

PLANNING COMMITTEE ADDENDUM Presentations H to M

2.00PM, WEDNESDAY, 7 FEBRUARY 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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11 Lyminster Avenue

BH2023/02707



Brighton & Hove
City Council

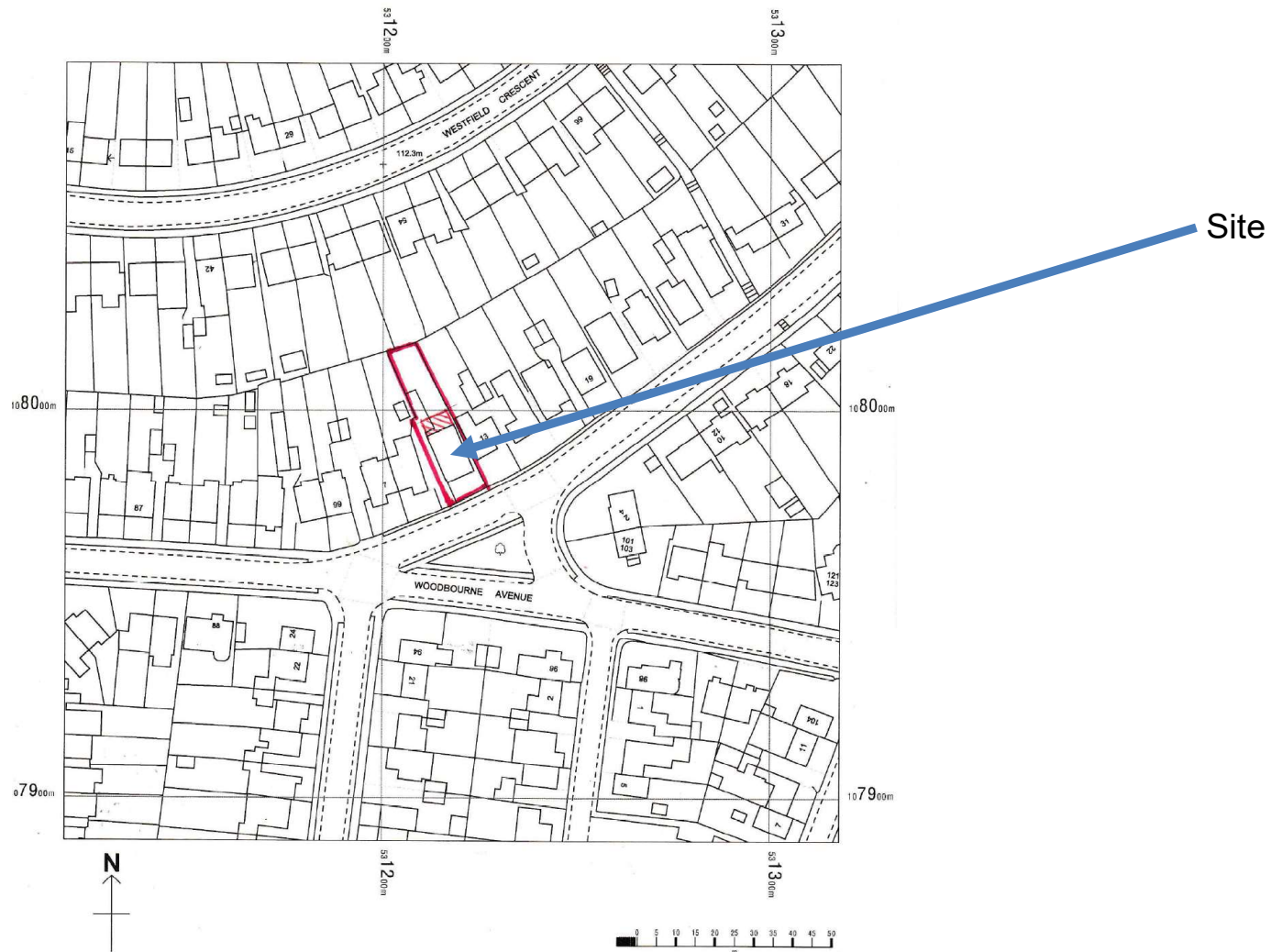
Application Description

Erection of a single storey rear extension with Juliet balcony, roof alterations incorporating hip to gable extension to rear and solar panels and rooflight to West elevation, and associated alterations.



