

# **PLANNING COMMITTEE ADDENDUM Presentations**

**2.00PM, WEDNESDAY, 6 DECEMBER 2023**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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## **ADDENDUM**

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# Tennis Courts, Hove Park

**BH2023/02622**



**Brighton & Hove  
City Council**

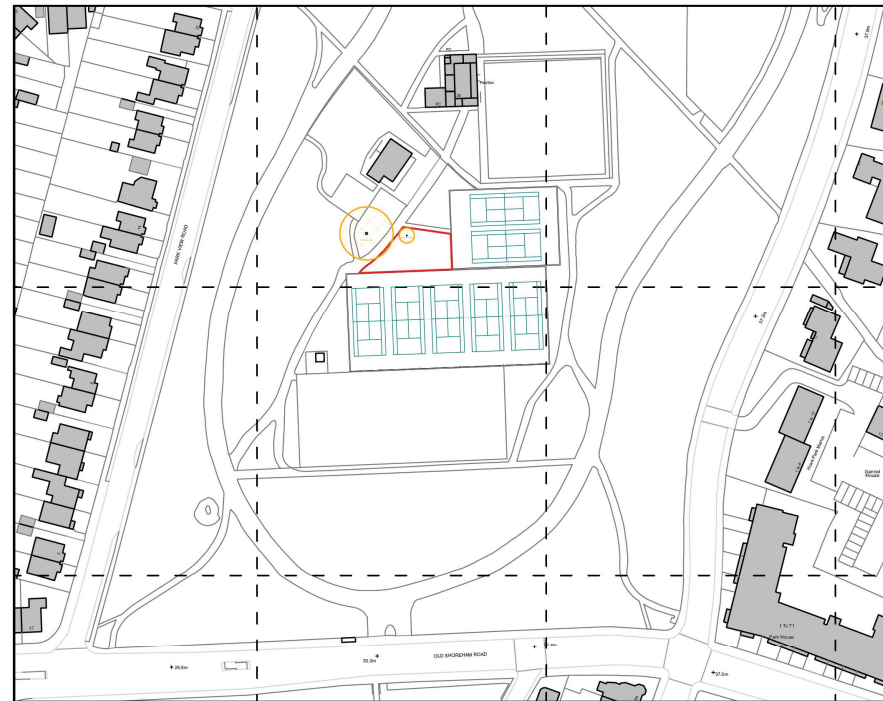
# Application Description

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- Erection of single storey timber pavilion adjoining tennis courts with associated landscaping.



# Existing Location Plan



Location Plan 1:1250



1040/1.001

# Aerial photo of site





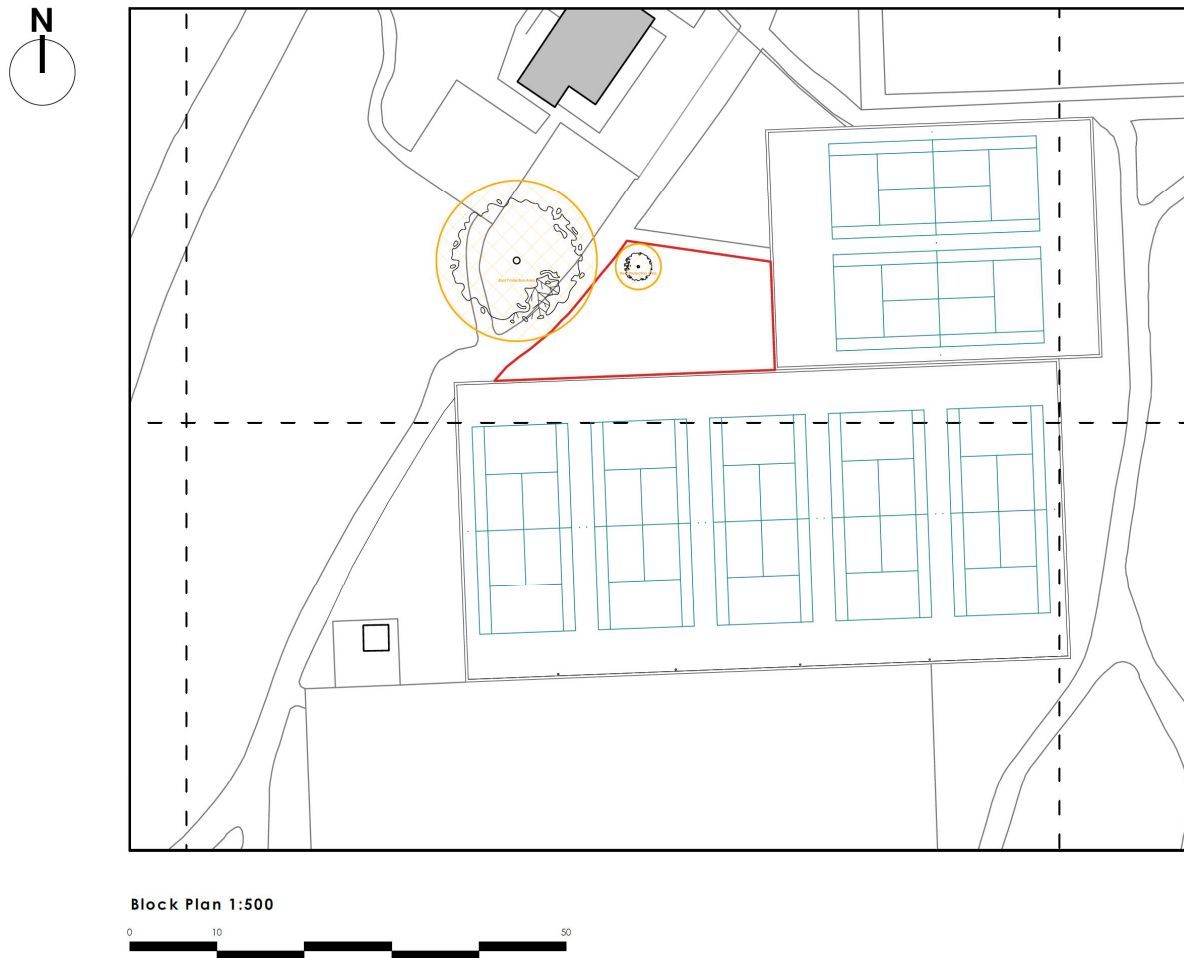
# 3D Aerial photo of site

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City Council

# Existing Site Plan



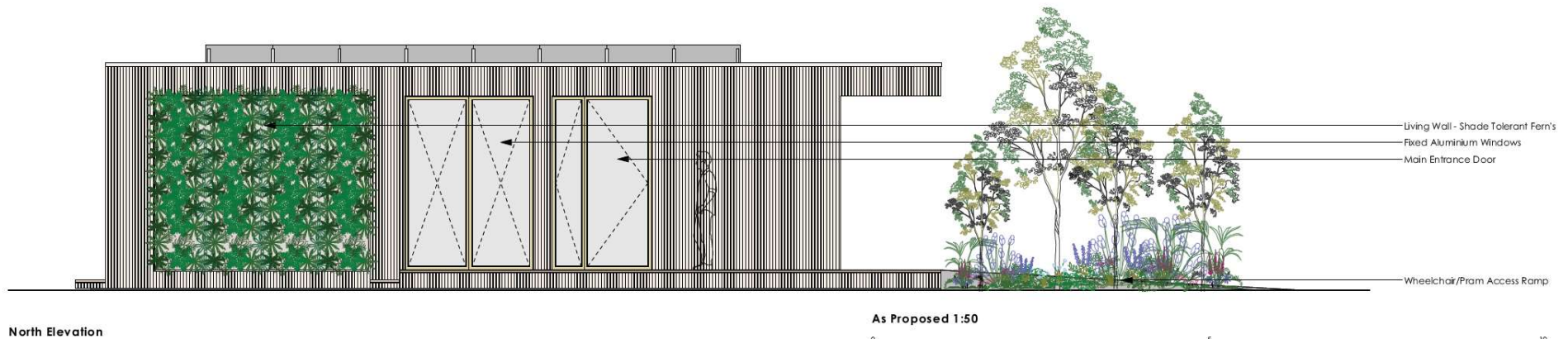
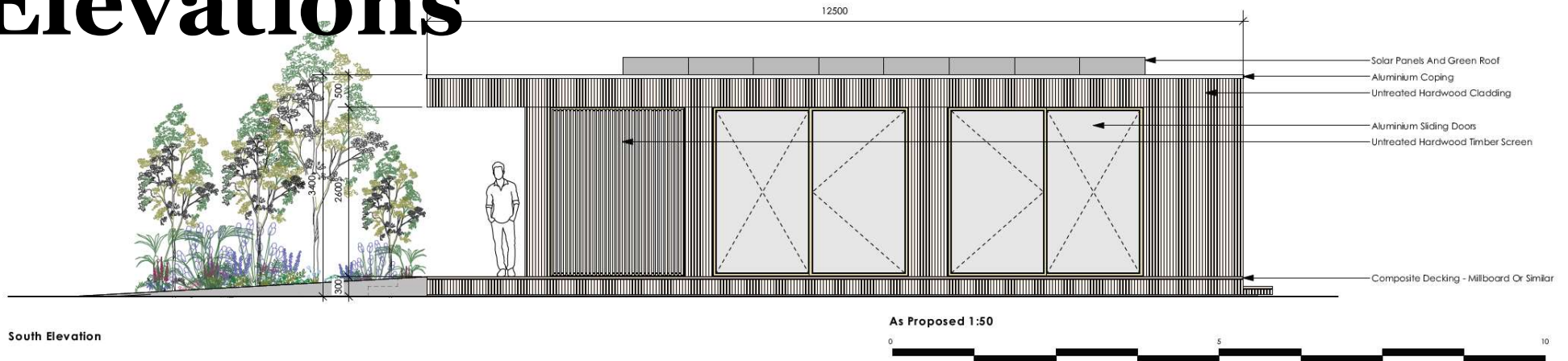
1040/1.001

# Proposed Site Plan



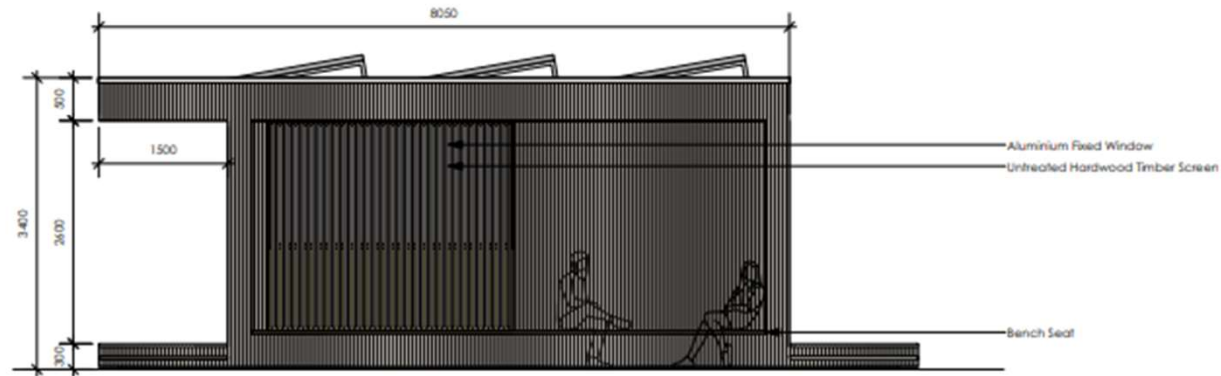


# Proposed Front and Rear Elevations



1040/2.003 B

# Proposed Side Elevations



East Elevation



West Elevation

# Proposed Site Section



1040/2.003 B



# Proposed 3D Images



# Proposed 3D Images



Brighton & Hove  
City Council



# Proposed 3D Images



Brighton & Hove  
City Council

# Representations

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- Fifty (50) objections received, raising the following material planning issues:
  - Impact on trees
  - Pavilion is too large and an eyesore
  - Loss of open space and views across the park
  - Increased pedestrian congestion
  - The building will be used only by a small group
  - Disruption during delivery and construction period
  - Loss of light/overshadowing
  - Loss of table tennis facilities
- A petition has also been received with two hundred and six (206) signatures, objecting to the location of the development.

# Representations

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- Eighty-three (83) representations in support received, based on the following material planning issues:
  - Improved sports, toilet and changing facilities
  - Well designed
  - Biodiversity improvements, and no loss of trees
  - Wheelchair accessible
  - Table tennis facilities are to be relocated within the park
  - No significant loss of area for play; there are other suitable areas within the immediate area
  - Most of the tennis courts would remain visible from the café.
- Three (3) comments received, raising the following material planning issues:
  - One building conjoining the café and pavilion would be preferable
  - Clarity is required on whether the facilities will be open to all

# Key Considerations in the Application

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- Principle of development – loss of Open Space; improved Sports Facilities
- Design and Appearance
- Impact on Amenities
- Impact on Arboriculture & Biodiversity
- Impact on Locally Listed Hove Park

# Conclusion and Planning Balance

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- Loss of small area of open space is acceptable, particularly given significant remaining space;
- Benefit of improvements to sports facilities must be given weight;
- Design and appearance is considered to be acceptable, with high-quality materials and green roof & wall to be secured by condition.
- Development is not within the root protection areas of any trees, would not result in any loss. Biodiversity improvements are included in the design.
- Neutral impact on the historic significance of Hove Park.
- No significant impact on the amenities of visitors to the park.
- Loss of views of some tennis courts is not a material planning consideration so cannot be given weight in the assessment.

**Recommend: Approval**





# 19 53 Ainsworth Avenue

BH2023/02398

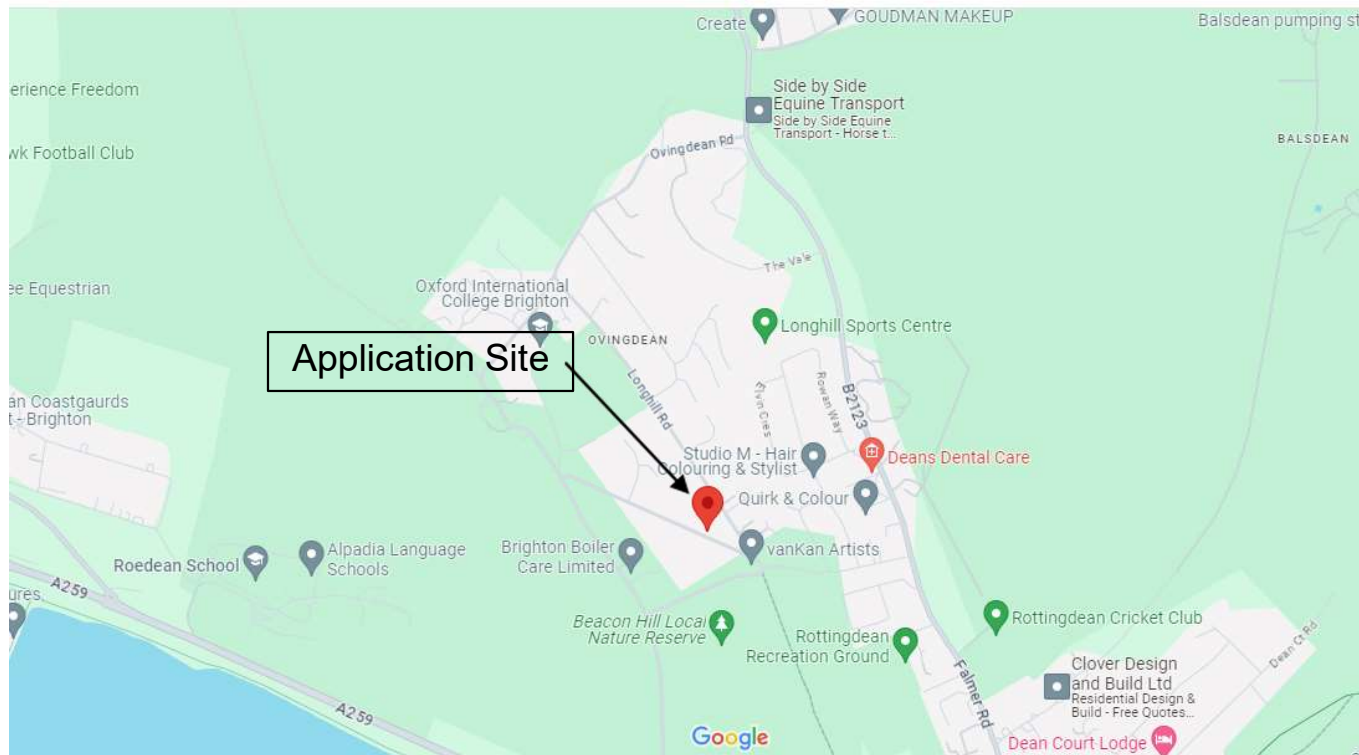


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City Council

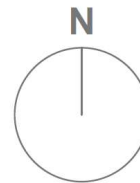
# Application Description

Erection of roof extension to form new first floor level with flat roof and integrated solar panels, extension to square off ground and first floor bay windows with terrace above plus privacy screen and integrated living roof, alterations to porch, revised fenestration and new render and timber and zinc cladding. Levelling-out and widening of existing driveway with revised boundary treatment.

