

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 8 MAY 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
109	TO CONSIDER AND DETERMINE PLANNING APPLICATIONS	3 - 302

Royal Pavilion Gardens, Pavilion Buildings

BH2023/02835



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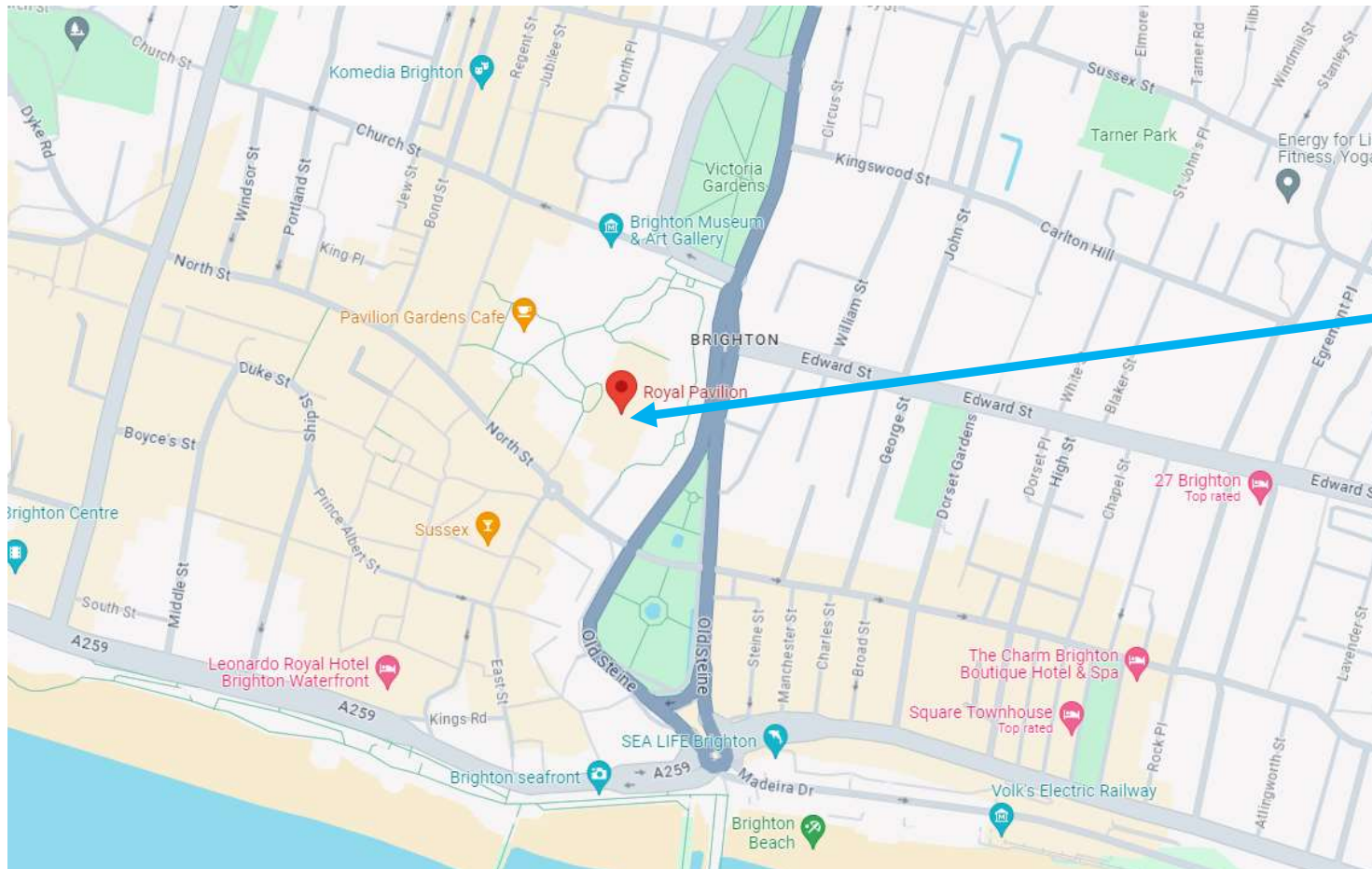
Application Description

The Royal Pavilion grounds are Grade II listed and a designated Registered Park and Garden of Special Historic Interest. The Royal Pavilion itself is a Grade I listed building. The site lies within the Valley Gardens Conservation Area. The setting of the Pavilion is an essential part of its character as the gardens have been laid out to complement its design.

Proposed Development:

- Landscaping works to include the restoration and reinstatement of historic walls, new metal railings and gates, restoration of existing 19th Century historic and existing modern replica lamp posts.
- Enhancement of planting, lawns, groundworks and removal of modern trees and hedging to the Western lawn and the East/North East compartments to reinstate the Nash views and enable development.
- Remodelling of the existing public WC block, installation of an outdoor learning space with adjacent storage and hand wash area and a revised gardener's compound.
- Alterations to the existing paths, planting beds and fencing, with improvements to the drainage and irrigation systems.
- Associated ancillary development (e.g. bin store, removal of street furniture), including provision of public realm and landscaping improvements.