Brighton & Hove
City Council

Existing Location Plan



Aerial photo of site



Site

3D Aerial photo of site



Side (west) Elevation Photos

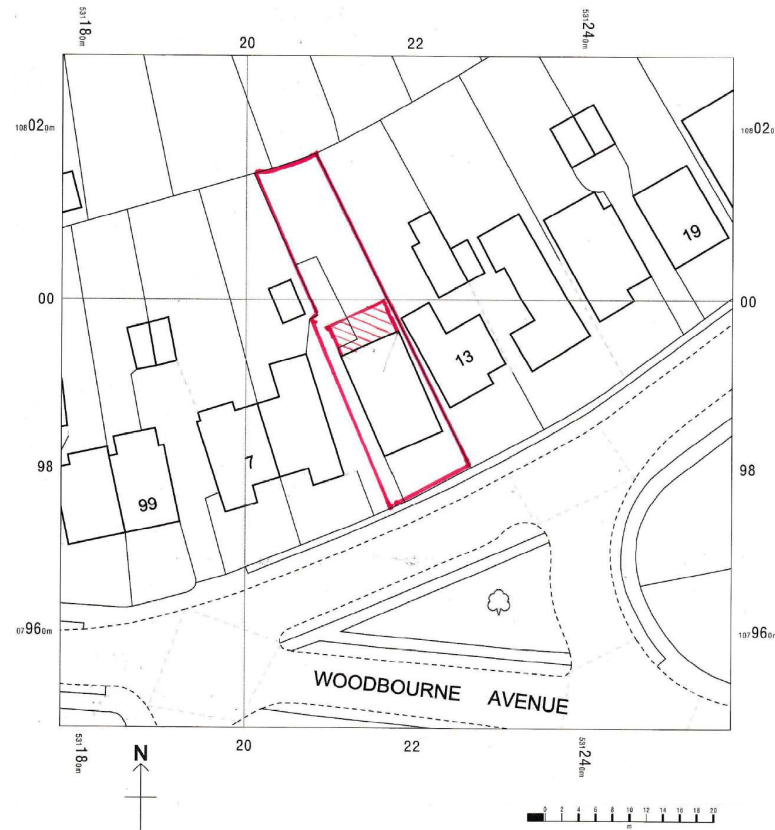


Brighton & Hove
City Council

Rear (North) Elevation Photos



Proposed Block Plan

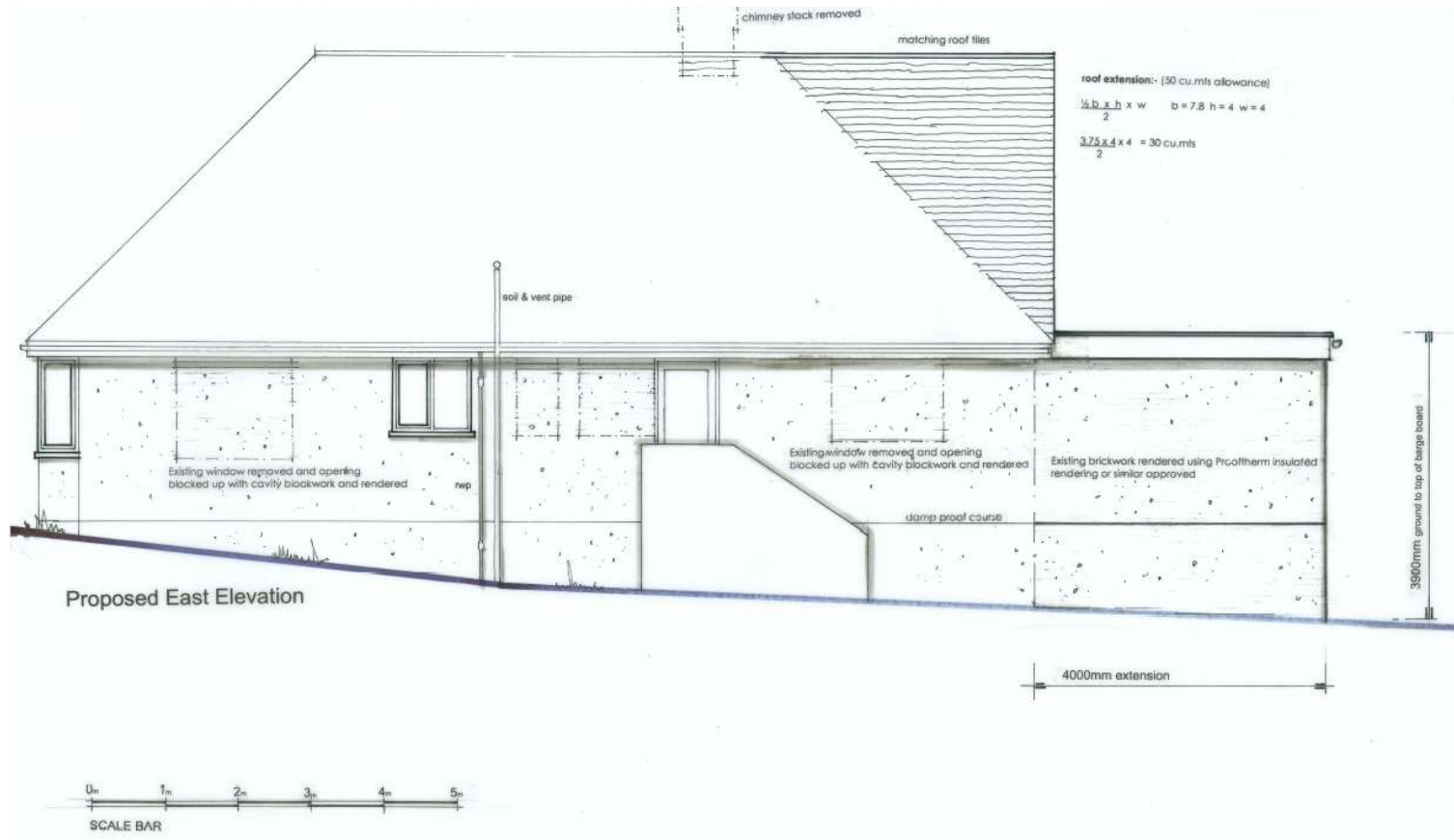


Proposed Rear Elevation



1445-15B

Proposed (East) Side Elevation

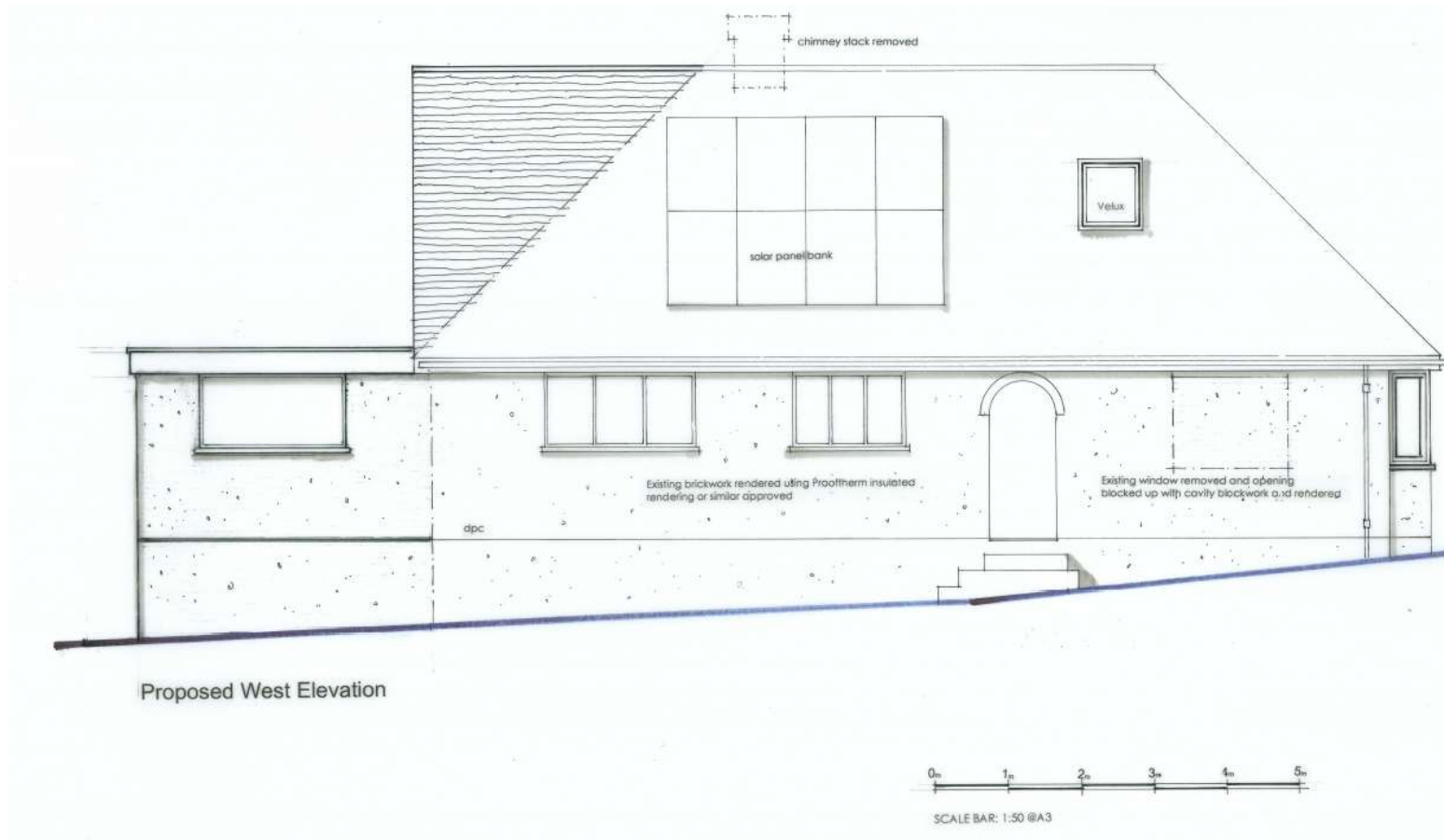


1445-14B



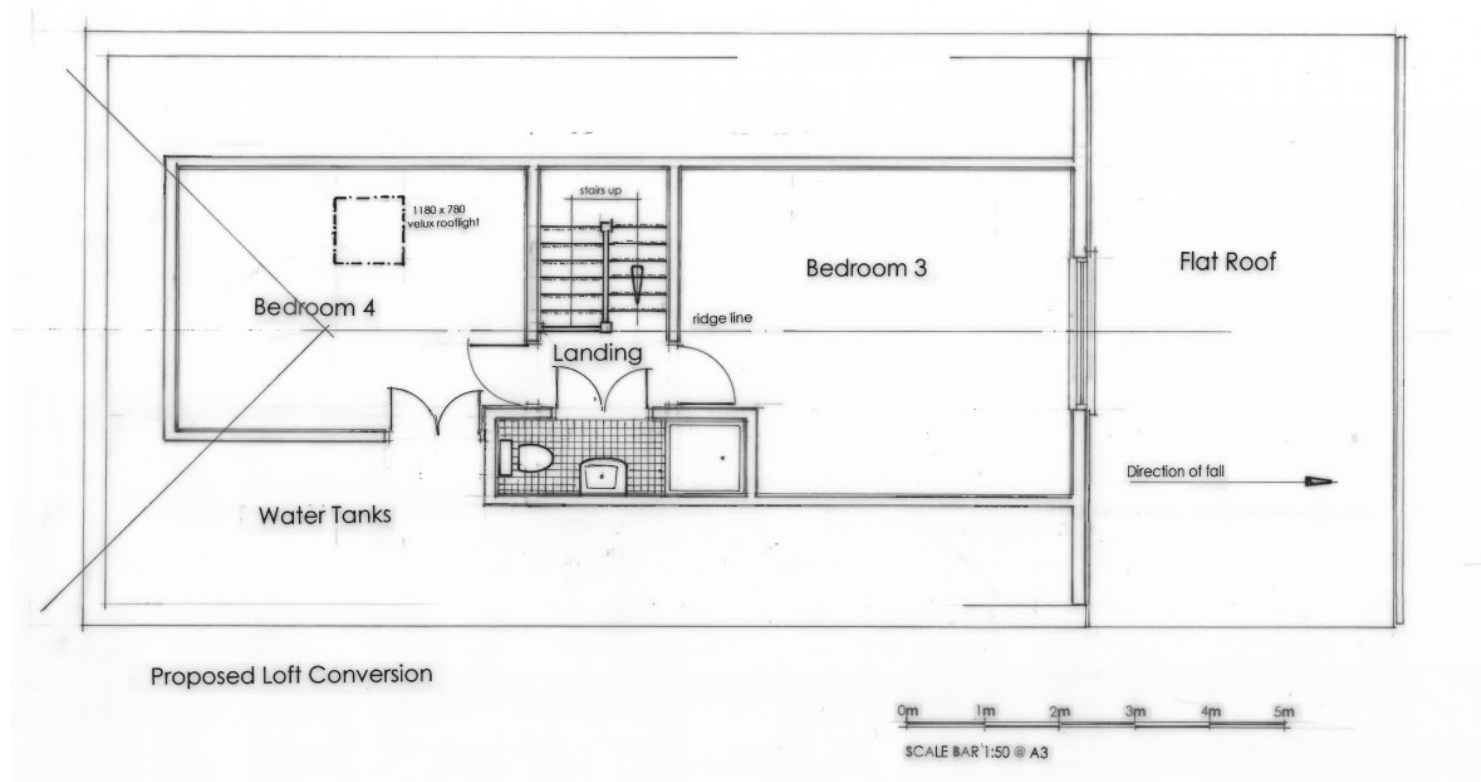
Brighton & Hove
City Council

Proposed (West) Side Elevation



1445-13 A

Proposed first floor plans

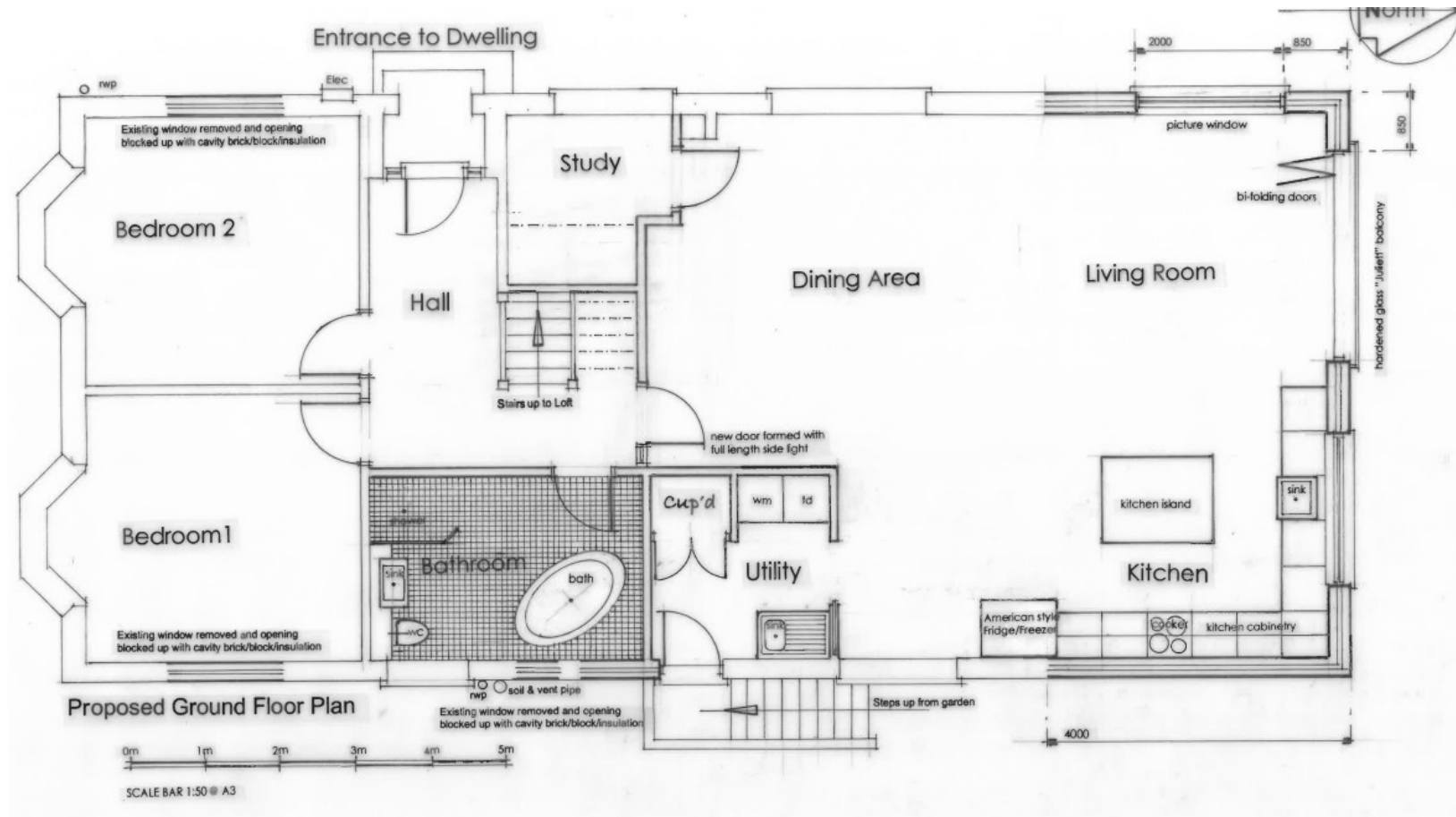


1445-12



Brighton & Hove
City Council

Proposed Ground Floor Plans

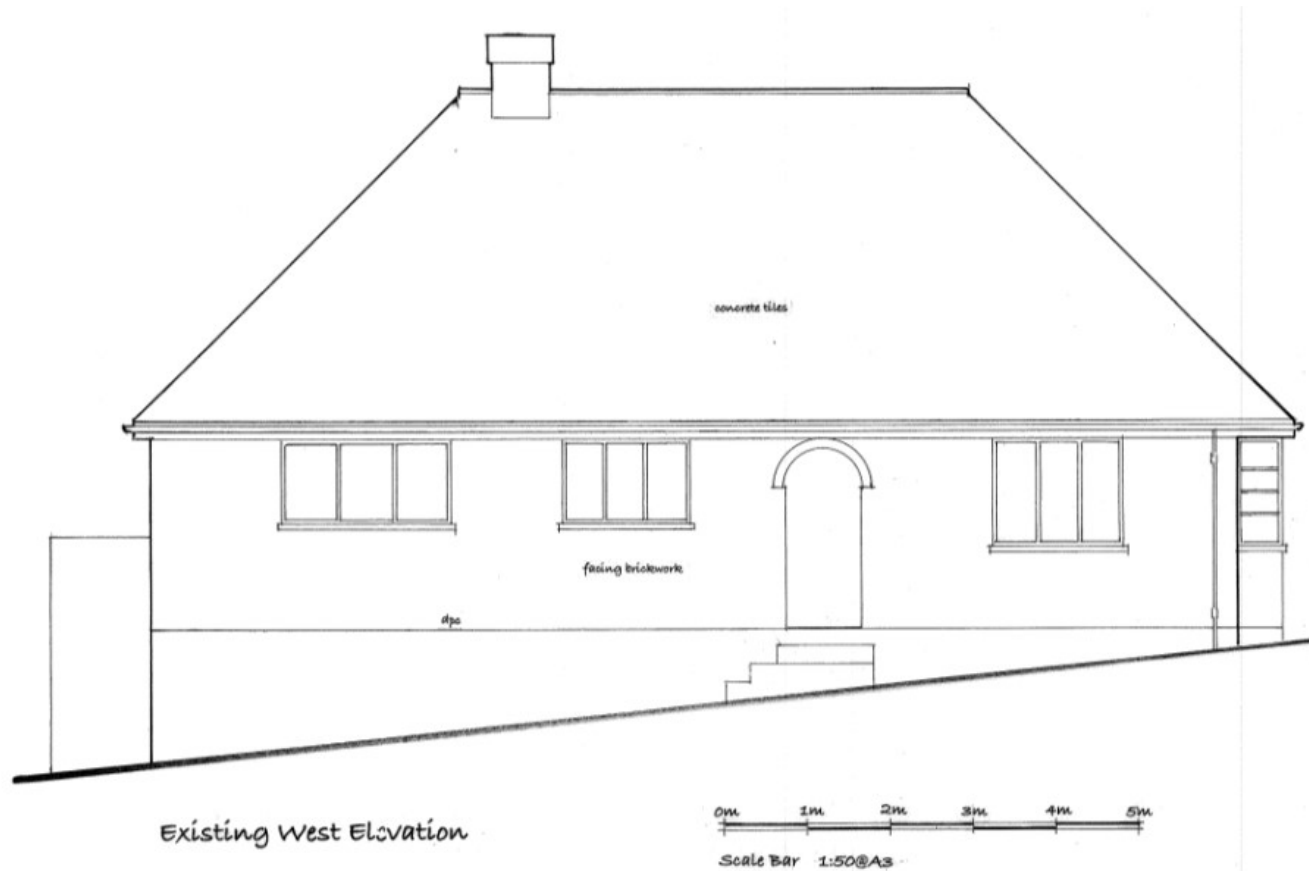


Brighton & Hove
City Council

Existing Rear Elevation



Existing (West) Side Elevation

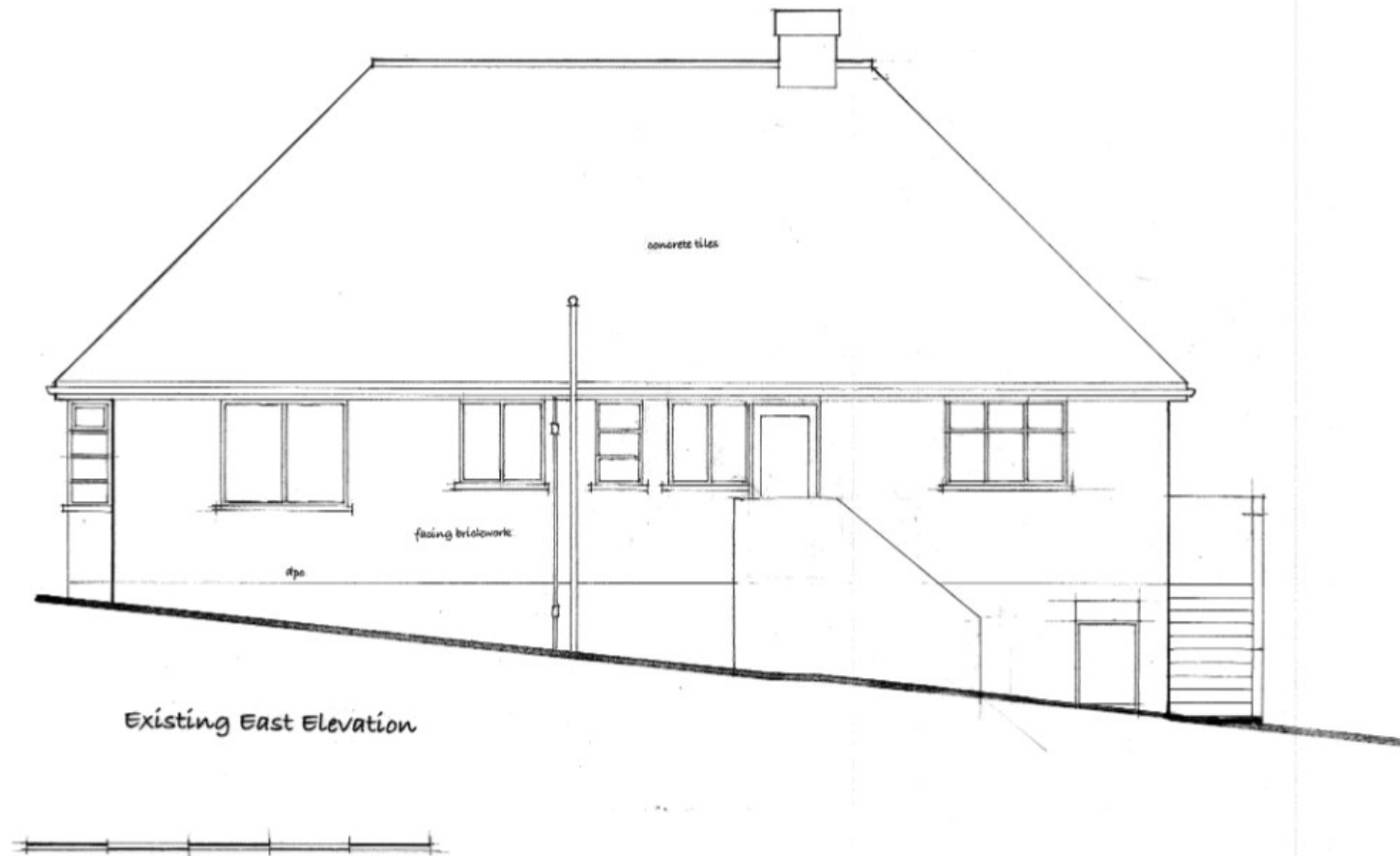


1445-3



Brighton & Hove
City Council

Existing (East) Side Elevation

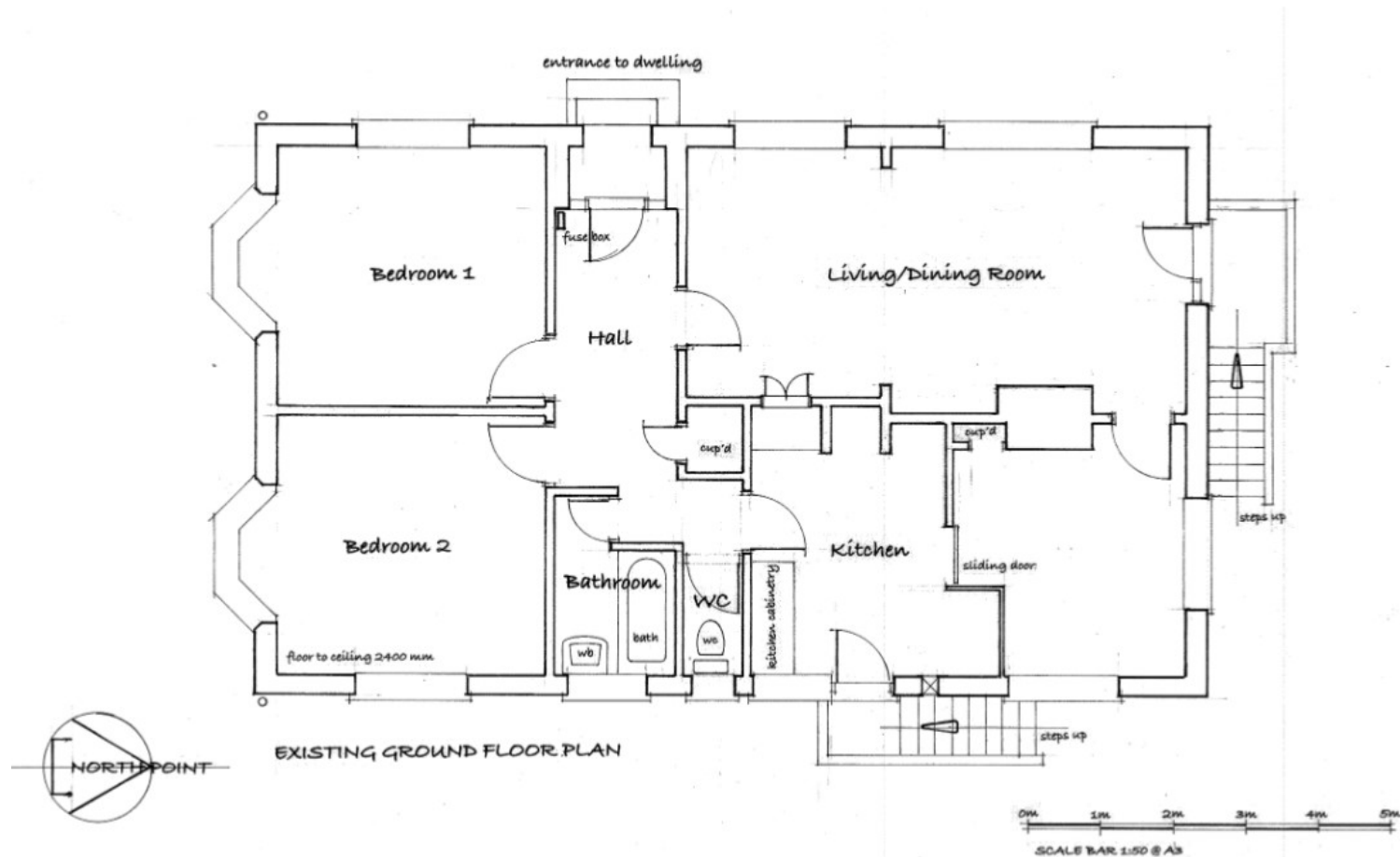


1445-4



Brighton & Hove
City Council

Existing Ground Floor Plan



1445-1



Brighton & Hove
City Council

Representations

Eight (8) objections received, raising the following material planning considerations:

- Inappropriate height of development;
- Overdevelopment;
- Overshadowing;
- Detrimental impact on residential amenity;
- Restriction of view;
- Too close to the boundary;
- Design;
- Additional traffic;
- Overlooking and loss of privacy;

One (1) support received, raising the following material planning considerations:

- Good design

Key Considerations in the Application

- Design and appearance.
- Impact on amenity.



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City Council

Conclusion and Planning Balance

- The proposals benefit as single elements from some form of 'permitted development' fallback – so could be undertaken without a planning application being submitted.
- Scheme would have acceptable, subordinate design, sustainability benefits through solar panels, with acceptable impact on neighbouring amenity.

