

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 1 NOVEMBER 2023

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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47 Trafalgar Street

BH2022/02492



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Application Description

- Demolition of existing car rental premises and erection of a four-storey building (plus basement) comprising commercial floorspace (Class E).

Site Location Plan



Proposed Block Plan Scale 1:500 @A3



Site location Plan Scale 1:1250 @A3

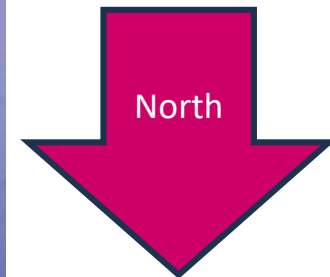


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City Council

Aerial photo of site

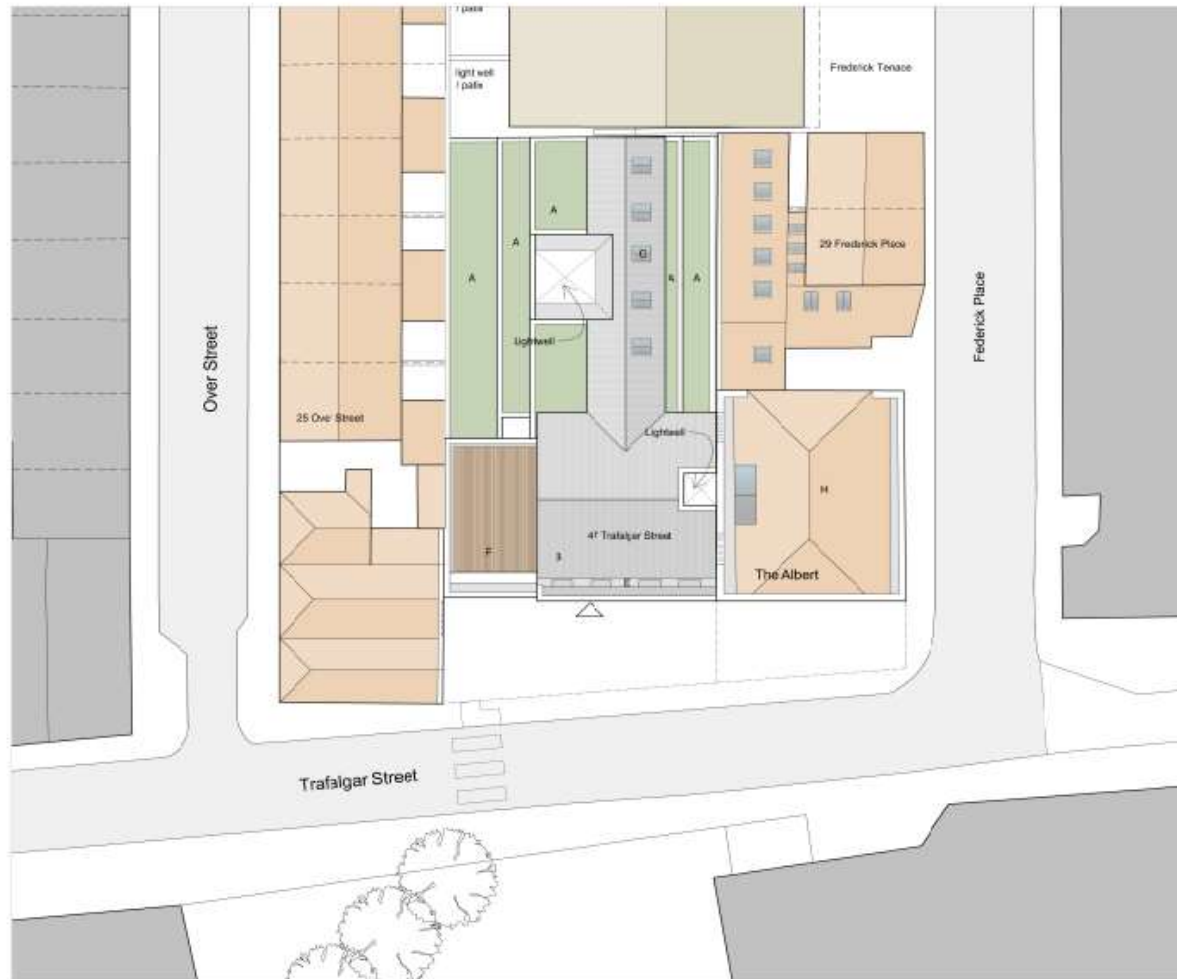


3D Aerial photo of site



Brighton & Hove
City Council

Proposed Site Plan



Proposed site and roof plan Scale 1:200 @A2



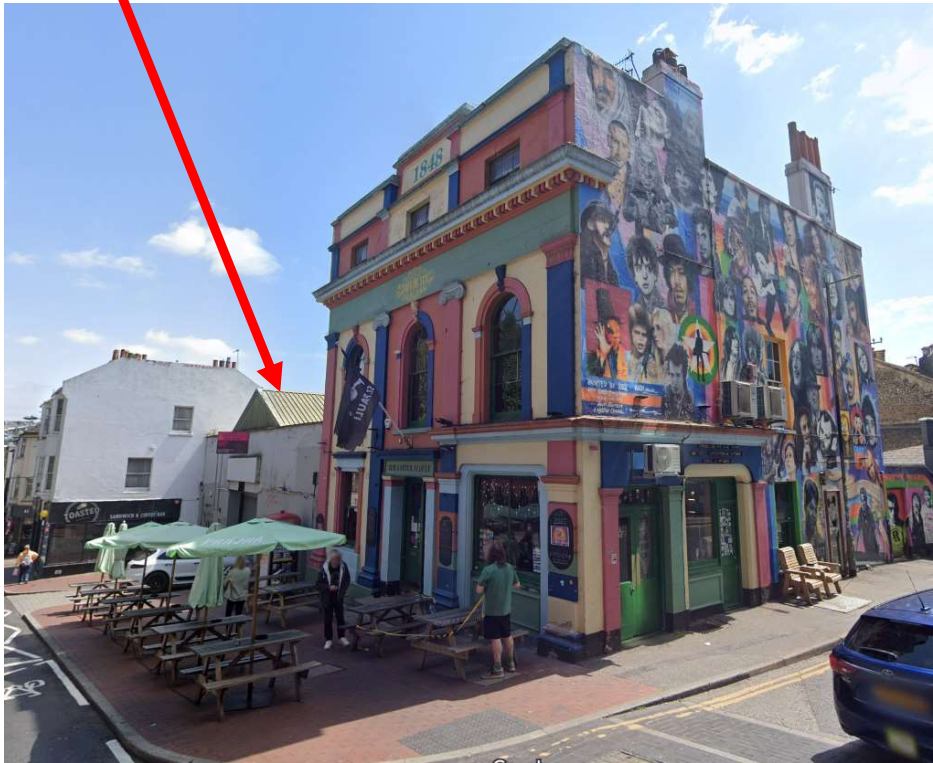
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City Council

Site Photos – from Trafalgar St



Site/Context Photos

Site



Facing south-east



Facing west (towards Brighton Station)

Proposed Front Elevation

0m 1m 2m 3m 4m 5m



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City Council

Proposed Contextual Front Elevation



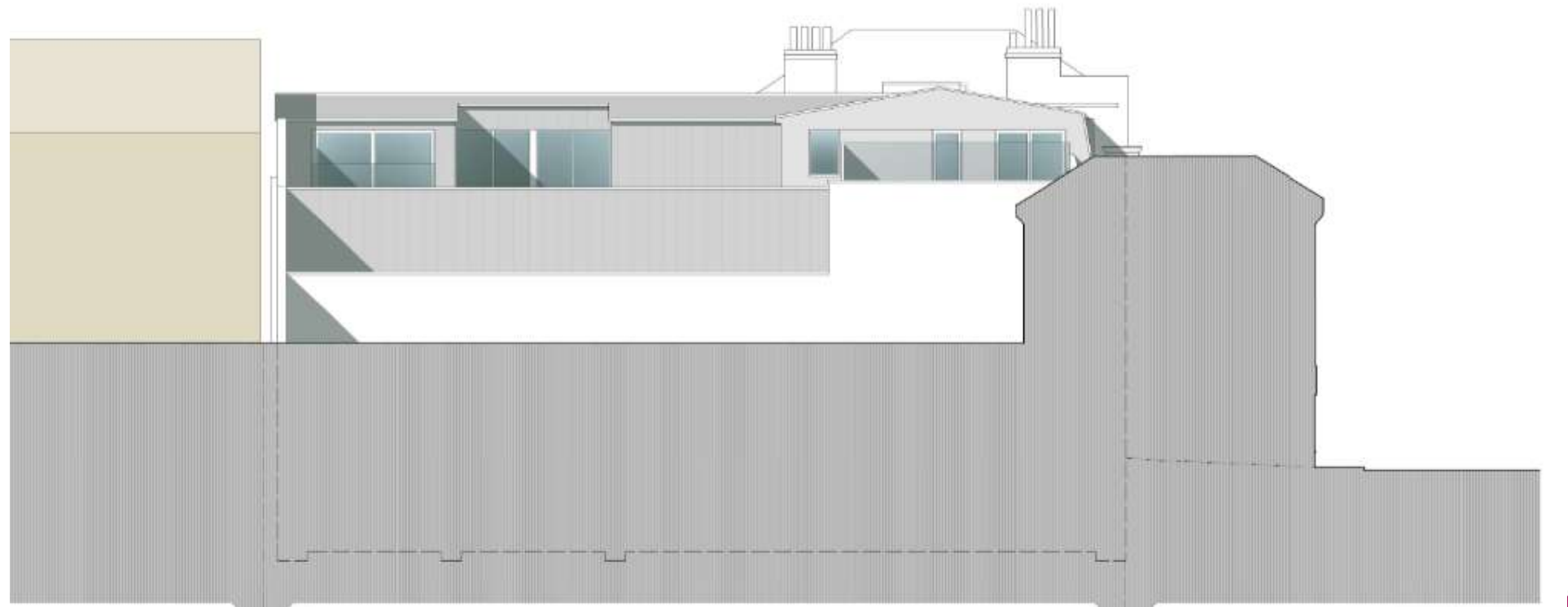
Proposed street elevation scale 1:200 @A2

0m 2m 4m 6m 8m 10m

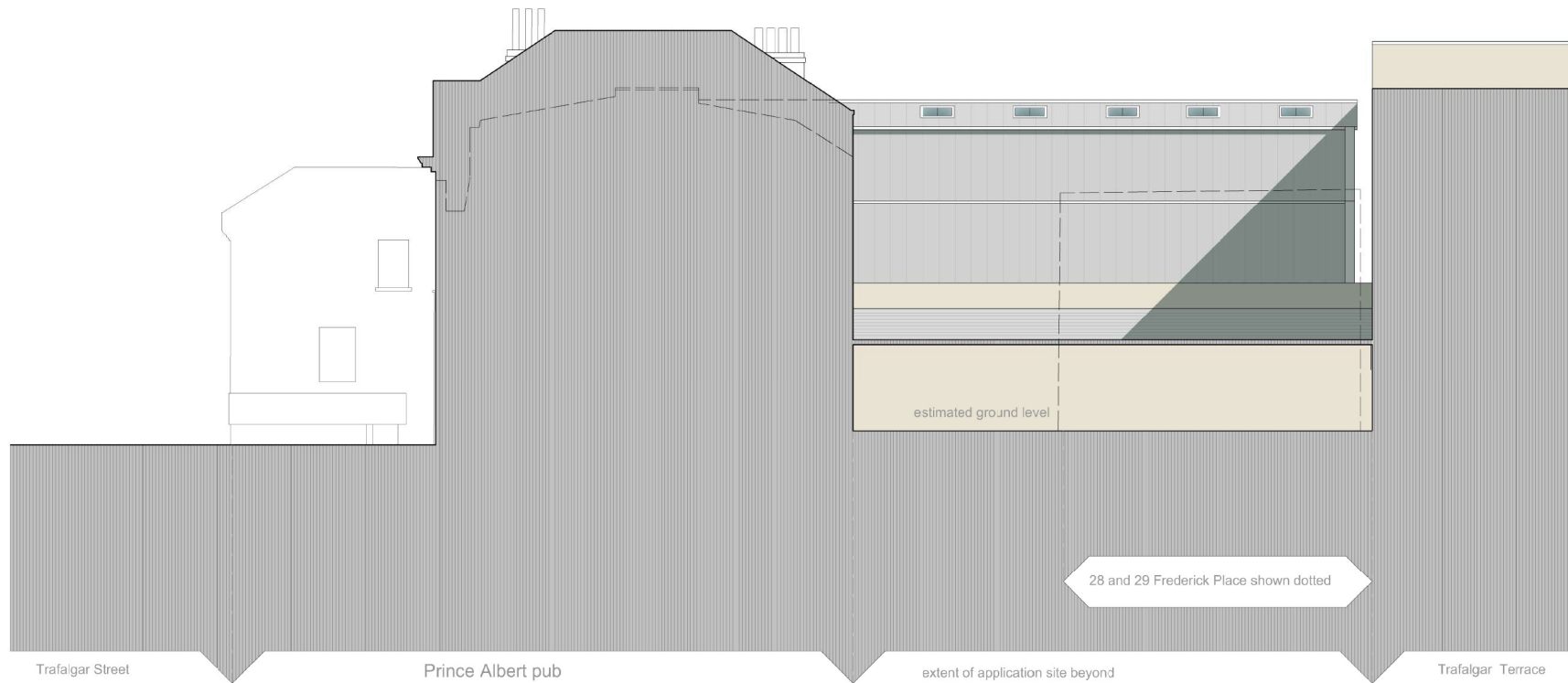


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City Council

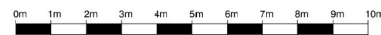
Proposed East Elevation



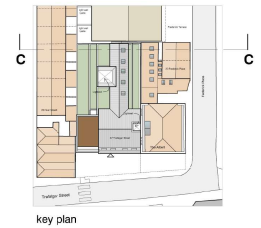
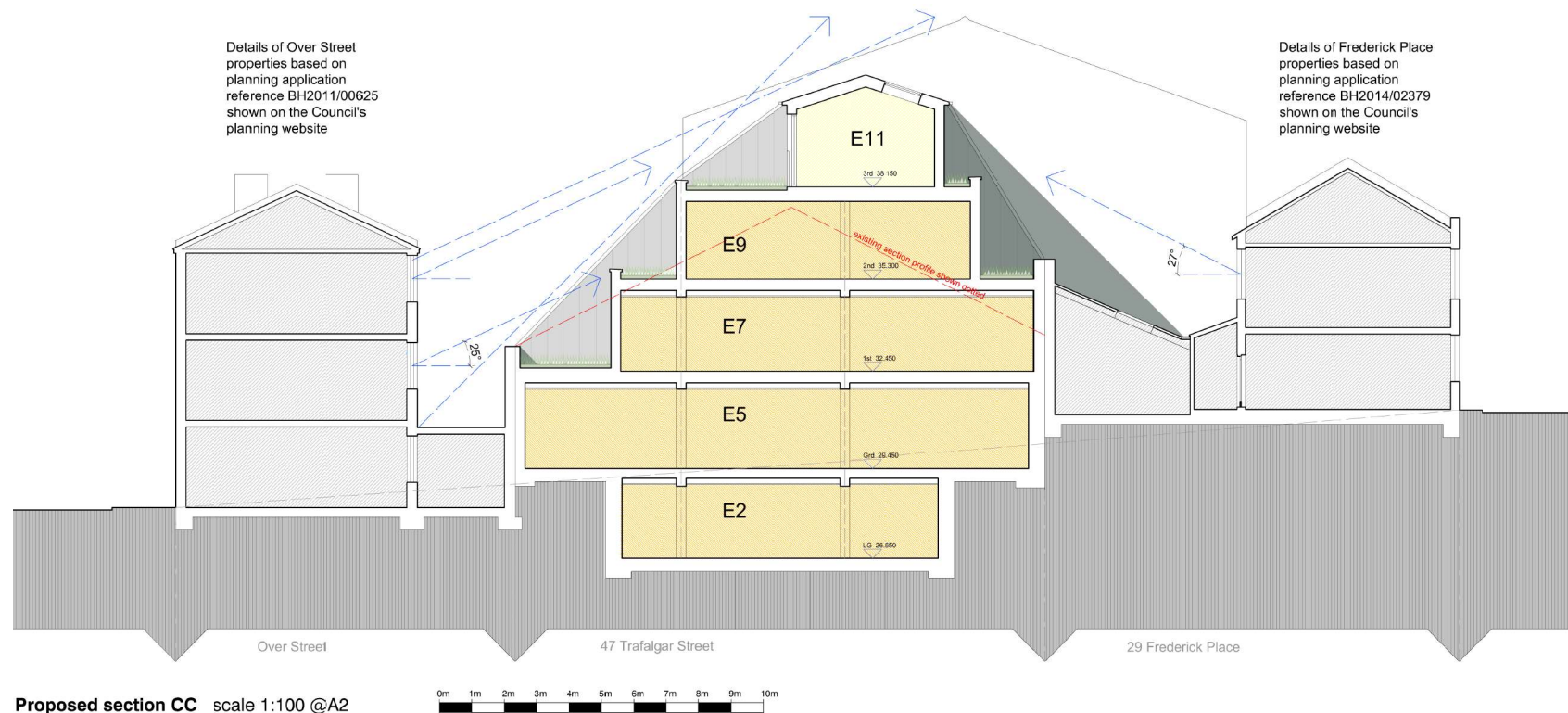
Proposed Section (west)



Proposed Section BB - West elevation scale 1:100 @A2



Proposed Section North



Proposed Section South



Proposed sectional EE scale 1:100 @A2

Planning

D: 160123 Scheme re

Representations

1282 Objections:

- Impact on the adjoining Prince Albert Public House
- Design considerations and impact on Heritage Assets
- Impact on Amenity

4 in Support:

- Good design
- Good for local economy and businesses

7 Comments:

- Amended plans mean there is no longer cause to object
- Could support if the scheme could never be converted to residential use



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City Council

Key Considerations

- Design / Heritage
- 'Agent of Change' Principle
- Impact on Amenity
- Highways Issues
- Sustainability
- Ecology/ Biodiversity

Conclusion and Planning Balance

- Redevelopment of the site would provide high quality commercial space, appropriate to the character of the North Laine area
- Would enhance character and appearance of area and setting of heritage assets
- No significant harm to the amenity of local residents/businesses
- Development would integrate effectively with existing businesses, including Prince Albert pub, a key cultural asset, and subject to conditions, would not affect operation of it as a live venue.
- The benefits of the scheme would significantly outweigh any negative impacts.

Recommend Approval subject to conditions including stringent soundproofing measures, appropriate hours of use, and restrictions on potential future changes of use.

Ovingdean Hall, English Language School

BH2023/00830

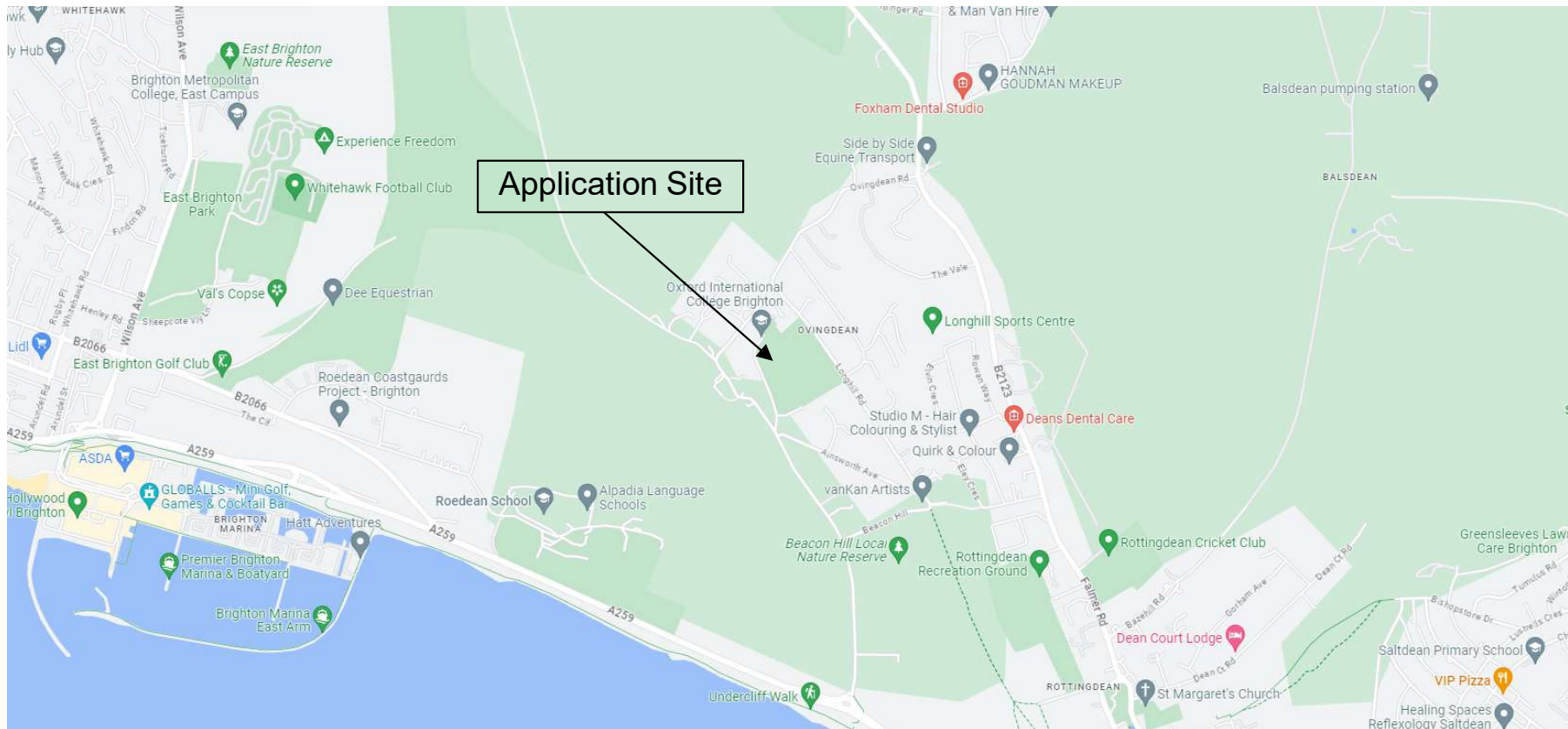


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Application Description

- Demolition of existing theatre, swimming pool, external storage and two accommodation blocks and erection of part-two and part-three storey extension to Ovingdean Wing, erection of detached three-storey accommodation building, relocation of existing MUGA, landscaping alterations and associated works.

Map of application site



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Existing Location Plan



OVH-BDP-ZZ-00-PL-A-204004 P2

Aerial photo of site



3D Aerial photo of site



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City Council

Close-up aerial view



Greenways entrance



Brighton & Hove
City Council

Ovingdean Road entrance facing south



Ovingdean Road frontage facing north



Original Ovingdean Hall building



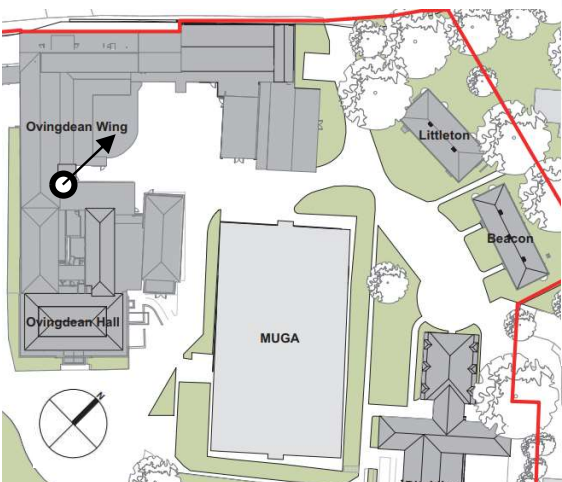
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City Council

