

PLANNING COMMITTEE ADDENDUM Presentations A to G

2.00PM, WEDNESDAY, 7 FEBRUARY 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Land At King George VI Avenue (Toads Hole Valley)

BH2023/02850



Brighton & Hove
City Council

Application site in wider context



3D Aerial photo of site



Brighton & Hove
City Council

Application Description

- Variation of conditions 1, 3, 4, 5, 10, 23, 31, 32, 42, 50, 52, 55, 60, 64, 65 and 68 of outline permission BH2022/00203 to include reference to the option of permission BH2022/02534 as a substitute for the school site, inclusion of additional reserved phase, and to allow associated amendments to approved drawings.

Planning background

BH2022/00203 Outline application for a mixed use development comprising residential dwellings (C3 use); land for a 6-form entry secondary school (F1 use)/community sports facilities (F2 use); office/research/light industry floorspace (E use); neighbourhood centre including retail outlets (E/sui generis uses), a doctors' surgery (E use) and community building (F2 and E use); public open and play space, alterations to the Site of Nature Conservation Interest (SNCI); and associated landscaping. Provision of 3no. vehicular accesses onto King George VI Avenue (unreserved) with associated highway alterations. Approved 6/6/22. *Note: This included up to 880 residential units.*

BH2022/02534 Outline application for up to 182 residential dwellings (C3 use) with parking and incidental landscaping (All Matters Reserved). Approved 26/4/23.

Application proposal

- No new development is proposed
- Changes to conditions are technical to align both permissions and manage the interrelationships between the 2 consents
- Conditions and parameter plans do not change in emphasis, just reference option of either permission
- Enables both permissions to be brought forward

ILLUSTRATIVE MASTERPLAN

ILLUSTRATIVE MASTERPLAN
(Layout is illustrative only)

