 9 Accessible ramped access to existing Portland Road access and Stevens Court.
- 10 Ramped access to Sanders Court.
- 11 Species rich grassland with log piles and insect hotels.
- Retained tree.
- Proposed tree.

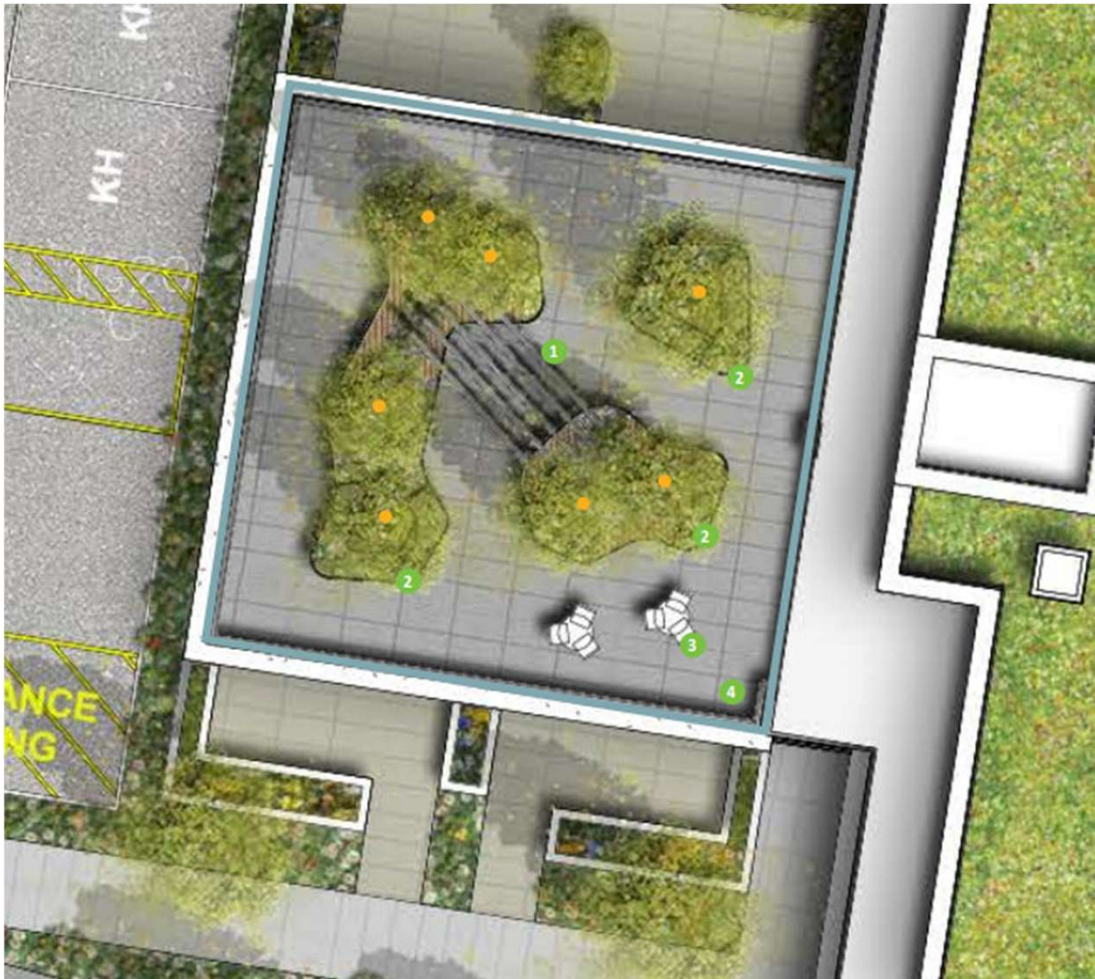


# Proposed landscaping (western courtyard)



- 1 Access to courtyard.
- 2 Contrasting paving to demarcate private outdoor area.
- 3 Climbing plants.
- 4 Retaining wall with steel flat bar railing top and plant climbing wire.
- 5 Modular steel raised planters with integrated seating including back rests with sensory shade tolerant planting.
- 6 Flexible outdoor furniture to encourage socialising and outdoor interaction.
- 7 Enclosed seating space to allow for both quiet reflection and socialising.
- 8 Potential to incorporate a water butt.
- Retained trees.
- Proposed trees.

# Proposed landscaping (roof garden)



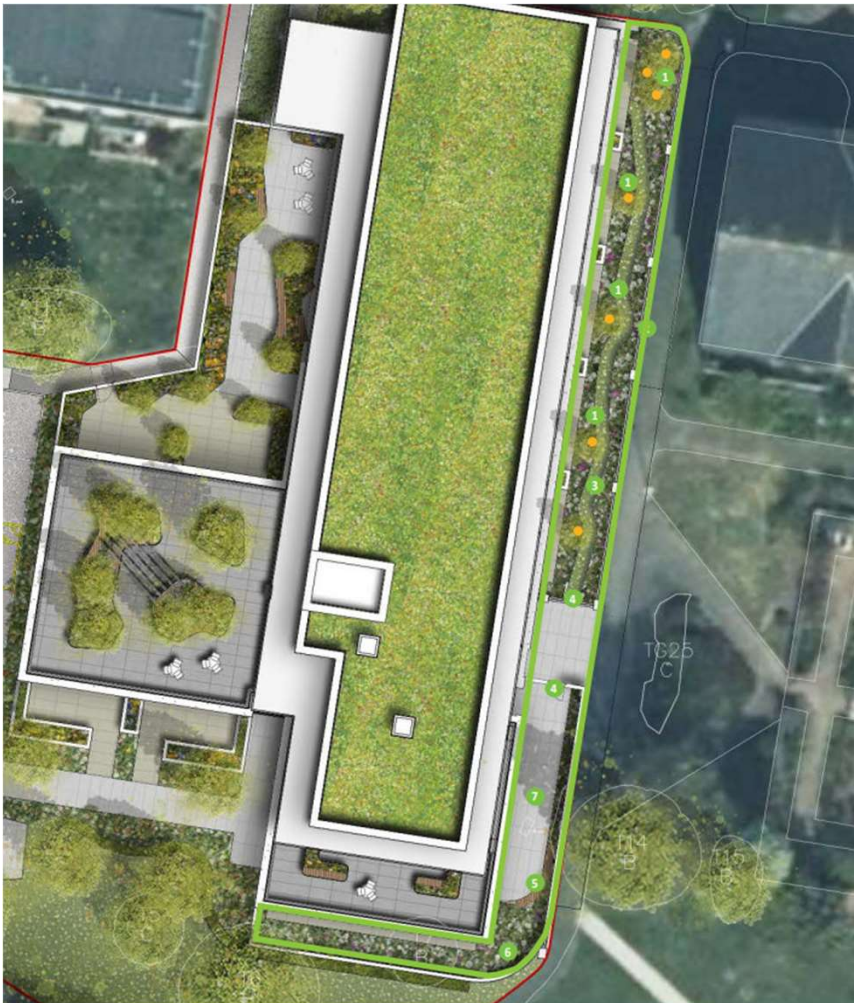
- 1 Pergola structure.
- 2 Modular steel raised planters with integrated seating including back rests with sensory full sun tolerant planting. Sections left unplanted for residents to grow their own vegetables or flowers.
- 3 Flexible outdoor furniture to encourage socialising and outdoor interaction.
- 4 Potential to incorporate a water butt.
- 5 Green sedum roof.
- Proposed trees.



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# Proposed landscaping (eastern courtyard)



- 1 Low level mounding.
- 2 Retaining/boundary wall with climbing plants and flat bar railing top.
- 3 Geo-reinforced green access path to plant room.
- 4 Access.
- 5 Timber bench surrounded by planting.
- 6 Woodland themed shade tolerant planting.
- 7 Patio terrace
- Proposed tree



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# Representations

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One letter of representation has been received commenting on the proposed development as follows:

- The proposal to create accommodation for a vulnerable group is a fantastic initiative.
- It is important that the facility has adequate support staff who are trained to deal with challenging behaviours.

# Key Considerations

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- **Principle of development;**
- **Design and appearance;**
- **Impact on amenity;**
- **Transport;**
- **Sustainability;**
- **Drainage;**
- **Ecology.**

# Conclusion and Planning Balance

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- Loss of carehome acceptable as not fit for purpose;
- Development would provide 28 affordable flats for disabled occupants, meeting an identified need;
- Building of acceptable design and character;
- Some loss of spaciousness of site by positioning of the building to north;
- Landscaping beneficial subject to further details and tree protection, and would deliver biodiversity net gain;
- No significant harm to neighbouring amenity, transport network, archaeology or water environment;
- The building would be constructed such that it would be efficient in the use of energy and water.
- Overall, the harm identified by the positioning of the northern elevation is considered outweighed by the benefits of providing 28 affordable flats for a demographic where there is an identified lack of suitable accommodation.
- The application is recommended for **Approval**



**Whitehawk Clinic  
Whitehawk Road  
Brighton BN2 5FR**

**BH2017/01665**



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City Council**

# Application Description

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Planning permission granted for Whitehawk Clinic site in July 2018 for:

*“Demolition of Clinic building (D1) and erection of a 5 storey building over basement containing 38no. dwellings (C3), 18no parking spaces, cycle parking and associated landscaping.” ref. BH2017/01665, as amended by BH2020/03619.*

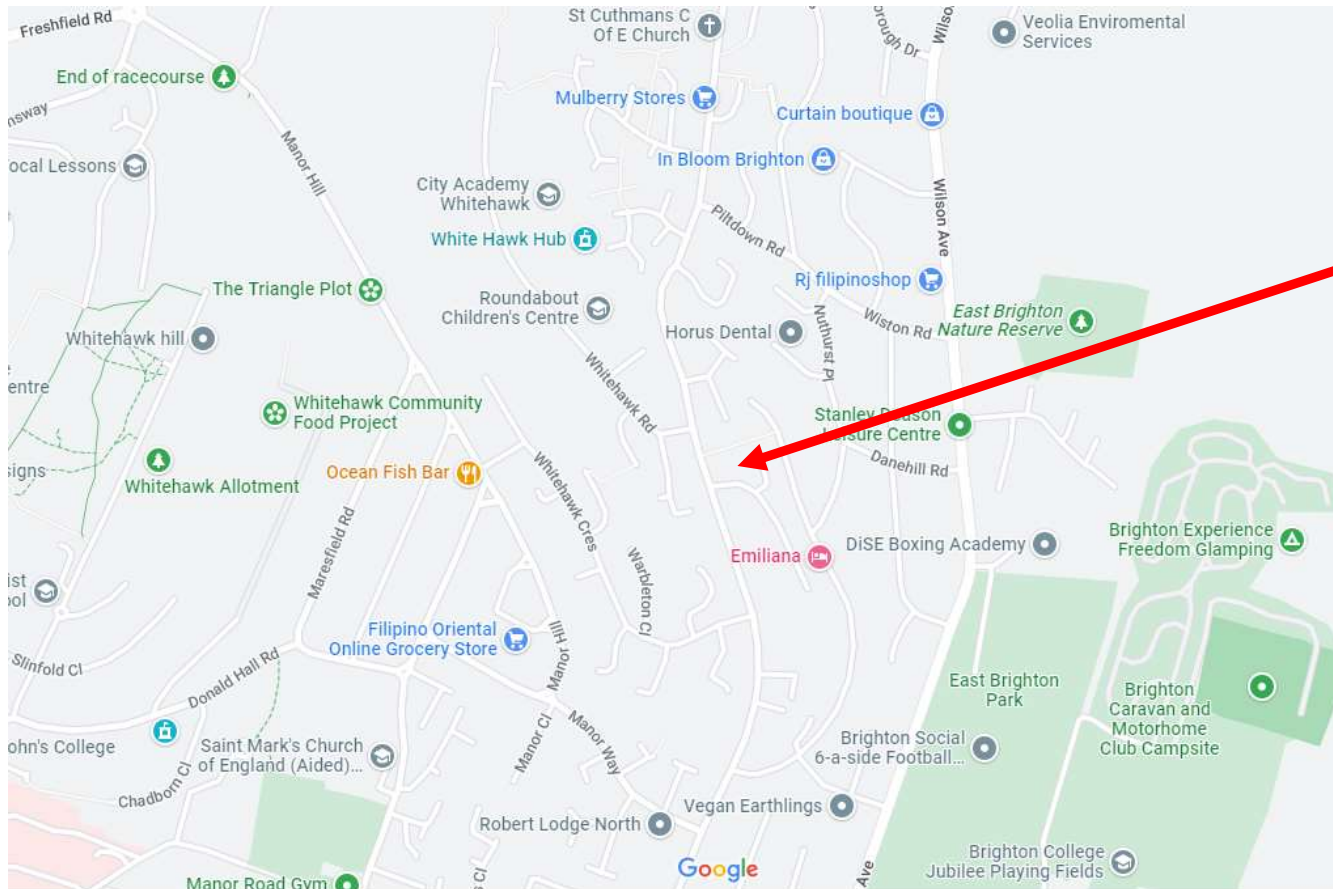
*Subject to a s106 with Heads of Terms including:*

*“40% affordable housing (8 units for affordable rent and 7 properties for shared ownership sale, comprising 5x one-bedroom units, 7x two bedroom units and 3x three-bedroom units.)”*

Applicant seeking to vary to provide all units as affordable rented, with Head of Terms to read:

*“40% affordable housing (15 units for affordable rent comprising 5x one-bedroom units, 7x two bedroom units and 3x three-bedroom units.)”*

# Map of application site

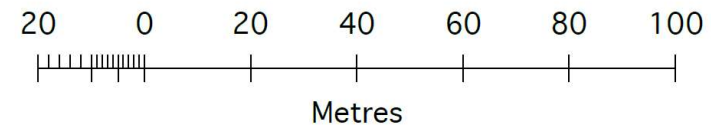


Site

# Existing Location Plan



LOCATION PLAN SCALE 1:1250



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A.001



# Aerial photo(s) of site





# 3D Aerial photo of site



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# Existing Block Plan



# Approved Contextual Front Elevation



D.09 REV A

# Visualisation



View looking north east on the corner of Whitehawk Way and Meadway



# **Conclusion and Planning Balance**

- Proposal would result in 15 affordable rented dwellings on site with no shared ownership;
- Would allow dwellings to be purchased by Council;
- Would accord with Policy CP20 of City Plan Part 1 relating to affordable housing.

**Recommend: Deed of Variation Permitted**

# Land South of Ovingdean Road

BH2016/05530



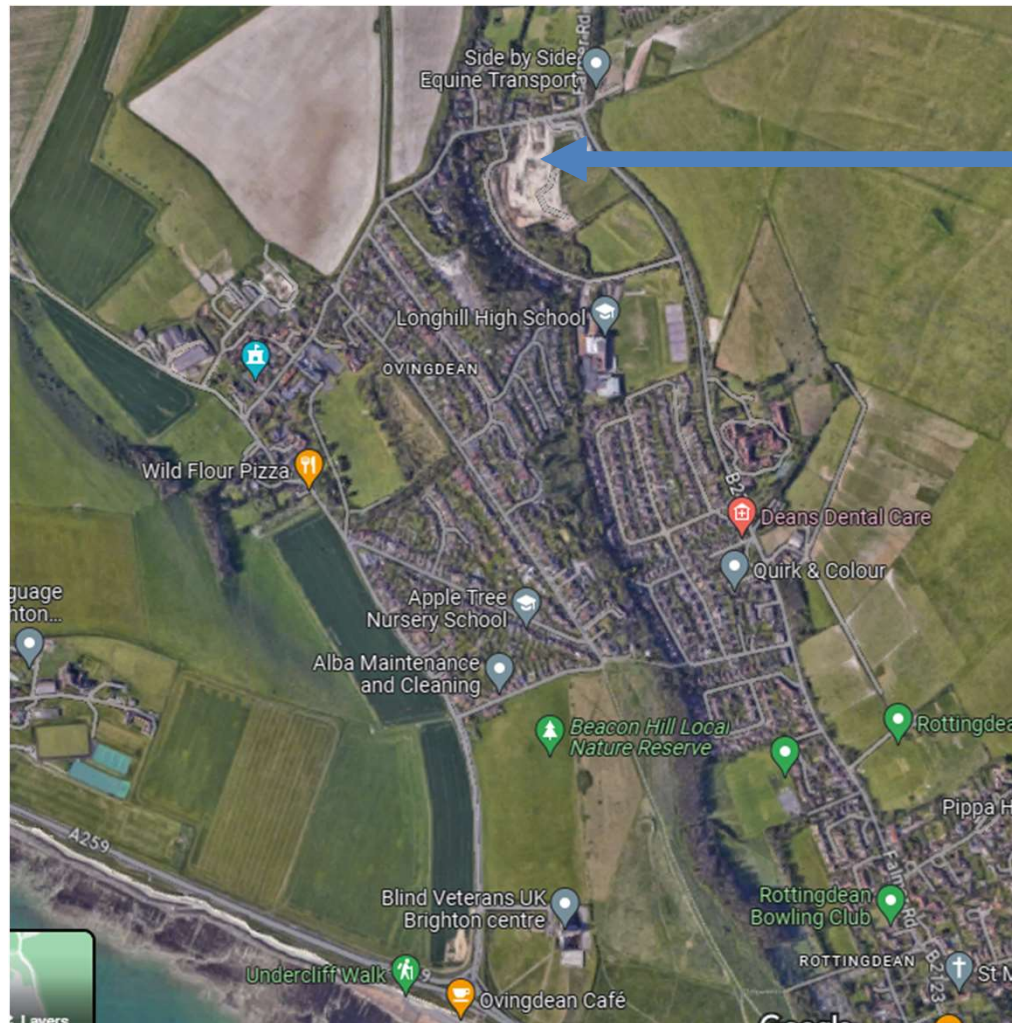
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# Application Description

- Deed of Variation to the S106 Agreement dated 24<sup>th</sup> April 2018 in relation to an outline planning permission BH2016/05530 for the construction of 45 dwellings at Land South of Ovingdean Road.
- Schedule 3 Part 4 of the S106 requires that all dwellings permitted shall be built to the 'Accessible and Adaptable' standard under Part M4(2) of the Building Regulations.

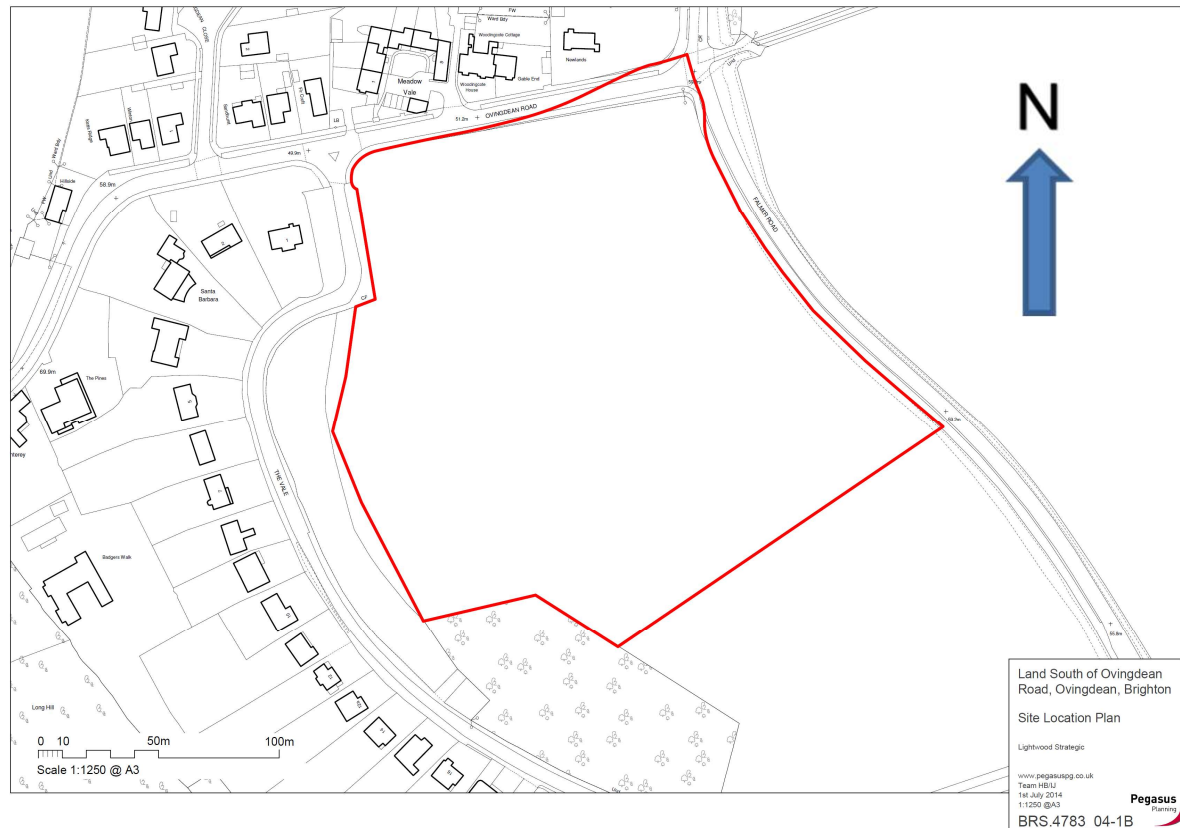


# Location of site



Land South of  
Ovingdean Road

# Site Boundary



# Site Layout Plan





## Ovingdean Rd view south of construction site (May 2023)



# Proposed Block Plan



# Approved Elevations - Units 20-24 (BH2021/01031)



Front Elevation

Front (East) Elevation  
Front door Unit 23 LHS



Left Flank Elevation

Side (South) Elevation  
Front door Unit 24

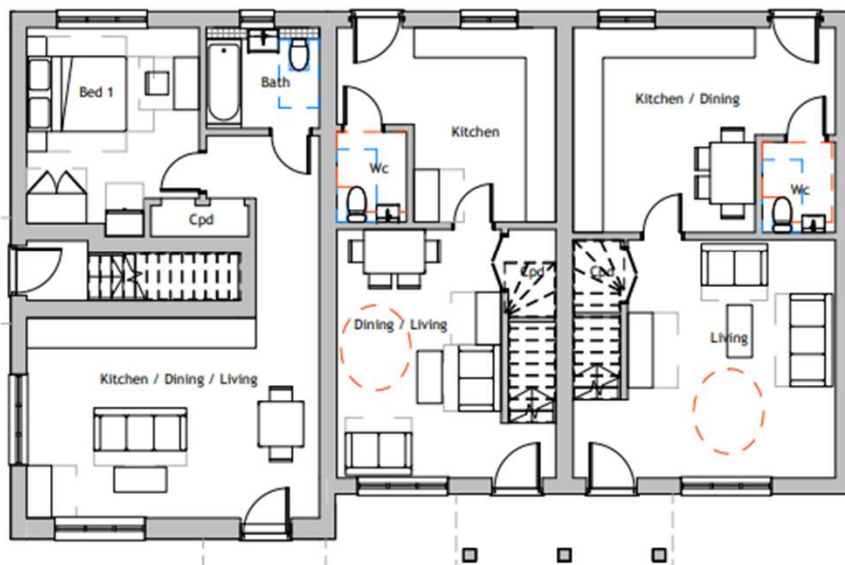


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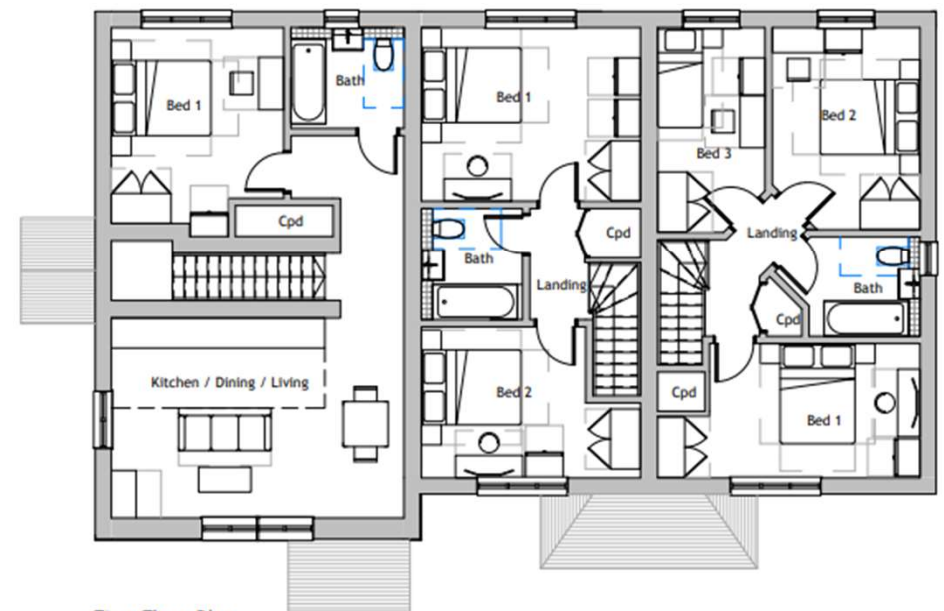
# Floor Layouts Units 20-24

Unit 24

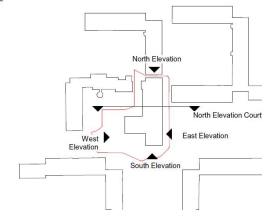


Ground Floor Plan

Unit 23



First Floor Plan



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# Representations

- **Housing Strategy Team**
- Accept the impracticality of not being able to meet the M4(2) standard for each and every unit on site and that an exception can be made for this first floor flat.
- Also noted that the required provision of two fully accessible wheelchair (affordable) units built to M4(3) wheelchair accessible standard on plots 15 and 16 would be unaffected and complies with policy DM1 (CPP2)

# Key Considerations in the Application

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- City Plan Part 2 Policy DM1 replacing B&HLP Policy HO13 requires all units to meet Part M4(2) of Building Regs to be 'accessible and adaptable'.
- Outline planning permission allowed on appeal (2016) included 2 x 1 bedroom flats. Floor plans not a Reserved Matter. Unit 24 on first floor with own ground level entrance.
- Reserved Matters for appearance of scheme approved in 2021 (BH2021/01031).
- Impractical to meet Part M4(2) due to inability to provide level access to all parts of habitable accommodation, outdoor amenity space and parking.
- Policy compliant number of Wheelchair accessible units M4(3) still retained.
- Remaining 44 dwelling units will meet M4(2) of Building Regulations.
- Contract signed with Registered Provider of affordable units including unit no.24



# Conclusion and Planning Balance

- Exception can be made for one unit out of 45. Unit would lose the *potential* to be accessible. Wheelchair accessible units retained.
- Mitigating circumstances: Approval allowed on appeal in outline only 7 years ago around time of new building regulations. Floor plans not reserved matters.
- Policy HO13 (B&HLP) in 2016 not as strongly worded as new policy DM1.
- Housing Strategy Team have no objections for these reasons.
- Unit cannot practicably be made to meet Part M4(2).