Demolition plan



Brighton & Hove
City Council

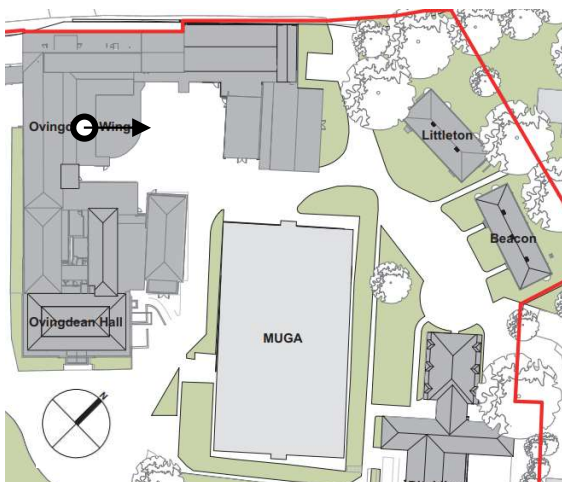
View of buildings to be demolished



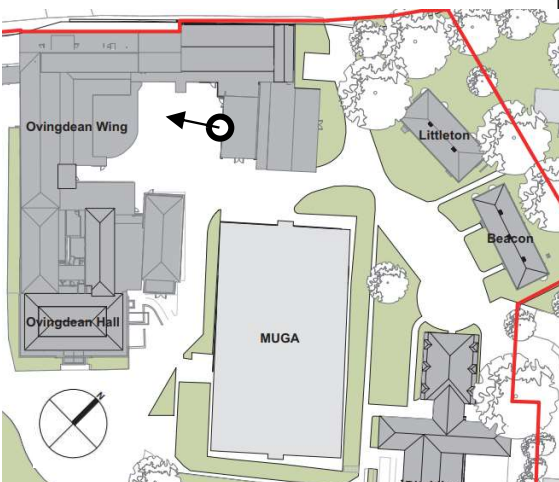
View of buildings to be demolished

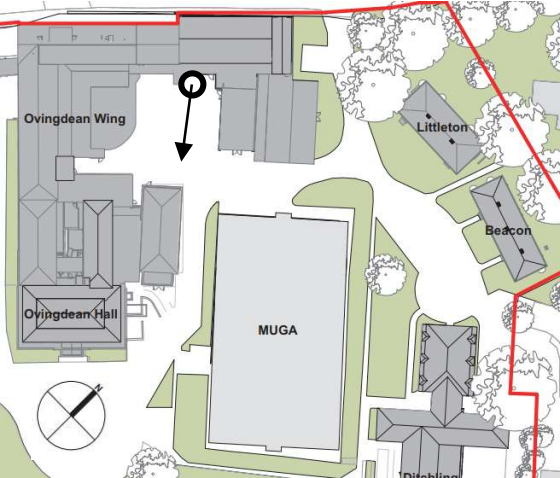


32



View of buildings to be demolished





Existing Block Plan



OVH-BDP-ZZ-00-PL-A-204006 P2

Proposed Block Plan



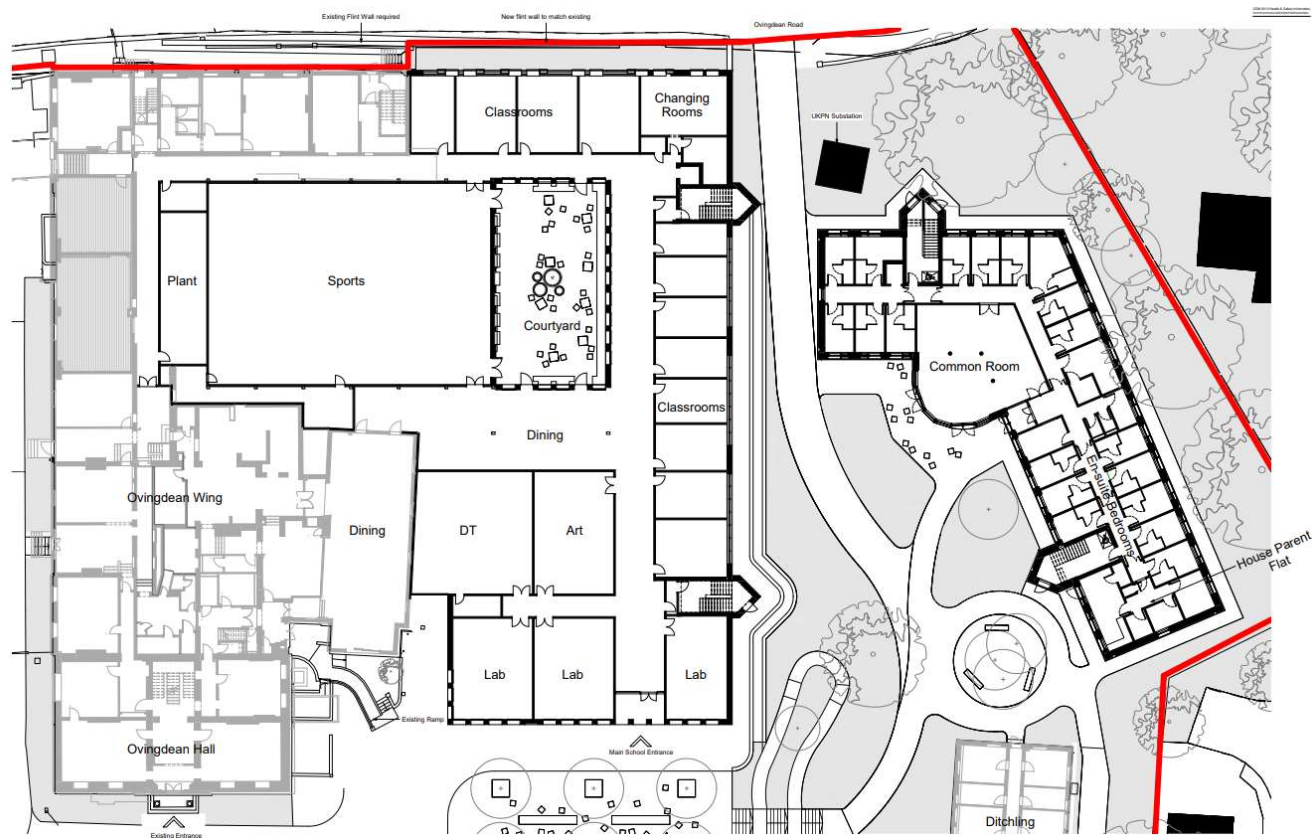
OVH-BDP-ZZ-00-PL-A-204007 P4

Proposed Site Visualisation **(not to scale)**

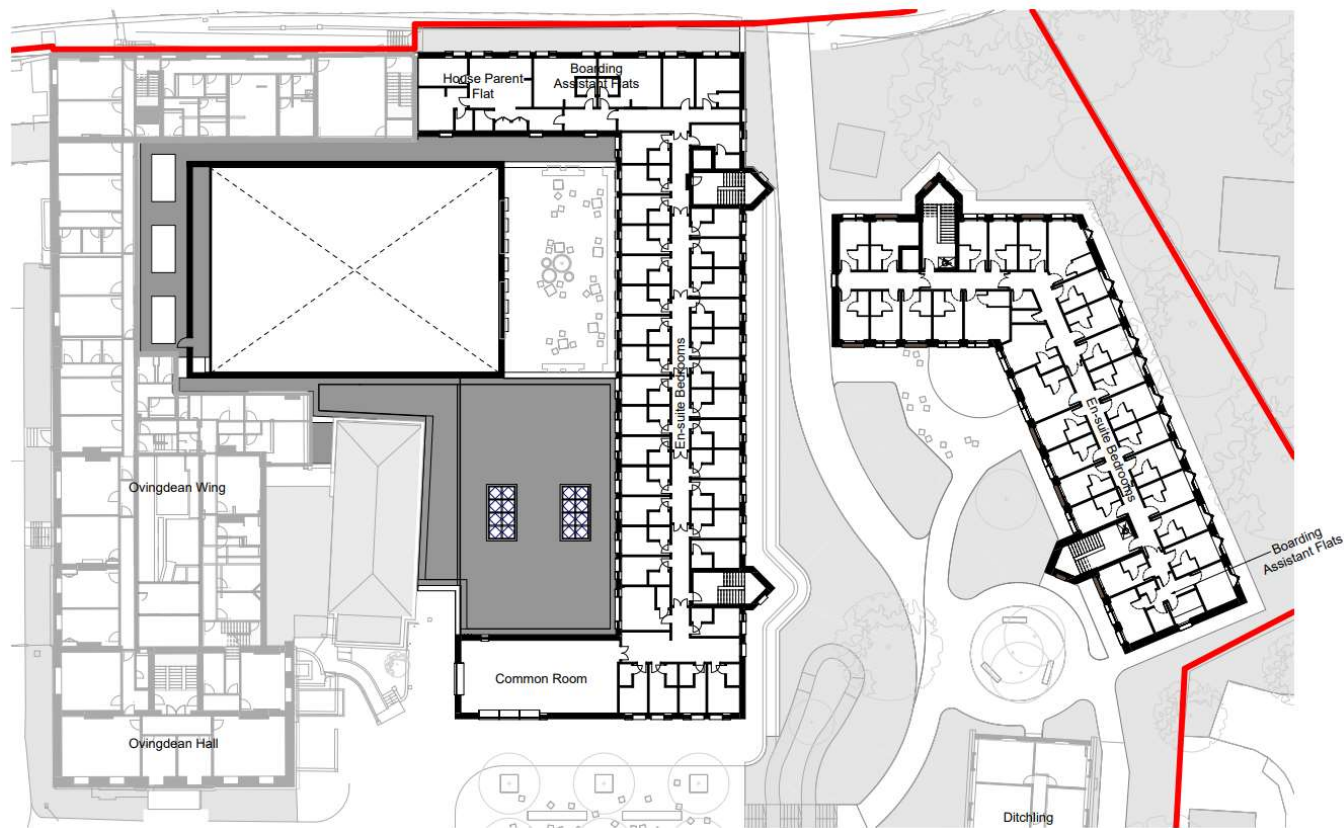


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City Council

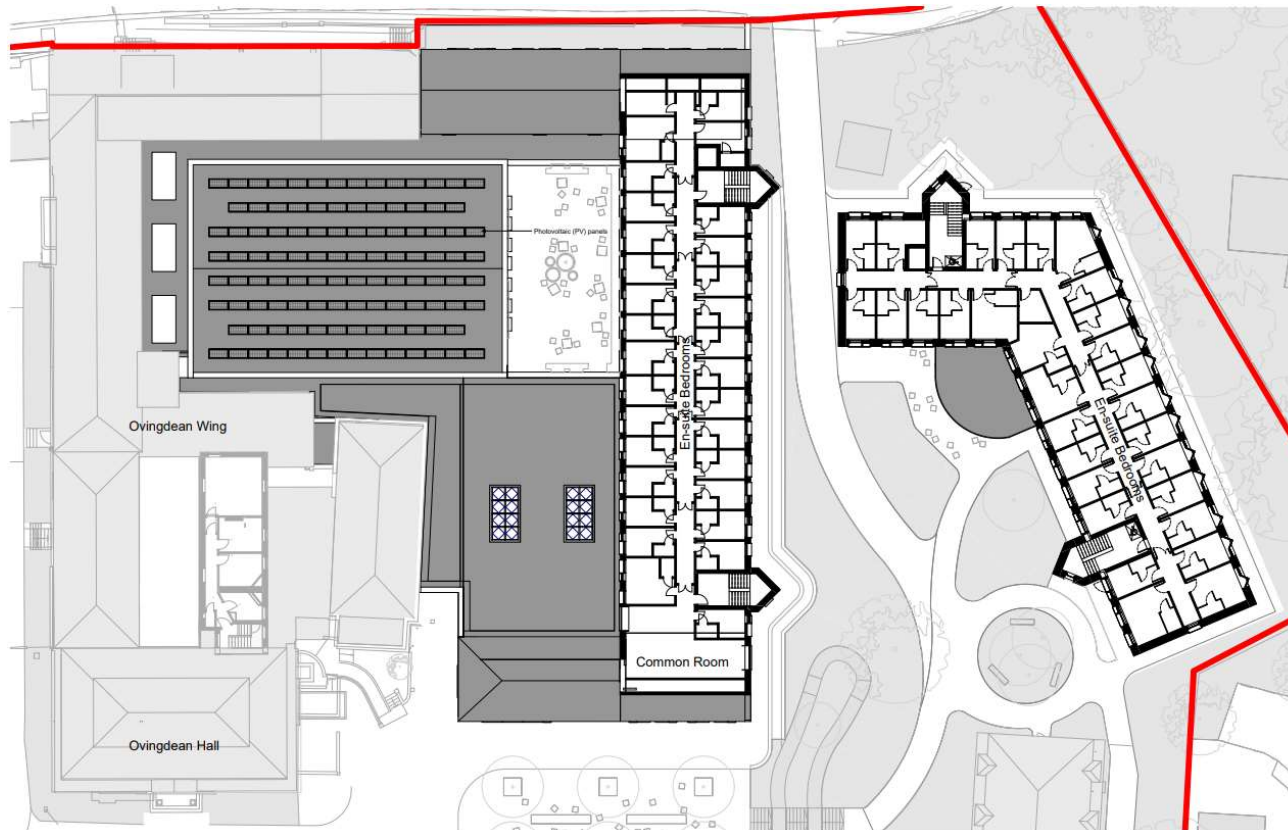
Proposed Ground Floor Plan



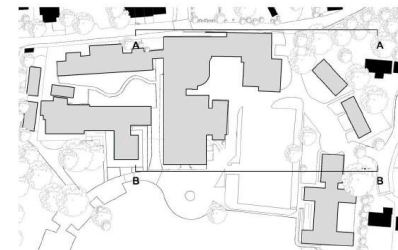
Proposed First Floor Plan



Proposed Second Floor Plan



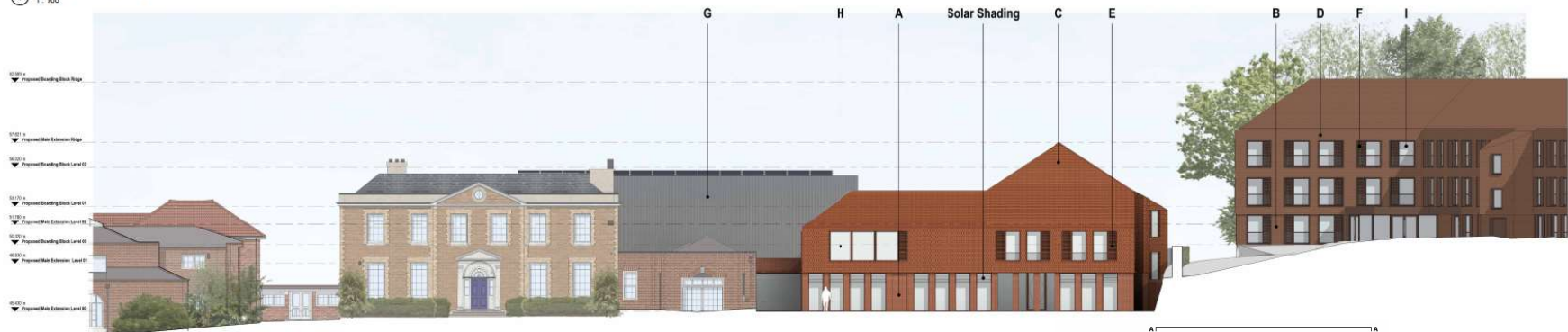
Existing Elevations – front and rear of Ovingdean Wing extension



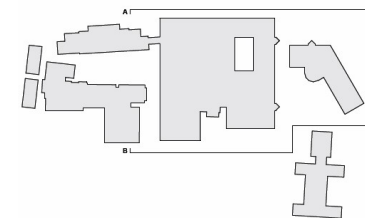
Proposed Elevation – front and rear of Ovingdean Wing extension



1 AA - Proposed North Elevation
1:100



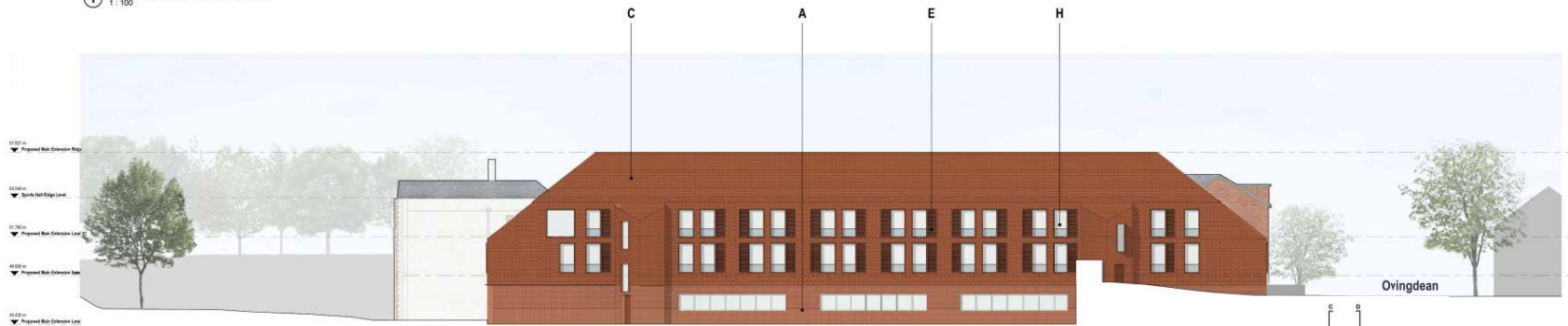
2 BB - Proposed South Elevation
1:100



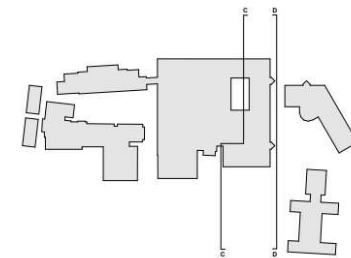
Proposed Elevations – sides of Ovingdean Wing extension



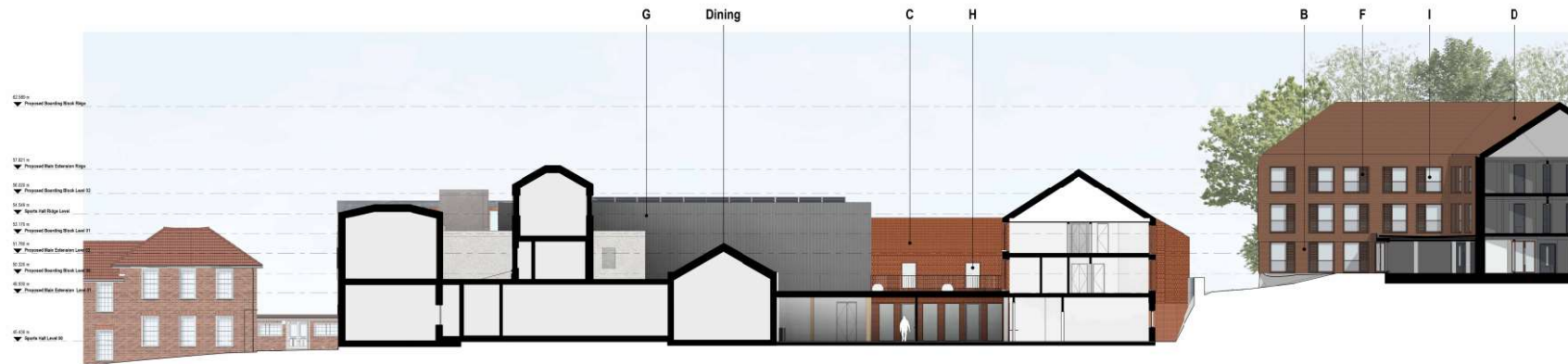
① CC - Proposed Wet Elevation
1:100



② DD - Proposed East Elevation
1:100



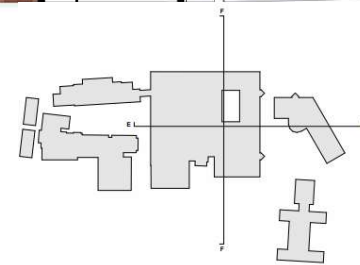
Proposed Sports Hall



① EE - Proposed Sports Hall South Elevation
1:100



② FF - Proposed Sports Hall East Elevation
1:100



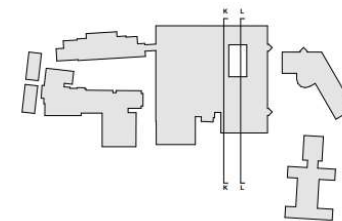
Proposed Sections



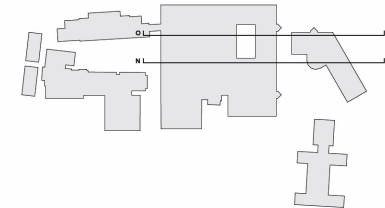
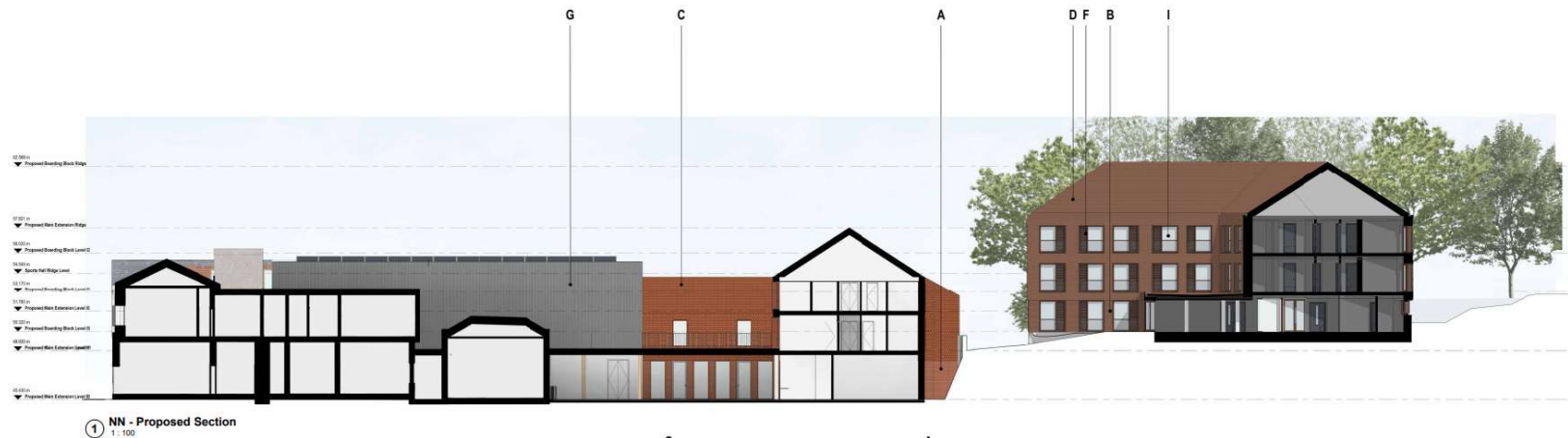
① KK - Proposed Section
1:100



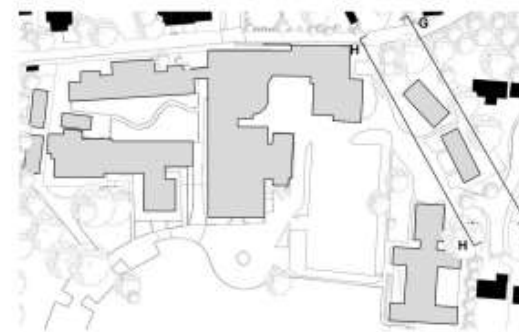
② LL - Proposed Section
1:100



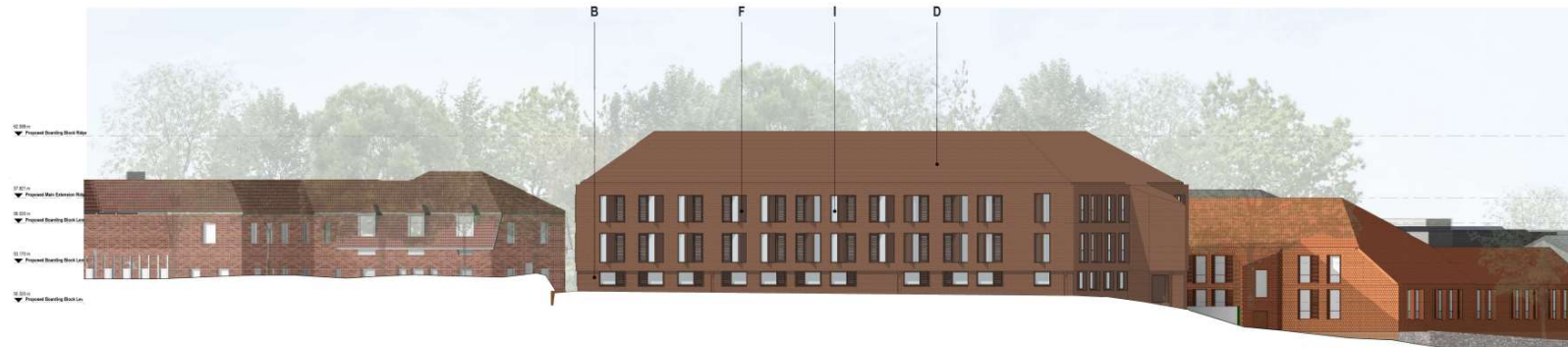
Proposed Site Sections



Existing Elevations – Boarding Blocks



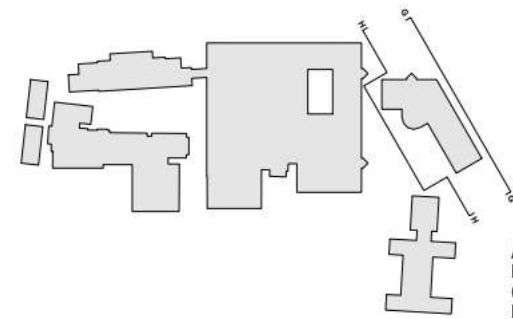
Proposed Elevations – Boarding Block



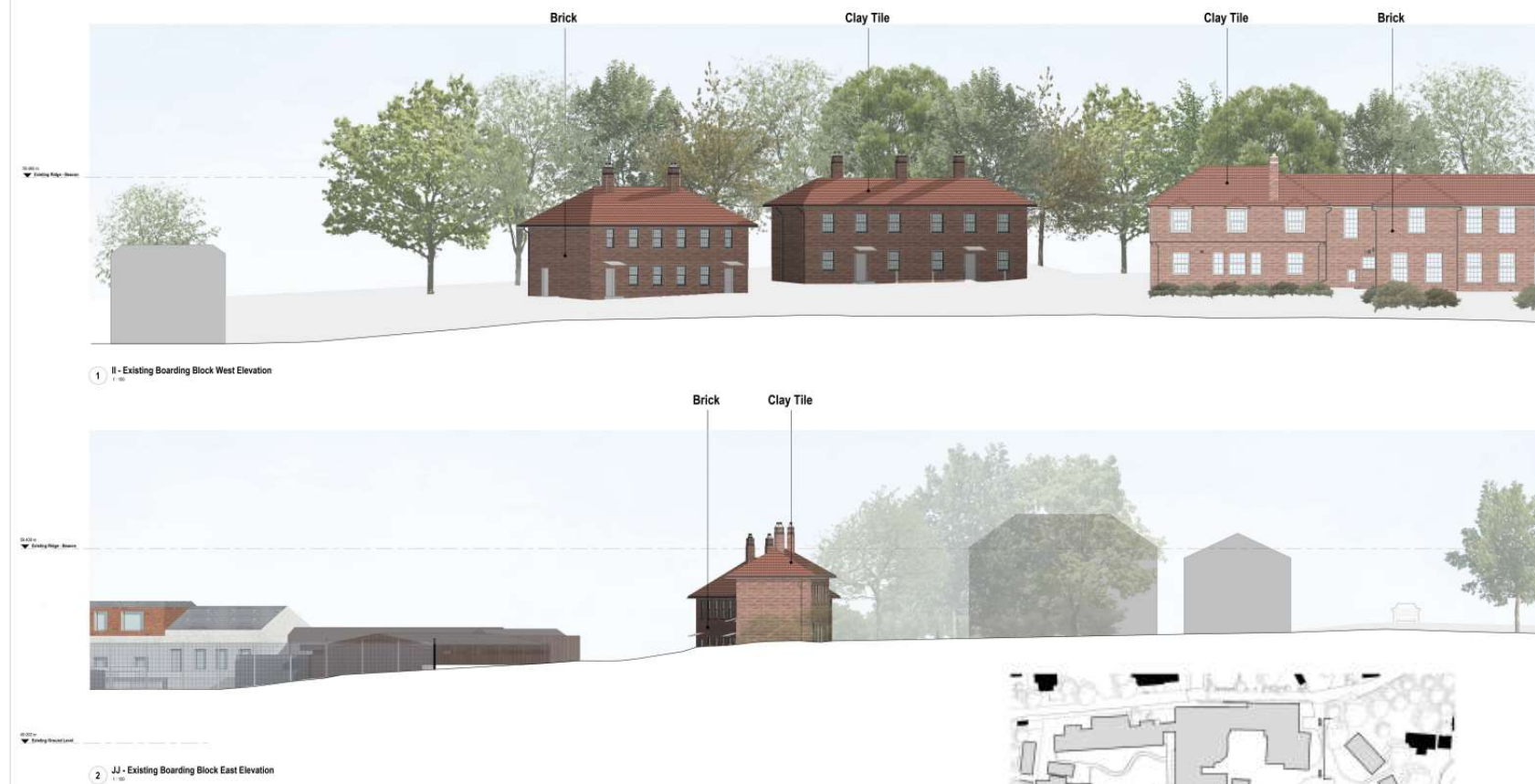
① GG - Proposed Boarding Block Northeast Elevation
1:100



② HH - Proposed Boarding Block Southwest Elevation
1:100



Existing Elevations – Boarding Blocks



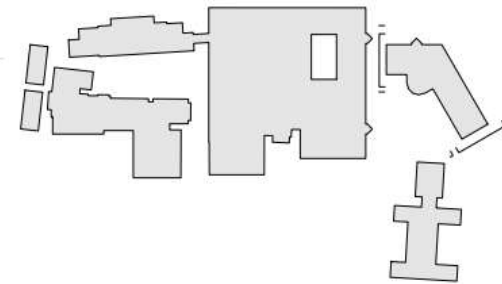
Proposed Elevations – Boarding Block



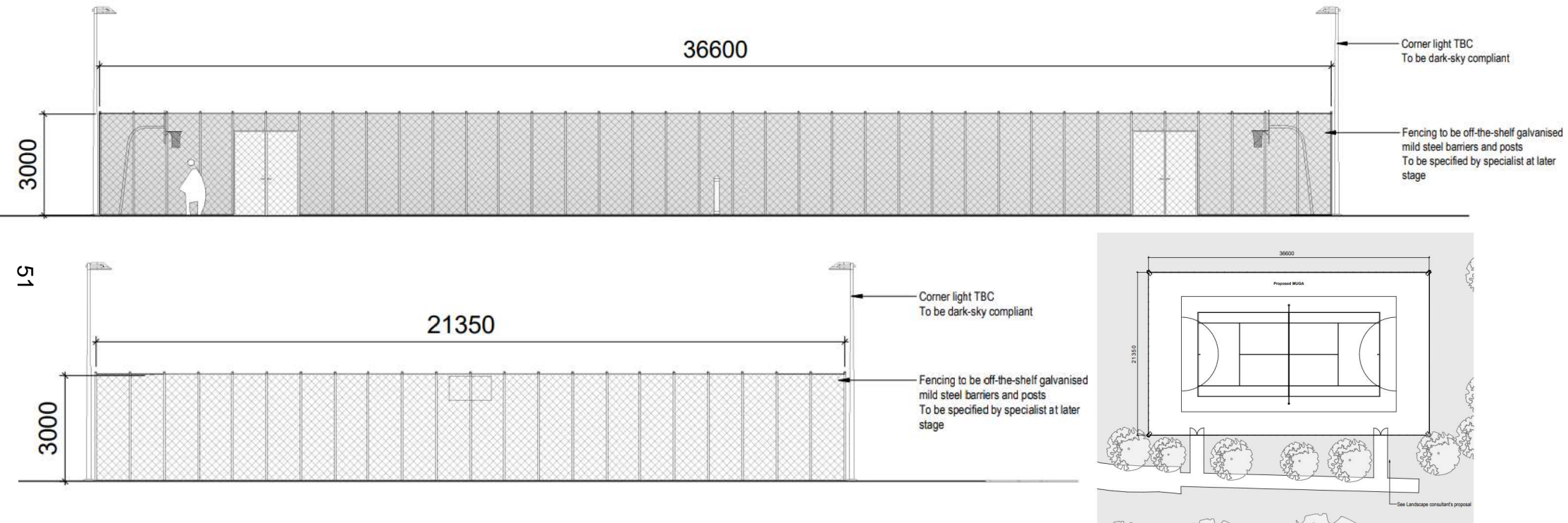
① II - Proposed Boarding Block West Elevation
1:100

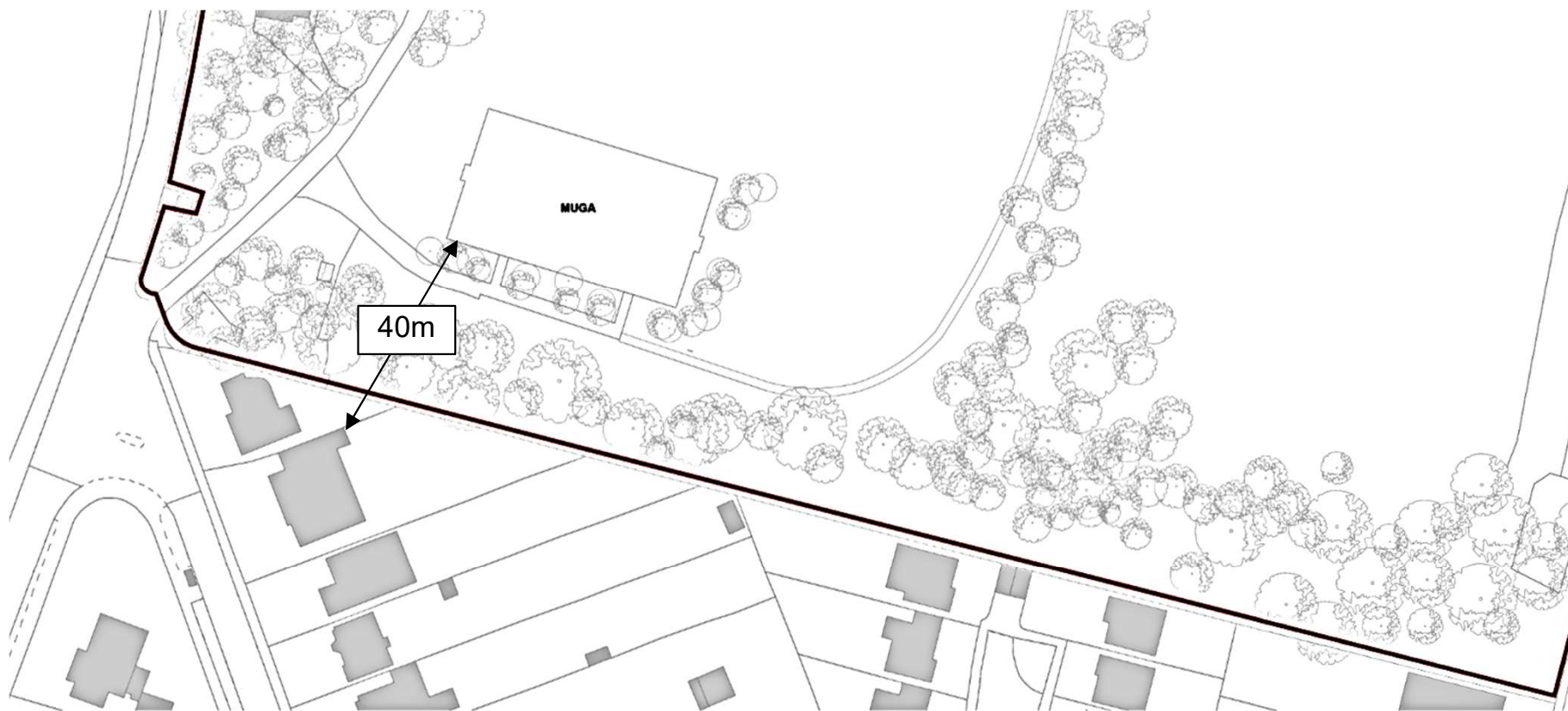


② JJ - Proposed Boarding Block Southeast Elevation
1:100



MUGA – Plan and Elevations





Indicative Landscaping Plan (extract)



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Existing View 1



Brighton & Hove
City Council

Proposed View 1



Existing View 2



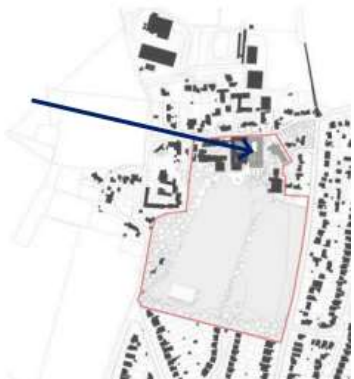
Brighton & Hove
City Council

Proposed View 2

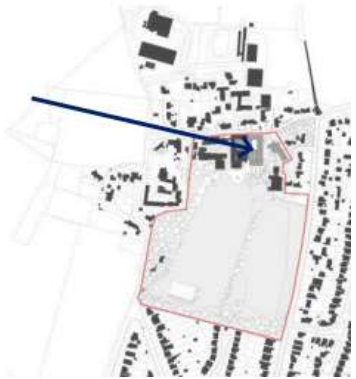


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Existing View 3



Proposed View 3



Representations

One (1) letter of support, raising the following points:

- Good design, in keeping with the site and village

Four (4) letters of objection, raising the following points:

- Overdevelopment
- Noise disturbance
- Relocation of the MUGA will be too close to residential dwellings
- Loss of outlook due to scale of new boarding accommodation block
- Overlooking

Full details of representations received can be found online on the planning register.

Key Considerations in the Application

- Principle of development
- Design, appearance and heritage
- Landscape
- Impact upon amenity
- Standard of accommodation
- Archaeology
- Arboriculture
- Ecology
- Drainage
- Sustainability
- Transport



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City Council

S106 table

Section 106 Heads of Terms:

Biodiversity Net Gain

- A contribution of £12,250 towards the long-term monitoring of Biodiversity Net Gain proposals over a 30 year period.