Recommend: Approve

23

The Hare And Hounds, 75 London Road BH2023/02441

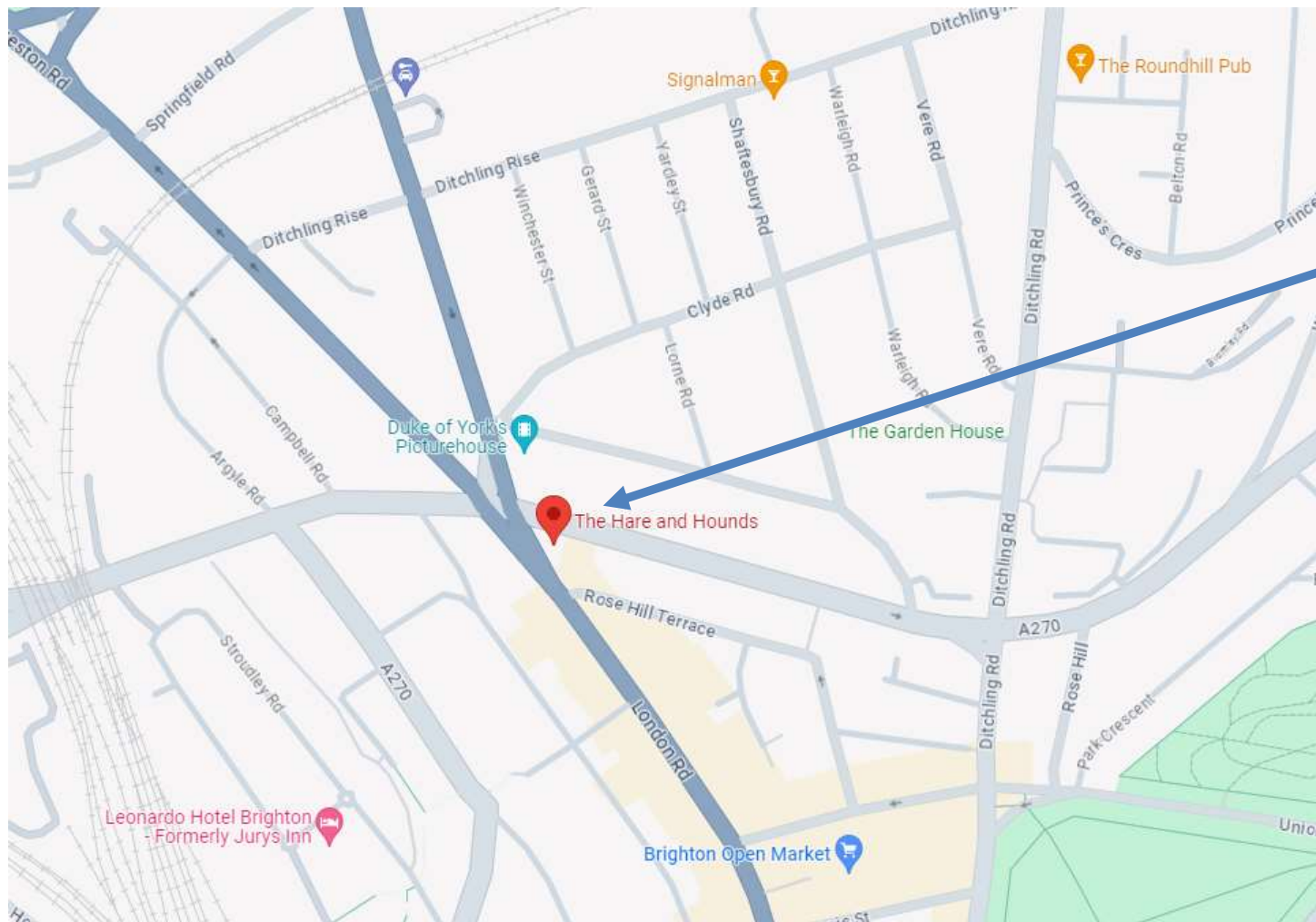


Brighton & Hove
City Council

Application Description

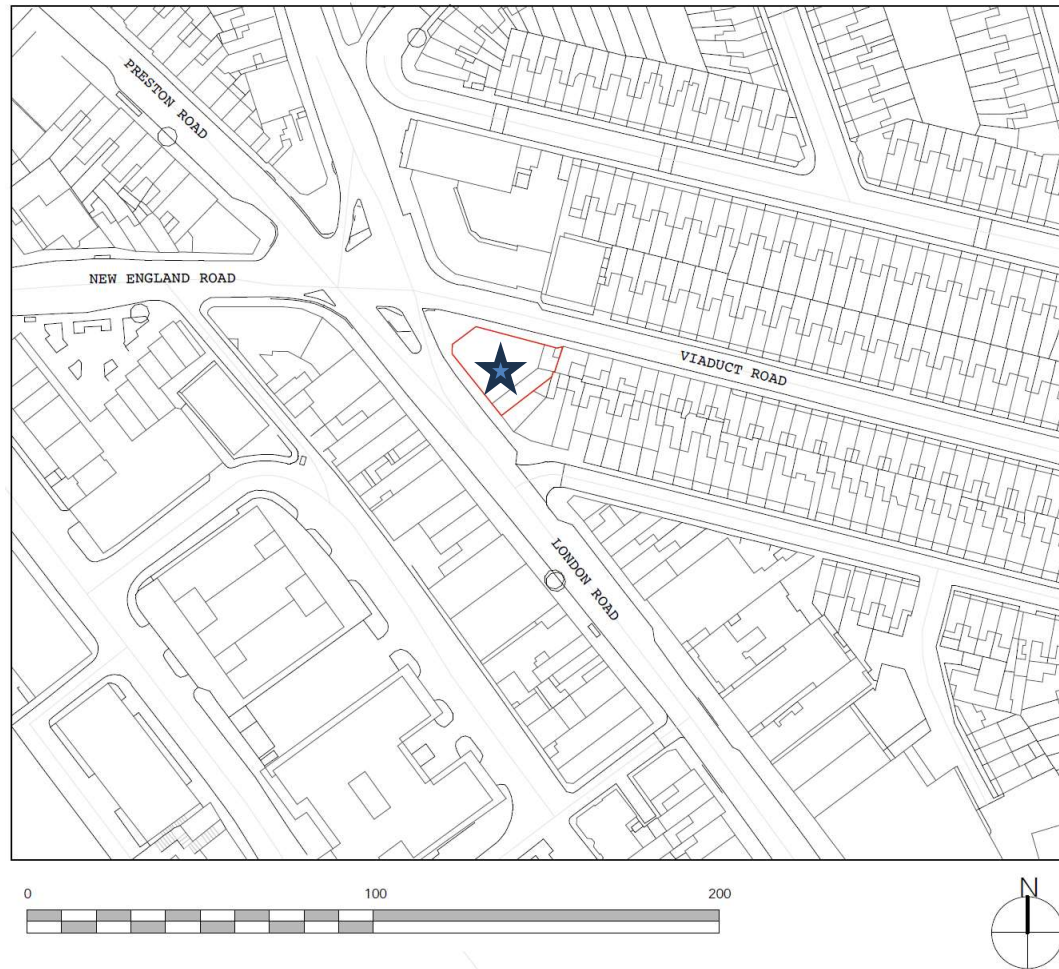
Creation of roof terrace within existing span of roof and construction of new pitched roof section on above south-east elevation, new door opening at ground floor level to provide level access to outdoor space and reconfiguration of public space and managers flat at first floor level.

Map of application site

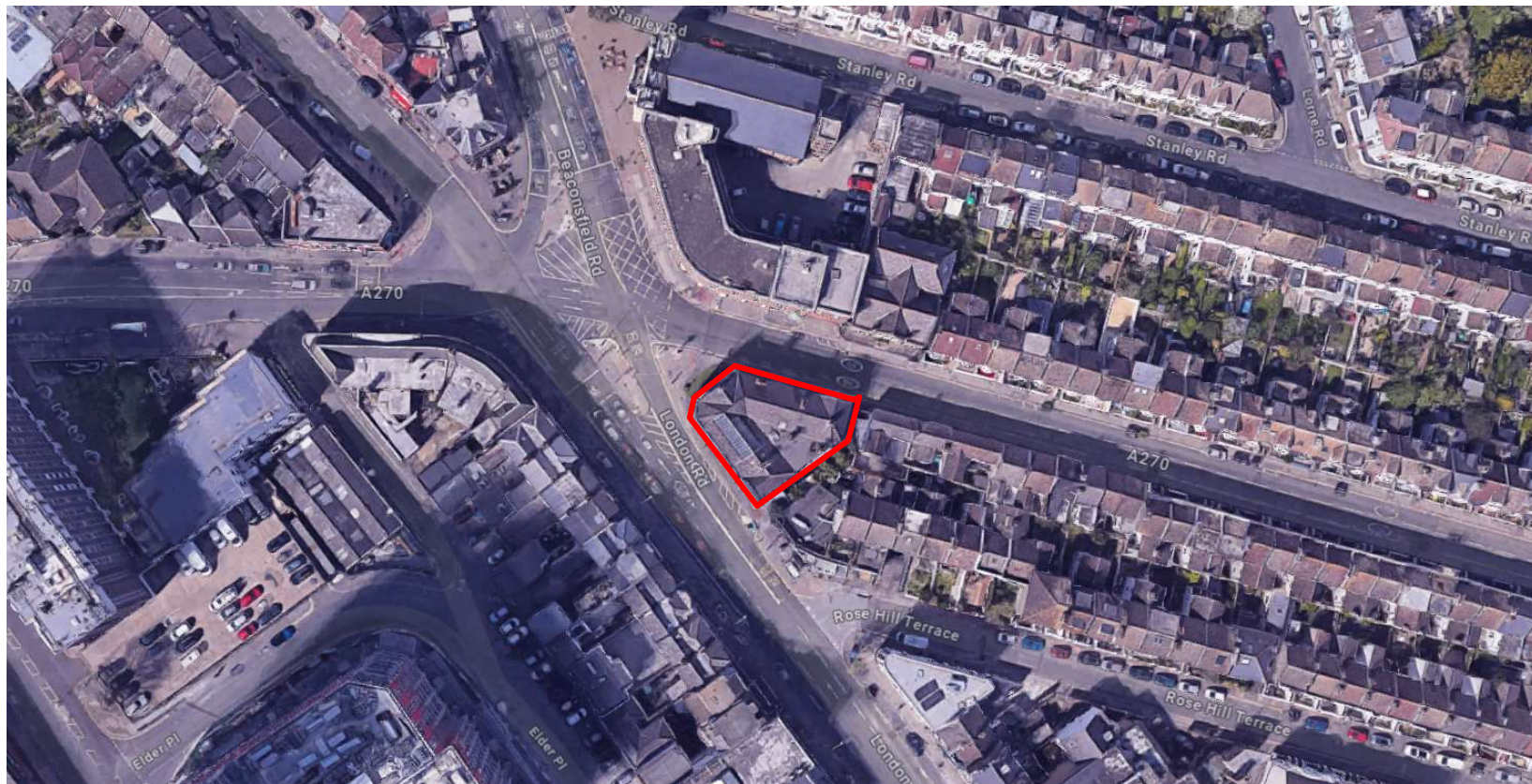


Application site

Existing Location Plan



Aerial photo of site



3D Aerial photo of site



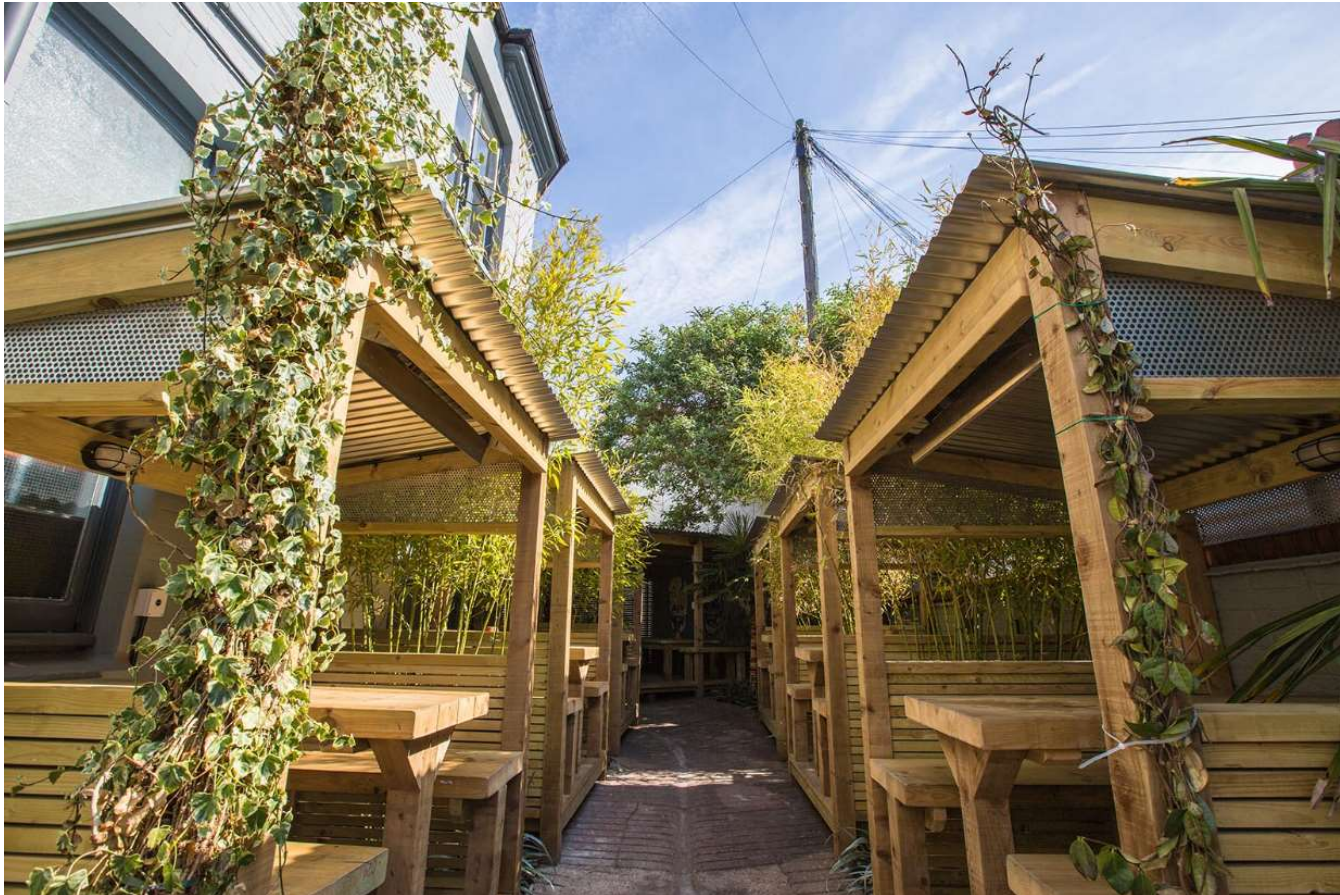
Brighton & Hove
City Council

Street photo of site



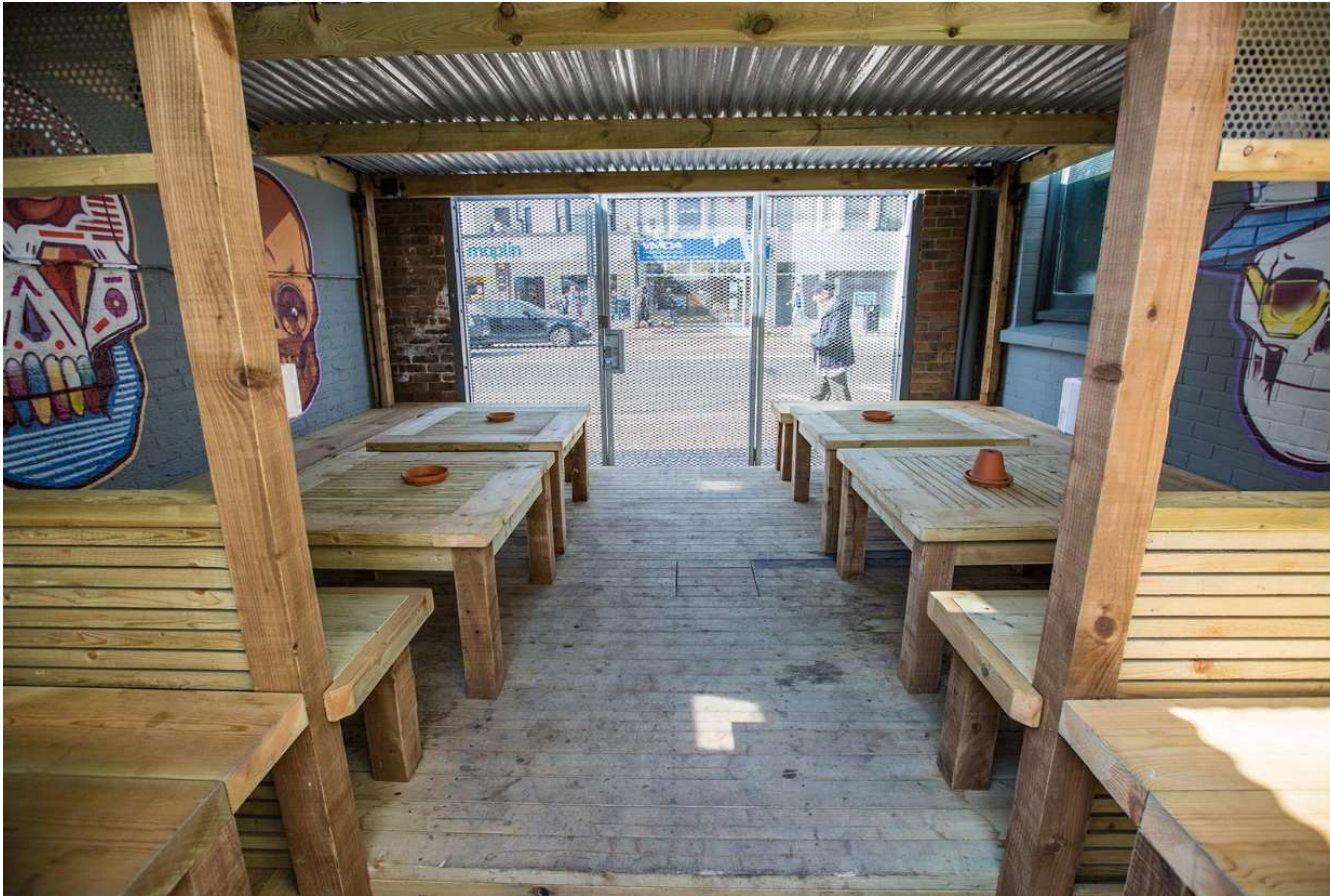
Brighton & Hove
City Council

Existing Outside Space (Ground Floor)



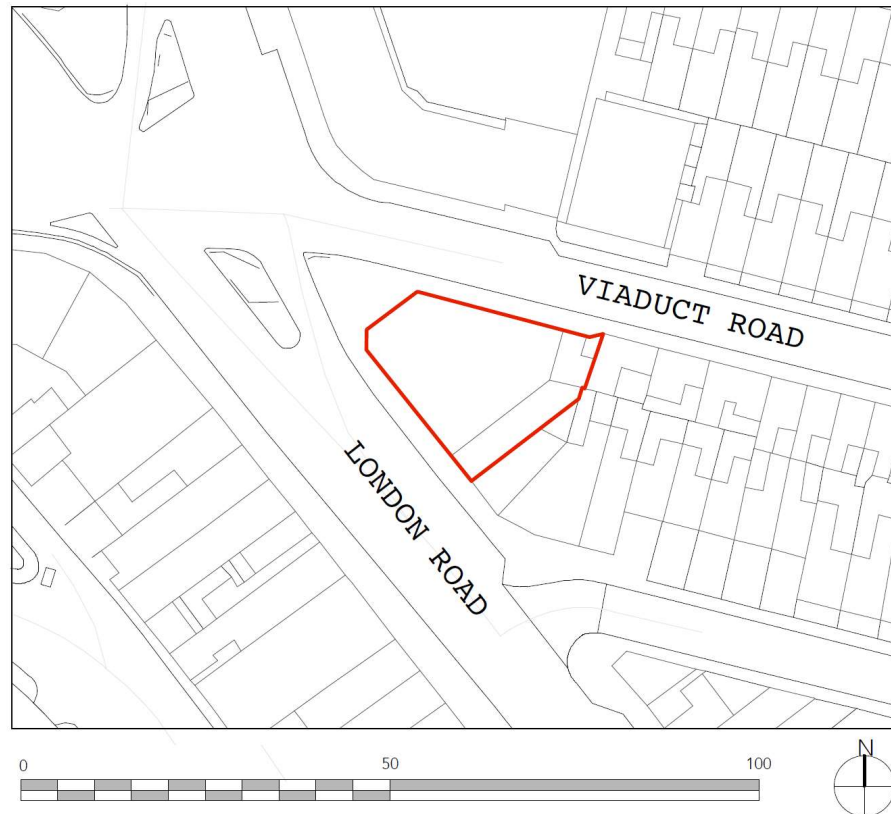
Brighton & Hove
City Council

Existing Outside Space (ground floor)