Map of application site



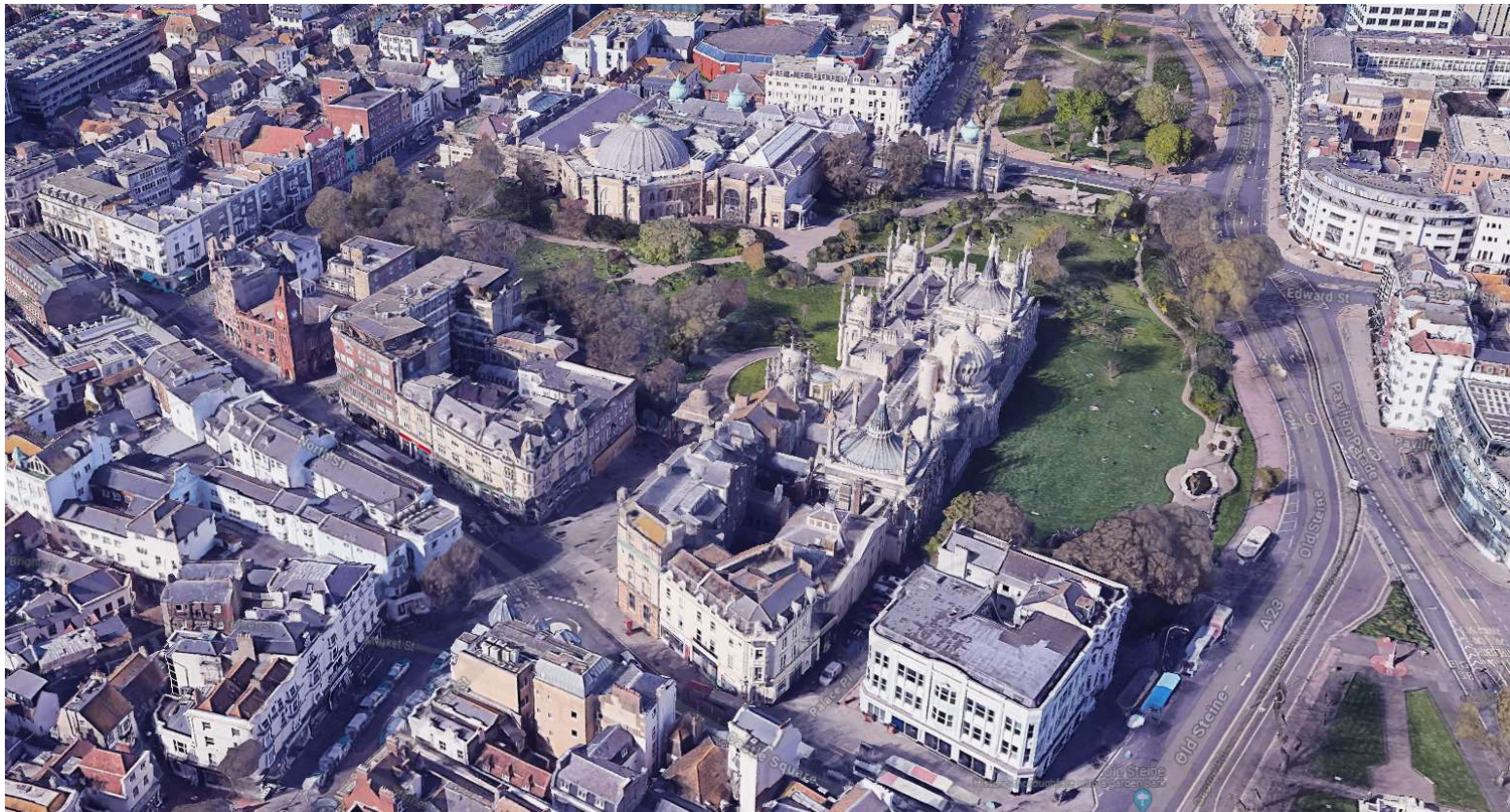
Site

Aerial photo of site

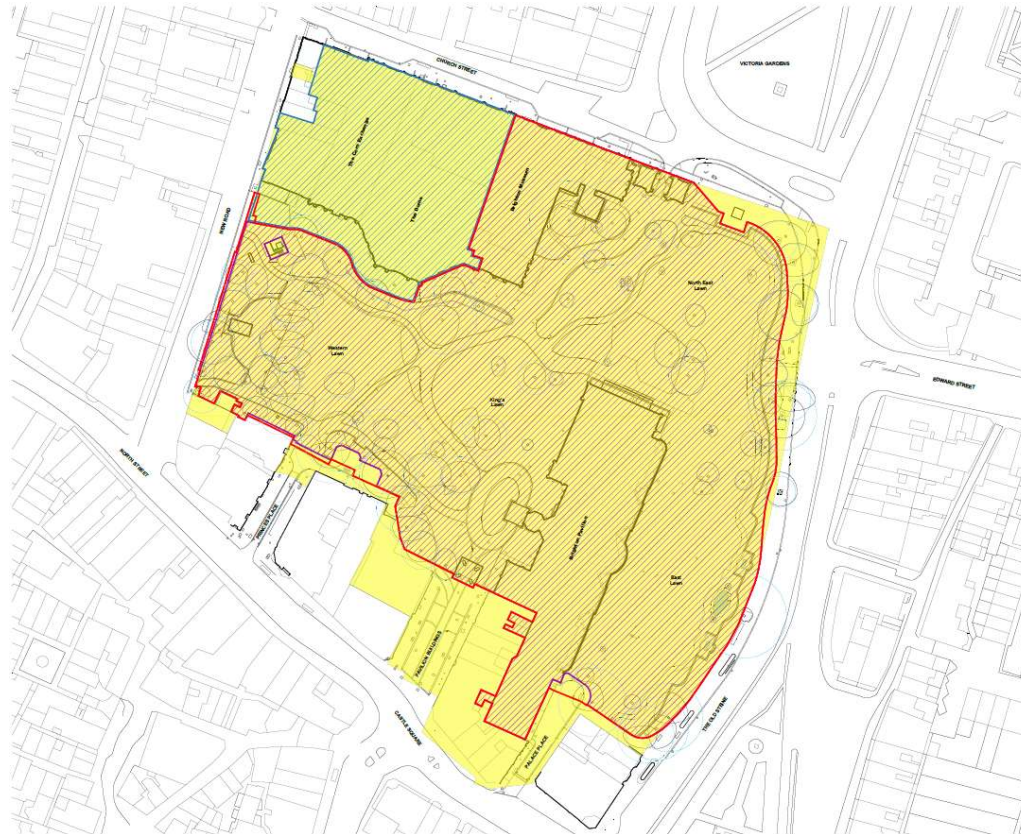


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3D Aerial photo of site



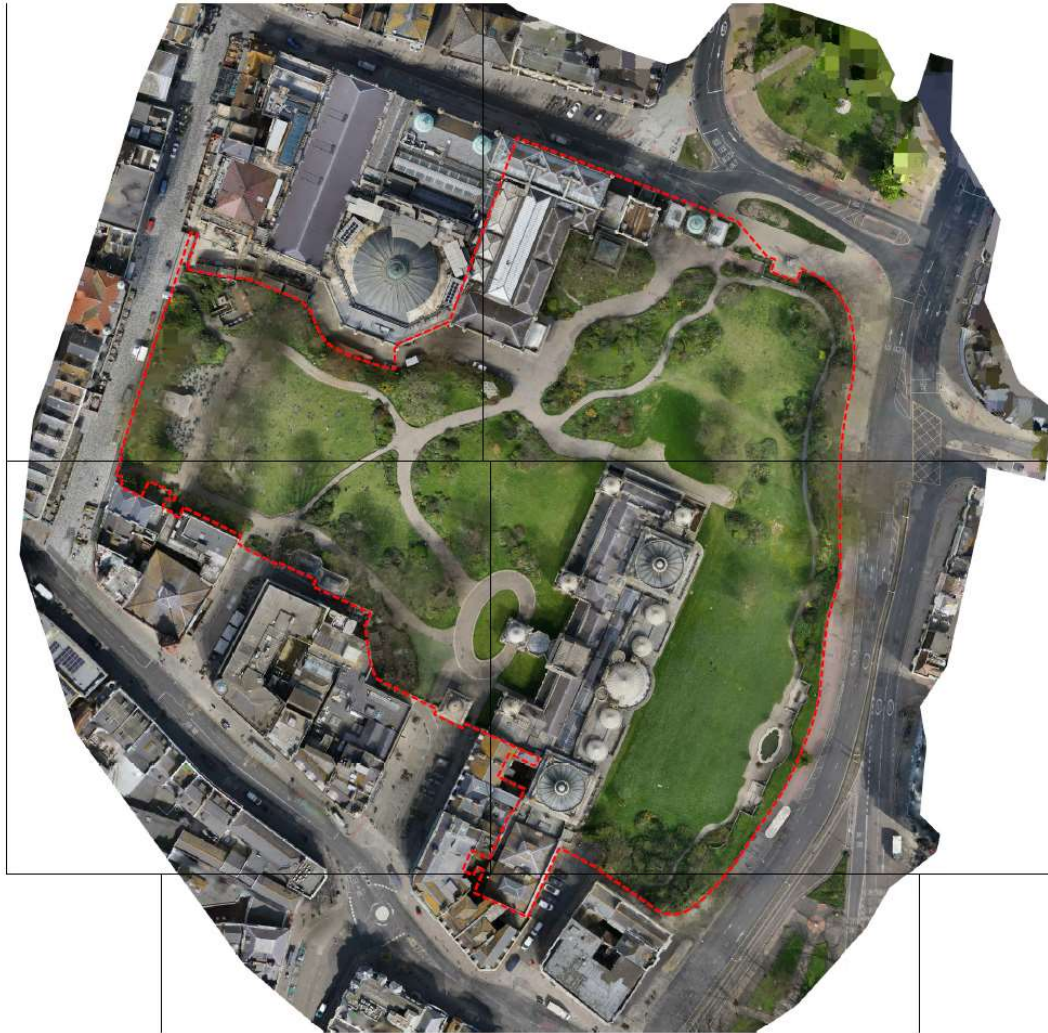
Existing Location Plan



Existing Site Plan



Aerial Site Plan

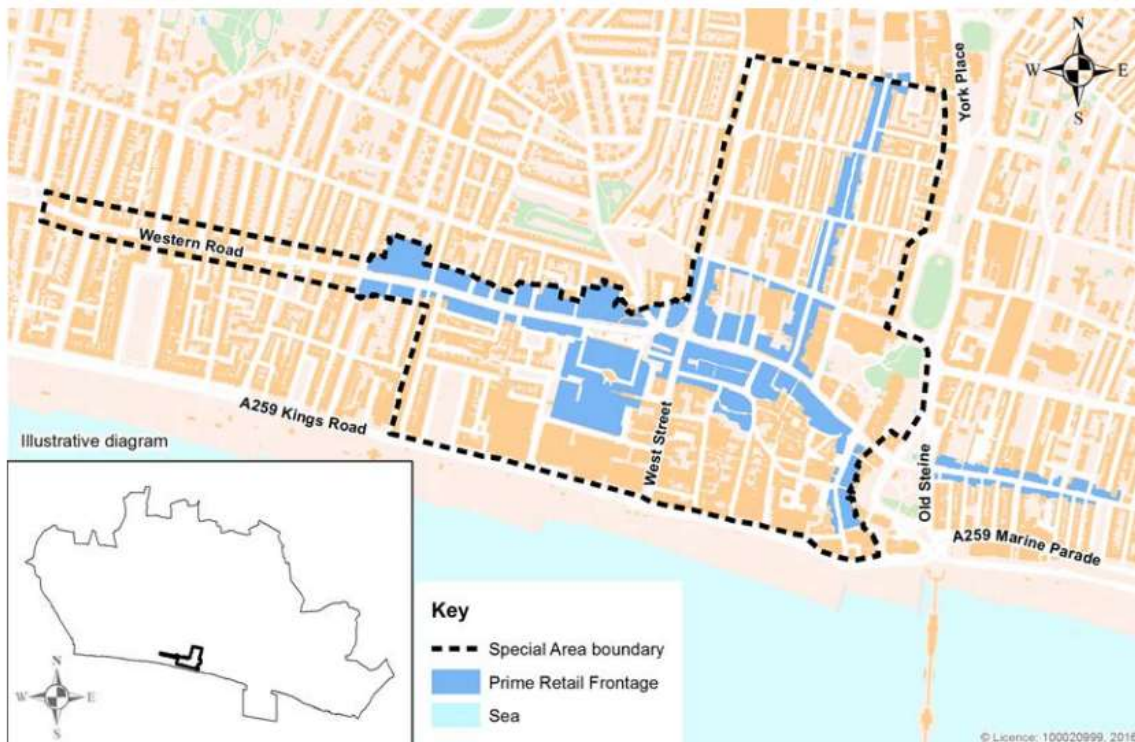


10

725-003

Policy Map- SA2 Central Brighton

SA2 Central Brighton



“To reinforce central Brighton’s role as the city’s vibrant, thriving regional centre for shopping, leisure, tourism, cultural, office and commercial uses.”

Policy DM32: The Royal Pavilion Estate

“Proposals that seek to re-establish the Royal Pavilion estate as a single historic estate will be encouraged and supported. Such proposals should be informed by the adopted Conservation Plan.

It is expected that a successful scheme should achieve the following:

- *a) Provide a more legible and coherent perimeter treatment;*
- *b) Enhance entrances and create a sense of arrival;*
- *c) Improve security within the estate and design out anti-social behaviour;*
- *d) Enhance the quality and infrastructure of the gardens and enable the better management of activities within them;*
- *e) Provide better management of vehicular traffic into and within the estate;*
- *f) Ensure more effective and attractive pedestrian circulation through the estate;*
- *g) Provide a clutter-free environment with better signage and appropriate interpretation;*
- *h) Enhance key views into and across the estate;*
- *i) Encourage conservation of heritage planting and seek net biodiversity gains within the gardens.”*

Royal Pavilion Estate – Phasing Plan



The Pavilion viewed from Old Steine/Pavilion Parade



Google



Brighton & Hove
City Council

The Pavilion viewed from inside gardens



Existing Garden and Trees



Existing Garden and Trees



Existing Garden – Gardeners' Compound



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City Council

Existing Garden - Museum and Learning Centre (timber clad)



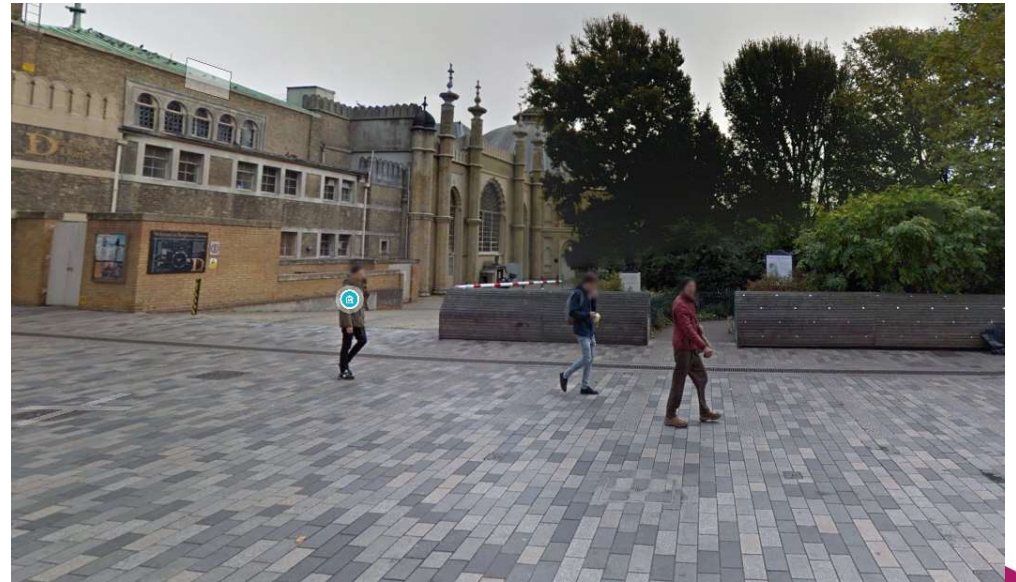
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Existing Entrances