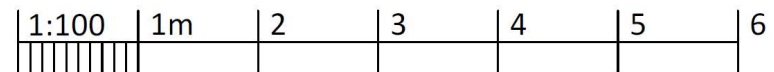
# Map of application site



# Existing Location Plan



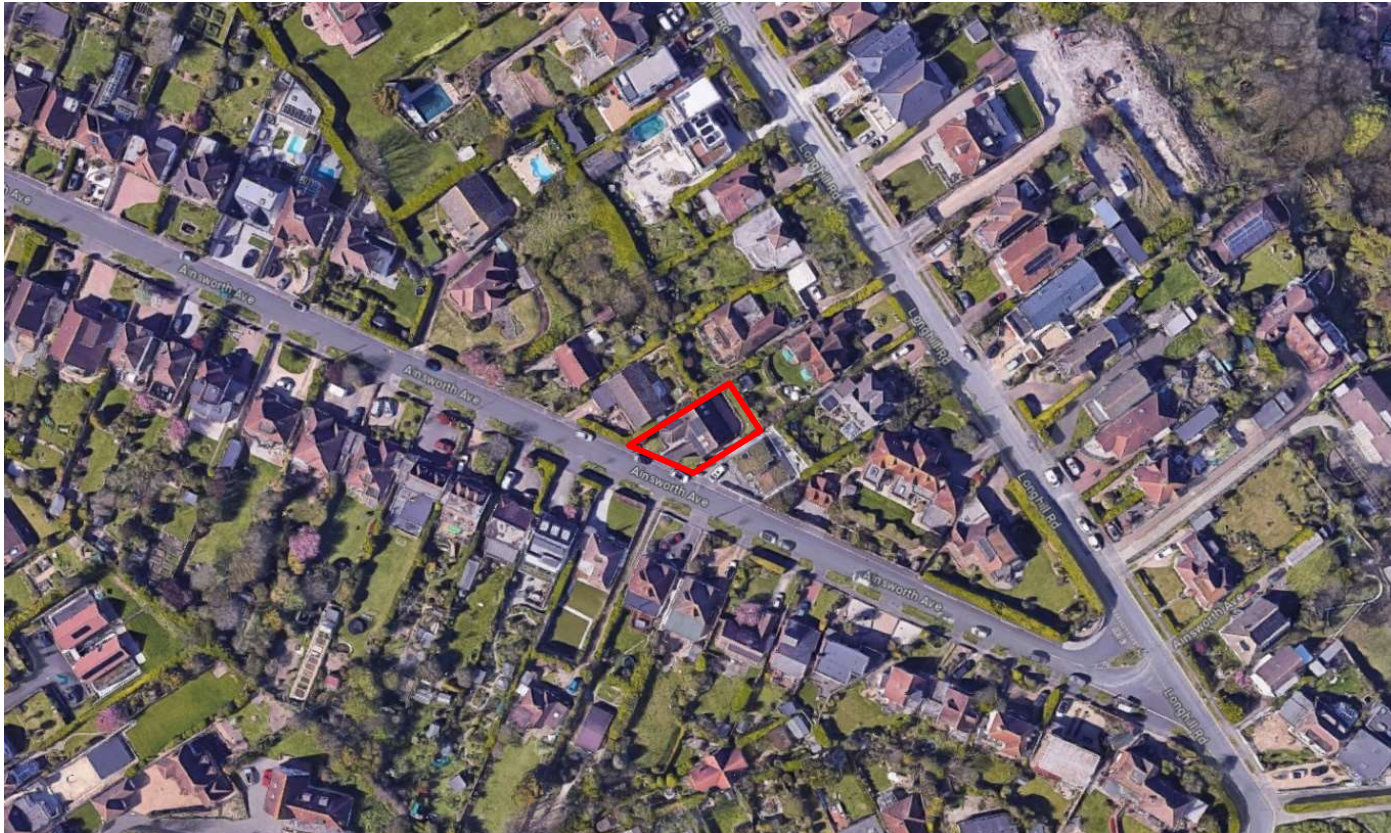
1 Location Plan  
Scale: 1:1250



21142-P-001



# Aerial photos of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photo of site

51 Ainsworth Avenue

53 Ainsworth Avenue

55 Ainsworth Avenue





# Front of the site

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# Rear of the site

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# Site Boundary with 51 Ainsworth Avenue



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City Council



# Other photos of site

Rear of the site  
Showing the side boundary with 55 Ainsworth Avenue



Looking towards side elevation of 55  
Ainsworth Avenue



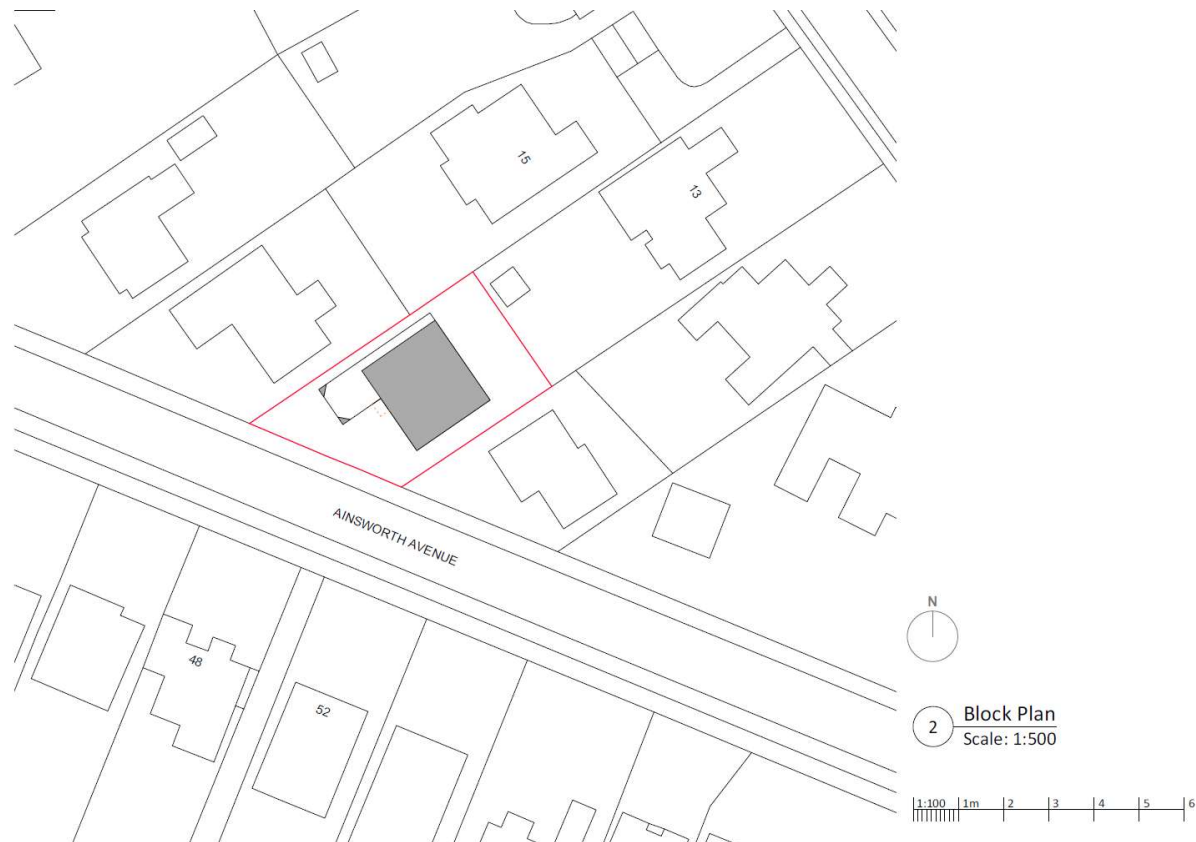


# Other photos of site

Photos taken from garden of neighbouring site 51 Ainsworth Avenue – showing the side elevation of the existing bungalow at 53 Ainsworth Avenue

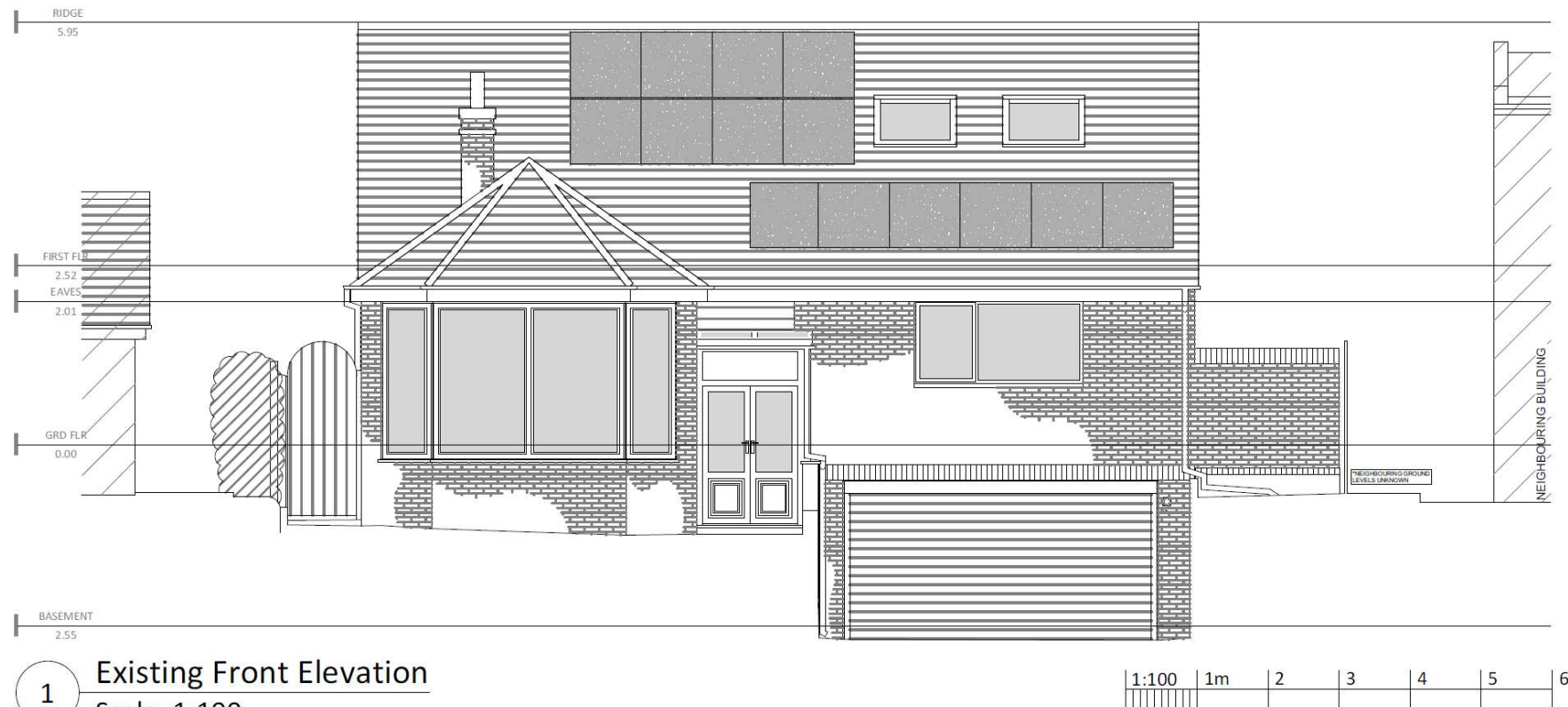


# Existing Block Plan



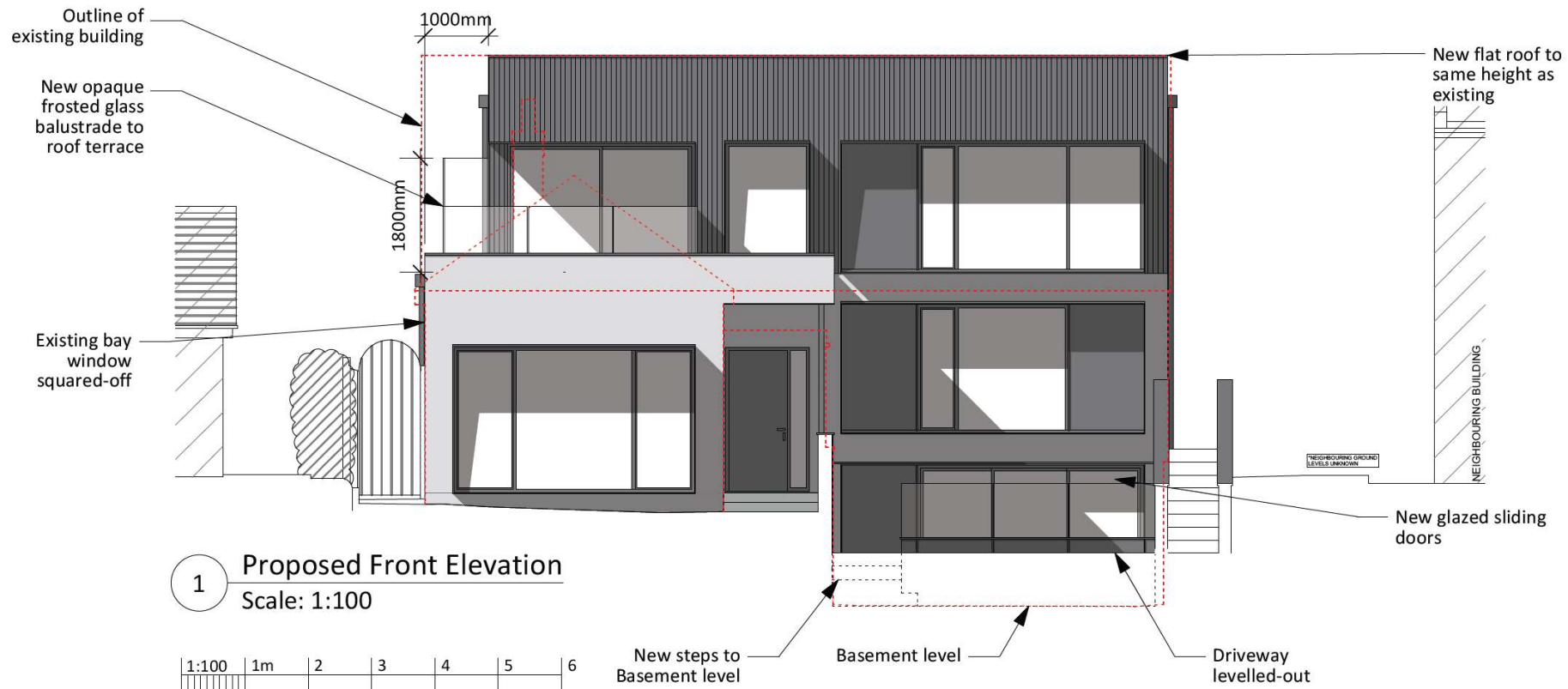
21142-P-001

# Existing Front Elevation



21142-P-005

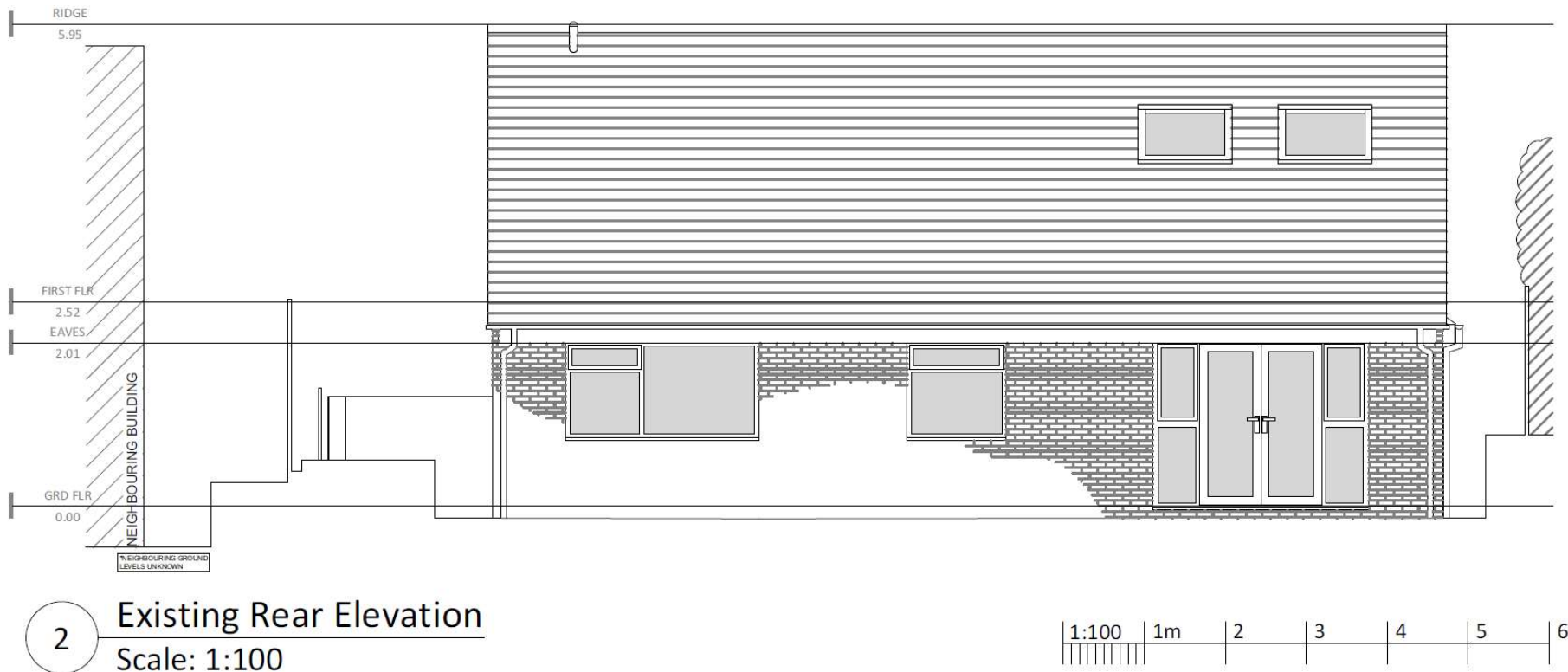
# Proposed Front Elevation



21142-P-012



# Existing Rear Elevation



21142-P-005



NEIGHBOURING BUILDING  
LEVELS UNKNOWN

New RWP

1000mm

New RWP

New RWP

New flat roof

Outline of existing building

New flat roof to same height as existing

2

Proposed Rear Elevation  
Scale: 1:100

1:100 1m 2 3 4 5 6

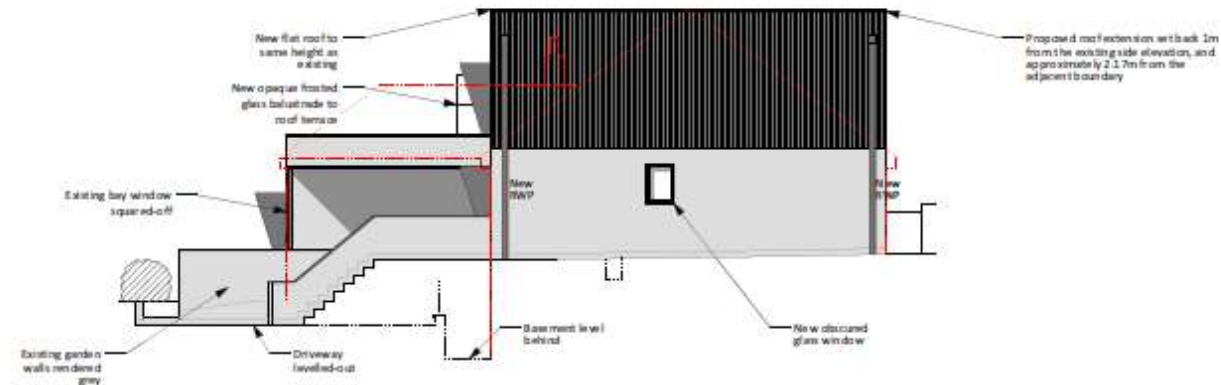


**Brighton & Hove  
City Council**

# Proposed Side Elevations



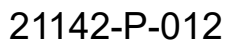
1 Proposed Side (North East) Elevation  
Scale: 1:100



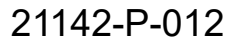
2 Proposed Side (South West) Elevation  
Scale: 1:100