Brighton & Hove
City Council

Existing Block Plan



22-73-22 A

Existing North Elevation (from Viaduct Rd)



22-73-06

Proposed North Elevation (from Viaduct Rd)



22-73-19 A

Existing South West Elevation (from London Rd)



22-73-08

Proposed South West Elevation (from London Rd - no change)



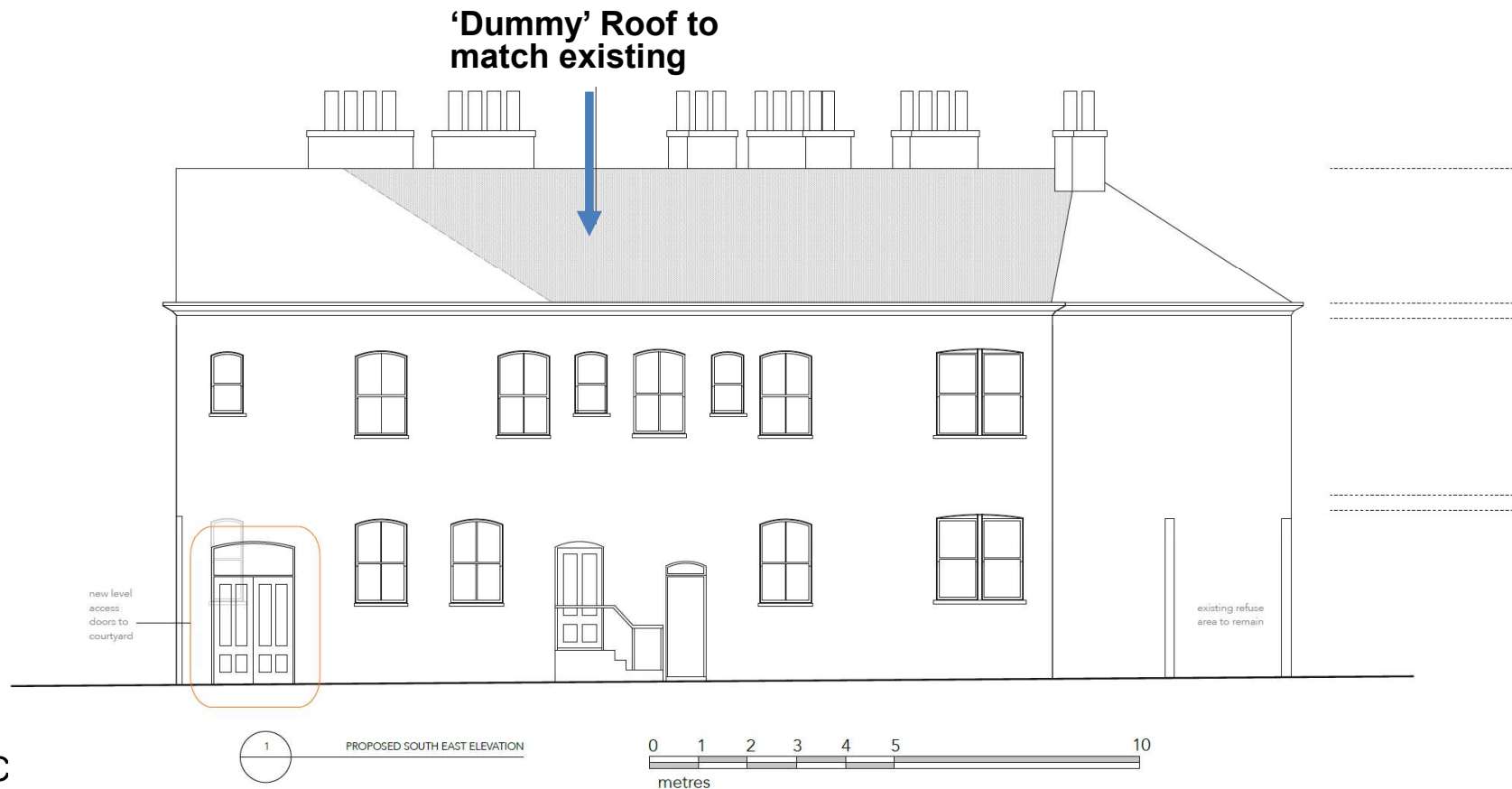
22-73-20 A

Existing South East Elevation (from Rosehill Tce/London Rd)



22-73-09

Proposed South East Elevation (from Rosehill Tce/London Rd)



23-73-18 REV C



Brighton & Hove
City Council

Existing Site Section(s)



22-73-10

Proposed Site Section(s)



22-73-22 B

Proposed Site Section(s)



22-73-23 B

Existing Visuals



View 2 - Existing

Western Elevation (London Rd)



View 3 - Existing

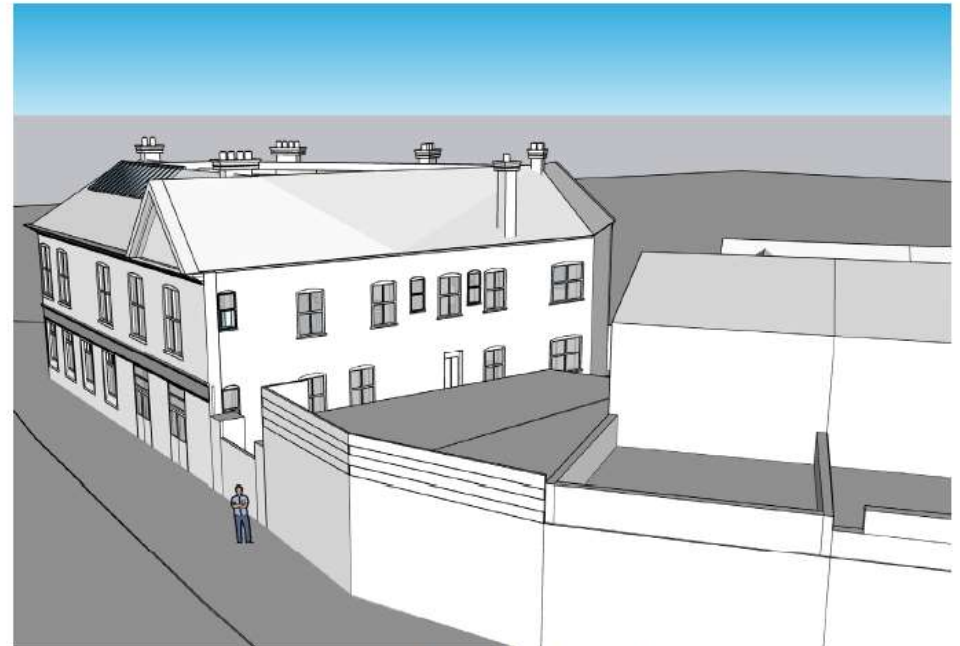
South-Eastern Elevation (Rose Hill Tce)

Proposed Visuals



View 2 - Proposed

Western Elevation



View 3 - Proposed

South-Eastern Elevation

Representations

Seven (7) objections received, including from the Brighton Access and Disability Everywhere group (BADGE). Issues raised:

- Noise/disturbance, robustness of acoustic report and mitigation measures
- Overdevelopment/scale/design
- Roof terrace capacity of 240 people too many
- Overlooking/loss of privacy
- Loss of light / overshadowing
- Lack of disabled access to terrace; only single disabled toilet on ground floor
- Extra capacity is not needed – existing outside space underutilised
- ‘Non-smoking’ rule on terrace will not be enforced
- Existing management of venue poor
- Building and fire regulations will not be met
- Detrimental effect on property value

Key Considerations in the Application

- Design and Appearance
- Retention of Public House
- Impact on Neighbouring Amenity
- Acceptability of the changes to the existing layout of the residential flat at first floor.
- Transport Impacts
- Accessibility

Conclusion and Planning Balance

- Design/appearance acceptable: minor changes at ground floor, 'dummy roof' mimics existing roof;
- Benefit to viability of public house;
- Noise Report concludes impact acceptable – no objection from Environmental Health Officers, subject to conditions to secure management plan and hours of terrace use;
- No loss of light or outlook anticipated given separation distance;
- Standard of accommodation of revised flat layout acceptable;
- Impact on highway network acceptable;
- Improved accessibility at ground floor including to outside spaces and provision of accessible toilet.

Recommendation: Approve

Preston Park, Preston Road

BH2023/03311



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City Council

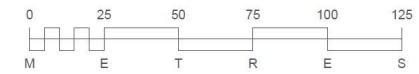
Application Description

- **Erection of freestanding masonry faced modular building (constructed off site) containing a Changing Places toilet facility installed onto a new concrete slab with new tarmac access path.**

Note: consultation closes on 7 February, so the application is recommended for approval subject to representations after the Committee Meeting on that date not raising additional material considerations.

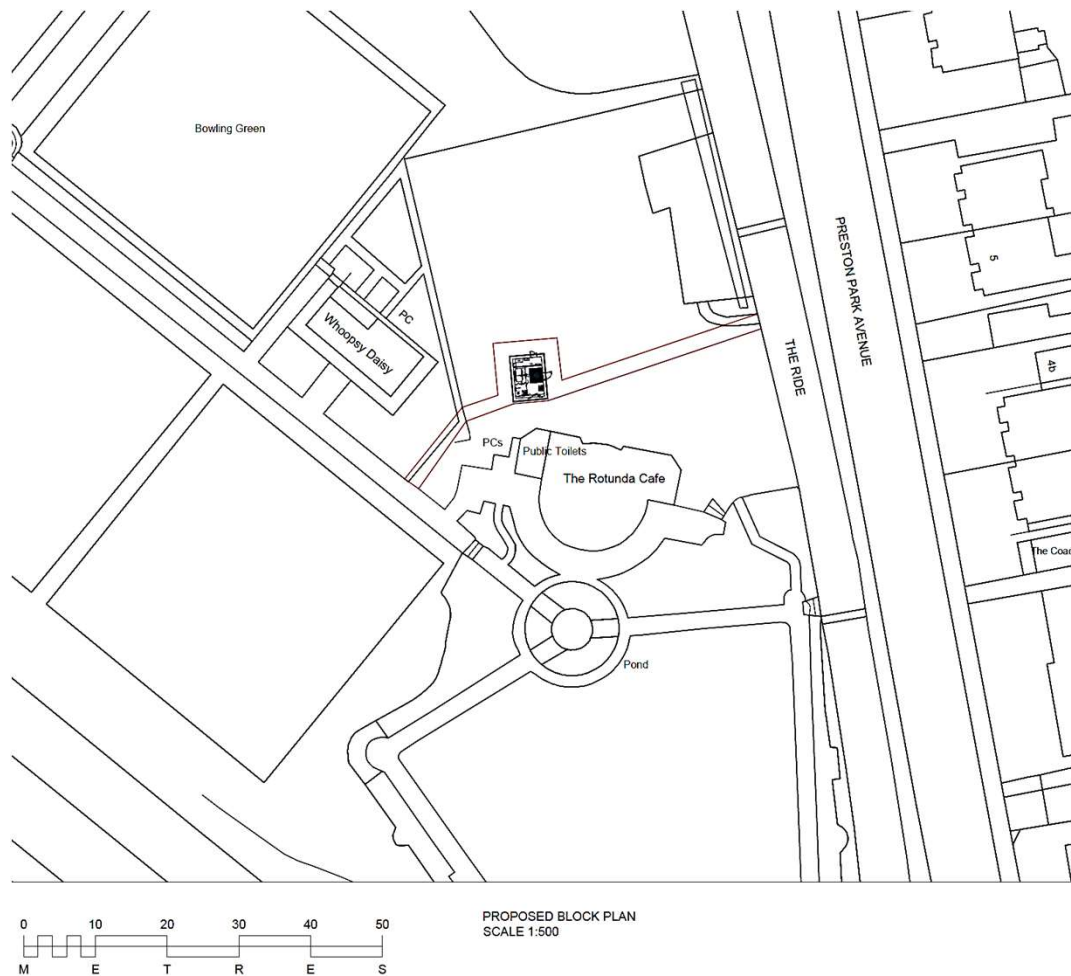
The applicant has asked that the scheme comes before Committee in February to allow funding to be secured.

49



SITE LOCATION PLAN
SCALE 1:1250

Proposed Block Plan

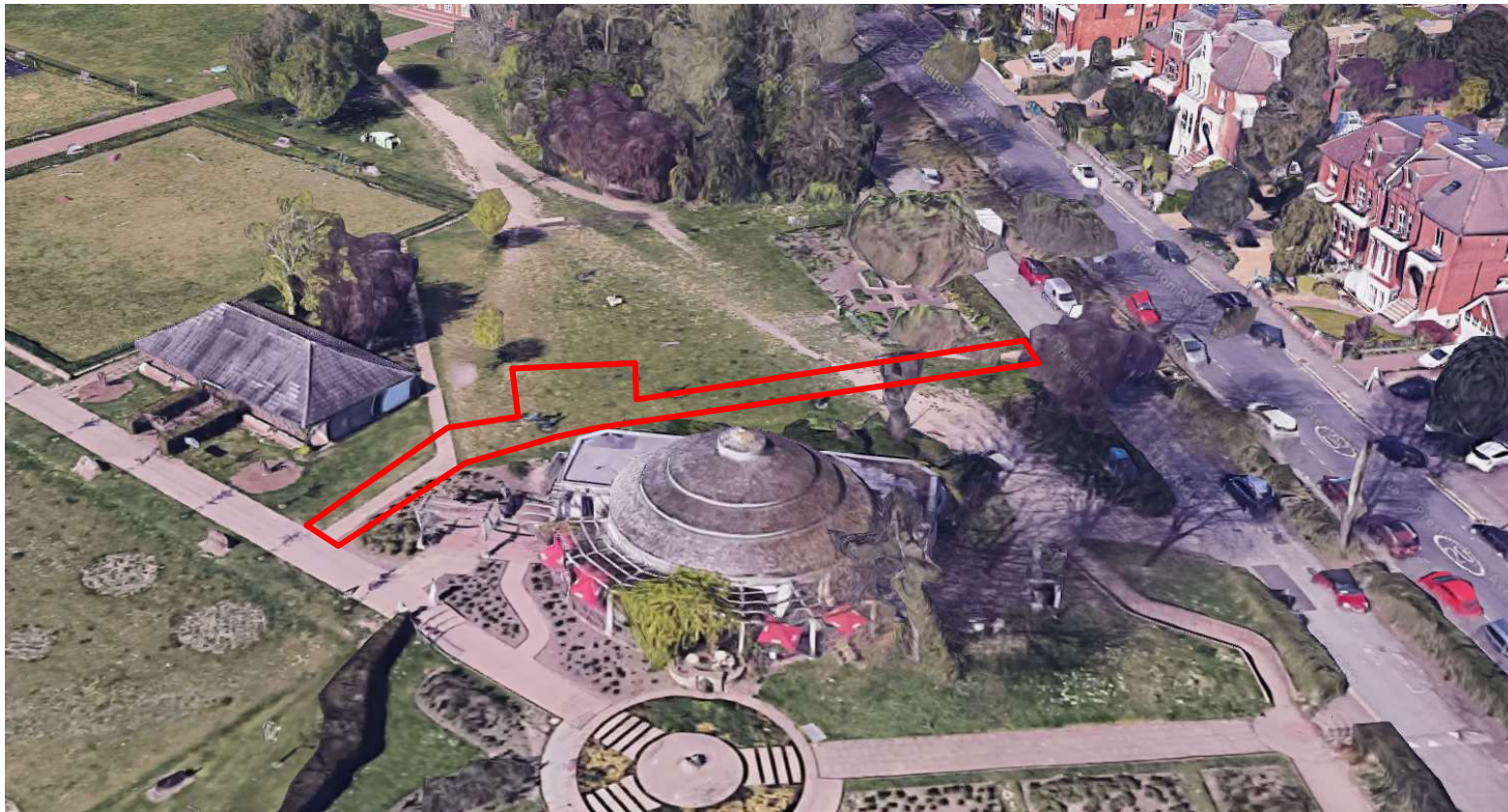


100-P4

Aerial photo of site



3D Aerial photo of site



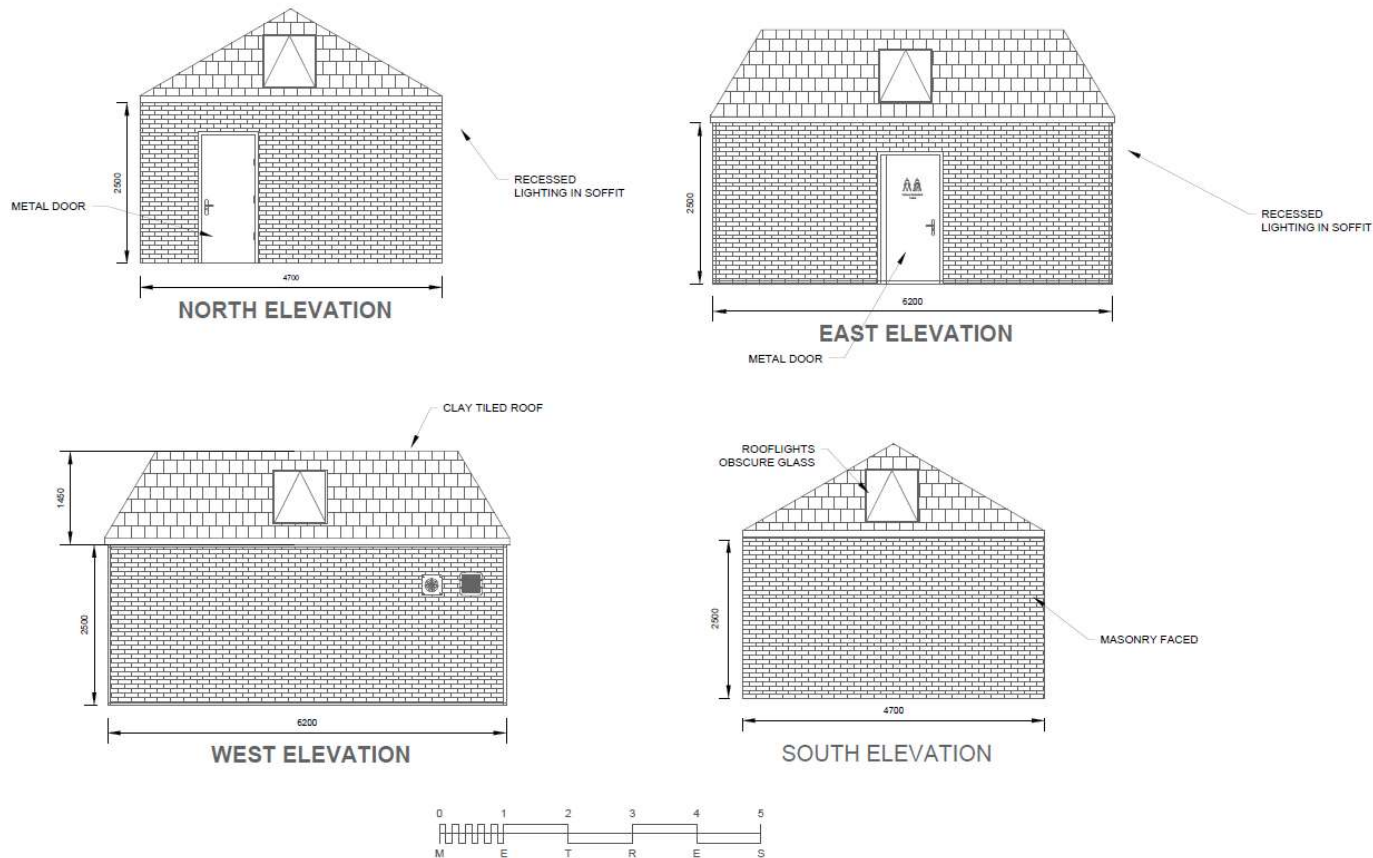
Brighton & Hove
City Council

Street photo of site



Site

Proposed Elevations



Representations

- Six objections – issues raised:
 - Impact on Conservation Area: design, overdevelopment, inappropriate location;
 - Loss of new trees;
 - Loss of open space/recreation area;
 - Existing toilets could be refurbished.
- Two representations in support – issues raised:
 - Good design;
 - Improved toilet facilities for park, particularly for those with difficulty using conventional toilets.
 - Will support entrepreneurial activities of park businesses.