New Road Pedestrian Entrance South



New Road Pedestrian North and Service Entrance



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City Council**

Existing Entrances

**North Gate (King William IV Gate)
Pedestrian and Service Entrance**



**Palace Place (Proposed for New Service
Entrance)**



Existing Entrances

South Gate (India Gate) Pedestrian Entrance



**Prince's Place Pedestrian entrance
(existing WC block to right)**



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Existing Boundaries and Railings



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Existing Planting



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City Council

Existing Pathways



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Existing Lamps



Existing Street Furniture

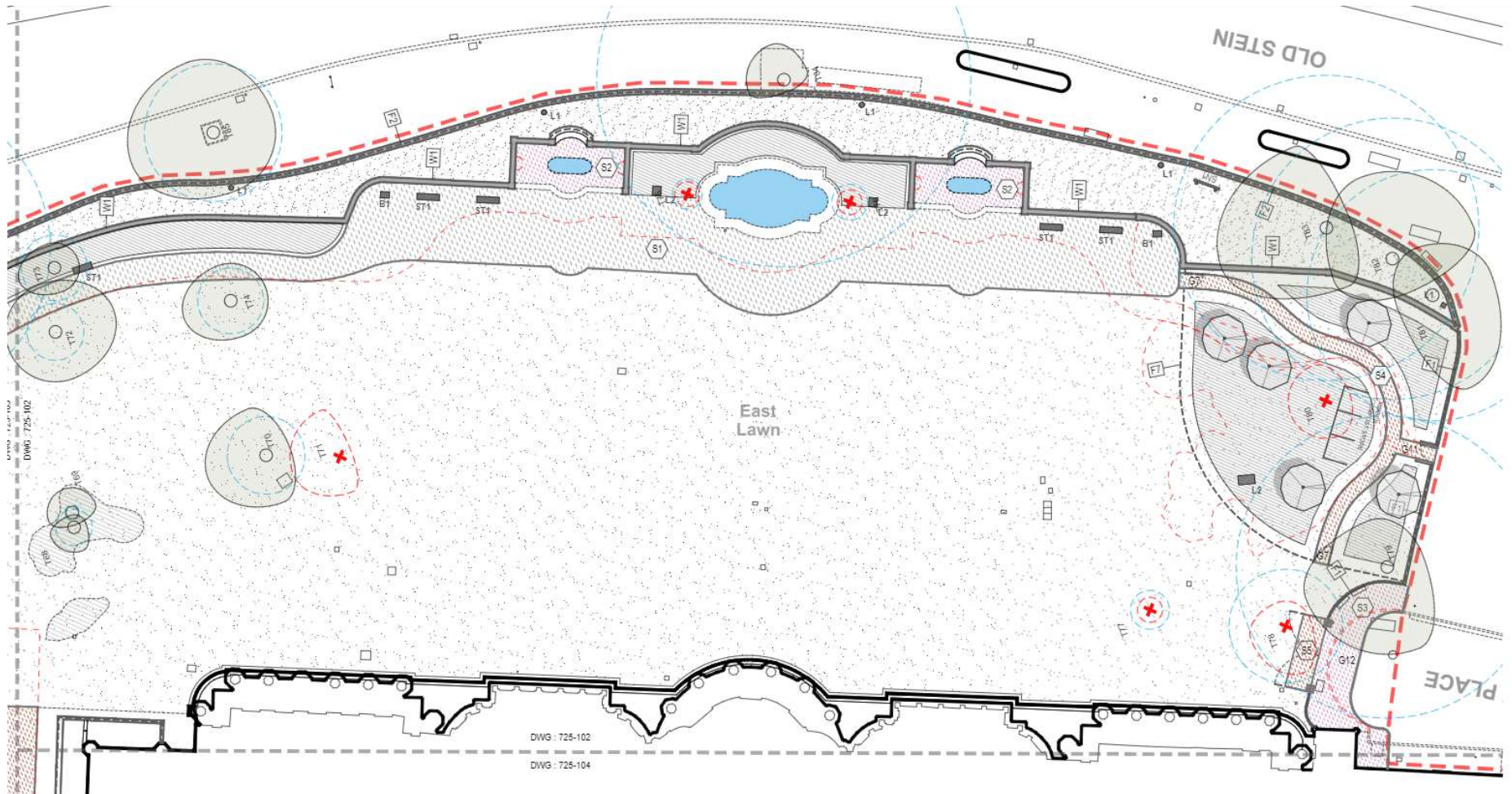


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Proposed Masterplan



Proposed Site Plan - East