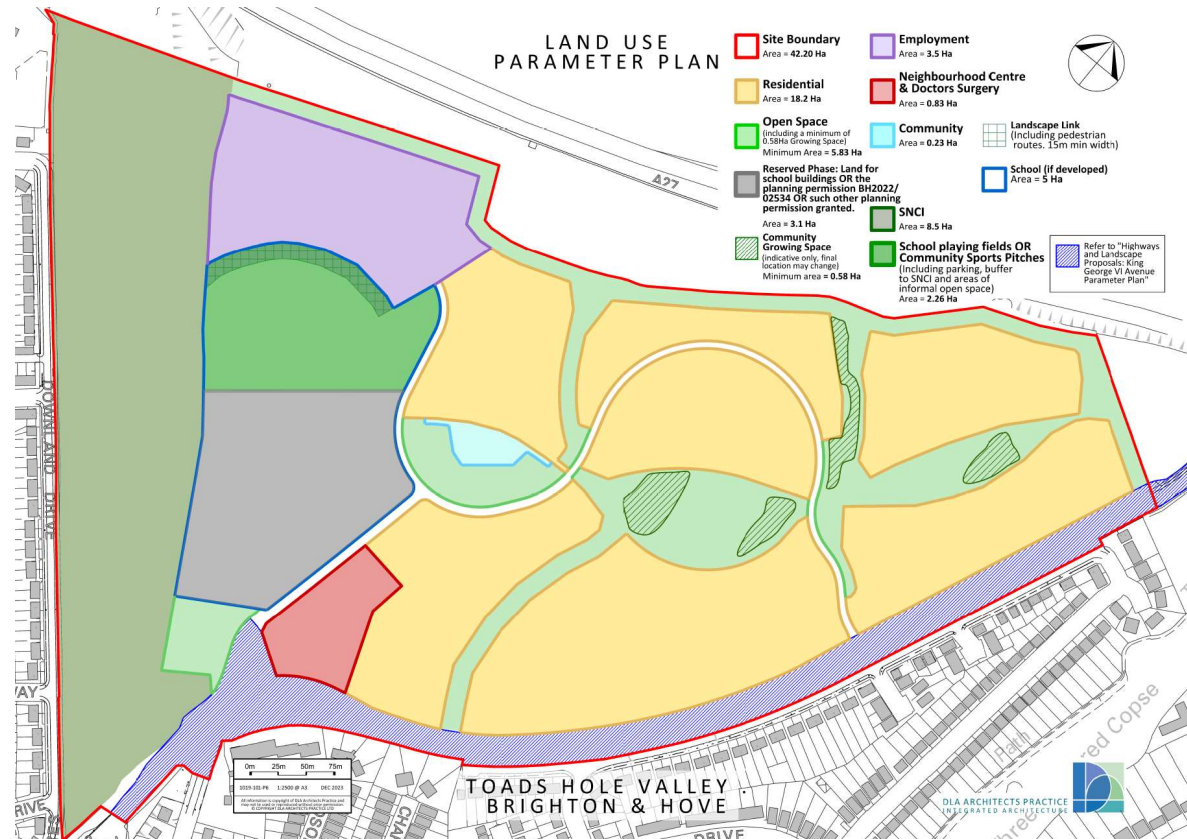


TOADS HOLE VALLEY
BRIGHTON & HOVE

DLA ARCHITECTS PRACTICE
INTEGRATED ARCHITECTURE

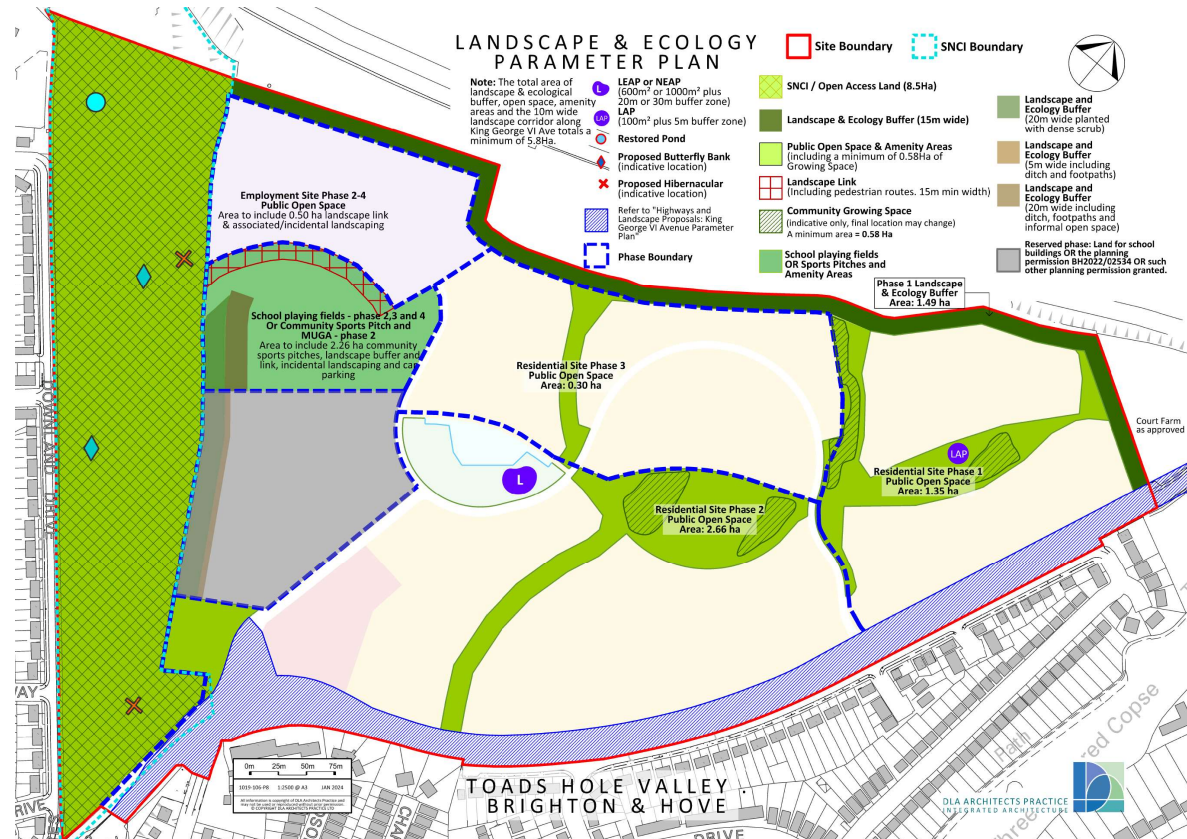

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City Council

PARAMETER PLAN - LAND USE



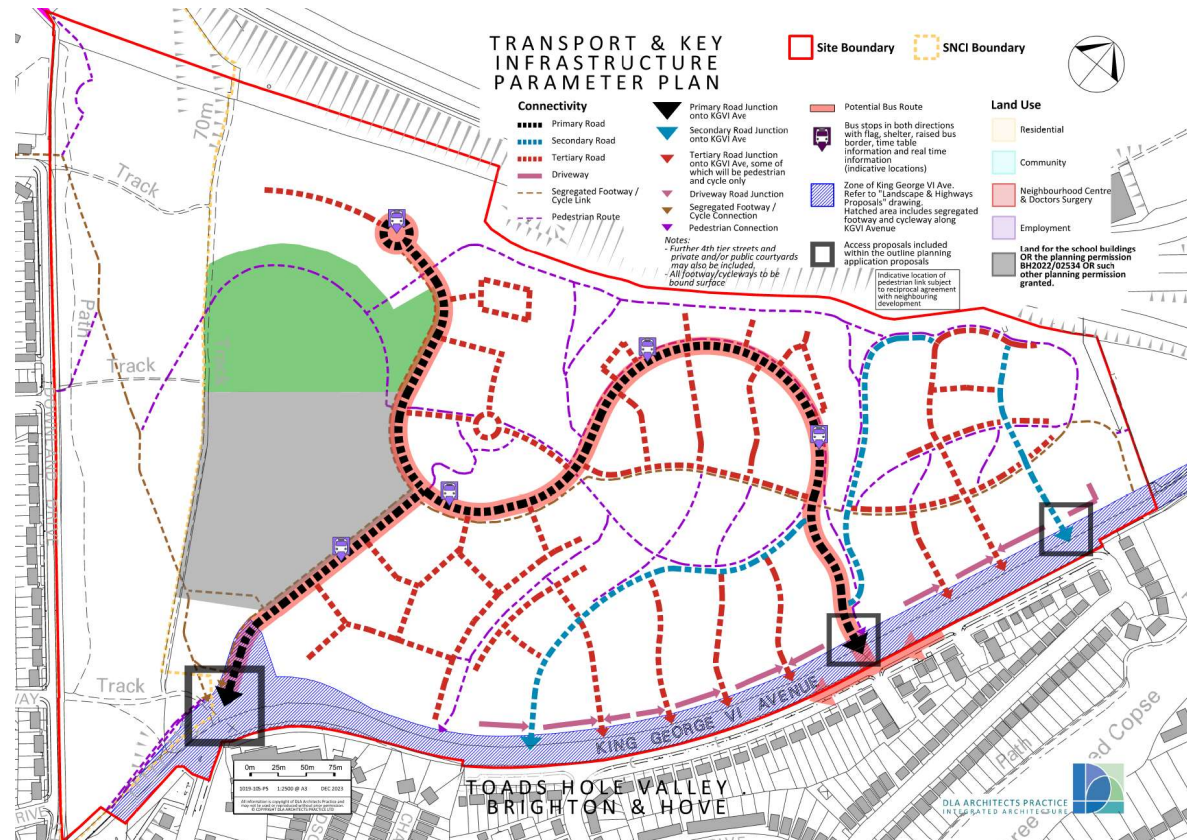
1019-101-P6

PARAMETER PLAN - LANDSCAPE AND ECOLOGY

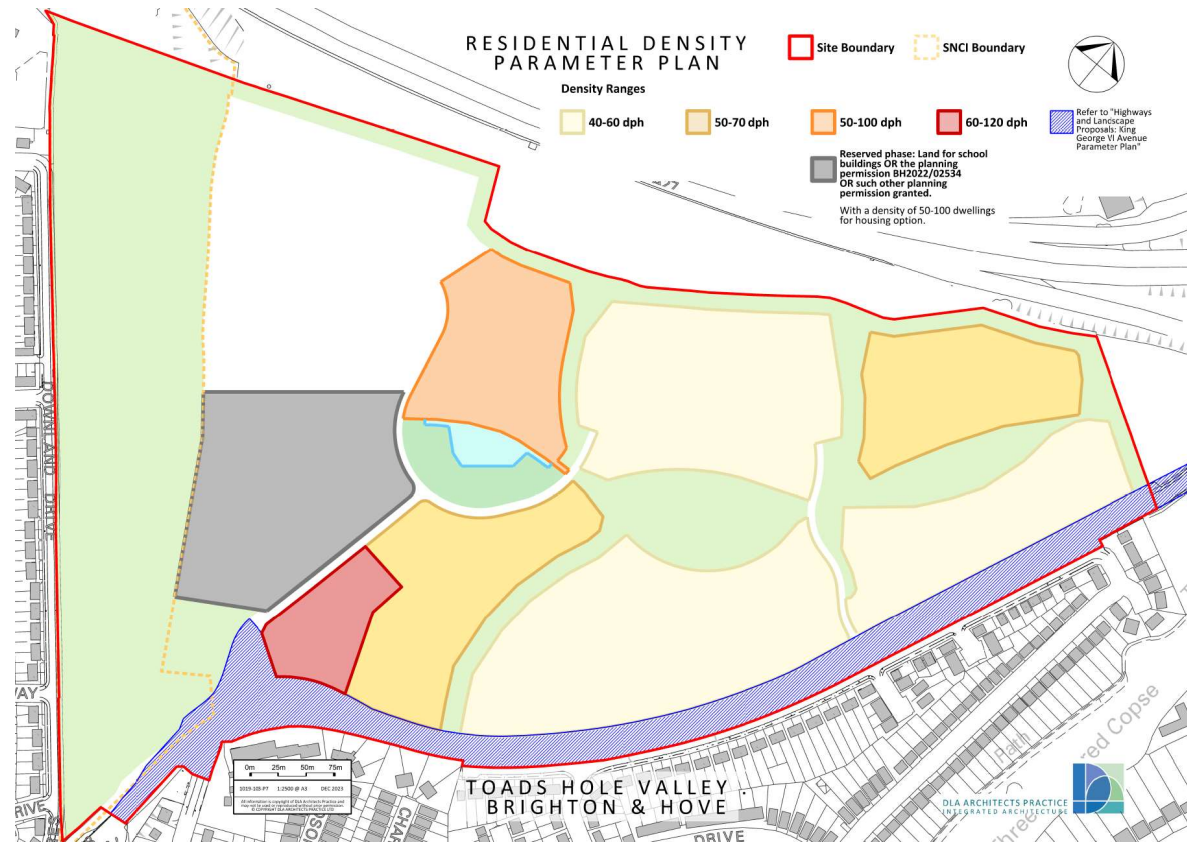


1019-106-P8

PARAMETER PLAN - TRANSPORT & KEY INFRASTRUCTURE

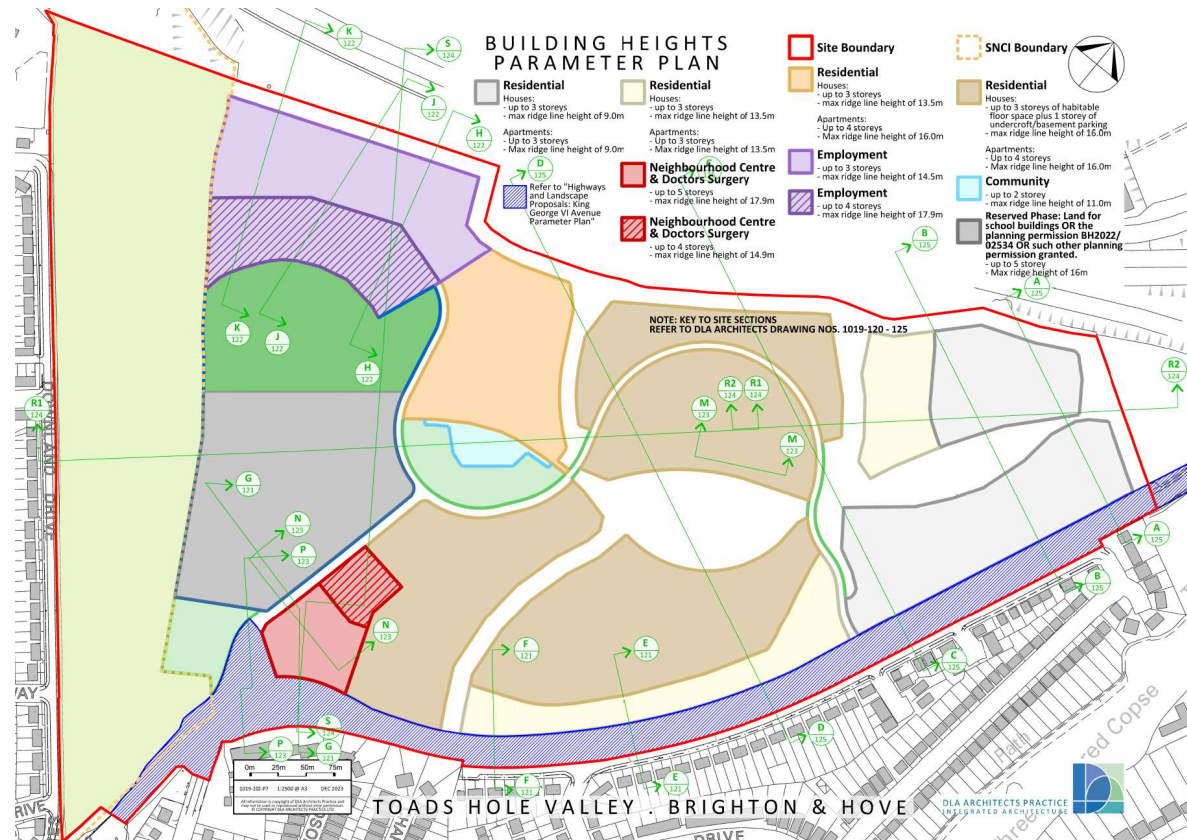


PARAMETER PLAN - RESIDENTIAL DENSITY



1019-103-P7

PARAMETER PLAN - BUILDING HEIGHTS



1019-102-P7

PARAMETER PLAN - PHASING



Representations

- **One (1)** letter received from Sustrans commenting that cycle links are poor and require improvement
- Consultees have raised no objections

Key Considerations in the Application

- Whether there have been any material changes in circumstance since the original permissions
- Whether the proposed changes are minor in nature and do not change the type of development proposed or its impacts
- Whether the changes still ensure the proposals meet the aims of development plan policies incl DA7, and deliver the benefits to the city
- Whether the proposal would enable both consents to be permissible and thus enable delivery of housing (which must be given increased weight as per the NPPF)

S106 table

- A Deed of Variation to the original s106 is required to ensure it contains reference to the applications and updated drawings.
- No Heads of Term or financial contributions would be affected.

Conclusion and Planning Balance

- Technical exercise
- Reflects up to date case law
- No new development proposed – this application will ensure that the 2 permissions are aligned and will ensure all the same benefits for the city are delivered
- Particular weight given to ensuring housing delivery in line with NPPF, given the situation has worsened since the previous permissions
- Approval (subject to s106 DoV) therefore recommended

21 64 Edward Street

BH2023/02027



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City Council

Application Description

- Demolition of existing building and erection of a new, modern facility to provide youth services to the city including skate park, gymnasium, theatre space and mental health services.