Note: the consultation period runs to 7 February so the application cannot be determined until after that date. Any additional representations received by 7 February will be taken into account in making the decision.

Key Considerations in the Application

- Design, Appearance and Impact on Heritage Features;
- Impact on Residential Amenity;
- Impact on Trees.

Conclusion and Planning Balance

- The building is small in scale, with acceptable design, and considered well located, being grouped with other buildings;
- The public benefit of the 'changing places' facility is given weight;
- There would be no impact on residential amenity given the distance to the nearest dwellings;
- The small trees on site can be relocated as they have only recently been planted.

Recommend: Mind to Grant subject to the receipt of no further representations raising additional material considerations within the consultation period ending 07 February 2024.

137 Goldstone Crescent

BH2023/02727

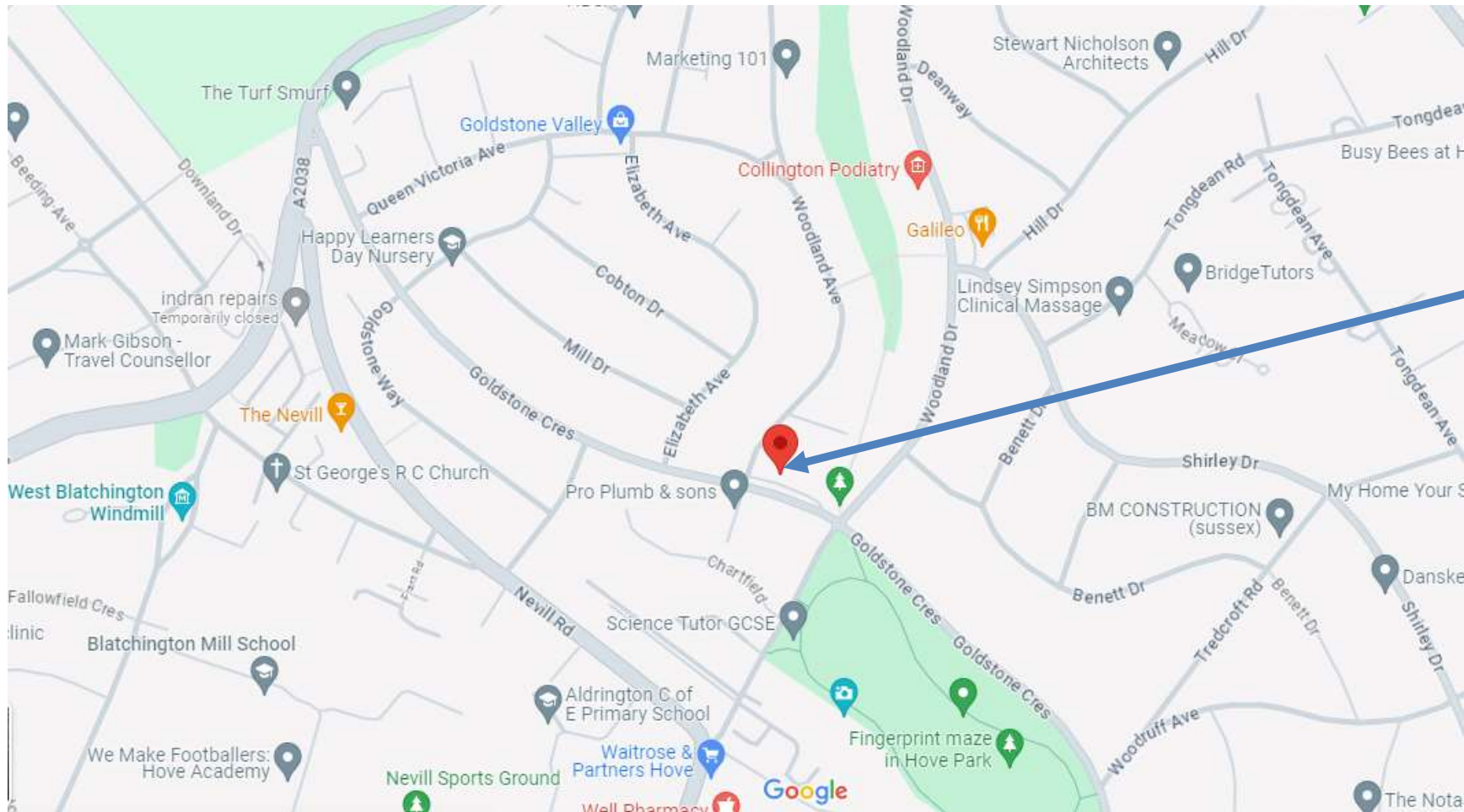


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City Council

Application Description

Erection of first floor extension with pitched roof incorporating new window to front and west facing elevations and a single storey rear extension (part retrospective)