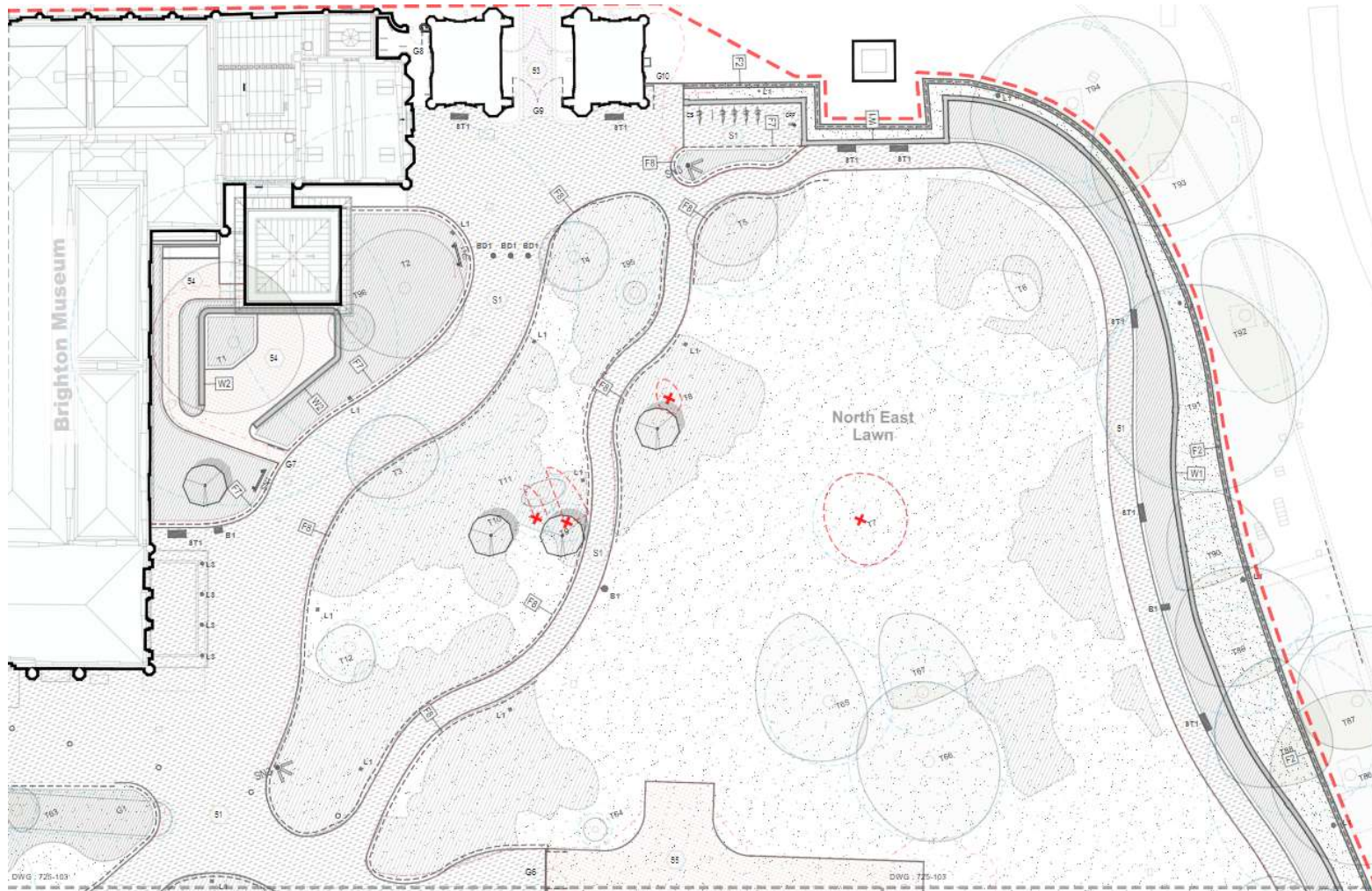


725-102 A

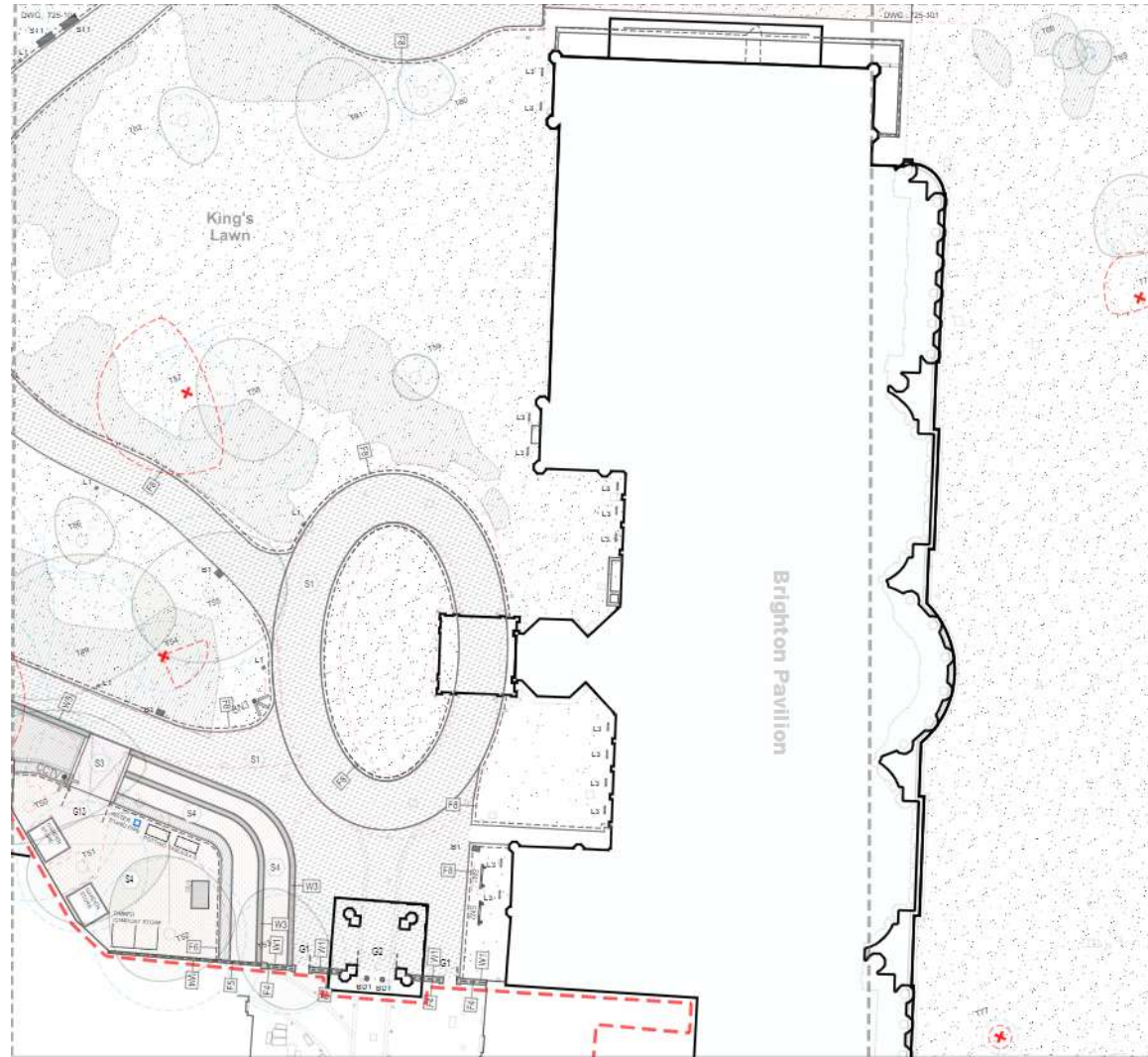


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Proposed Site Plan - North



Proposed Site Plan - South



Proposed Site Plan - West



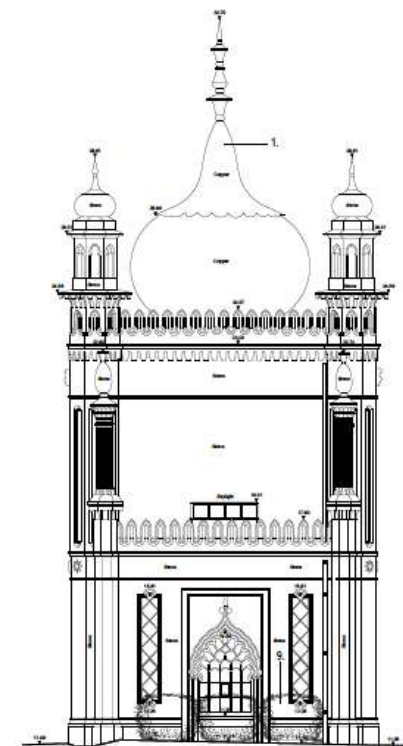
33

725-105 A

Existing North Gate Elevation



EXISTING BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION A-A)



EXISTING BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION B-B)

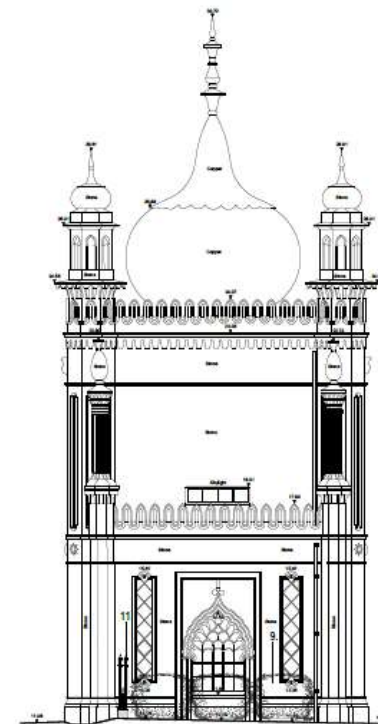


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Proposed North Gate Elevation



PROPOSED BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION A-A)

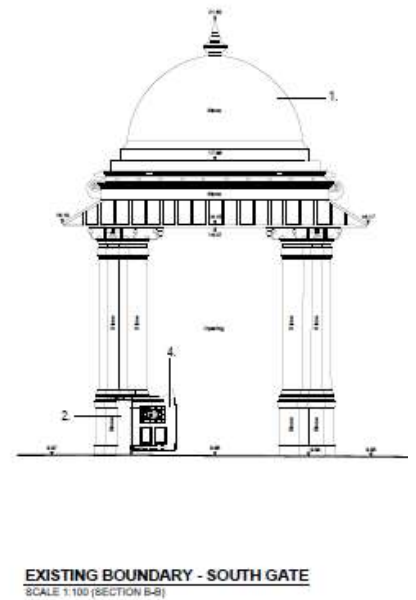
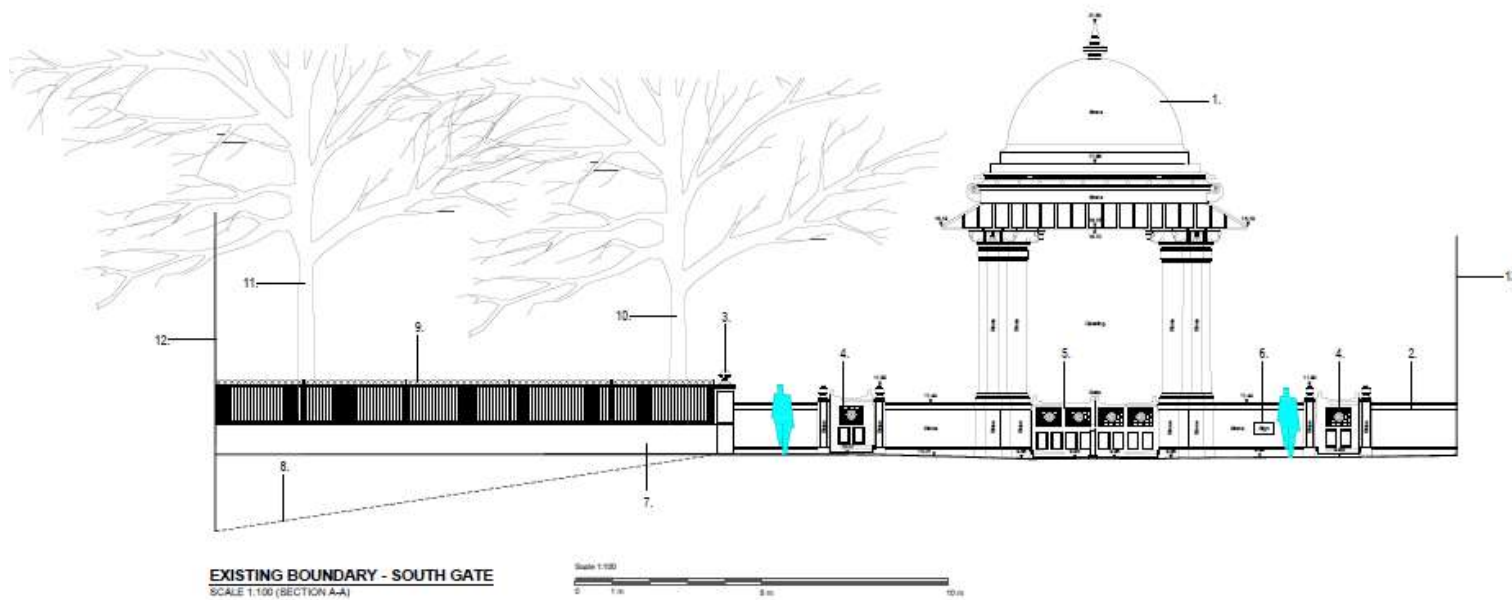


PROPOSED BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION B-B)



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Existing South Gate Elevation