Transport

- A Travel Plan and an accompanying Monitoring fee of £7,004+VAT

Employment and Training

- A contribution of £35,150 towards the Brighton & Hove Local Employment Scheme
- Employment and Training Strategies for both demolition and construction demonstrating a minimum percentage of 20% local employment



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City Council

Conclusion and Planning Balance

- Acceptable in principle – would reinvigorate established educational use of site and improve facilities
- Benefit of sports hall and MUGA (including community use) would mitigate loss of swimming pool, particularly as closed 5 years ago..
- No objection to demolition subject to suitable recording of the swimming pool which has some historic interest.
- New buildings have high standard of design, positive contribution to the site and area including heritage features of Ovingdean Conservation Area and the setting of the listed buildings on site.
- Some harm to neighbouring amenity due to increased scale of accommodation and siting of MUGA but acceptable with conditions.
- Matters relating to archaeology, arboriculture, drainage, ecology, lighting and transport acceptable subject to conditions.
- Legal agreement would secure Travel Plan and Employment & Training Strategy, as well as financial contributions towards Biodiversity Net Gain and Travel Plan monitoring and the Brighton and Hove Local Employment Scheme are to be secured by legal agreement.

Recommend: Approval

58-60 Beaconsfield Road

BH2023/01186

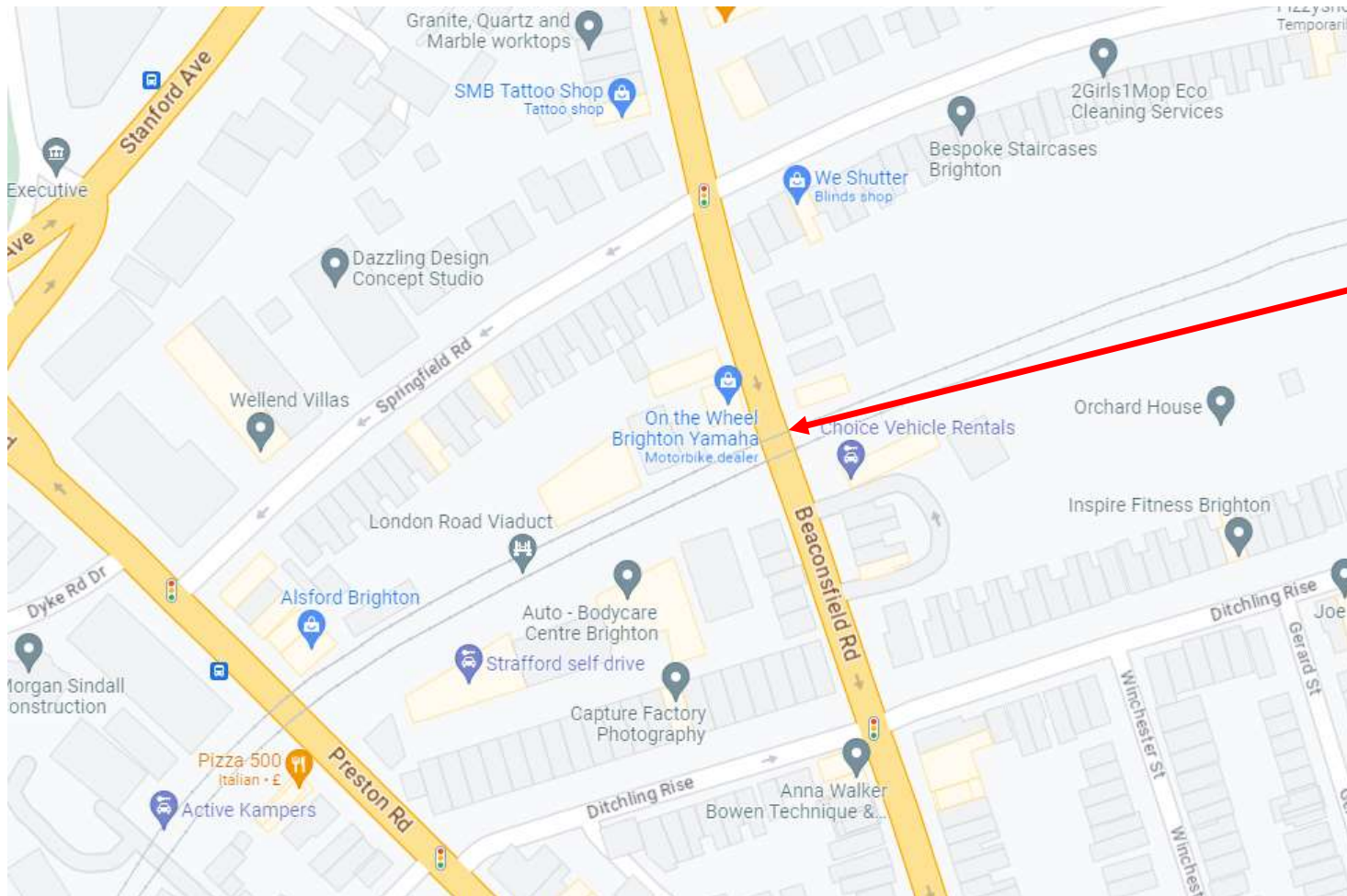


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Application Description

Change of use from builders' merchant premises (Sui Generis) to vehicle rental premises (Sui Generis), including partial demolition of existing structures, installation of rental vehicle wash bay, amended fascia to existing shopfront, parking and associated works.

Map of application site



Entrance to
application site

Existing Location Plan

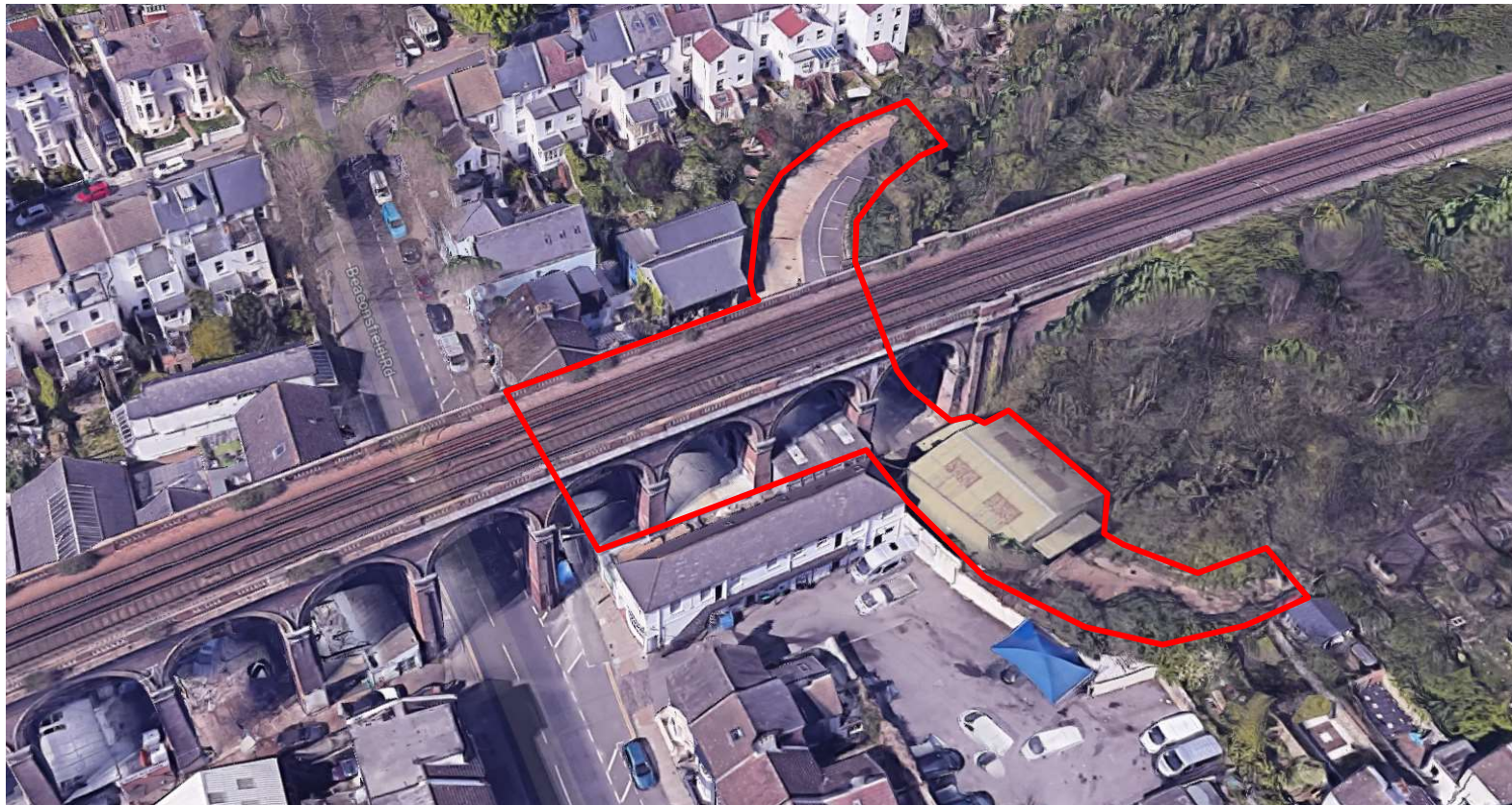


Aerial photo(s) of site



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3D Aerial photo of site



Street photo of site



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City Council

Existing Shopfront



Existing Site Photos



**Looking towards the northern boundary
(rear of properties on Springfield Road)**



**Looking towards the southern boundary
(rear of properties on Ditchling Rise)**

Existing Site Photos



**Existing structures to be demolished/
removed from the site**



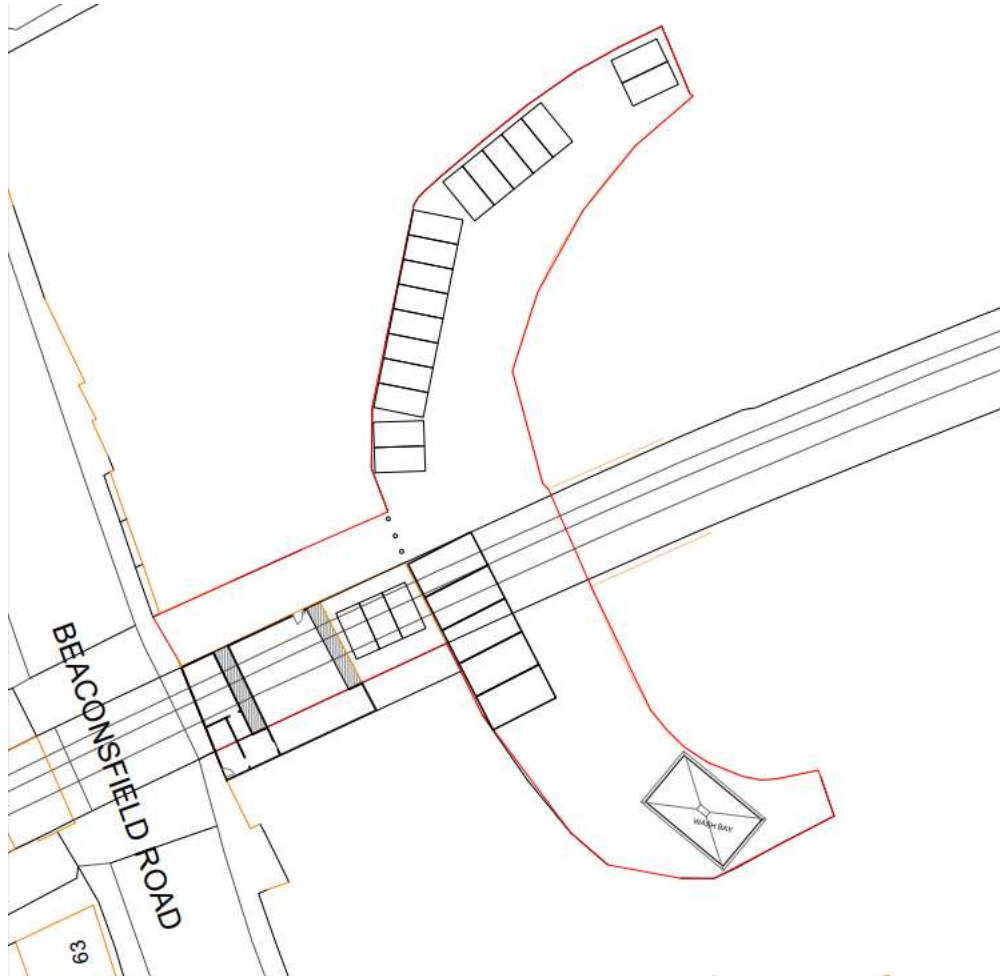
**Brighton & Hove
City Council**

Existing Site Photos



Existing structures - to be retained and refurbished as site office for vehicle rental use.

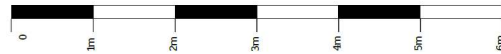
Proposed Site Plan



- Drop down bollards

Existing Front Elevation

Scale 1:50@A3



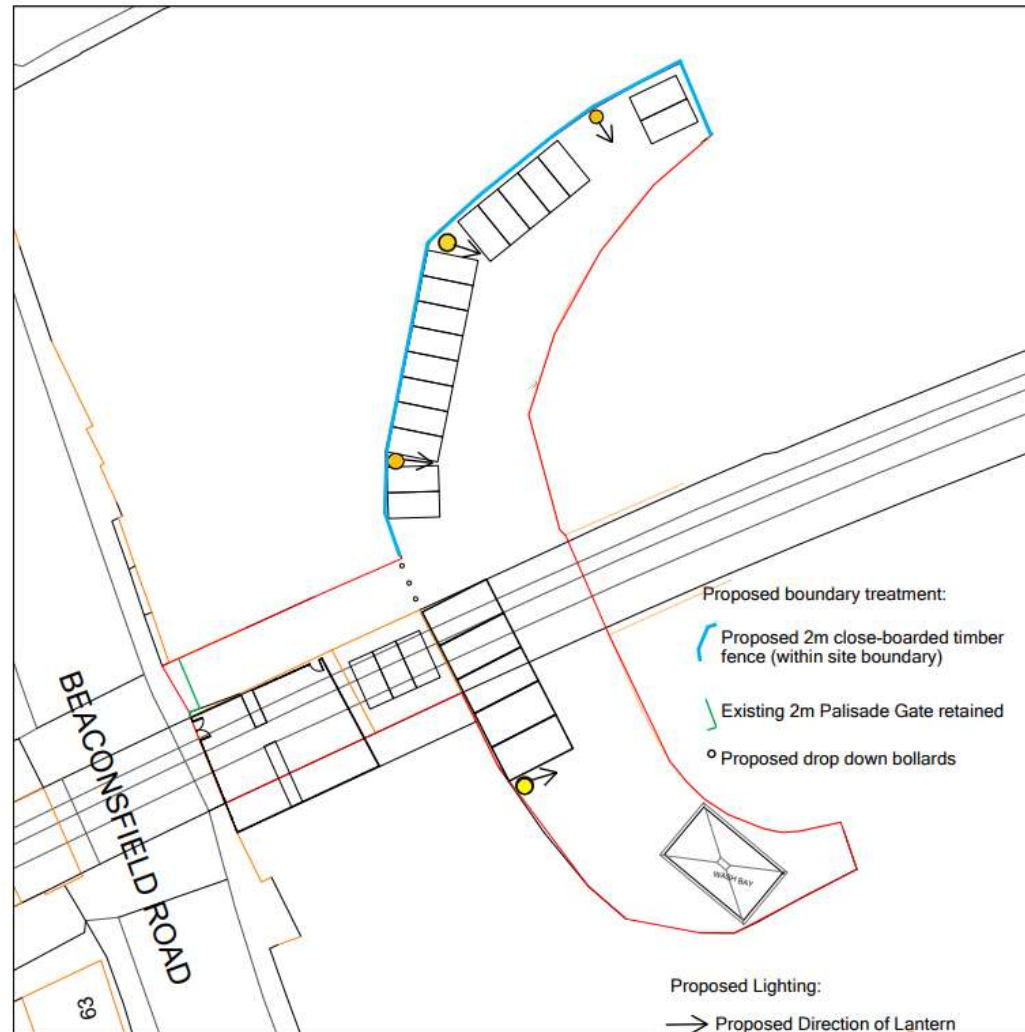
EXISTING FRONT ELEVATION - 1:50

E101 v3



E101 V3

Proposed Lighting & Boundary Plan



- Retain existing lighting column - Halophane D-series to be fitted
- Proposed new lighting column - Halophane D-series to be fitted

Proposed boundary treatment:

Proposed 2m close-boarded timber fence (within site boundary)

Existing 2m Palisade Gate retained

Proposed drop down bollards

Proposed Lighting:

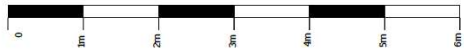
Proposed Direction of Lantern



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City Council

Proposed Front Elevation

Scale 1:50 @A3



FRONT ELEVATION - 1:50 - Proposed
E103 v3



E103 V3



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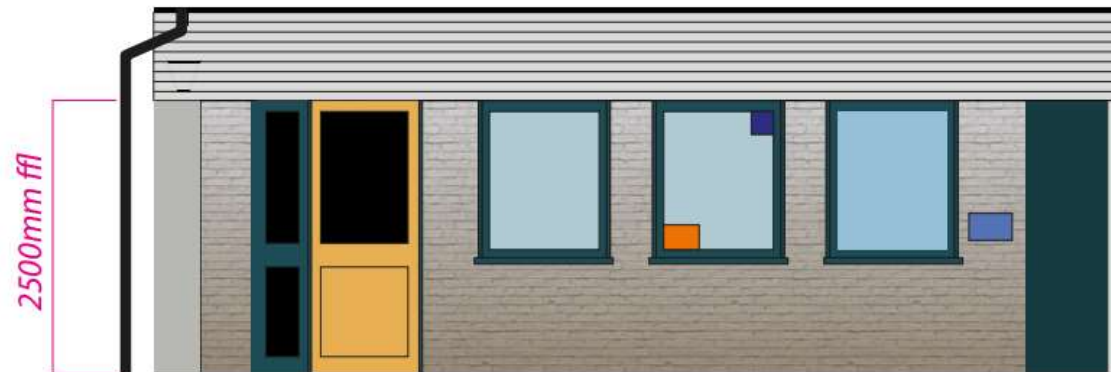
Existing Side Elevation

Scale 1:50@A3



EXISTING SIDE ELEVATION - 1:50

E102 v3



E102 V3

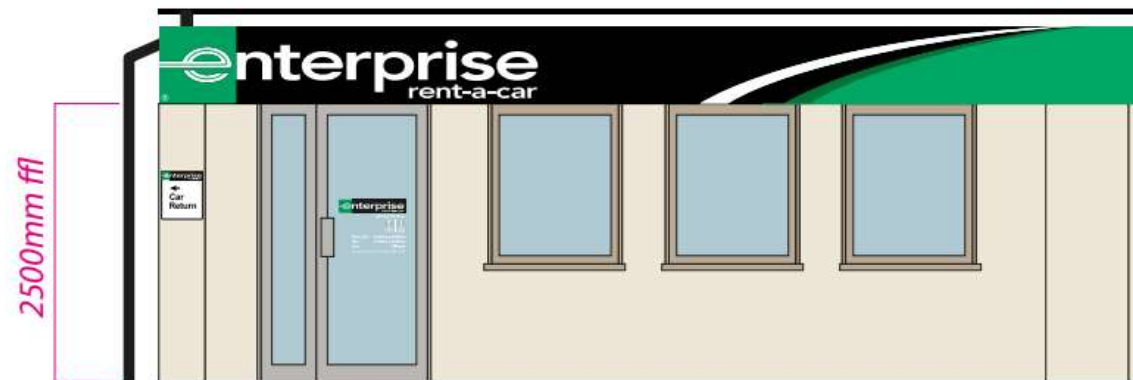
Proposed Side Elevation

Scale 1:50@A3



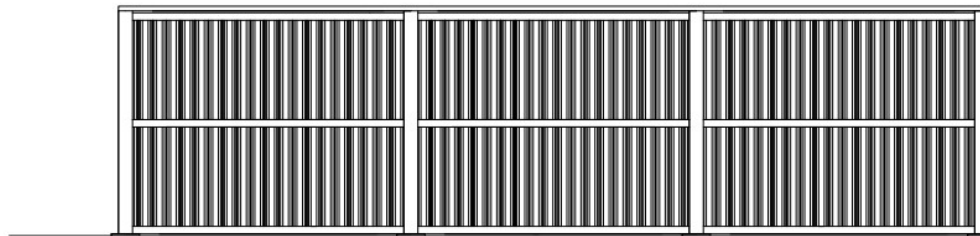
SIDE ELEVATION - 1:50 - Proposed

E104 v3

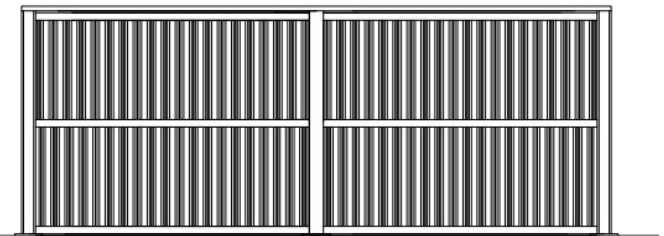


E104 V3

Proposed Car Wash



CAR WASH SIDE ELEVATION



CAR WASH REAR ELEVATION

152 x 152 UC's & Galvanised
Channels to form 1no. Bay

9000mm Long x 6000mm Wide

1000 / 32 Goosewing Grey L/G
Single Skin Sheets

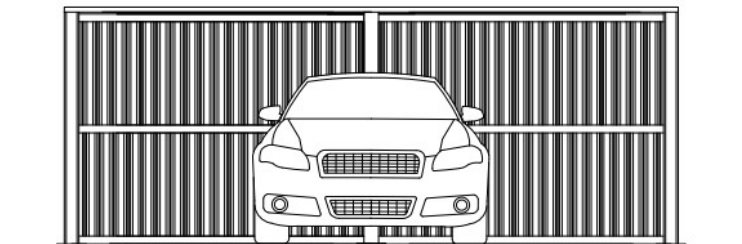
Goosewing Grey Capping
Flashings

Goosewing Grey Drip Flashings

Sealafix Fixings Goosewing Grey

Roof steel supports & cold rolled
purlins

Plastic Gutter, Down Pipe c/w
Brackets



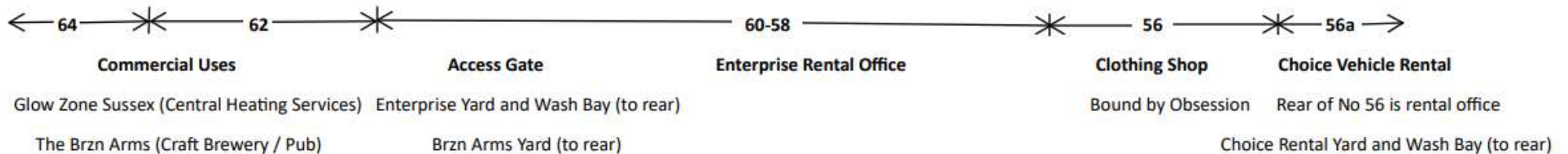
CARWASH FRONT ELEVATION

ID 715.005 REV D



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City Council

Illustrative Street Scene



Representations

One-hundred and sixty-six (166) objections:

- Adversely affects conservation area & listed building
- Impacts on residential amenity from increased noise and disturbance (including from jet wash), air quality, loss of light and outlook
- Overdevelopment, poor design,
- Light pollution - impacts on residents and wildlife
- Car parking layout inadequate for manoeuvring, and no footpaths for pedestrians.
- Opening hours too long
- Security risks for adjacent homes
- Would not enhance the area – lack of benefit.
- Increased traffic and congestion, highway safety impacts.
- Lack of community engagement;

- Impact on garden walls and trees.
- Increased ground pollution from vehicles
- Damage to trees in neighbouring gardens
- Increased use of water as part of the use
- Detrimental to BRZN Arms pub customers and use
- Demolition not necessary
- Impact on bats

Caroline Lucas MP objected.

One representation in Support:

- Would return site to trade use, better hours;
- BRZN Arms more disturbing than

Key Considerations in the Application

- Principle of change of use from builders' yard to vehicle rental use.
- Design and appearance of the shopfront alterations.
- Impact on Preston Park Conservation Area and Listed Viaduct.
- Impact on neighbouring amenity
- Impact on Ecology including adjacent London Road Local Wildlife Site.
- Impacts on highway safety

Conclusion and Planning Balance

- Change of use considered acceptable in principle.
- Would not increase the harm to the Preston Park conservation area, particularly with traditional shopfront to be refurbished.
- Structures within site reduced – no adverse impact on listed Viaduct.
- Impact on neighbours acceptable. Noise assessment undertaken relating to car wash bay and vacuum cleaner – use would be limited to 1 hour per day.
- Reduced vehicle trips over that of previous use – no highway safety concerns.
- Acceptable impact on ecology, subject to securing lighting scheme.

Recommend: Approval

87

Garages Rear Of 10 Bavant Road

BH2023/01799



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City Council

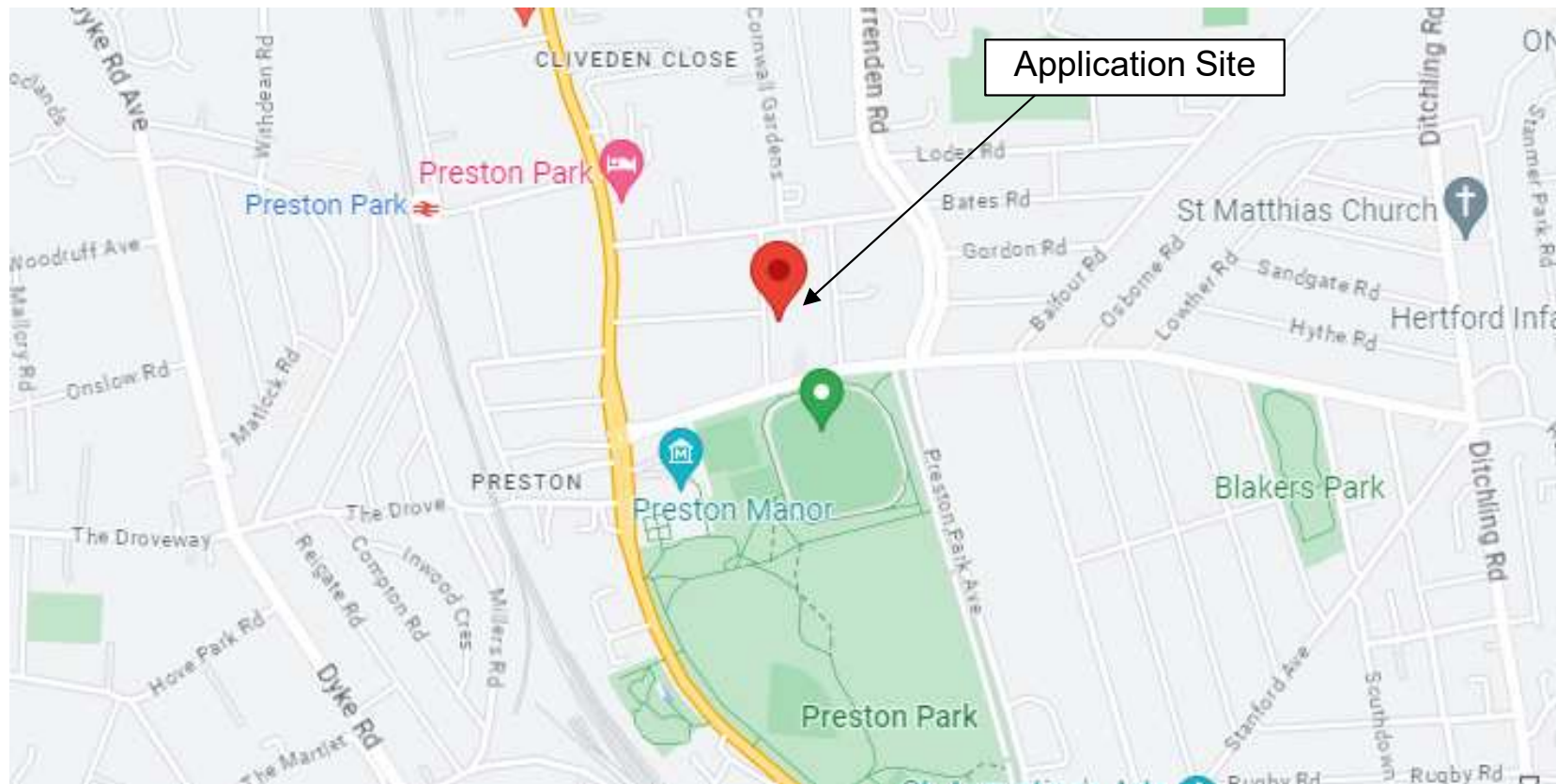
Application Description

- Redevelopment of existing garage block to provide two chalet style dwellings (C3).