**Recommend: Agree Deed of Variation S106**

# 2 Gordon Road

**BH2023/00469**



**Brighton & Hove  
City Council**

# Application Description

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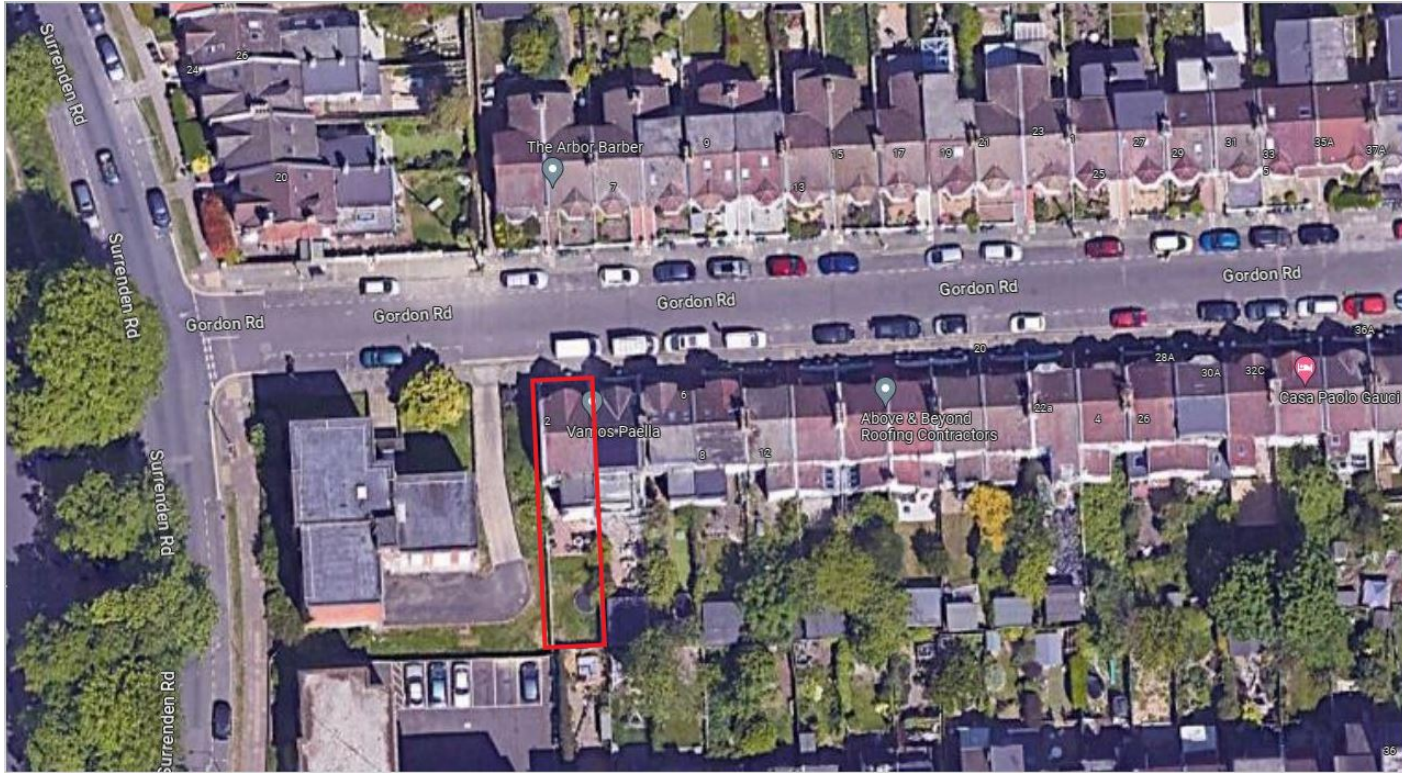
- Erection of a single storey rear extension at lower ground floor level, two storey side extension, rear dormer extension, revised fenestration and associated works to existing HMO property, increasing capacity from a seven person, seven bedroom HMO to an eight person, eight bedroom HMO.



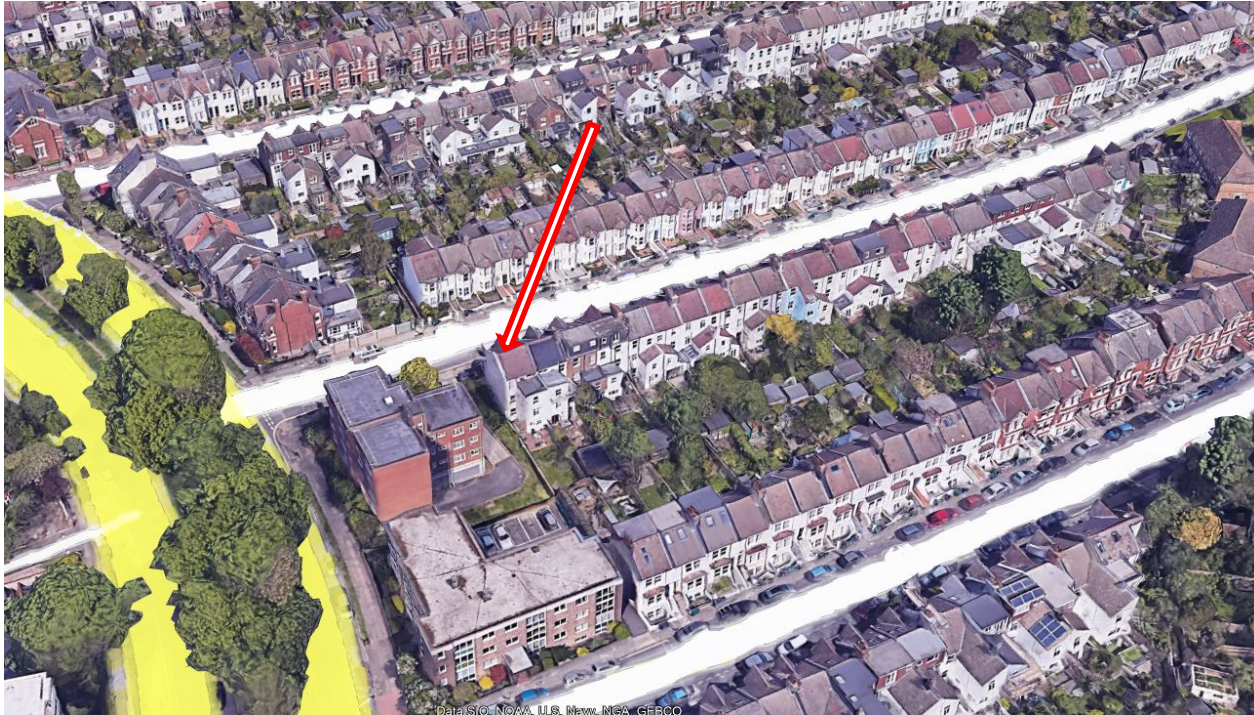
# Existing Location Plan



# Aerial photo(s) of site



# 3D Aerial photo of site





# Street photo of site looking east





# Street photo of site looking west



# Street photo of front (northern) elevation

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# Photos of rear (southern) elevation





# Photos of rear elevation





# Photos of site from rear garden

69



# Photos from garden towards Florence Court to west

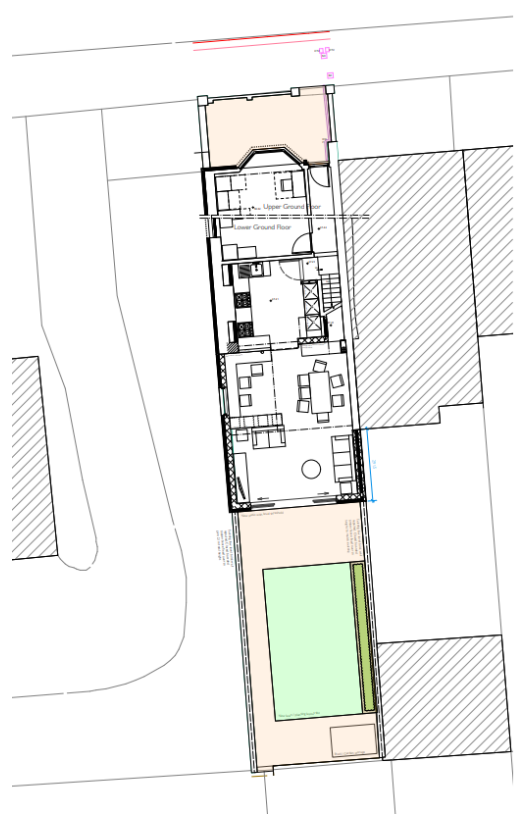


# Existing Site Plan



# Proposed Site Plan

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## 73



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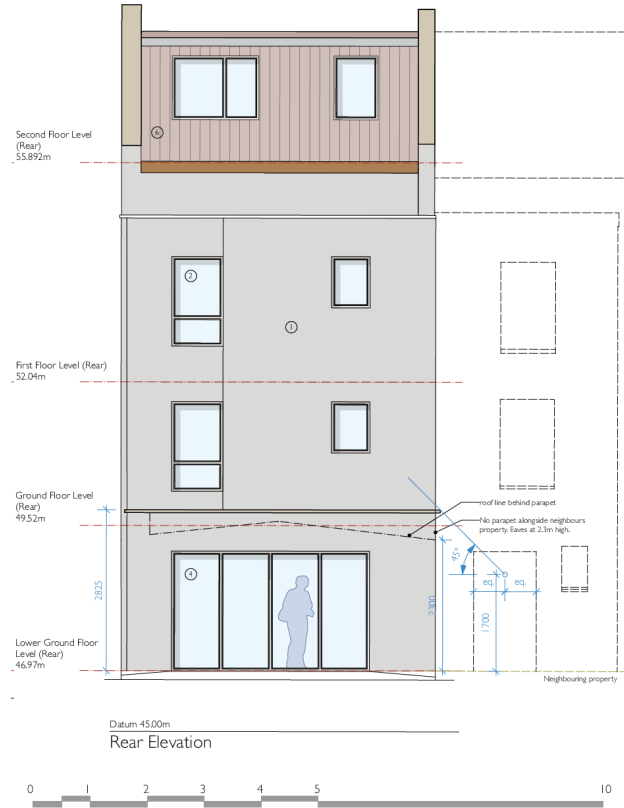
# Proposed Front (North) Elevation



# Existing Rear Elevation

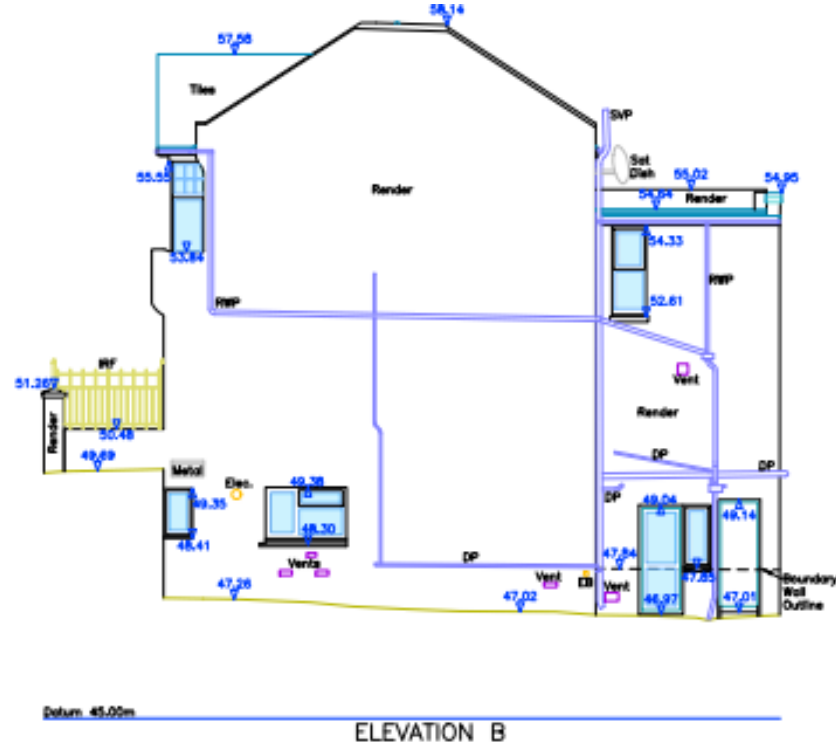


# Proposed Rear (South) Elevation





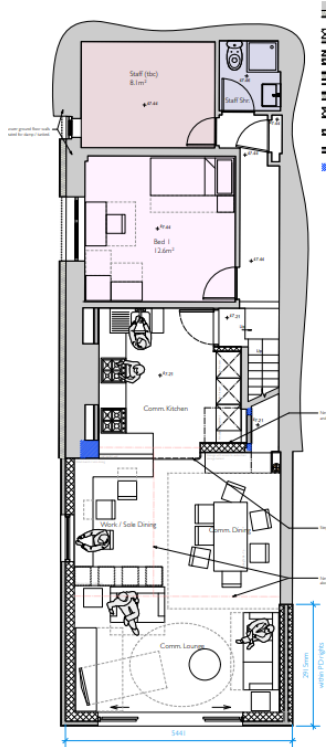
# Existing side (west) elevation



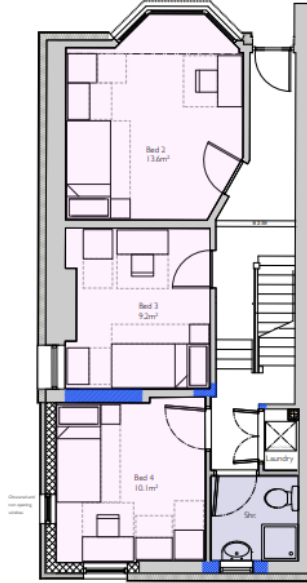
# Proposed Site (West) Elevation



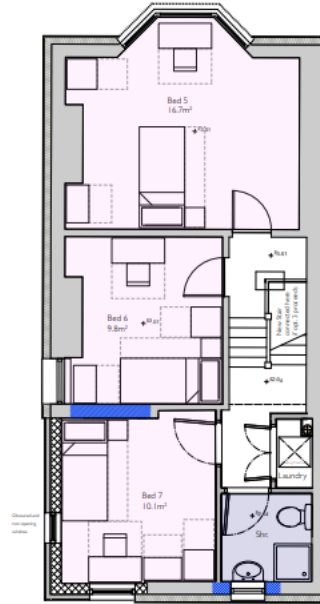
# Proposed Floor Plans



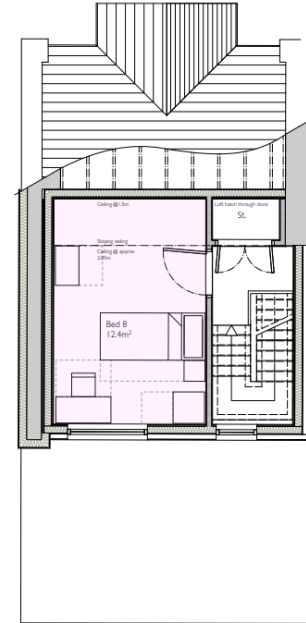
10 Lower Ground Floor Plan  
Scale 1:50



11 Proposed Ground Floor  
Scale 1:50



12 First Floor Proposed  
Scale 1:50



14 2nd Floor / Attic  
Scale 1:50



# Representations

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62 objections received (23/06/2023). Key material issues raised:

- Highway/parking impacts
- Noise
- Overdevelopment/poor design
- Loss of privacy/overshadowing/overlooking
- Antisocial behaviour
- Change of use
- Lack of consultation.



# Key Considerations in the Application

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- Design and Appearance
- Impact on Amenity
- Impact on adjacent conservation area
- No change of use is proposed

# Conclusion and Planning Balance

- Development would improve visual appearance of the dwelling in the street.
- Internal improvements to increase space for future occupiers.
- No significant additional impacts on neighbouring residents amenity from the increase from seven bedrooms to eight.
- No harm to setting of conservation area
- Some harm to rear elevations of host property through increase in outrigger size.
- Some loss of amenity to No.4 Gordon Road through extension on the shared boundary.
- On balance the application is considered acceptable, without significant impact and to accord with planning policy so  
**Recommend Approval.**

# 83 The Hilltop Cafe, Hill Top

BH2022/01983



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# Application Description

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- Alterations and single storey extensions to café, incorporating indoor seating, recladding, installation of roller shutters and raised timber decking to existing outdoor seating area with associated works and landscaping.



# Existing Location Plan



02 Location Plan  
Scale: 1:1250

1:1250 - Scale in Metres



# Aerial photo of site



# 3D Aerial photo of site

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# Street photo of site





# Other photo of site



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# Other photo of site



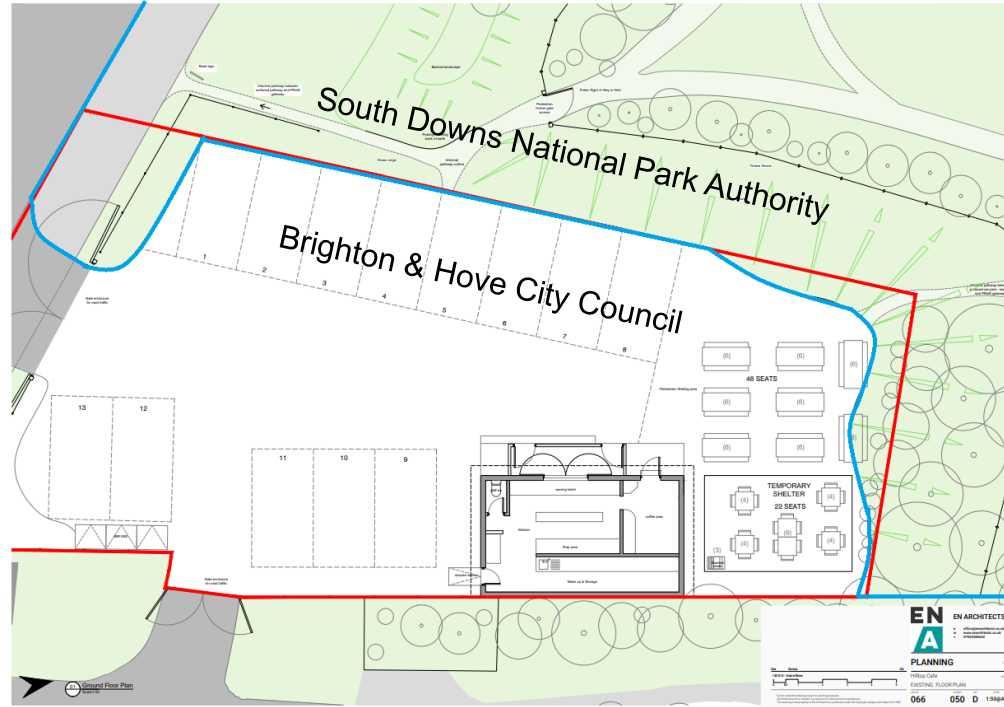
# Proposed Block Plan



01 Block Plan  
Scale: 1:500

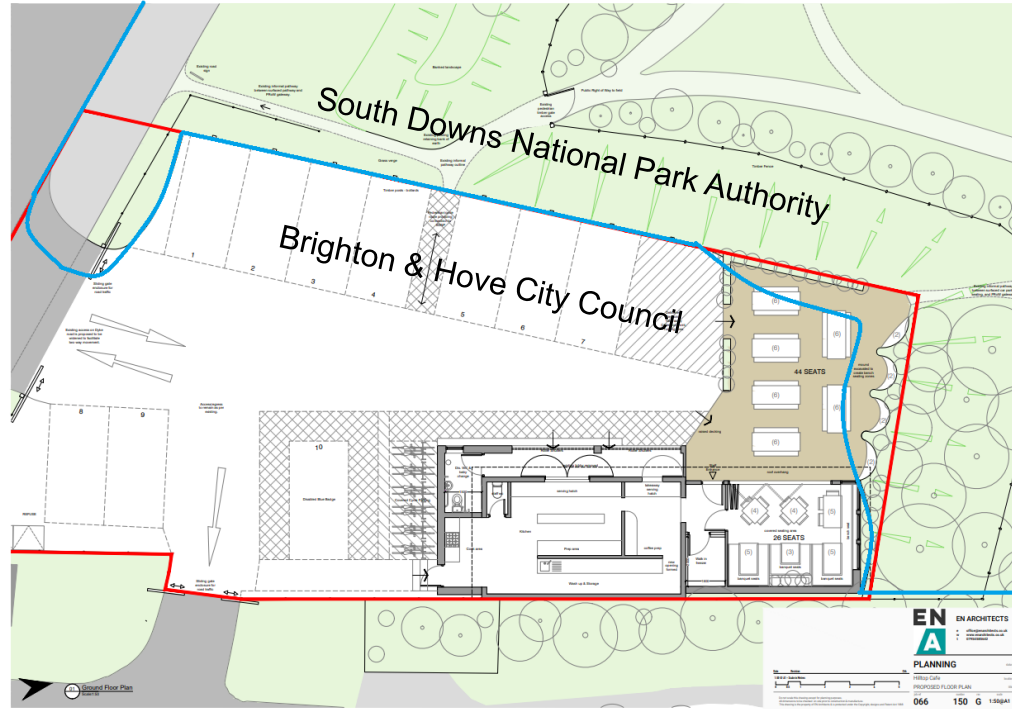
1:500 - Scale in Metres  
0 5 10 15 20 30 40 50