Map of application site



Site

Existing Location Plan



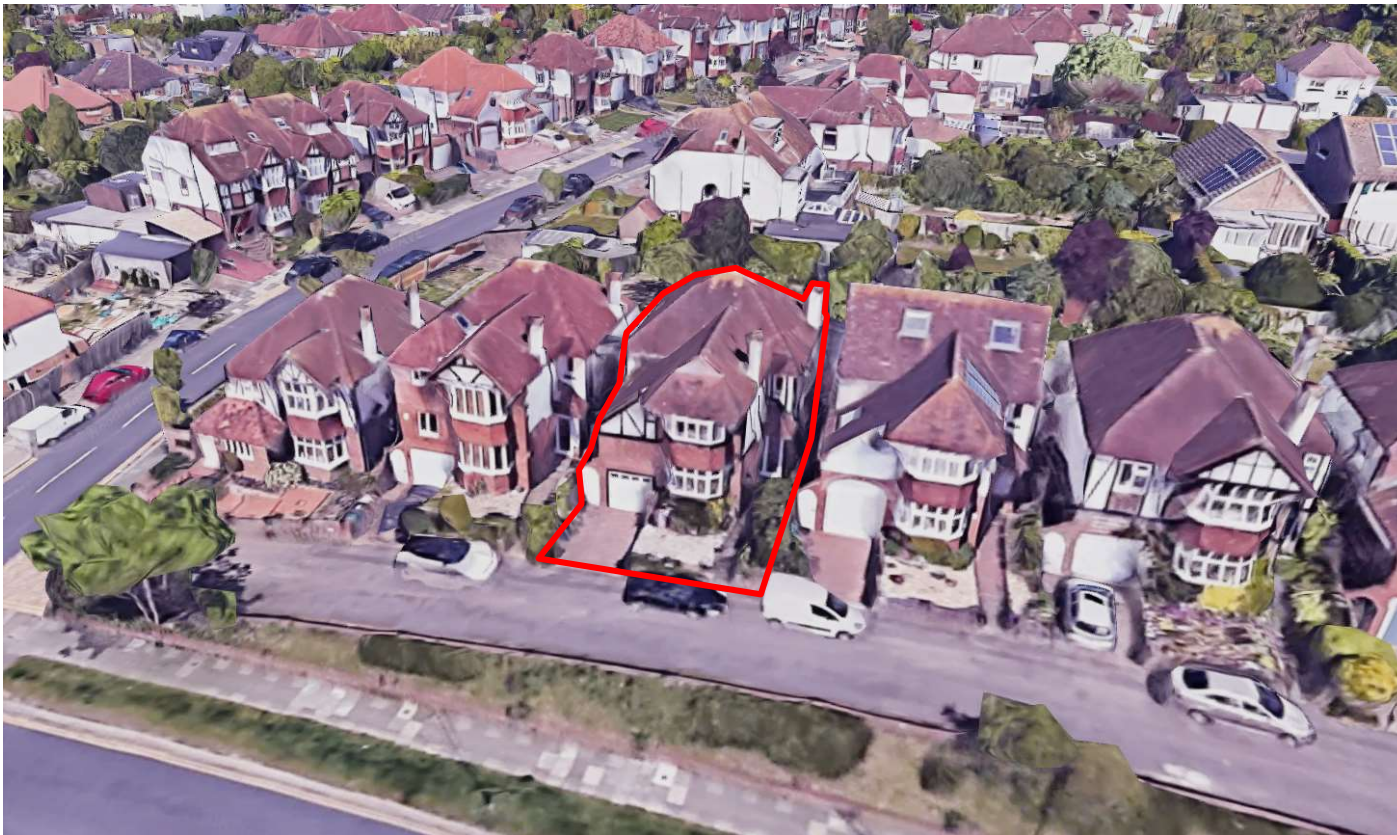
0126-EX-001

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



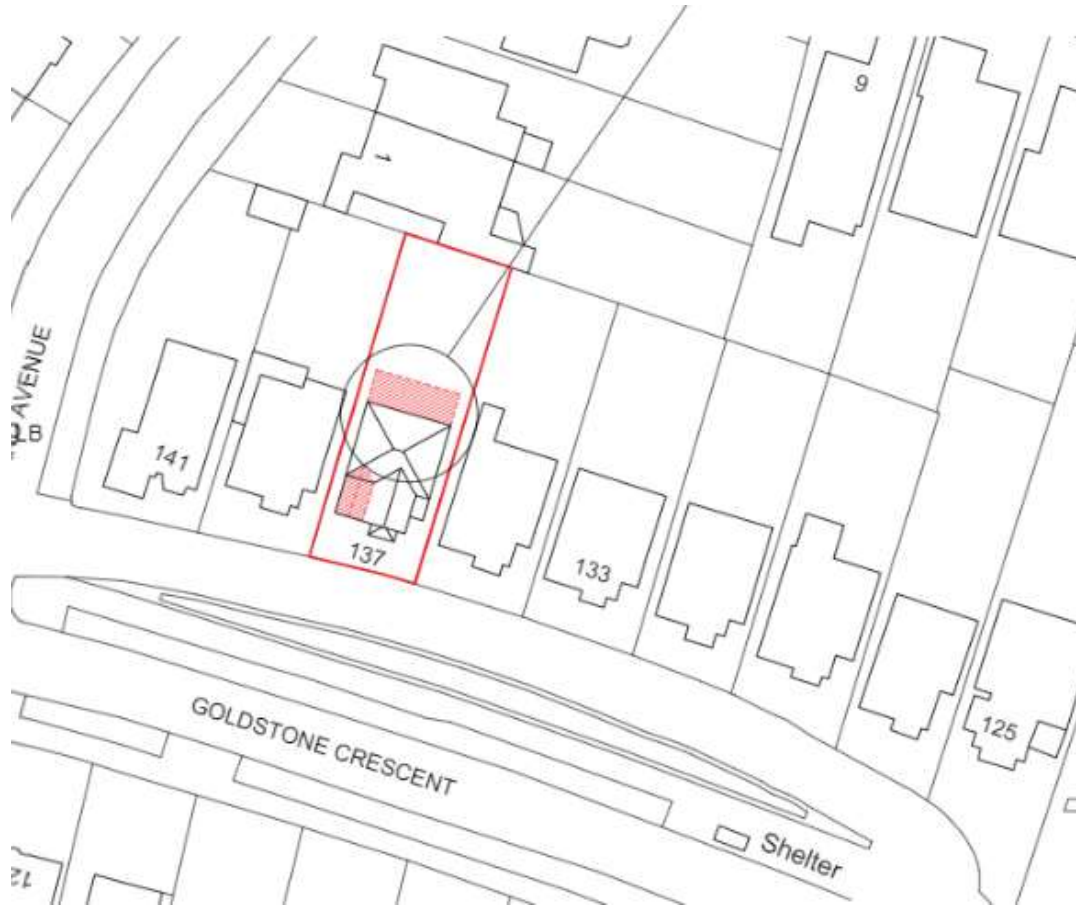
Brighton & Hove
City Council

Existing Block Plan



0126-EX-001

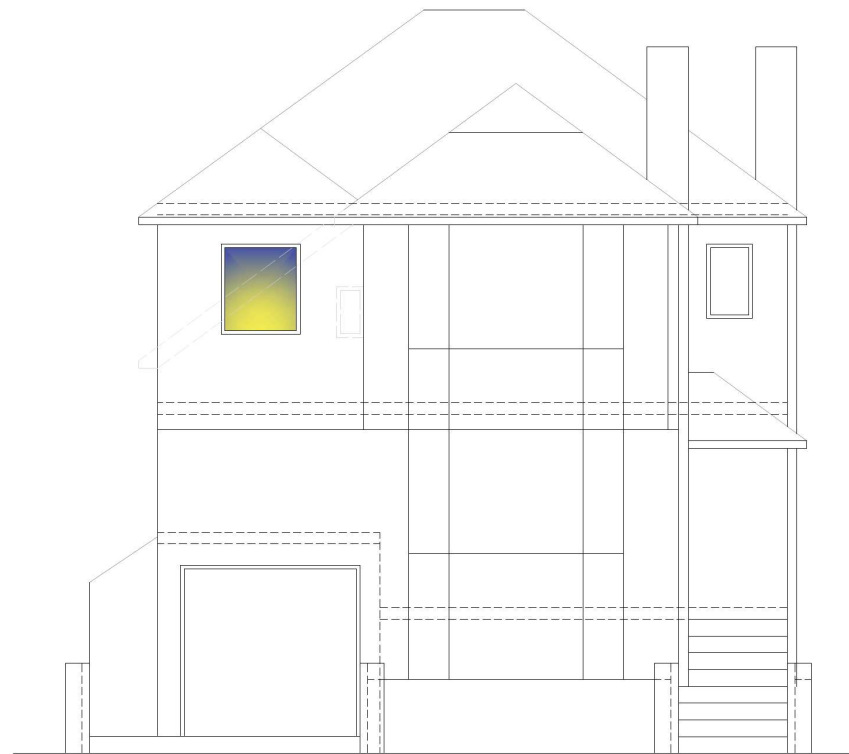
Proposed Block Plan



Existing Front Elevation



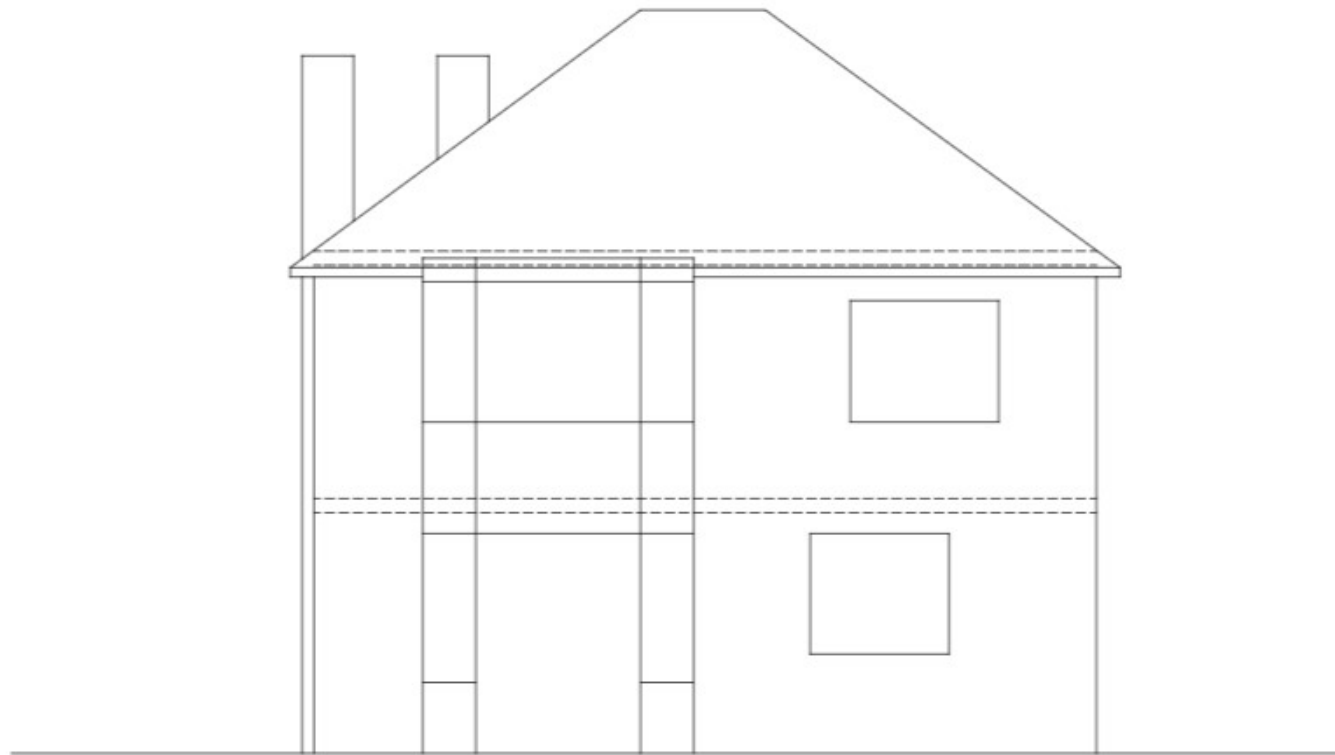
Proposed Front Elevation



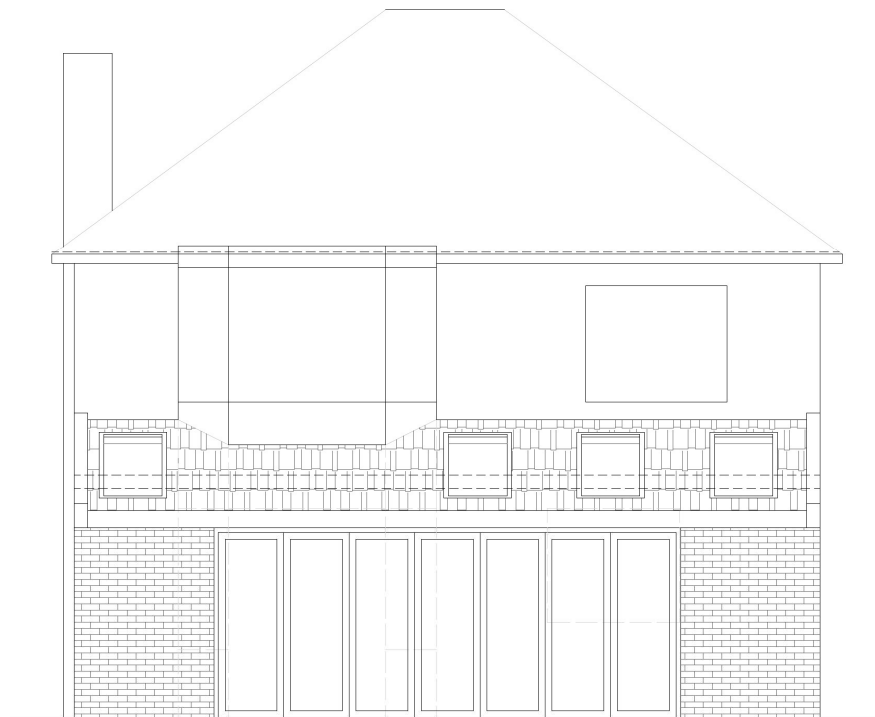
+EL proposed south facing front elevation - scale 1:25



Existing Rear Elevation



Proposed Rear Elevation



+EL proposed north facing rear elevation - scale 1:25



Representations

Six (6) objections raising the following issues:

- Poor design
- Inappropriate height
- Overdevelopment
- Overshadowing
- Overlooking
- Impact on property value

Many objections relate to the rear dormer which has been removed from the scheme.

Councillor Bageen objected but following amendment withdrew their objection.

Key Considerations in the Application

- Character and Appearance
- Impact on Neighbouring Amenity



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City Council

Conclusion and Planning Balance

- Extensions to front similar to others in area; rear extension not visible from public realm.
- No increased overlooking, particularly with size-facing window to be obscure glazed. No concerns over loss of light or outlook.

Recommend: Approve

3 Westmeston Avenue

BH2023/02672



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City Council

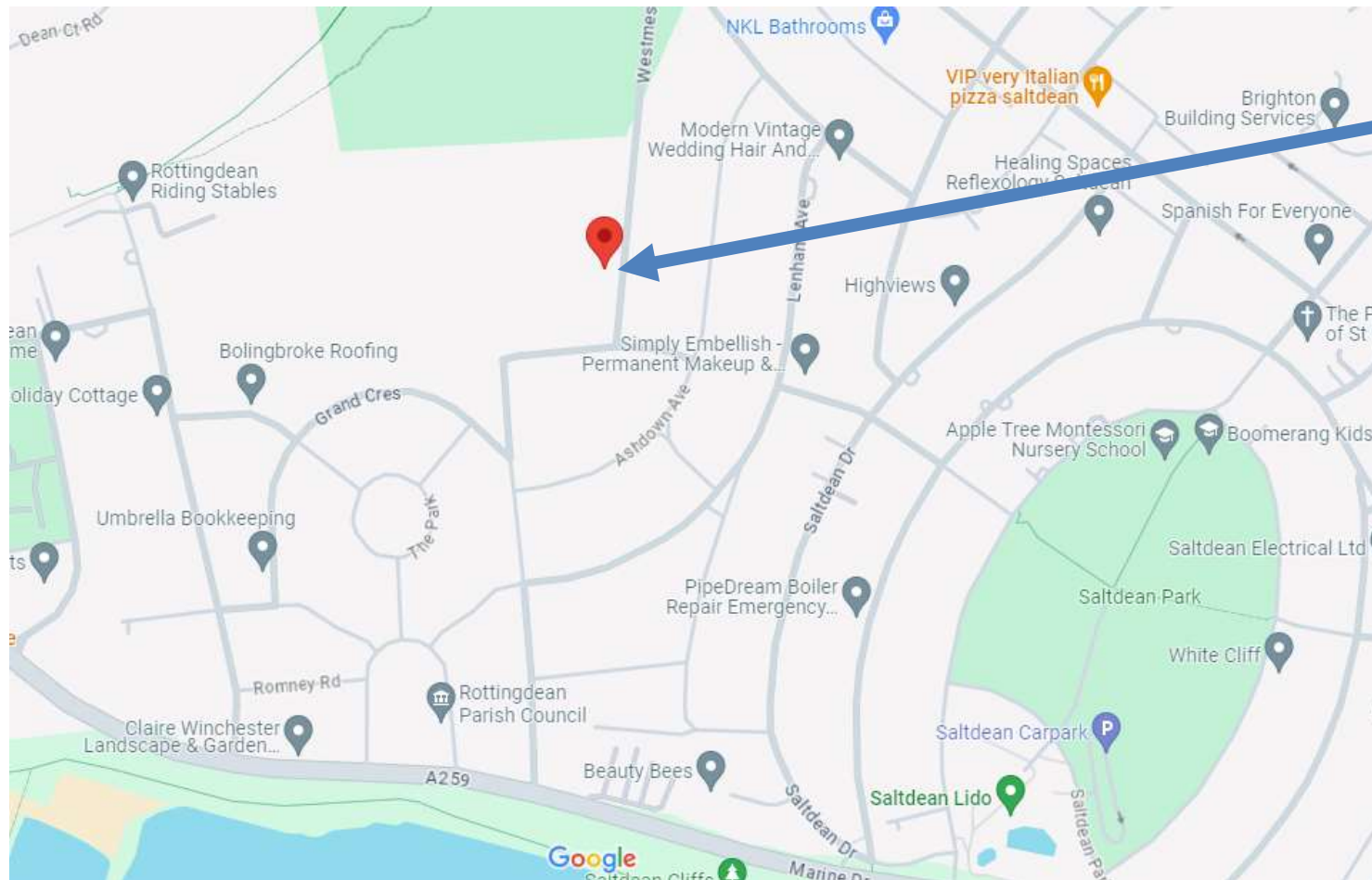
Application Description

- Roof alterations and extension including raising the roof ridge height, erection of single storey front extension and two-storey rear extension. Remodelling of the existing property.



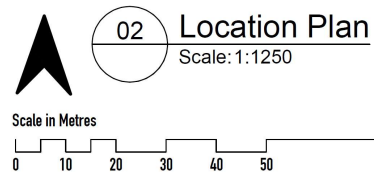
Brighton & Hove
City Council

Map of application site

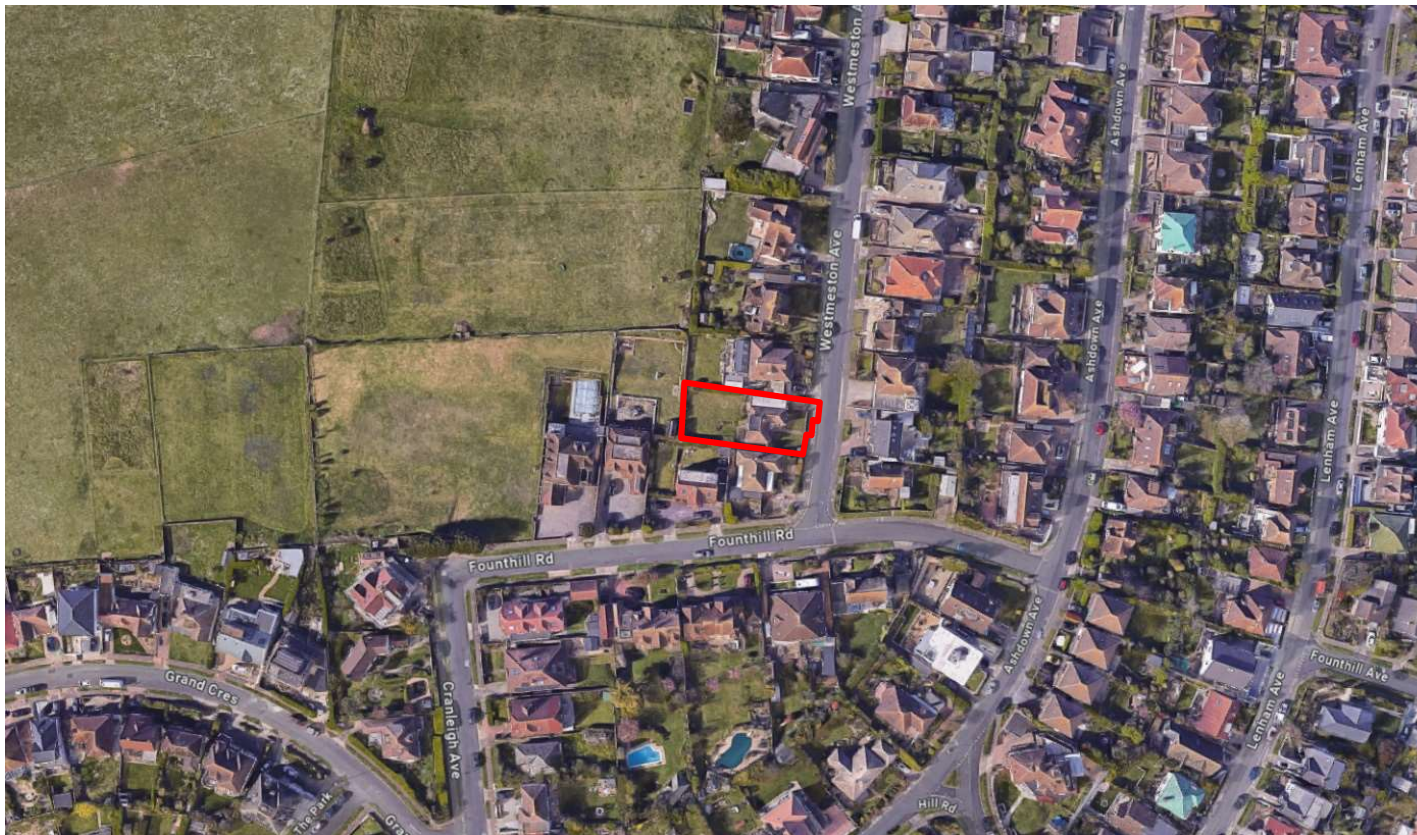


Site

Location Plan



Aerial photo of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Boundary with No.1 (left) and No.5 (right)



Rear Boundary with No.1 (left) and No.5 (right)



Rear views from existing first floor windows



Existing Block Plan



01 Block Plan
Scale: 1:500

Scale in Metres
0 5 10 15 20 30 40 50

Proposed Block Plan

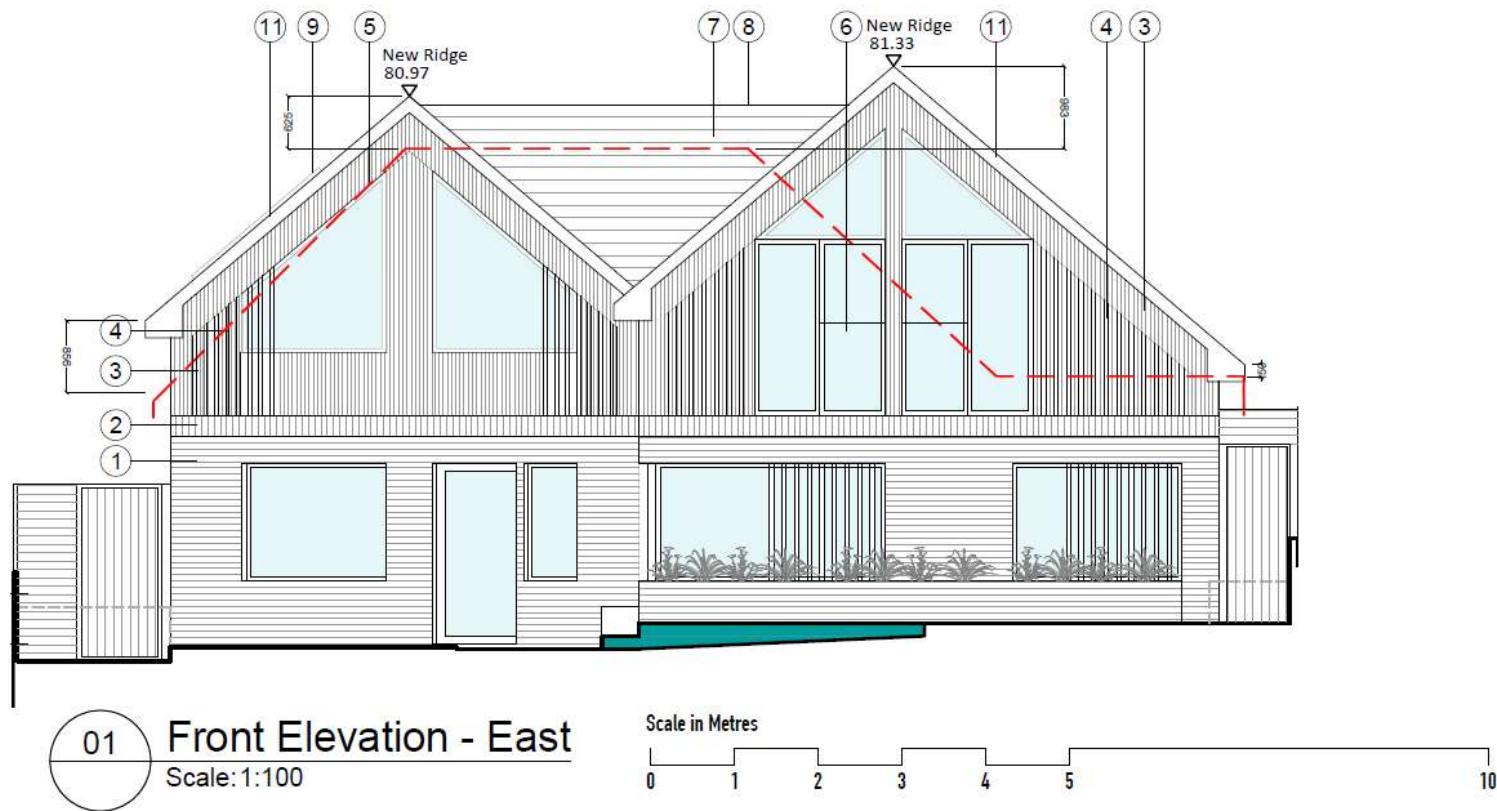


Existing Front Elevation



060 A

Proposed Front Elevation



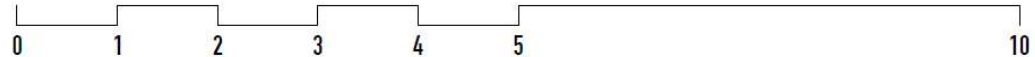
160 F

Existing Rear Elevation



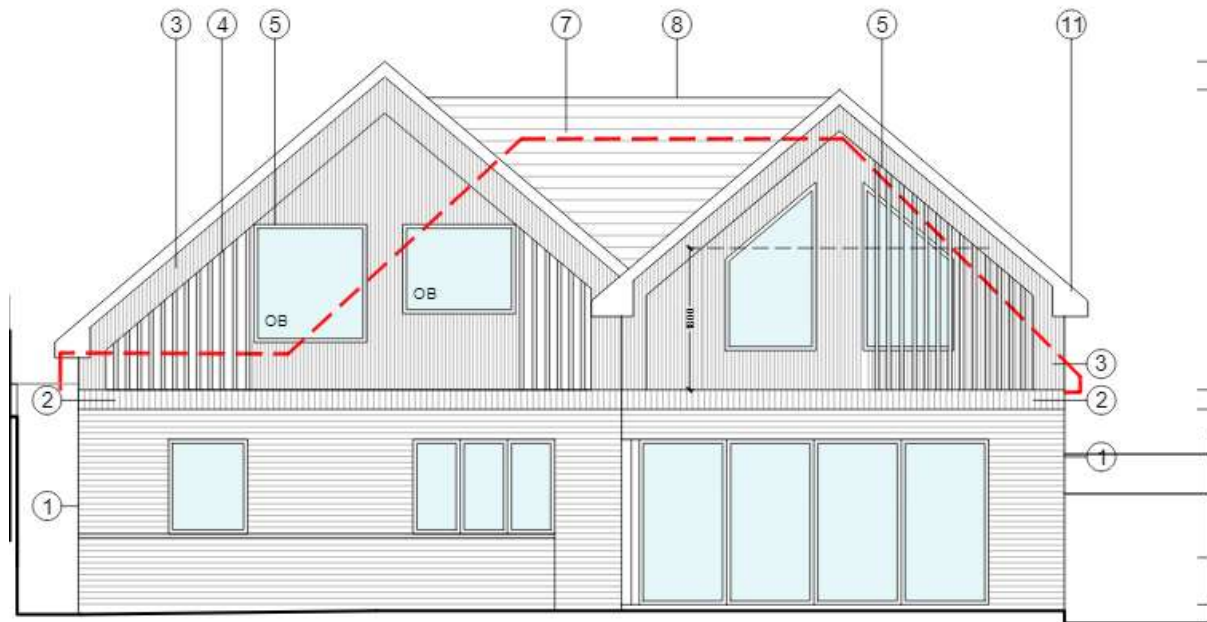
02 Rear Elevation - West
Scale: 1:100

Scale in Metres



060 A

Proposed Rear Elevation



MATERIAL KEY

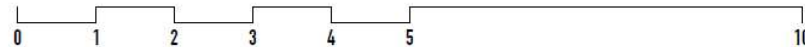
1. Red brick to match existing
2. Red brick soldier course
3. Vertical black timber cladding
4. Vertical cedar fins
5. Black Aluminium windows/doors
6. Juliet Balcony
7. Roof tiles
8. Flat roof
9. Solar Panels
10. Roof lights
11. Black soffit and fascias