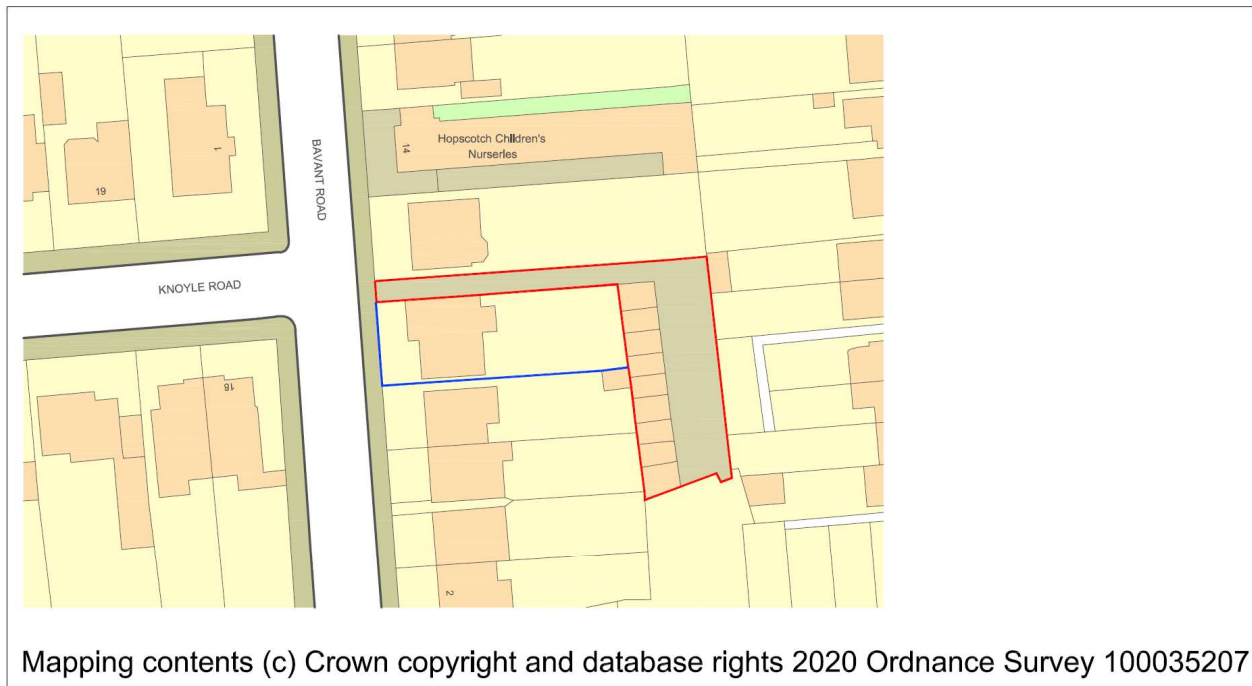


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City Council

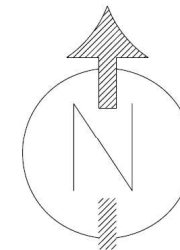
Map of application site



Existing Location Plan



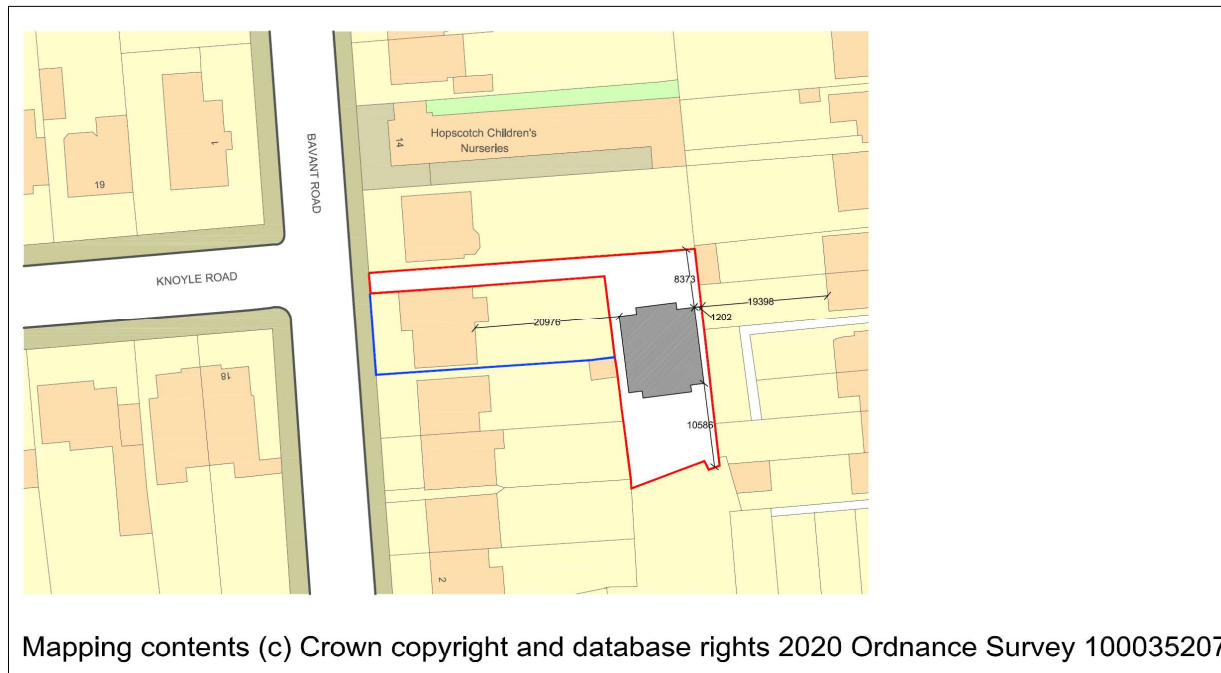
Existing Location Plan @ 1 : 1250



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City Council

EX01

Proposed Location Plan



Existing & Proposed Location Plan @ 1 : 1250



Aerial photo of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Brighton & Hove
City Council

Street photo of site



Brighton & Hove
City Council

Other photos of site



Other photos of site



Brighton & Hove
City Council

Other photos of site



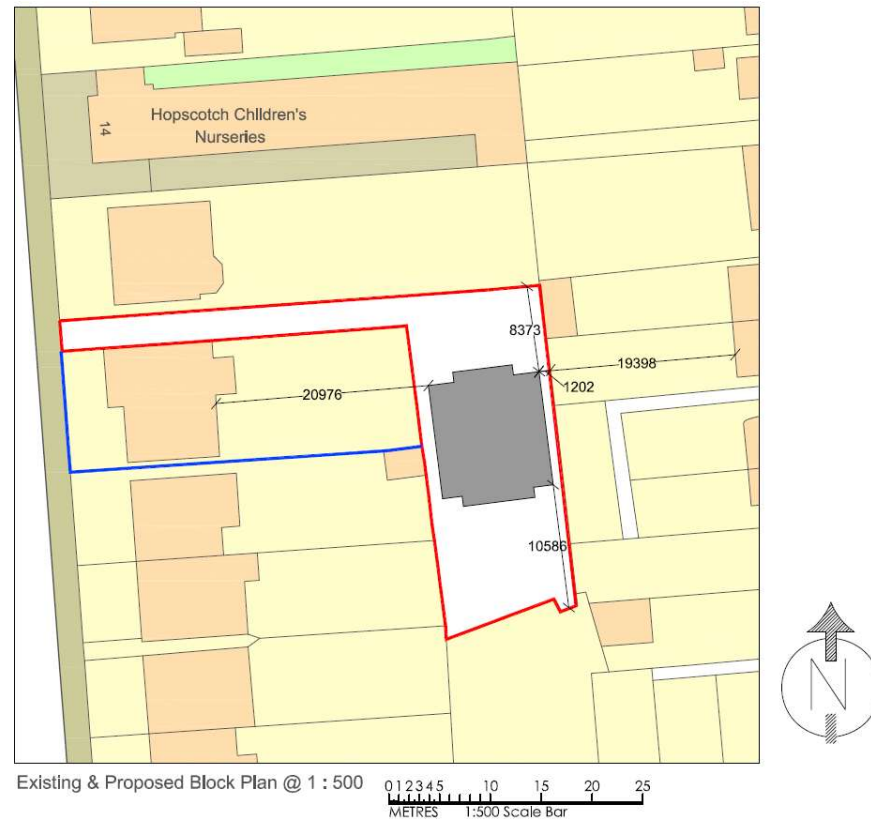
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Existing Block Plan

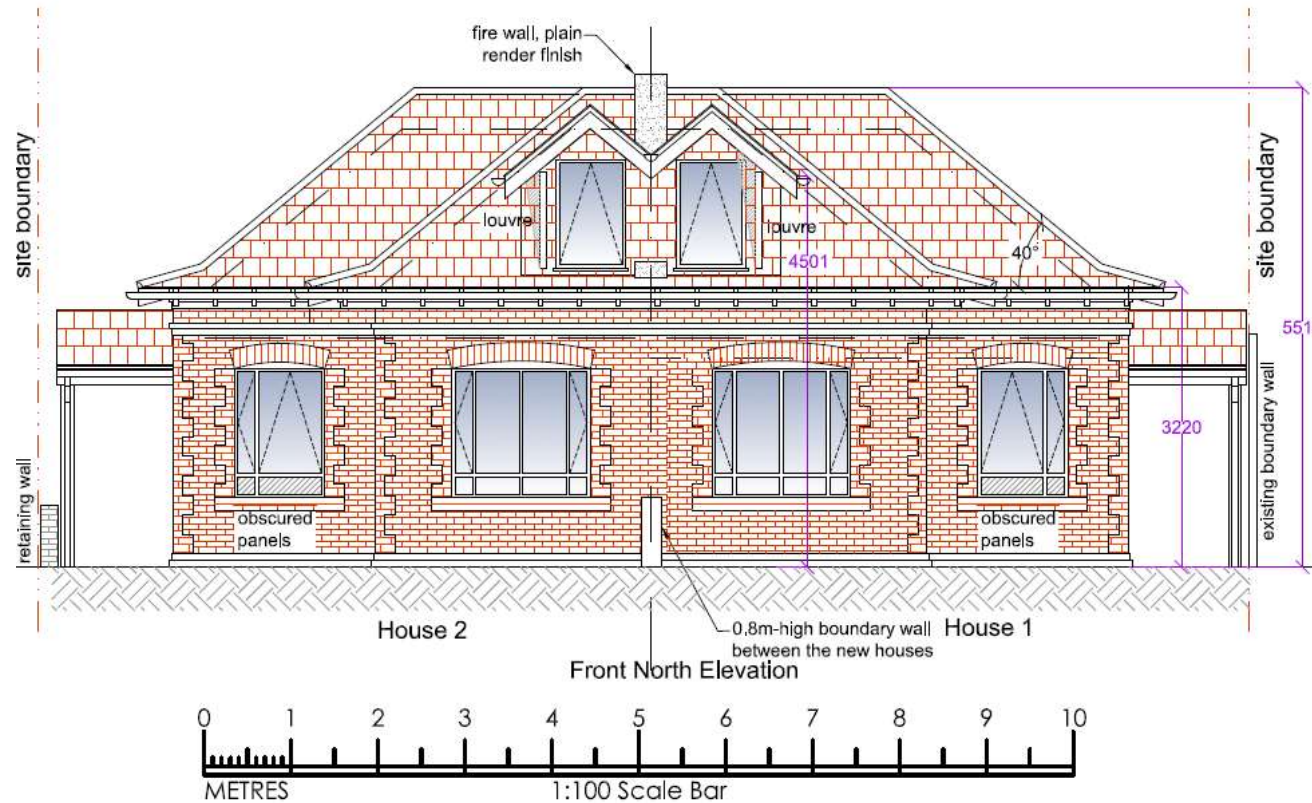


EX01

Proposed Block Plan

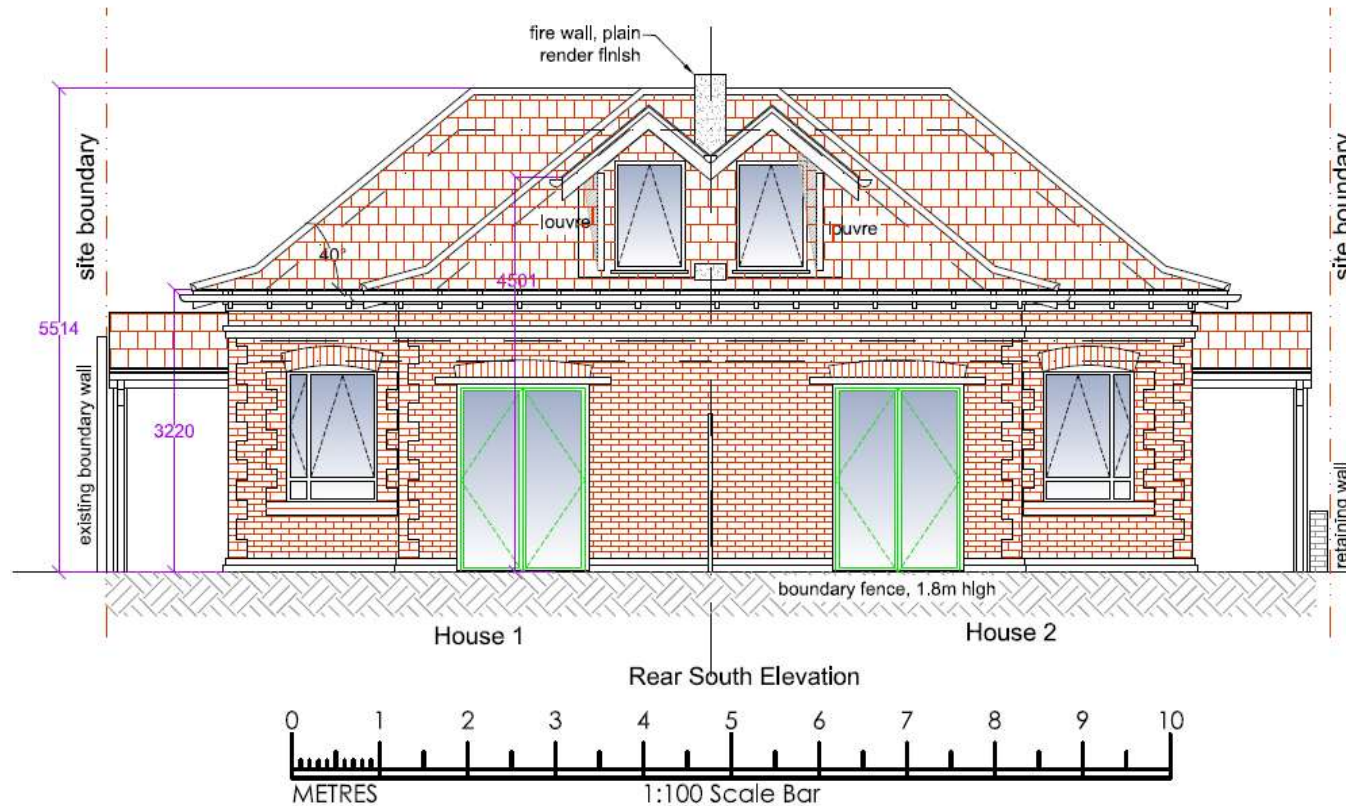


Proposed Front Elevation



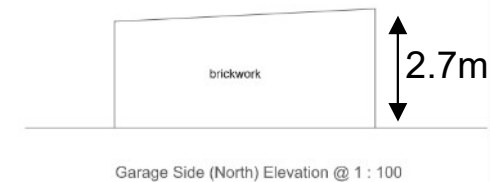
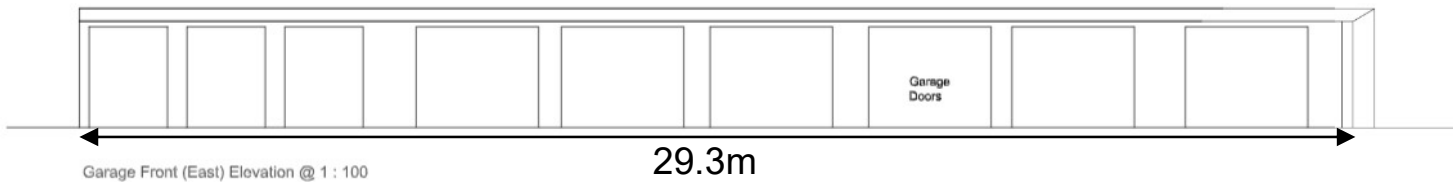
2025 PL11A

Proposed Rear Elevation



2025 PL11A

Existing Site Section and Garage Elevations



EX03



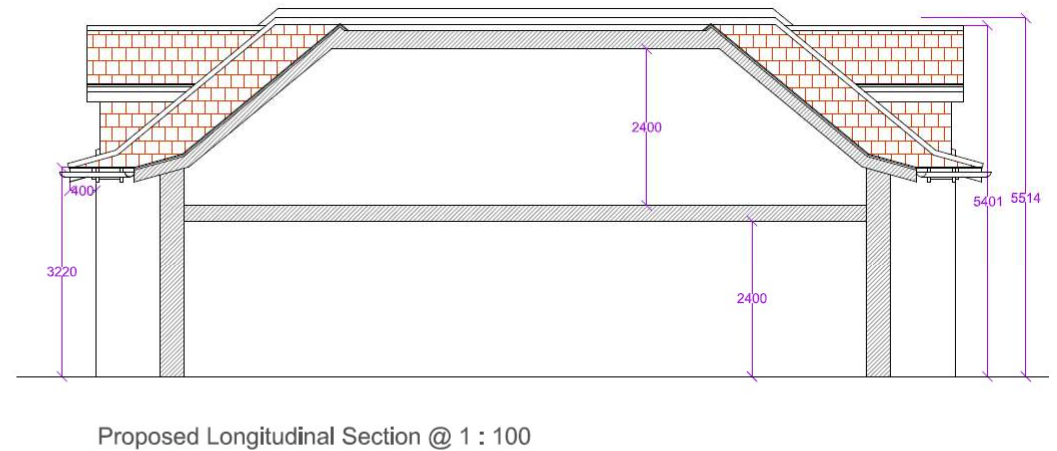
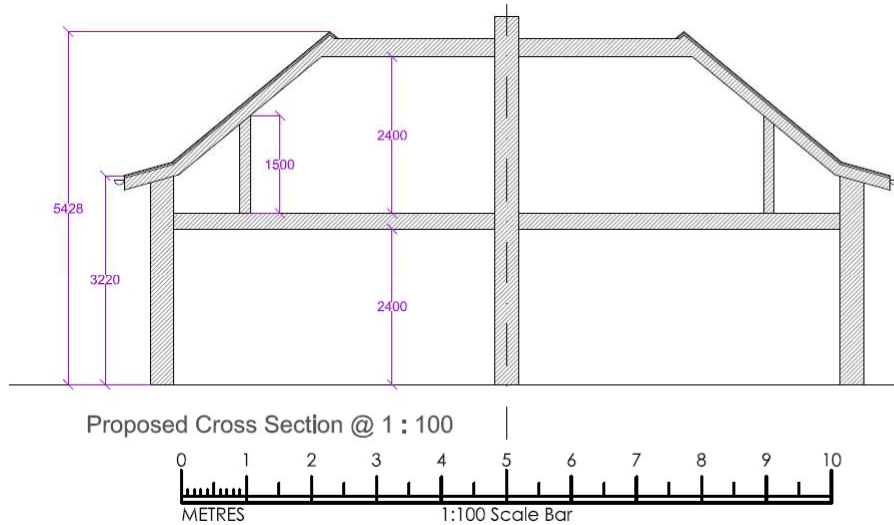
Brighton & Hove
City Council

Proposed Site Section

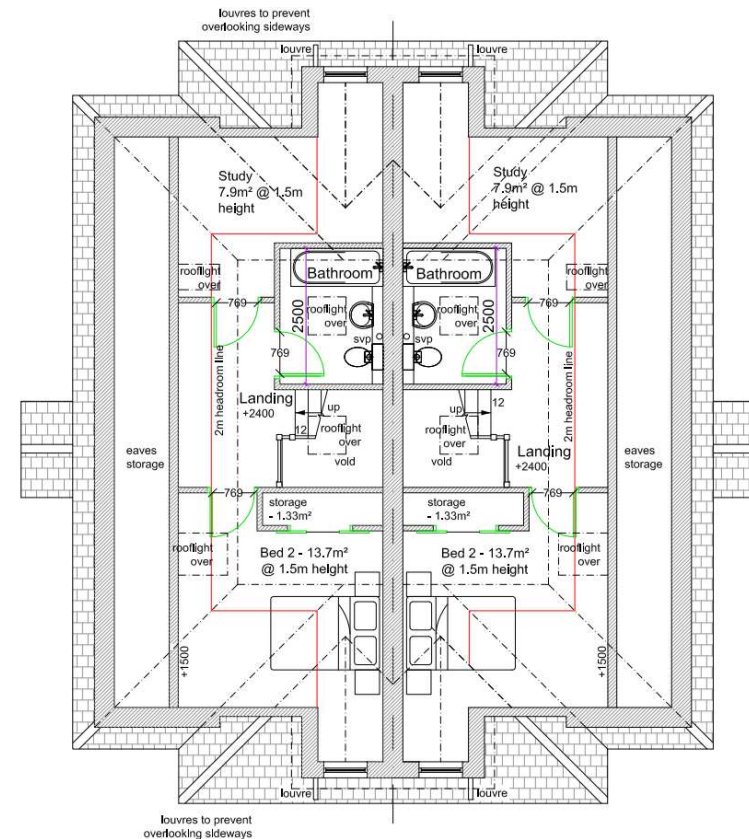
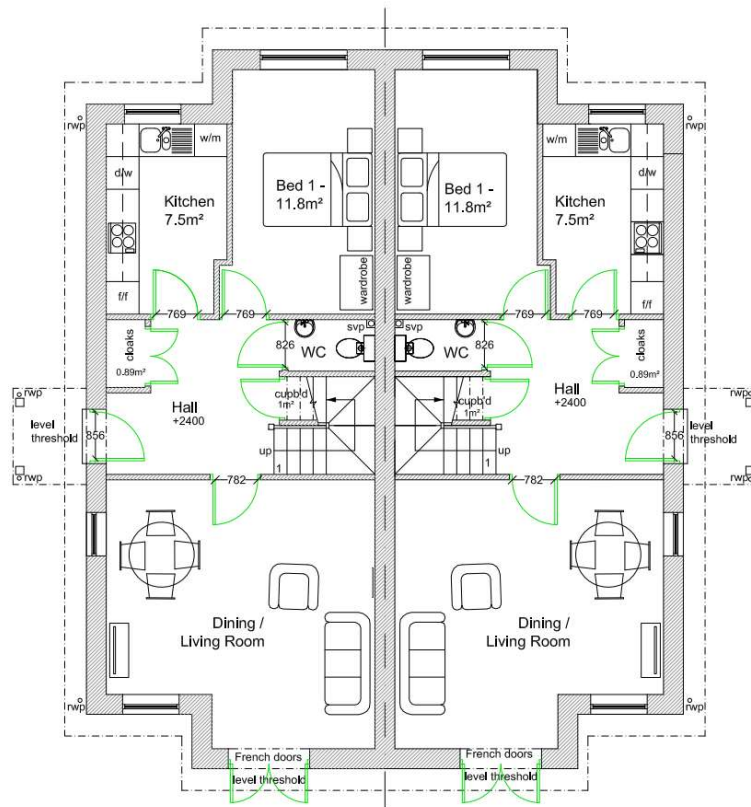


2025 PL12A

Proposed Sections

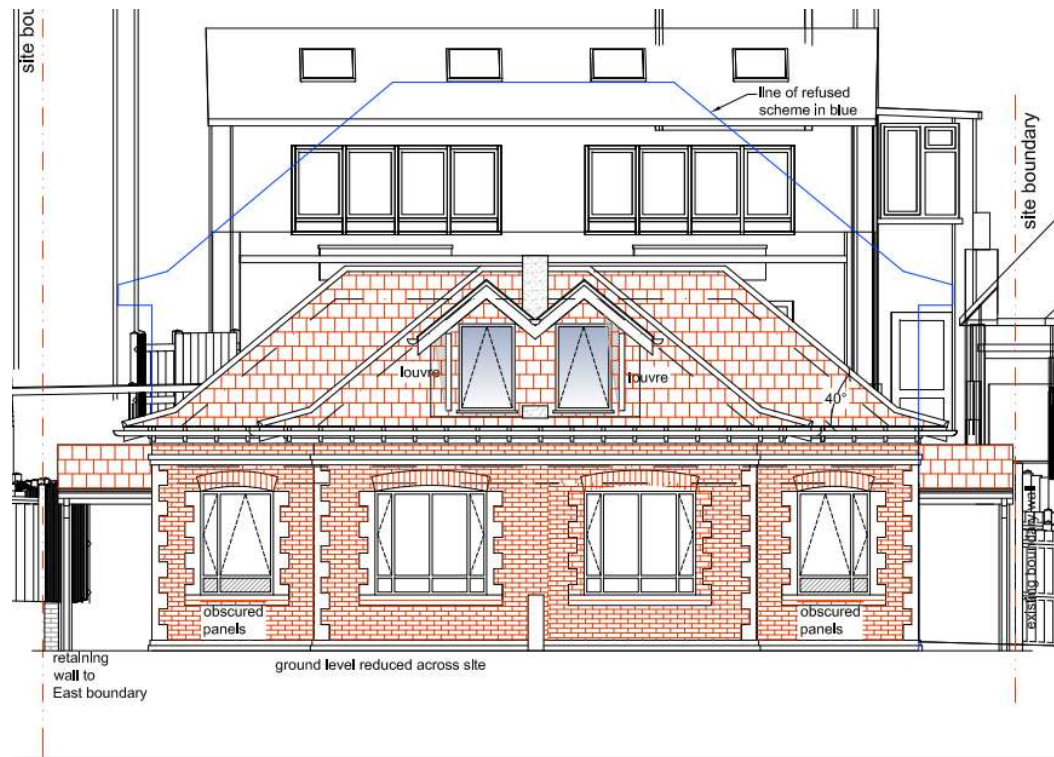


Proposed Floor Plans



Brighton & Hove
City Council

Comparison to previous scheme



Proposed Site Section A - A @ 1 : 100



Brighton & Hove
City Council

Representations

Twenty-nine (29) objections:

- Loss of daylight
- Poor design, harm to conservation area
- Disturbance during construction
- Overdevelopment
- Poor standard of accommodation
- Harm to ecology and nearby trees
- Asbestos in garages
- Inaccuracies on plans
- Not substantially changed since previous refused applications
- Lack of vehicle access, including for emergency vehicles
- Overlooking
- Questions regarding strength of western boundary wall
- Queries regarding capacity of sewers
- Loss of garages
- Light spill from the access path

Additional issues raised in response to reconsultation:

- The amendments are minor and do not address all the concerns raised
- More rooflights will create further overlooking

Councillor Pickett has objected

Key Considerations in the Application

- Principle of the development
- Design, appearance and heritage
- Impact upon amenity
- Standard of accommodation
- Transport



Brighton & Hove
City Council

Conclusion and Planning Balance

- Principle of development is acceptable - creation of two dwellings given increased weight.
- Acceptable visual impact including on Conservation Area due to scale, suitable material finish and limited visibility from the public realm.
- Acceptable impact upon neighbouring amenity - not dominant or overbearing due to their height; louvres on front and rear windows to obstruct views sideways; side rooflights obscure glazed and non-opening.
- Standard of accommodation acceptable. Some limitations re. access to light and headroom at first floor, but reasonable balance struck between internal living environment and impact upon neighbours.
- Reduction in vehicle trips to the site anticipated, any uplift in on-street car parking demand can be managed by the Council through the CPZ regime.

Recommend: Approval

111

Shermond House, 58-59 Boundary Road BH2023/02163



Brighton & Hove
City Council

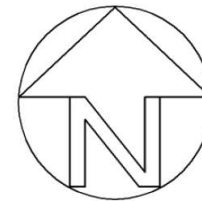
Application Description

- 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



Existing Location Plan



Site location plan



Scale 1:1250 @A3

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site (Boundary Rd)



Brighton & Hove
City Council

From rear of site facing east



Dwellings on
Worcester Villas



Brighton & Hove
City Council

From rear of site facing south



Dwellings on New
Church Rd



Brighton & Hove
City Council

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



Brighton & Hove
City Council

From rear of site facing north



Brighton & Hove
City Council

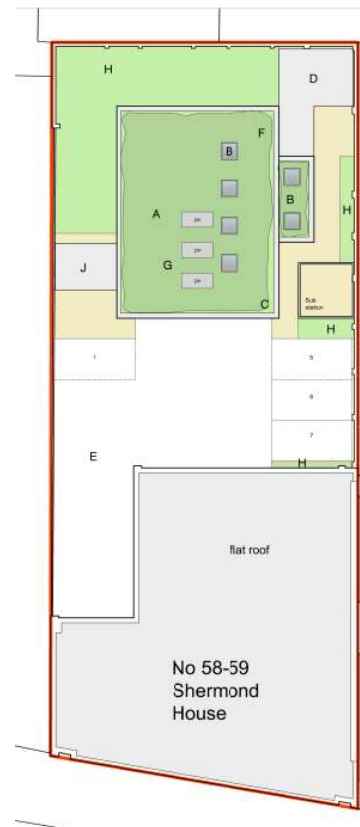
Proposed Block Plan



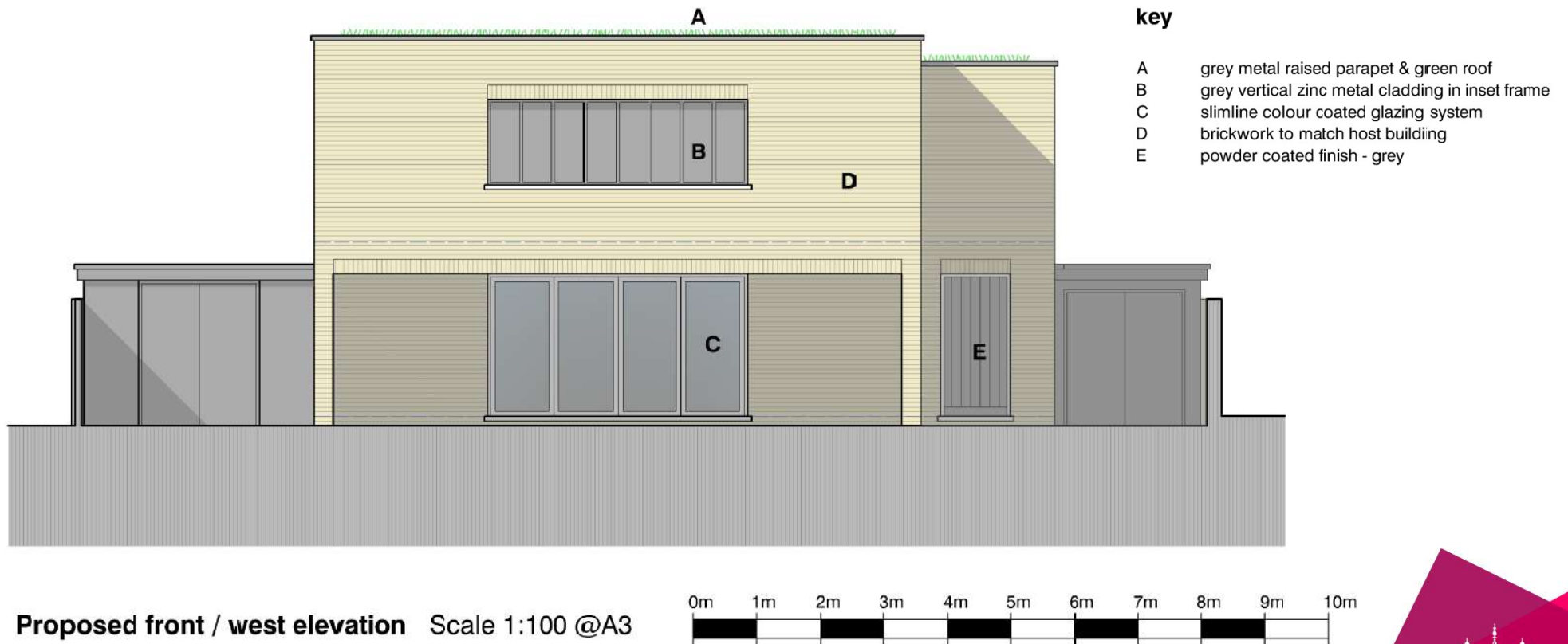
Proposed block plan Scale 1:500 @A3



Proposed Site Plan



Proposed Front Elevation



TA1396/13 E



**Brighton & Hove
City Council**

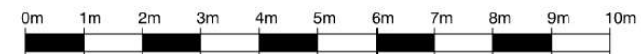
Proposed Rear Elevation

key

- A grey metal raised parapet & green roof
- B grey vertical zinc metal cladding in inset frame
- C slimline colour coated glazing system
- D brickwork to match host building