# Existing Site Plan

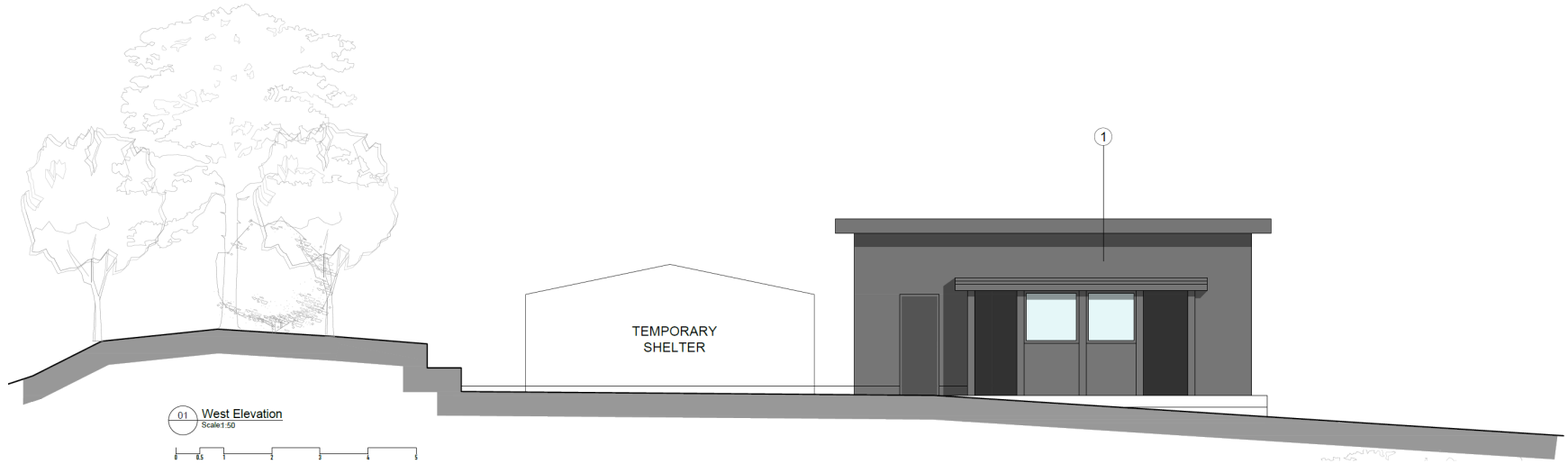




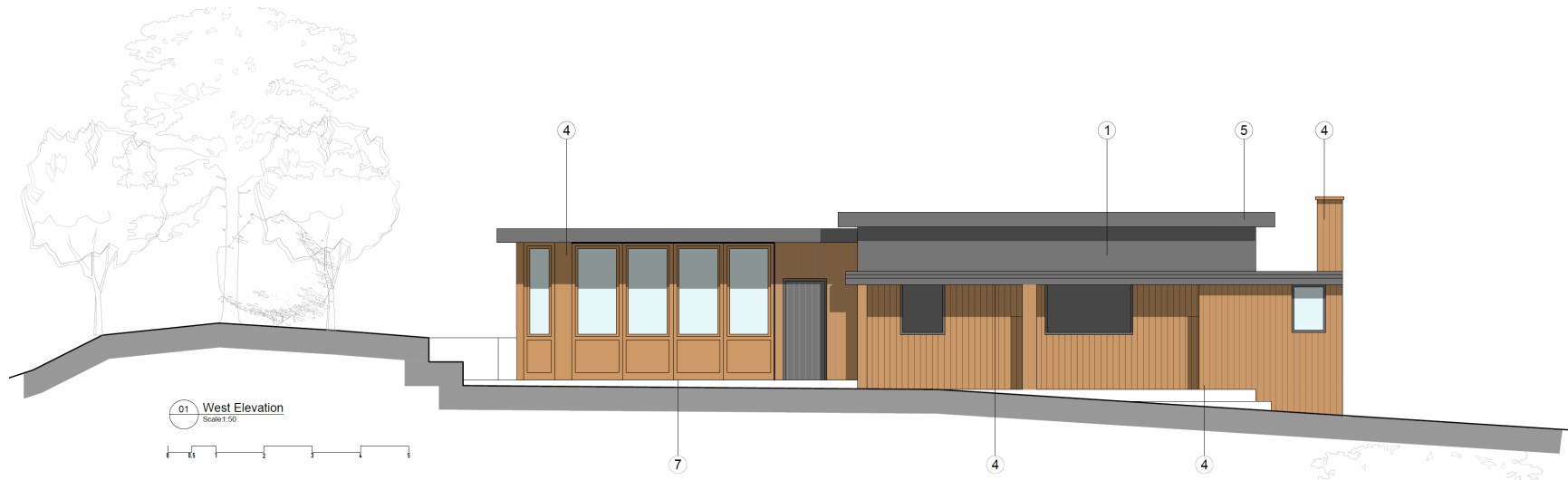
# Proposed Site Plan



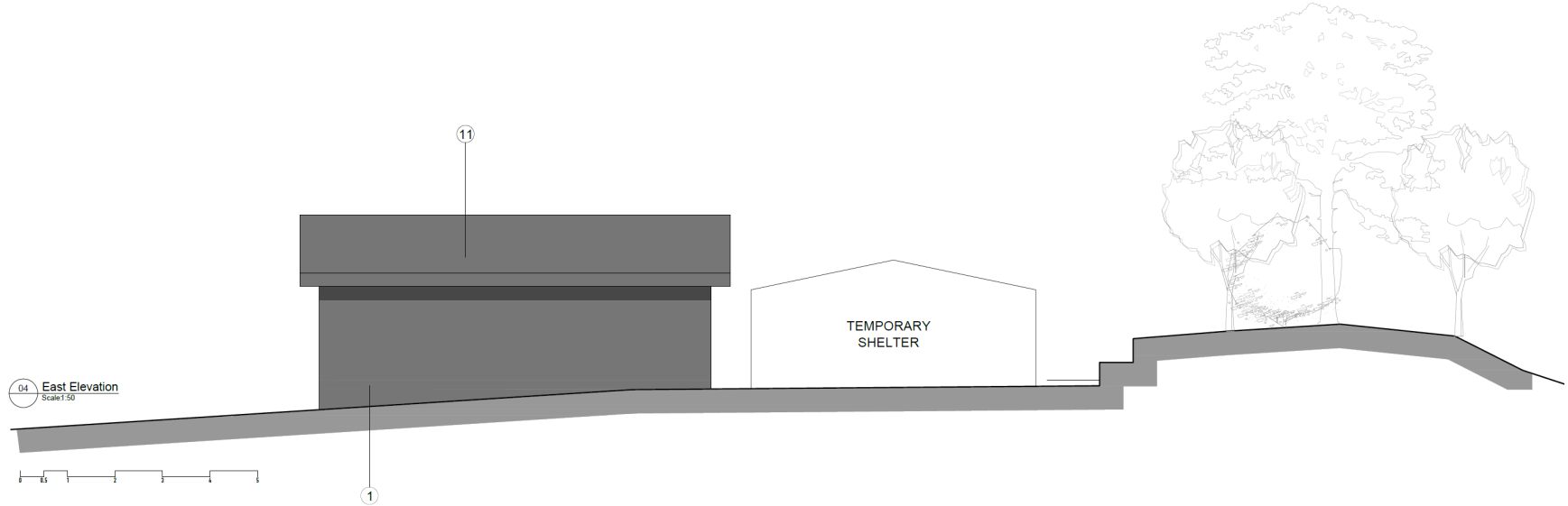
# Existing Front Elevation



# Proposed Front Elevation

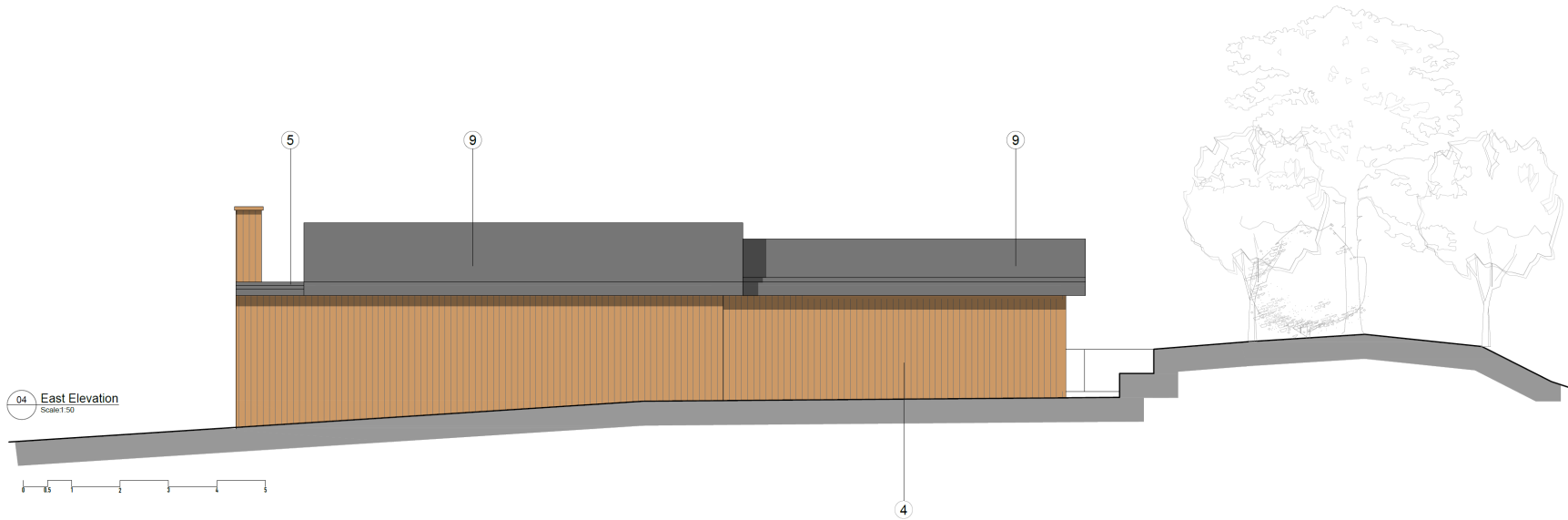


# Existing Rear Elevation





# Proposed Rear Elevation



# Proposed Visual

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# Representations

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38 objections received. Key material issues raised:

- Highway/parking impacts
- Loss of trees/biodiversity
- Increased waste/wastewater
- Antisocial behaviour;
- Lack of consultation.

# Key Considerations in the Application

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- Design and Appearance
- Impact on Amenity
- Impact on Highway Safety
- Impact on South Downs National Park



# Conclusion and Planning Balance

- Development would improve visual appearance of the site, improve the business offer of the café, and improve highway safety.
- No significant additional impacts on neighbouring residents. Existing highway issues should be managed by the Highway Authority, not through Planning.
- Impact on SDNP would be acceptable.



103

# Shermond House

# 58 - 59 Boundary Road

BH2022/02102



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# Application Description

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- Erection of a two-storey detached office building (Class E) with car parking retained at ground floor and new cycle storage, in car park to rear of existing building.

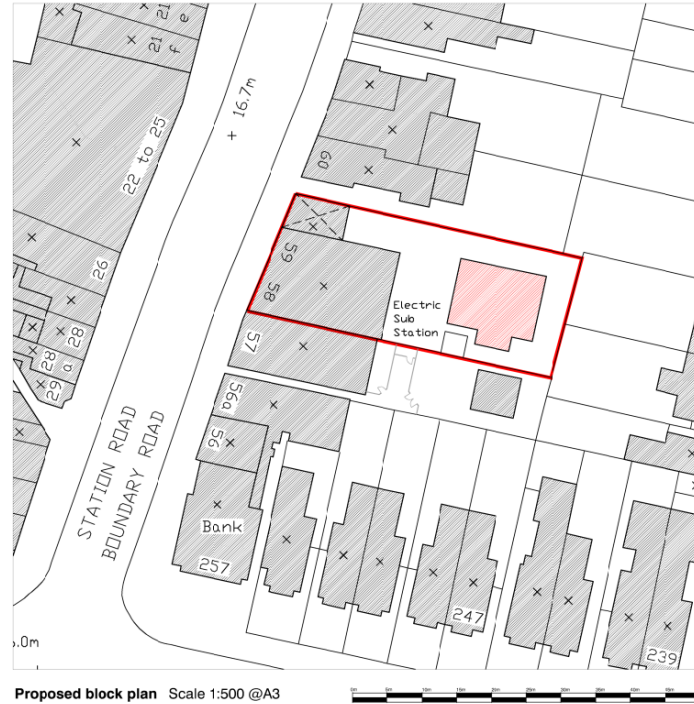


# Map of application site

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# Location Plan



# Aerial photo(s) of site

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# 3D Aerial photo of site

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# Street photo of site (Boundary Rd)



# From rear of site facing east



Dwellings on  
Worcester Villas

# From rear of site facing south



Dwellings on New  
Church Rd



# From eastern end of site facing west (back towards Boundary Rd)

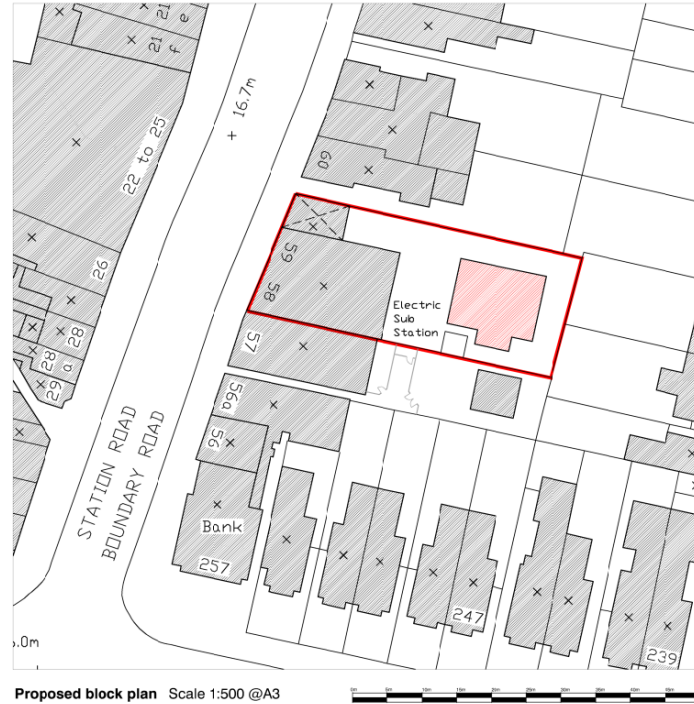




# From rear of site facing north



# Proposed Block Plan



# Proposed Site Plan



# Proposed Front/West Elevation



Proposed front / west elevation Scale 1:100 @A3



# Proposed Rear/East Elevation



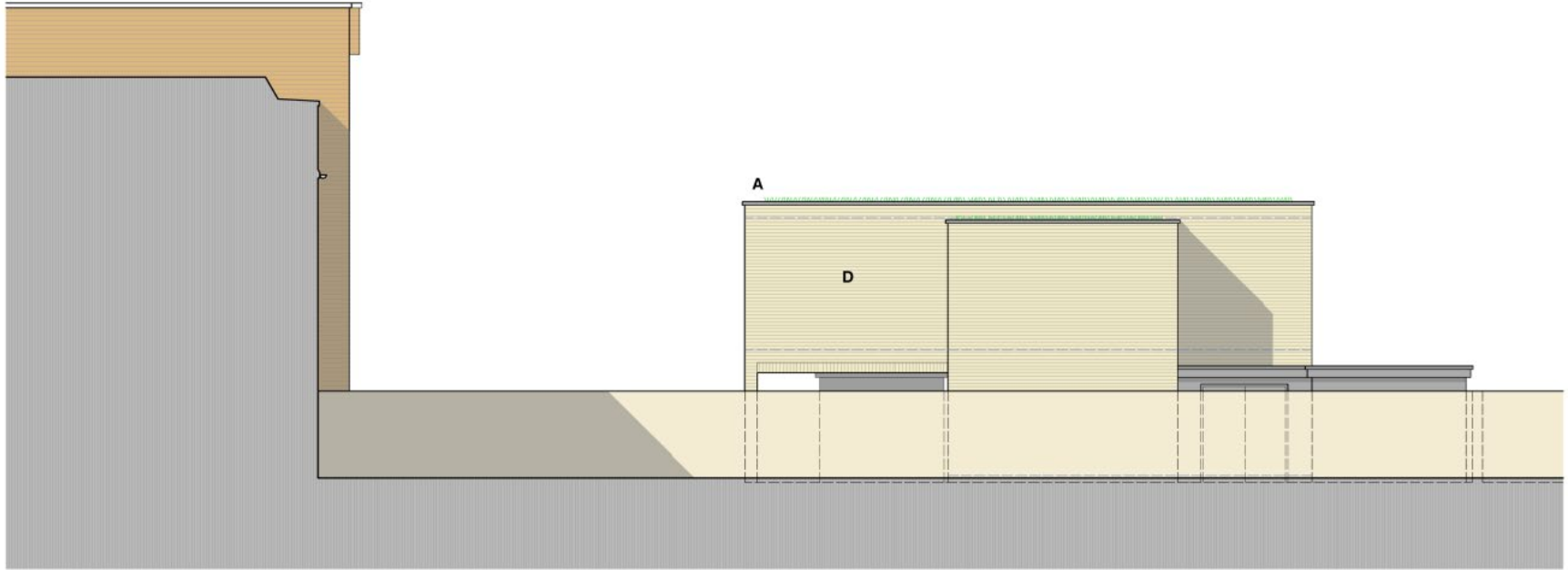
# Proposed North Side Elevation

118



16D

# Proposed South Side Elevation



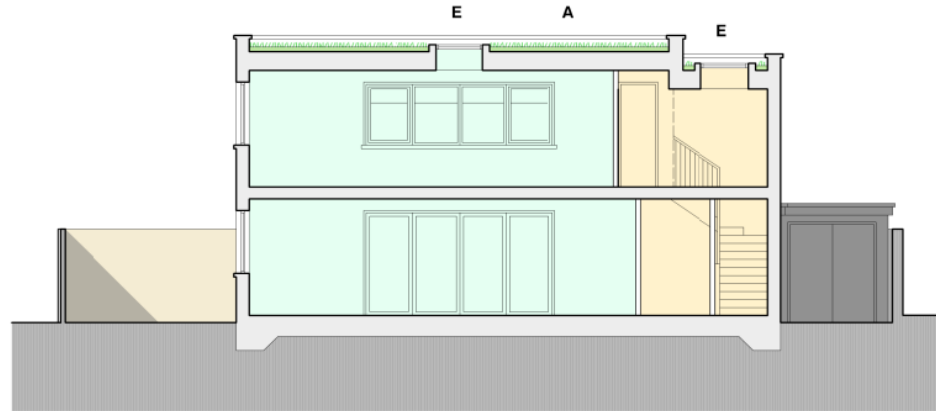
119

14D

# Proposed Site Section

## key

- A grey metal raised parapet & green roof
- B slimline colour coated glazing system
- C glass balustrade guarding to Juliet balcony
- D brickwork to match host building
- E rooflight

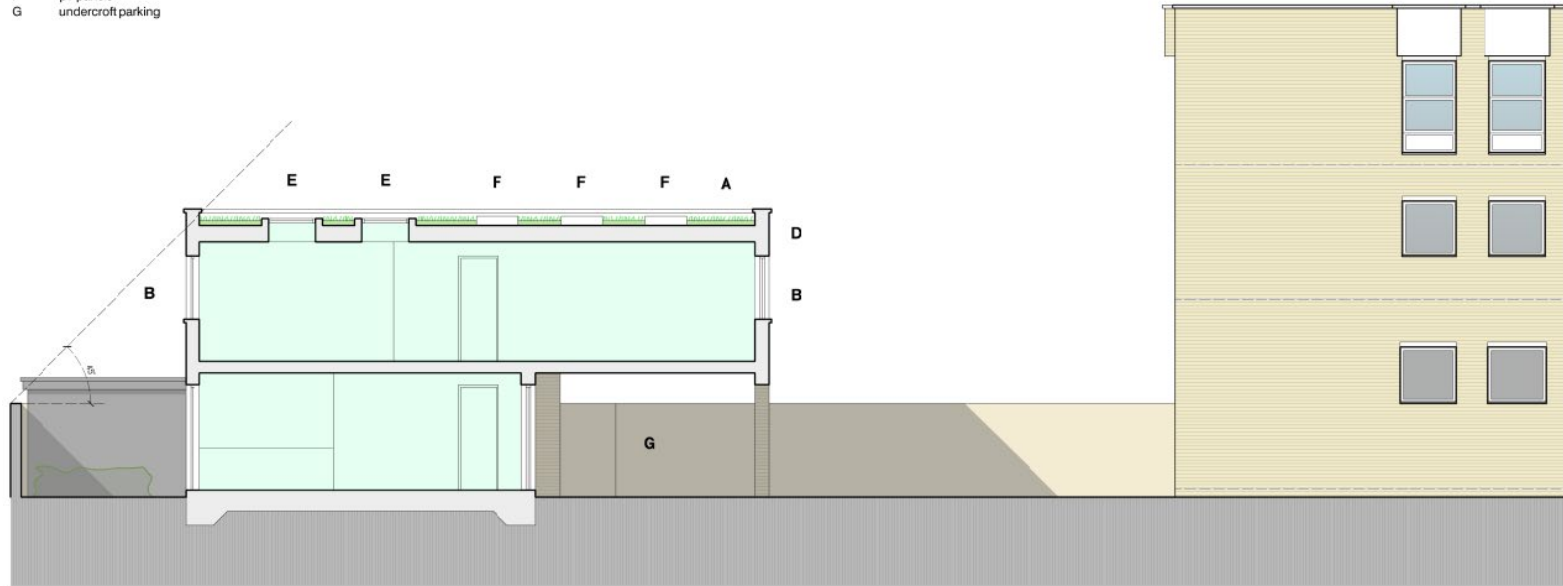




# Proposed Site Section

## key

- A grey metal raised parapet & green roof
- B slimline colour coated glazing system
- D brickwork to match host building
- E rooflight
- F pv panels
- G undercroft parking



# Representations

---

Objections received from 17 people raising the following material issues:

- Overdevelopment, overshadowing, loss of outlook and privacy.
- Noise and disruption during building work causing stress and anxiety
- Increased traffic and reduction in on-site parking – increase elsewhere
- Existing building already converted from offices
- Poor design, Out of character for the area
- Potential damage to nearby trees and the foundations of nearby buildings

# Key Considerations in the Application

---

- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Transport and Highways
- Sustainability

# Conclusion and Planning Balance

- Would make more effective use of the site (redevelopment of a parking area) and provide office space in sustainable location;
- Some conflict with Policy DM11 (new business floorspace) as building would be small so not be subdividable or flexible, but well designed and good use of site;
- Two storey building to rear not typical of area but subservient to frontage and in keeping with area.
- No significant harm neighbours identified subject to obscured glazed windows on west- and east-facing windows (front and rear);
- Outstanding matters relating to Sustainable Transport, Sustainability, Biodiversity and Archaeology matters can be satisfactorily addressed through conditions.