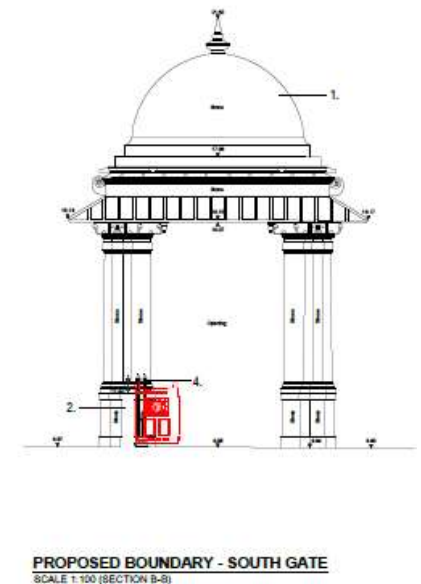
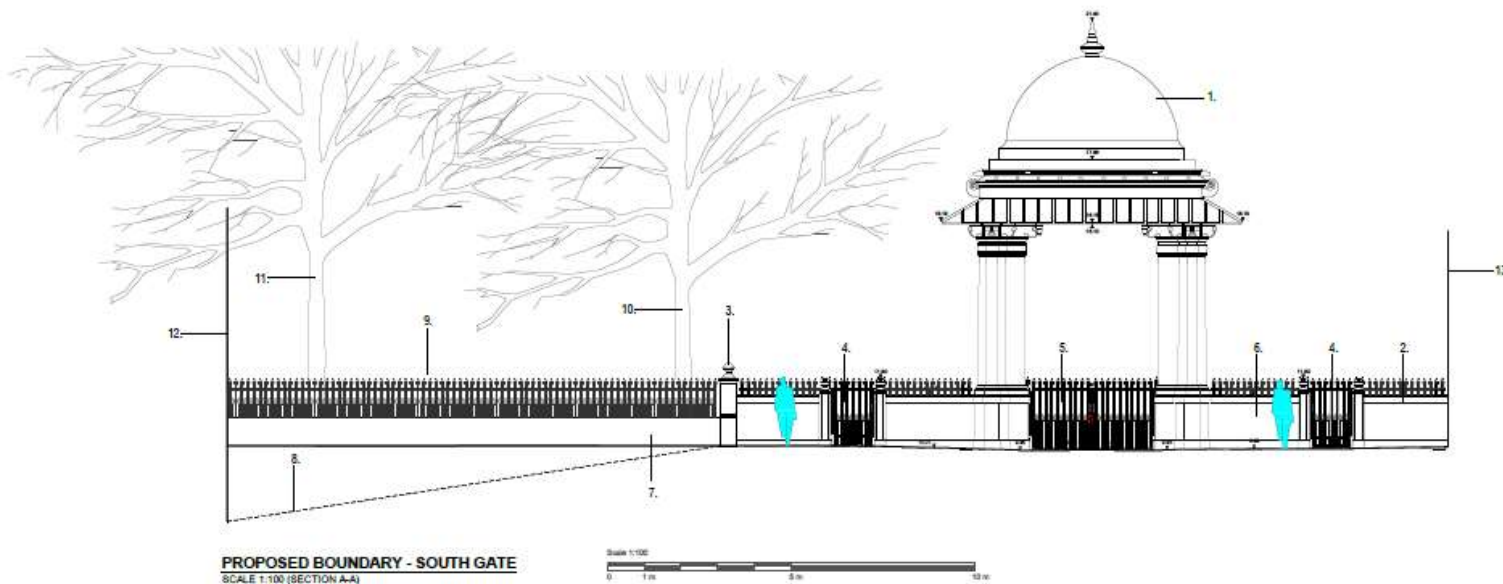


725-201



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Proposed South Gate Elevation