Proposed rear / east elevation Scale 1:100 @A3



TA1396/15 E



Brighton & Hove
City Council

Proposed North Side Elevation

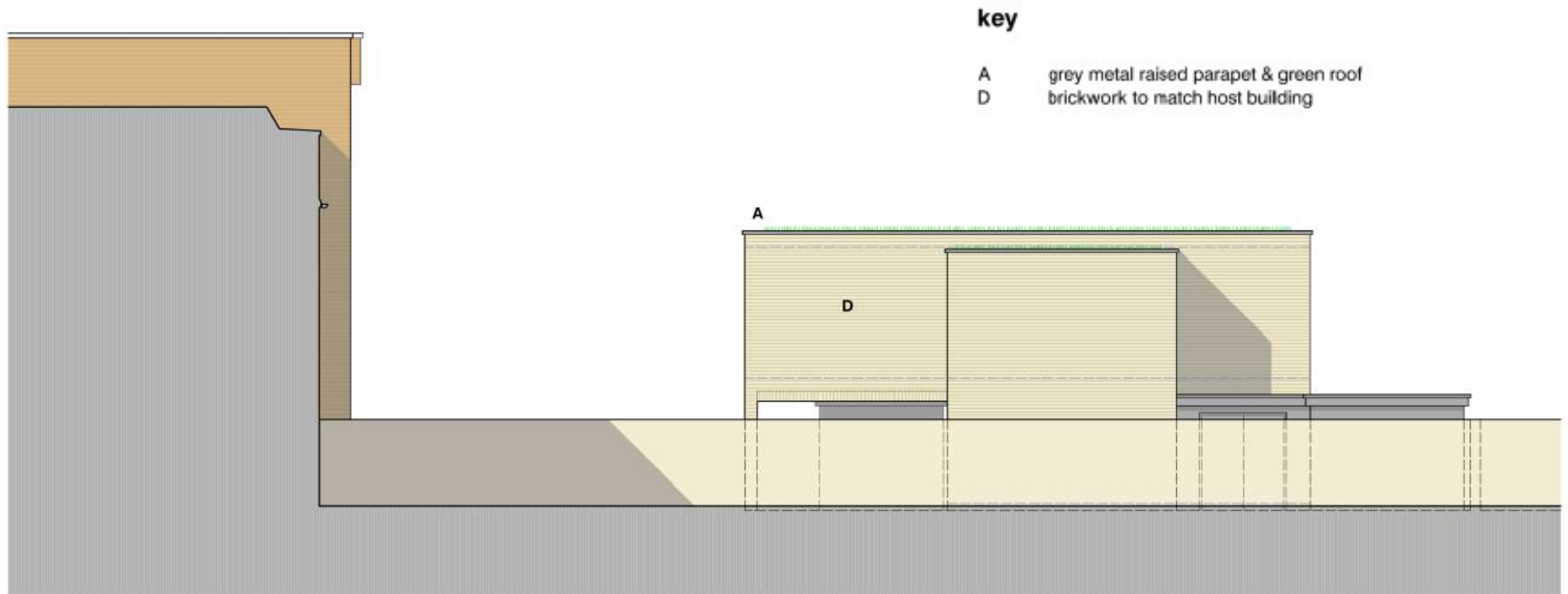
key

- A grey metal raised parapet & green roof
- B grey metal cladding (horizontal boarding)
- C grey metal cladding (vertical boarding)
- D brickwork to match host building



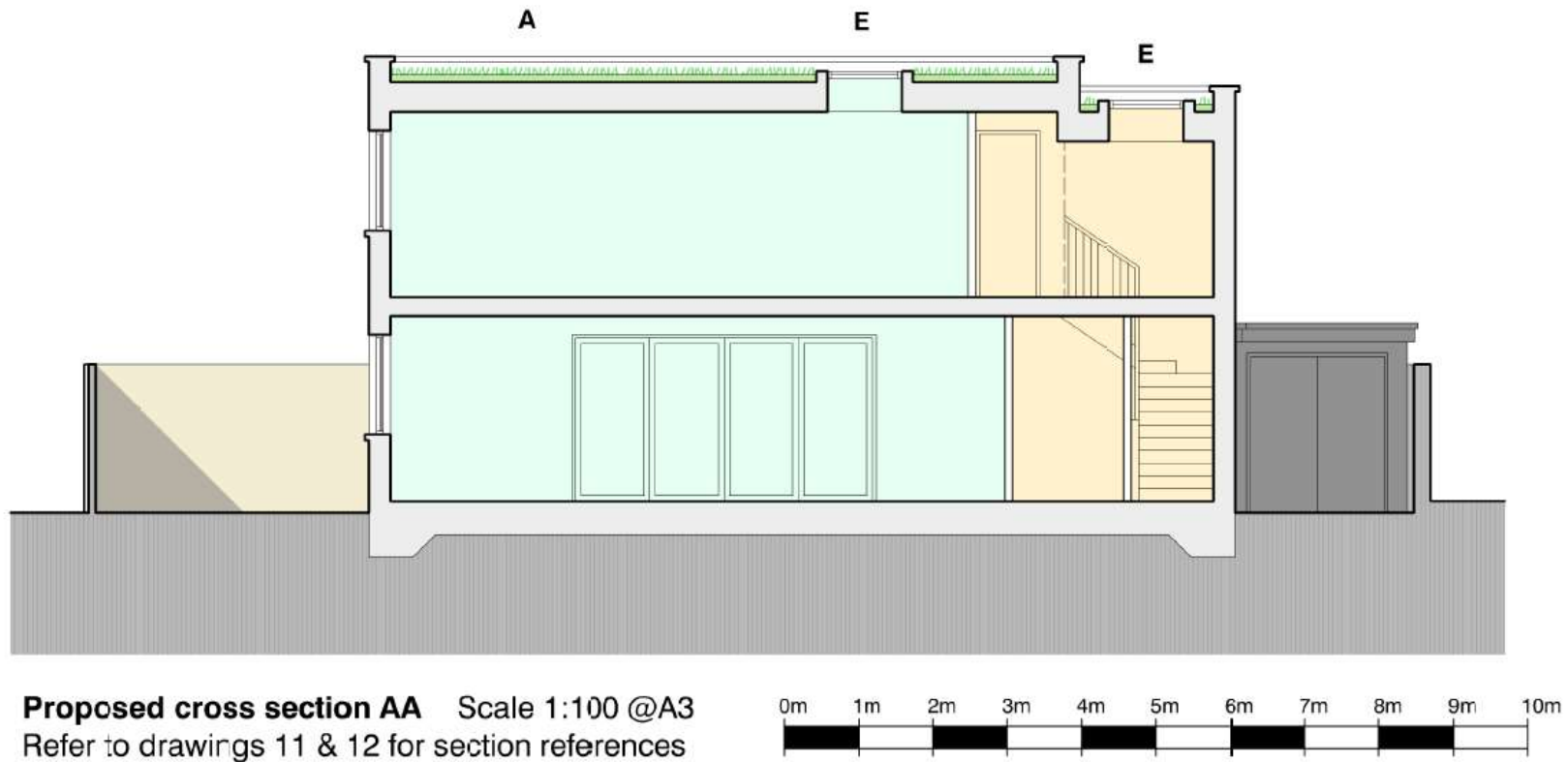
Brighton & Hove
City Council

Proposed South Side Elevation



Brighton & Hove
City Council

Proposed Site Section(s)

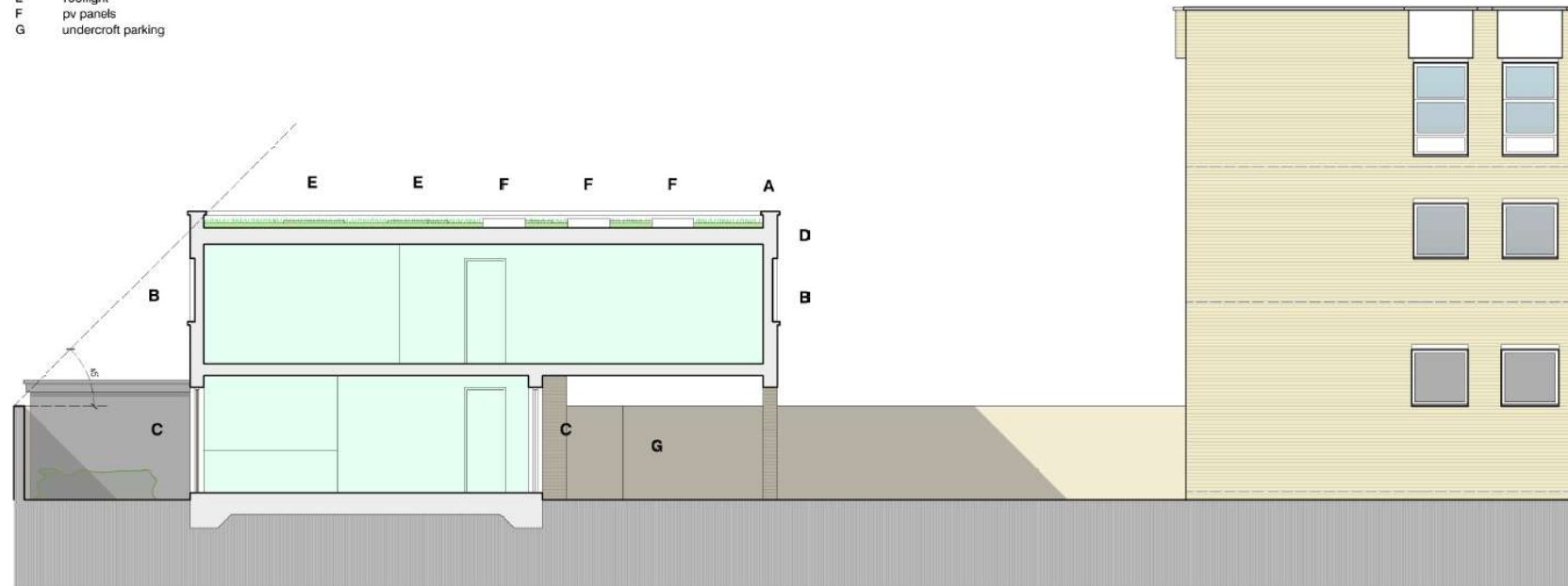


TA1396/17 E

Proposed Site Section(s)

key

- A grey metal raised parapet & green roof
- B grey vertical zinc metal cladding in ins et frame
- C slimline colour coated glazing system
- D brickwork to match host building
- E rooflight
- F pv panels
- G undercroft parking



Proposed cross section BB Scale 1:100 @A3
Refer to drawings 11 & 12 for section references

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

Representations

Twelve (12) objections:

- Poor design
- Loss of privacy
- Blocks light
- Worsened parking availability
- Noise and disruption during building work
- Noise disturbance
- Query need for more offices
- Health risks from poor ventilation
- Too similar to recent refused application
- Could be converted into more housing at a later date
- Windows could be reinserted

- Further applications should be prevented
- Out of character for the area

Councillor Sankey – Objects; does not address previous issues including loss of privacy.

Key Considerations in the Application

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



Brighton & Hove
City Council

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.
- Amendments made since the previous refused application comprise the infilling of the first floor window apertures with metal cladding. This is considered to overcome the concerns raised by the Committee regarding overlooking towards neighbours.
- Outstanding matters relating to Sustainable Transport, Sustainability, Biodiversity and Archaeology matters can be satisfactorily addressed through conditions.

Recommend: Approval

9 The Ridgway

BH2023/00839



Brighton & Hove
City Council

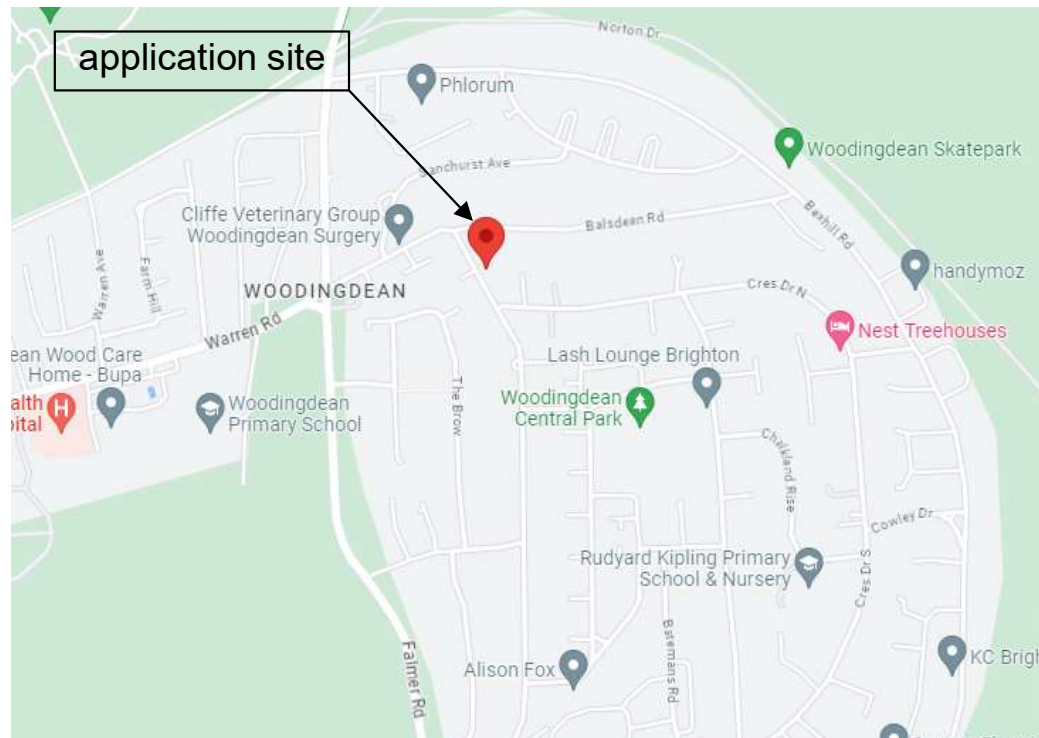
Application Description

Demolition of existing bungalow and erection of 1no. three bedroom bungalow (C3) to rear and 2no. three bedroom dwellings (C3) to front with associated works (part-retrospective).

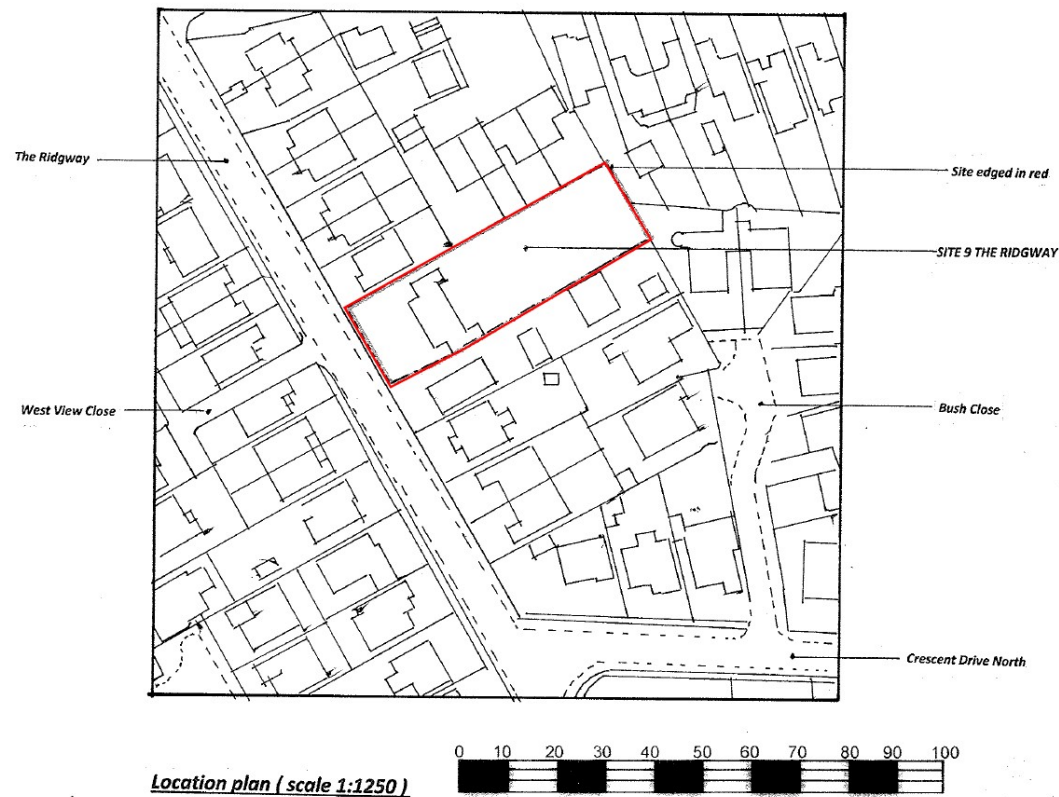


Brighton & Hove
City Council

Map of application site



Existing Location Plan



Aerial photo of site



3D Aerial photo of site



Street photo of site (prior to the demolition)



Brighton & Hove
City Council

Other photo of site



Existing rear garden



Brighton & Hove
City Council

Other photo of site



Rear of pre-existing bungalow

Other photo of site



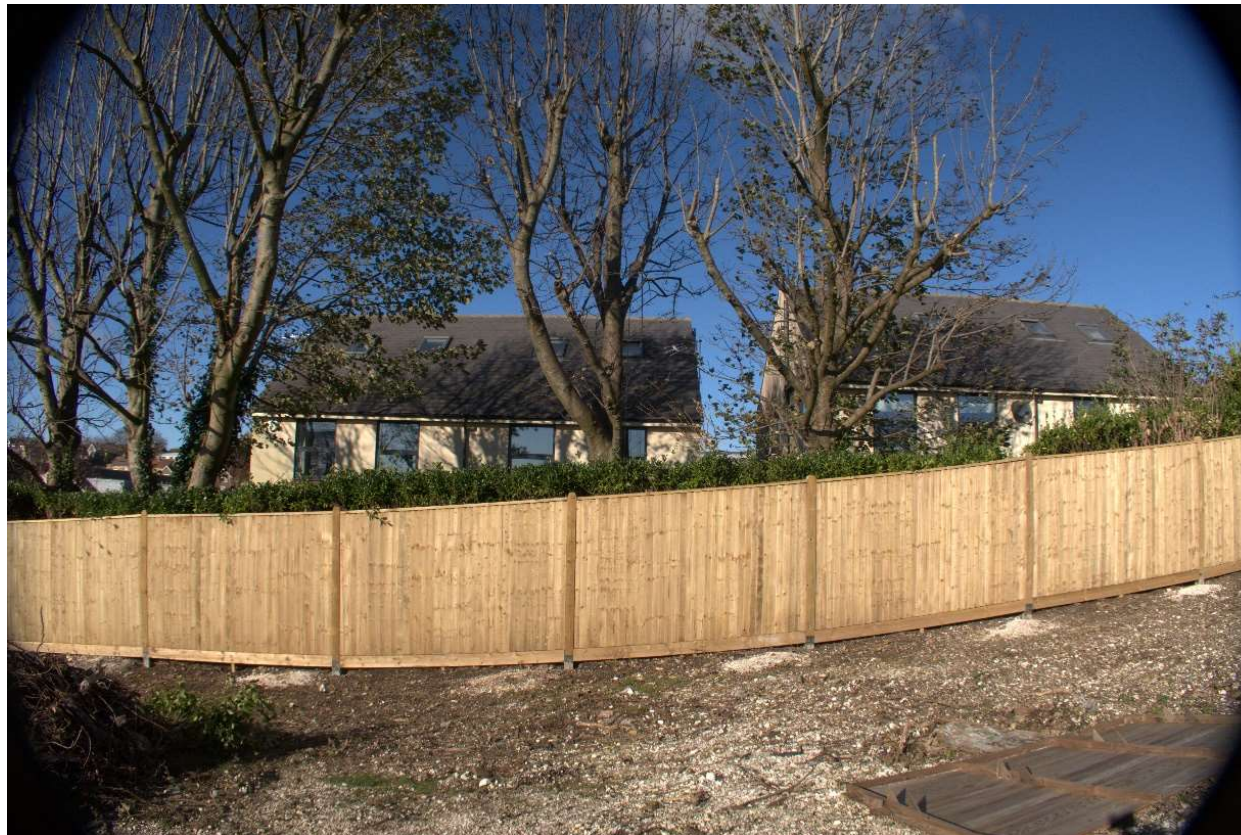
View from the northern rear corner of the site, looking towards rear of pre-existing bungalow and southern side boundary

Other photo(s) of site



Northern side boundary and view of the TPO Trees

Other photo(s) of site



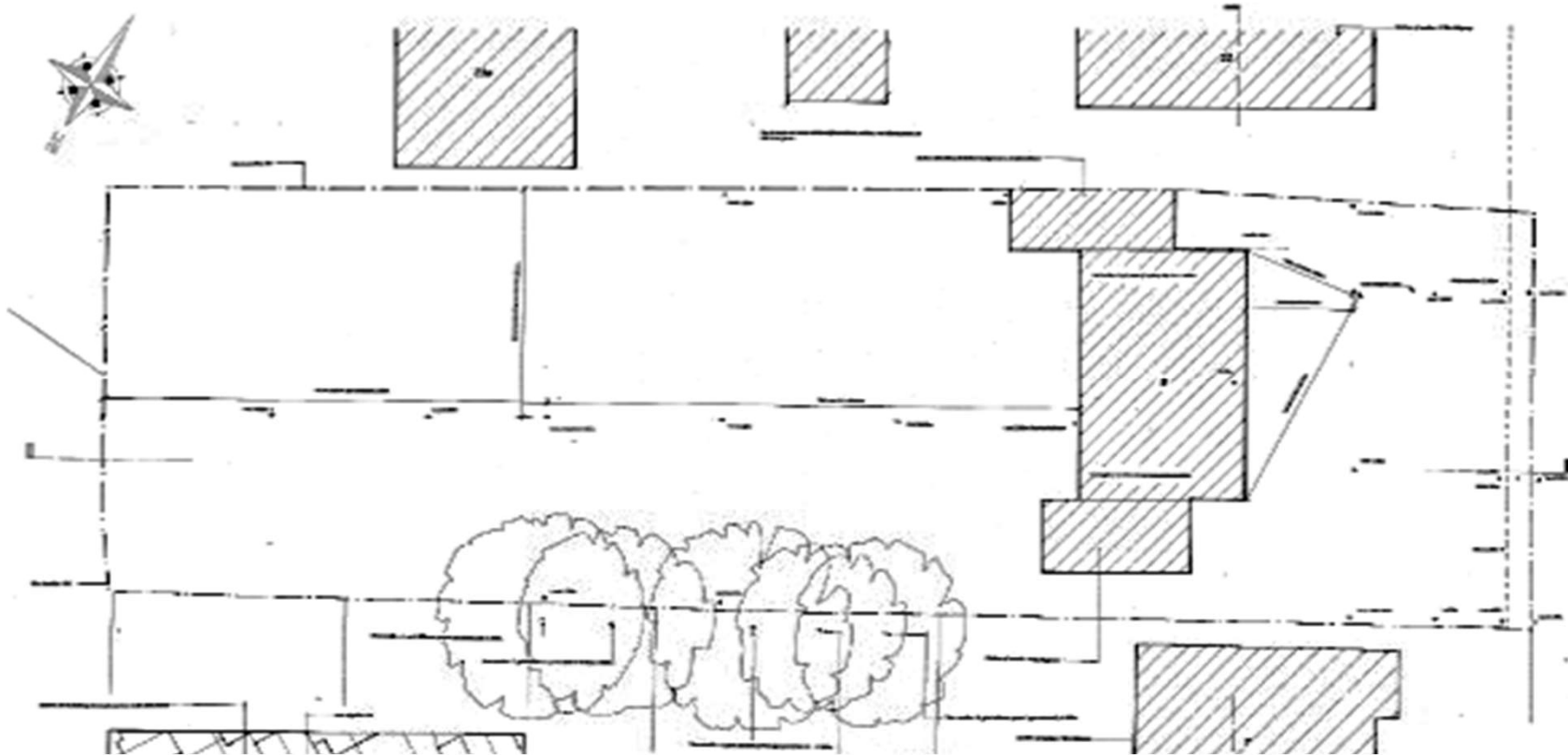
Northern side boundary and view of neighbouring TPO Trees

Other photos of site



Side boundary between 7 and 9 The Ridgway.
Location of the new side access way to proposed Plot 1

Existing Block Plan



146

1112023/01

147

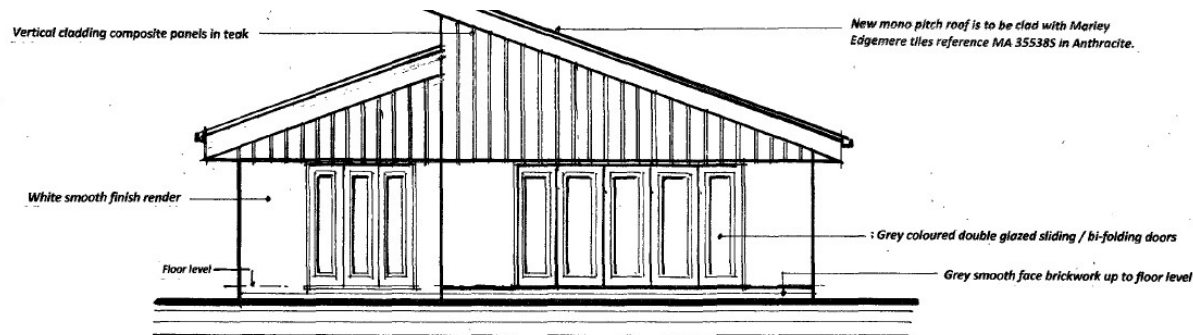


Existing Front Elevation

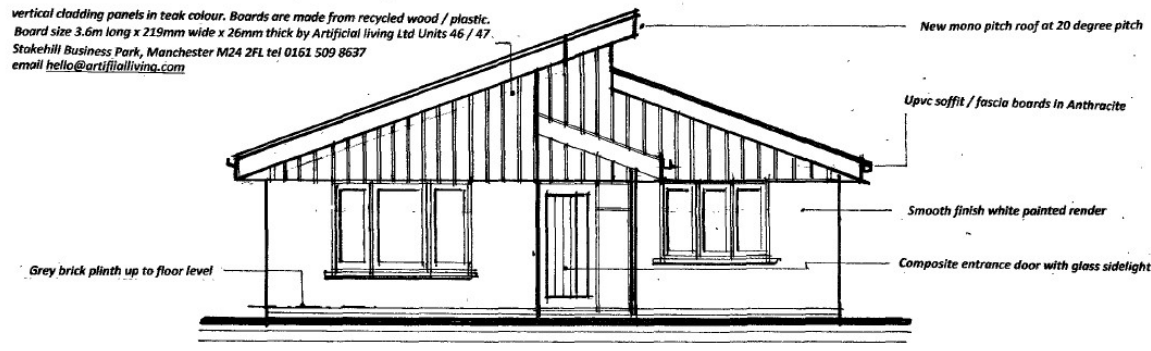


Brighton & Hove
City Council

Proposed Elevations (Plot 1)



Proposed rear elevation of plot 1 (north - east)

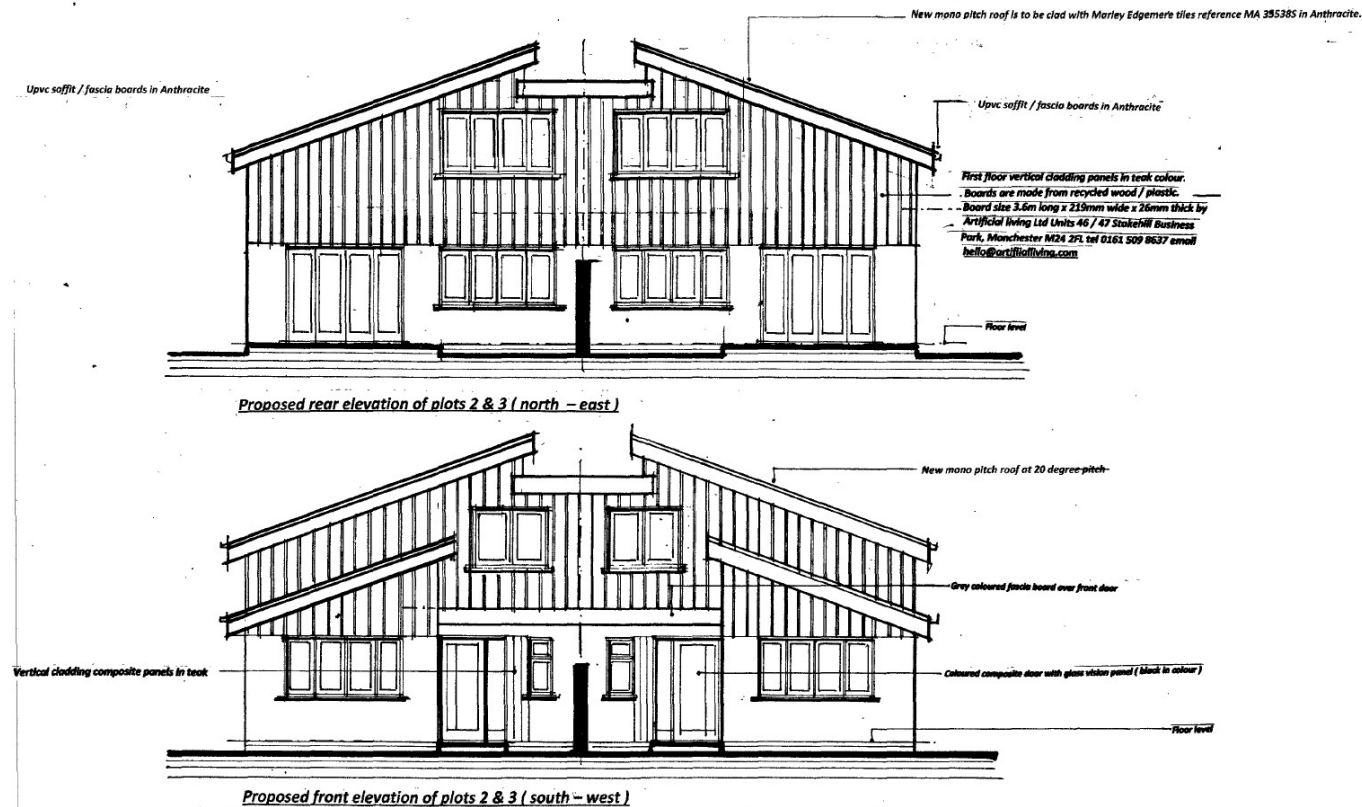


Proposed front elevation of plot 1 (south - west)