Key:  
Outline of existing building

## 37



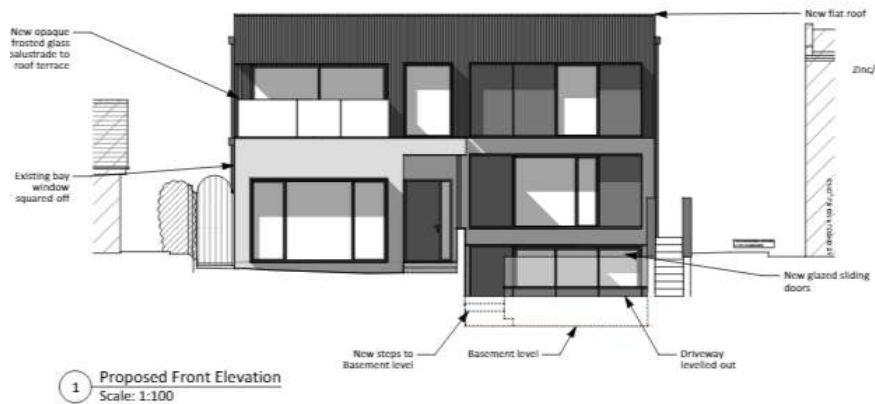
## 38





# Comparison with refused application BH2022/03398

**BH2022/03398 Front and Rear Elevations (Refused)**



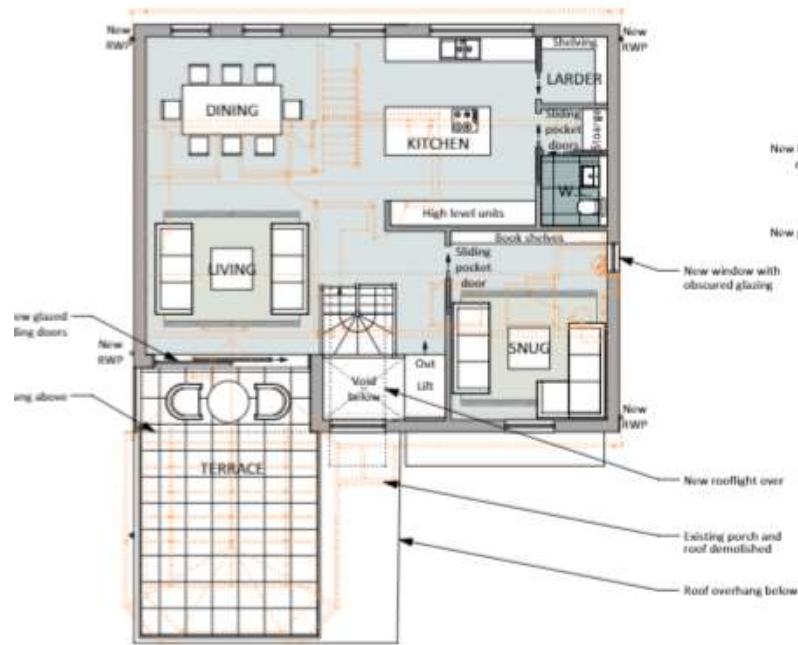
**BH2023/02398 Front and Rear Elevations (Under Consideration)**



Key:

# Comparison with refused application BH2022/03398

BH2022/03398 First Floor Plan (Refused)



1 Proposed First Floor  
Scale: 1:100

BH2023/02398 First Floor plan  
(Under Consideration)



# Proposed Visuals





# Proposed Visuals



Brighton & Hove  
City Council



# Representations

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Sixteen (16) letters have been received objecting to the proposed development on the following grounds:

- Overbearing and too large, incongruous design
  - Overdevelopment
  - Loss of light, outlook, privacy for neighbours
  - Adverse impact on conservation area
  - Increased noise and disturbance
  - Impact on trees, wildlife, flora and fauna
  - Impact on utilities/services
  - Impact on property value
  - Traffic/highways impact.
- 
- **Ovingdean Residents & Preservation Society:** Objection due to loss of amenity, overdevelopment/out of keeping.
  - **Councillor Bridget Fishleigh:** Objects to the application.

# **Key Considerations in the Application**

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- Design and appearance
- Impact on neighbouring amenity
- Transport

# Conclusion and Planning Balance

- Resubmission of a previously refused application refused on grounds of design and impact on amenity.
- Appeal dismissed but Inspector did not agree that the design and appearance of the development was harmful. Decision given significant weight in determining this application.
- Proposal revised to address the concerns regarding the impact on amenity, particularly in relation to the neighbouring property at 51 Ainsworth Avenue – now acceptable.
- Revisions have not significantly affected the overall design and appearance of the development – considered acceptable, particularly noting appeal decision.
- No significant impact on the highways network.

**Recommend: Approval**





# 47 17 Old Shoreham Road

**BH2023/01254**

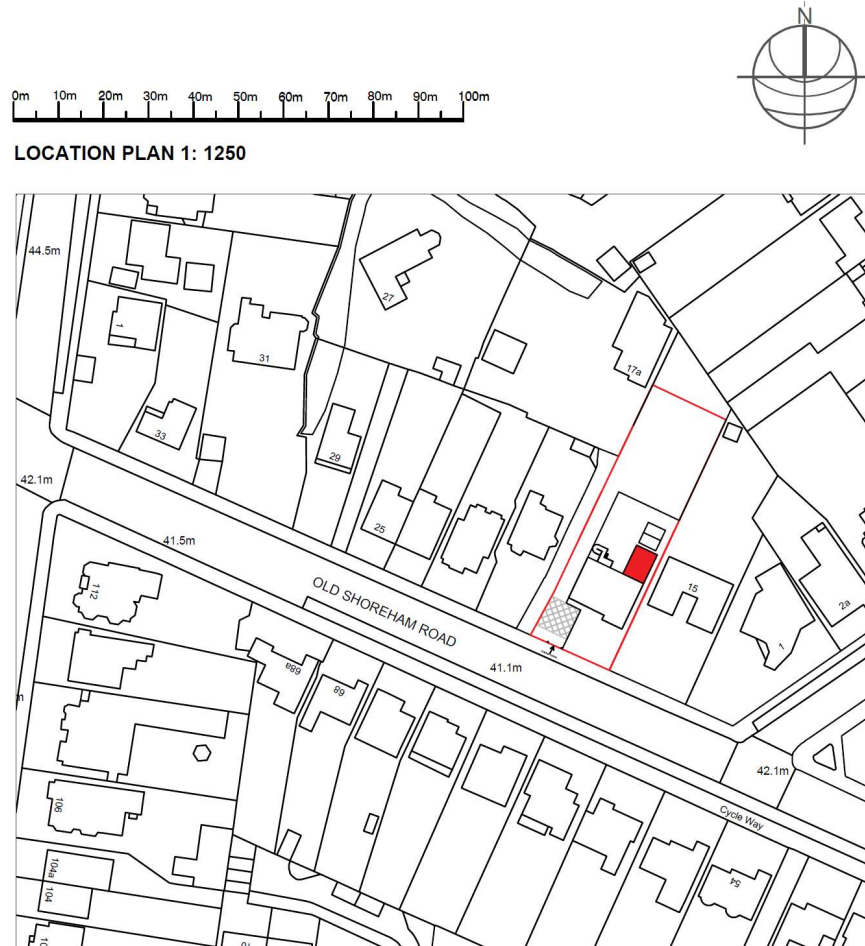


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City Council**

# Application Description

- Erection of a two storey dwelling (C3) over ground and lower ground floors on land to rear of existing care home (C2) and demolition of two storey west wing, erection of single storey rear extension, revised fenestration and alterations to an existing rear external fire escape, erection of summer house to rear, landscaping and associated works to the care home and access to the dwelling to the rear. (part-retrospective).

# Location Plan



# Aerial photo of site



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City Council



# 3D Aerial photo of site

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# View 17 Old Shoreham Road





# Rear Elevation of Care Home

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non originals from outside of Brighton & Hove City Council. Please turn carefully before opening

# Dwelling to the Rear

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City Council



# Boundary between Driveway Access and Care Home Garden



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City Council

# Driveway Access





# Neighbouring Properties



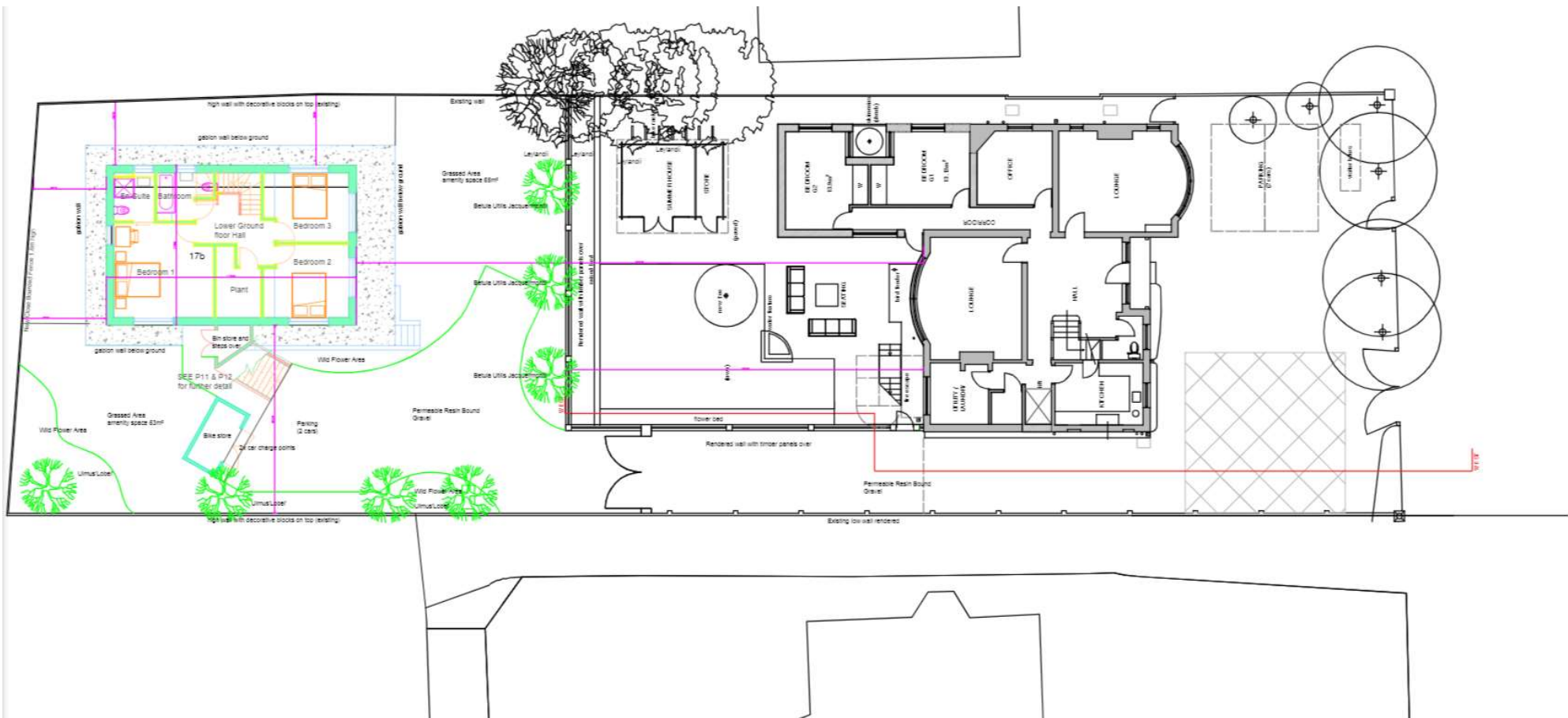
# Block Plan



190502/P0 C



# Site Layout Plan



# Front Elevation - Care Home



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# Proposed Rear Elevation - Care Home



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# Proposed Side (East) Elevation - Care Home



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

For Statutory applications only you may scale this drawing



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# Proposed Side (West) Elevation - Care Home



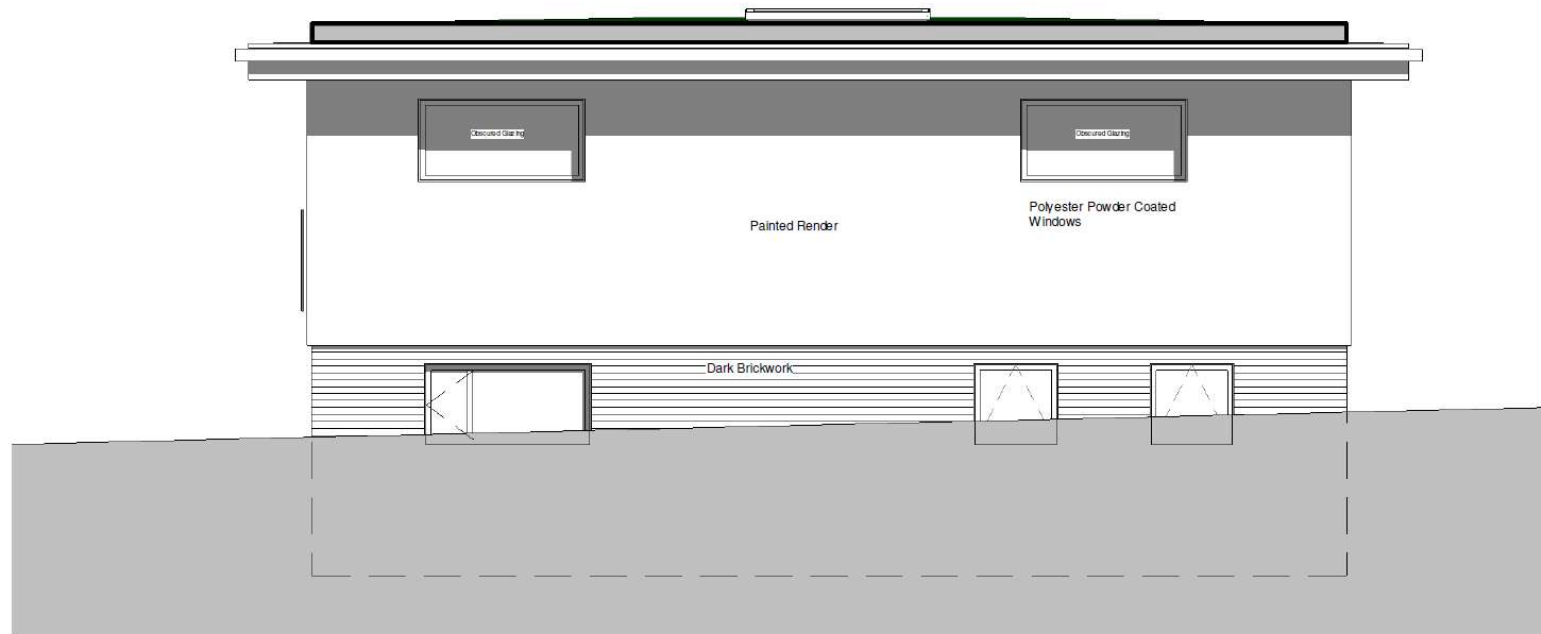
# Proposed Front Elevation (Dwelling)



**West Elevation**  
1 : 100

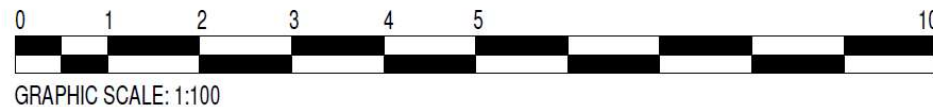


# Proposed Rear Elevation (Dwelling)



**East Elevation**

1 : 100



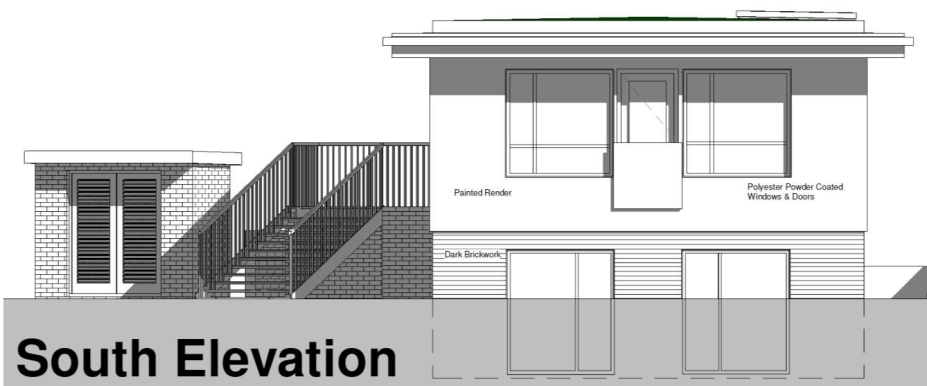
P11 F

# Proposed Side Elevations (Dwelling)



**North Elevation**

1 : 100

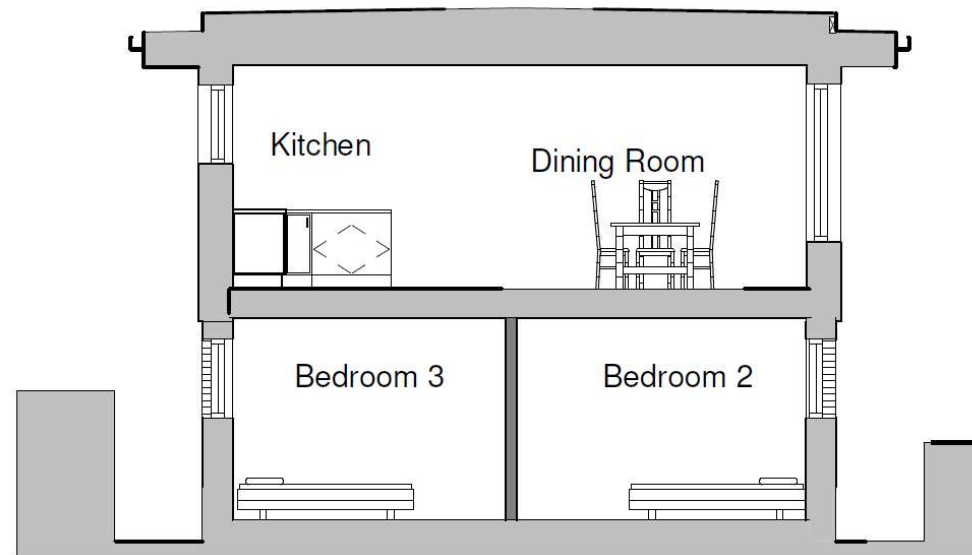


**South Elevation**

1 : 100



# Proposed Site Section(s) (Dwelling)



**Section A**

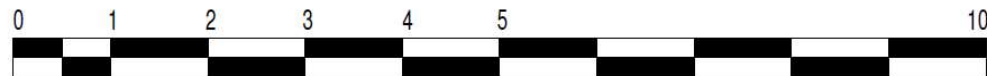


# Proposed Site Section(s) (Dwelling)



**Section B**

1 : 100



GRAPHIC SCALE: 1:100



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City Council

# Representations

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**Ten (10) letters** have been received objecting to the proposed development for the following reasons:

- Poor design and materials, lack of green roof
- Overdevelopment of landlocked site, too close to boundaries
- Overshadowing, loss of light, outlook, privacy for neighbours, pollution from driveway
- Impact on residents of Care Home – loss of garden
- Impact on environment - trees/shrubs destroyed, no space for new planting
- Highway impact - access unsafe, traffic, cycling, parking impacts
- Noise and disturbance from building works, safety concerns
- Lack of consultation, accuracy of drawings
- Non-planning application issues: solely for financial gain, developers behave badly and beyond planning permission; party wall and boundary fence issues – private driveway.