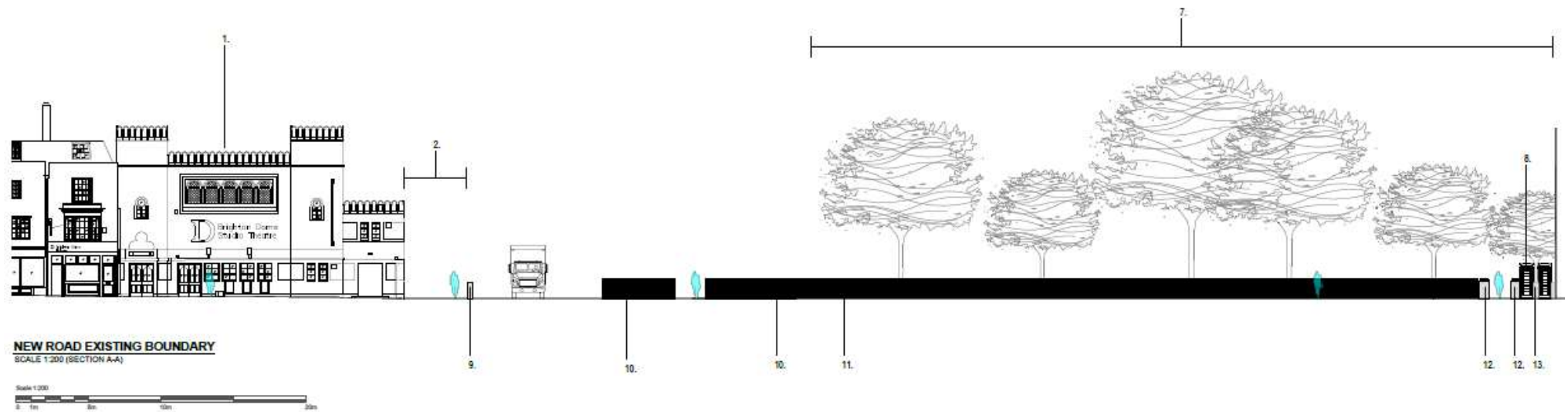


725-202



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Existing New Road Elevation

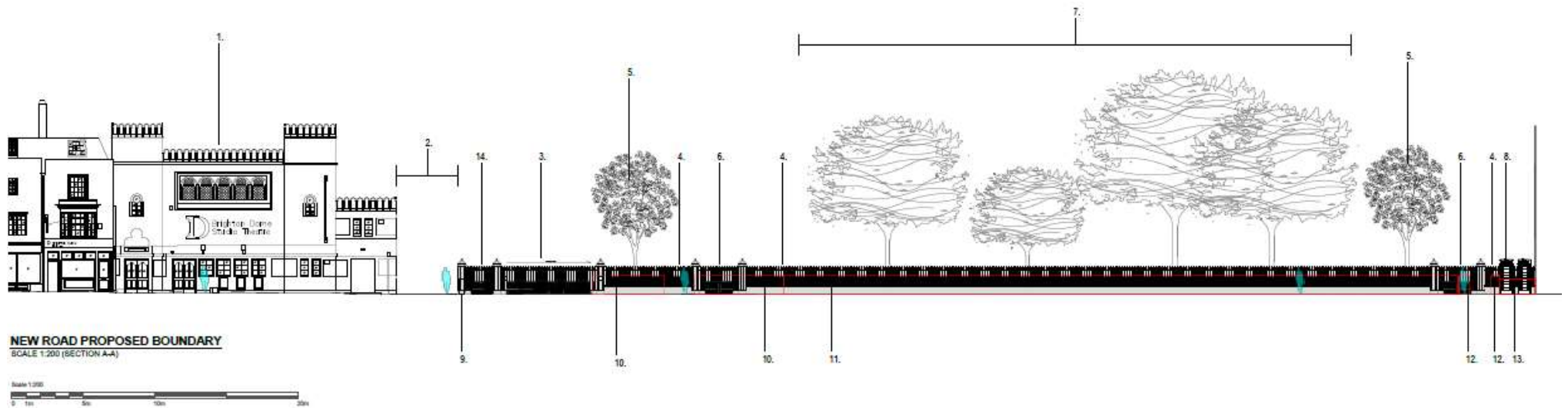


725-205



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Proposed New Road Elevation

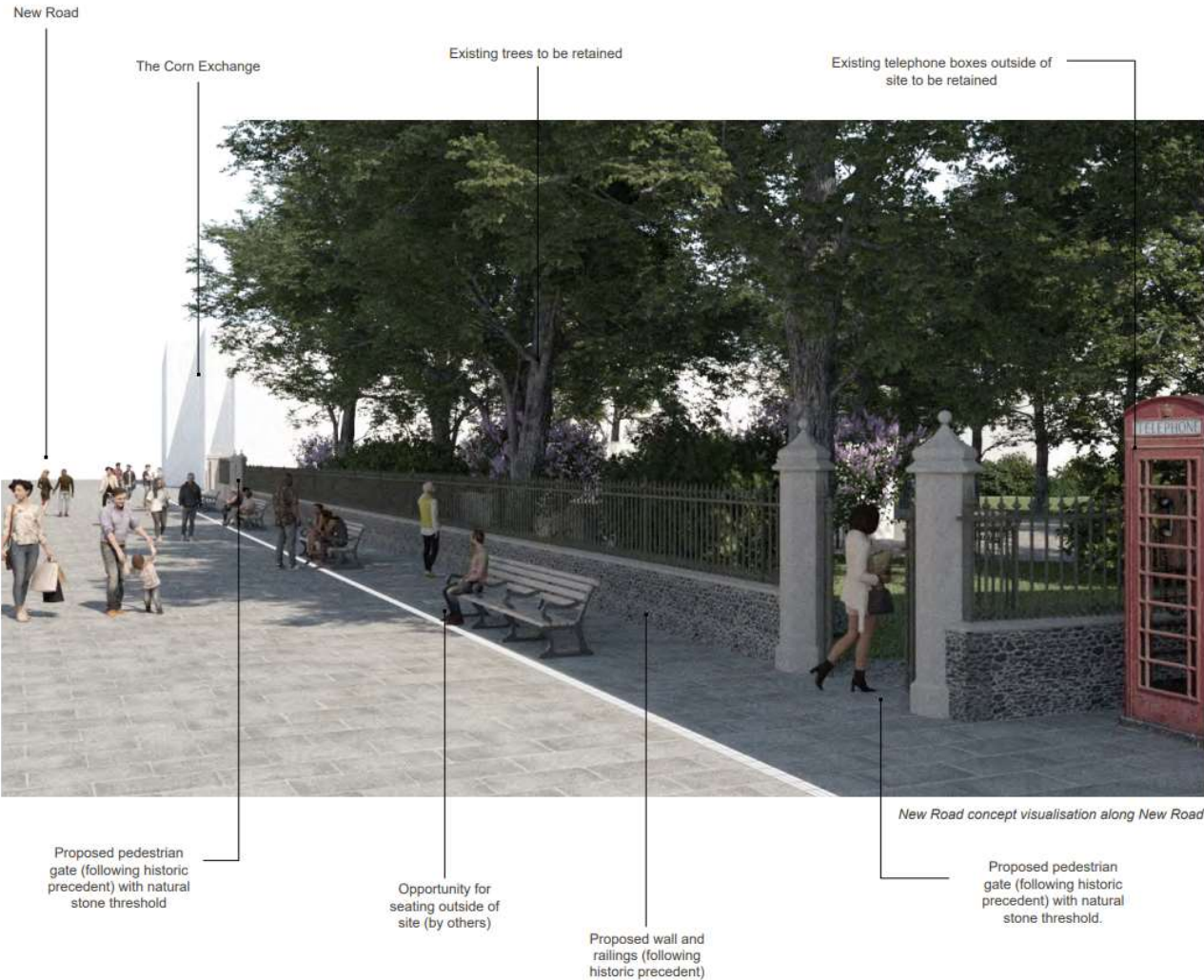


725-205

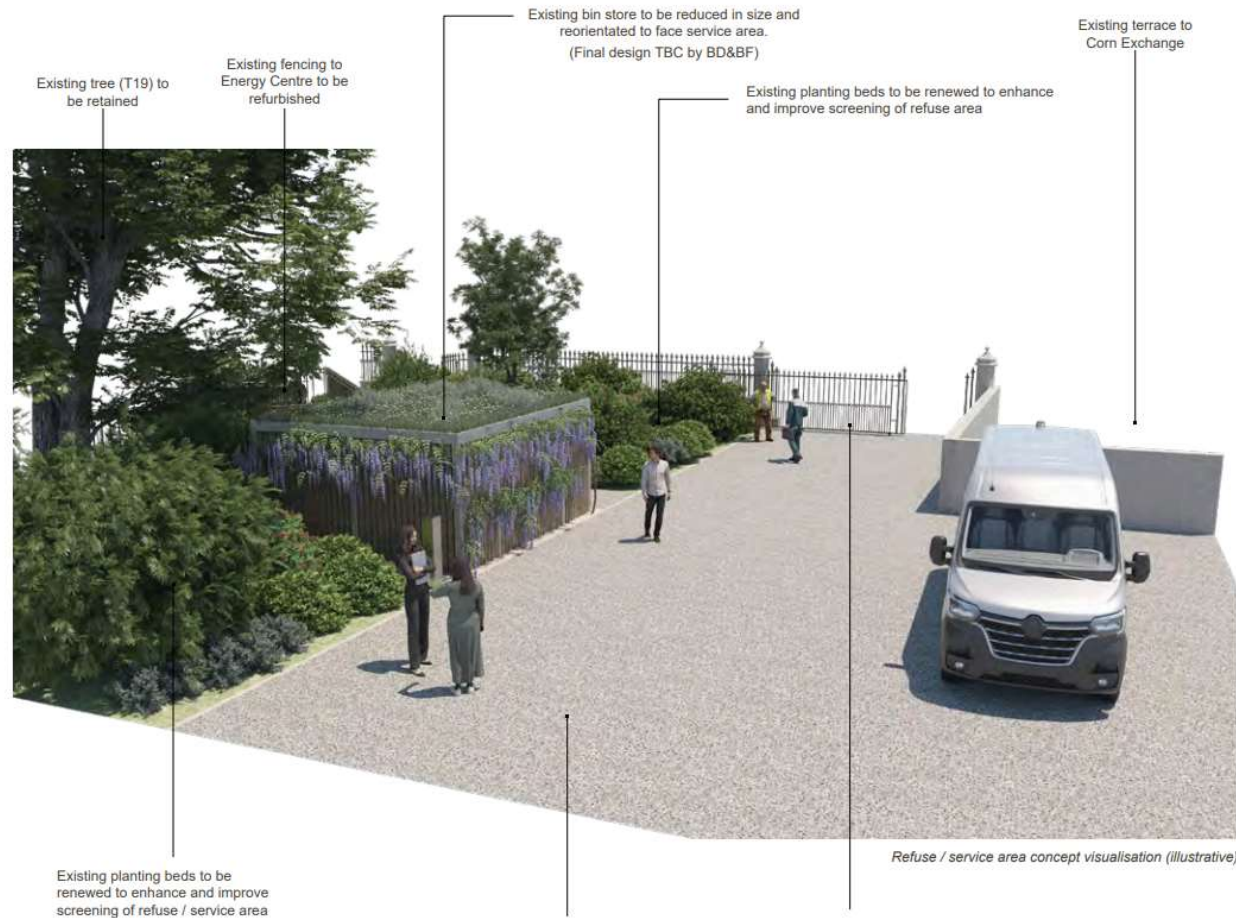


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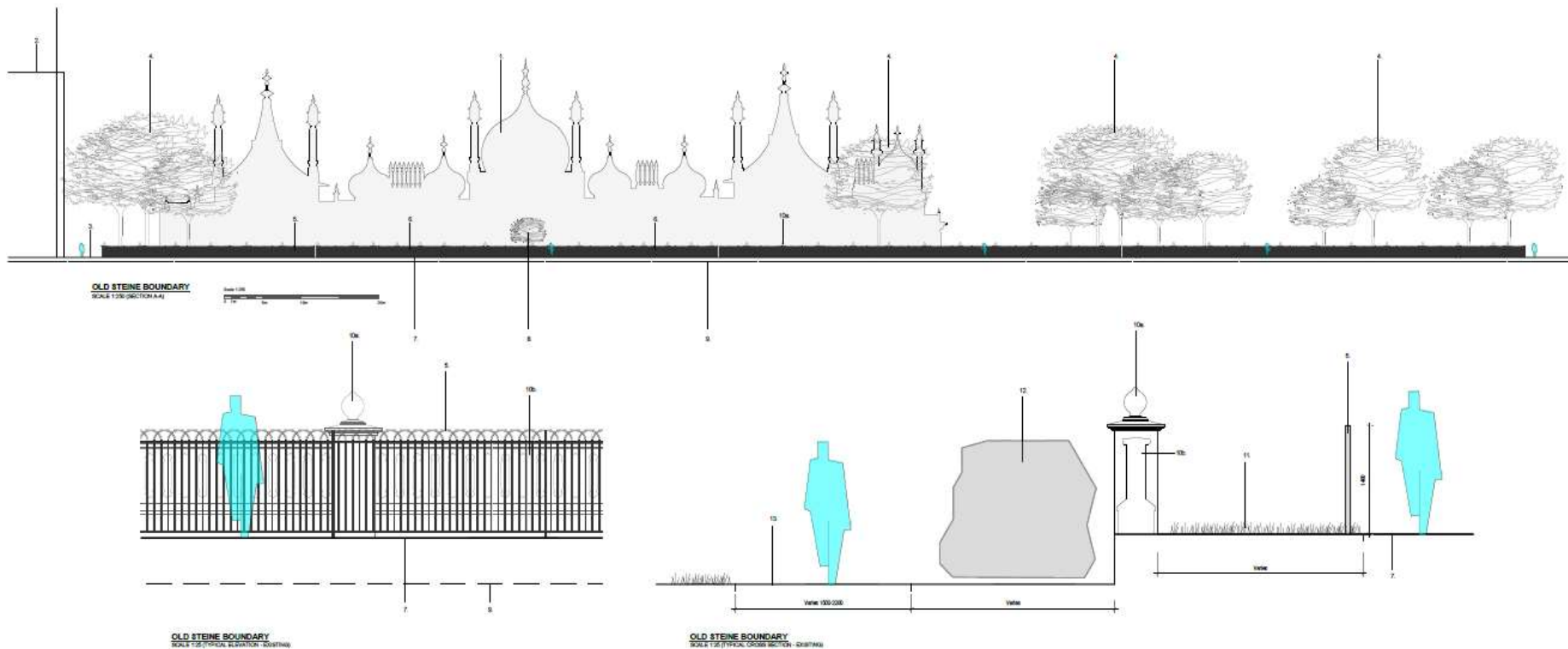
Proposed Visual – New Road South Side