02

Rear Elevation - West

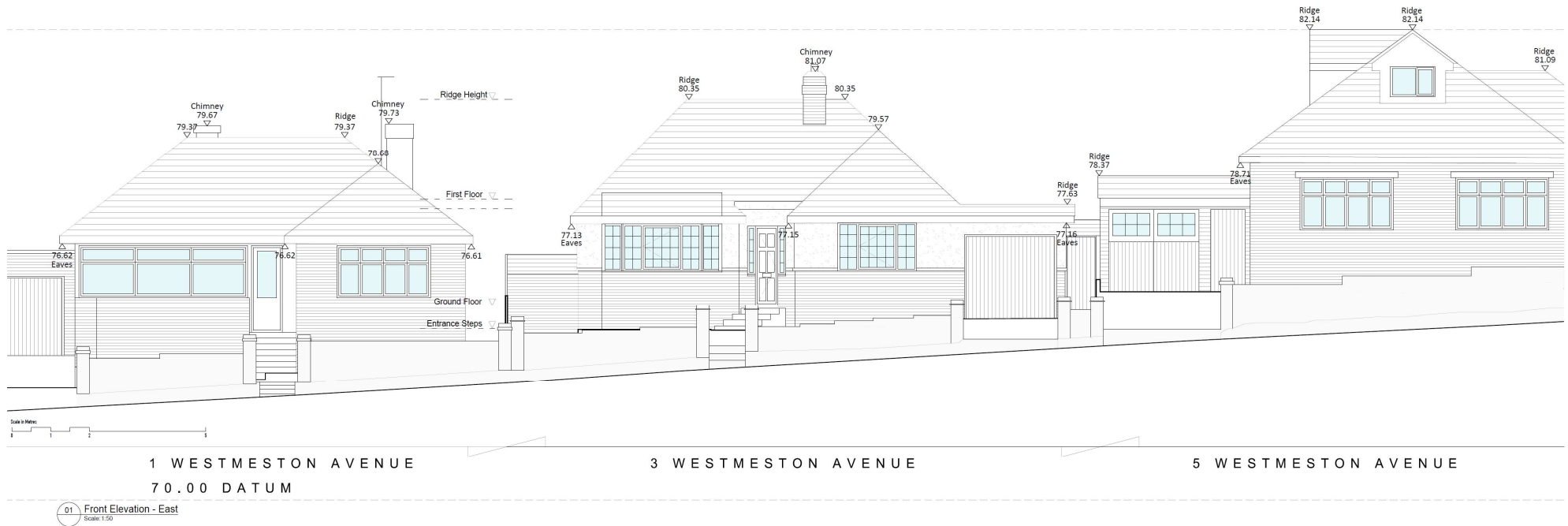
Scale: 1:100

Scale in Metres



Brighton & Hove
City Council

Existing Contextual Front Elevation



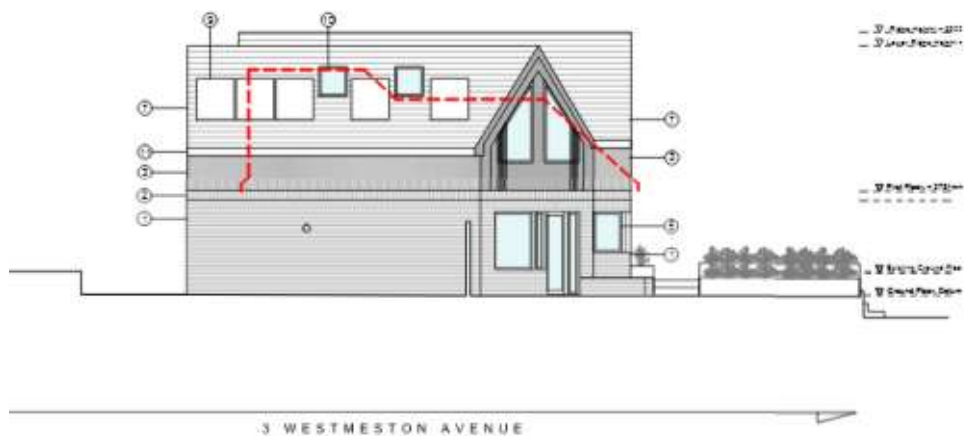
061 A

Proposed Contextual Rear Elevation

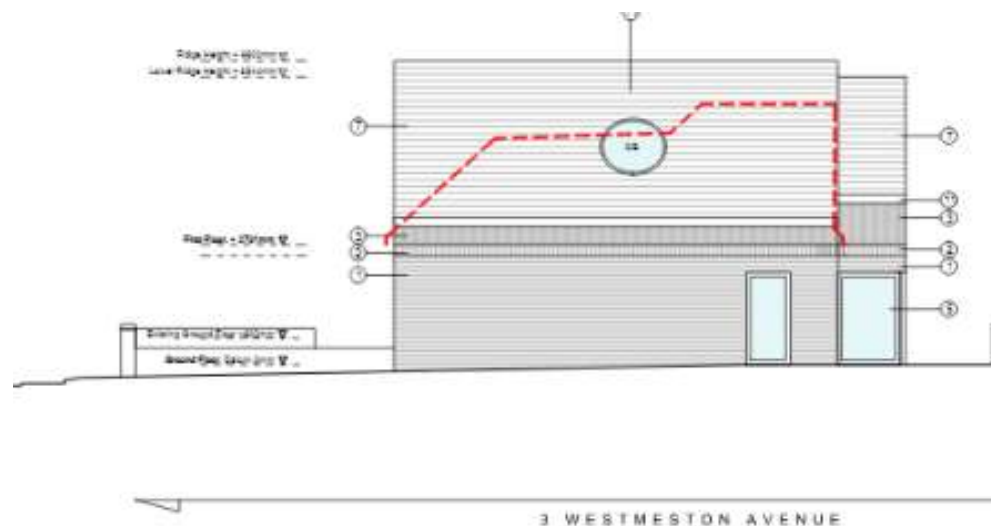


Proposed Elevations

South Elevation

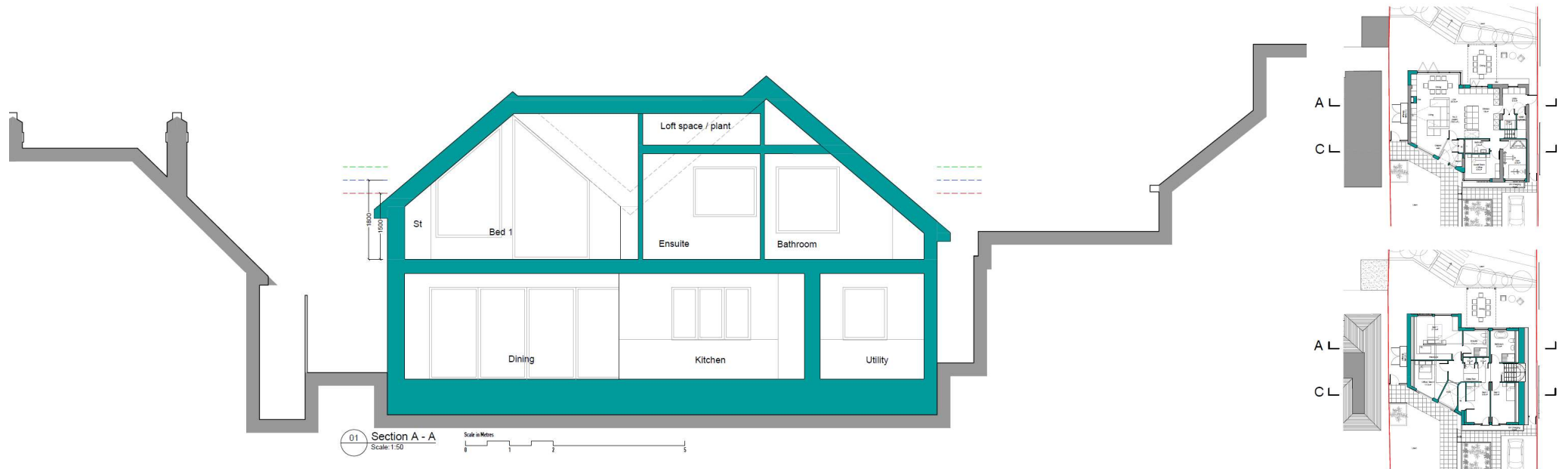


North Elevation

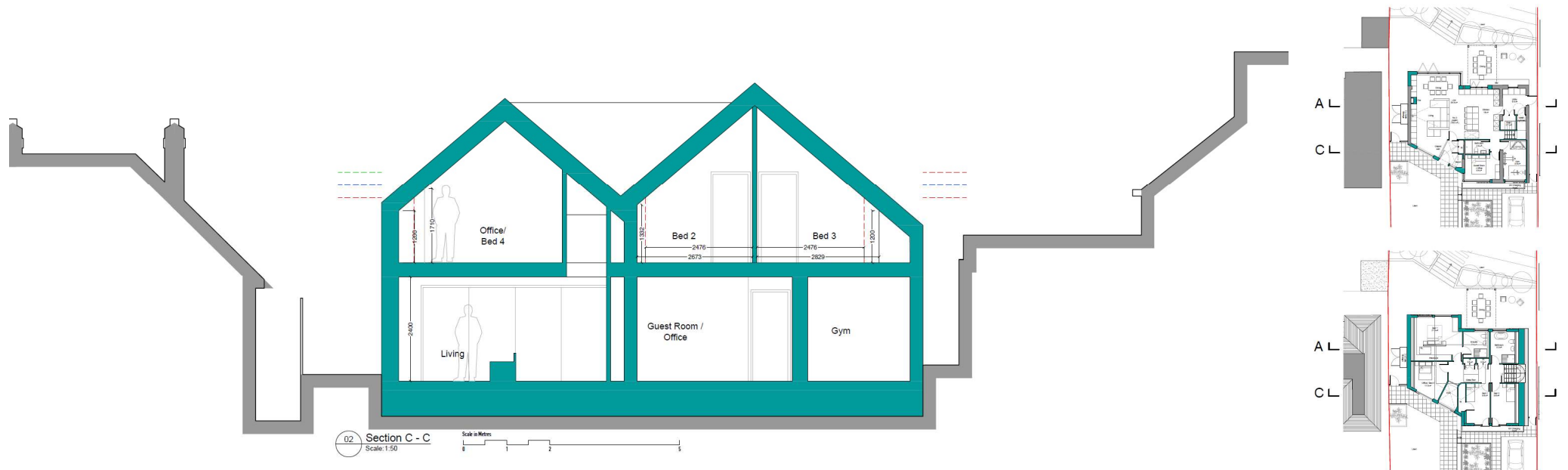


04 Side Elevation - North
Scale 1:100

Proposed Site Section(s)



Proposed Site Section(s)



Proposed Visual



97

160 E



Brighton & Hove
City Council

Proposed Visuals



98

161 D

Proposed Visual(s)

01 Visual of proposal, looking North
Scale: N/S



Brighton & Hove
City Council

Proposed Visual

02 View of proposal, looking South
Scale: N/S



Proposed Visual



03 Visual of proposal in street scene
Scale: N/S



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City Council

Representations

Comments have been received from **six** (6) different interested parties objecting to the proposed development on the following grounds:

- Noise
- Overdevelopment
- Height
- Overshadowing
- Loss of daylight
- Out of character with area
- Insufficient parking
- Loss of views
- Demolition of existing building
- Loss of sunlight
- Incorrect calculations/conclusions in daylight and sunlight report

Representations

Four (4) representations in support on the following grounds:

- In keeping with the diverse character of the street
- Good design
- Many bungalows remodelled
- Minimal overshadowing
- Design in keeping with recent developments in the road
- Good intensification of existing property

Key Considerations in the Application

- Design and appearance
- Impact on amenity of neighbouring properties



Brighton & Hove
City Council

Conclusion and Planning Balance

- Appearance would not cause any significant harm to area - contemporary design in a street with varying designs.
- Impact on neighbours acceptable: no significant increase in overlooking, loss of daylight and outlook minimal.

Recommend: Approval

56 London Road

BH2023/02906



**Brighton & Hove
City Council**

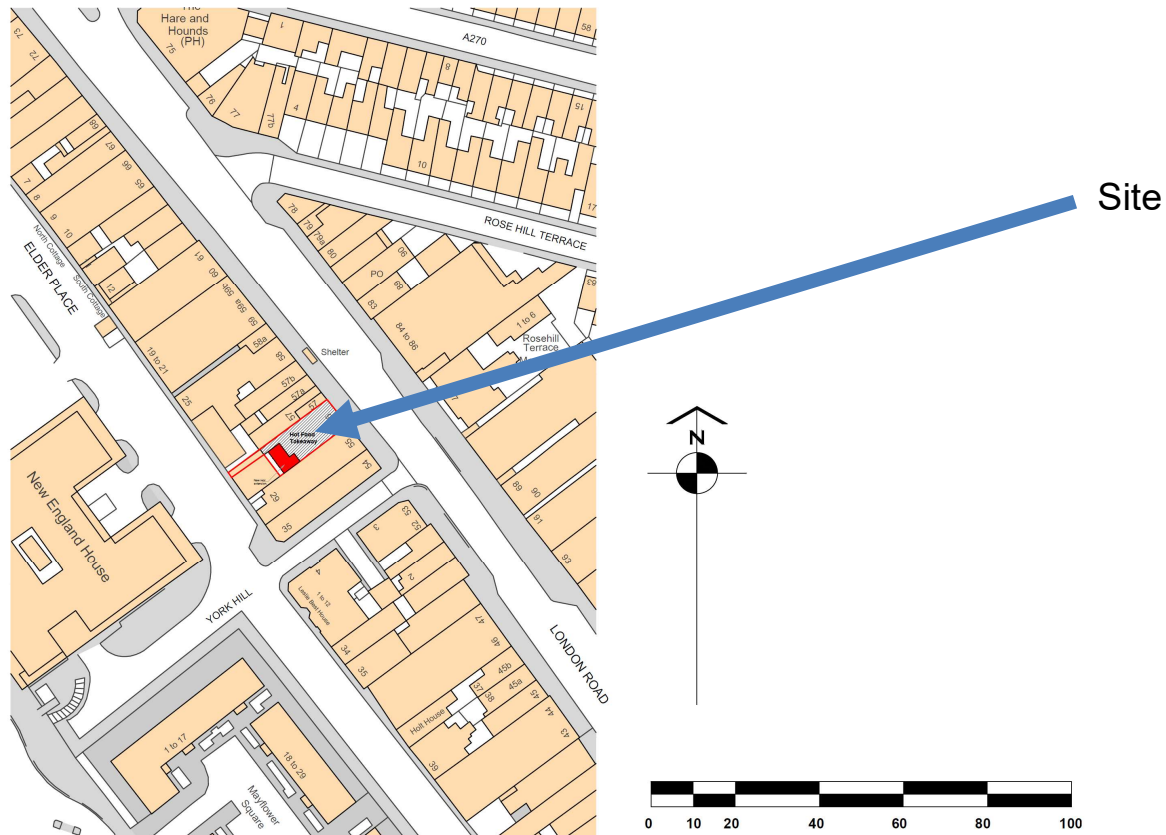
Application Description

Erection of single storey rear extension, re-positioning of existing compressor units (part retrospective).