**Recommend: Approval**



125

# Land East Of 24-30 Manor Hall Close BH2023/00183

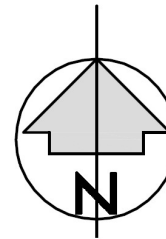


Brighton & Hove  
City Council

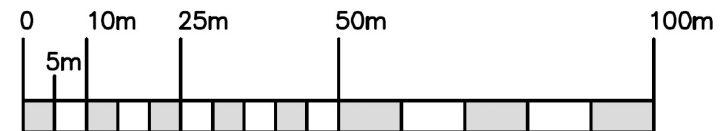
# Application Description

- Erection of 4no three bedroom two storey detached houses including new access road from Gardner Street and alterations to public footpath.
- Only the new access road is within Brighton & Hove - the remainder of the site is under the jurisdiction of Adur/Worthing Local Planning Authority

# Existing Location Plan



LOCATION PLAN 1:1250



Brighton & Hove  
City Council

# Aerial photo(s) of site





# 3D Aerial photo of site

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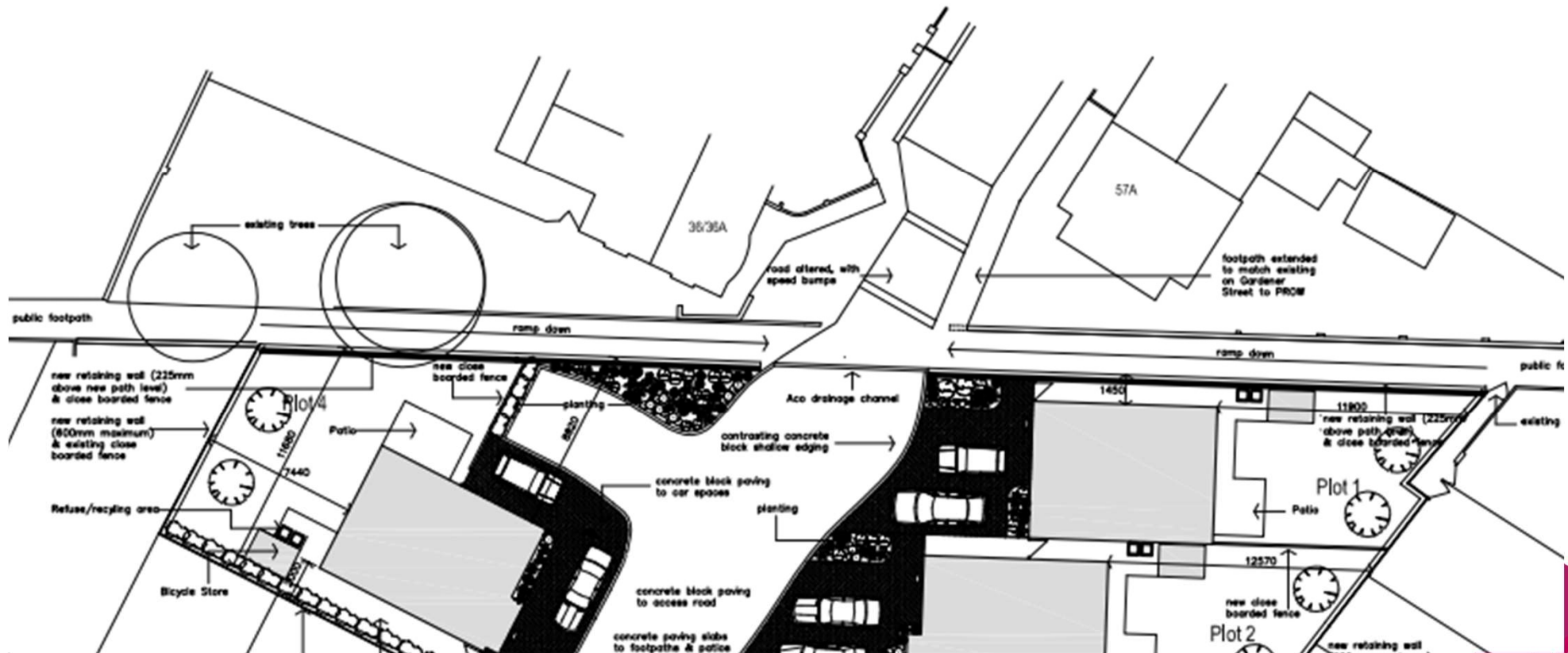
Brighton & Hove  
City Council



## 130



# Proposed site layout plan (zoomed)



# Looking west along Gardener Street towards site

---



Brighton & Hove  
City Council



# Existing stepped access from Gardener Street

---



Brighton & Hove  
City Council

# Representations

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Ten objections – main issues raised:

- Increased parking pressure;
- Construction impacts: damage to parked vehicles; closure to path;
- Impact on amenity: noise from additional cars and people; light pollution.
- Highway impact: parking pressure, shared vehicle/pedestrian access; Gardener St through-road;
- Loss of green space
- New buildings would be imposing

One letter in support – main issues:

- Improvement to run-down area
- Construction impacts and access concerns minor in comparison.



# Conclusion and Planning Balance

- Access location acceptable in principle subject to final design agreement;
- Small impact on parking space on Gardener Street but not considered to be severe
- Wider development of site beyond City - separate application has been approved by Adur/Worthing Local Planning Authority.
- Given benefits of scheme offers by way of new houses, without significant harm – **Recommend Approval**



# Withdean Sports Complex

BH2022/02972



Brighton & Hove  
City Council

# Application Description

---

- Erection of 3no. canopy-covered padel tennis courts incorporating 12no. floodlights and associated works.

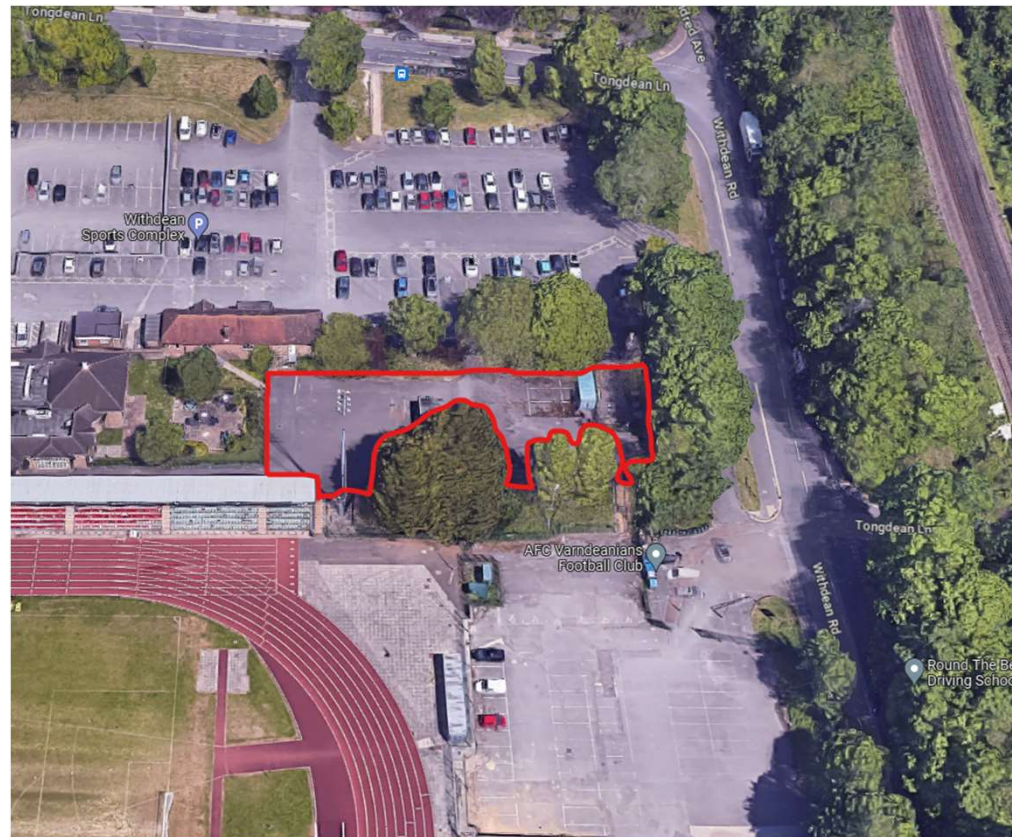
# Existing Location Plan



Brighton & Hove  
City Council



# 3D Aerial photo of site



# Street photo of site

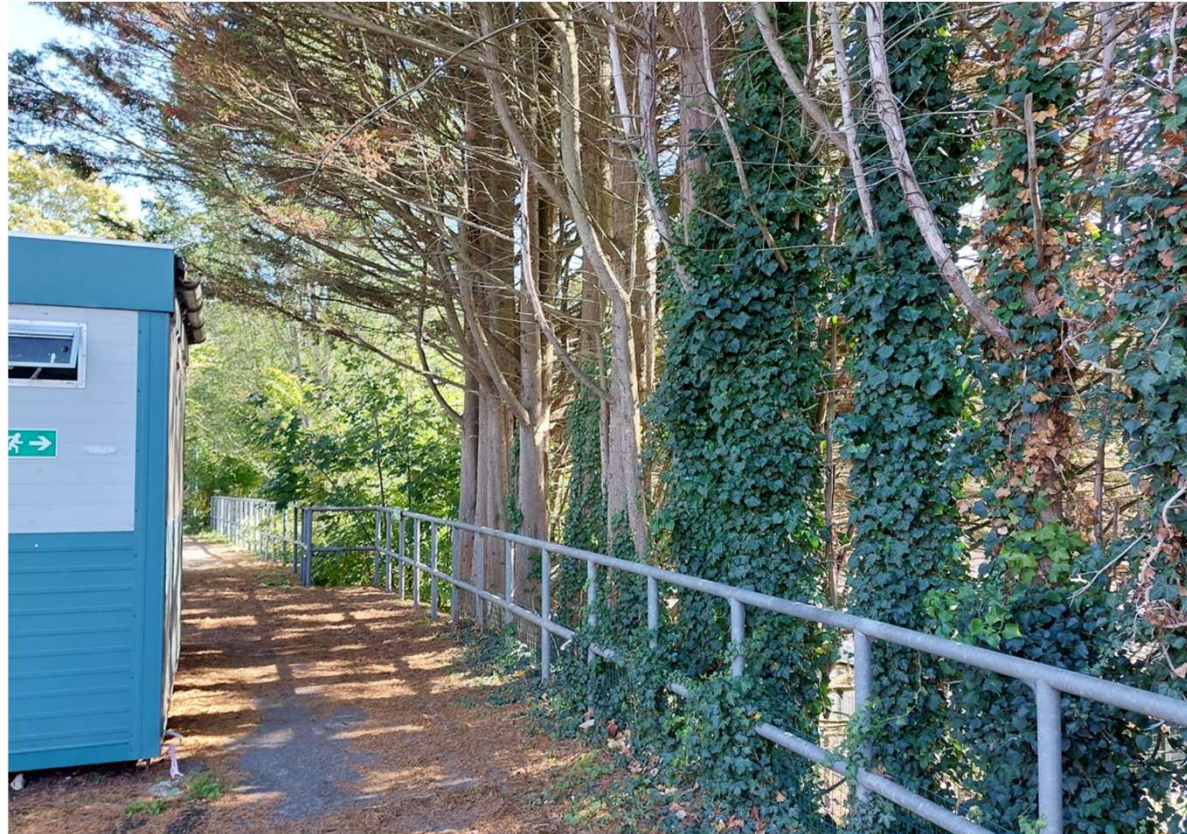




# Other photo of site

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W/C Block



Trees along south edge of the site



Brighton & Hove  
City Council

# Other photo of site

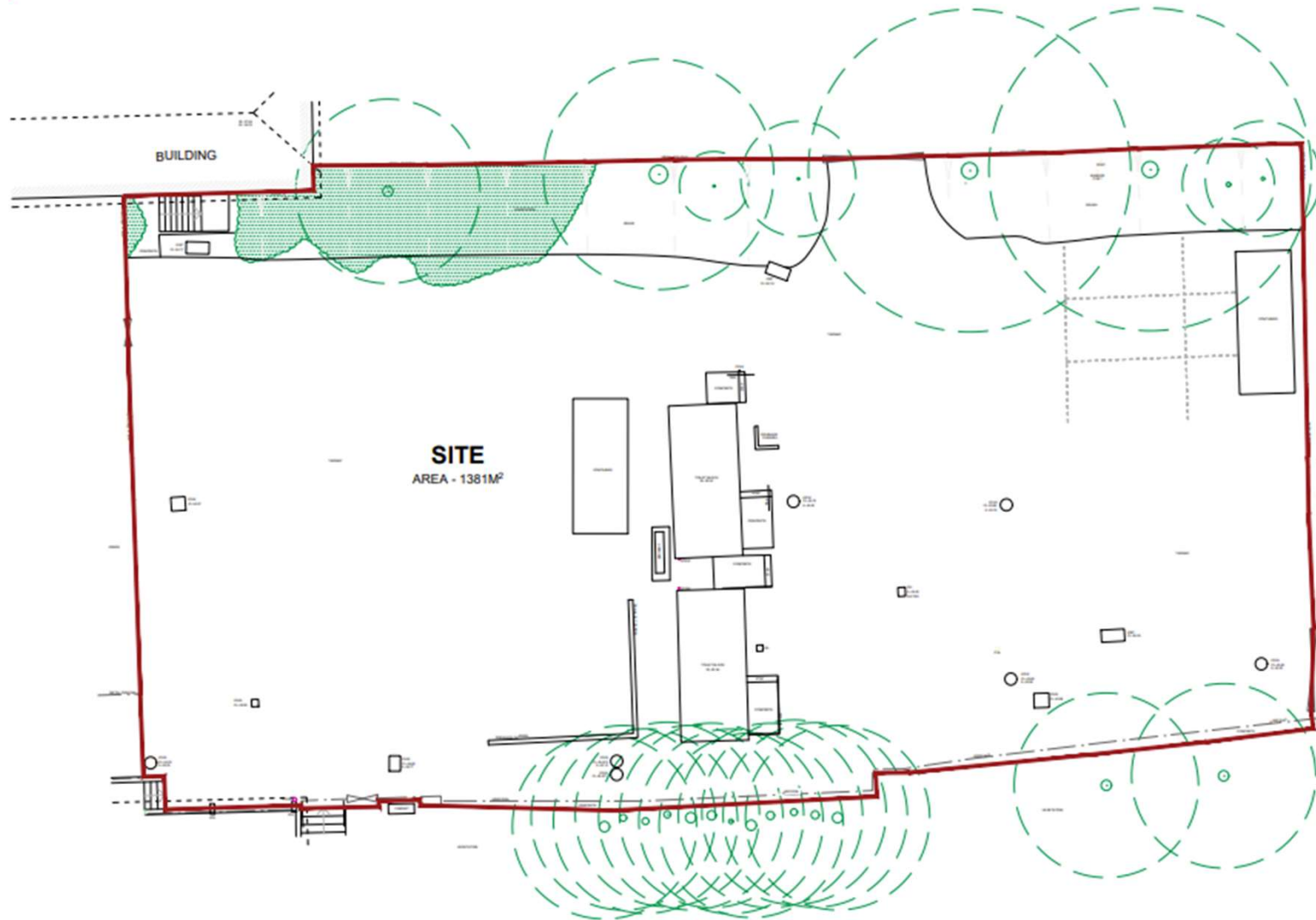
W/C Block



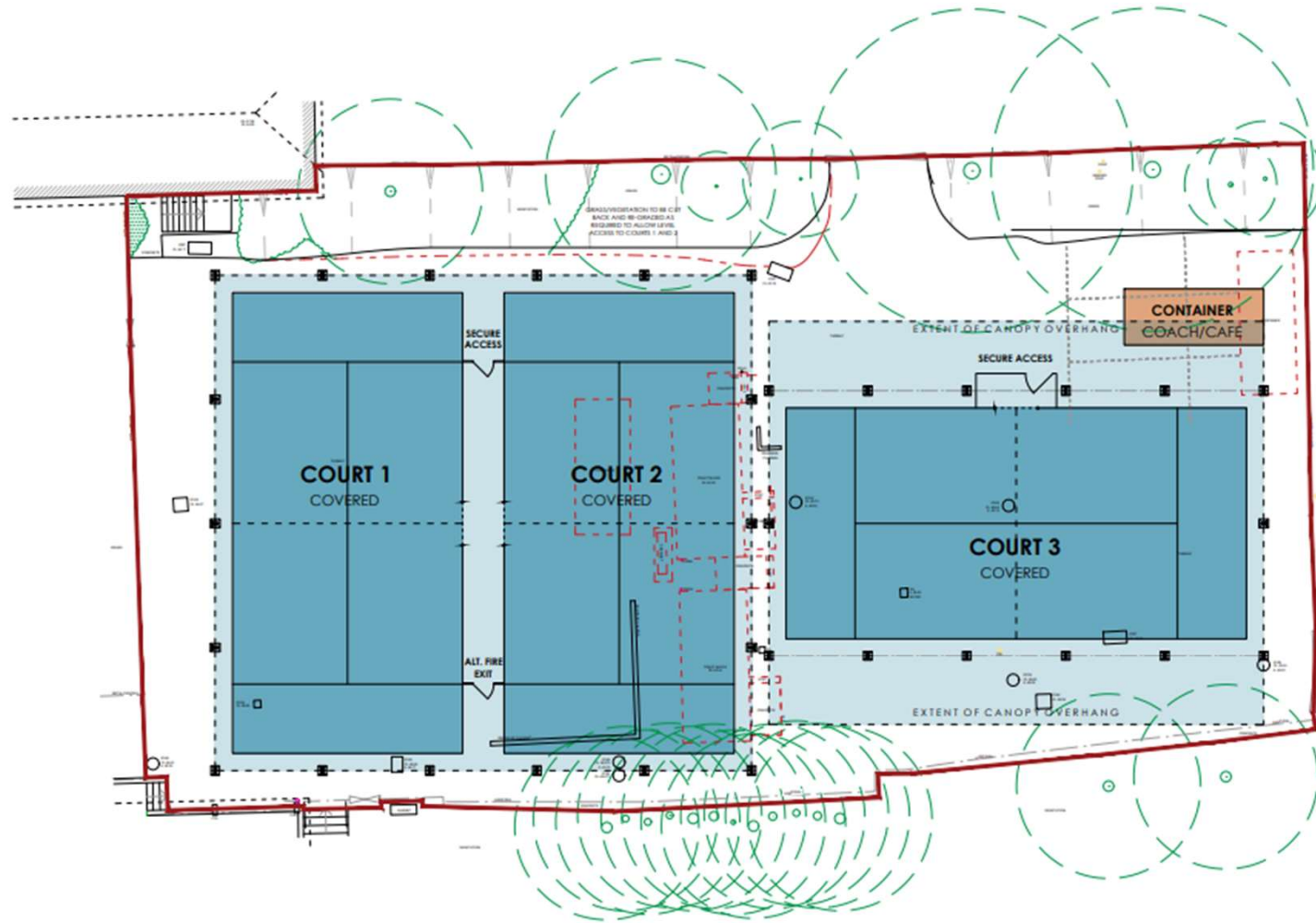
Brighton & Hove  
City Council



# Existing Site Plan



# Proposed Site Plan

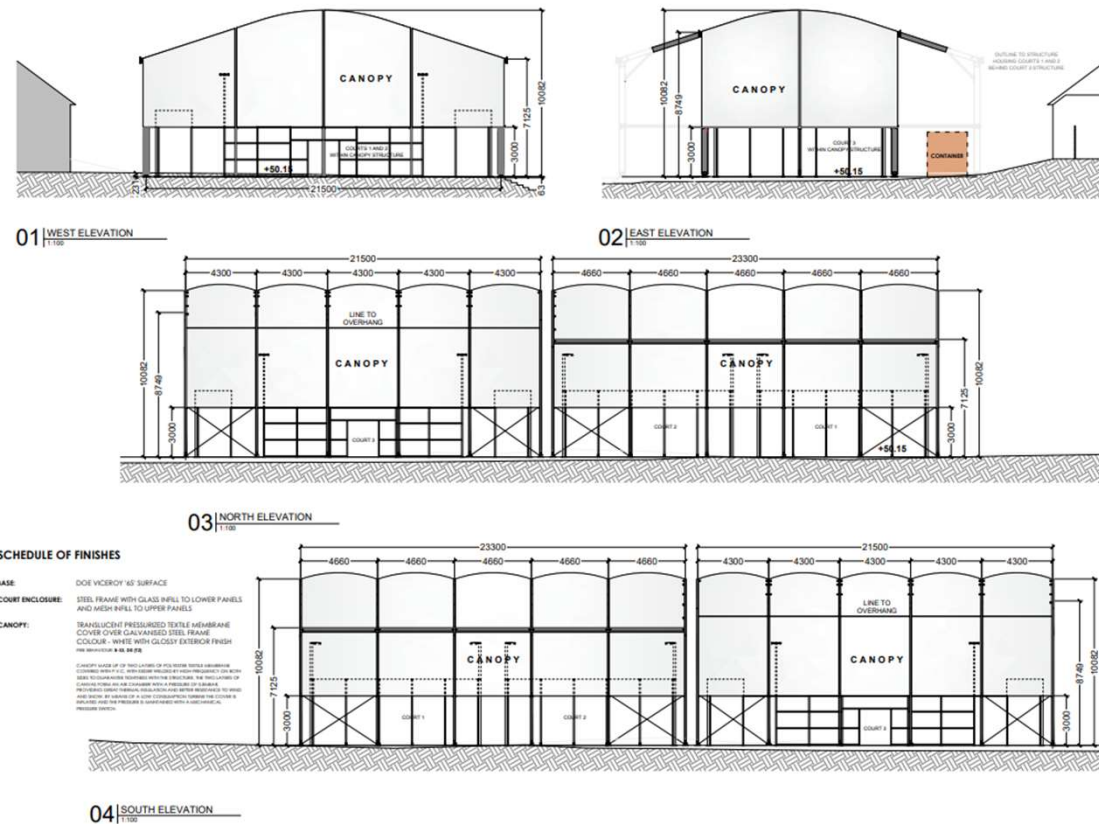


SKETCH LAYOUT 02 WITHDEAN SPORTS COMPLEX



Brighton & Hove  
City Council

# Proposed Elevations



# Representations

---

37 supporting letters received

Key material issues raised:

- Improved sports facilities

7 objections received

Key material issues raised:

- Noise nuisance

2 general comments received

Key material issues raised:

- Noise and light nuisance



# Key Considerations in the Application

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- Principle of Development
- Design and Appearance
- Impact on Amenity (in particular noise and light)
- Impact on Biodiversity (in particular Withdean & Westdene Woods Local Nature Reserve, and Tivoli Copse and Railway Woodlands Local Wildlife Site)

# Conclusion and Planning Balance

- Principle of Development is acceptable – improved Sports Facilities on underused land.
- Design and Appearance is acceptable.
- Potential impact on neighbours and local wildlife from noise and light impacts – harm can be successfully managed by condition as requested by the Environmental Health Team and the County Ecologist.
- Benefits of scheme to sport and making efficient use of land considered to outweigh minor impacts, and accord with planning policy.