Proposed Visual – New Road North side

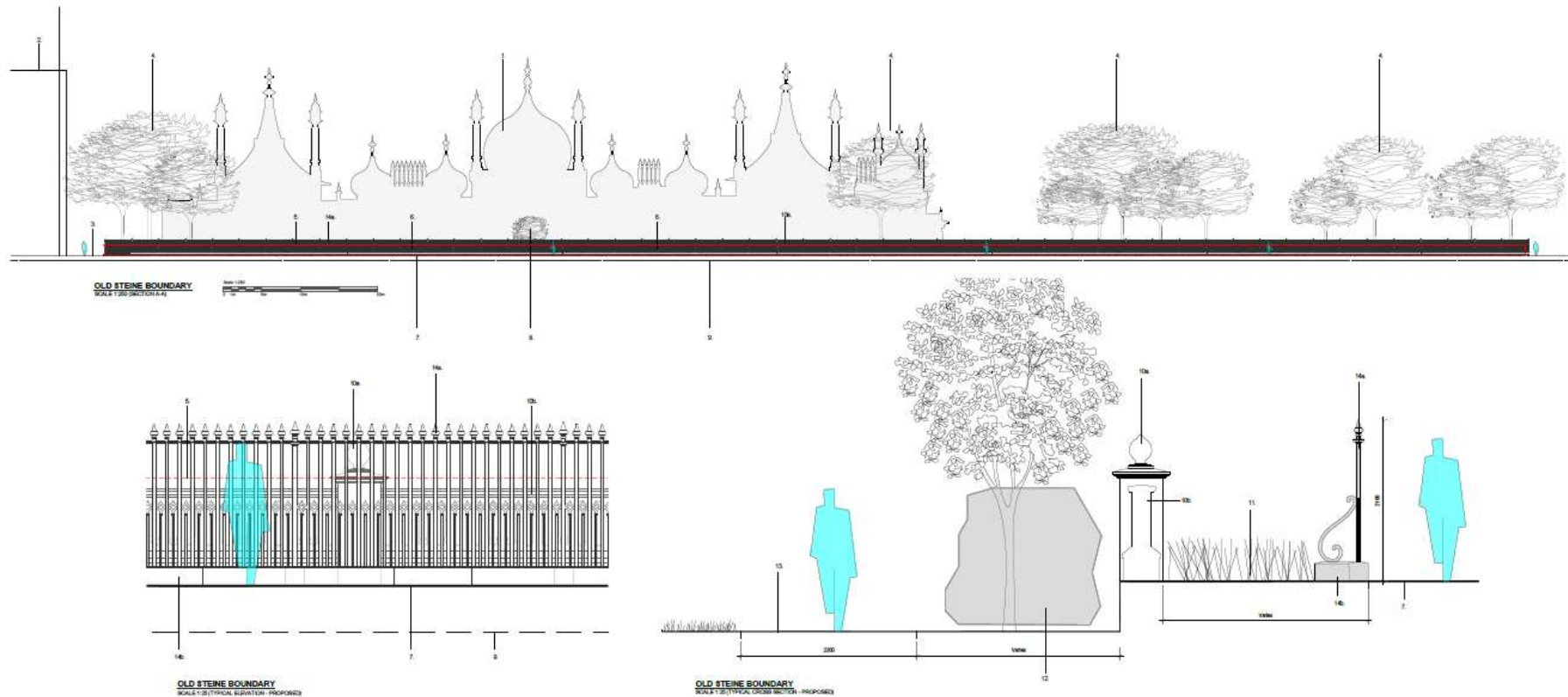


Existing Old Steine Section/Elevation



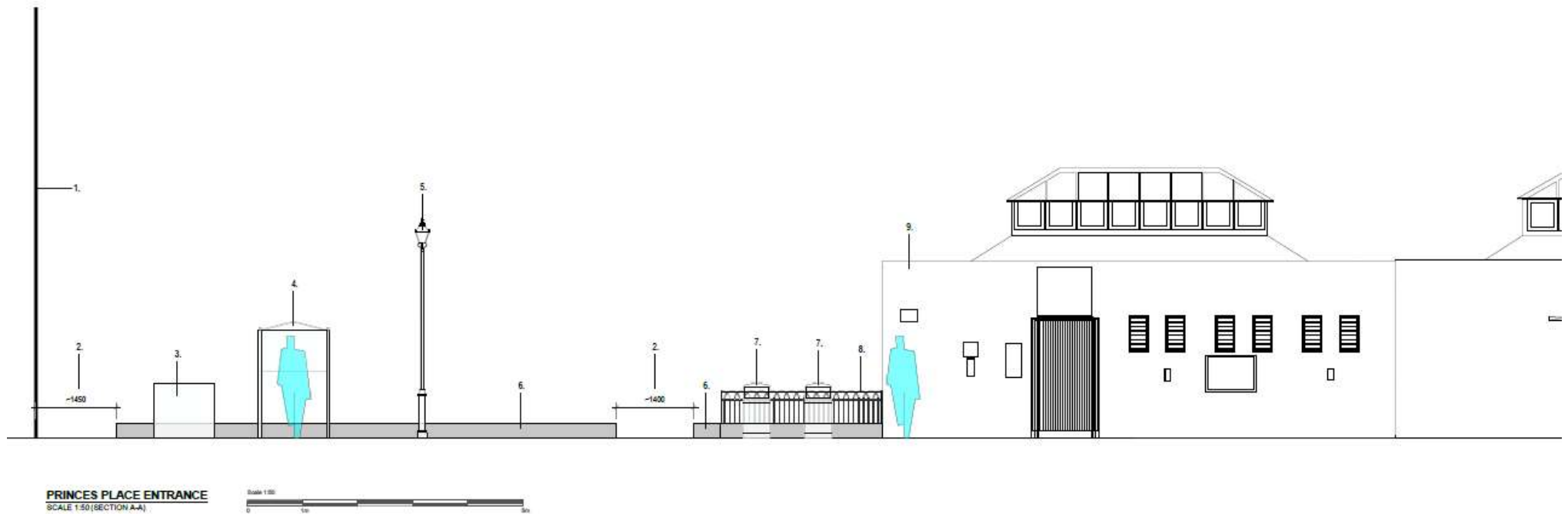
725-206

Proposed Old Steine Section/Elevation



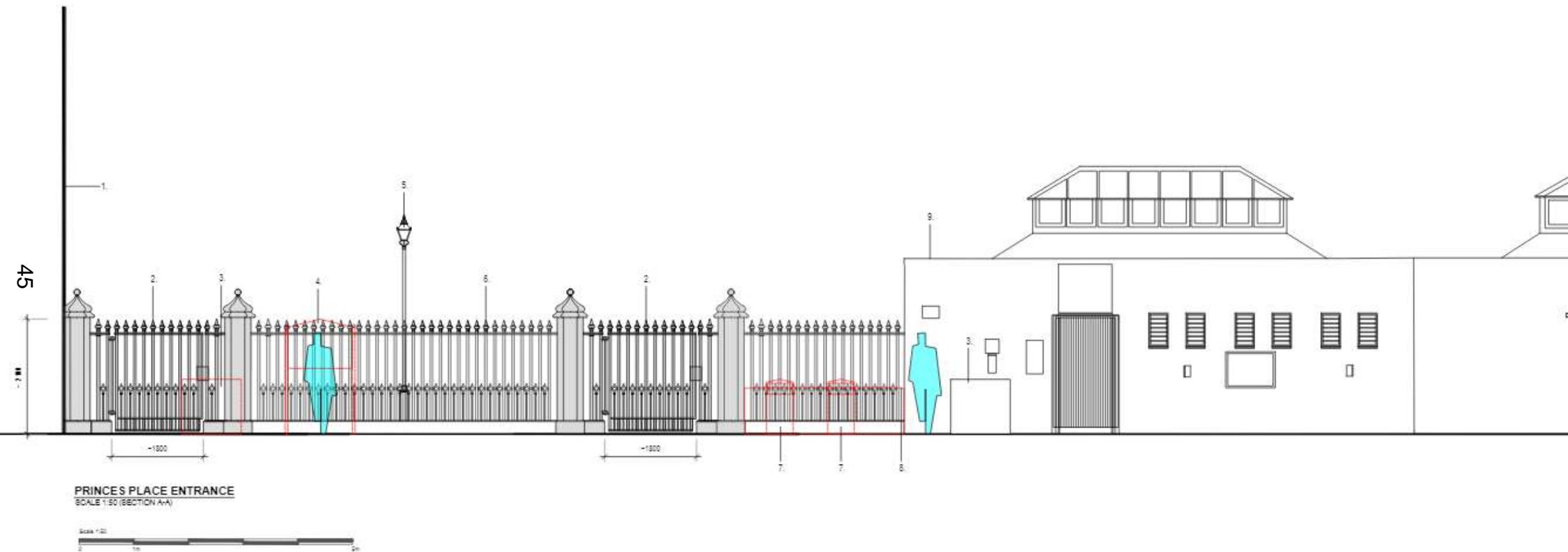
725-20

Existing Prince's Place Elevation

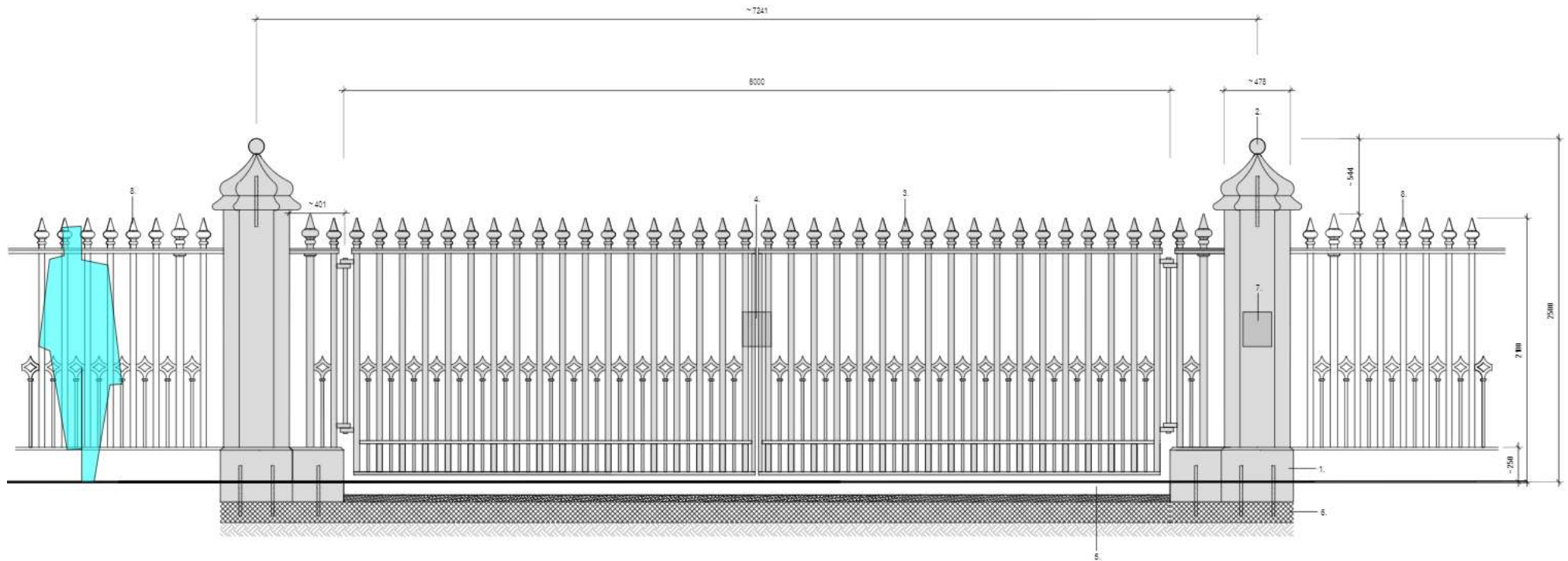


725-208

Proposed Prince's Place Elevation



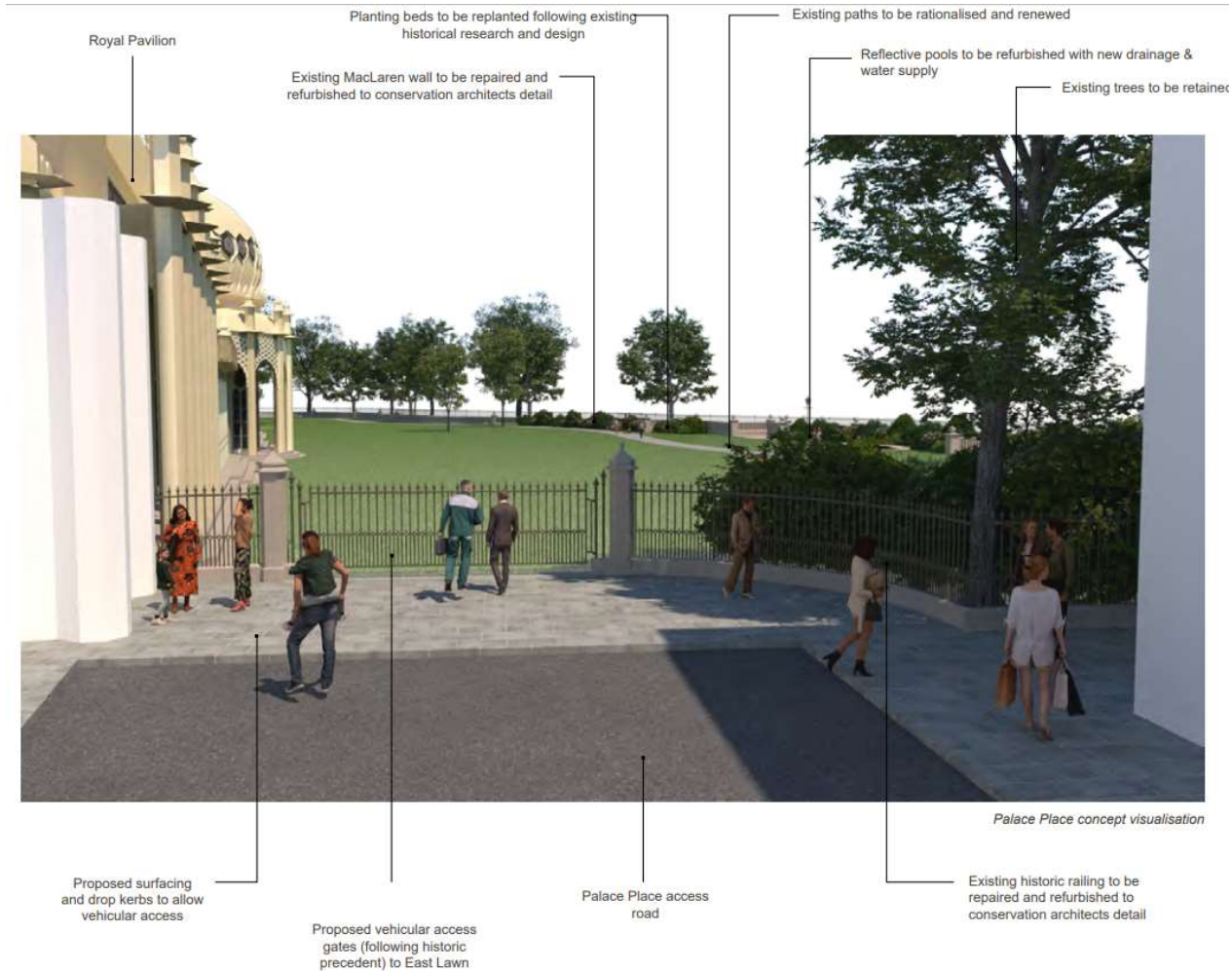
Proposed Palace Place Elevation



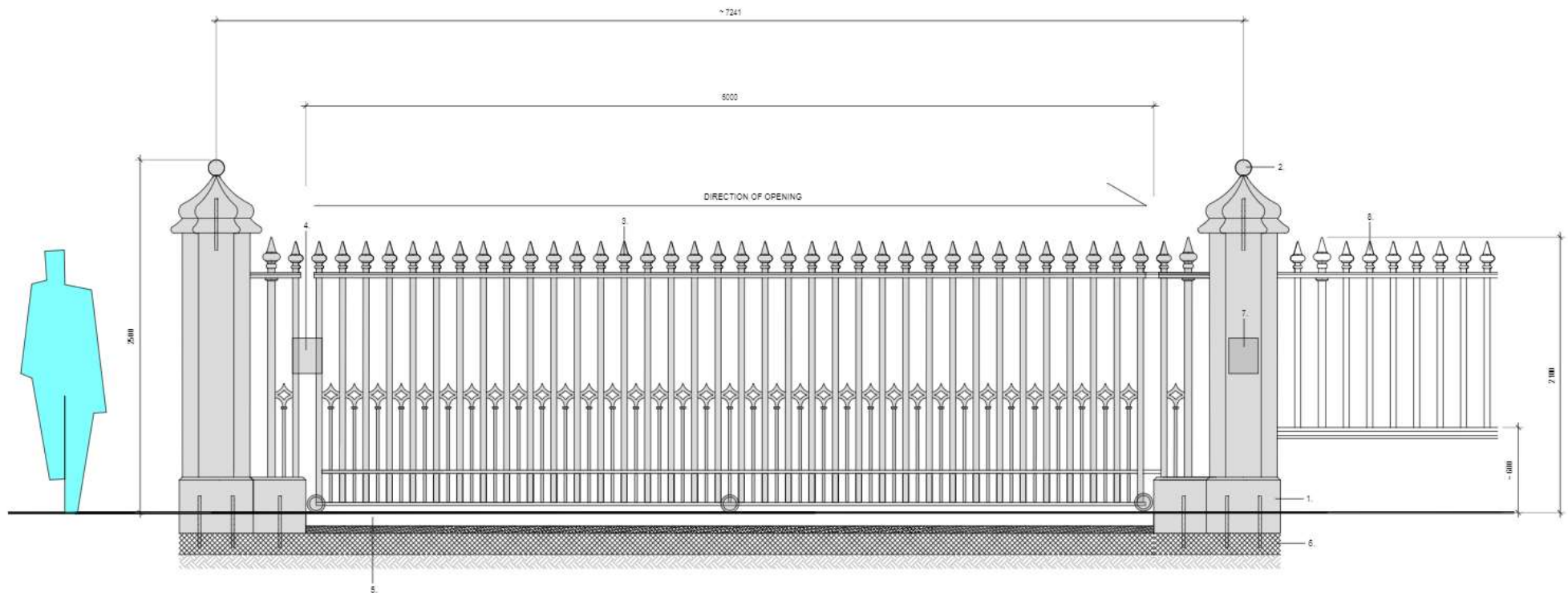
46

725-360

Proposed Visual – Palace Place



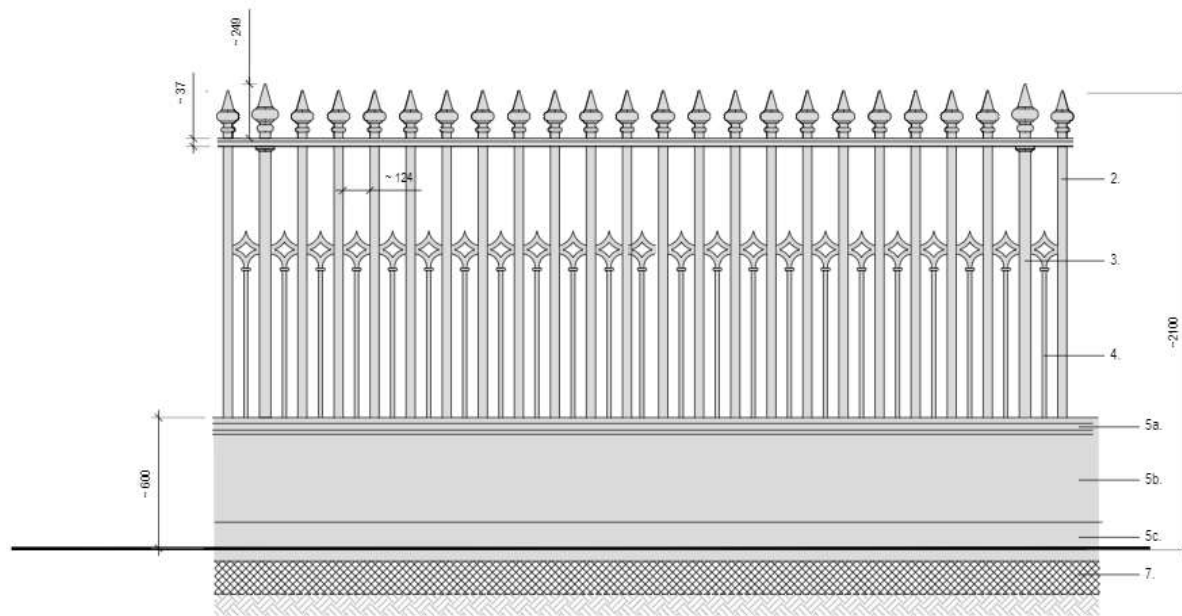