Map of application site



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City Council

Existing Location Plan



01 EXISTING Site Location Plan
1:1250



Brighton & Hove
City Council

EX_001

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Brighton & Hove
City Council

Proposed Block Plan



PR_016

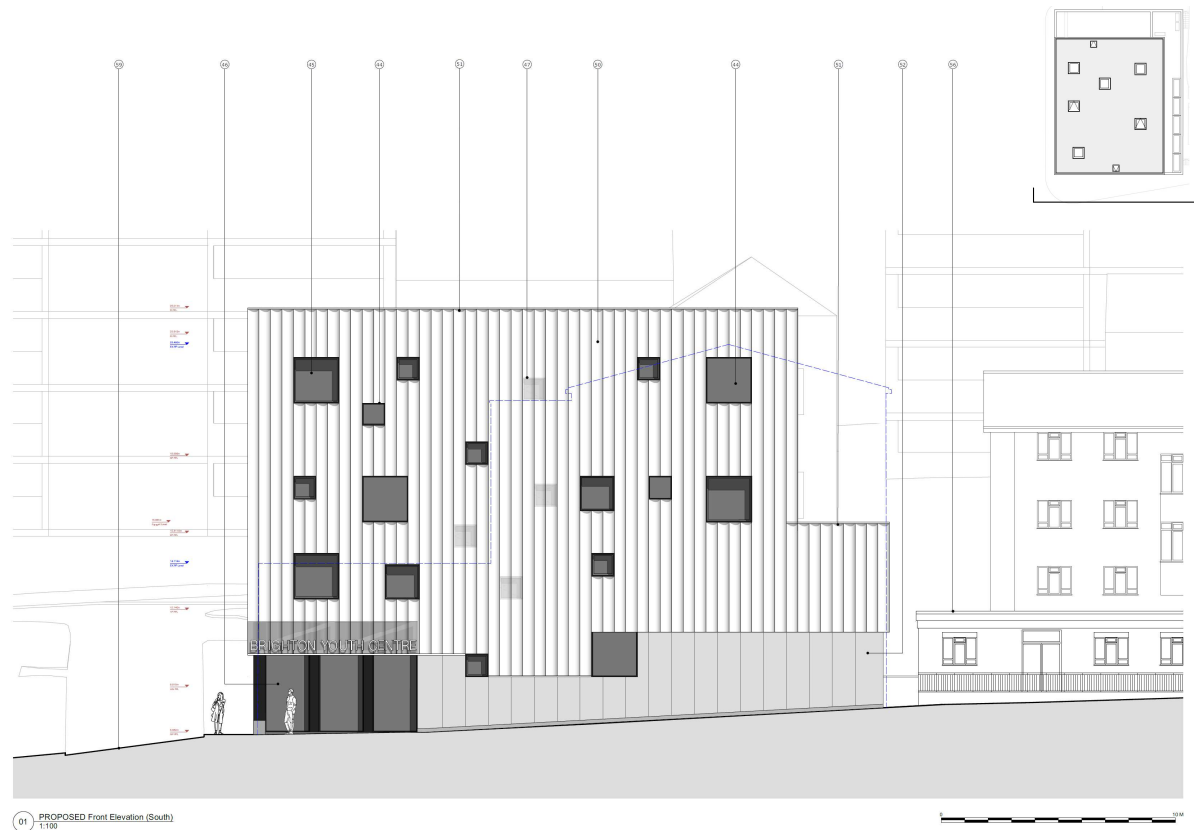
Existing South Elevation



01 EXISTING Front Elevation (South)
1:100



Proposed South Elevation



PR_022

Existing North Elevation

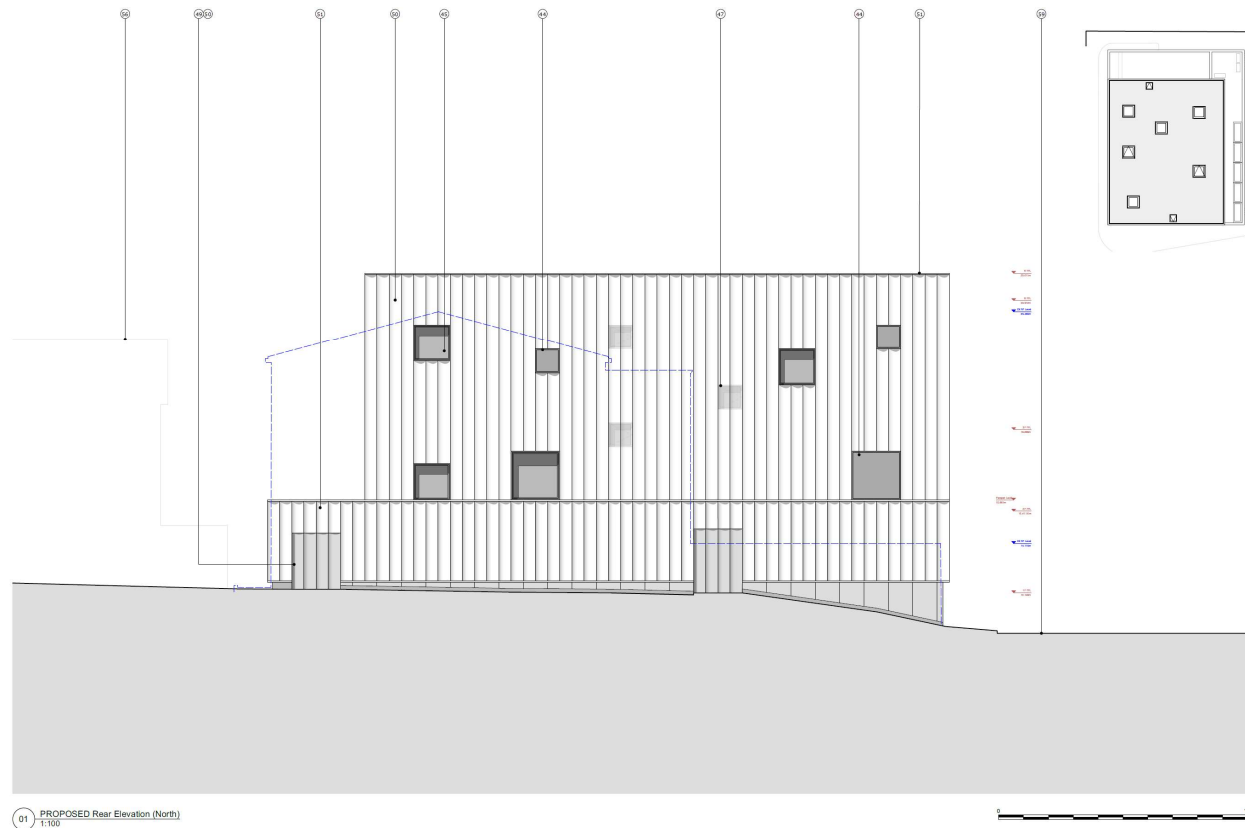


01 EXISTING Rear Elevation (North)
1:100

0 5 10 M

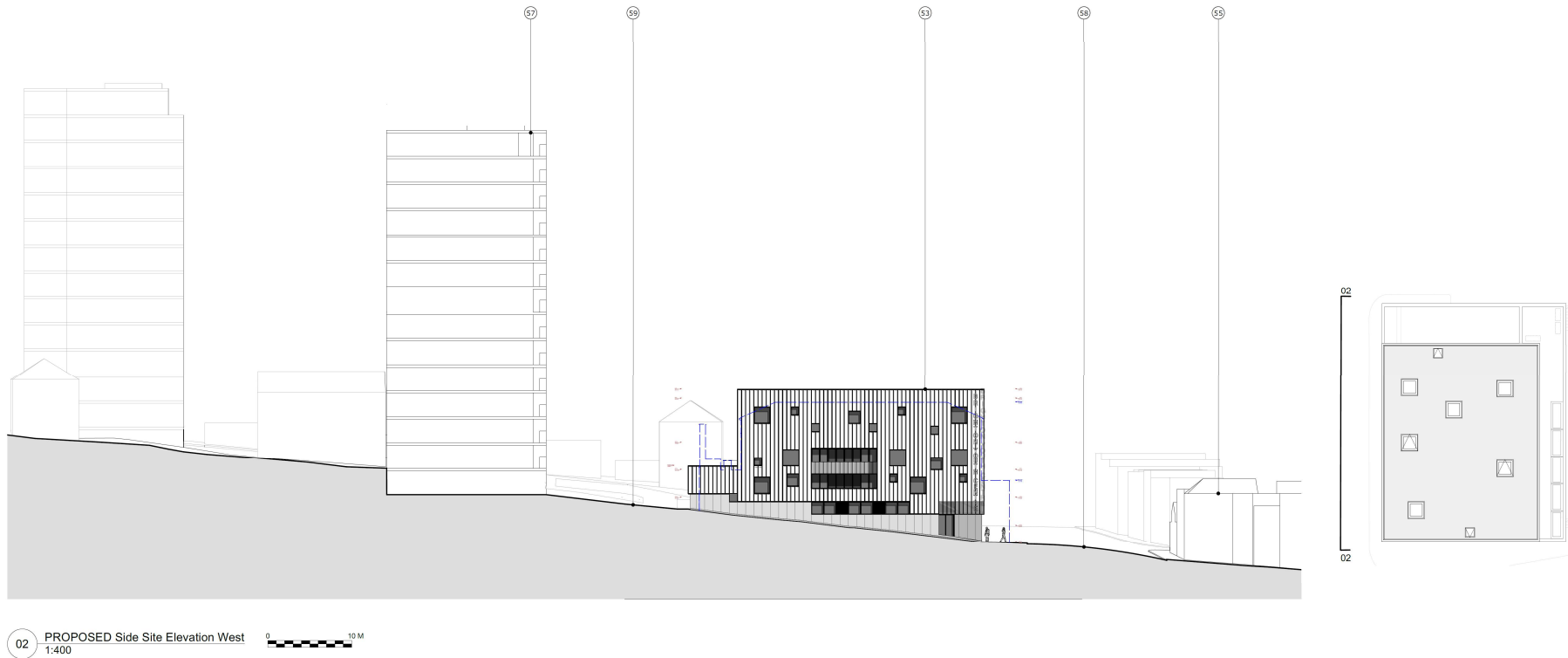
EX_009

Proposed North Elevation



PR_023

Proposed Contextual West Elevation



PR_029

Proposed Contextual South Elevation



01 PROPOSED Front Site Elevation South
1:400

PR_029

Proposed Visuals (indicative)



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Representations

Four (4) representations have been received objecting to the application.

The following concerns have been raised in objections:

- Additional traffic and impact on parking in the area
- Loss of onsite parking
- Construction noise
- Overdevelopment of the area
- Impact on East Cliff conservation area
- Overshadowing and loss of sunlight/daylight of neighbours due to height
- Impact of external lighting on neighbours
- Increased noise from the use of the site

One (1) has been received in support on the basis of improved youth services for the city.

One (1) neither supporting nor objecting to the application but raising the possibility of a taller building on the site.