**Recommend: Approve**



# 94 Overhill Drive

**BH2022/03246**



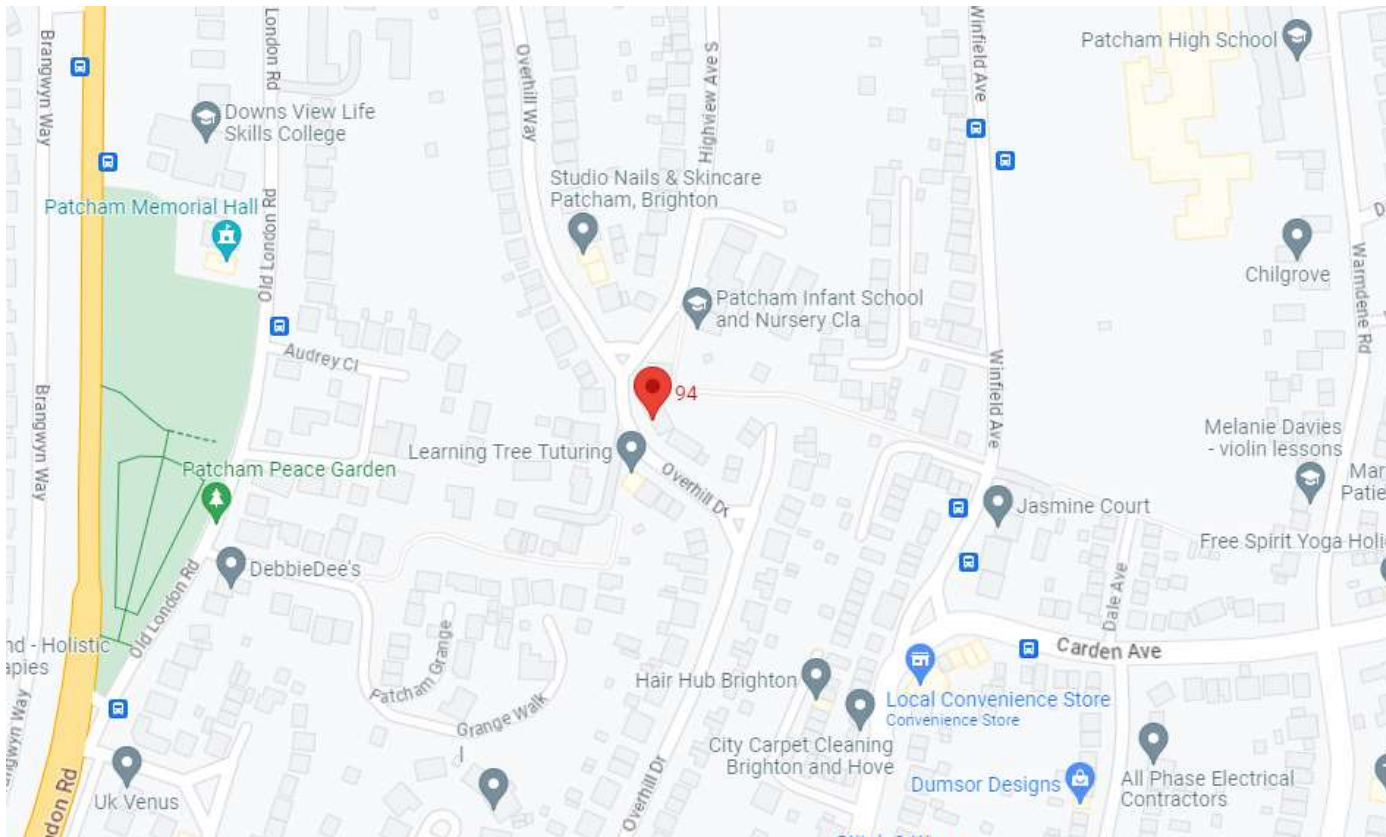
**Brighton & Hove  
City Council**



# Application Description

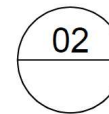
- Erection of 1no. two-storey dwellinghouse (C3). Alterations to host dwelling incorporating single-storey rear extension and rear dormer. New and altered vehicle crossover. Associated landscaping.

# Map of application site



Brighton & Hove  
City Council

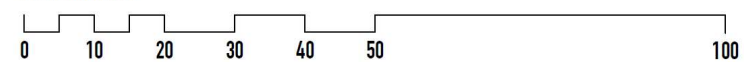
# Existing Location Plan



Location Plan

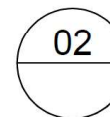
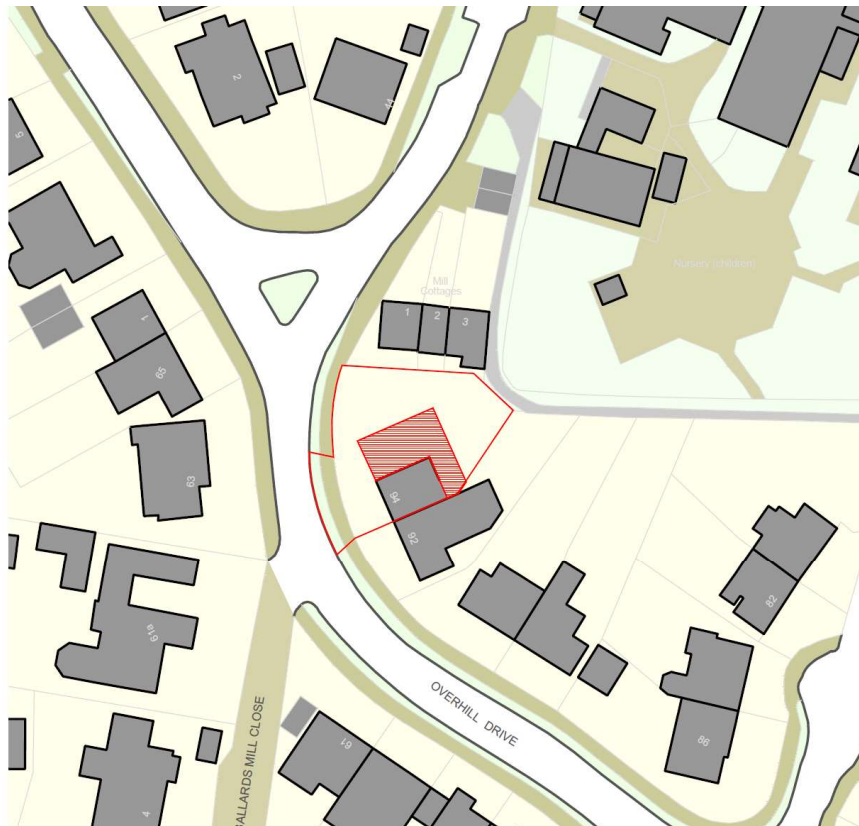
Scale: 1:1250

Scale in Metres



Brighton & Hove  
City Council

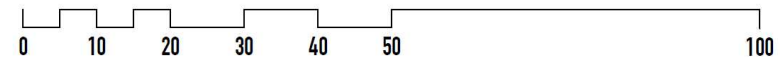
# Proposed Location Plan



Location Plan

Scale: 1:1250

Scale in Metres



Brighton & Hove  
City Council



# Aerial photo(s) of site



Brighton & Hove  
City Council



# 3D Aerial photo of site

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Brighton & Hove  
City Council

# Street photo of site (facing east)



Brighton & Hove  
City Council



# Street photo of site

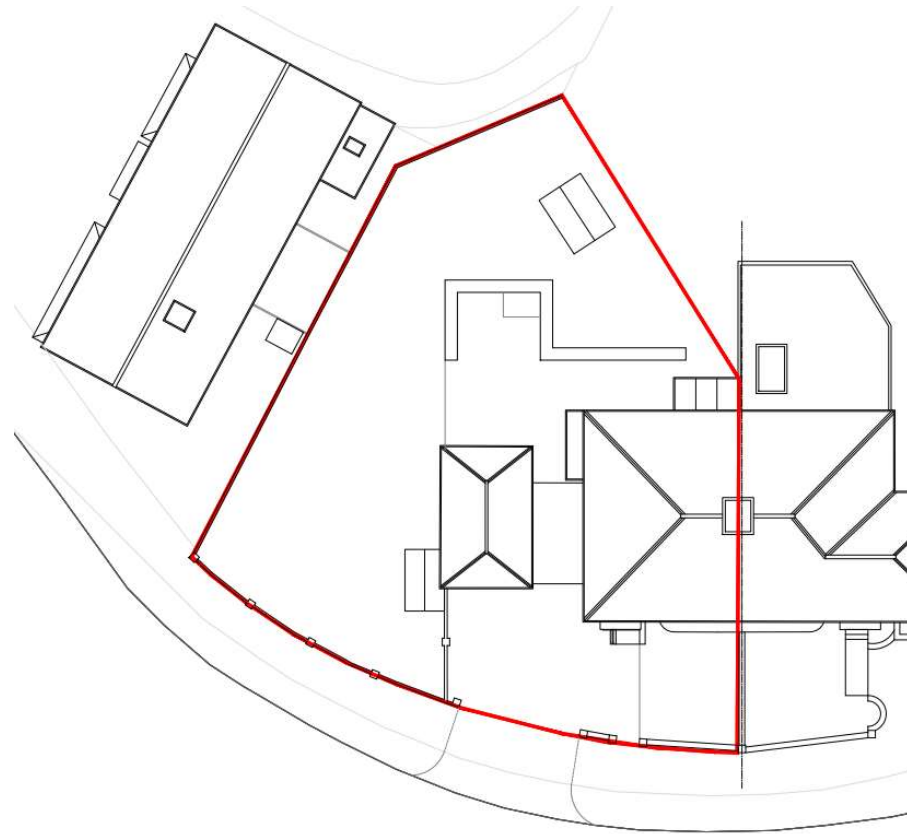


Brighton & Hove  
City Council



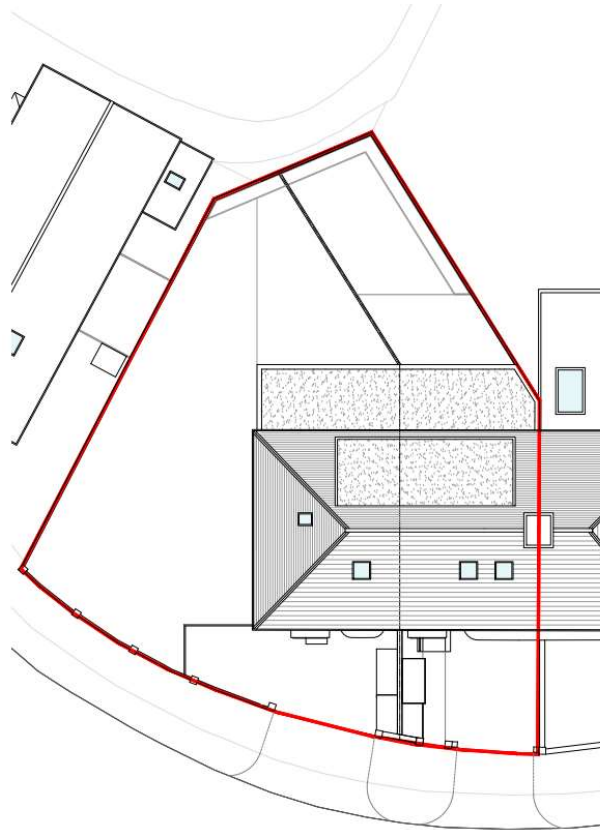
# Existing Site Plan

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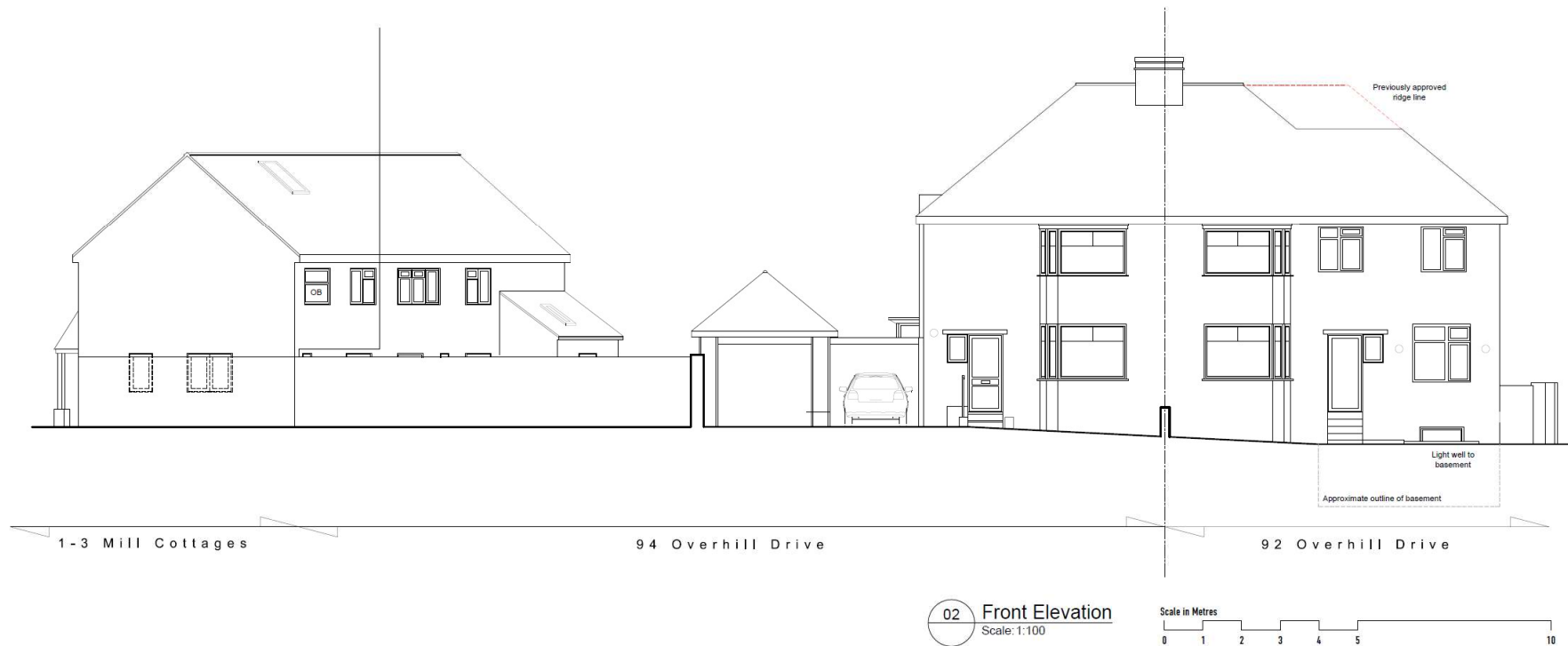
Brighton & Hove  
City Council

# Proposed Site Plan



Brighton & Hove  
City Council

# Existing Front Elevation



# Proposed Front Elevation



160 J



# Existing Rear Elevation

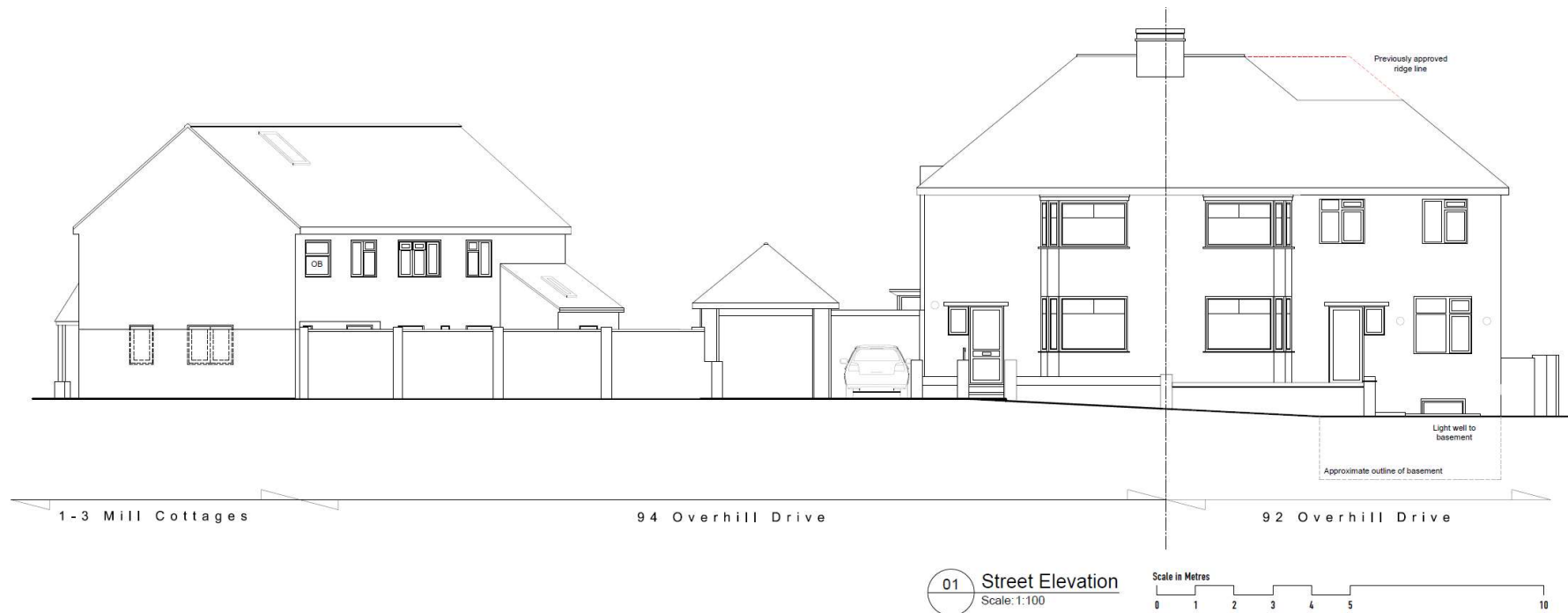


# Proposed Rear Elevation



161 F

# Existing Street Elevation



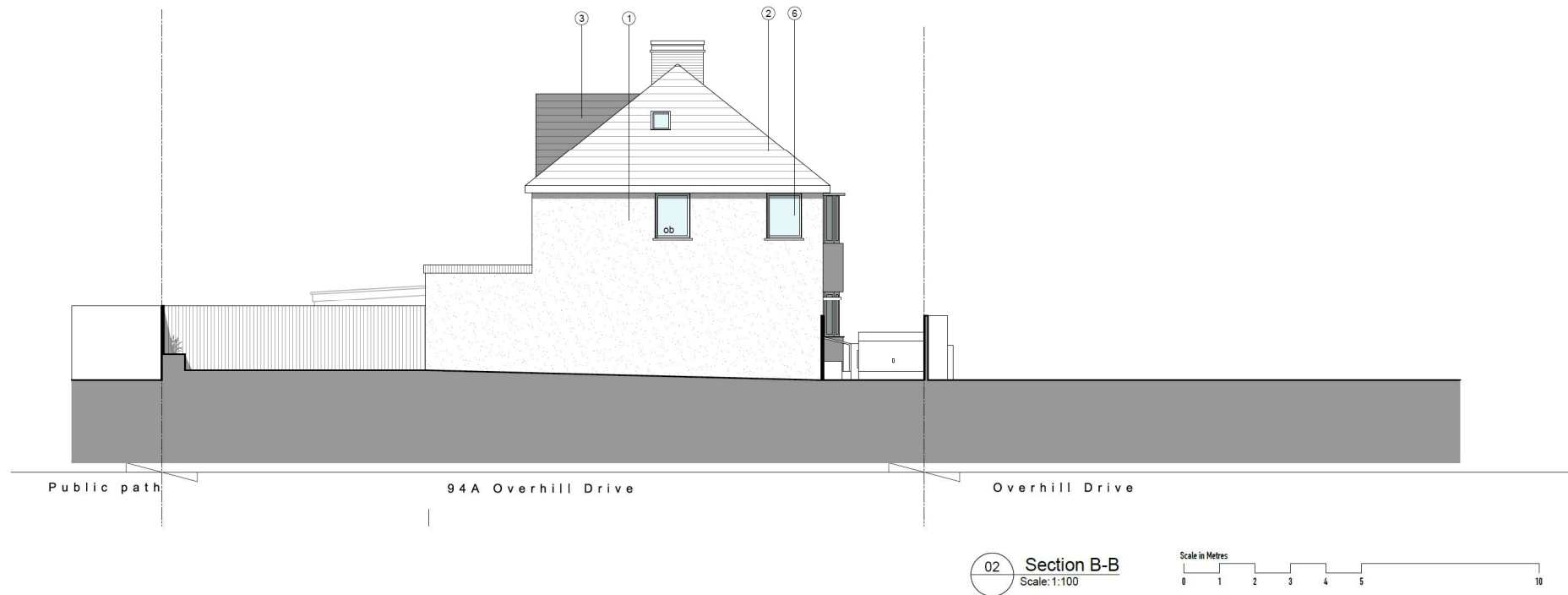
# Proposed Street Elevation



160 J



# Proposed Site Section



161 F

# Proposed Visual

Proposed



Existing



# Proposed Visual

Proposed



Existing



# Proposed Visual

Proposed



Existing





# Representations

---

Objections received from six people raising the following key material issues:

- Loss of light to home and gardens
- Increased traffic and pressure on parking
- Additional noise levels
- Existing sewers unable to cope
- Design out of keeping, overdevelopment, small garden areas.
- Detrimental to neighbours
- Building work will be disruptive
- Reduced scheme still excessive and not in keeping

# **Key Considerations in the Application**

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- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport and Highways
- Sustainability

# **Conclusion and Planning Balance**

- One additional dwelling – contribution to housing supply in city must be given increased weight;
- Acceptable design following amendment, in keeping with area;
- Acceptable in terms of impact upon neighbouring amenity. Would be closer to neighbouring terrace than existing but separation distance considered acceptable.
- Standard of accommodation is considered acceptable both for the proposed and the existing dwellings.
- Matters relating to Transport and Sustainability can be satisfactorily addressed through the proposed conditions.

**Recommend: Approval**

# Rottingdean Bowls Clubhouse

BH2023/00157



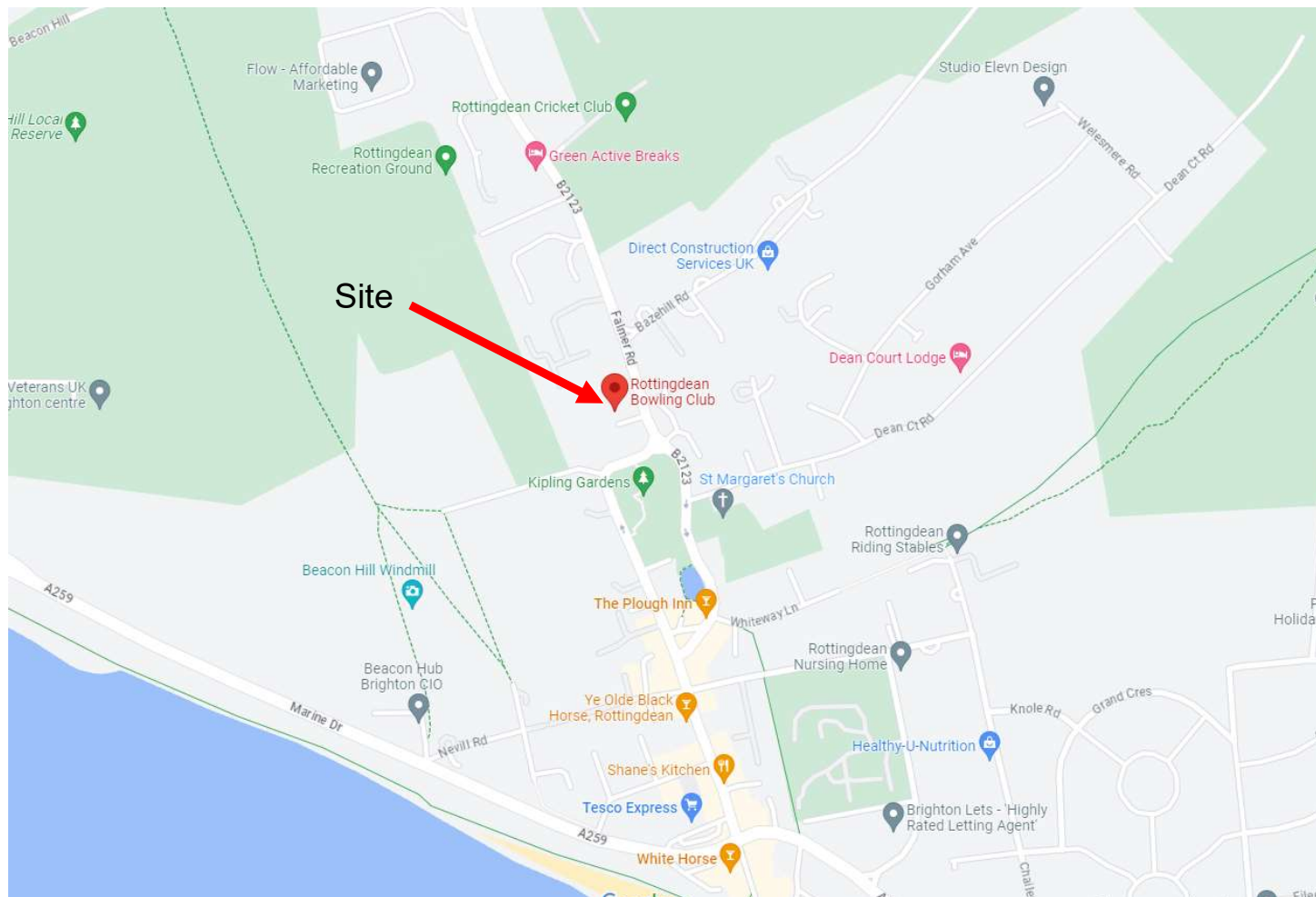
Brighton & Hove  
City Council



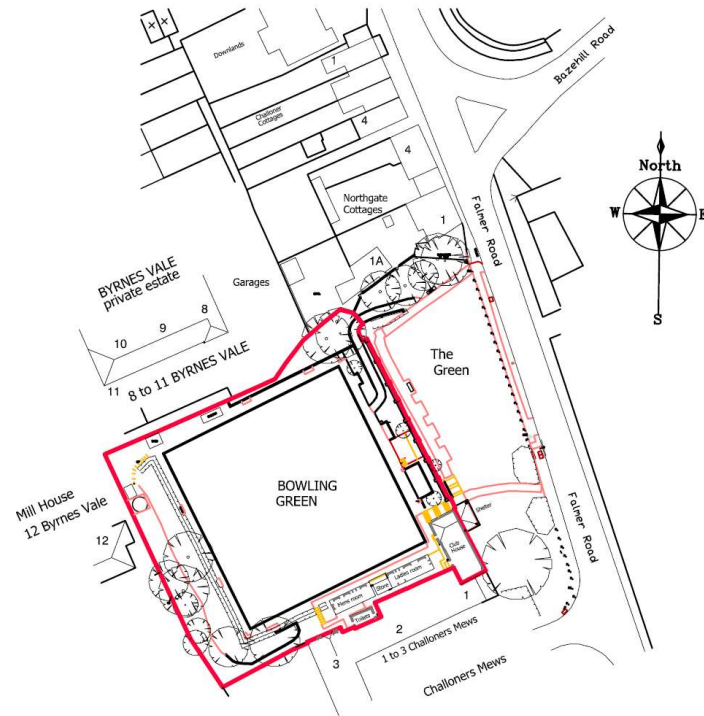
# Application Description

- 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.