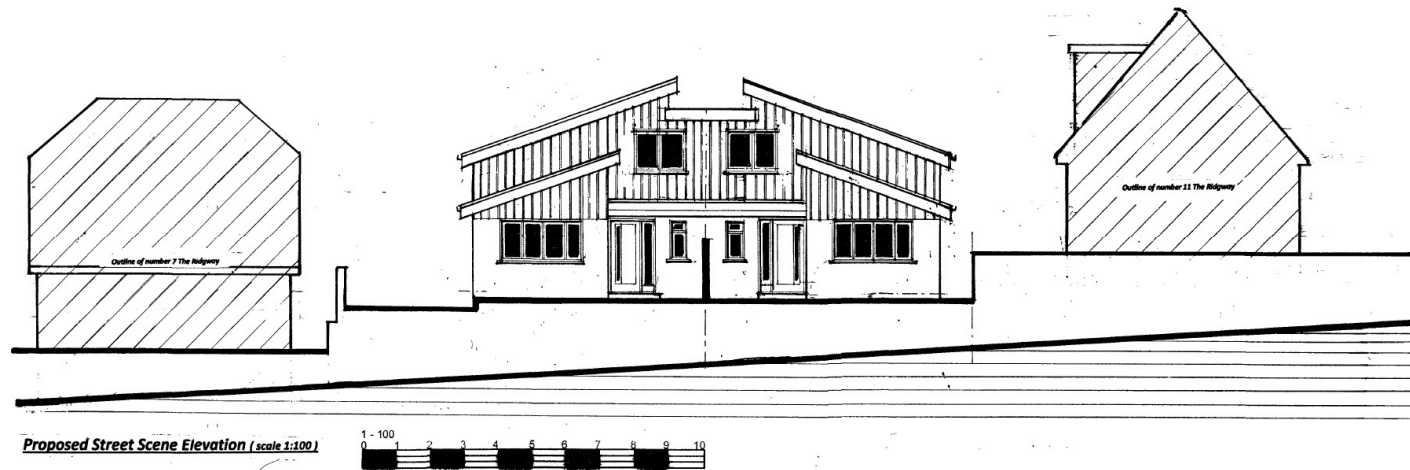
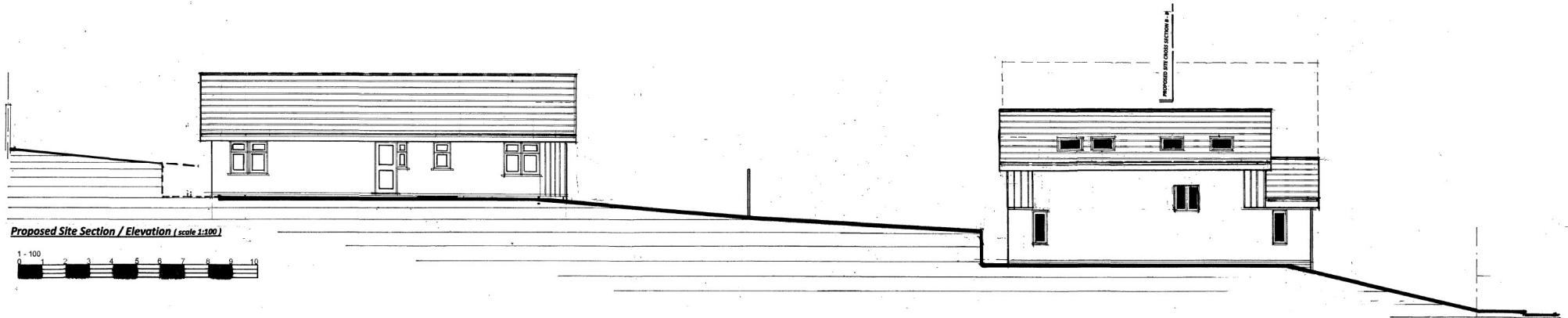
**Brighton & Hove
City Council**

Proposed Elevations (Plots 2&3)



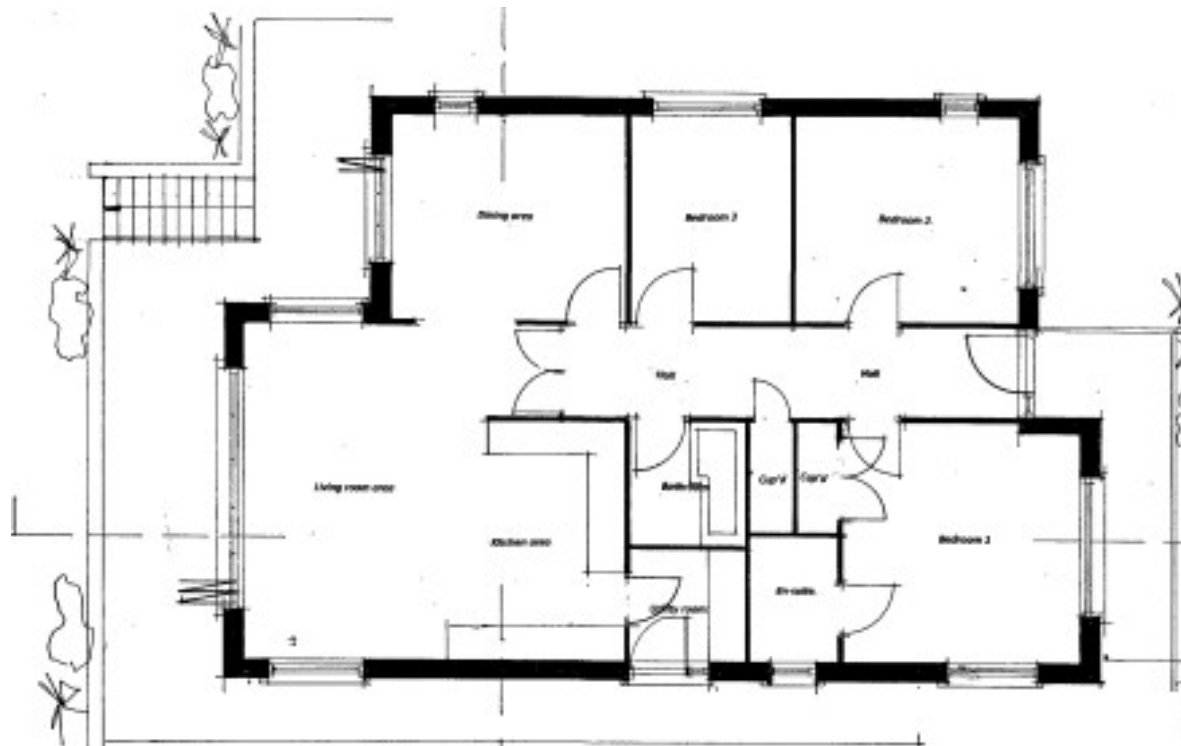
1112023/04B

Contextual Front Elevations



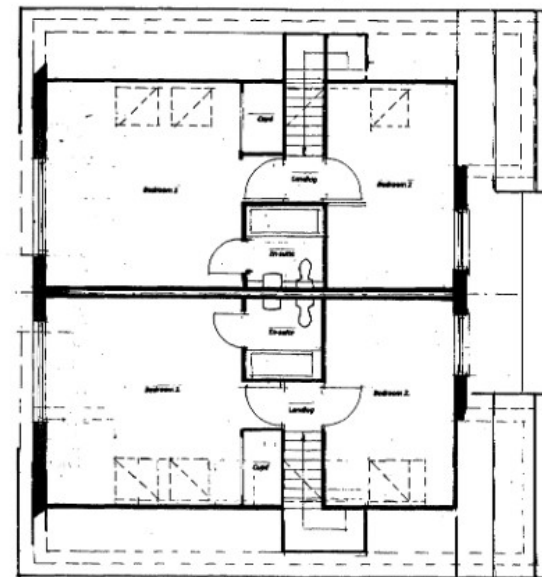
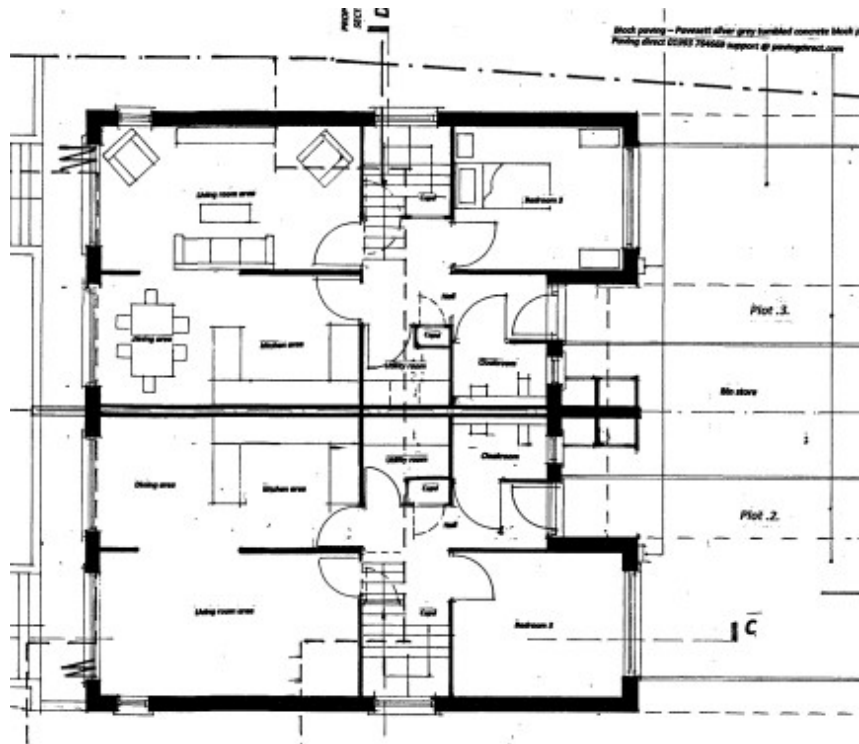
1112023/03B

Proposed Floor Plans Plot 1



Brighton & Hove
City Council

Proposed Floor Plans Plots 2 & 3

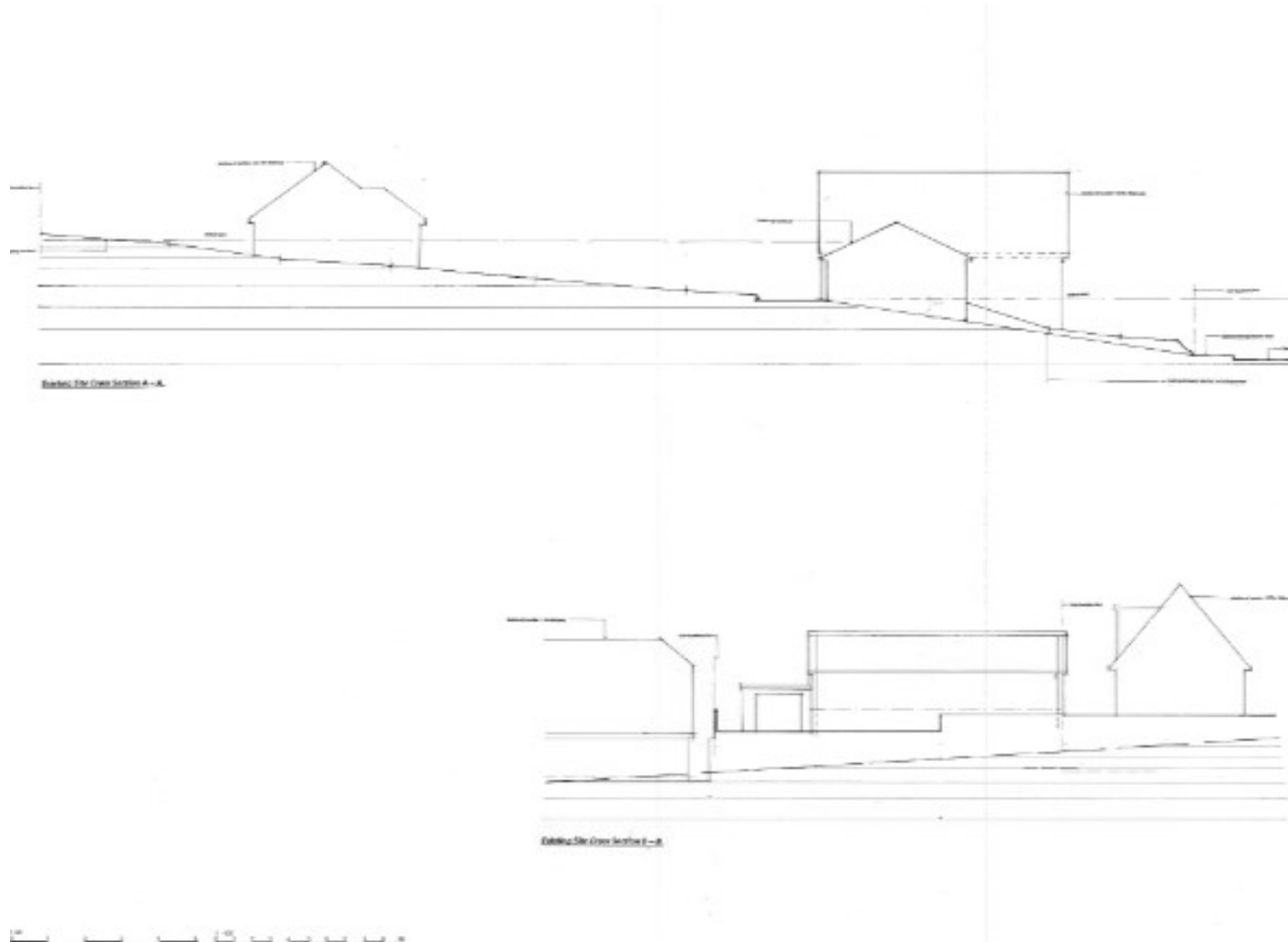


Proposed first floor plans plots 2 & 3 (scale 1:100)

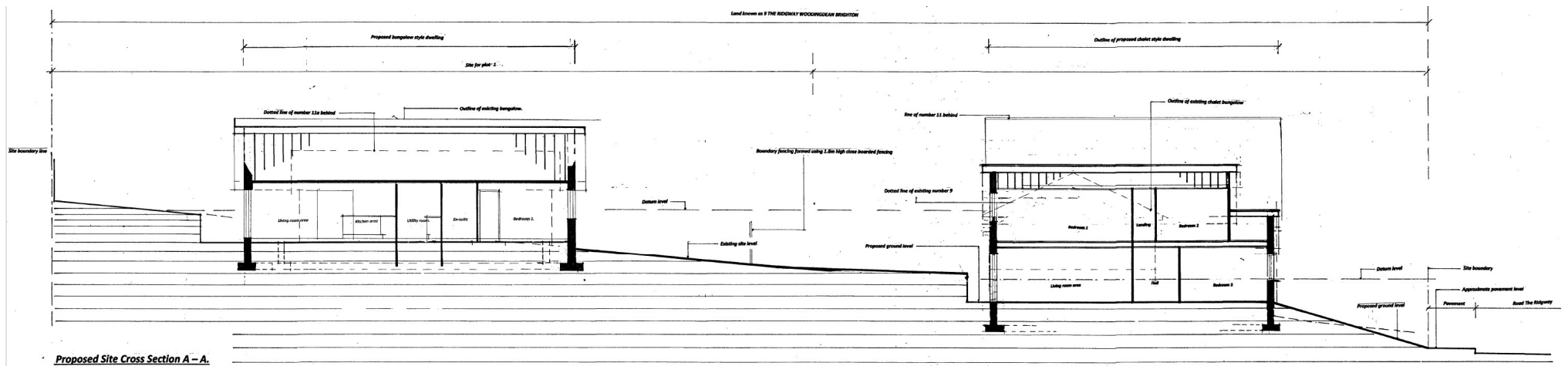


Brighton & Hove
City Council

Existing Site Section



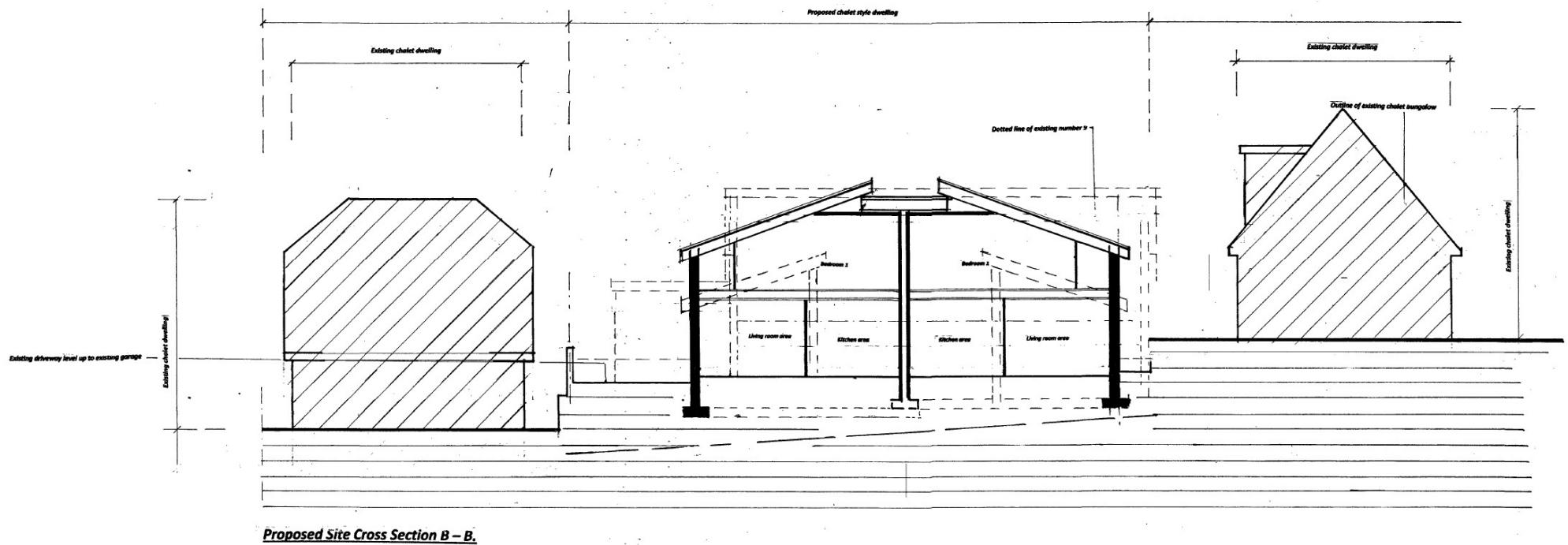
Proposed Sections



Proposed Site Cross Section A - A.

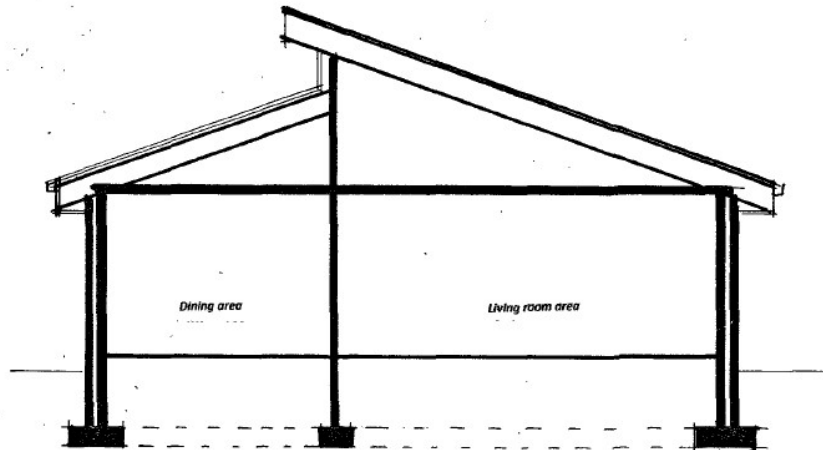
1112023/05B

Proposed Sections

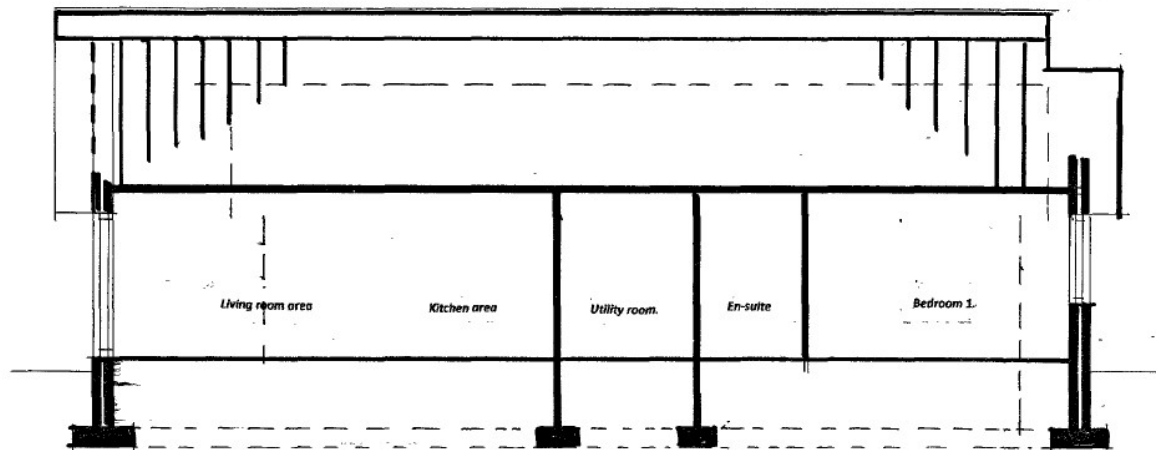


1112023/05B

Proposed Sections (Plot 1)

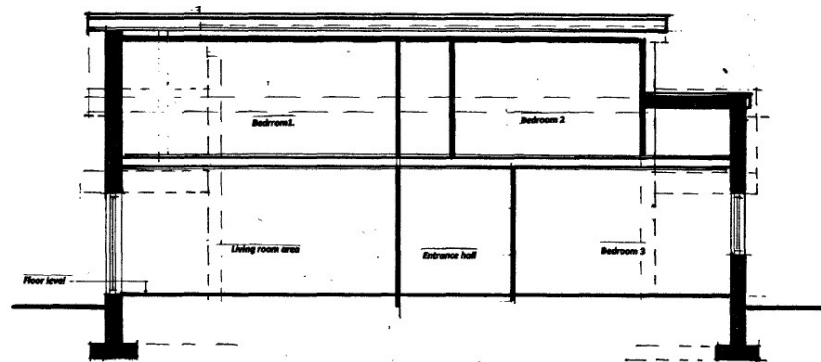


Proposed building cross section of A - A (plot 1)

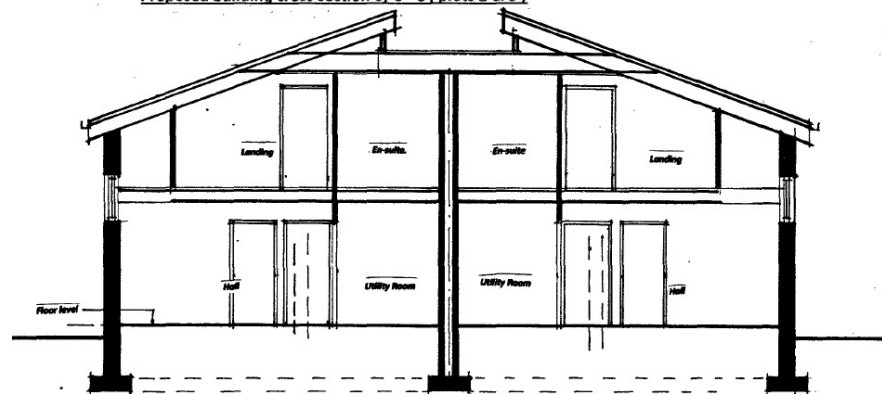


Proposed building cross section of B - B (plot 1)

Proposed Sections (Plots 2&3)



Proposed building cross section of C - C (plots 2 & 3)



Proposed building cross section of D - D (plots 2 & 3)



Brighton & Hove
City Council

Representations

Nine (9) letters received objecting to the proposed development for the following reasons:

- The impact on trees
- Loss of privacy
- Increase in noise
- Increase in pollution
- Increase in traffic/road accidents
- Access for emergency vehicles would be restricted
- Overdevelopment
- Increase in parking
- Inaccessible access
- Overlooking from the balconies
- Unattractive design

Five (5) letters received following re-consultation - one additional concern;

- The reduction in dwellings has not addressed concerns.

Councillor Simson objects to the application

Key Considerations in the Application

- Principle of the development
- Design and appearance
- Impact on neighbouring amenity
- Standard of accommodation
- Impact on Trees
- Transport

Conclusion and Planning Balance

- Principle of development considered acceptable. Existing plot of appropriate size for further subdivision, two additional dwellings on site is given increased weight.
- Design and appearance on balance considered acceptable. Front plots would be of an appropriate scale and design - not unduly dominant in the streetscene.
- No significant concerns regarding impact on neighbouring amenity. Siting and setting down of the proposed dwellings ensure would not be overbearing for adjoining residents.
- Standard of accommodation acceptable. Meet floorspace standards and would provide a good standard of accommodation.
- Conditions recommended to secure protection of adjacent protected trees.
- No significant impact on the highways network.

Recommend: Approval

18 Rosebery Avenue

BH2023/02174



**Brighton & Hove
City Council**

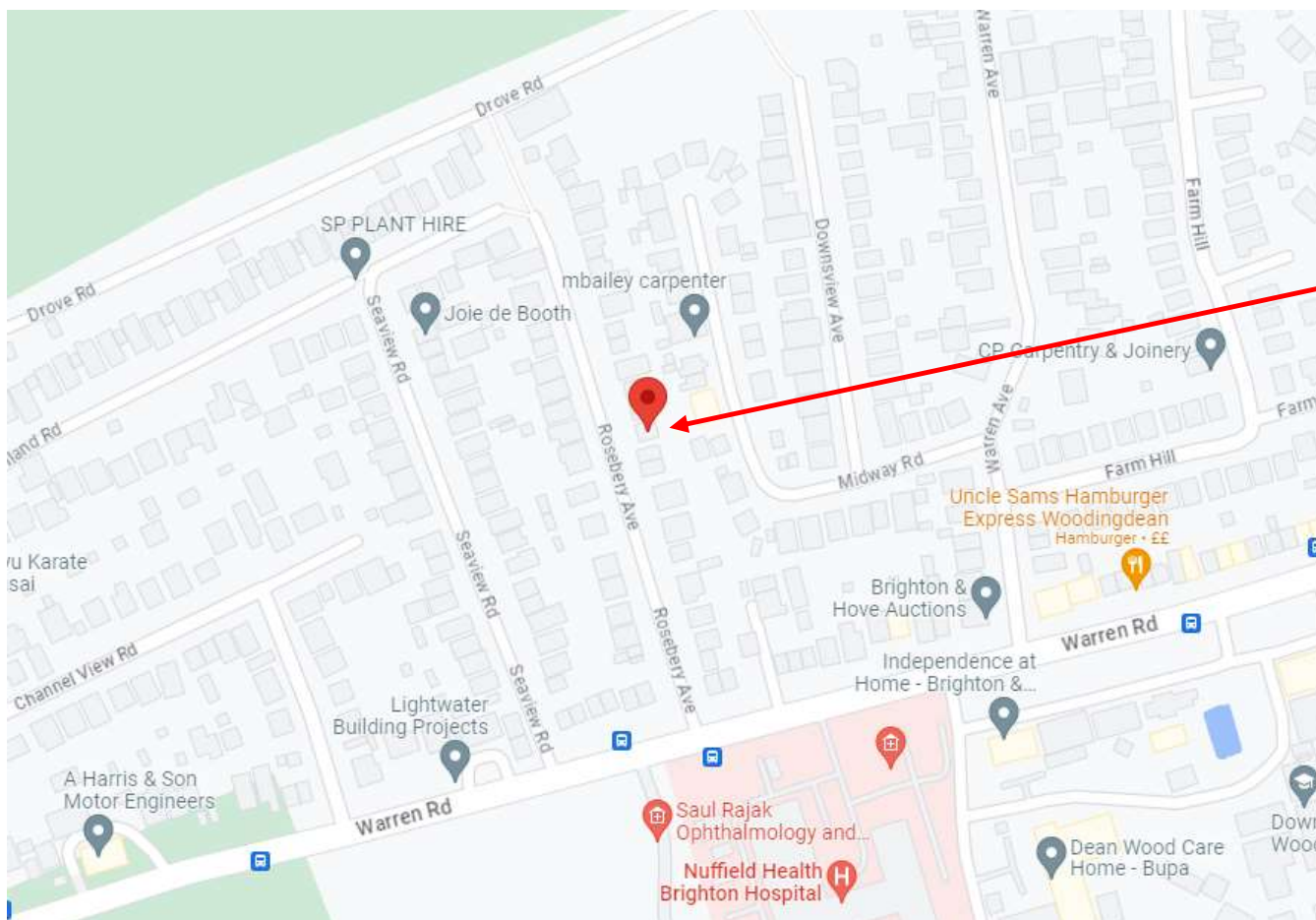
Application Description

Change of use from single dwellinghouse (C3) to small house in multiple occupation (C4) and provision of cycle storage.