Key Considerations in the Application

- Design and scale of the new building
- Impact on local heritage assets and East Cliff Conservation Area
- Impact on neighbour amenity
- Traffic and highway impact
- Sustainability and biodiversity

Conclusion and Planning Balance

- The provision of a modern, purpose-built Youth Centre would contribute positively to the needs of the city.
- The design and scale would be of high quality, be appropriate for the site, an improvement on the existing, and views from the Conservation Area would be across a wide carriageway with large buildings around.
- There would be no significant impact on neighbour amenity.
- Lack of disabled parking on site unfortunate but public parking available immediately next to site.
- There would be a less than substantial impact on the setting of the adjacent heritage assets and the lack of parking is unfortunate, these are not considered sufficient to outweigh the benefits of the proposal in the planning balance.

Recommend: Approve

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

BH2021/04068



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City Council

Application Description

In March 2023, Planning Committee agreed to refuse planning permission for the following development:

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

Background

The application came before the Planning Committee on the 8th March 2023, with an officer recommendation to approve. However, members resolved to refuse the application for the following reasons:

1. *“The proposal, as a result of its scale, bulk, proximity to the site boundaries and location of balconies on the residential building, would result in an overbearing impact, overlooking and loss of privacy to the Olive Road residential properties. This is contrary to policy DM20 of the Brighton & Hove City Plan Part Two.*

2. *The scale, bulk, and height of the proposed residential building would be out of keeping with the pattern and scale of the surrounding area. The number of proposed units and the scale of the development represents an overdevelopment of the site. This is contrary to policies CP12 and CP14 of the Brighton & Hove City Plan Part One and DM18 and DM19 of the Brighton & Hove City Plan Part Two, and SPD17: Urban Design Framework.”*

Map of application site



Brighton & Hove
City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
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Proposal

- Following the refusal by Planning Committee, that Committee Members agree that the Head of Planning be authorised to negotiate and agree conditions and a section 106 agreement in the terms acceptable to them, in the event of a valid appeal being submitted and the appeal being allowed.



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Recommendation

- That the Committee agrees that the Head of Planning be authorised to negotiate and agree conditions and a section 106 agreement in the event of a valid appeal being submitted and the appeal being allowed, based on the Head of Terms and conditions set out within the report.

47 30 Bodiam Avenue

BH2023/03155



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Application Description

Change of use of existing dwellinghouse (C3) to form a six bedroom Small House in Multiple Occupation (C4), revised fenestration and the provision of bin store/cycle storage.

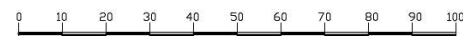


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Existing Location Plan



Location Plan 1:1250



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City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Street photo of site

No.30



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Rear (east) elevation photos



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City Council

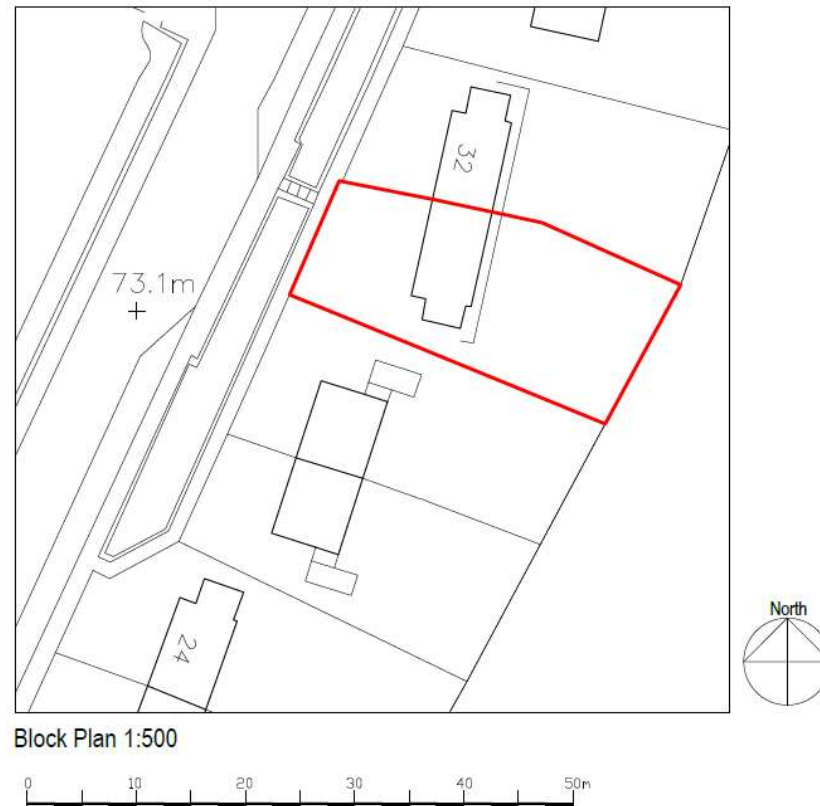
Front (west) elevation photos

54



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City Council

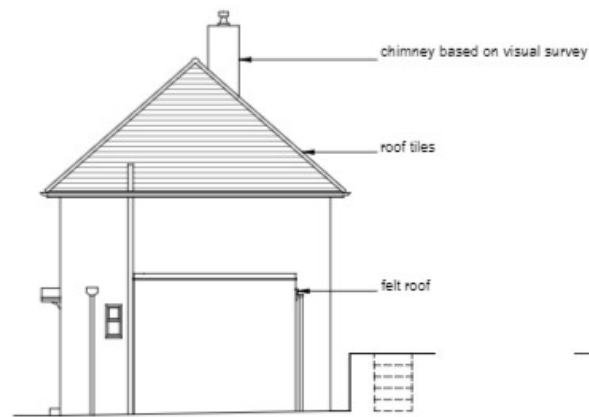
Existing Block Plan



Existing Elevations



Existing Front Elevation 1:100



Existing Side Elevation 1:100

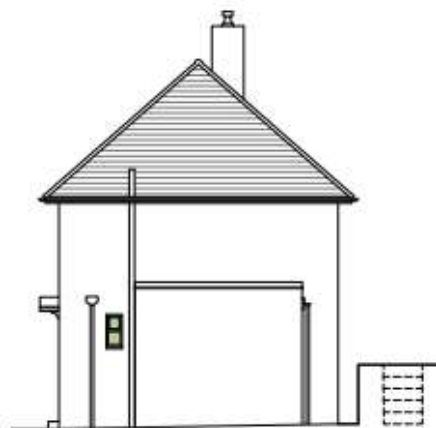


Existing Rear Elevation 1:100

Proposed Elevations





Proposed Front Elevation 1:100



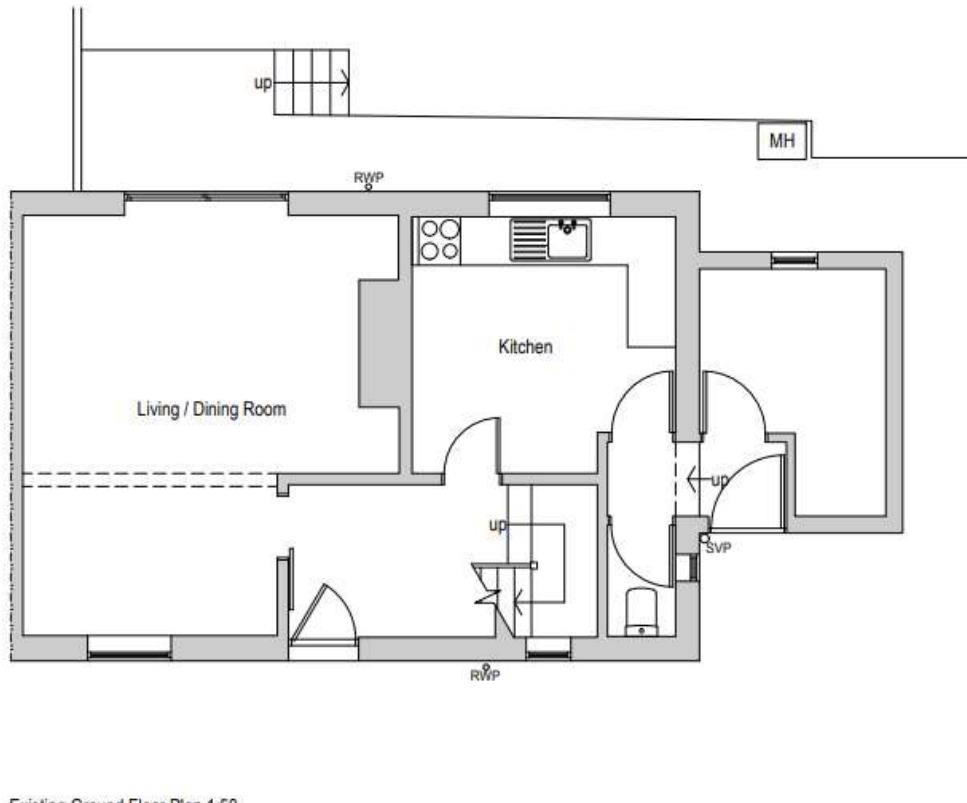
Proposed Side Elevation 1:100



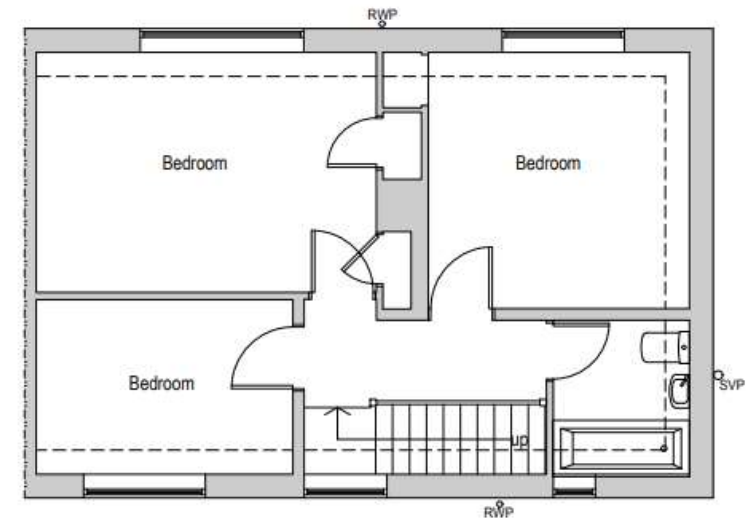
Proposed Rear Elevation 1:100

-  Proposed / replacement uPVC windows
-  Proposed / replacement uPVC doors
- EW Indicates window to be suitable for egress