**Councillor Bagaeen** objects to the application.

# Key Considerations in the Application

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- Acceptability of the amendments to the approved development
- Principle of the relocated driveway
- Principle of the amended garden provision
- Impact on the character and appearance of the area
- Impact on neighbouring amenity
- Standard of Accommodation
- Biodiversity
- Impact on the Highway



# Conclusion and Planning Balance

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- Principle of the erection of a new dwelling and alterations / extension to the Care Home already agreed through the grant of previous planning permissions.
- The amended residential unit, proposed plot and new driveway would be acceptable in terms of the impact on the character and appearance of the surrounding area.
- Standard of Accommodation acceptable. The proposed garden for the dwelling is considered sufficient for the scale of development.
- The impact of the proposed dwelling and works to the Care Home on neighbouring amenity has been considered under previously approved permissions and no significant harm was identified.
- The new driveway would not result in harm to neighbouring amenity.
- Acceptable impact on trees subject to condition.
- Conditions recommended for boundary treatment and landscaping.
- Impact on the highways network acceptable.

**Recommend: Approval**



# 61 Goldstone Lane

BH2023/02290



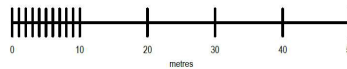
Brighton & Hove  
City Council

# Application Description

- Demolition of existing bungalow and erection of 2no three storey detached dwellinghouses (C3), with centralised vehicular crossover and associated car parking, landscaping, bin and cycle storage.

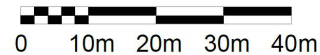


# Existing Location Plan



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1:1250



75

01 A

# Aerial photo of site





# 3D Aerial photo of site



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City Council

# Street photo of site



Brighton & Hove  
City Council

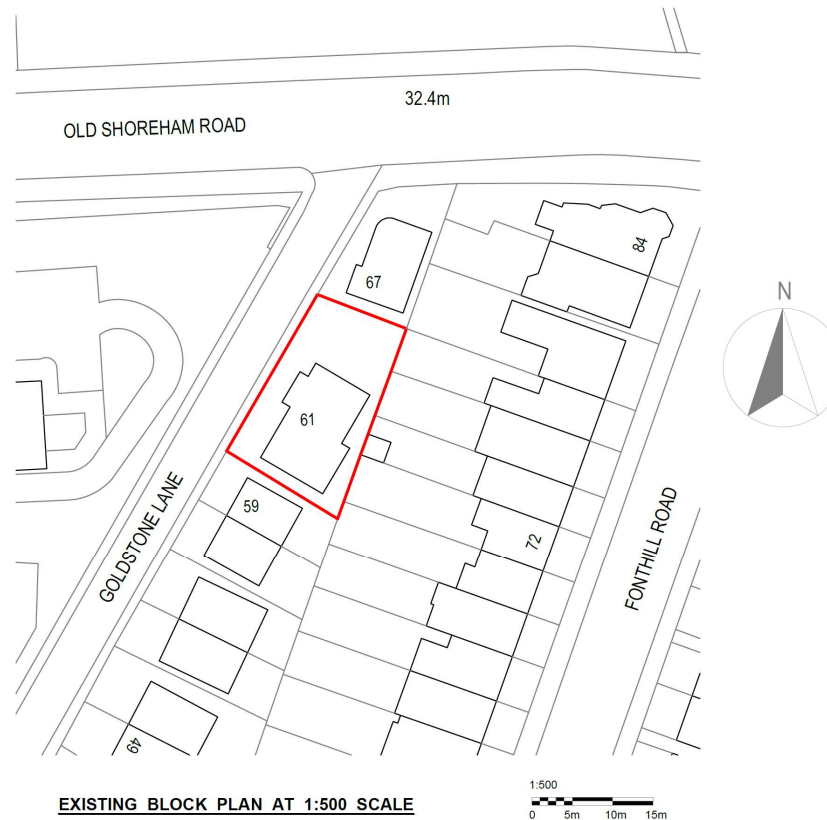


# Street photo of site

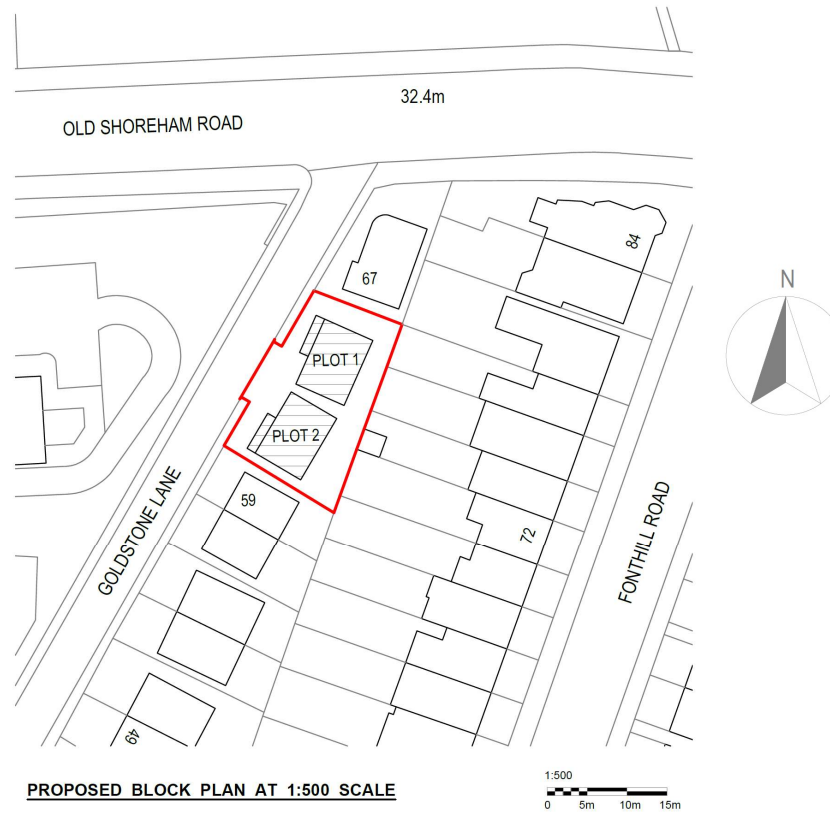


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# Existing Block Plan



# Proposed Block Plan

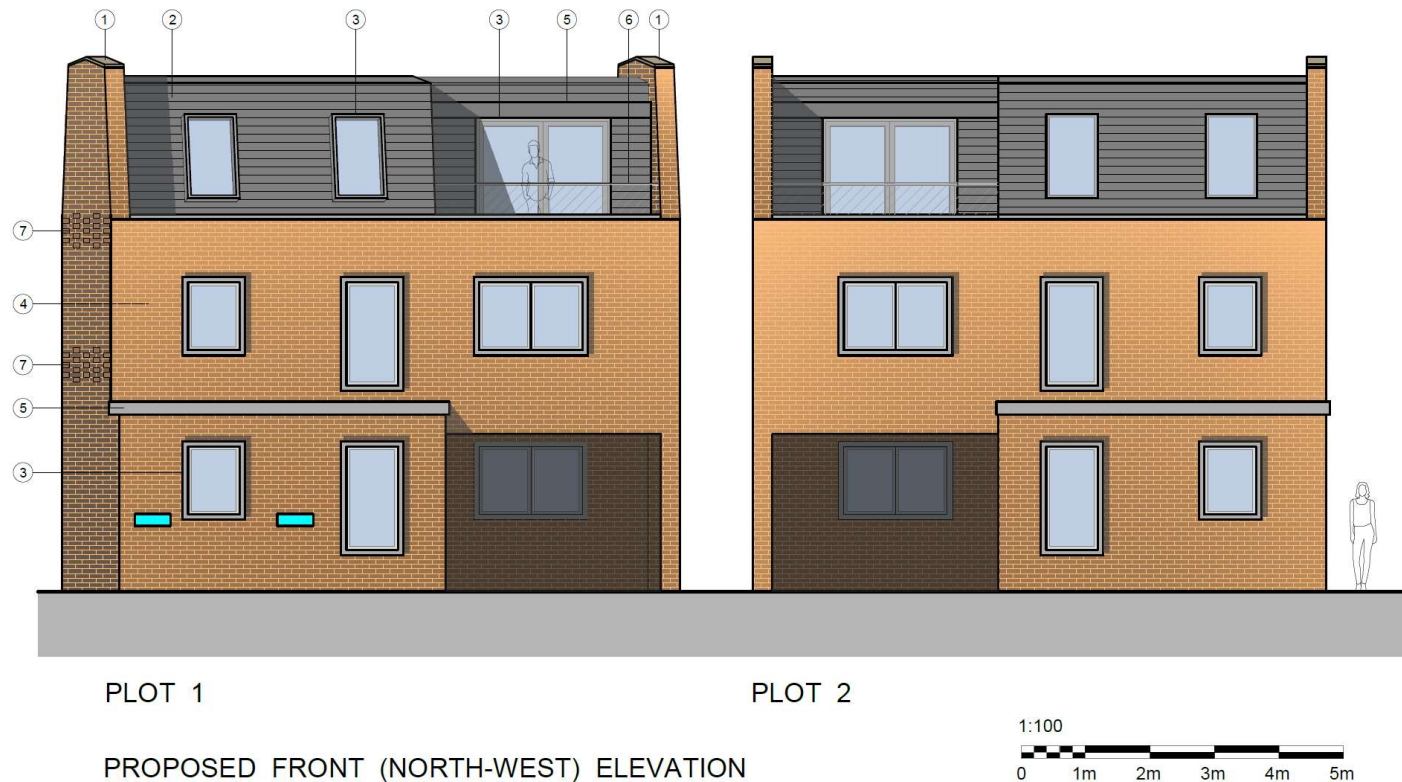


# Existing Front Elevation

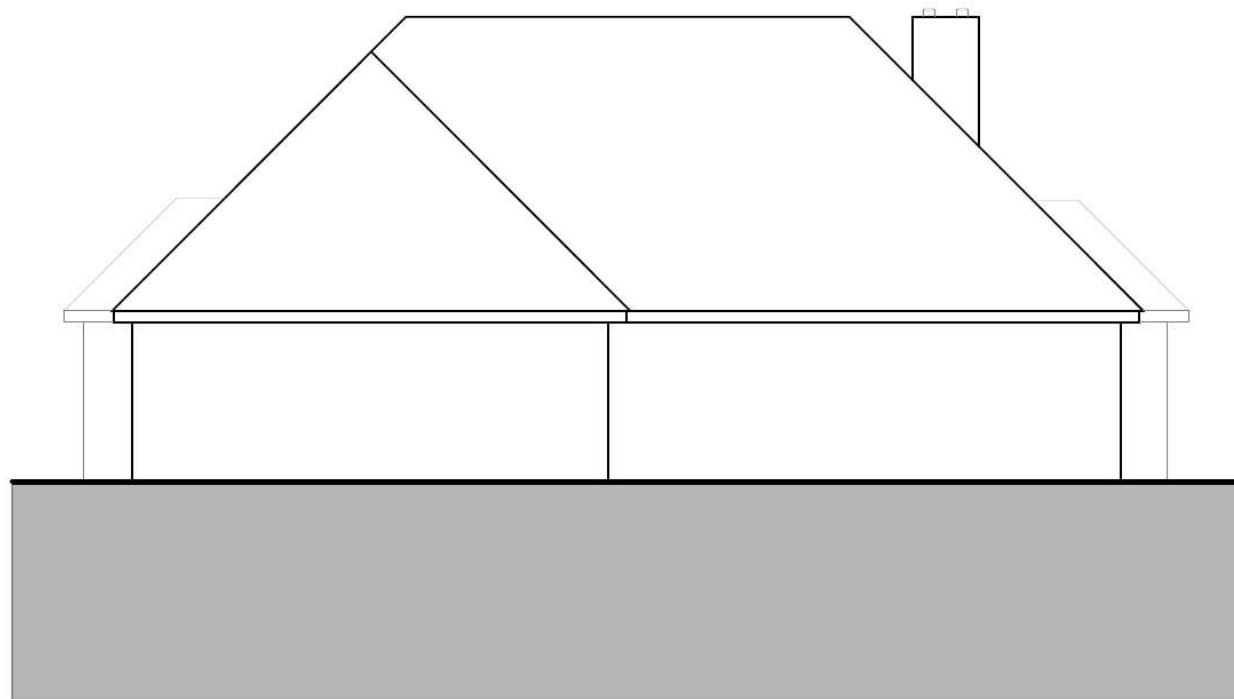




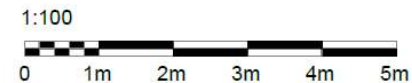
# Proposed Front Elevation



# Existing Rear Elevation



EXISTING REAR (SOUTH-EAST) ELEVATION



# Proposed Rear Elevation



PLOT 2

PLOT 1

PROPOSED REAR (SOUTH-EAST) ELEVATION

09 B

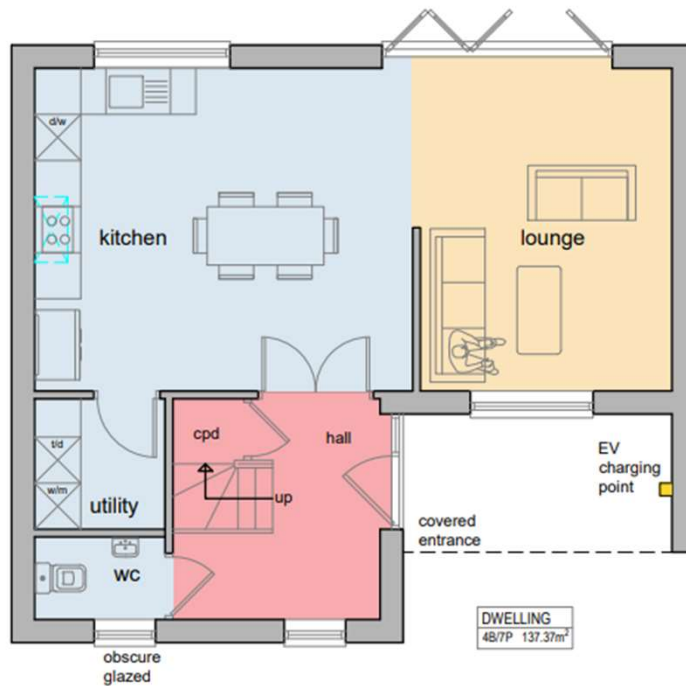
# Proposed Contextual Front Elevation



PROPOSED CONTEXTUAL STREET SCENE (NORTH-WEST ELEVATION)  
existing dwelling shown dotted and outline of Fonthill Road dwellings shown in background.