Brighton & Hove
City Council

Map of application site



Application Site

Existing Location Plan



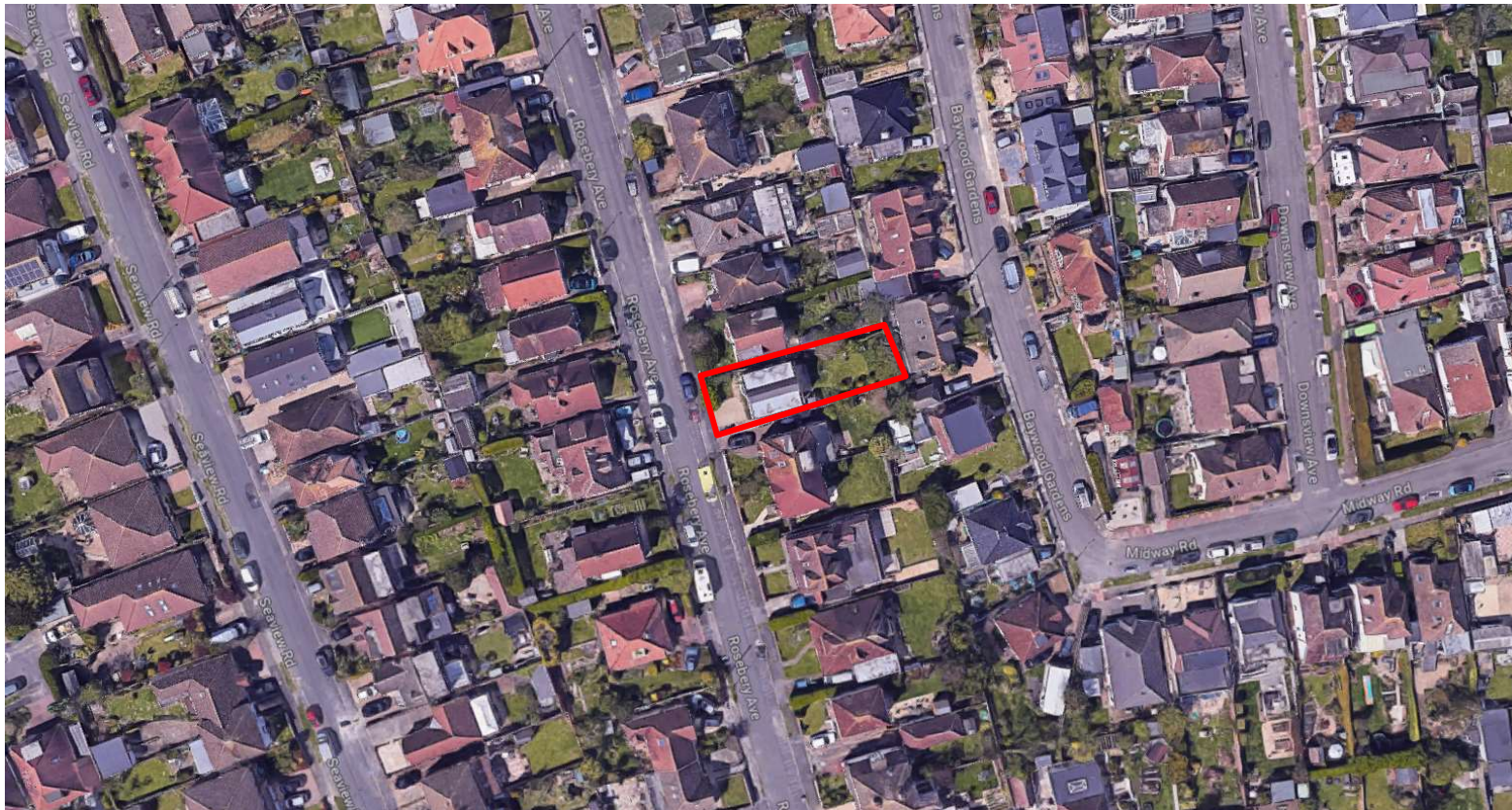
Location plan 1:1250



1:1250



Aerial photo of site



3D Aerial photo of site



Street photo of site



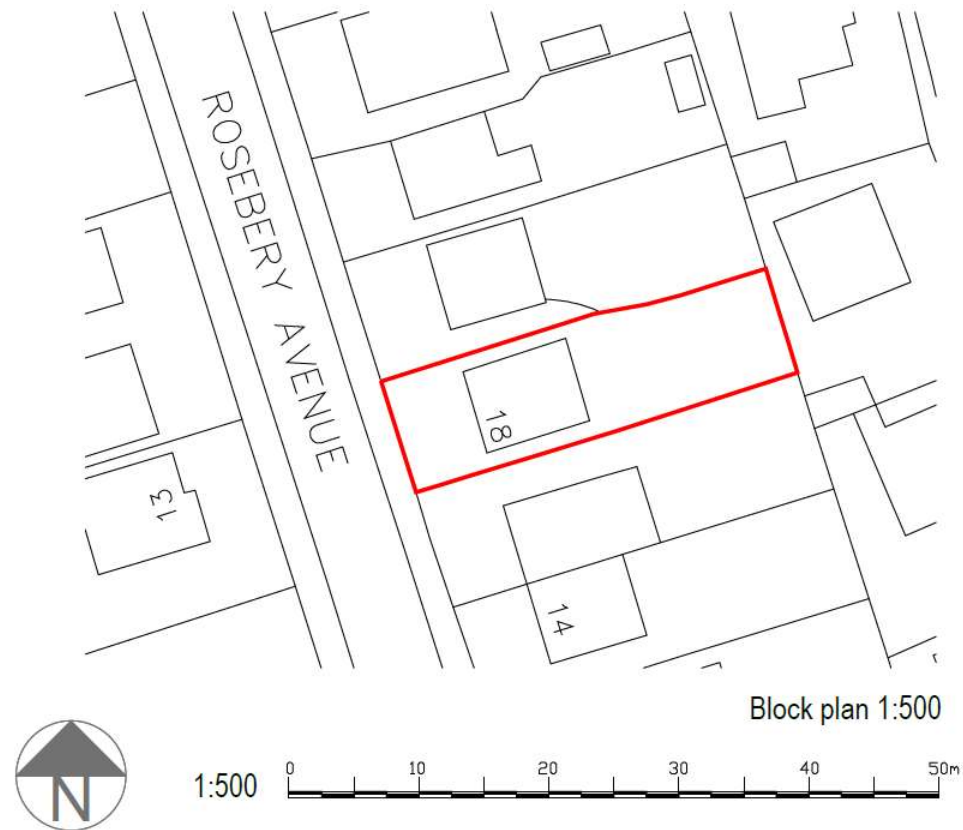
Brighton & Hove
City Council

Other photo(s) of site

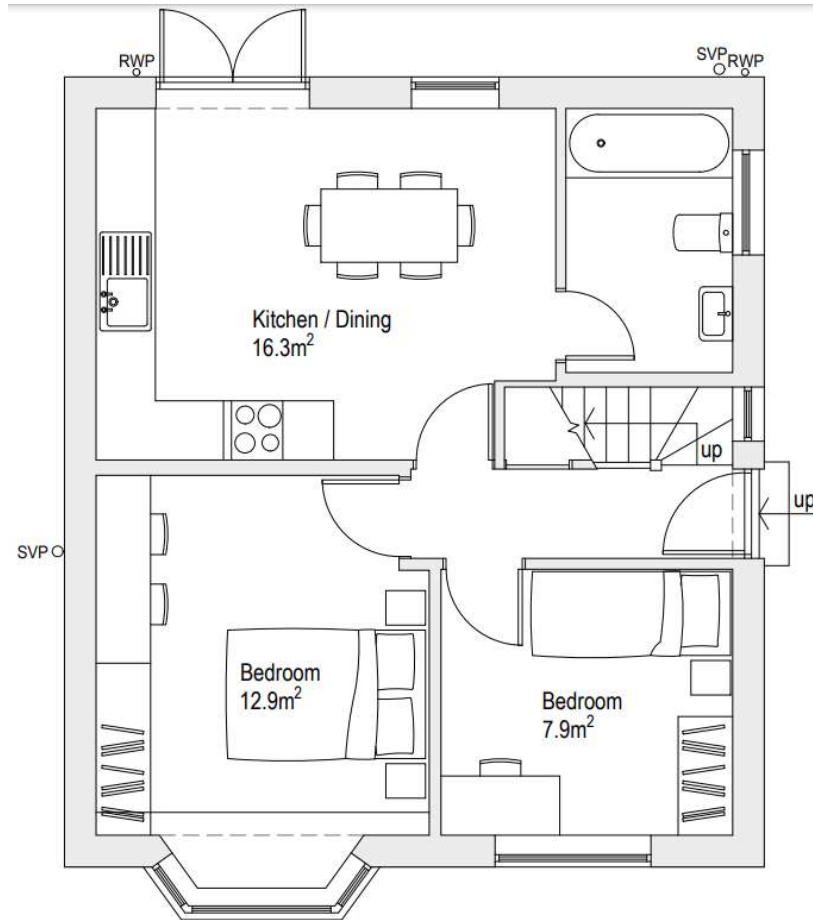


Brighton & Hove
City Council

Existing Block Plan

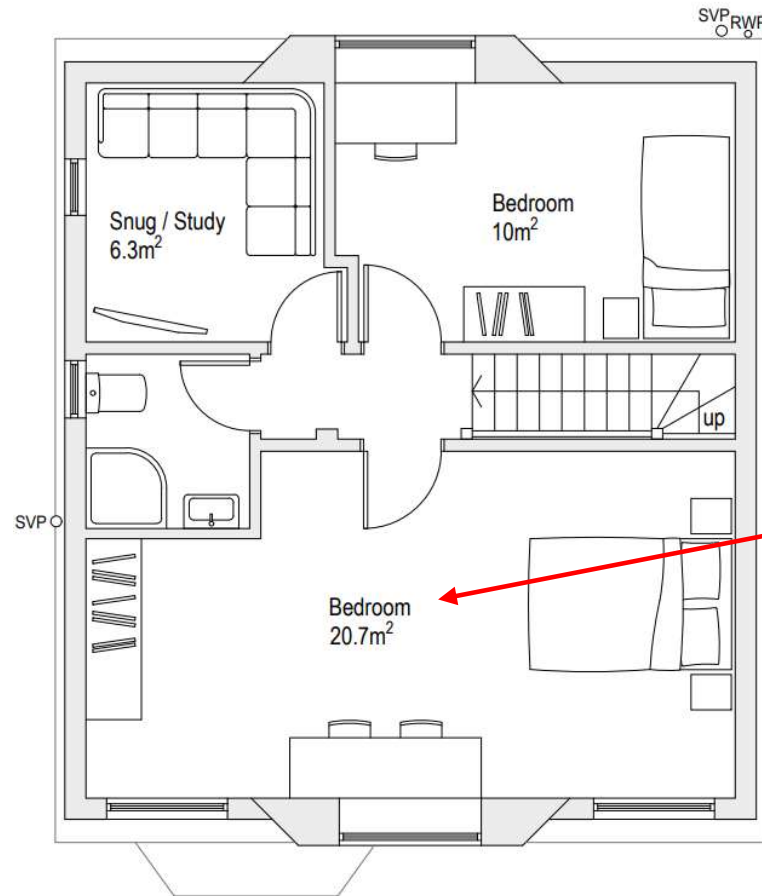


Proposed Ground Floor Plan



Proposed Ground Floor Plan 1:50

Proposed First Floor Plan



Proposed double
occupancy bedroom

Proposed First Floor Plan 1:50

Representations

Eight (8) Objections:

- Increased noise and disturbance;
- Overdevelopment;
- Previous use as a holiday let was a poor experience for residents – poorly managed/maintained;
- Increased traffic and parking pressures;
- Proposed bicycle store is built against a low boundary wall;
- Would not maintain a balanced community – loss of family dwelling;
- Loss of privacy;
- Number 20 would be sandwiched between HMOs;
- Health and safety issues, including fire risk;
- Poor design of the internal layout as the bathroom is accessed off the kitchen, poor communal spaces;
- Application prioritises profit.

Key Considerations in the Application

- Principle of the change of use
- Proposed standard of accommodation
- Impacts on neighbouring amenity
- Transport matters



Brighton & Hove
City Council

Conclusion and Planning Balance

- The proposed change of use would comply with the thresholds and spatial criteria set out in policies CP21 and DM7 of the development plan, therefore a small HMO can be supported.
- Standard of accommodation acceptable for maximum occupation of five persons, would be secured by condition along with layout.
- Small HMO not considered to have so significant an impact on amenity as to warrant refusal of the application.
- Transport impacts considered acceptable; cycle parking and a new crossover for the existing driveway secured by condition.

Recommend: **Approval.**

44 The Cliff

BH2023/01573



**Brighton & Hove
City Council**

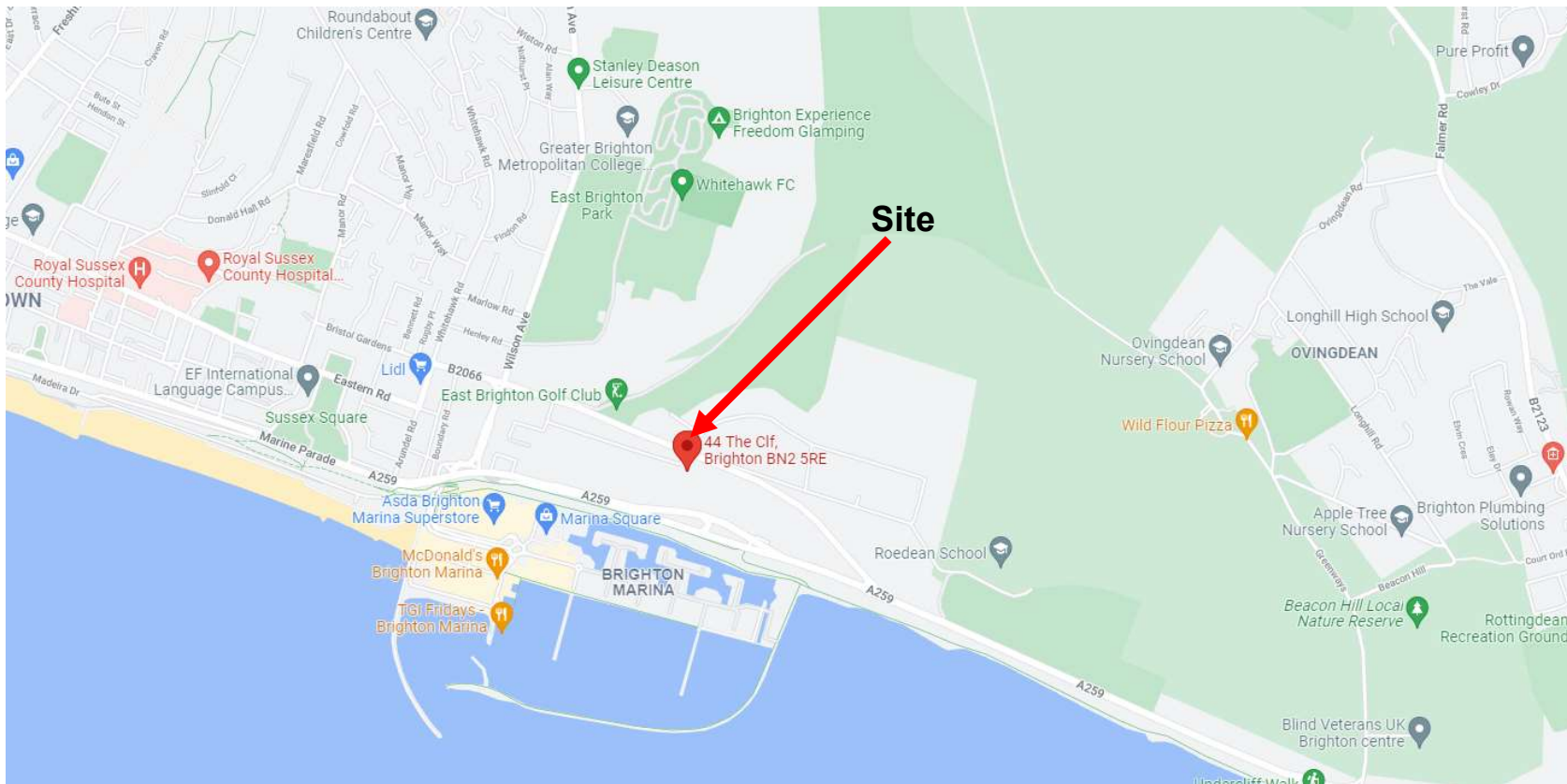
Application Description

- Conversion of existing maisonette (C3) at ground and lower ground floors, to form two self-contained flats (C3).

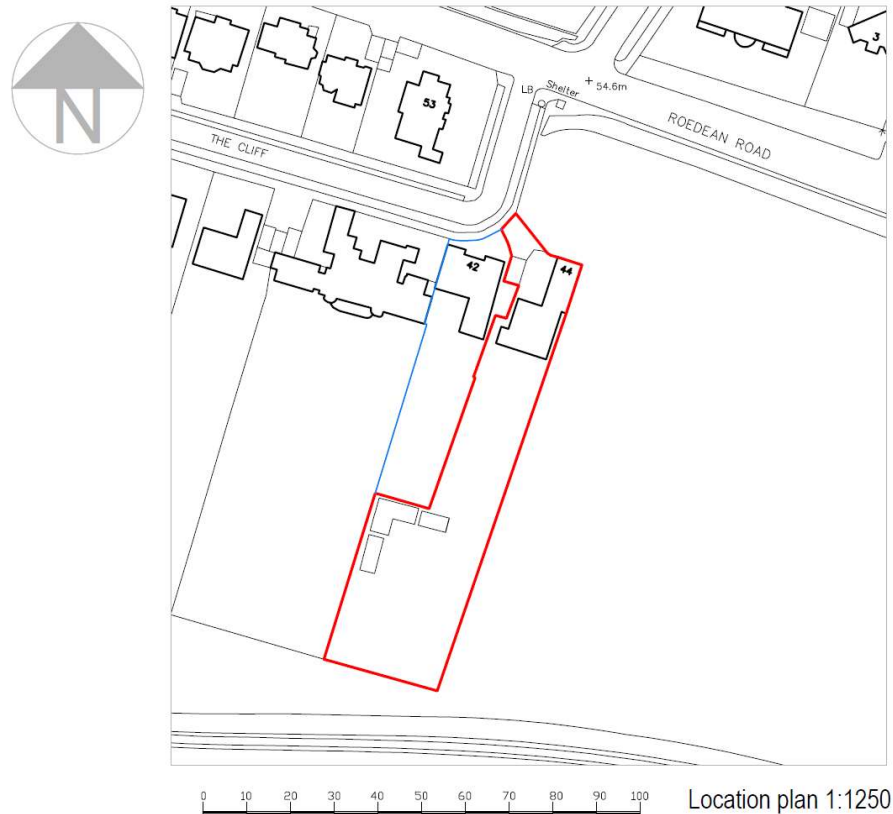


Brighton & Hove
City Council

Map of application site



Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Brighton & Hove
City Council

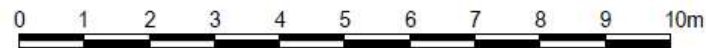
Site Photos

- To follow

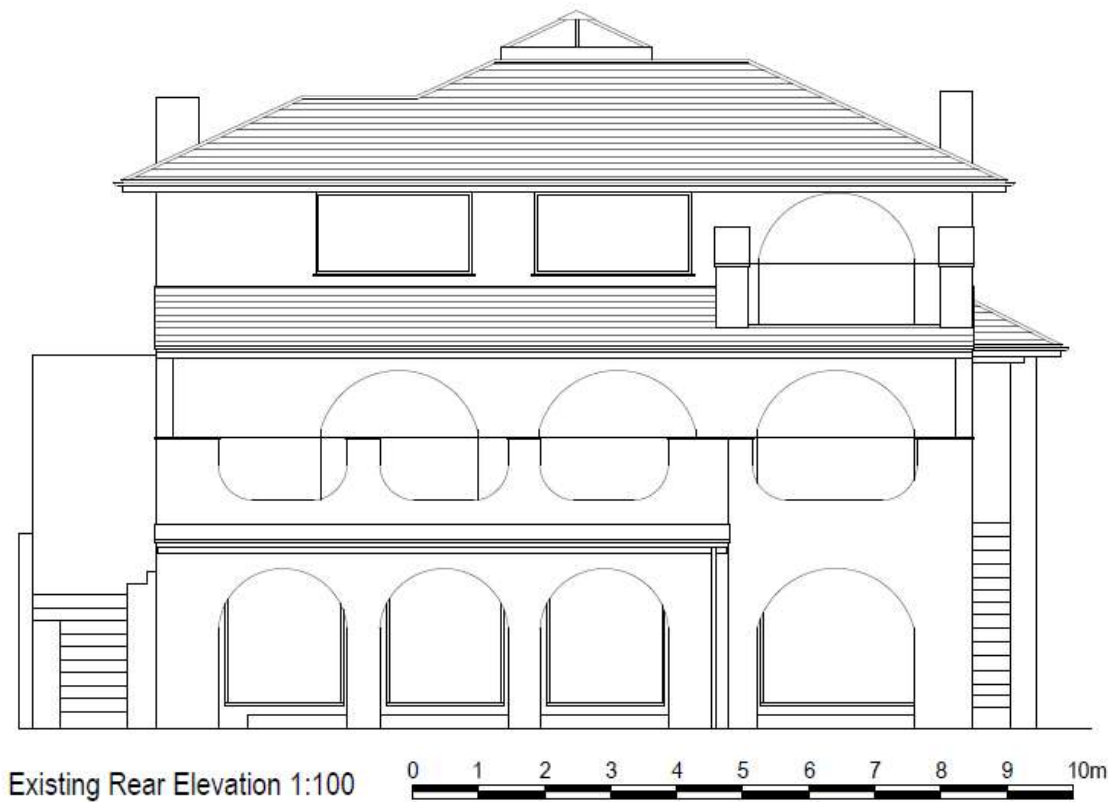
Existing Front Elevation



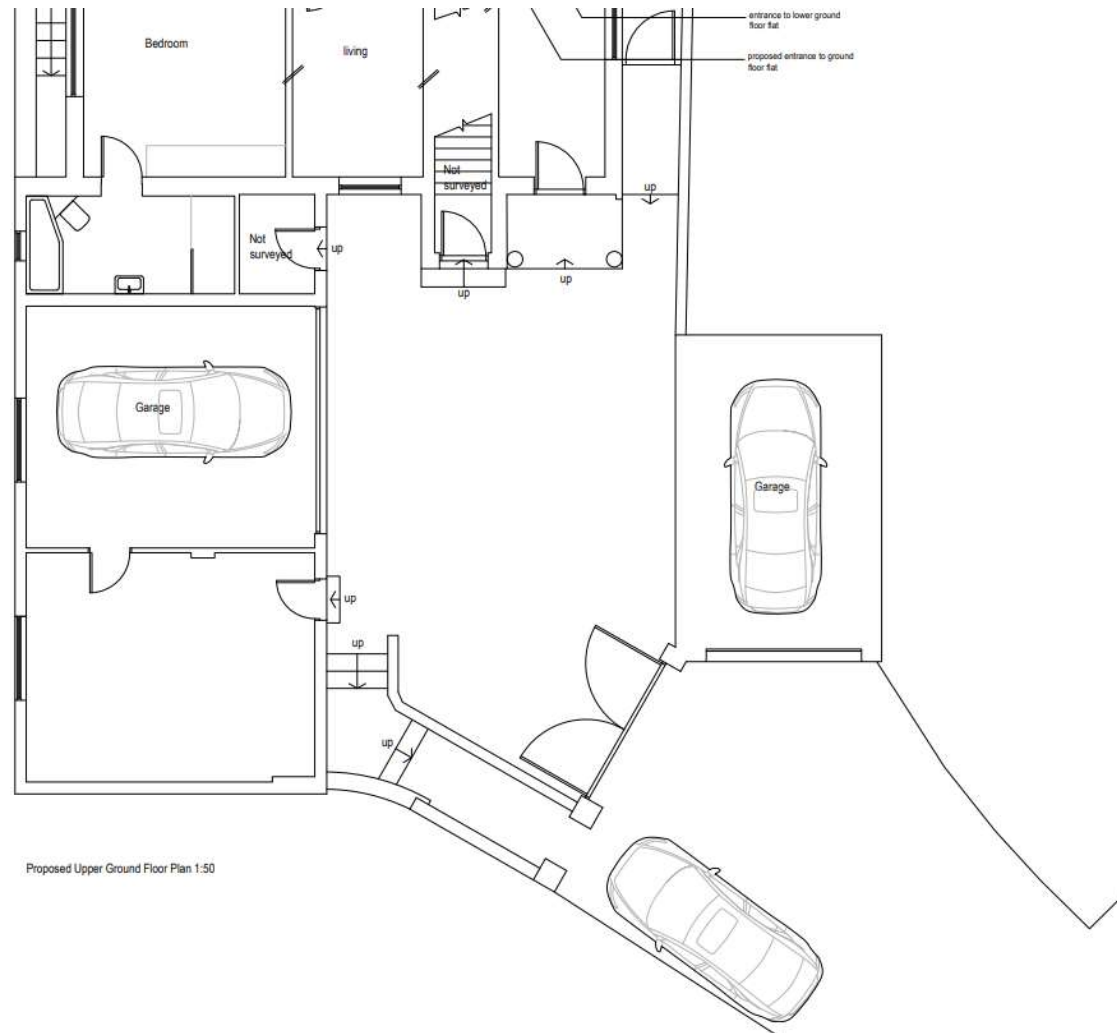
Existing Front Elevation 1:100



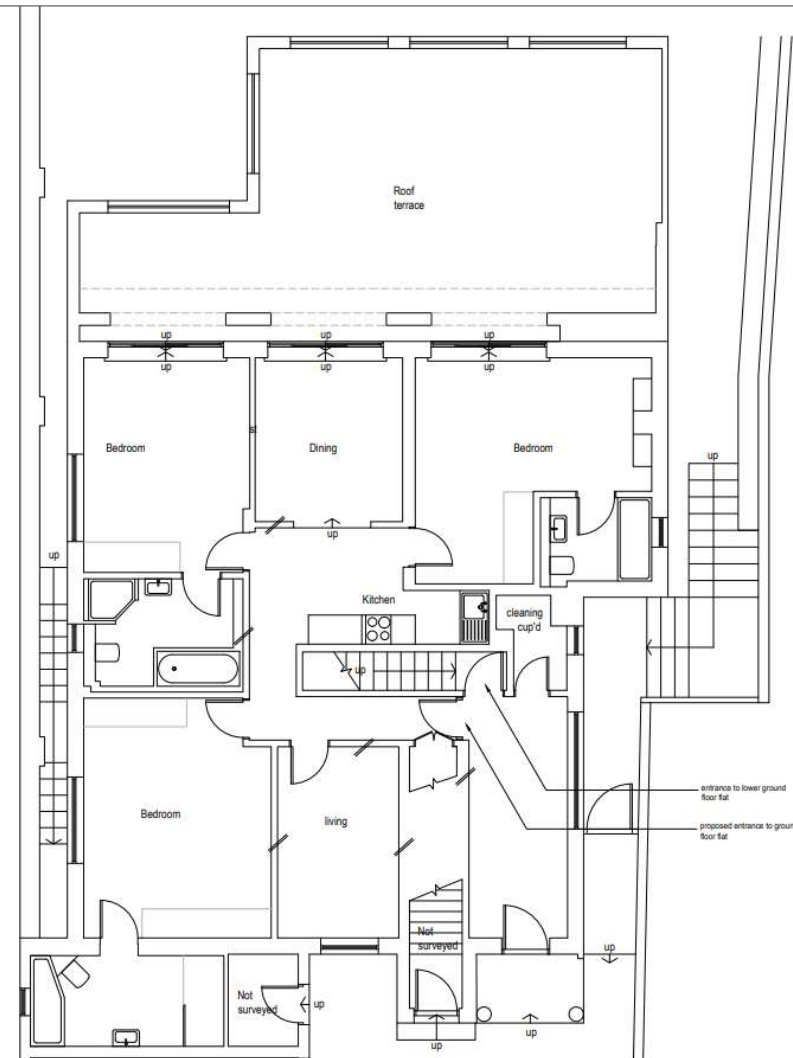
Existing Rear Elevation



Proposed Upper Ground Floor Plan (front of site)

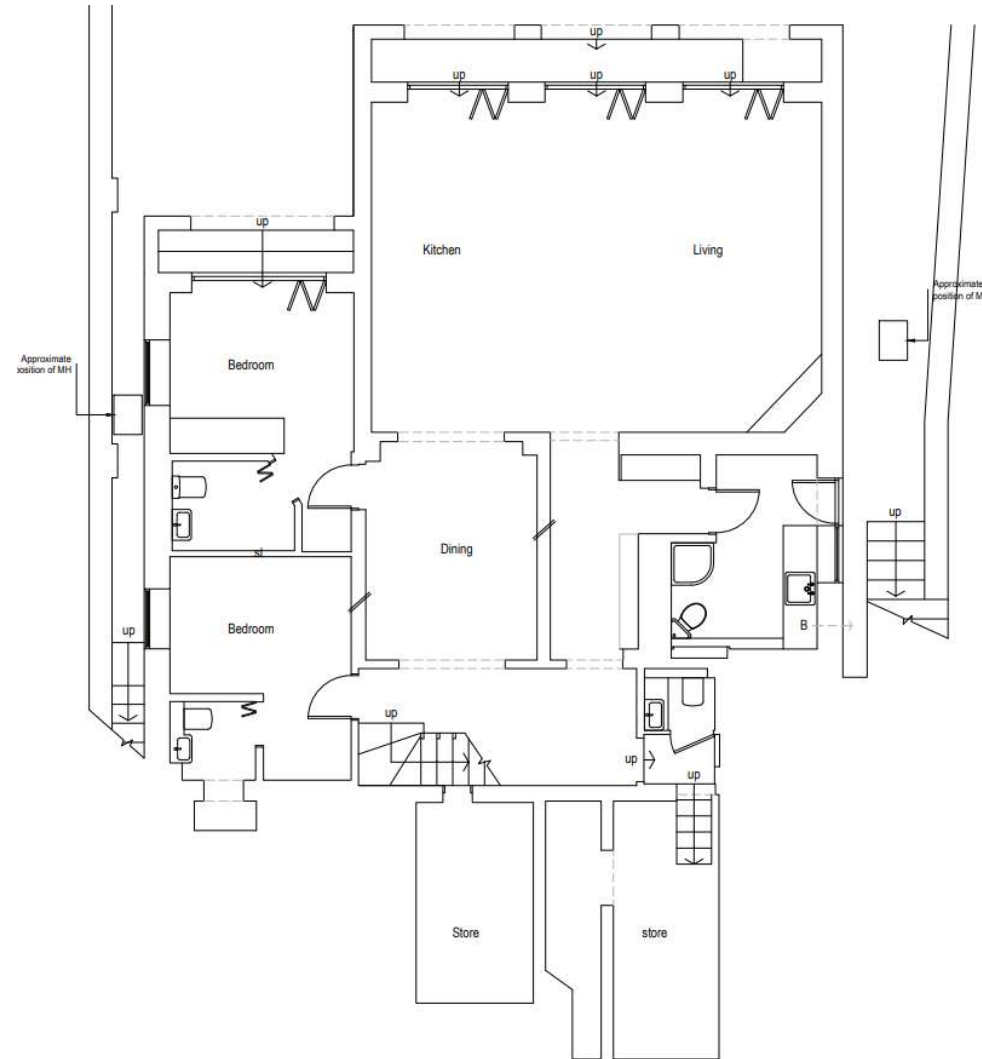


Proposed Upper Ground Floor Plan



**Brighton & Hove
City Council**

Proposed Lower Ground Floor Plan



Representations

Seven (7) objections:

- Building is let out as an HMO/party house
- Noise disturbance
- The rear outbuildings are subject to an appeal
- Owner does not live in the house
- Rubbish bins overflowing
- Too many cars using the site
- Proposal uses neighbouring garage
- Outbuildings are unsightly and close to neighbouring listed garden

Key Considerations in the Application

- Principle of the development
- Impact upon amenity
- Standard of accommodation
- Sustainable transport



Brighton & Hove
City Council

Conclusion and Planning Balance

- Proposed subdivision would create an additional housing unit and would comply with Policy DM3 (residential conversions)
- No significant impact upon neighbouring amenity anticipated. Site was used as a holiday let, but understood this ceased some months ago.
- Standard of accommodation is considered acceptable overall, on the basis of the amended plans and subject to the recommended conditions.
- Transport impact unlikely to be severe. Cycle parking is to be secured by condition.