Existing Floor Plans



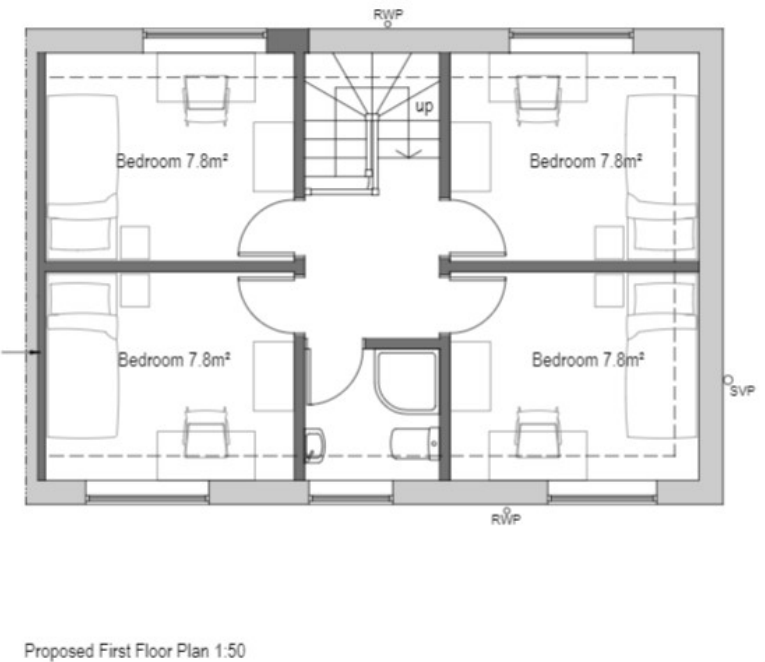
Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

Proposed Floor Plans

59



02 A

Representations

Twenty three (23) objections received, raising the following material planning considerations:

- Additional traffic.
- Overdevelopment/too close to boundary.
- Noise.
- Poor design including windows.
- Traffic, highways and parking.
- Change to the character of the area.
- Concerns about anti-social behaviour.
- Poor standard of accommodation.
- The neighbourhood concentration map is incorrect in relation to concentration of HMOs in area.

Councillor's comments: a copy of the representation from Councillor Taylor is attached to the Committee Report.

Full details of consultation responses can be found on the planning register online.

Key Considerations in the Application

- Design and appearance.
- Impact on amenity.
- Compliance with Policies CP21 and DM7 relating to HMOs.

Conclusion and Planning Balance

- Less than 20% of dwellings in wider neighbourhood are HMOs, and no HMOs within a 50m radius so meets criteria in Policy DM7 of City Plan Part Two and Policy CP21 of City Plan Part One supporting mixed neighbourhoods.
- Minor changes to fenestration proposed which are acceptable in design terms.
- Impact on amenity of neighbouring residents considered acceptable.

Recommend Approval

2

Rowan House, 12 Rowan Close BH2023/02647

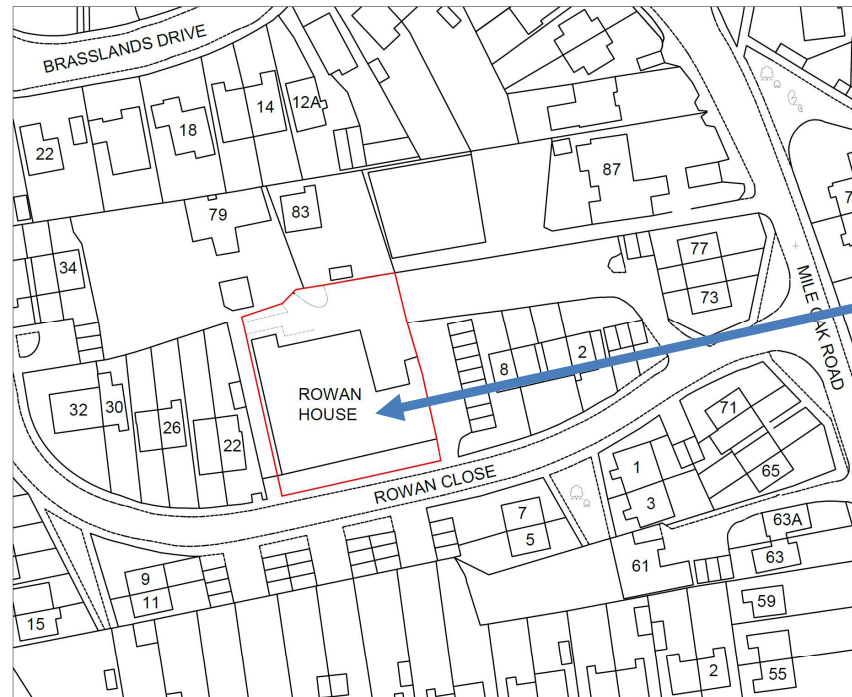


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City Council

Application Description

- Erection of additional storey to provide 2no two bedroom flats (C3) with associated alterations to ground level external refuse and cycle provision.