# Site Location



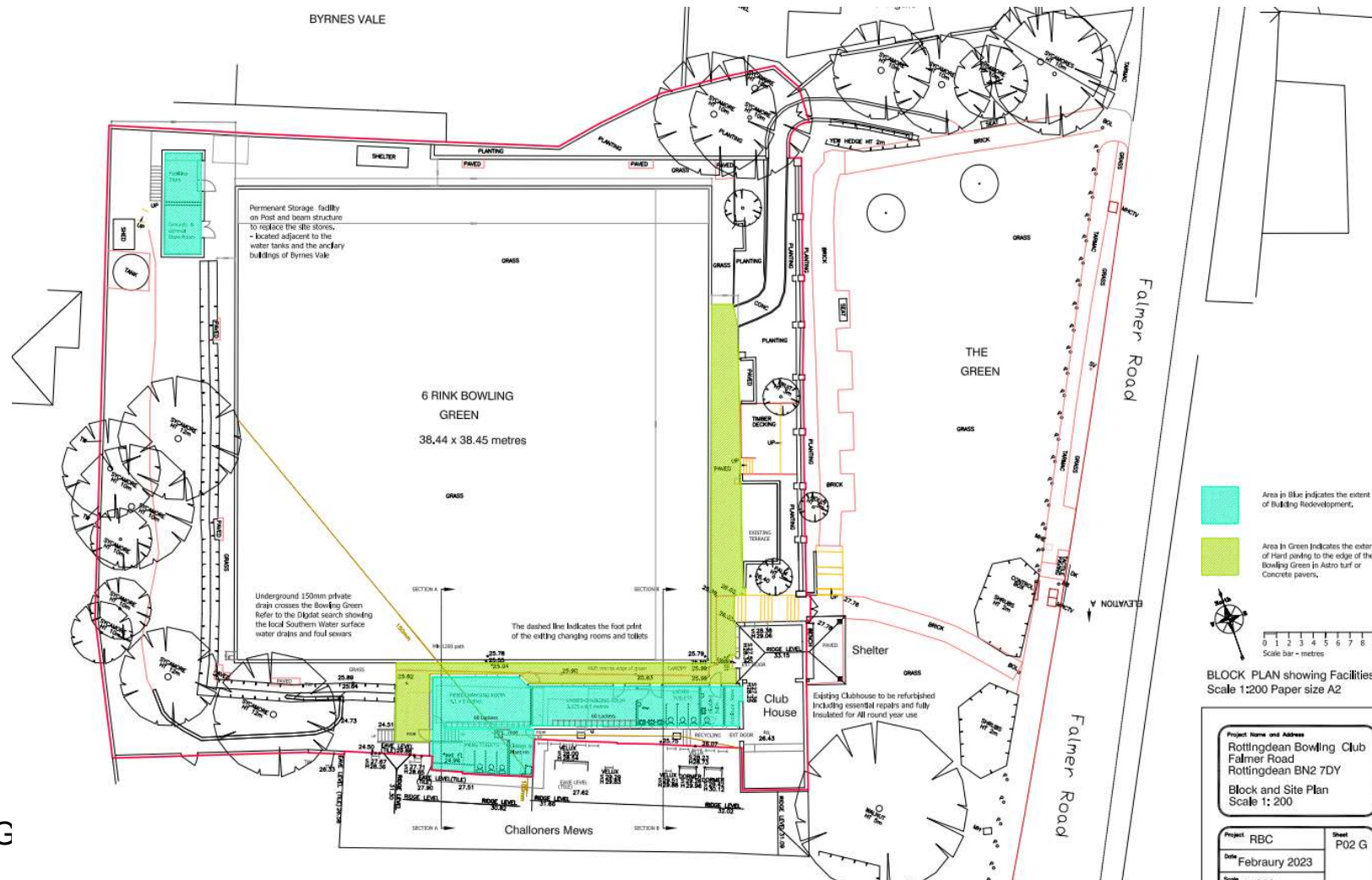
# Existing Block Plan



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

Location Plan  
Scale 1: 1250 Paper size A4

# Proposed Block Plan



Brighton & Hove  
City Council



# Aerial photo of site





# 3D Aerial photo of site

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Brighton & Hove  
City Council



# 3D Aerial photo of site



# Other photo(s) of site





# Other photos of site



Brighton & Hove  
City Council

# Other photo of site



Brighton & Hove  
City Council



# Other photos of site



Brighton & Hove  
City Council

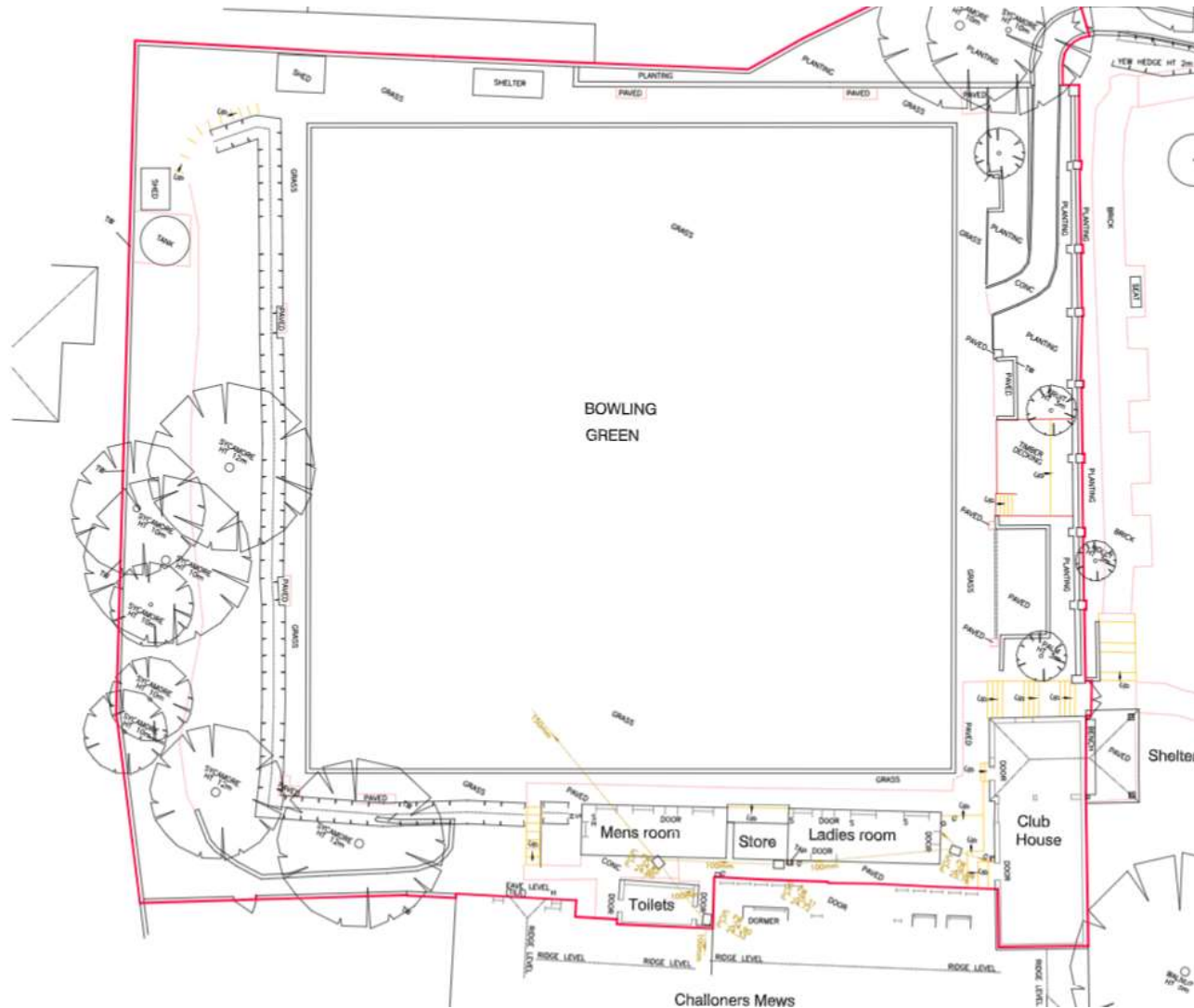
# Other photo of site



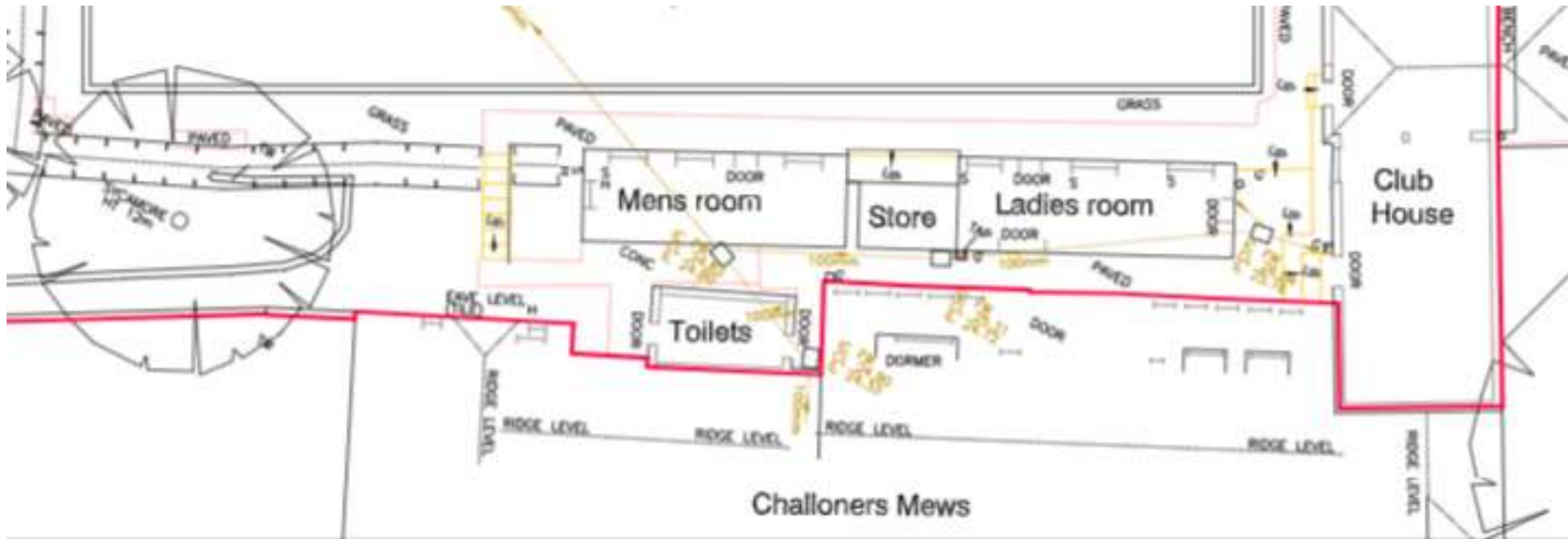
Brighton & Hove  
City Council



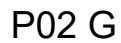
# Existing Plan



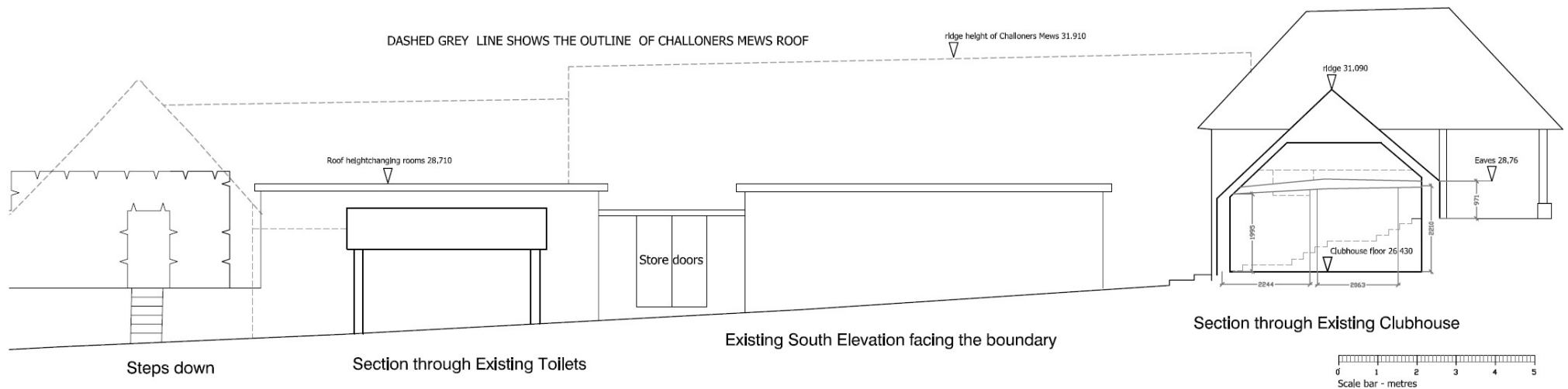
# Existing Plan



## 190



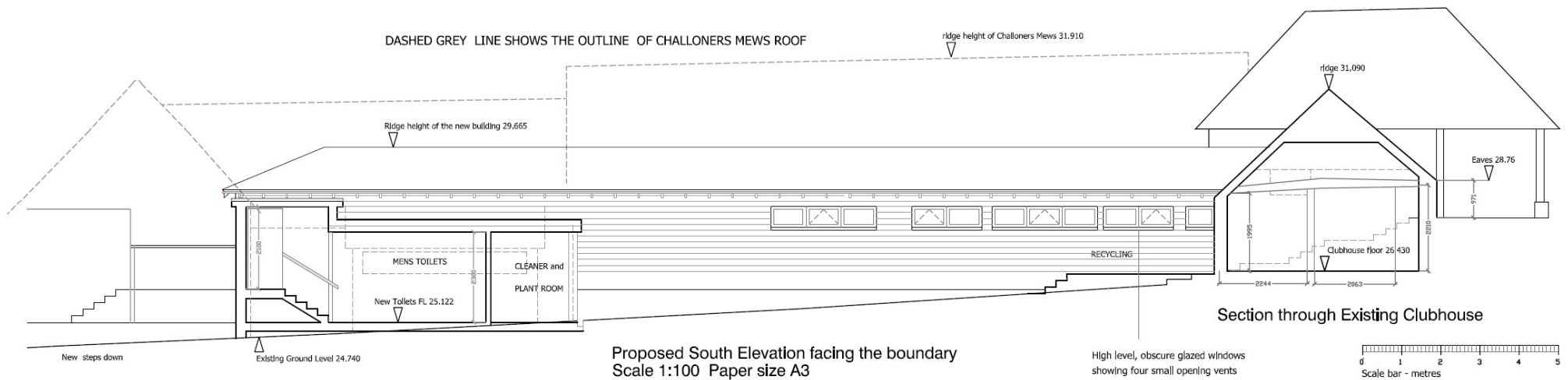
# Existing South Elevation



P11 B

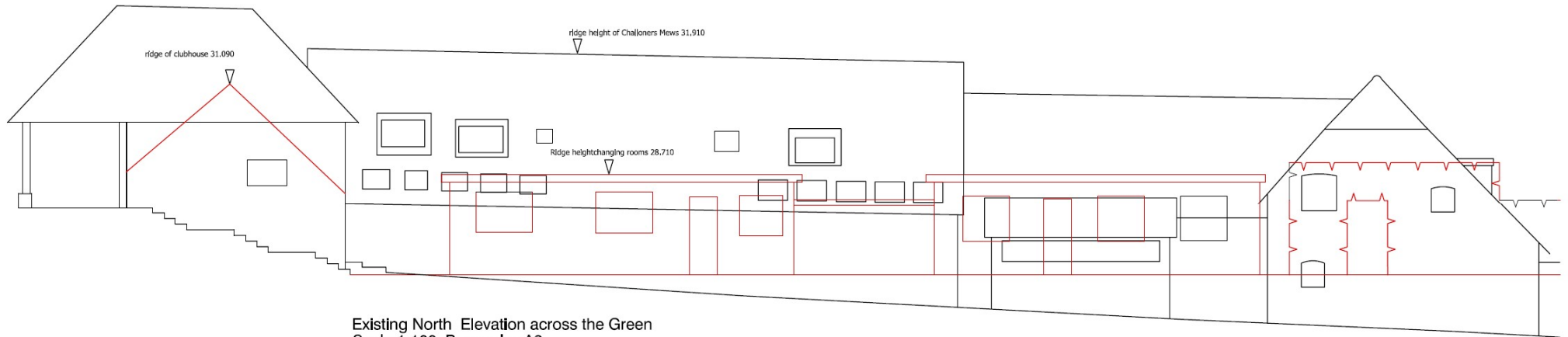


# Proposed South Elevation



P11 B

# Existing North Elevation

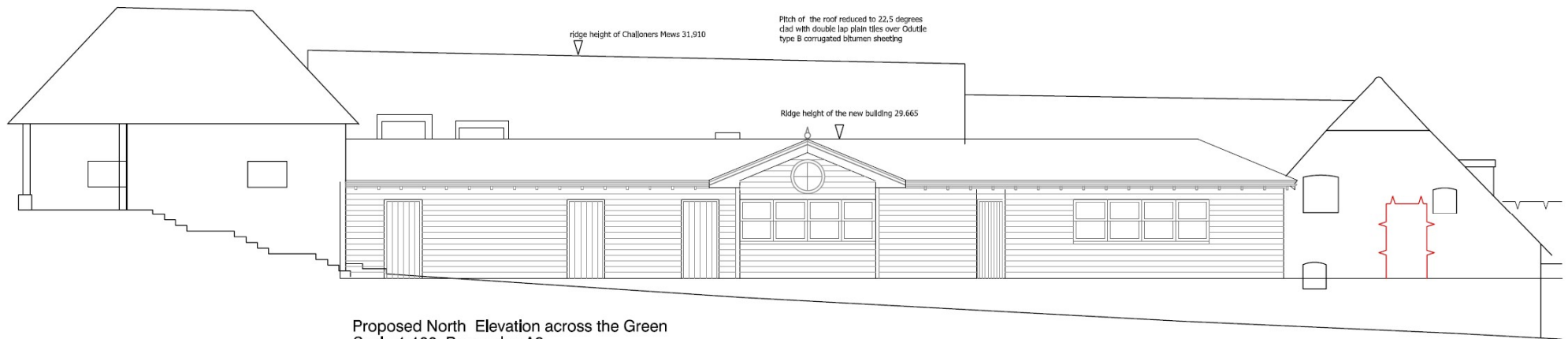


Existing North Elevation across the Green  
Scale 1:100 Paper size A3

RED DETAIL OF THE EXISTING CLUB  
BUILDINGS IN THE FOREGROUND

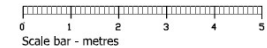
P04C

# Proposed North Elevation



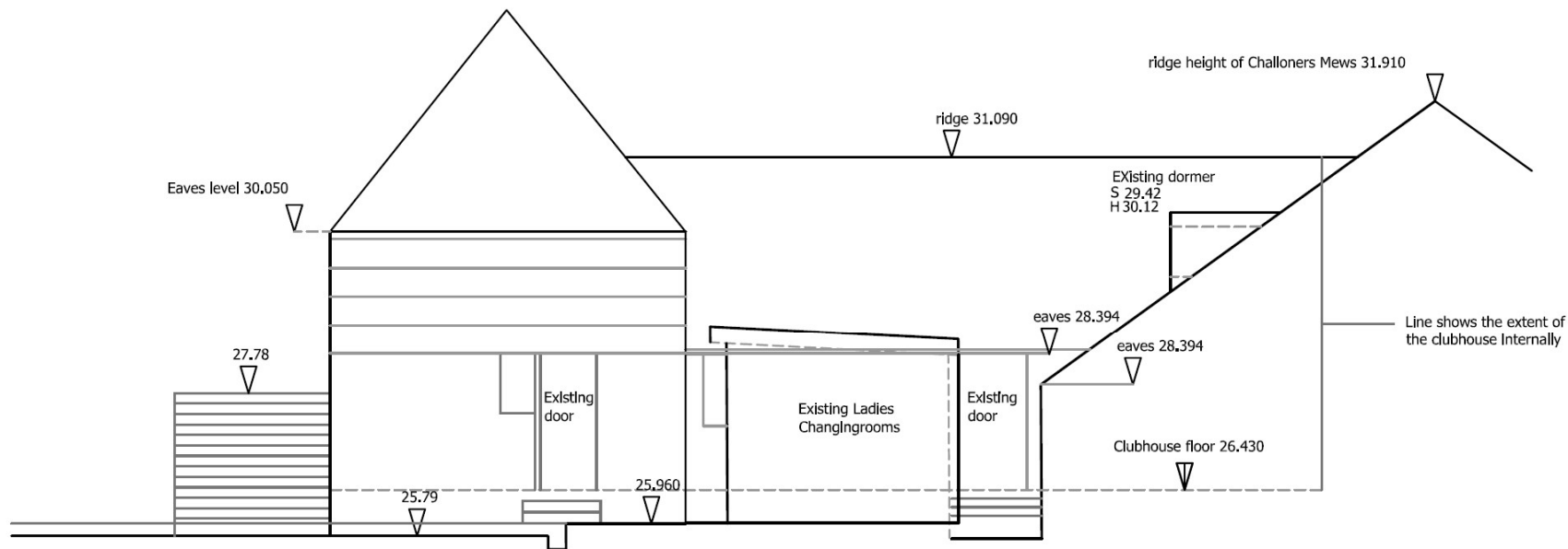
LEVEL DATUM 22.000m

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

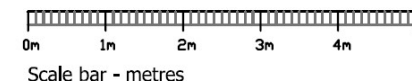


P04C

# Existing West Elevation

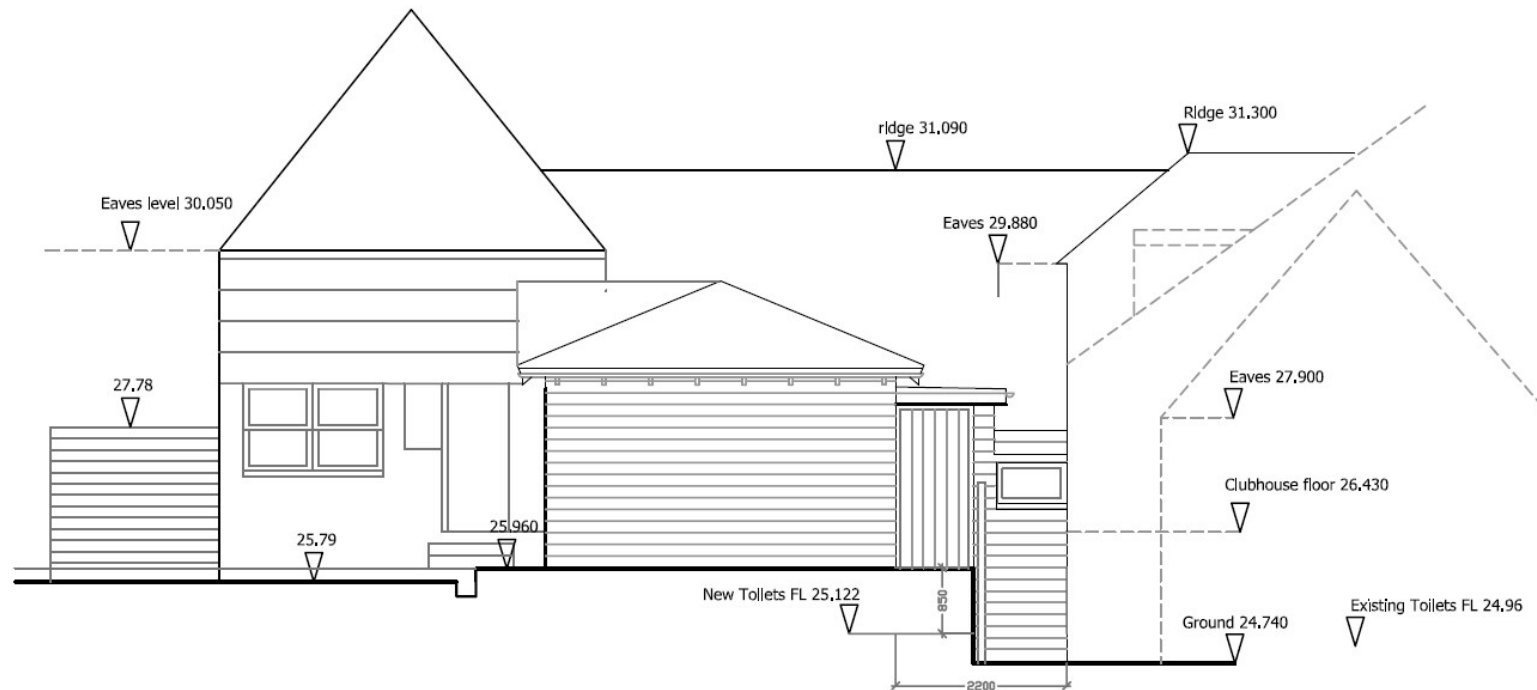


Existing West Elevation of the Clubhouse partially concealed by the existing changing rooms  
Scale 1:100 Paper size A3