# Proposed Ground Floor Plans

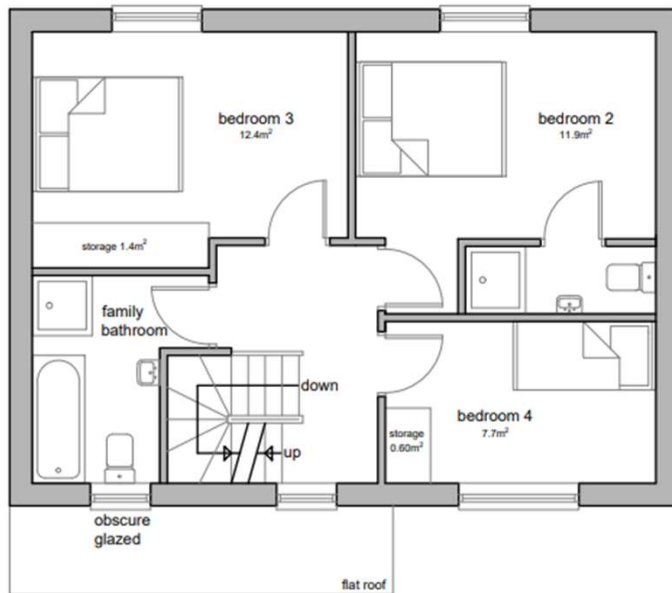


PLOT 1

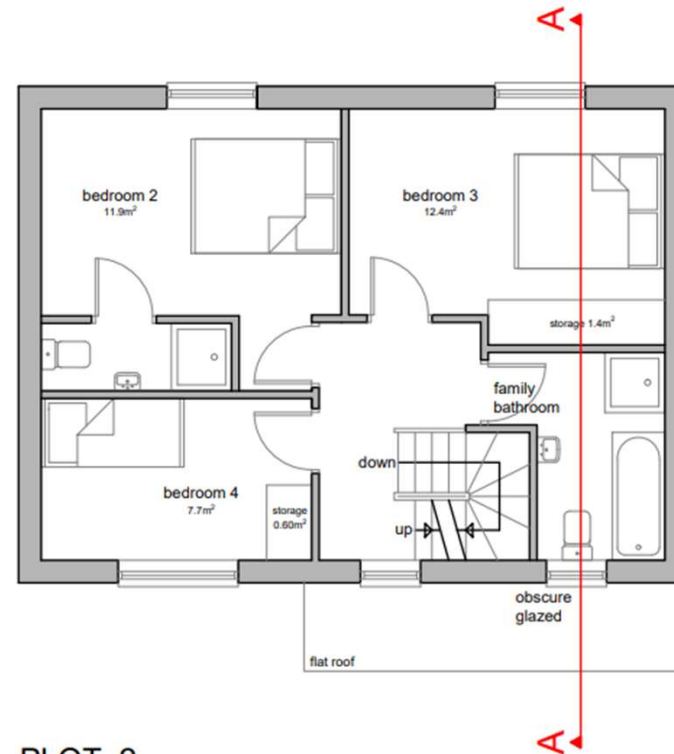


PLOT 2

# Proposed First Floor Plans

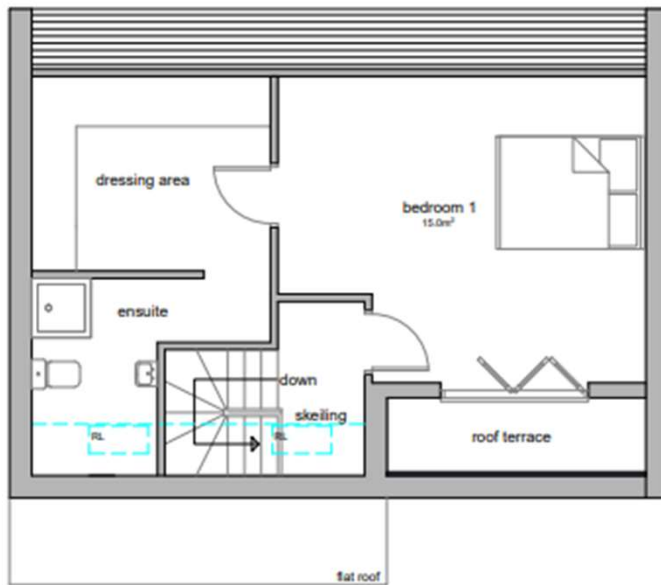


PLOT 1

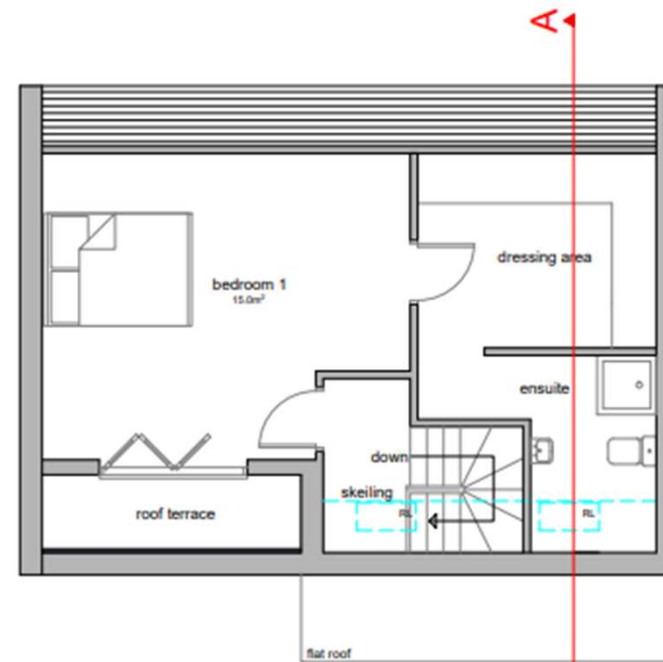


PLOT 2

# Proposed Second Floor Plans

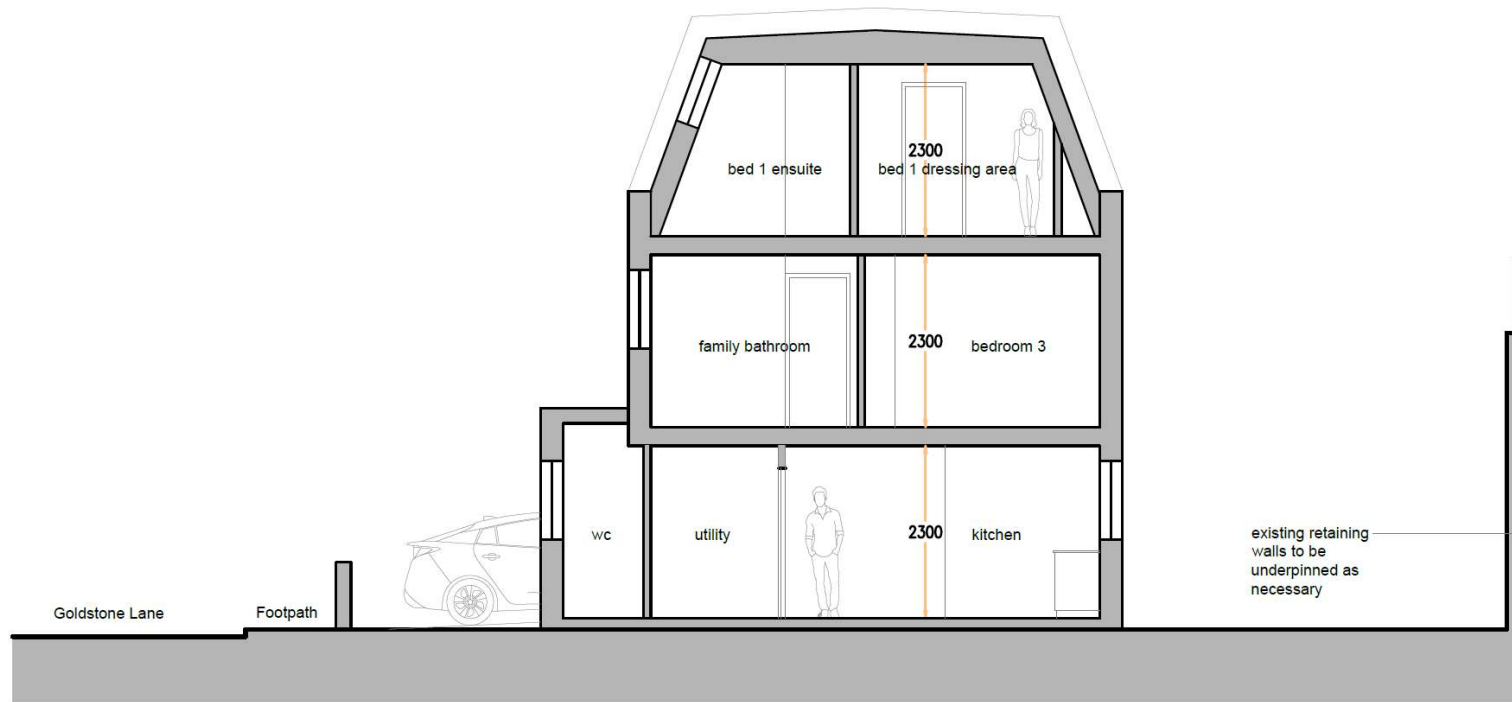


PLOT 1

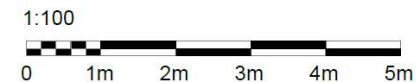


PLOT 2

# Proposed Site Section



PROPOSED SECTION A - A (PLOT 1)



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# Representations

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- Six (6) objections received, raising the following material planning issues:
  - Proximity of development with rear boundary
  - Lack of natural light for new dwellings
  - Loss of privacy
  - Highway disruption during delivery and construction period
  - Loss of on-street parking
- Two (2) supports received, based on the following material planning issues:
  - Design is in keeping with the character of the streetscene
  - The existing bungalow is outdated
  - The development would have an acceptable impact on residential amenities

# Key Considerations in the Application

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- Principle of development – provision of housing
- Design and Appearance
- Impact on Amenities
- Standard of Accommodation
- Impact on Highway Safety

# Conclusion and Planning Balance

- Development would deliver two family-suitable dwellings with satisfactory standard of accommodation
- Would be in keeping with the character of the streetscene in terms of form and massing
- No significant impacts anticipated upon the amenities of local residents, or highway safety.

**Recommend: Approval**





# 8 Rothbury Road

BH2023/02446



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City Council

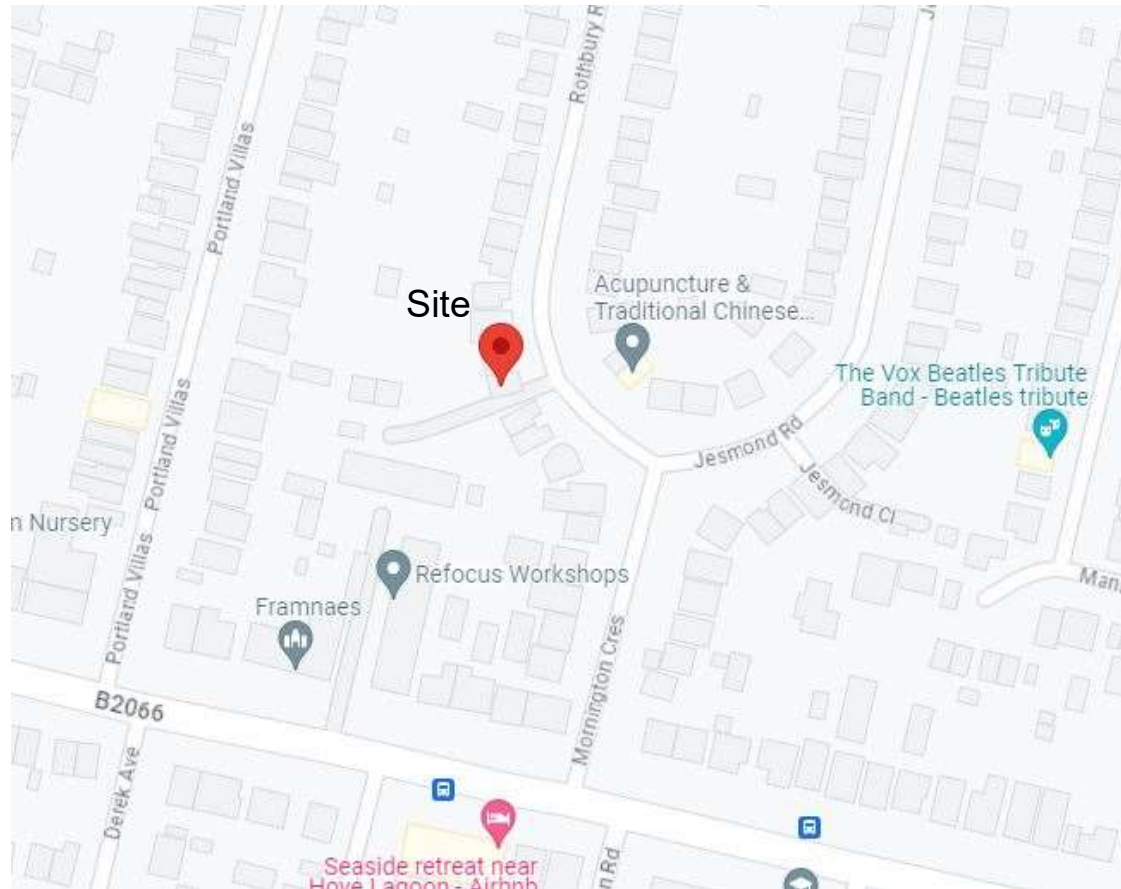
# Application Description

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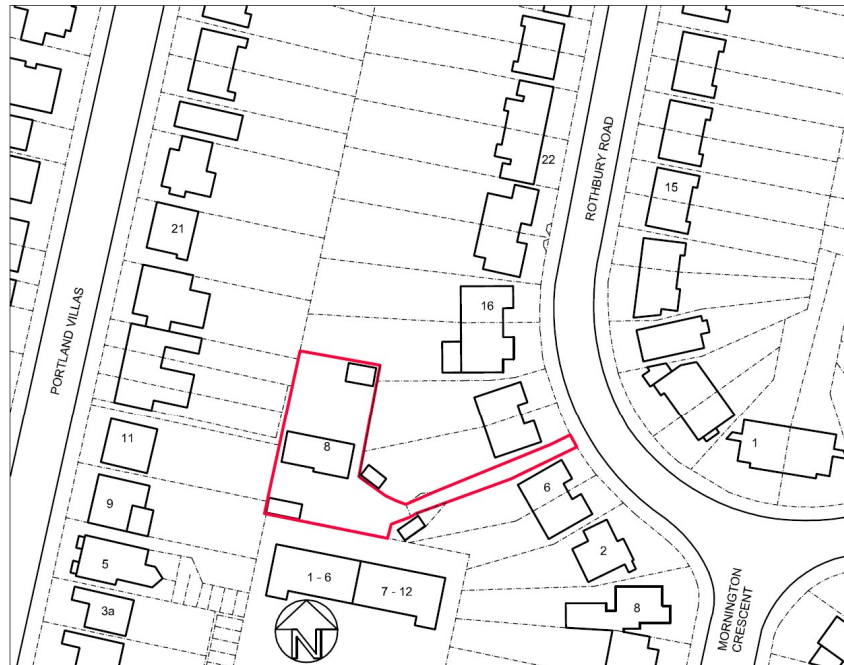
- Raising of roof by 2m to enable construction of first floor with dormer windows and rooflights. Erection of single storey rear extension and front porch.

# Map of application site

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# Location Plan



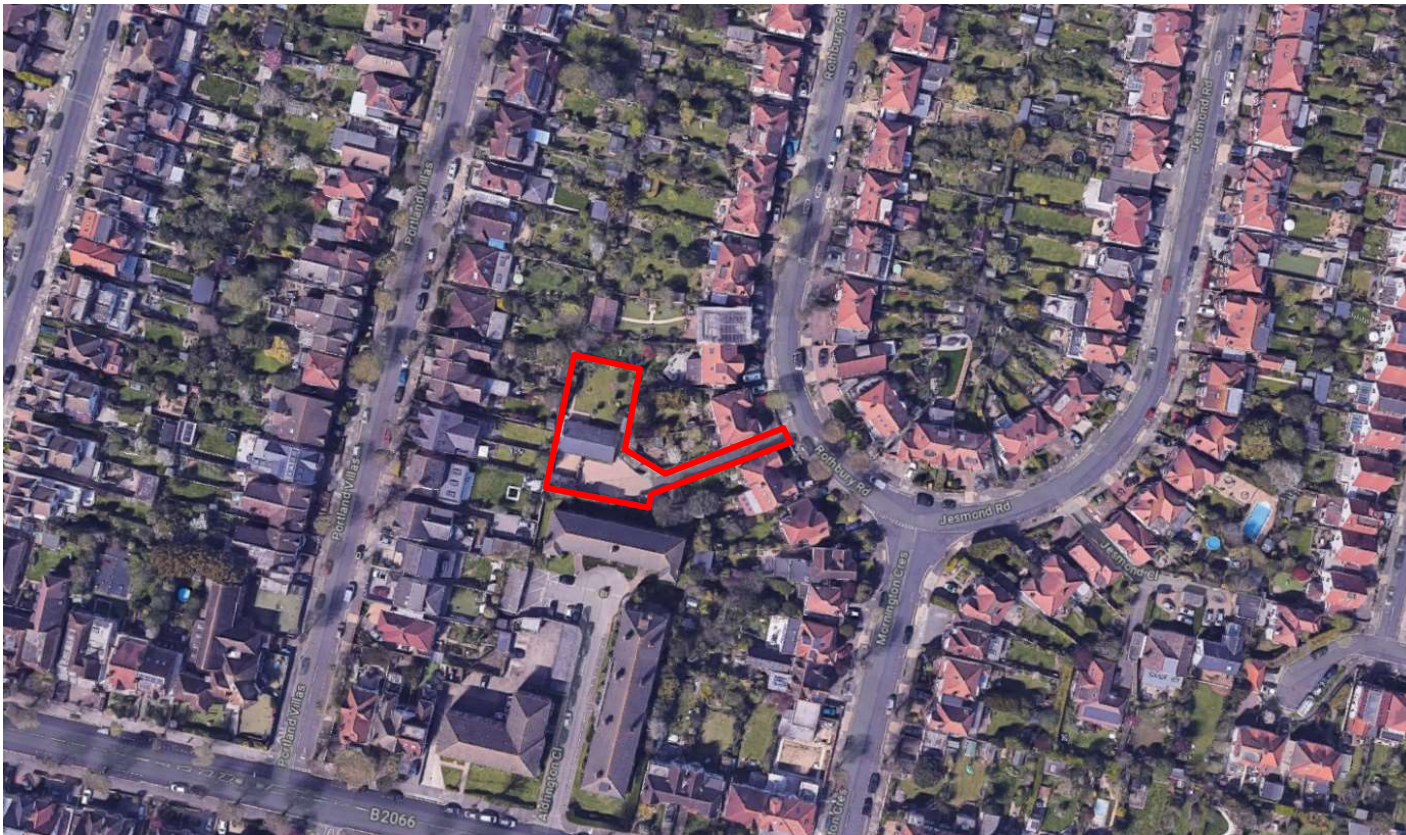
Location Plan 1:1250

100 metres @ 1:1250 on A4



10 metres @ 1:1250 on A4

# Aerial photo of site



Brighton & Hove  
City Council



# 3D Aerial photo of site

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Brighton & Hove  
City Council

# Site Photos

Front of Site



Rear of Site





# Other photos of site

**Eastern boundary and tree T2 (birch at no. 10 Rothbury Road)**



**North eastern boundary and tree T1 (Cypress at no. 12 Rothbury Road)**



**Brighton & Hove  
City Council**



# Other photos of site

**North western boundary**



**Outbuilding and northern boundary with no. 14 Rothbury Road**



**Brighton & Hove  
City Council**

# Other photos of site

**Western boundary with no. 13 Portland Villas**



**Western boundary with no. 11a Portland Villas**





# Other photos of site

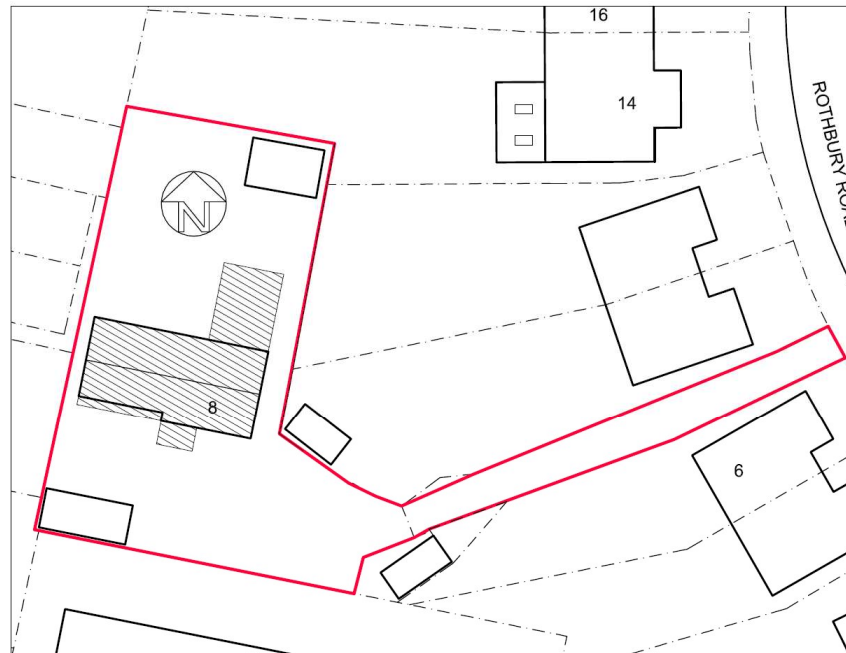
**Southern boundary with Beverly Court flats**