Existing Location Plan



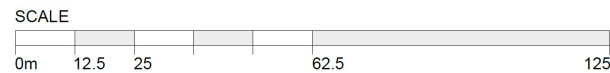
Site



1

PLAN

SITE LOCATION PLAN



001 P1



Brighton & Hove
City Council

Aerial photo of site



Site



Brighton & Hove
City Council

3D Aerial photo of site



Street photos of site

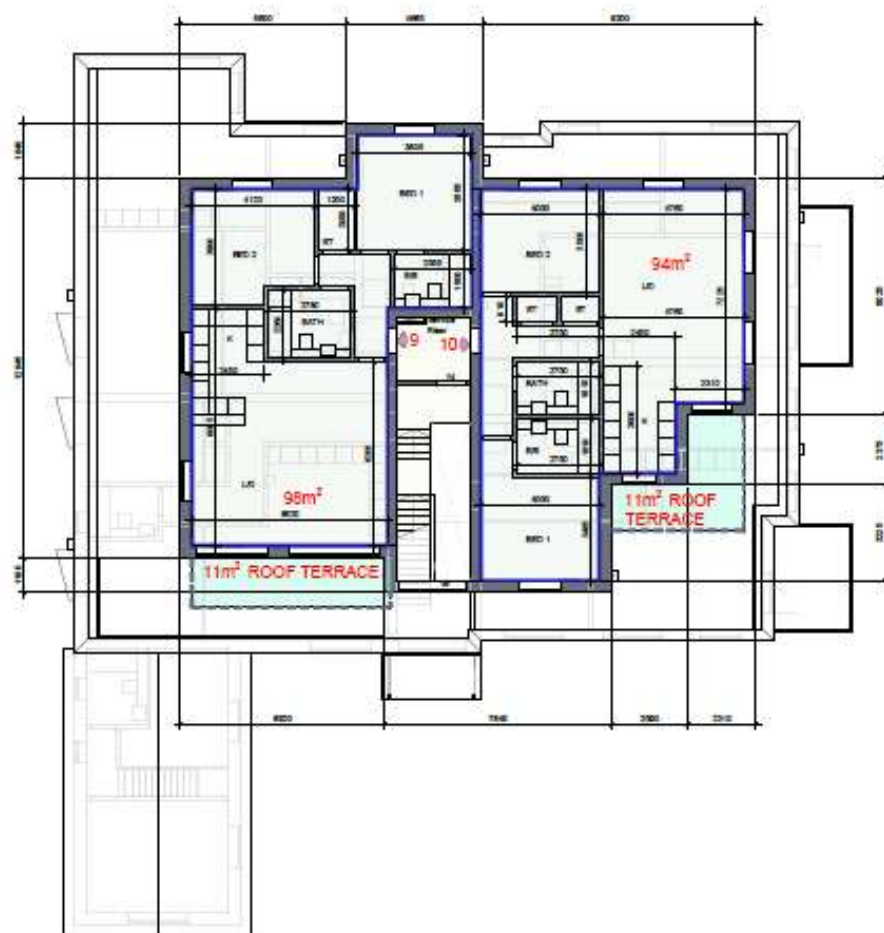


Brighton & Hove
City Council

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Proposed floor plan

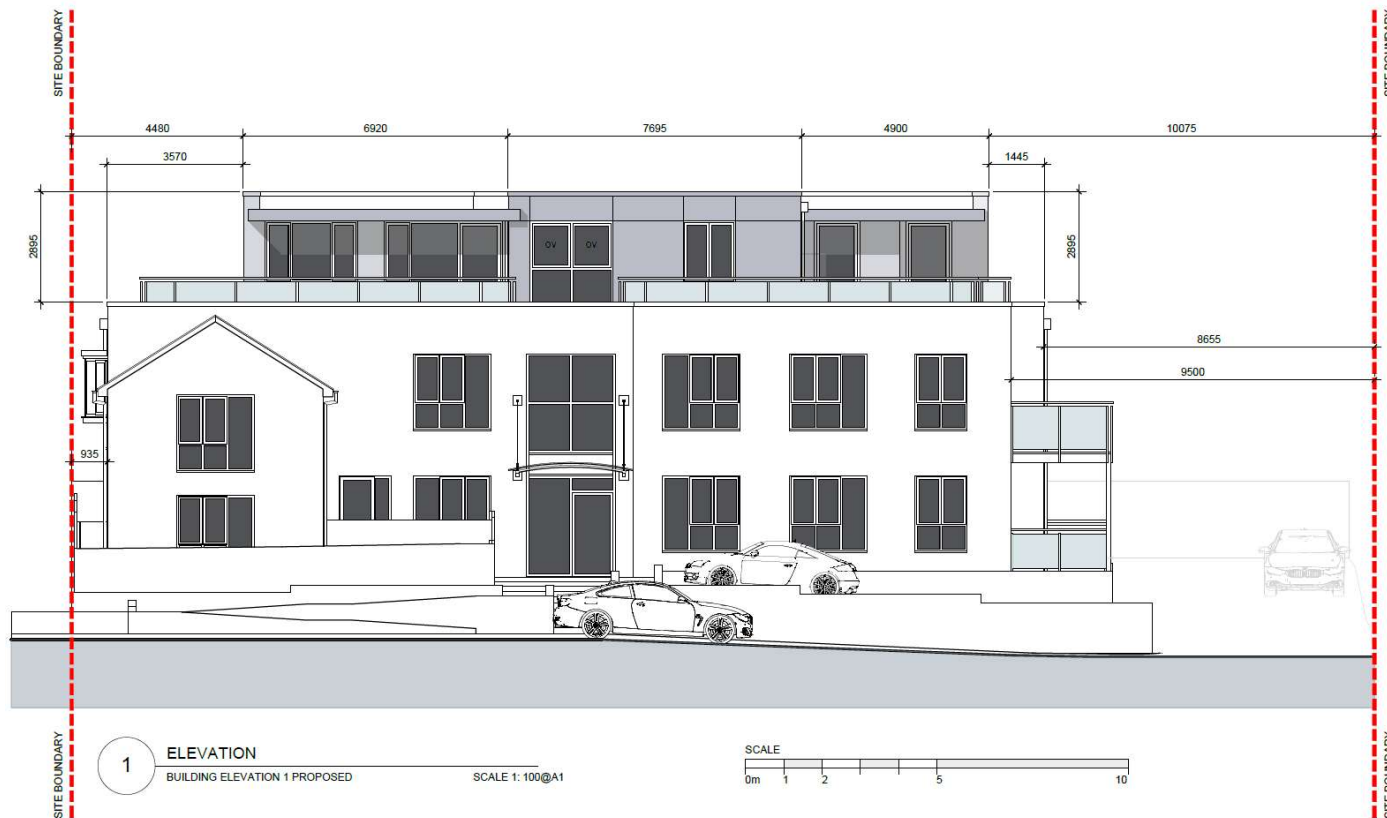


Existing Front Elevation



021 P1

Proposed Front Elevation



021 P1

Existing Rear Elevation



Proposed Rear Elevation



023 P1

Proposed Contextual Front Elevation



Visualisations



VIEW FROM ROWAN CLOSE EXISTING



VIEW FROM ROWAN CLOSE PROPOSED



Number of units

- The additional storey would create 2no two bedroom flats.



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Representations

Twelve (12) objections received raising the following issues:

- Overdevelopment
- Out of character
- Pressure on local services such as schools, GPs and other community amenities
- Increase in parking
- Road safety
- Increase in noise and disturbance
- Environmental impact from construction process
- Structural concerns
- Impact on sewerage
- Property value
- Overshadowing
- Loss of privacy
- Additional bins causing smells

Key Considerations in the Application

- Design and visual appearance of the proposal
- Impact on neighbouring amenity
- Transport
- Landscaping

Conclusion and Planning Balance

- Additional storey is considered a modest extension to the building that would be subservient in scale and design and would not harm the character and appearance of the site or the streetscene.
- Extension would be set in from the edges of the building reducing overlooking and loss of outlook.
- Would provide two additional dwellings that would have a good standard of accommodation.
- No significant impact on highway safety.

Recommendation: Approve

81

The Garden Villa, 11C Montpelier Villas

BH2023/03066 (planning application)



**Brighton & Hove
City Council**

Application Description

Erection of single storey side extension at first floor level.

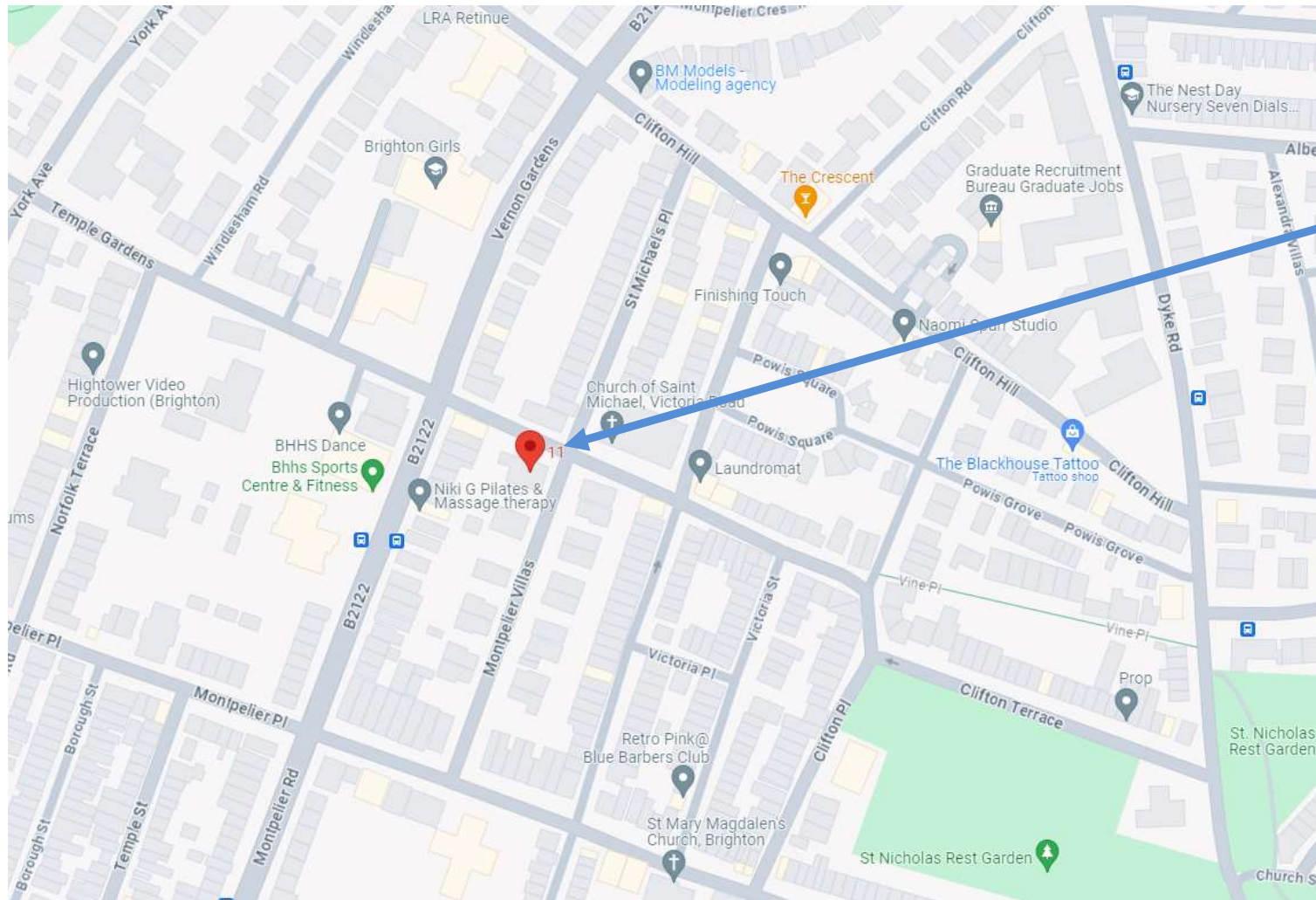
- (Resubmission of previously refused applications (BH2022/03078 & BH2022/03079)
- Design remains the same, only change is daylight/sunlight impact assessment provided.
- Concurrent application for Listed Building Consent (BH2023/03067)

Previous Reasons for Refusal

Application BH2022/03079 was refused for two reasons:

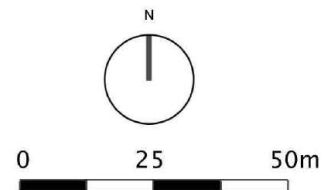
1. (Design): “The extension would result in additional building bulk to an already extended part of the building giving undue dominance to this elevation, contributing to an overextended appearance and an overdevelopment of the plot. The development would harm the historic character and significance of 11 Montpelier Villas, a grade II listed building and, by further enclosing the rear of 70 and 71 Montpelier Road, the setting of neighbouring listed buildings. In addition, the works would erode the space between the buildings, harming the Victoria Road street scene and the historic character of the Montpelier and Clifton Hill Conservation Area.”
2. (Amenity): “The extension represents an overdevelopment of the site which would result in the first-floor extension rising on the rear boundary of the site. This would be visually imposing, causing an increased sense of enclosure, overshadowing and loss of light for the occupiers of the flats in 70 and 71 Montpelier Road.”