# Proposed West Elevation



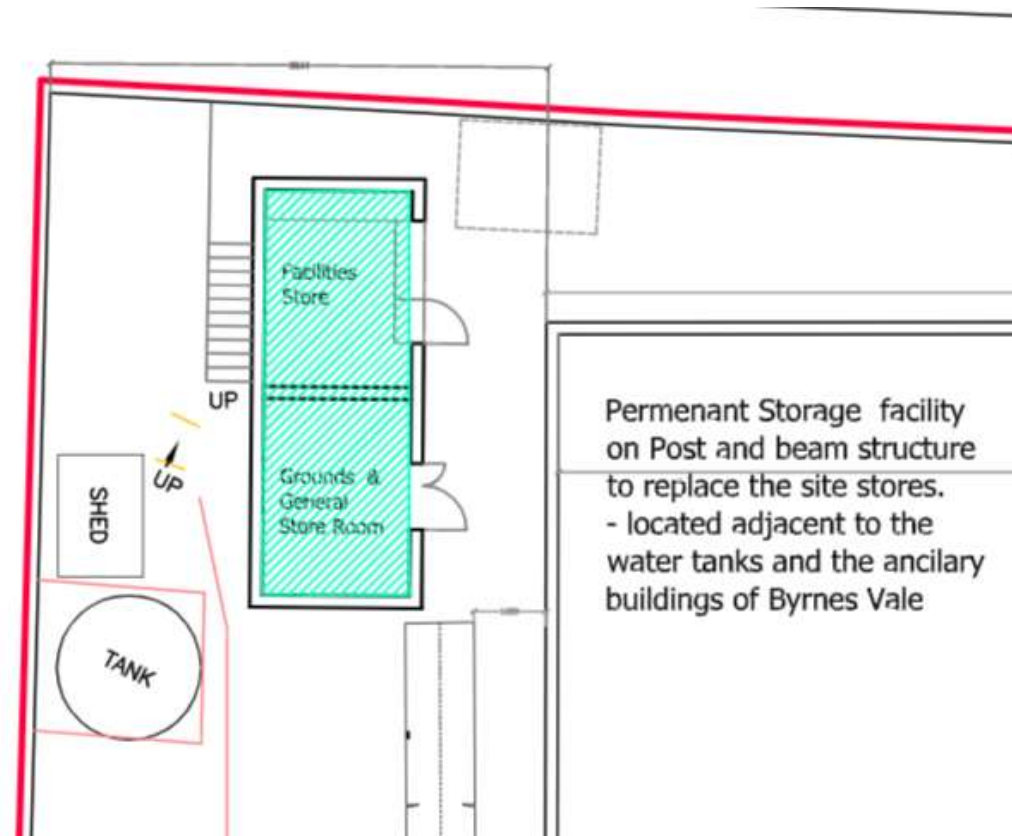
Proposed West Elevation of Changing rooms and Toilets  
Scale 1:100 Paper size A3

0 1 2 3 4 5  
Scale bar - metres



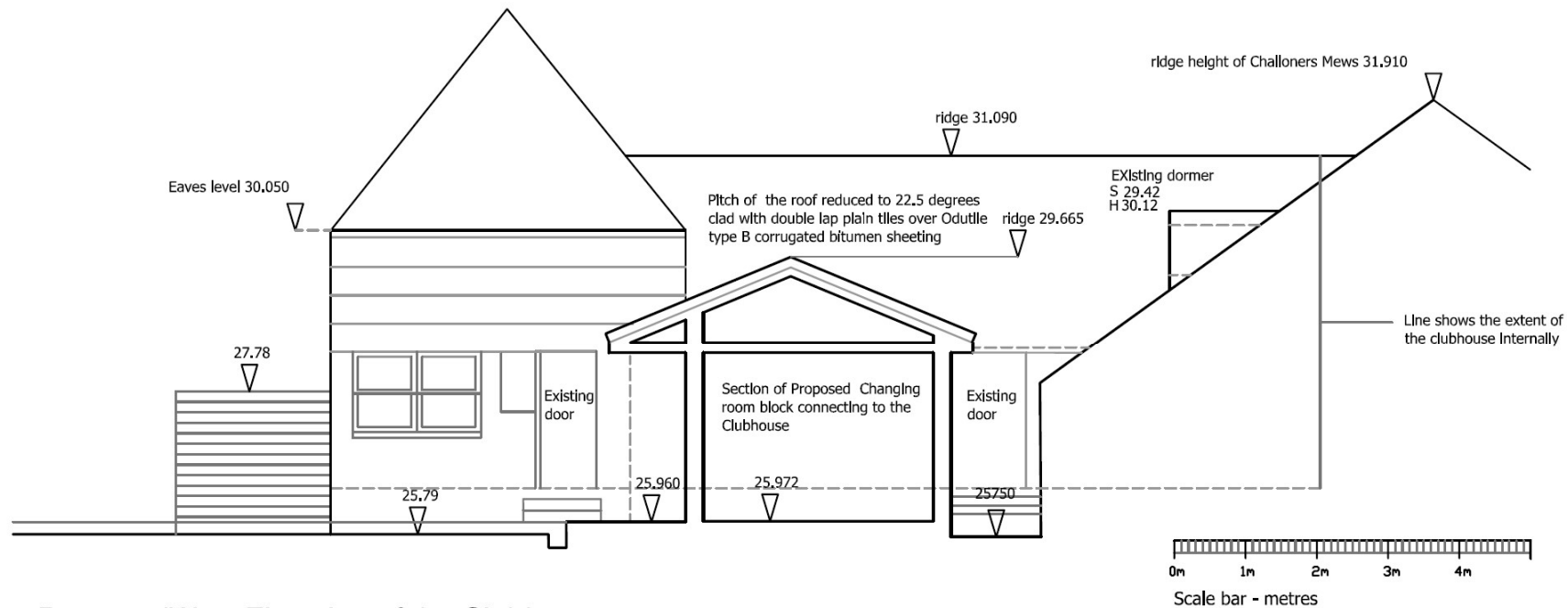
Brighton & Hove  
City Council

# Proposed Plan



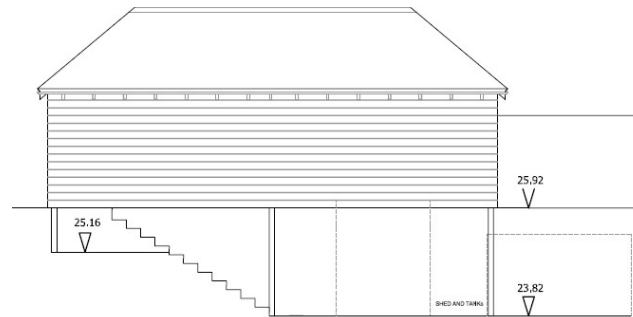
Brighton & Hove  
City Council

# Proposed West Elevation

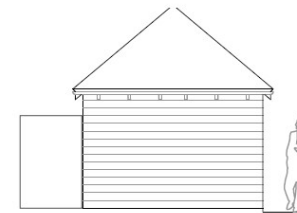
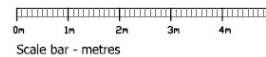


Proposed West Elevation of the Clubhouse  
Scale 1:100 Paper size A3

# Proposed Elevations – Storage



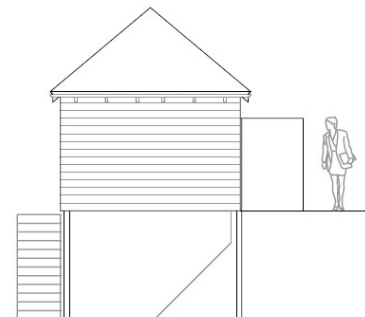
West Elevation  
Scale 1:100 - Paper size A3



North Elevation  
Scale 1:100 - Paper size A3



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



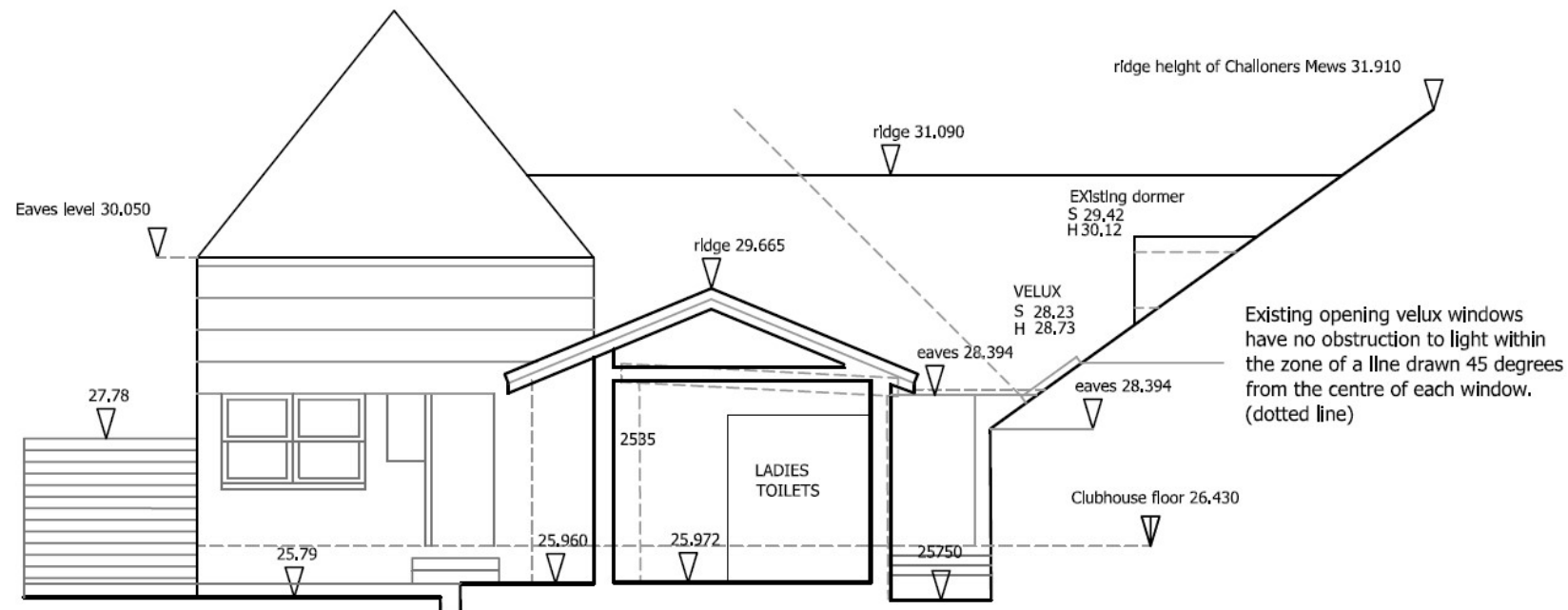
South Elevation  
Scale 1:100 - Paper size A3



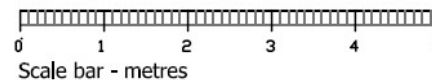
Brighton & Hove  
City Council



# Proposed Site Section(s)

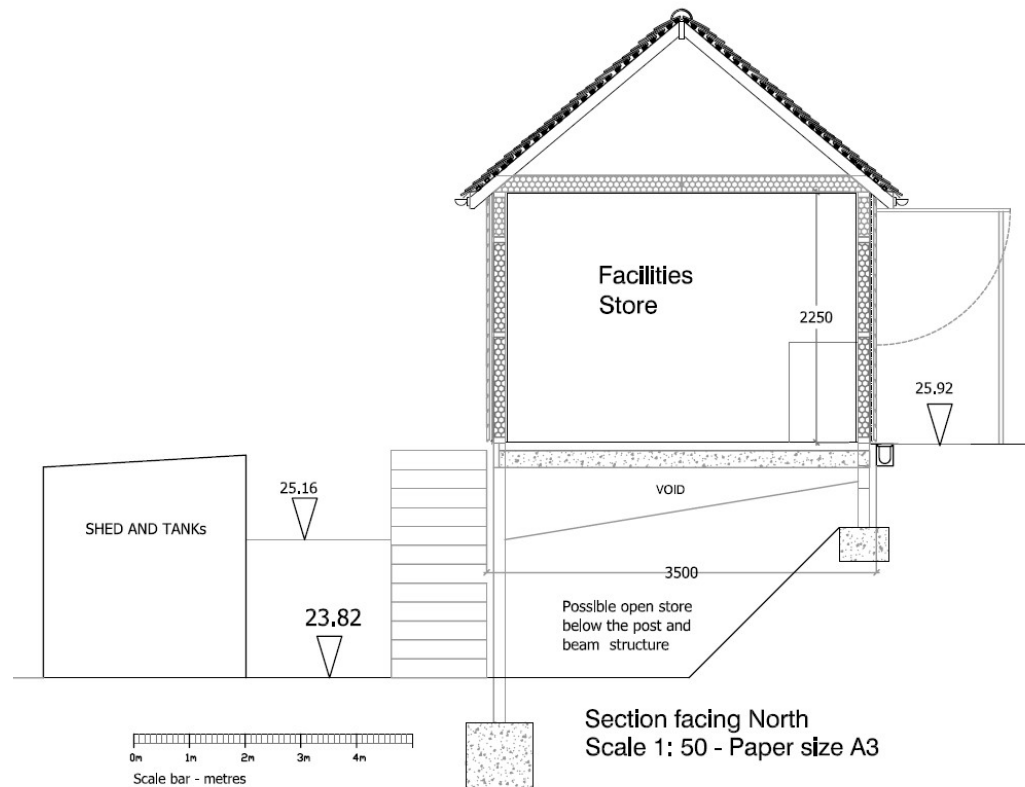


Section BB through Ladies Changing rooms  
Scale 1:100 Paper size A3

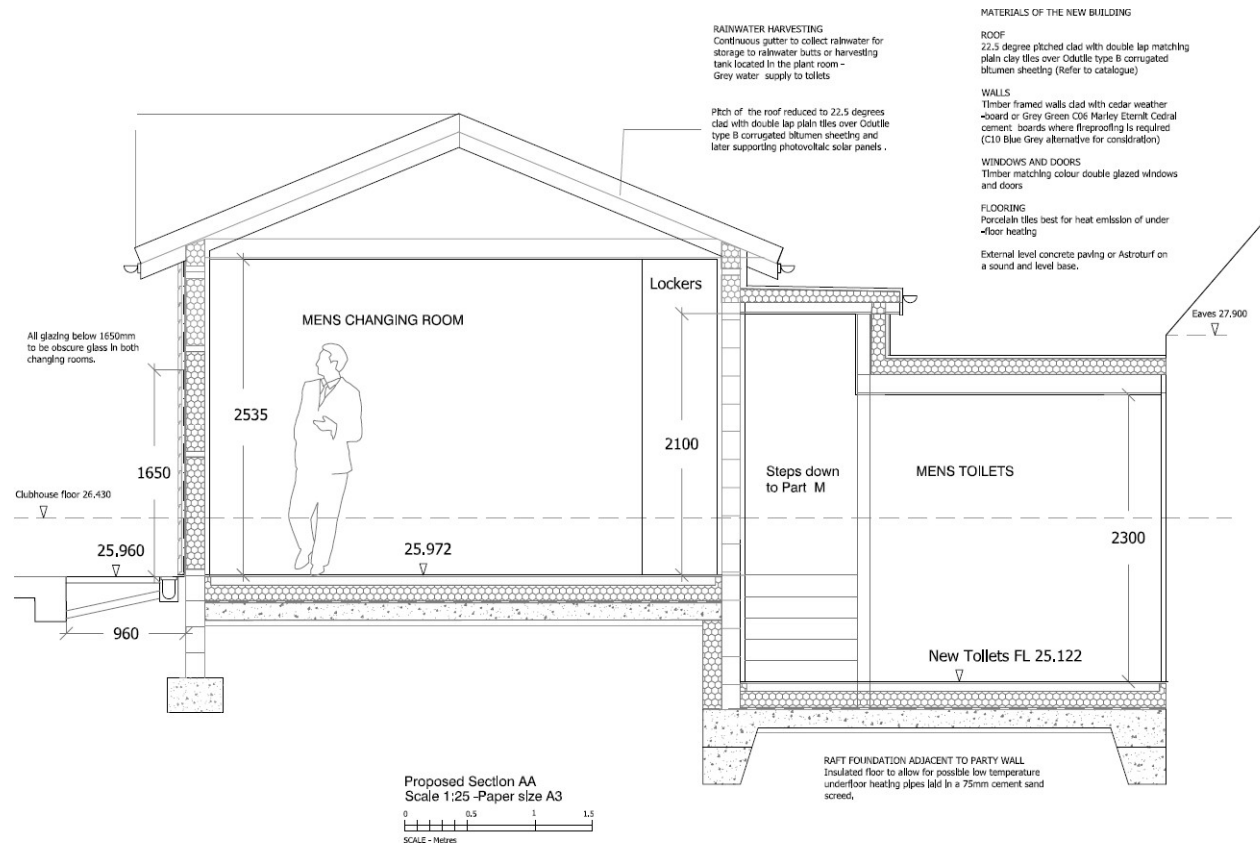


Revision D  
Reduce roof pitch to 22.5 degree clad with matching double lap plain clay tiles over Odutle type B corrugated bitumen sheeting

# Proposed Site Section(s) - Storage



# Proposed Site Section(s)



# Representations

---

Four objections received and petition from 6 people. Key material issues raised:

- Design: overdevelopment, impact on conservation area/listed buildings;
- Highway impact, parking
- Enclosure of neighbouring dwellings: flue, encroachment, access;
- Loss of outlook, daylight, sunlight, privacy;
- Increased noise, longer hours;
- Loss of greenspace/parking on green;
- Loss of hedge;
- Lack of consultation, inaccuracies in plans.



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City Council



# **Key Considerations in the Application**

---

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



Brighton & Hove  
City Council

# 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**



# 5 Chalk Cliff Road

**BH2023/01133**



**Brighton & Hove  
City Council**



# Application Description

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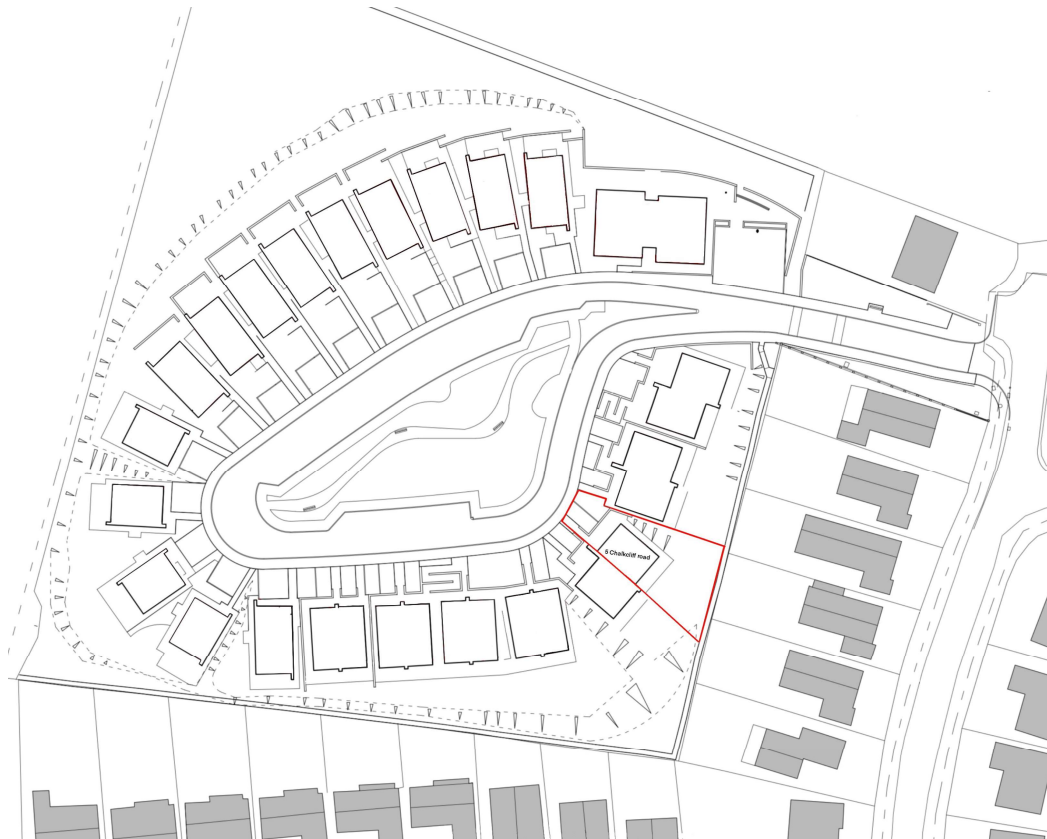
- Erection of single storey rear extension (retrospective).