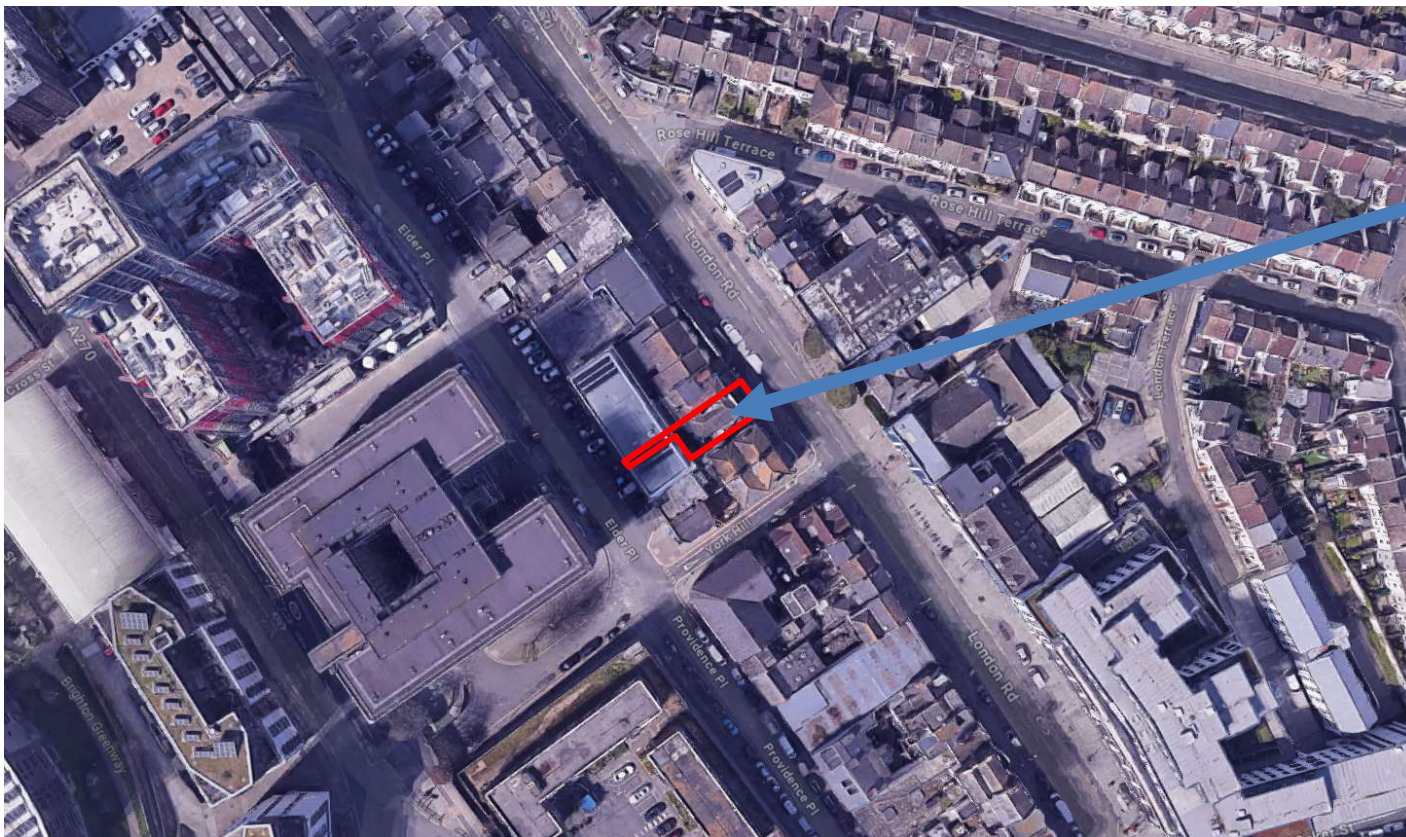
Brighton & Hove
City Council

Existing Location Plan



5325-LP-08B

Aerial photo of site

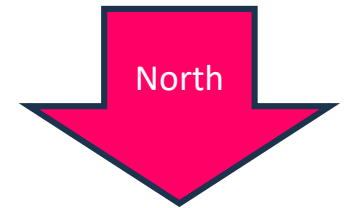
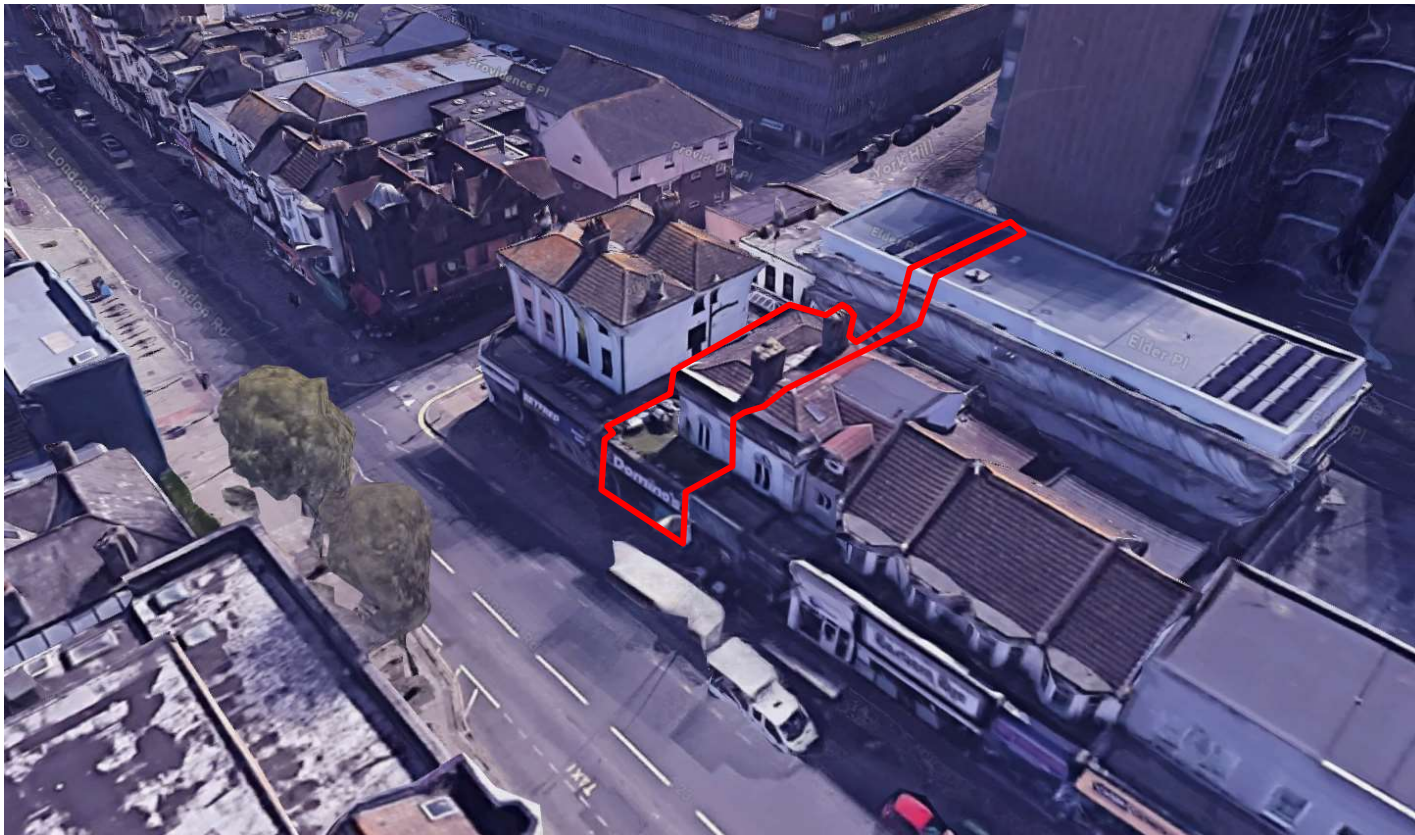


Site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



Site

Photos from rear



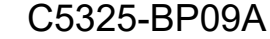
Extension to the right side



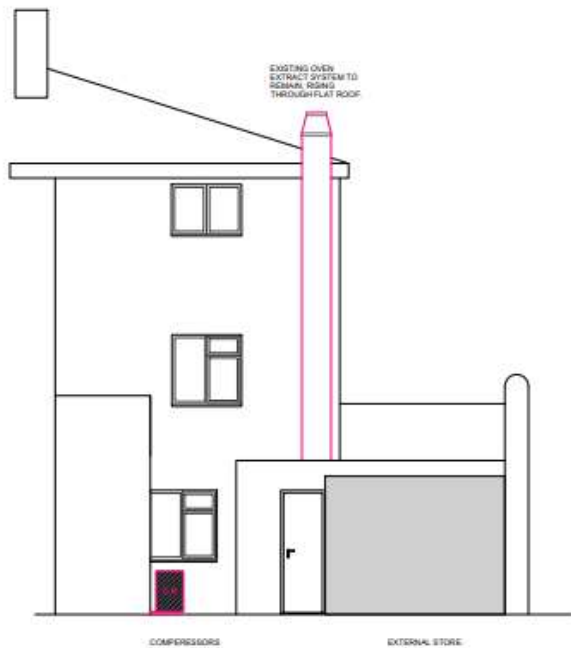
Extension to the left side

Extension

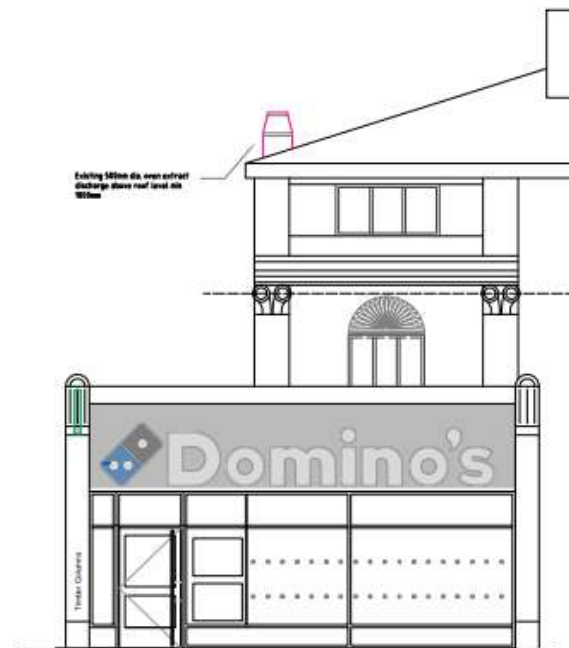
114



Pre-existing Front Elevation



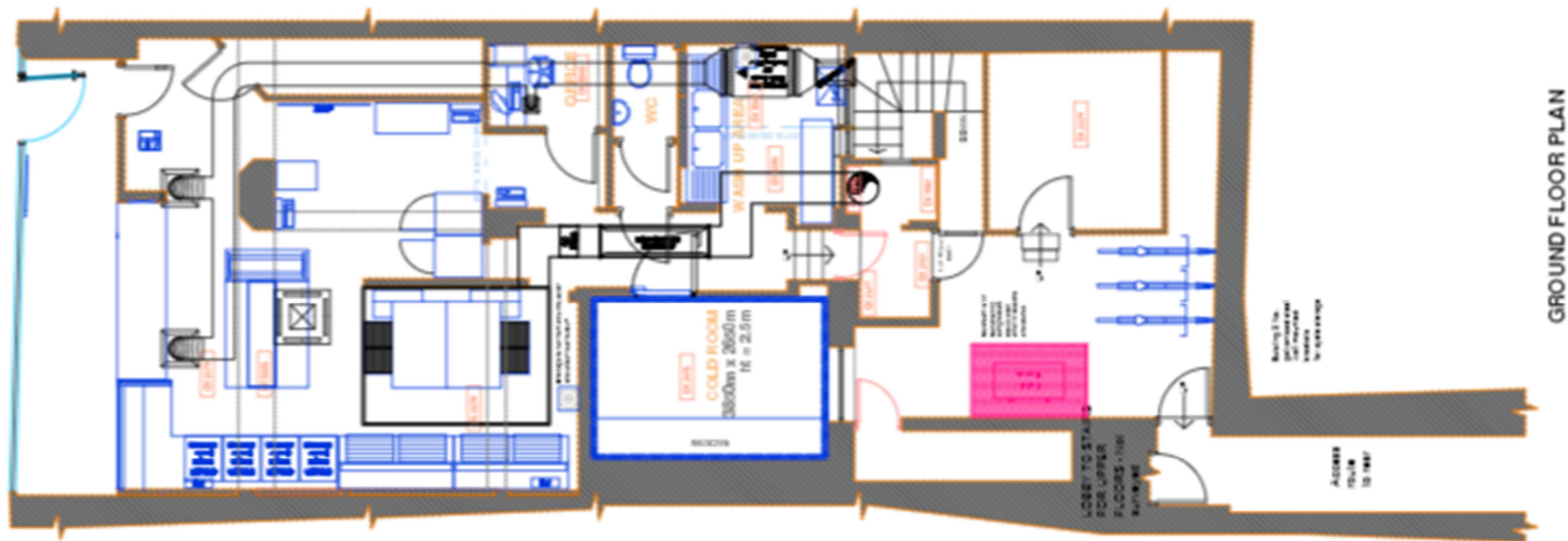
REAR ELEVATION



FRONT ELEVATION

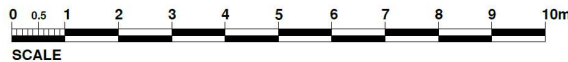
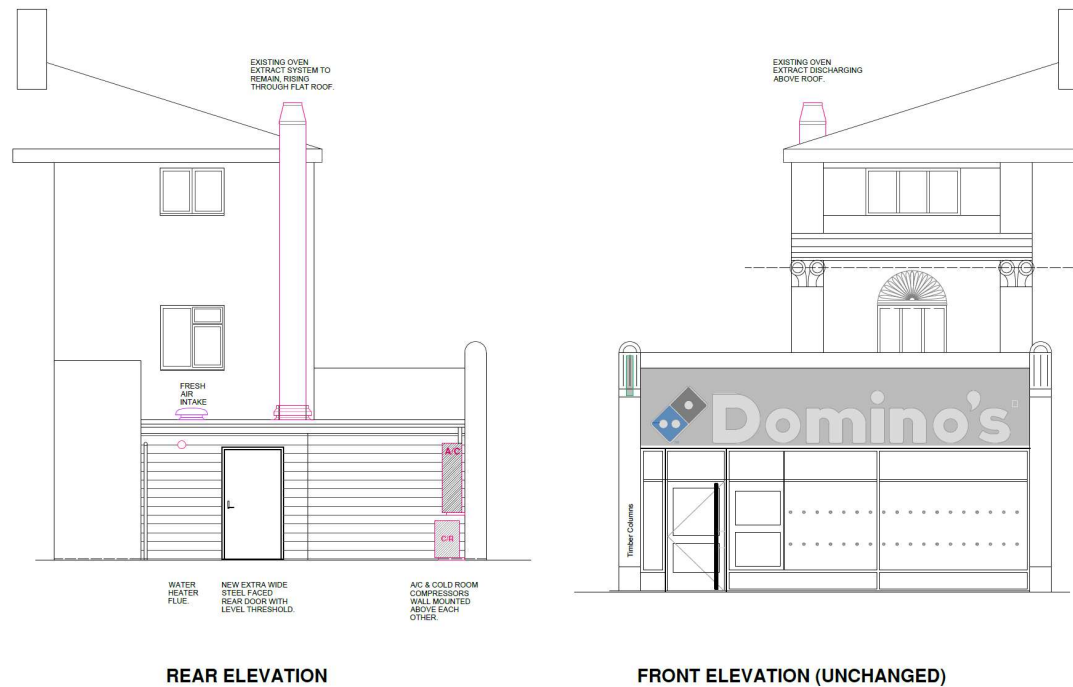
C5325-A5-01 B

Pre-existing Ground Floor Plan



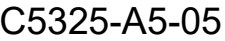
C5325-A5-01 C

Existing Elevations

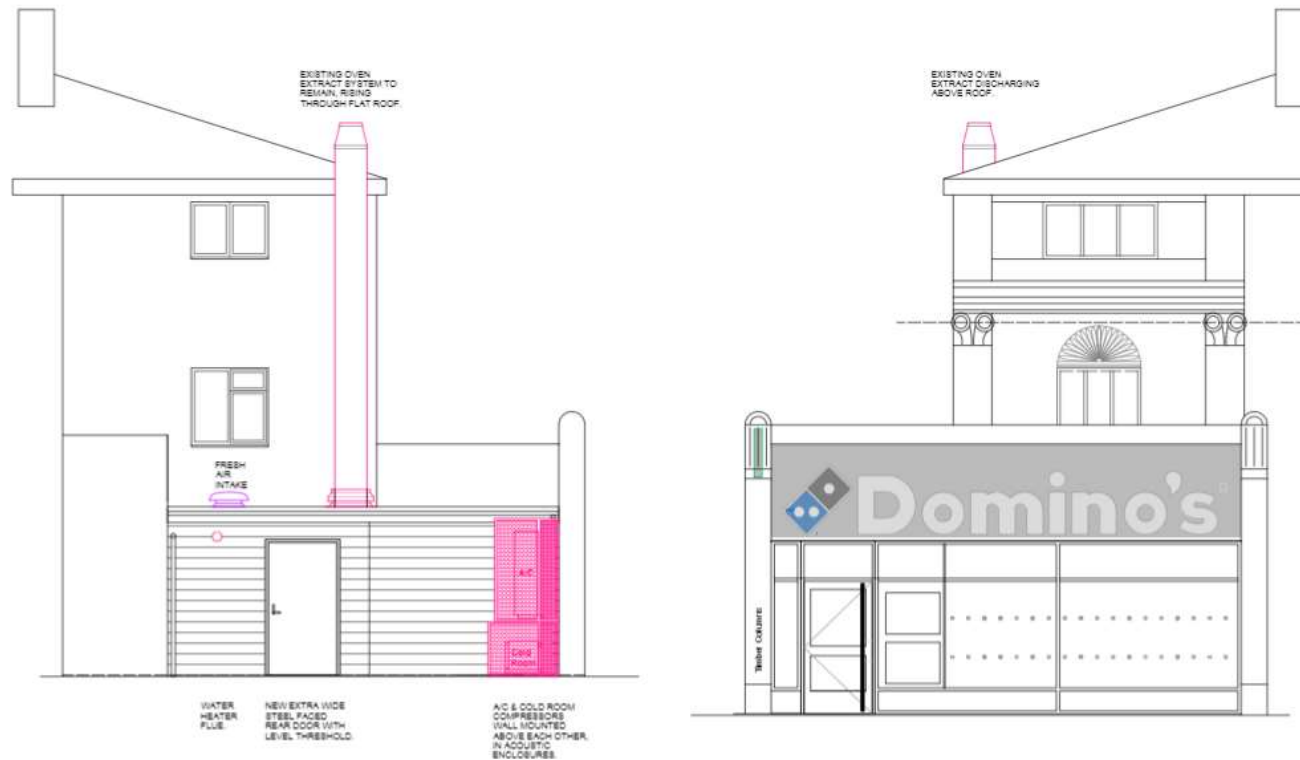


C5325-A5-05

118



Proposed Elevations



C5325-A5-05 B

[illegible]

Representations

Two (2) objections. Issues raised:

- Inappropriate height;
- Noise from business, staff and compressor units.
- Overshadowing.
- Overdevelopment.
- Too close to the boundary.
- Reduction in natural light from the erection of the extension.
- Bright light entering neighbours properties causing sleep disruption.
- Discrepancies in the plans provided.
- Alterations of the flue location detrimentally impacts neighbours air quality.
- Concerns about the neighbour consultation.
- Refuse management has not been correctly implemented.

Councillor Mcleay has also objected to the application, raising the same issues and asking that the application come to Planning Committee

Key Considerations in the Application

- Impact on amenity.
- Design and appearance of the extension.



Brighton & Hove
City Council

Conclusion and Planning Balance

- Extension appropriately designed, not detrimental to the appearance of the property, not visible from streetscene.
- Acceptable impact on neighbouring amenity – no change to plant/operations at rear of site.

Recommend: Approve