Map of application site



Application site

Location Plan



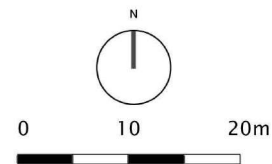
LOCATION PLAN 1/1250

2209/P/001

Block Plan



BLOCK PLAN 1/500



2209/P/001

Aerial photo of site



3D Aerial photo of site



North



Brighton & Hove
City Council

Existing Front Elevation



Proposed Front Elevation

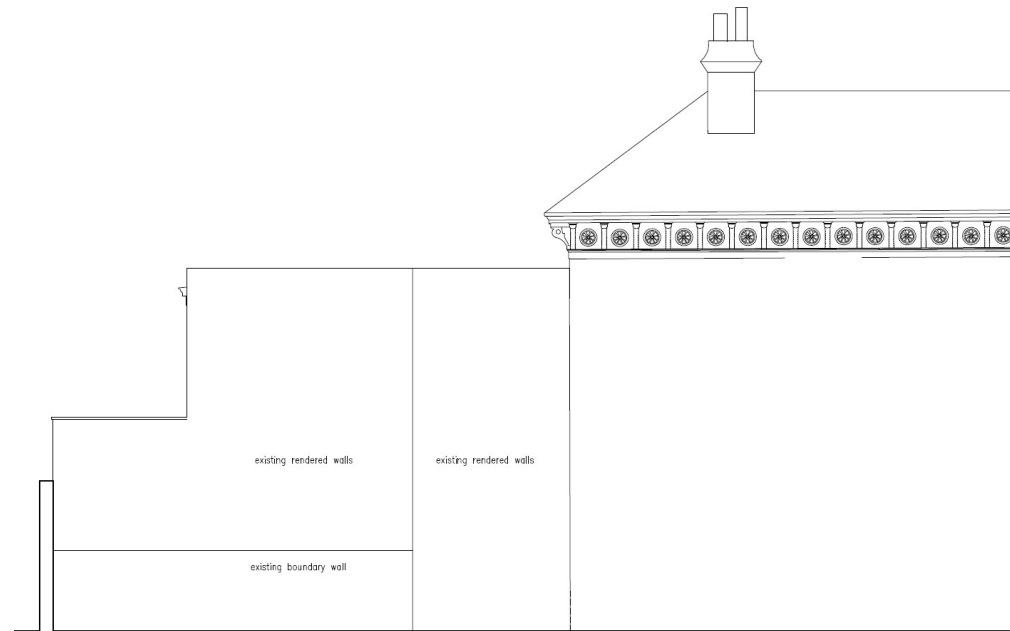


11 Montpelier Villas

North Elevation

11c Montpelier Villas

Existing Rear Elevation



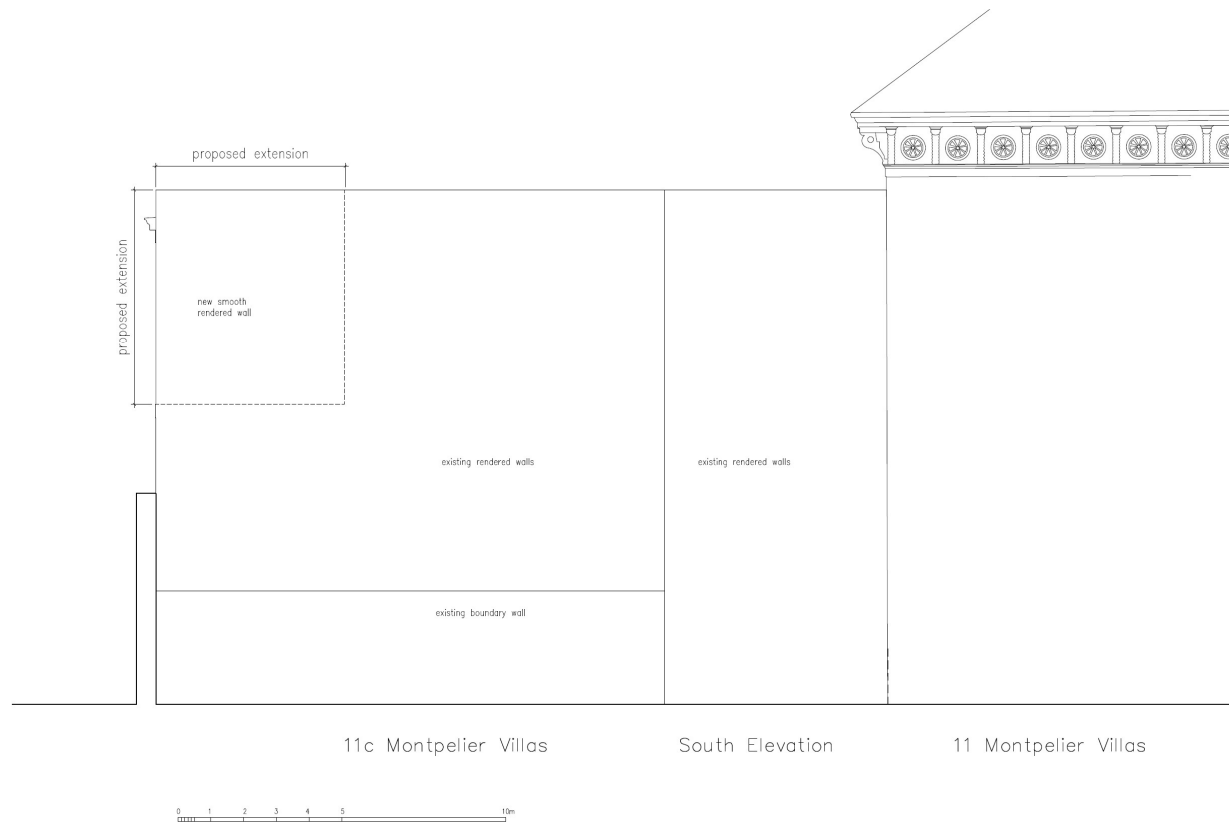
11c Montpelier Villas

South Elevation

11 Montpelier Villas

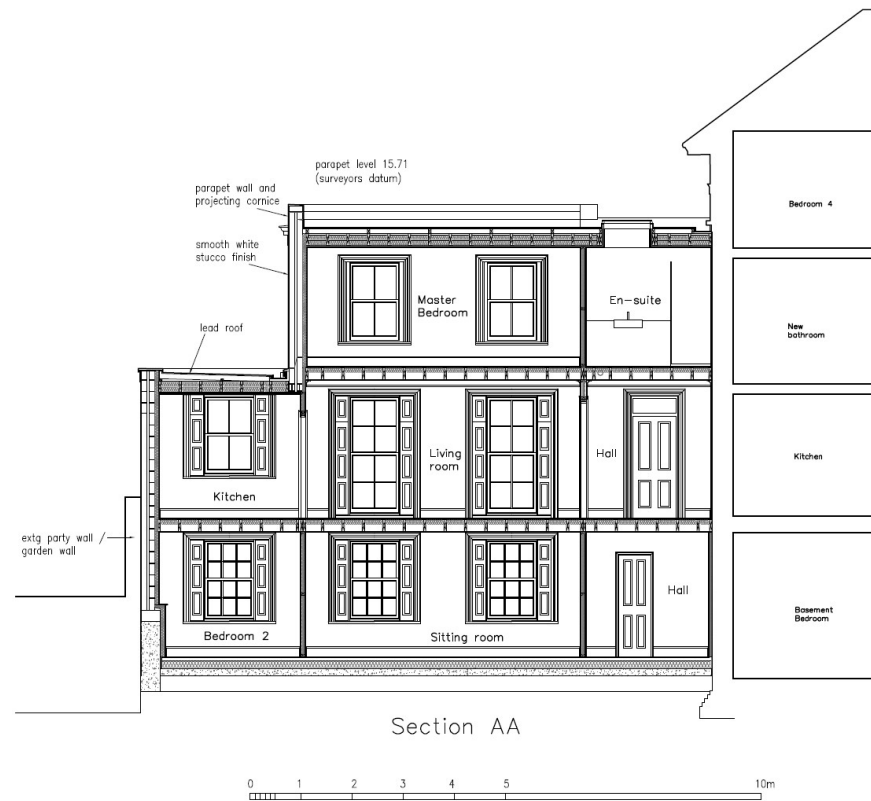
2209/P/005

Proposed Rear Elevation



2209/P/105

Existing Side Section



2209/P/004

Proposed Side Section



2209/P/105

Existing Visual (North Elevation)



North Elevation as existing



Brighton & Hove
City Council

Proposed Visual (North Elevation)



North Elevation as proposed



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City Council

Existing Visual (Victoria Road - West)



View of site from west on Victoria Road as existing



Brighton & Hove
City Council

Proposed Visual (Victoria Road - West)



View of site from west on Victoria Road as proposed

Existing Visual (Victoria Road - East)



View of site from east on Victoria Road as existing



Brighton & Hove
City Council

Proposed Visual (Victoria Road - East)



View of site from east on Victoria Road as proposed



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City Council

Representations

Eleven (11) letters have been received in support of the application for the following reasons:

- The extension would complete the elevation and give it a better balance
- It would enhance the Montpelier neighbourhood

One (1) letter neither supporting nor objecting to the proposed development has raised the following:

- Potential damage to trees
- Damage/disruption during the construction process

Key Considerations in the Application

- Impact on character and appearance of Montpelier and Clifton Hill Conservation Area
- Impact on character and appearance of Grade II Listed Building
- Impact on Neighbouring Amenity

Conclusion and Planning Balance

- The previous design-related reason for refusal has not been addressed, the proposal would result in harm to the character and appearance of the listed building and conservation area. Heritage and CAG recommend refusal.
- The previous amenity-related reason for refusal has been partially addressed regarding the lighting impacts, but the proposal would still result in a sense of enclosure to the occupants of 71 and 72 Montpelier Road and thus would be harmful to neighbouring amenity.

Recommendation: Refusal

105

The Garden Villa, 11C Montpelier Villas BH2023/03067 (Listed Building Consent)



**Brighton & Hove
City Council**

Application Description

Erection of single storey side extension at first floor level.

- (Resubmission of previously refused applications (BH2022/03078 & BH2022/03079)
- Design remains the same.
- Concurrent planning application (BH2023/03066)

Previous Reason for Refusal

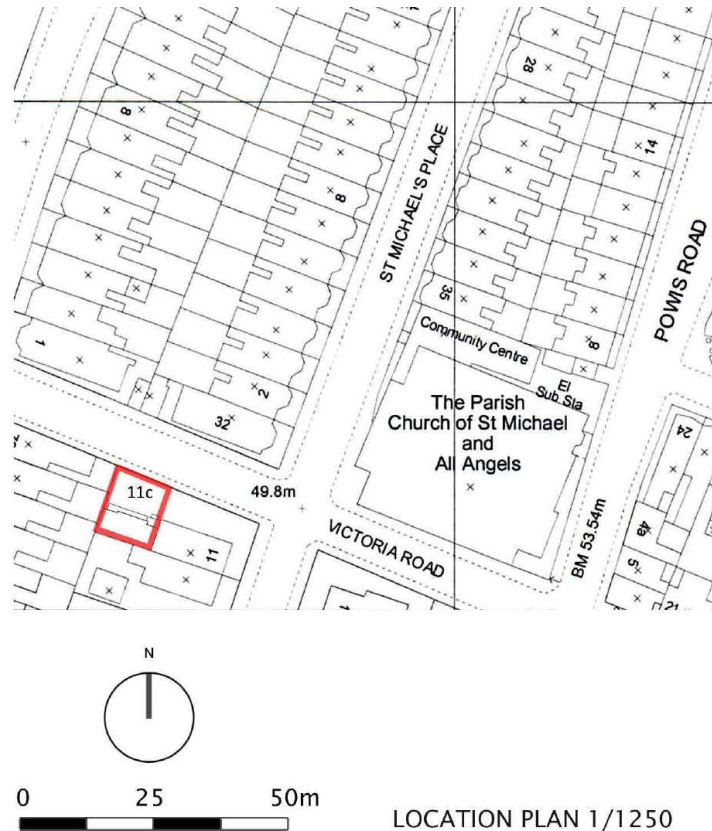
BH2022/03079 Listed Building Consent refused for one reason:

“The extension would result in additional building bulk to an already extended part of the building giving undue dominance to this elevation, contributing to an overextended appearance and an overdevelopment of the plot. The development would harm the historic character and significance of 11 Montpelier Villas, a grade II listed building and, by further enclosing the rear of 70 and 71 Montpelier Road, the setting of neighbouring listed buildings. In addition, the works would erode the space between the buildings, harming the Victoria Road street scene and the historic character of the Montpelier and Clifton Hill Conservation Area. “

108



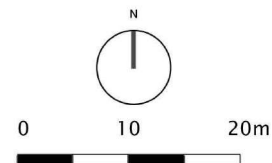
Location Plan



Block Plan



BLOCK PLAN 1/500



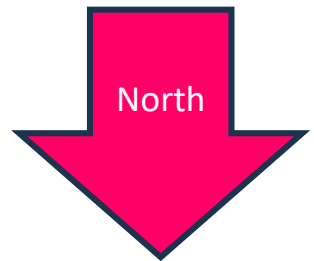
110

2209/P/001

Aerial photo of site



3D Aerial photo of site



Brighton & Hove
City Council

Existing Front Elevation



2209/P/004

Proposed Front Elevation

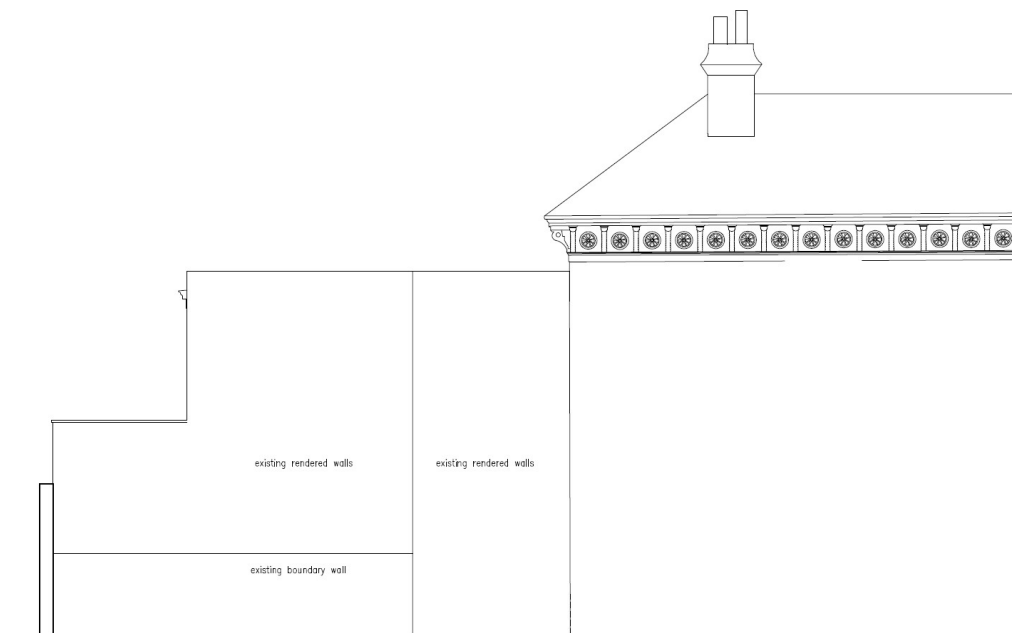


11 Montpelier Villas

North Elevation

11c Montpelier Villas

Existing Rear Elevation



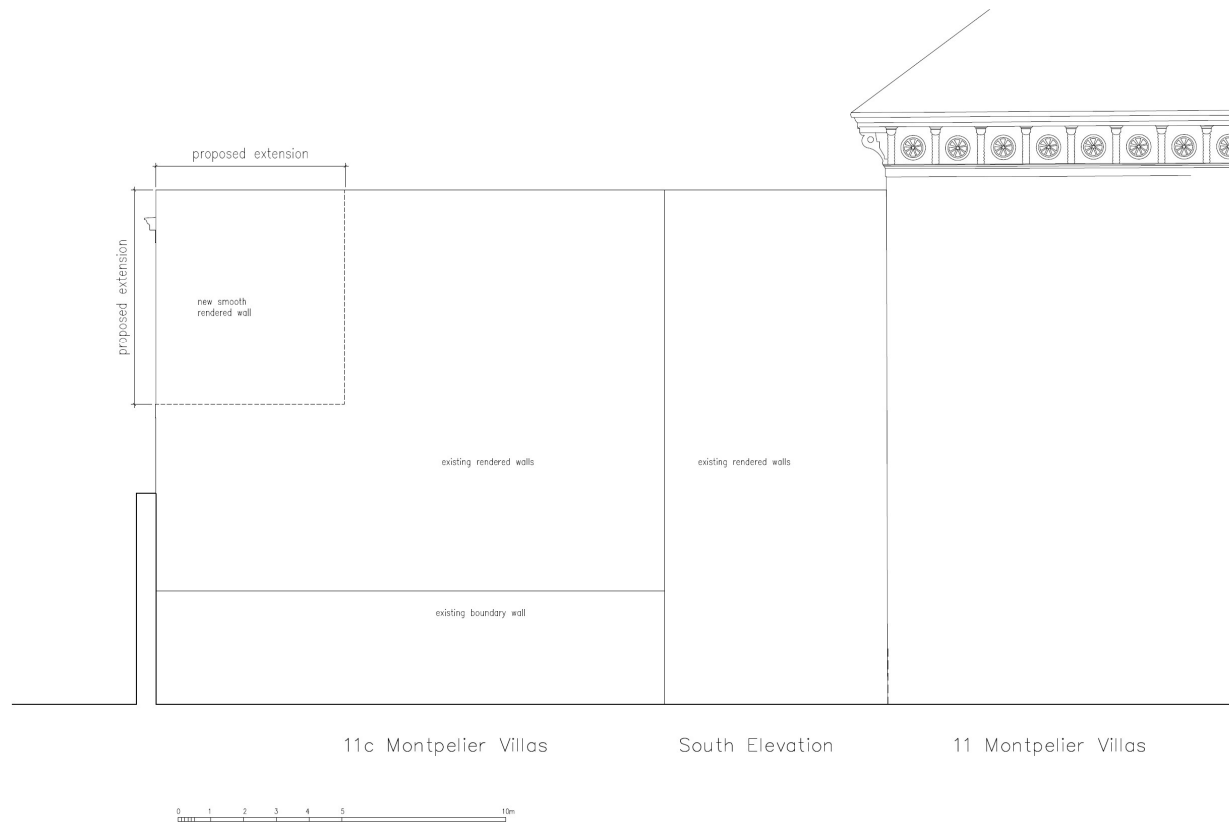
11c Montpelier Villas

South Elevation

11 Montpelier Villas

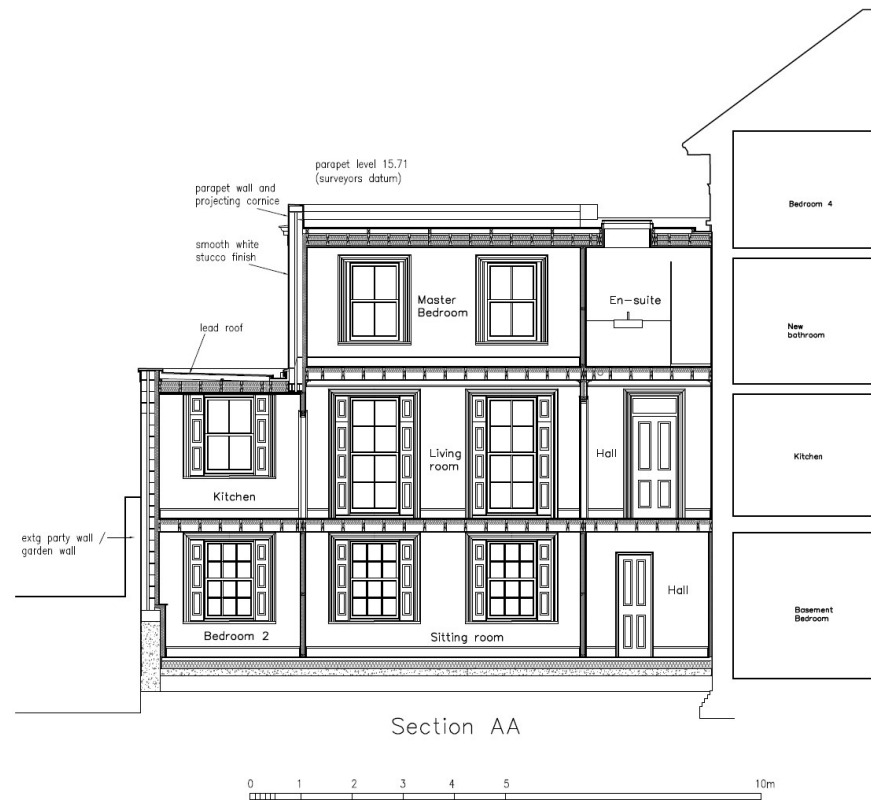
2209/P/005

Proposed Rear Elevation



2209/P/105

Existing Side Section



2209/P/004

Proposed Side Section



2209/P/105



Brighton & Hove
City Council

Existing Visual (North Elevation)



North Elevation as existing



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City Council

Proposed Visual (North Elevation)



North Elevation as proposed



Brighton & Hove
City Council

Existing Visual (Victoria Road - West)



View of site from west on Victoria Road as existing



Brighton & Hove
City Council

Proposed Visual (Victoria Road - West)



View of site from west on Victoria Road as proposed

Existing Visual (Victoria Road - East)



View of site from east on Victoria Road as existing



Brighton & Hove
City Council

Proposed Visual (Victoria Road - East)



View of site from east on Victoria Road as proposed



Brighton & Hove
City Council

Representations

Nine (9) letters have been received in support of the application for the following reasons:

- The extension would complete the elevation and give it a better balance
- It would enhance the Montpelier neighbourhood

Key Considerations in the Application

- Impact on character and appearance of Montpelier and Clifton Hill Conservation Area
- Impact on character and appearance of Grade II Listed Building

Conclusion and Planning Balance

- The previous reason for refusal has not been addressed, the proposal would result in harm to the character and appearance of the listed building and conservation area. Heritage and CAG recommend refusal.

Recommendation: Refusal