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City Council

# Location Plan

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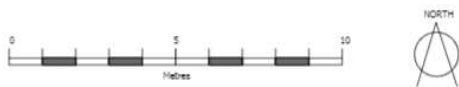
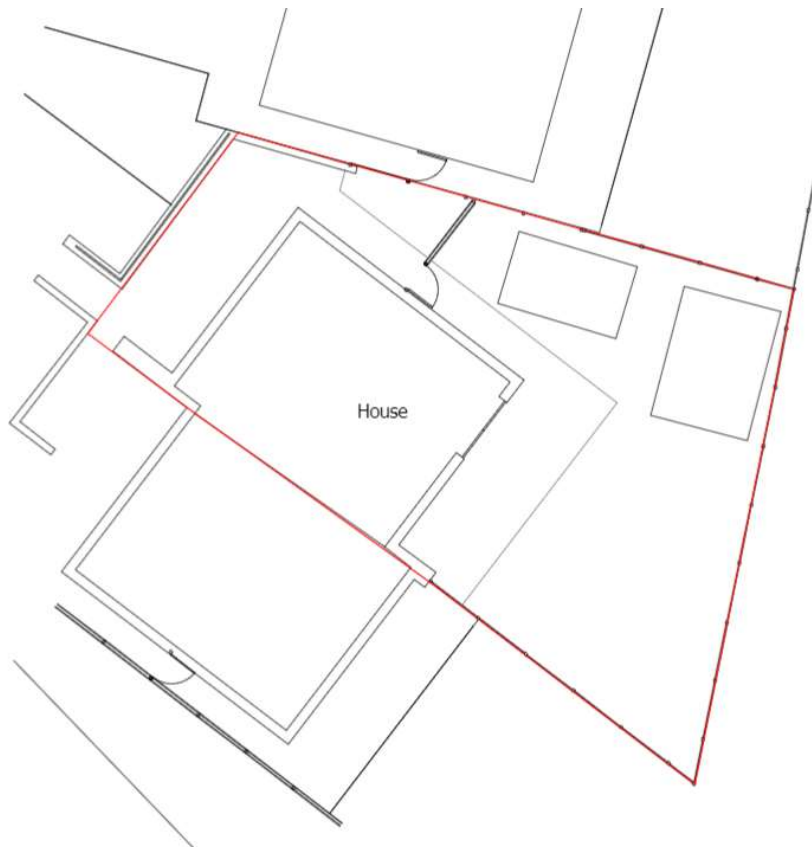


209

2999/805 A

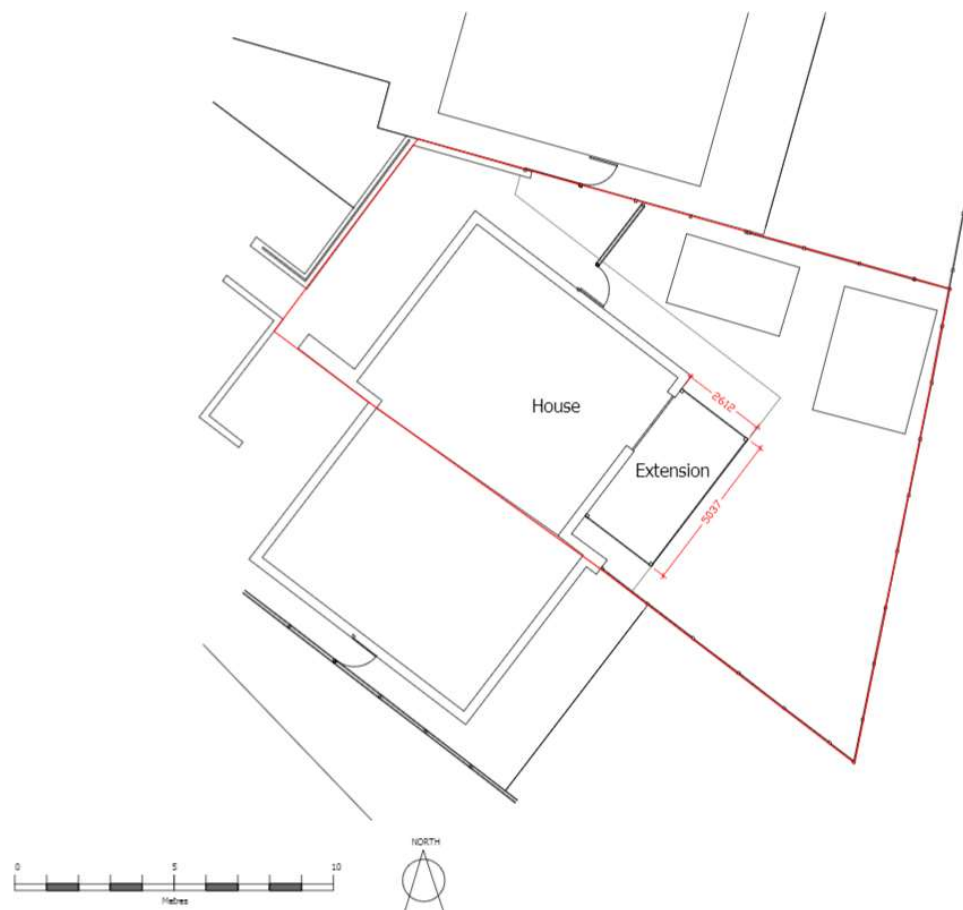
# Pre-existing Block Plan

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CR-001, Scale 1:100

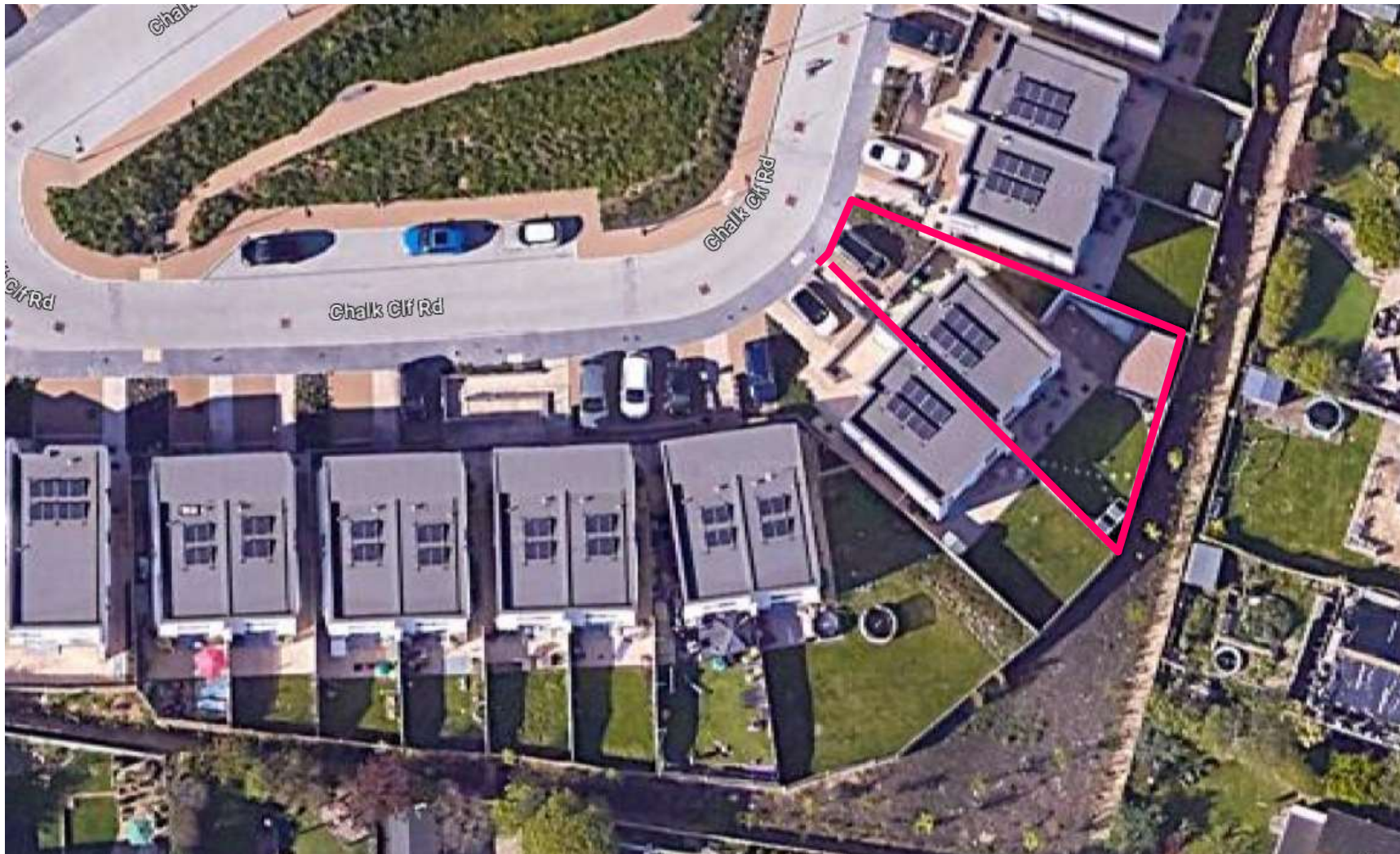
# As Existing Location Plan



CR-003, Scale 1:100



# Aerial Photo of application site





# 3D Aerial photo of site



Brighton & Hove  
City Council

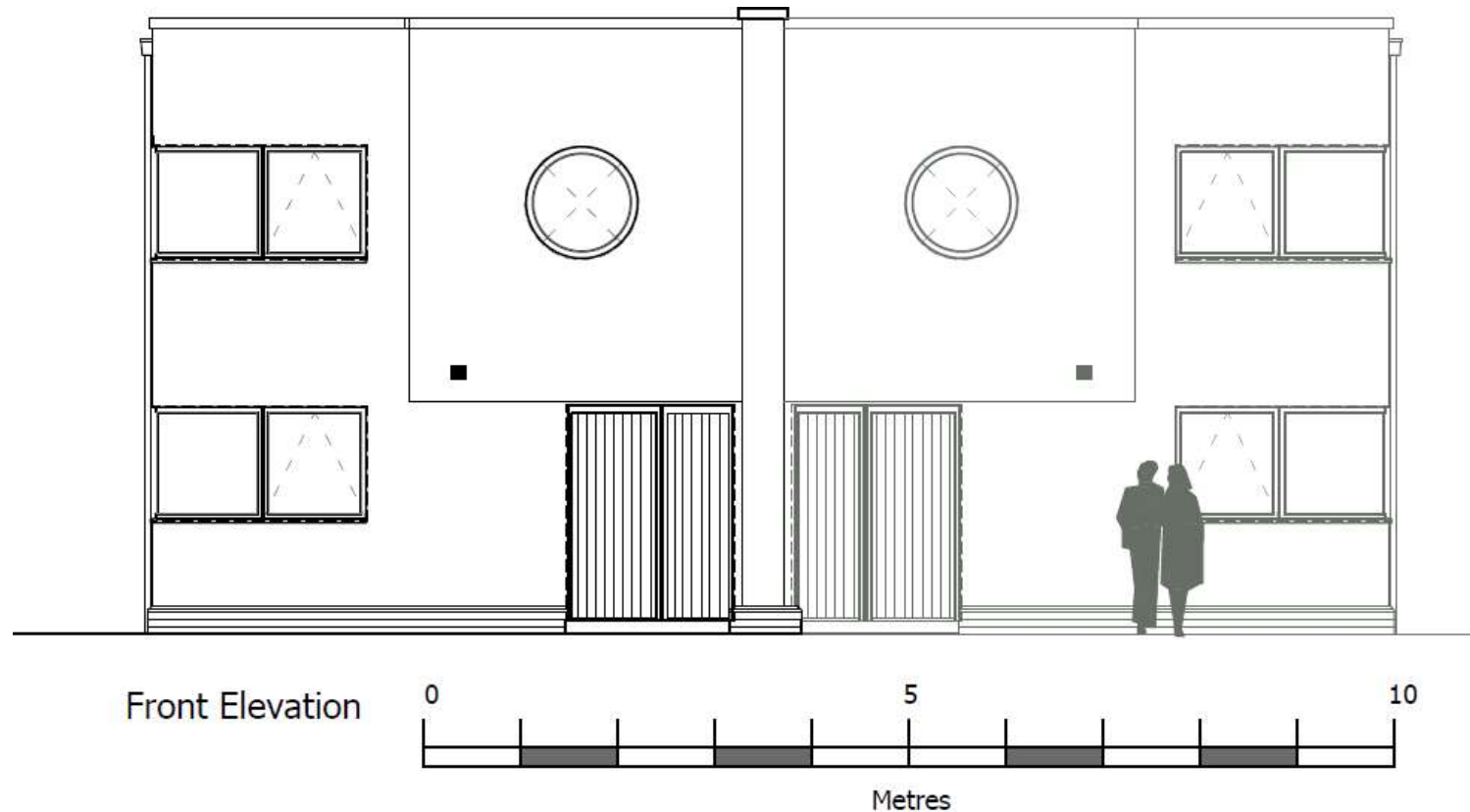
# Other photos of site



Brighton & Hove  
City Council

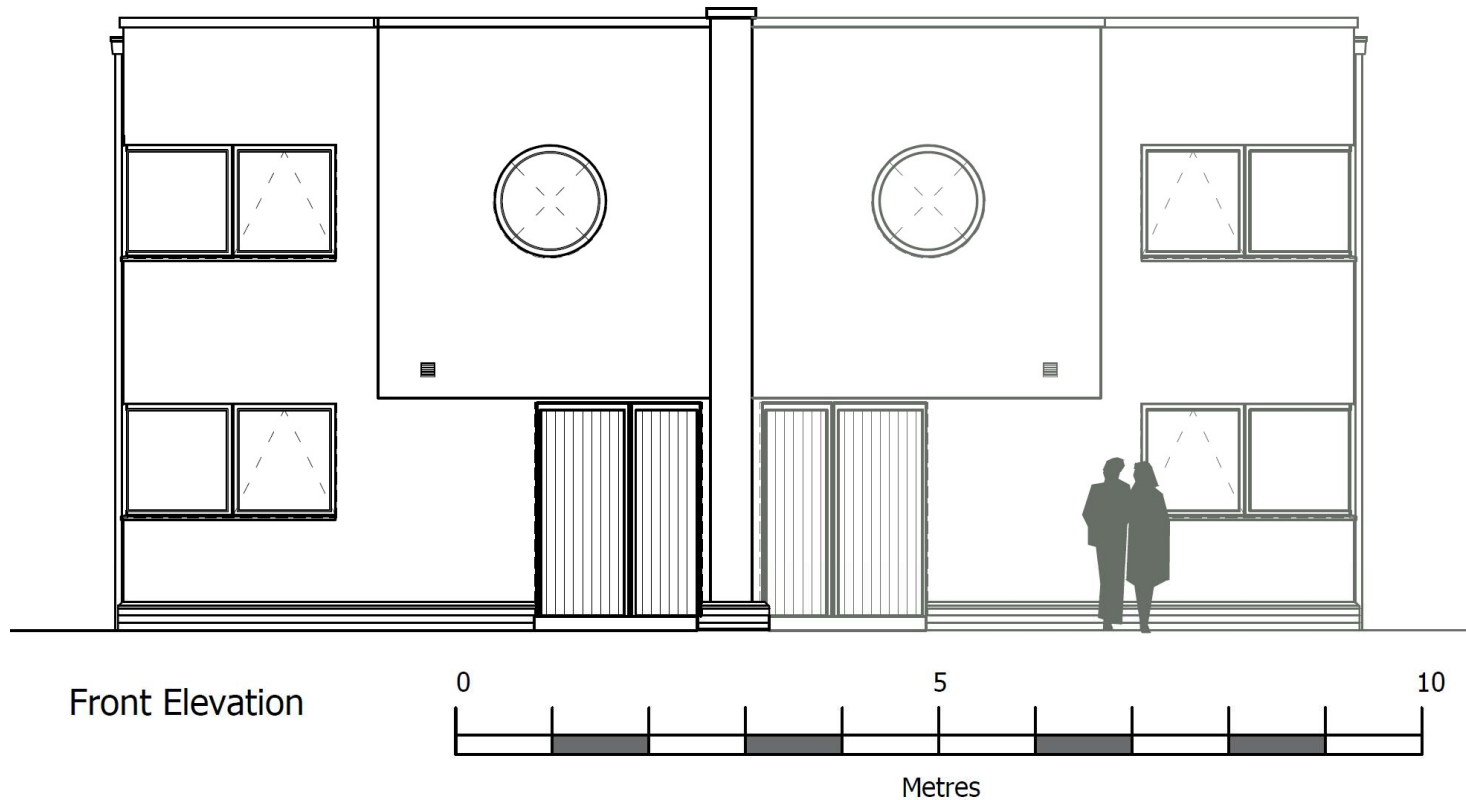


# Pre-existing North/West Elevation

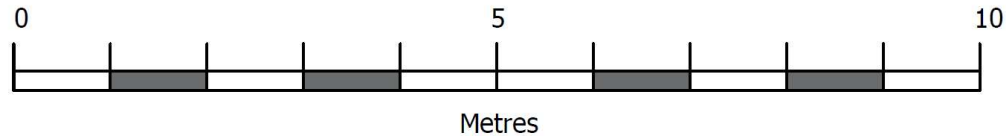


CR-002

# Proposed North/West Elevation



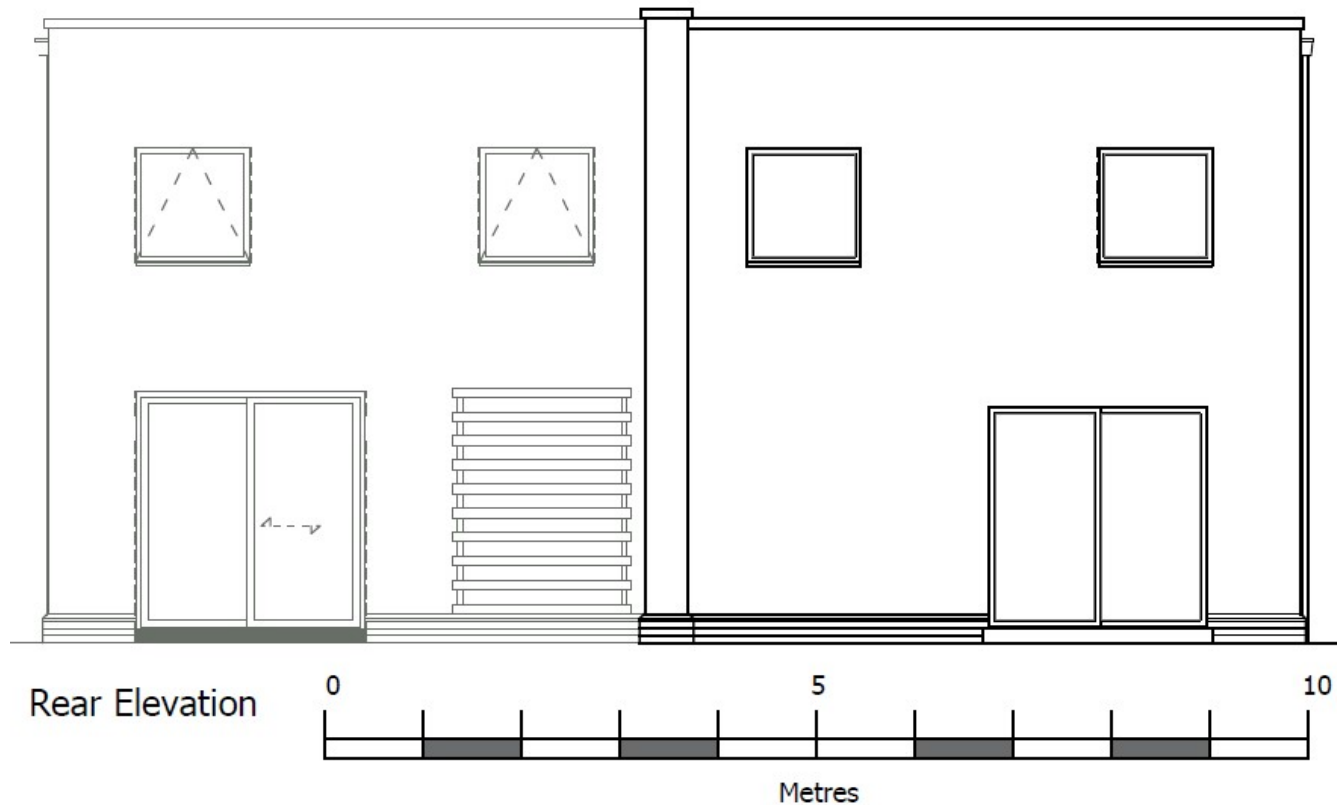
Front Elevation



CR-004

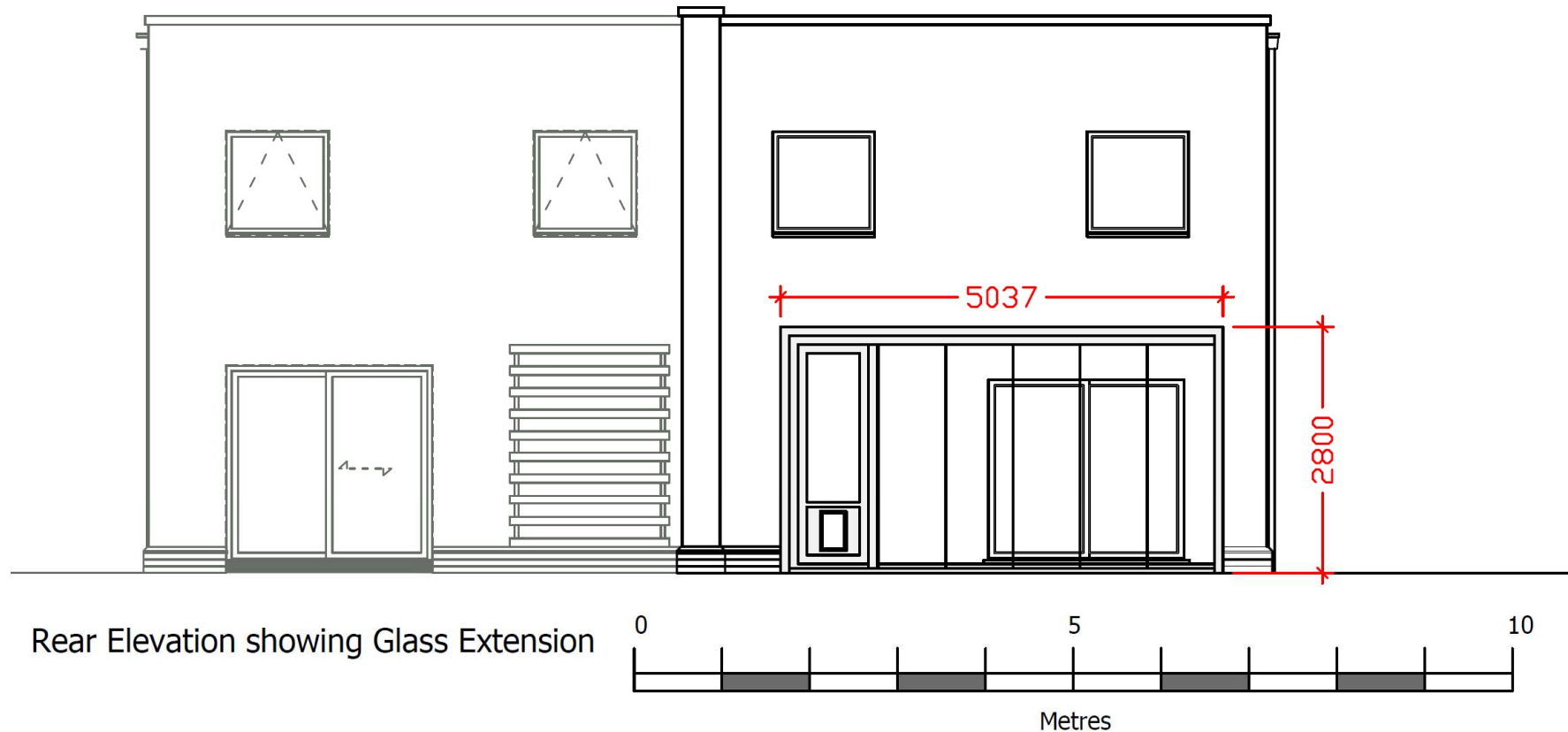


# Pre-existing South/East Elevation



CR-002

# Proposed South/East Elevation



CR-004

# Representations

---

Three objections and one comment received.

Key material issues raised:

- Design: poor design, overdevelopment
- Amenity: too close to the boundary

# **Key Considerations in the Application**

---

- Design and Appearance.
- Impact on Amenity.

# Conclusion and Planning Balance

- Extension would be to the rear so no impact on character of area;
- Modest in depth, modern design and materials in keeping with dwelling
- No significant impacts on neighbours;
- **Recommend Approval**