Recommend: Approval

25 Freehold Terrace

BH2023/02170

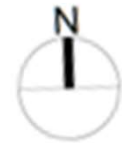
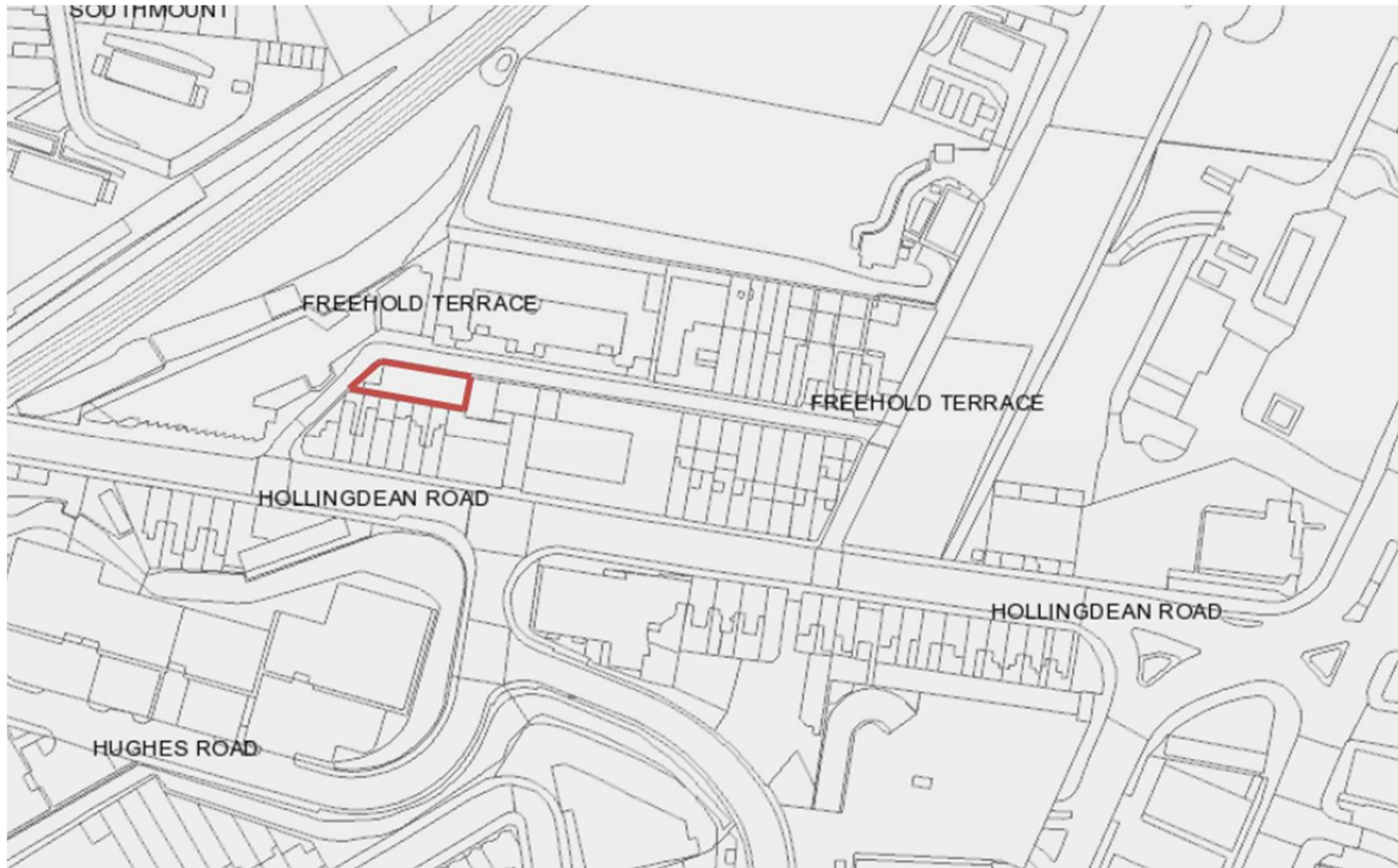


Brighton & Hove
City Council

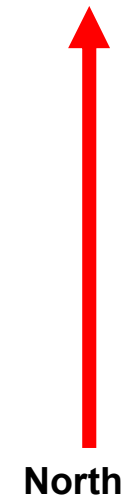
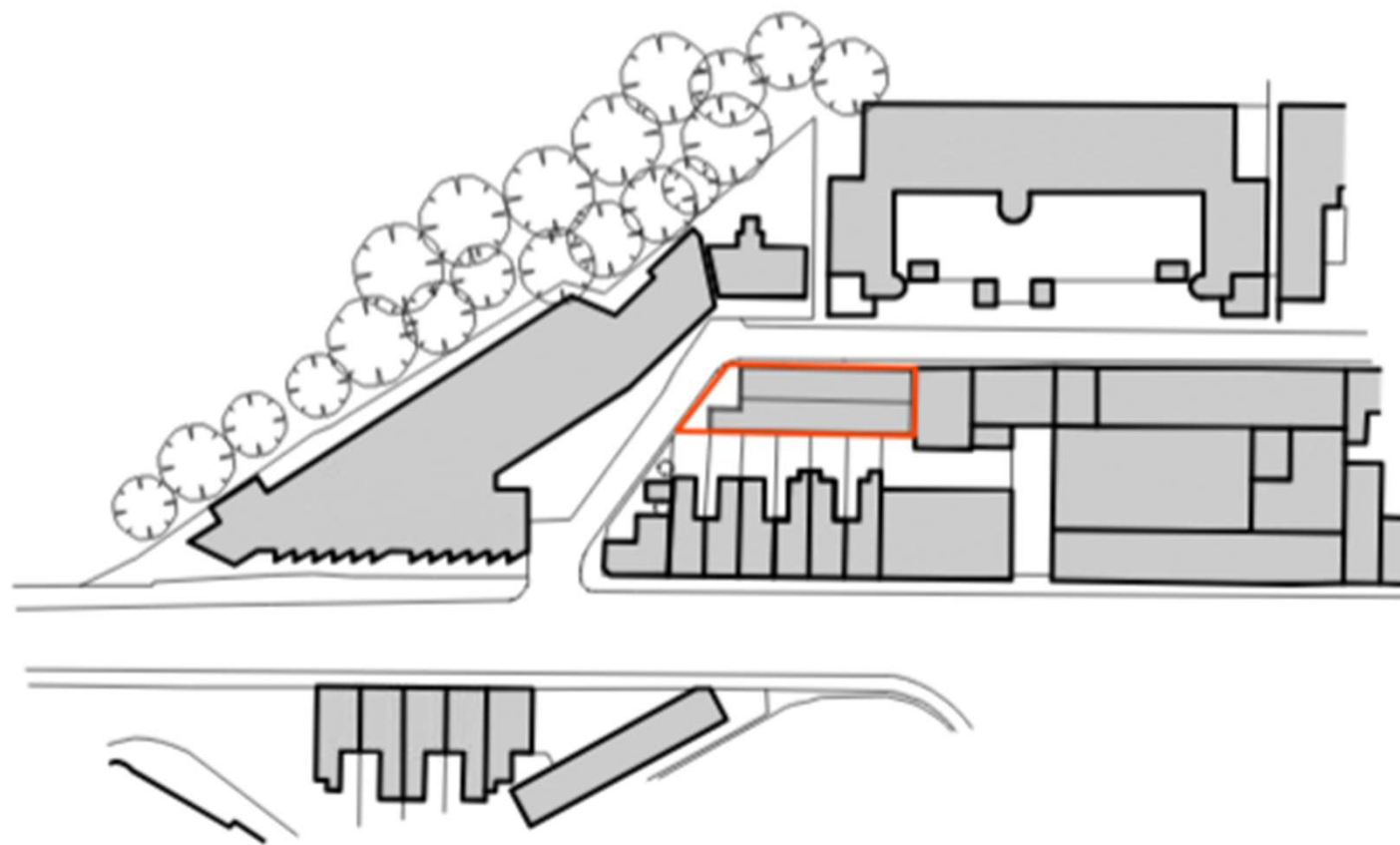
Application Description

- Change of use from light industrial (B1(c)) to two self-contained flats (C3) and two self-contained flats in multiple occupation (HMOs - C4) incorporating a second-floor extension with roof terrace, ground and first floor extensions and associated works.

Map of application site



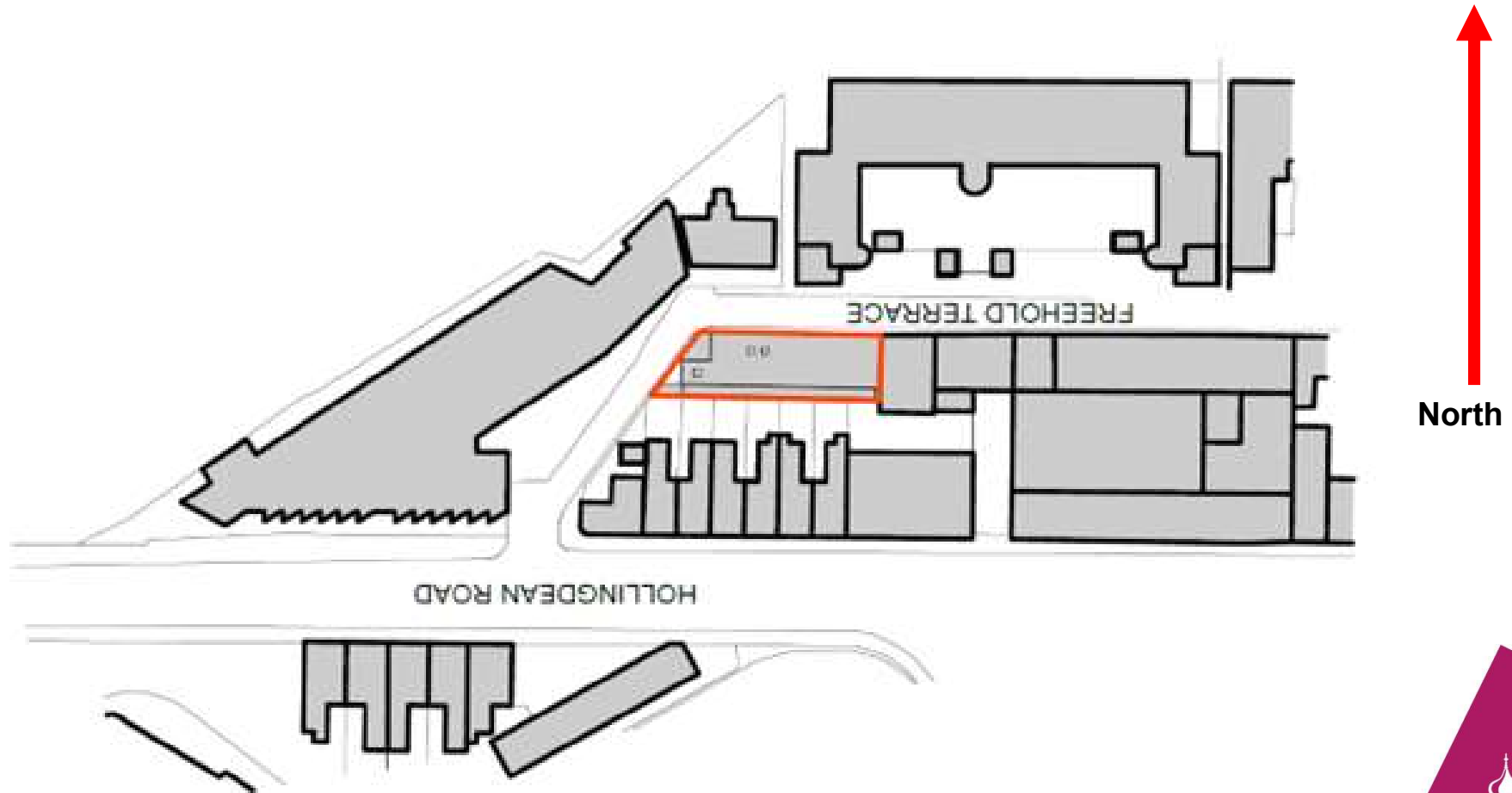
Existing Location Plan



196

0673.EXG.001 REV A

Proposed Location Plan



197

0673.PL.010 RL v 3



Brighton & Hove
City Council

Aerial photo of site



North

3D Aerial photo of site



North



Brighton & Hove
City Council

Street photo of site (front elevation)



Brighton & Hove
City Council

Photo of side/rear elevations



Brighton & Hove
City Council

Photo looking west on Freehold Terrace



Brighton & Hove
City Council

Split of uses/Number of units

- Two 1-bedroom flats on the ground floor.
- One 5-bedroom HMO (C4) on the first floor.
- One 3-bedroom HMO (C4) on the second floor.

Existing Front Elevation



0673.EXG.002



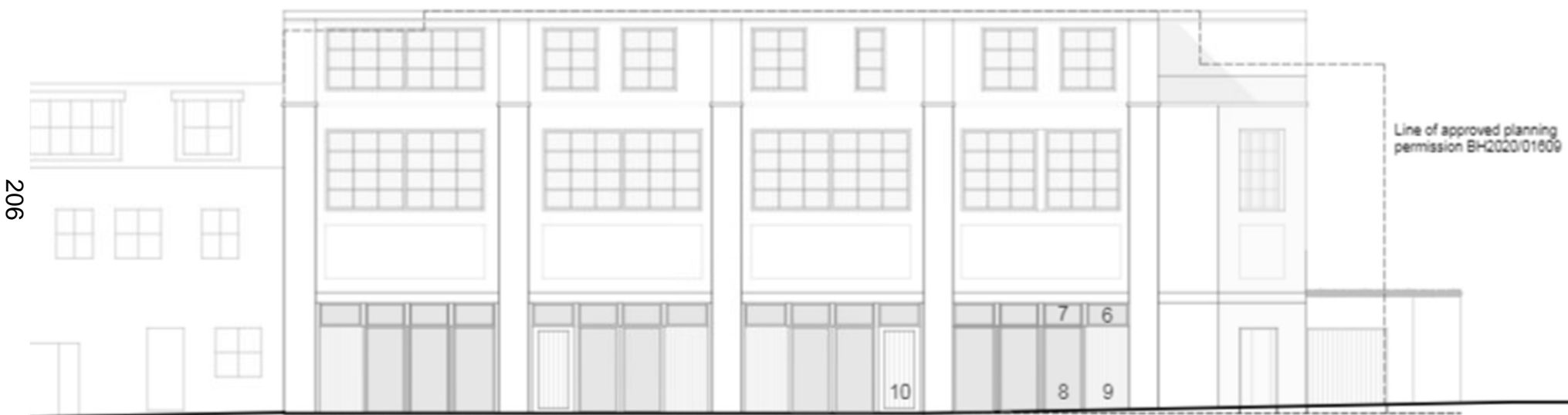
Brighton & Hove
City Council

Proposed Front Elevation



0673.PL.011 REV C

Proposed Front Elevation (ground floor shutters open)

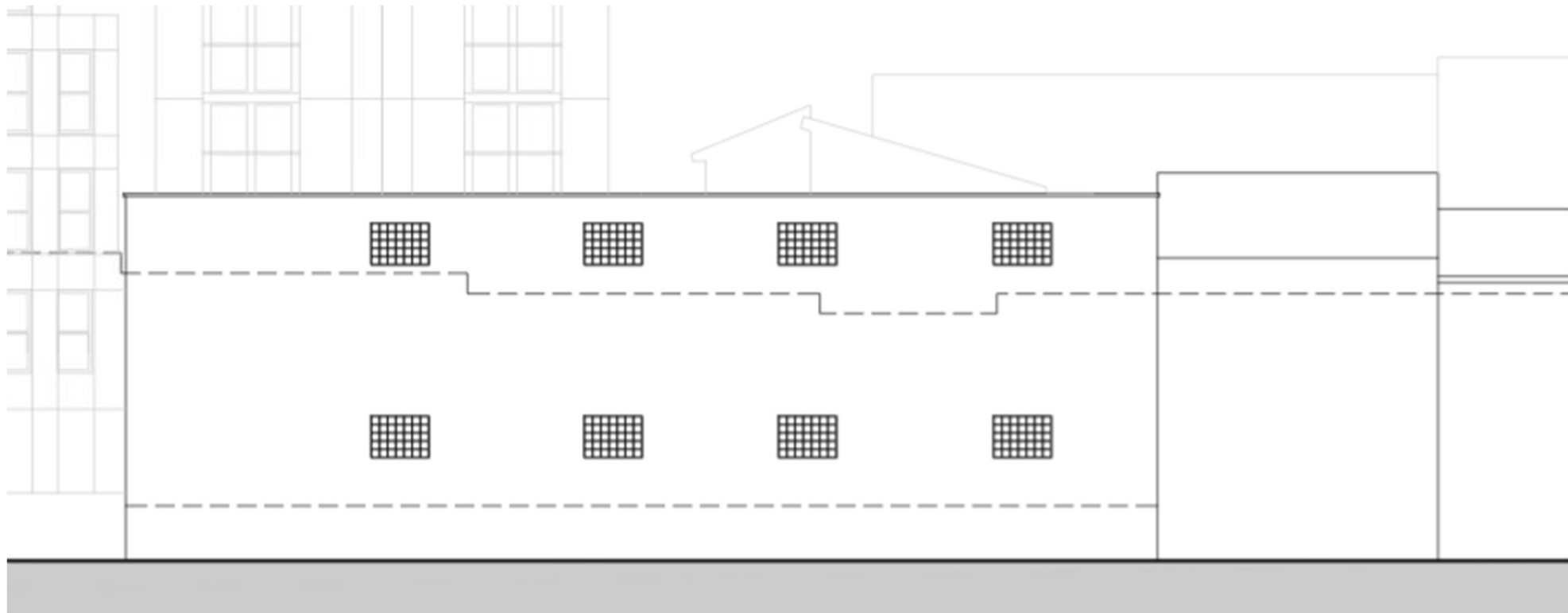


0673.PL.011 REV C

Approved Front Elevation for BH2020/01609 (extant)

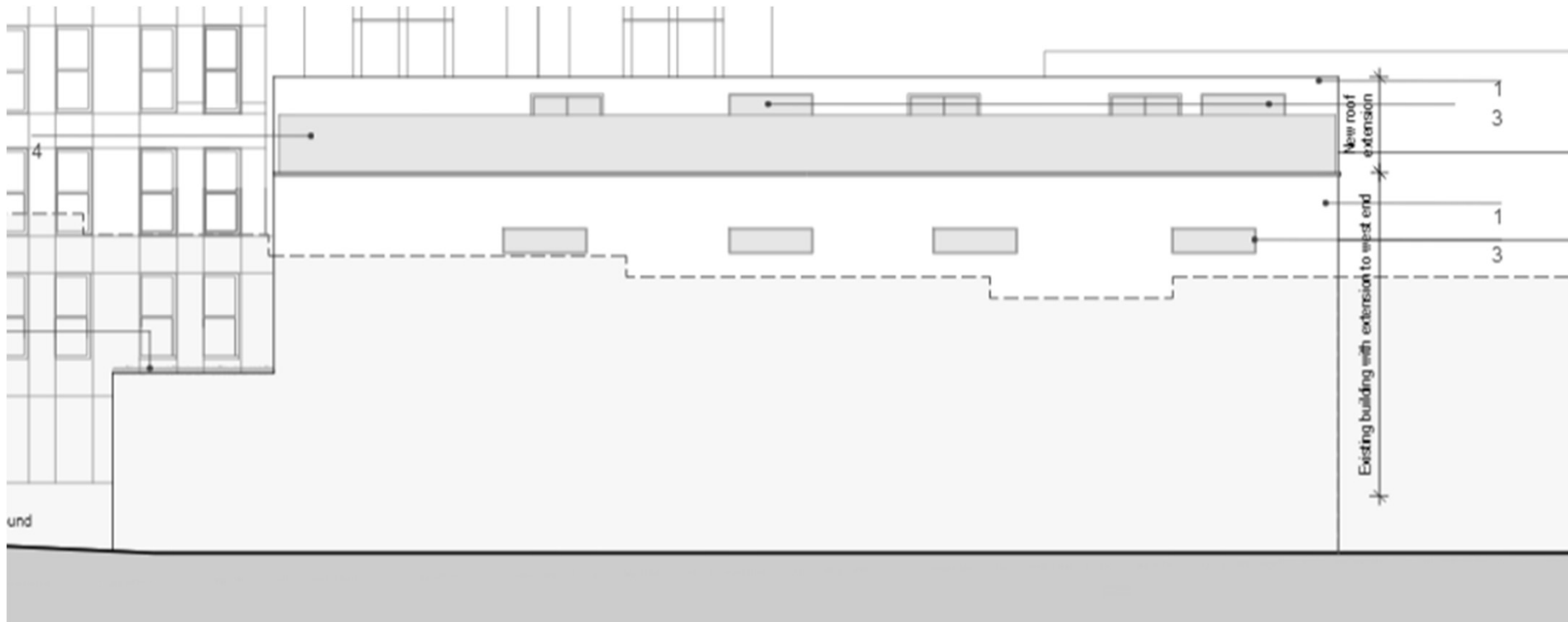


Existing Rear Elevation



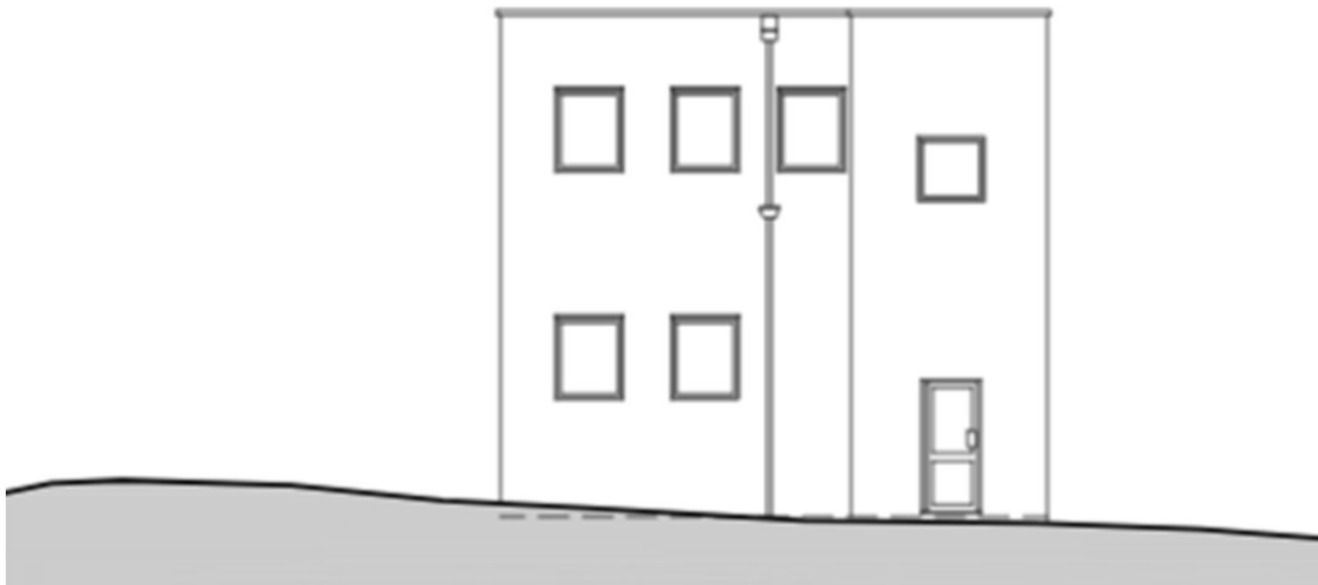
0673.EXG.002

Proposed Rear Elevation



0673.PL.011 REV C

Existing Side Elevation



0673.EXG.003

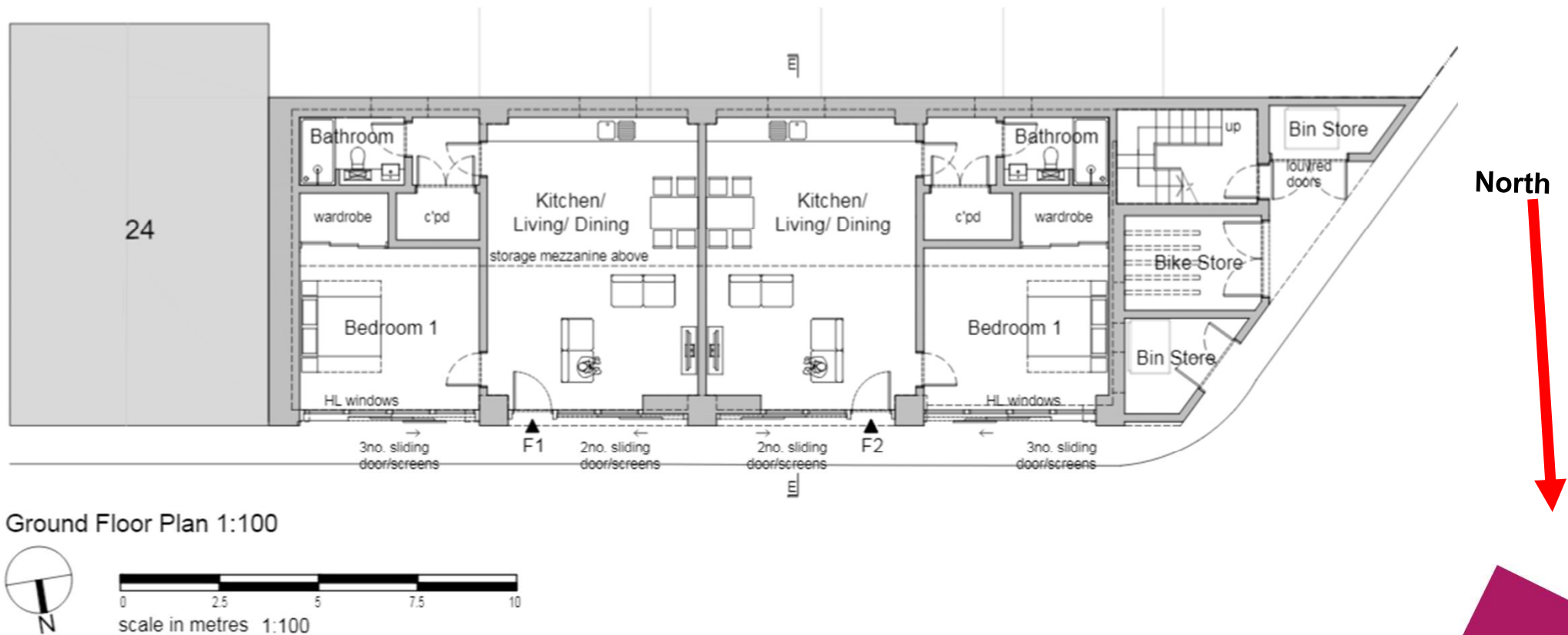
Proposed Side Elevation



211

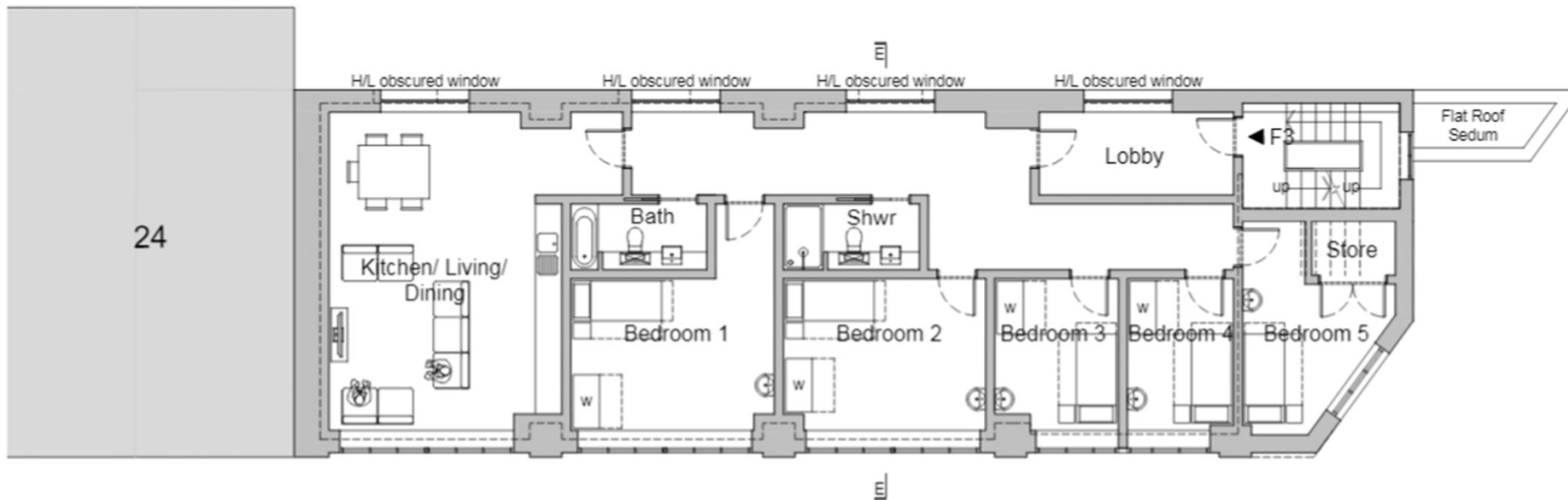
0673.PL.012 REV B

Proposed Ground Floor Plan



0673.PL.010 REV C

Proposed First Floor Plan



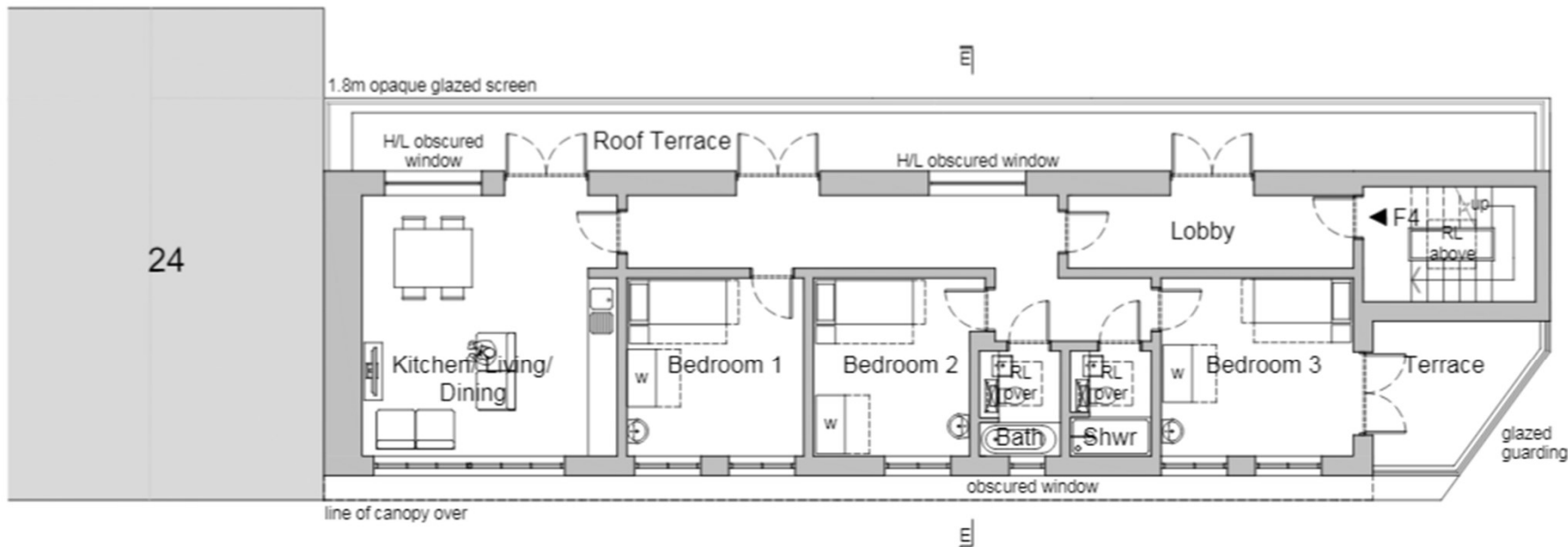
North

First Floor Plan 1:100



0673.PL.010 REV C

Proposed Second Floor Plan



North



Second Floor Plan 1:100



0673.PL.010 REV C

Representations

Seven (7) letters objecting to the proposed development for the following reasons:

- Overlooking/ loss of privacy
- Overshadowing and loss of light
- Increased parking stress
- Pollution from traffic
- Noise during construction
- There is already enough student accommodation in the area
- Inappropriate design
- Increased litter
- Impact on mobility and getting around the area

Key Considerations in the Application

- Principle of the change of use
- The design of the extensions and alterations
- The impact on the amenity of occupiers of neighbouring properties
- The standard of accommodation for future occupiers
- Sustainability
- Transport implications, including cycle parking
- Biodiversity

Conclusion and Planning Balance

- Concentration of HMOs is less than 10% (9.1%) within 50m of the site and less than 20% (7.8%) in the wider neighbourhood area although it is noted that there is a 192-bed student residence opposite the site.
- Principle of the change of use is acceptable, particularly noting extant permission to replace the building with a 10-bedroom HMO (BH2020/01609).
- Appropriate design, materials and detailing.
- Height and bulk would be comparable to extant permission BH2020/01609.
- Impact on neighbouring properties acceptable.
- Acceptable living conditions - would comply with the Nationally Described Space Standards.
- Cycle parking, swift bricks/boxes and bee bricks secured by condition, along with EPC rating 'C' and water efficiency standard of not more than 110 litres per person per day.
- Would provide two additional flats and two additional HMOs for the city, without significant harm which would weigh against approving the proposed development.

Recommend: Approve