**Outbuilding under construction under permitted development rights**



# Proposed Block Plan



Proposed Block Plan 1:500

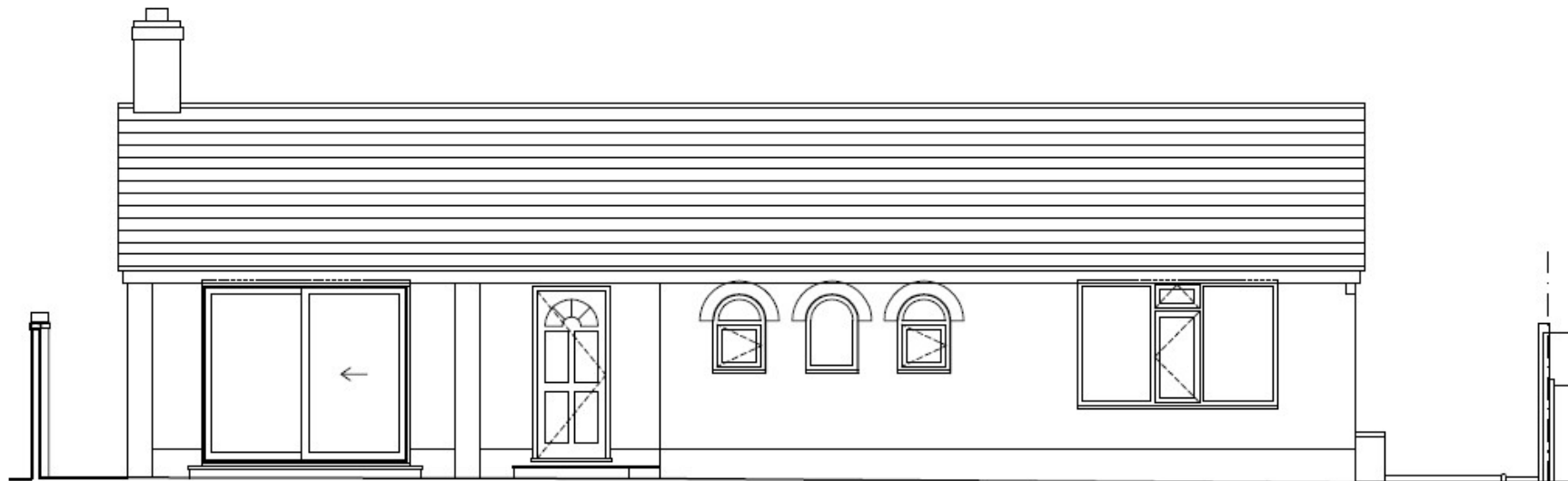
50 metres @ 1:500 on A4



10 metres @ 1:500 on A4

CH1194/001 REV A

# Existing Front Elevation



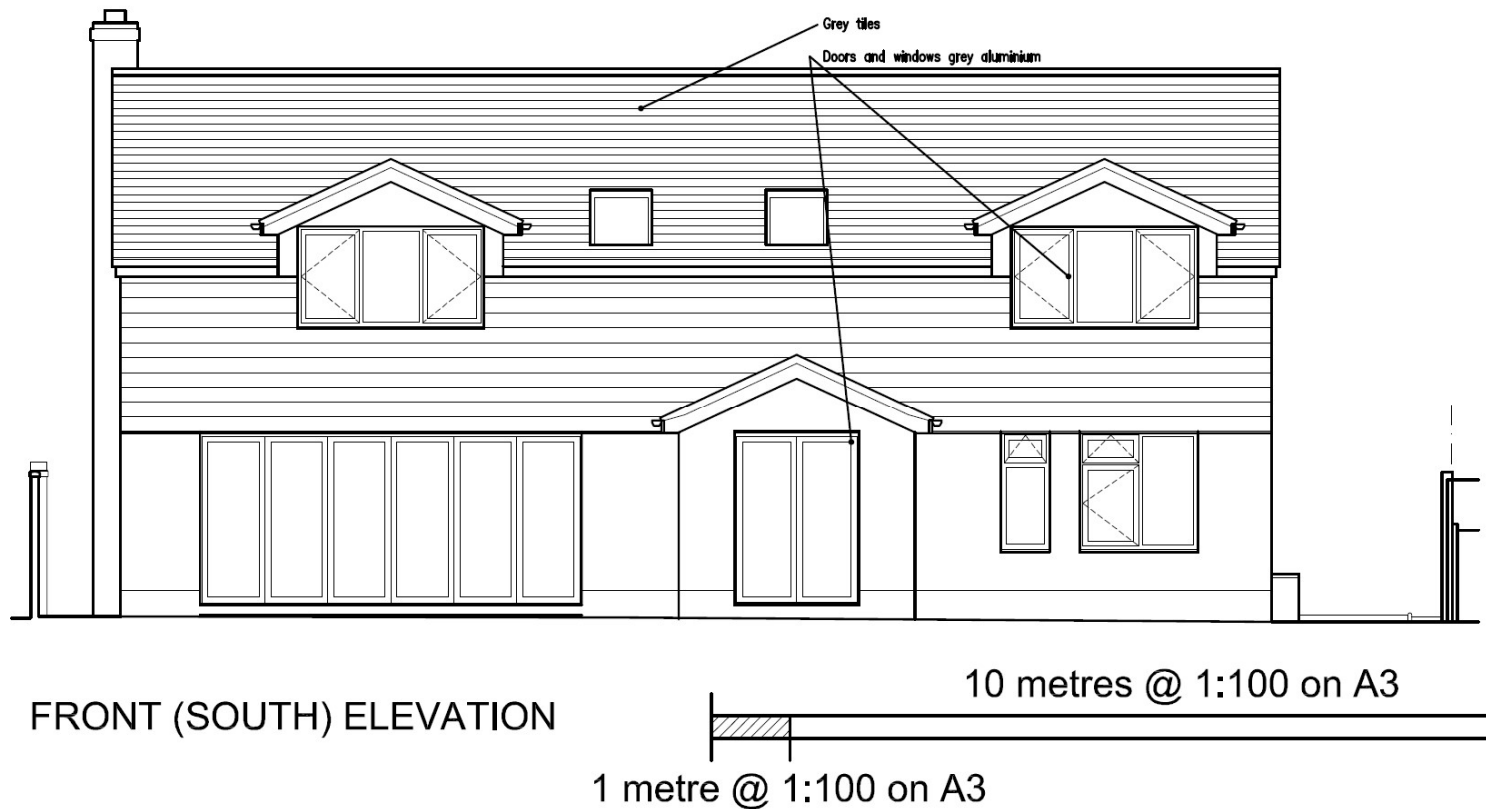
FRONT (SOUTH) ELEVATION

10 metres @ 1:100 on A3

1 metre @ 1:100 on A3

CH1194/004

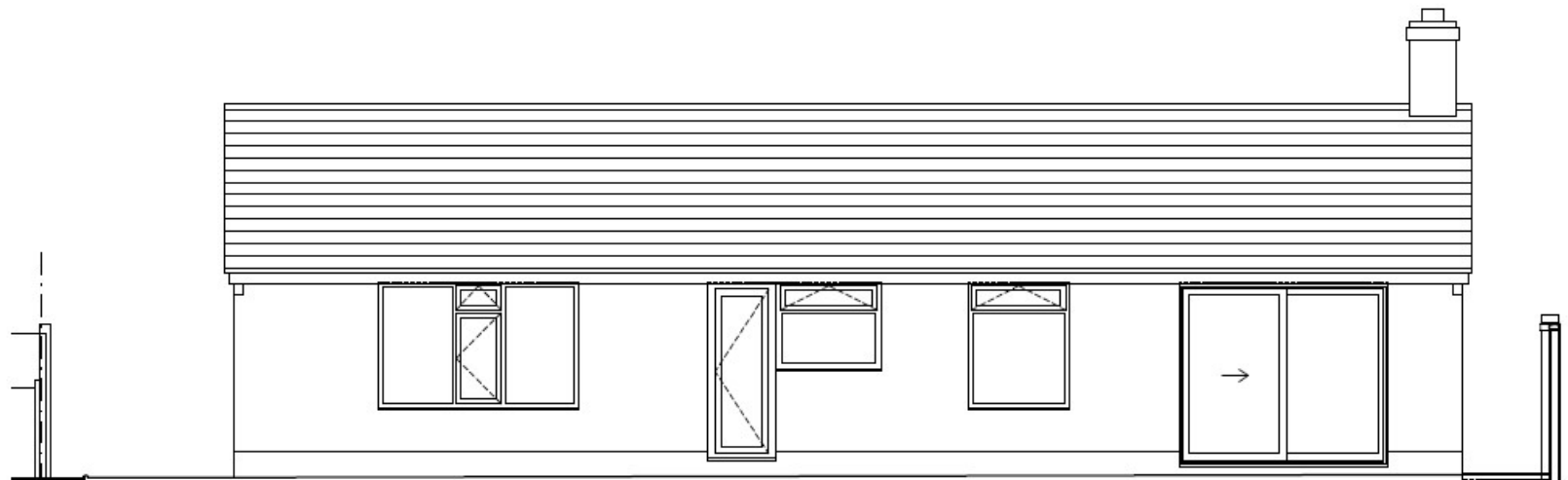
# Proposed Front Elevation



CH1194/007 REV B



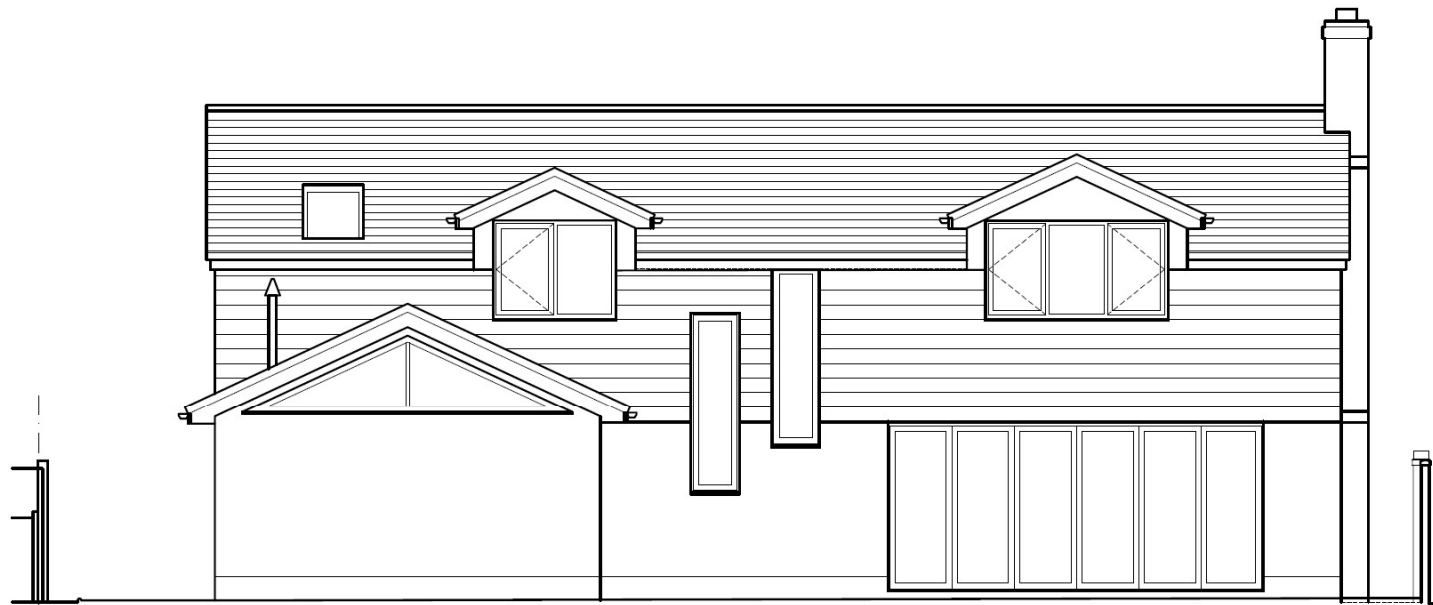
# Existing Rear Elevation



REAR (NORTH) ELEVATION

10 metres @ 1:100 on A3  
1 metre @ 1:100 on A3

# Proposed Rear Elevation



REAR (NORTH) ELEVATION

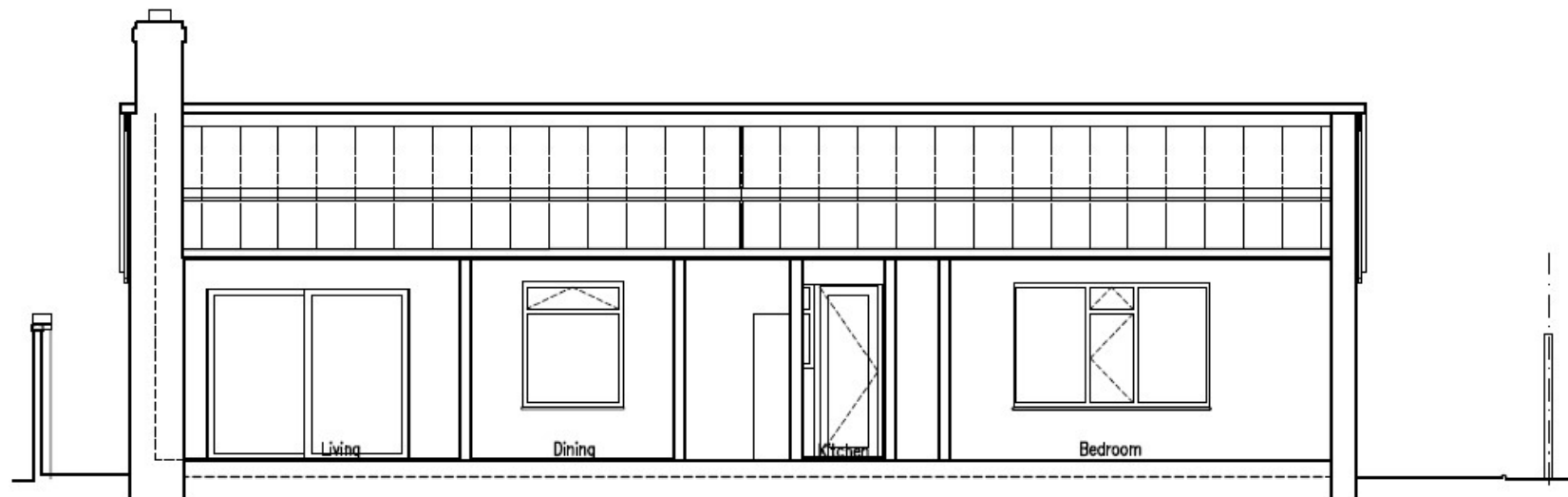
10 metres @ 1:100 on A3  
1 metre @ 1:100 on A3

CH1194/007 REV B



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City Council

# Existing Site Sections

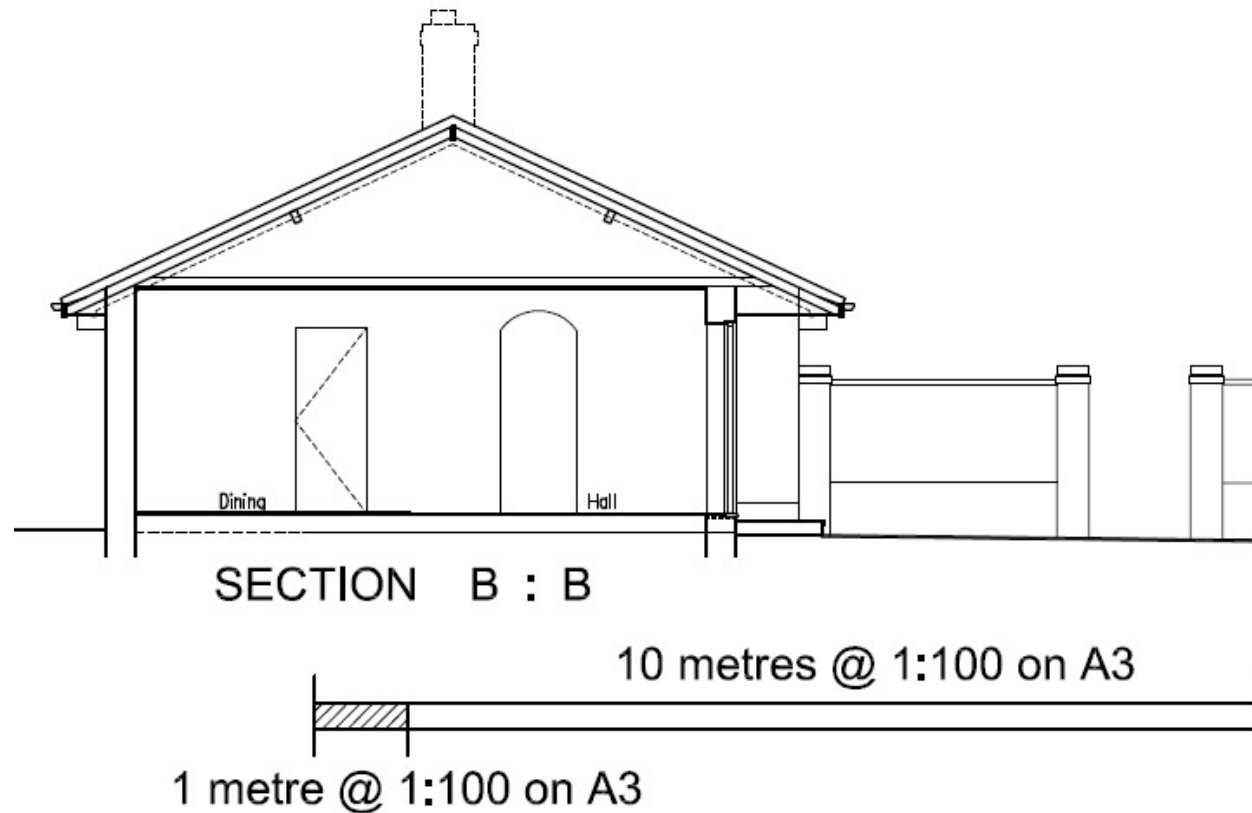


SECTION A : A

10 metres @ 1:100 on A3  
1 metre @ 1:100 on A3

CH1194/004

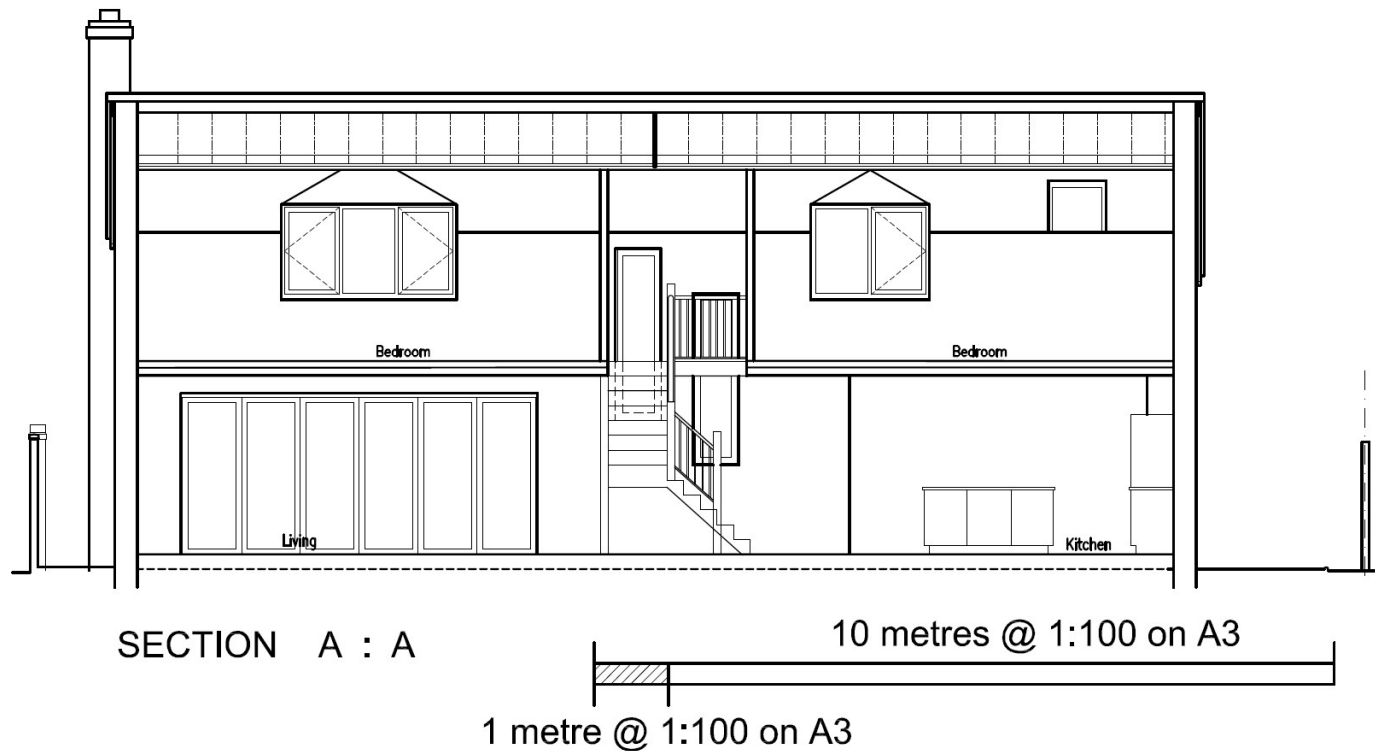
# Existing Site Sections



CH1194/004

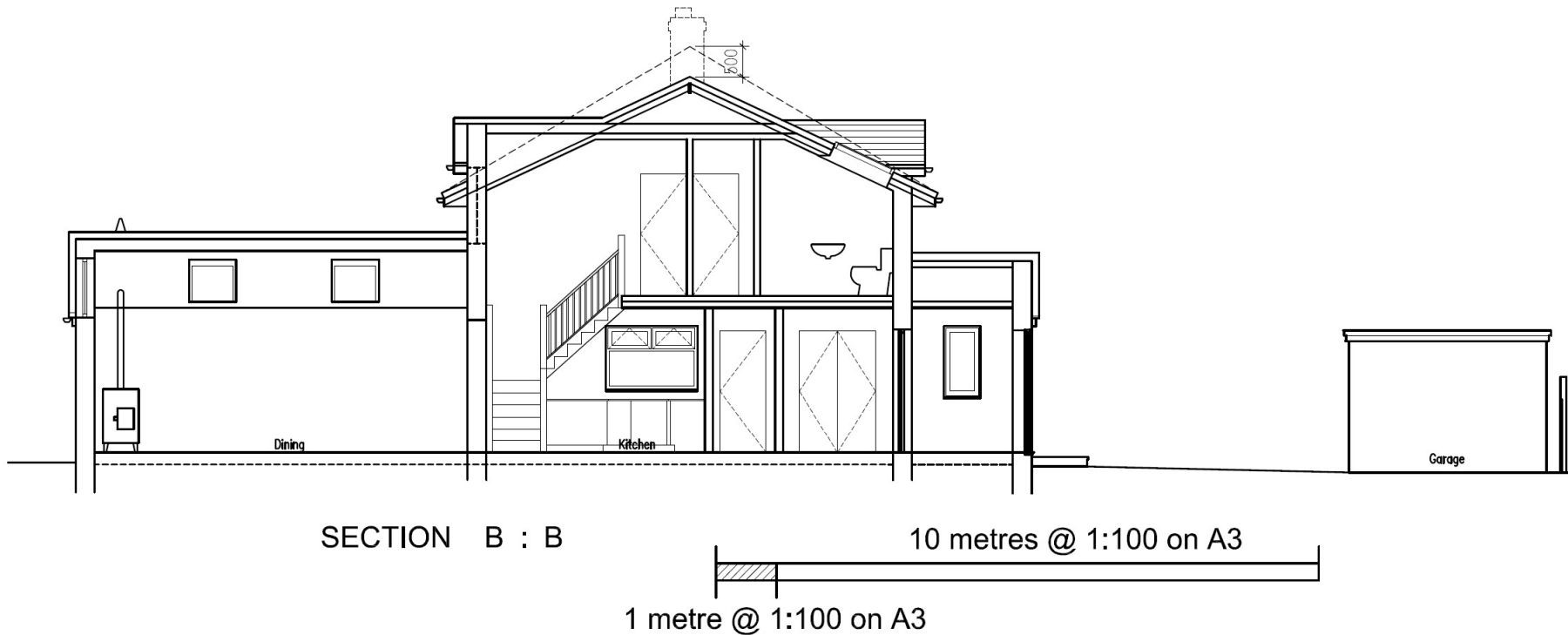


# Proposed Site Sections



CH1194/008 REV B

# Proposed Site Sections



CH1194/008 REV B

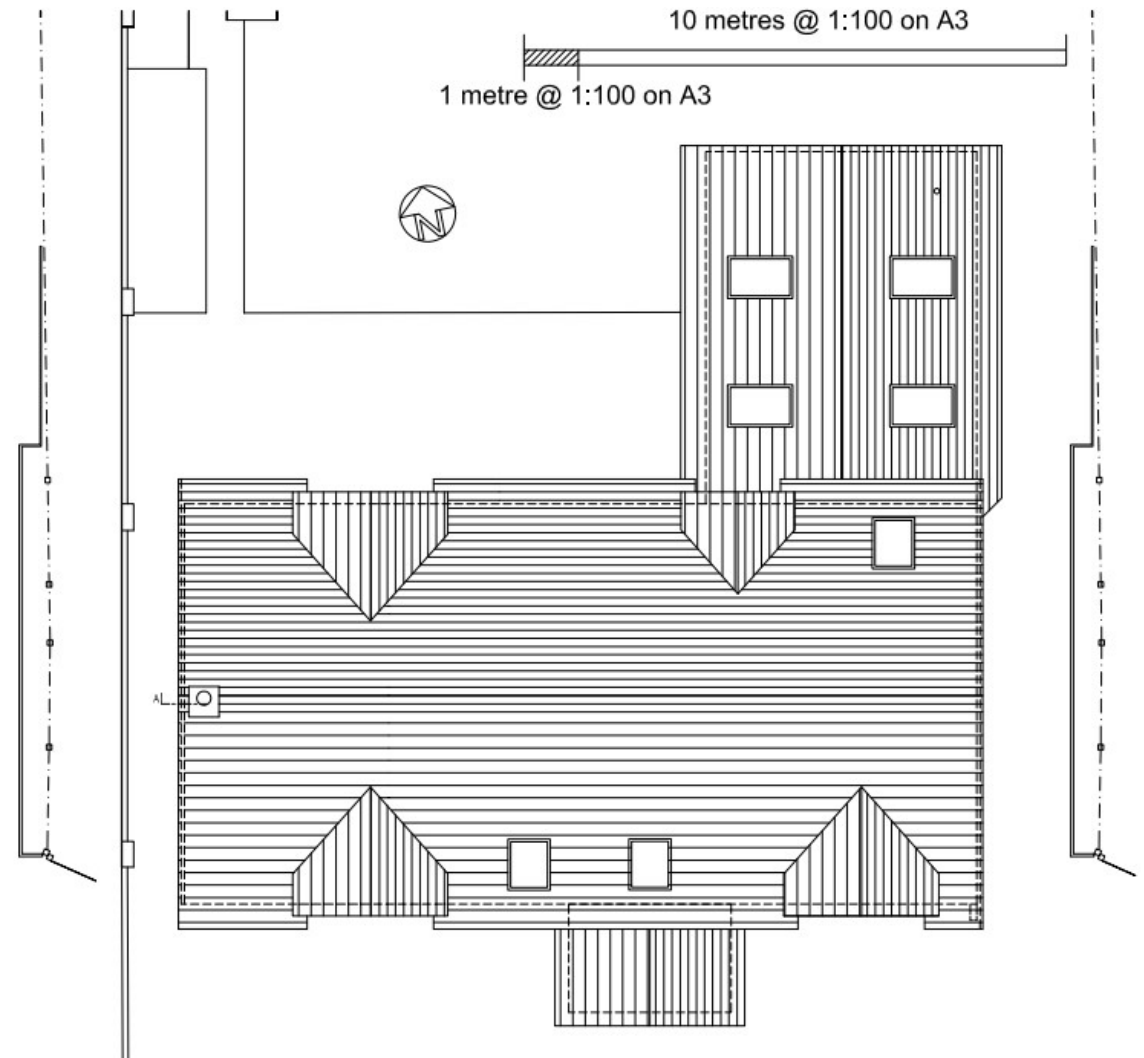
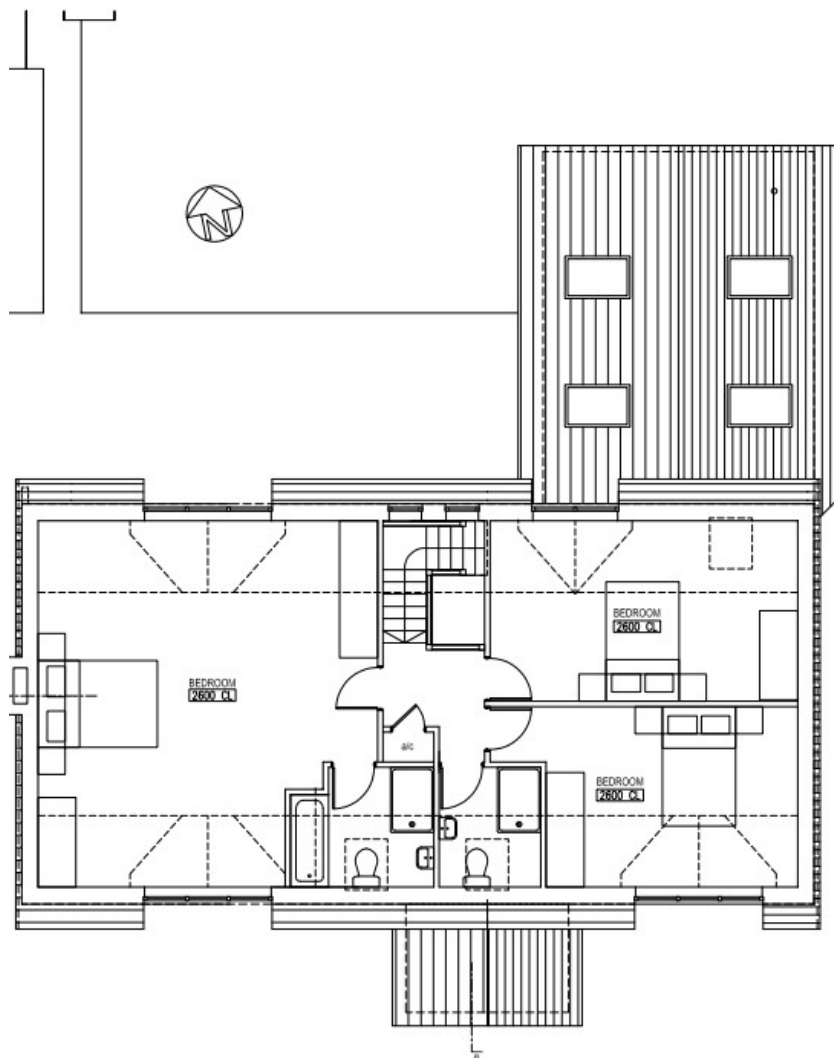


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## 115



# Proposed first floor and roof plan





# Proposed Visuals

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# Representations

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Six (6) representations have been received from three (3) households objecting to the proposal on the following grounds:

- Overlooking and loss of privacy – too close to boundary
- Detrimental impact on the access road
- Detrimental impact on third party trees
- Detrimental impact on local wildlife
- Poor design, inappropriate height, overdevelopment
- Noise disturbance
- Inaccurate plans

# Key Considerations in the Application

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- Design and appearance
- Impact on neighbours' amenity
- Impact on the trees on site and third party trees
- Impact on the local wildlife
- Standard of Accommodation

# Conclusion and Planning Balance

- Scheme considered acceptable in terms of design with little impact on streetscene
- Would result in little loss of light or privacy, and adequately set in from boundaries to avoid being overbearing. Impact on neighbours considered acceptable.
- Arboricultural Assessment confirms there would be no impact on third party trees subject to condition. Impact on local wildlife shown to be acceptable.
- **Recommend: Approve**

# 106 Dale View

**BH2023/02487**



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# **Application Description**

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- Erection of detached dwelling house fronting Kingston Close (C3).



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# Existing Location Plan



**Existing site location plan**  
Scale 1:1250 @A3

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

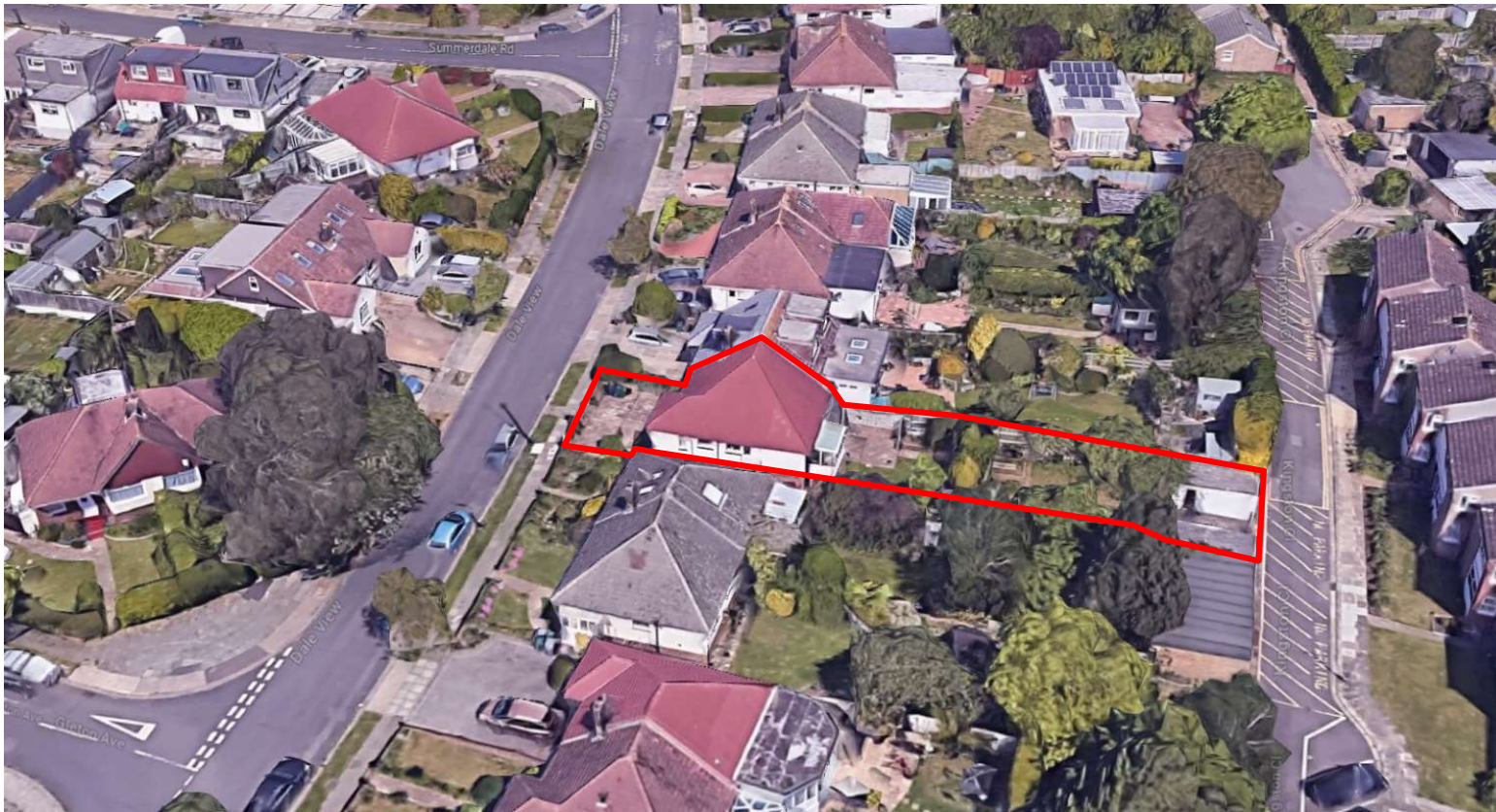
# Aerial photo of site



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# 3D Aerial photo of site



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# Facing west into site from Kingston Close

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Google



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# Facing north along Kingston Close



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# From Kingston Close – adjacent garages





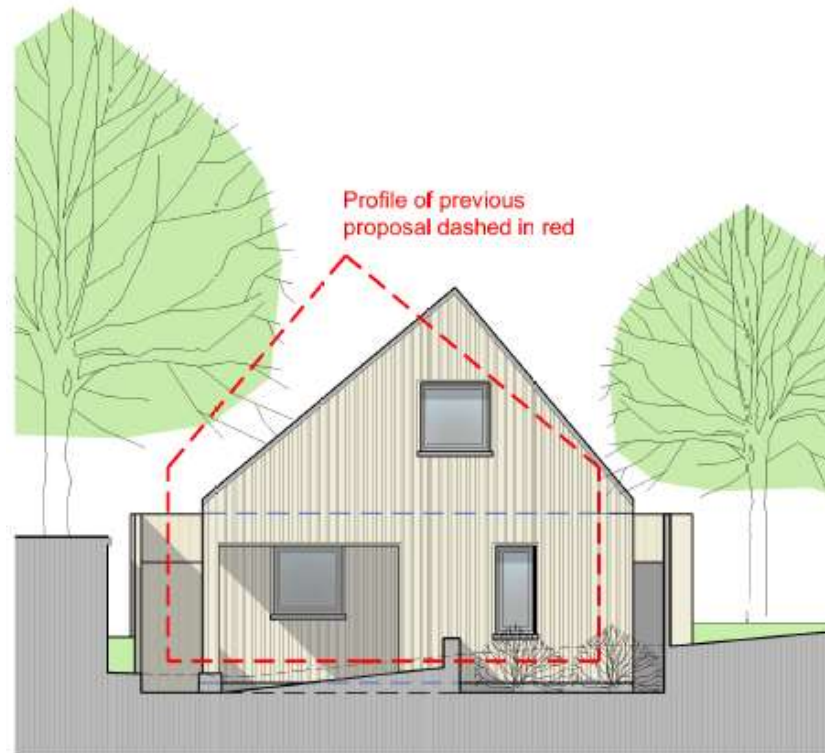
# Proposed Block Plan



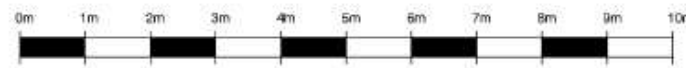
Proposed block plan Scale 1:500 @A3



# Proposed Front Elevation

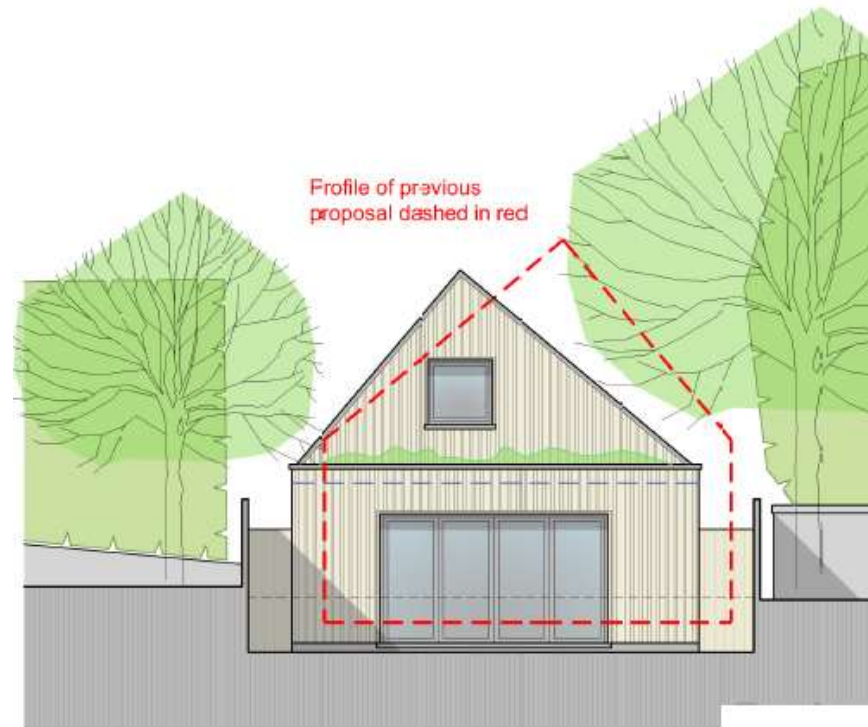


Proposed front / east elevation  
Scale 1:100@A3

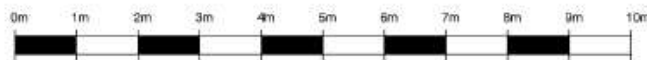


TA1475/25 E

# Proposed Rear Elevation



Proposed rear / west elevation  
Scale 1:100@A3



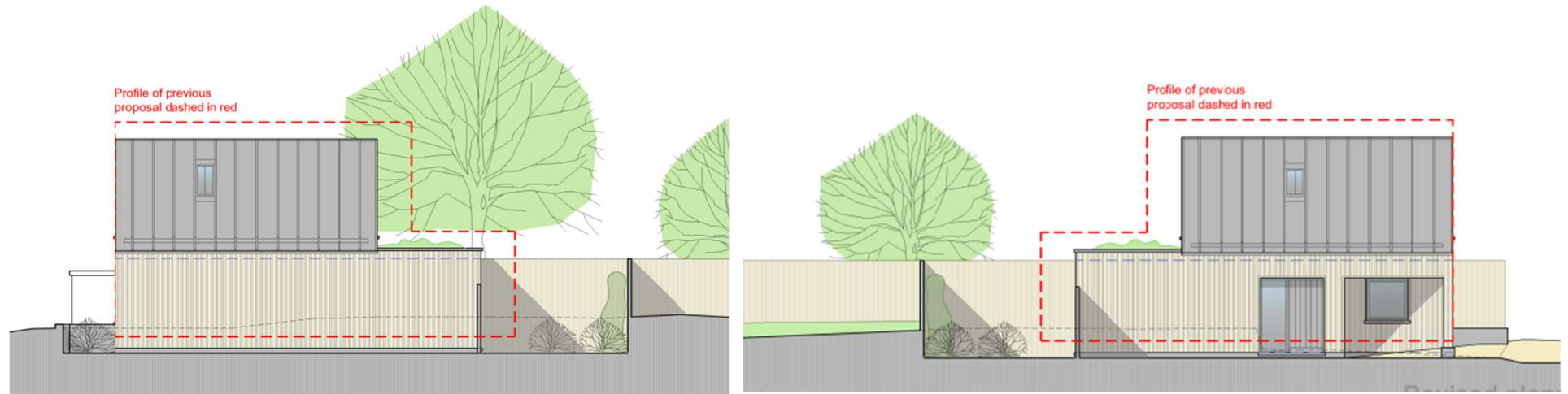
TA1475/26 E



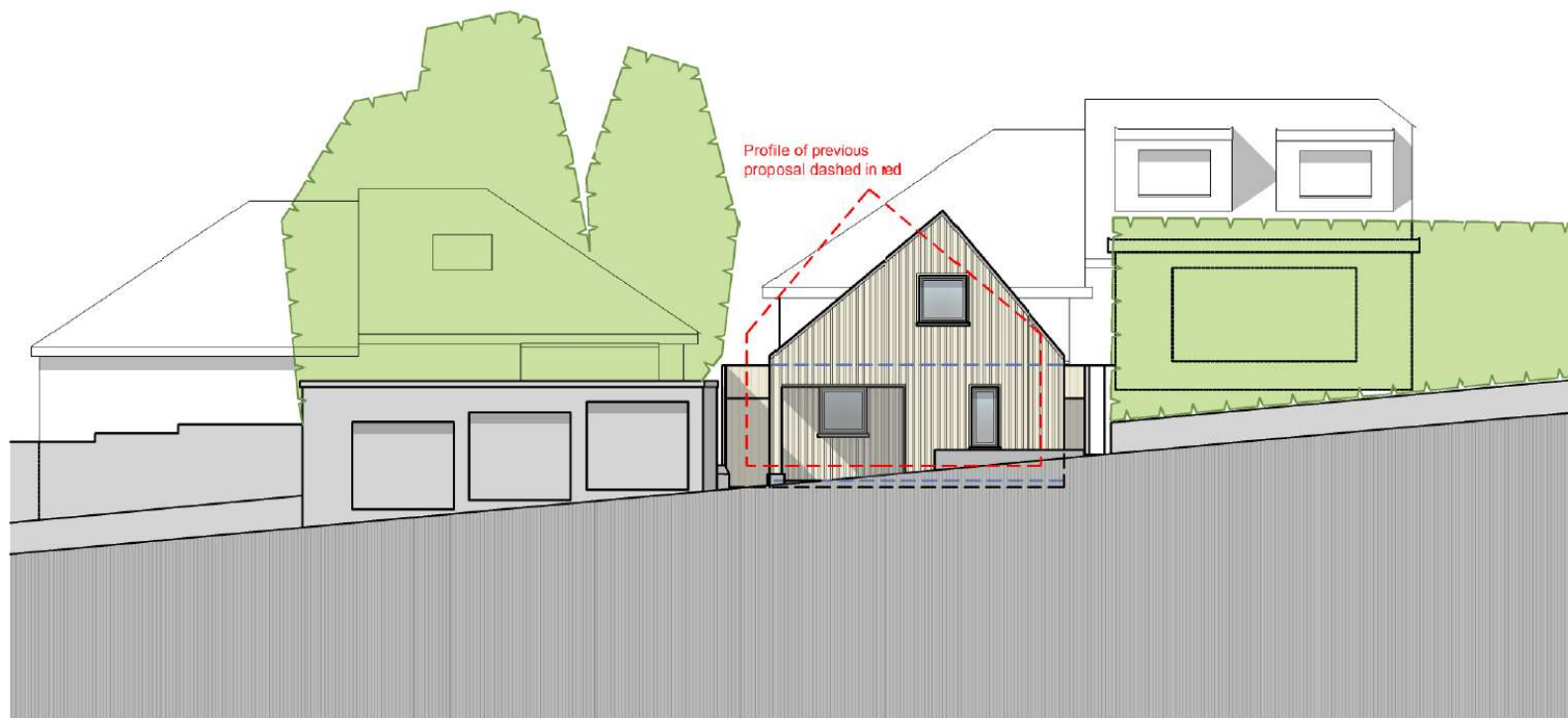
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# Proposed Side Elevations



# Proposed Contextual Front Elevation (from Kingston Close)

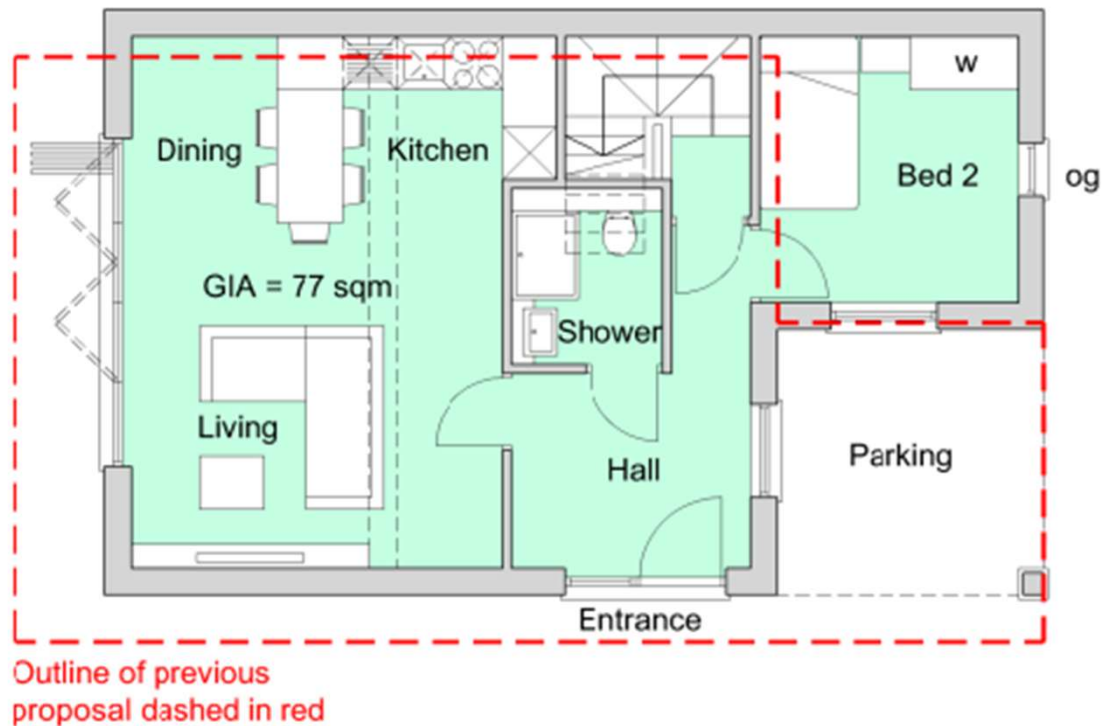


Proposed street scene Scale 1:200@A3

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

TA1475/21 E

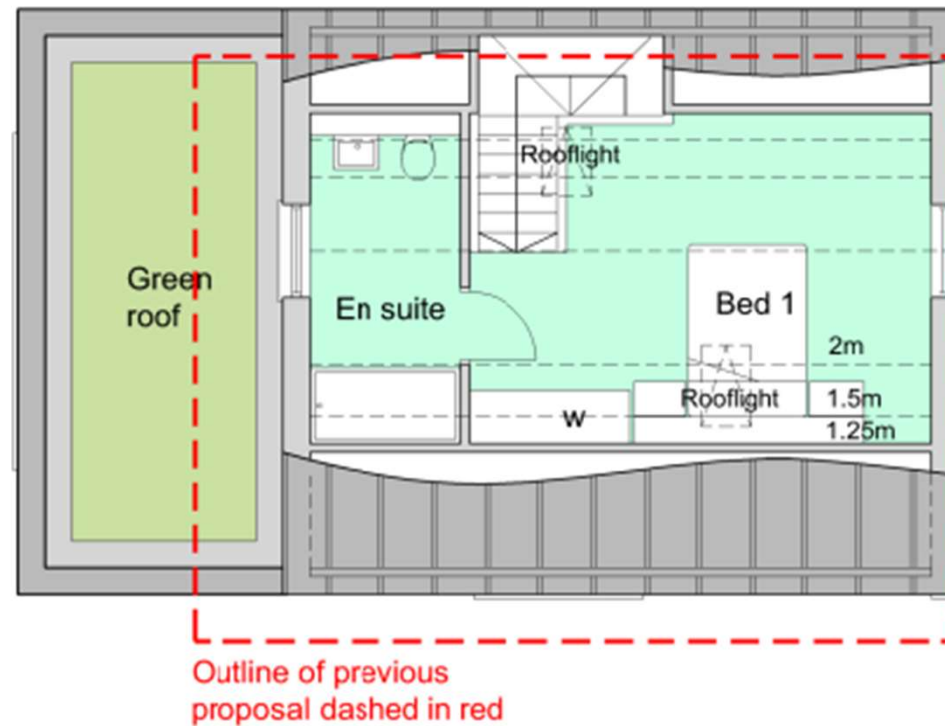
# Proposed Ground Floor Plan



134

TA1475/23 C

# Proposed First Floor Plan



135

TA1475/23 C

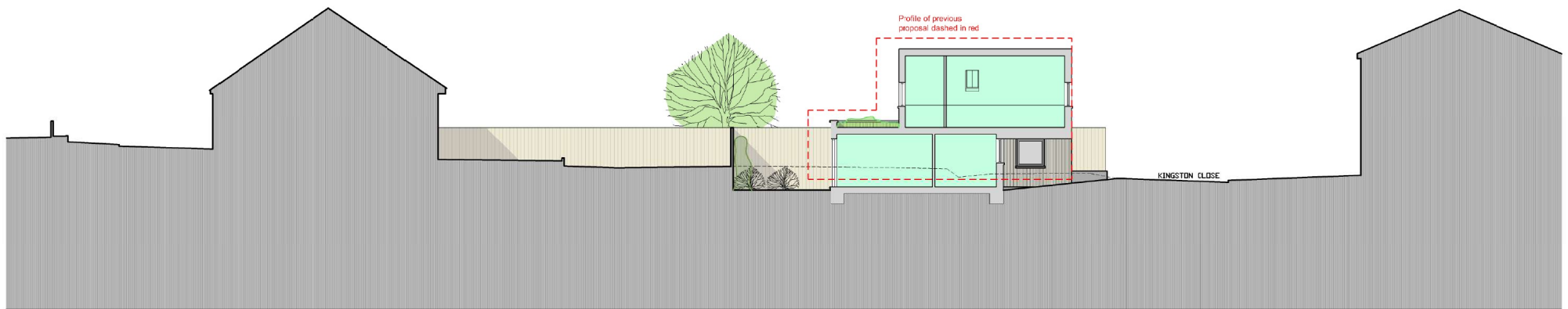


# Proposed Site Section West - East

Dale View

Kingston Close

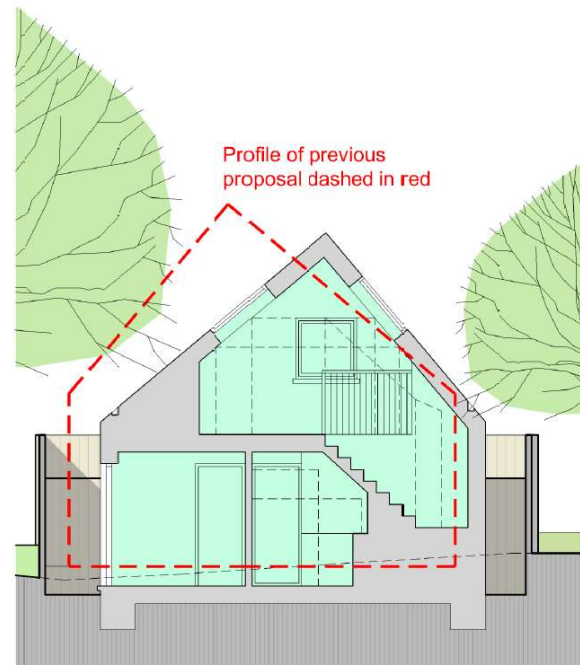
136



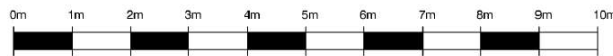
Proposed long section Scale 1:200@A3

TA1475/21 E

# Proposed Section - across dwelling

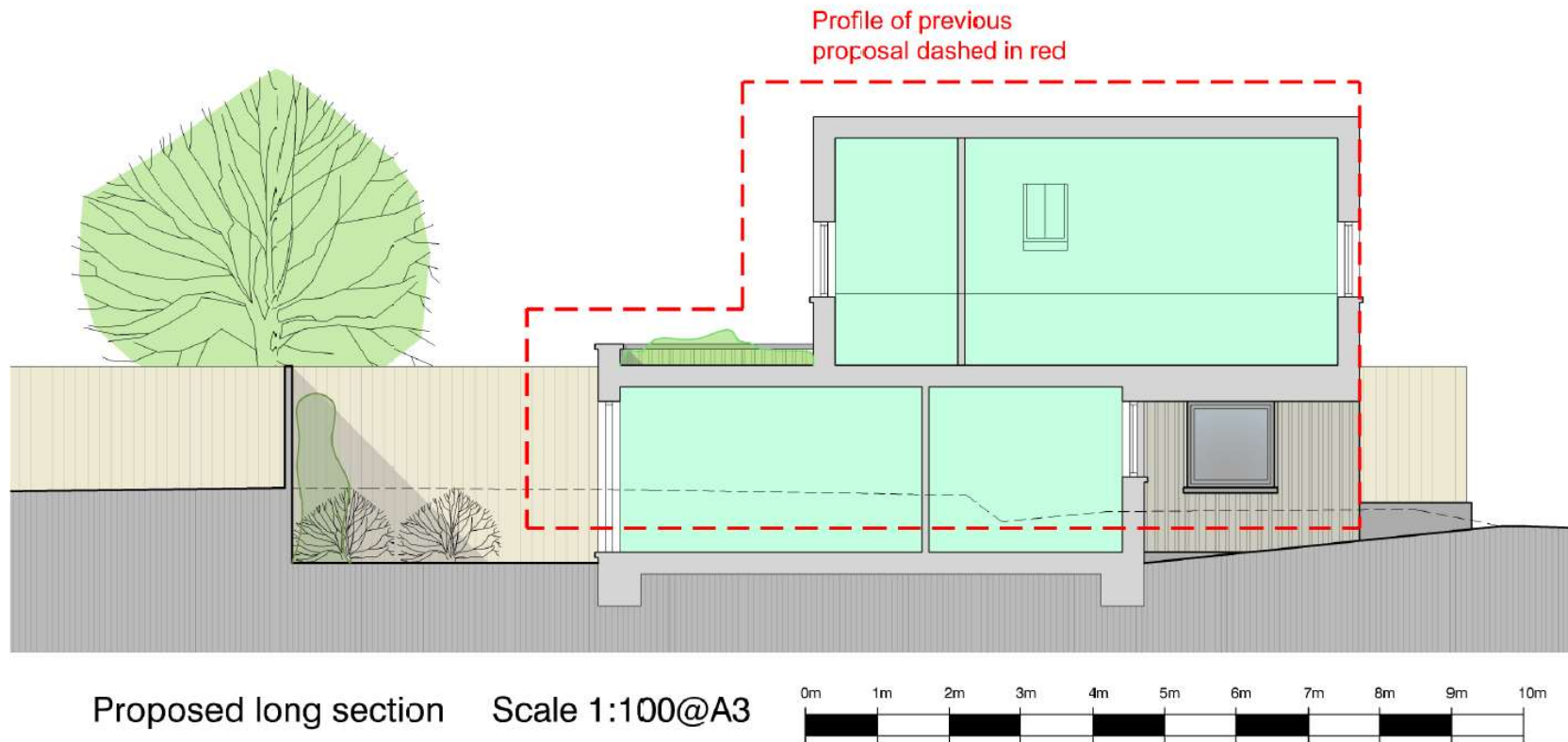


Proposed cross section  
Scale 1:100@A3



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# Proposed Section: front to back



TA1475/27 E

# Representations

- Four (4) objections received, raising the following material planning considerations:
  - Disruption during delivery and construction period
  - Additional vehicle traffic on Kingston Close
  - Overdevelopment
  - The proposed dwelling is too large and not in keeping.
  - Overshadowing/loss of light
  - Loss of privacy
  - Noise nuisance
- Objection also received from Councillor Hewitt



# Key Considerations in the Application

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- Principle of development – provision of housing
- Design and Appearance
- Impact on Amenity
- Standard of Accommodation
- Impact on Highway Safety

# Conclusion and Planning Balance

- Development would deliver a single small dwelling with a satisfactory standard of accommodation.
- The dwelling has a suitable appearance within its context, is not significantly larger than the neighbouring garages and is considered acceptable.
- No significant impacts anticipated upon the amenities of local residents, or highway safety.

**Recommend: Approval**