Proposed Typical Gate Detail (G5)



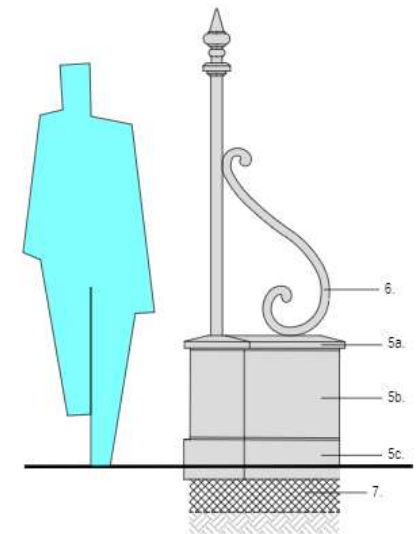
'G5' - PROPOSED SLIDING VEHICULAR GATE
SCALE 1:20 (TYPICAL FRONT ELEVATION)

NOTES
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Proposed Typical Railing Detail (F3)

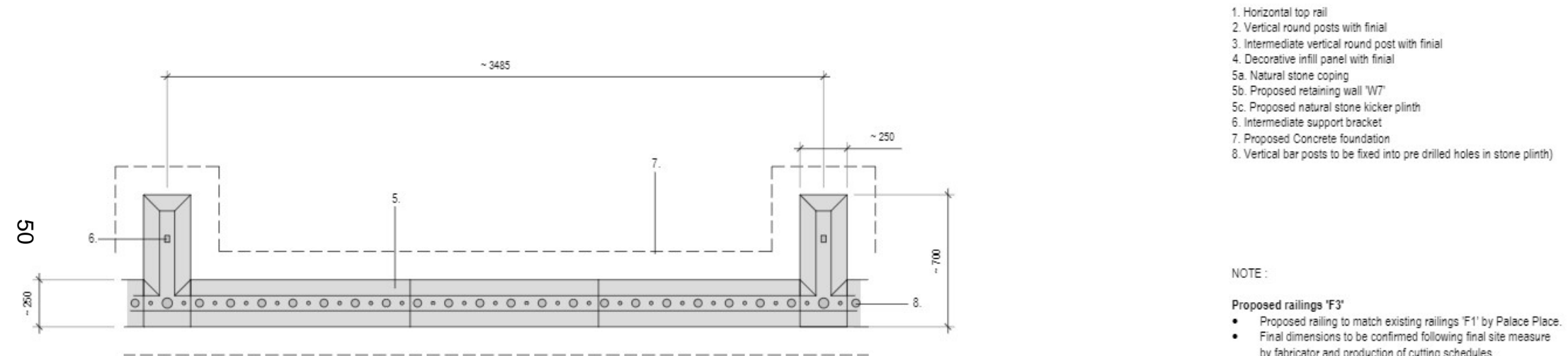


'F3' - PROPOSED RAILING AND WALL
SCALE 1:20 (TYPICAL PLAN VIEW)



'F3' - PROPOSED RAILING AND WALL
SCALE 1:20 (TYPICAL PLAN VIEW)

Proposed Typical Railing Detail (F3)



'F3' - PROPOSED RAILING AND WALL
 SCALE 1:20 (TYPICAL PLAN VIEW)

Existing Railing Detail (F1)



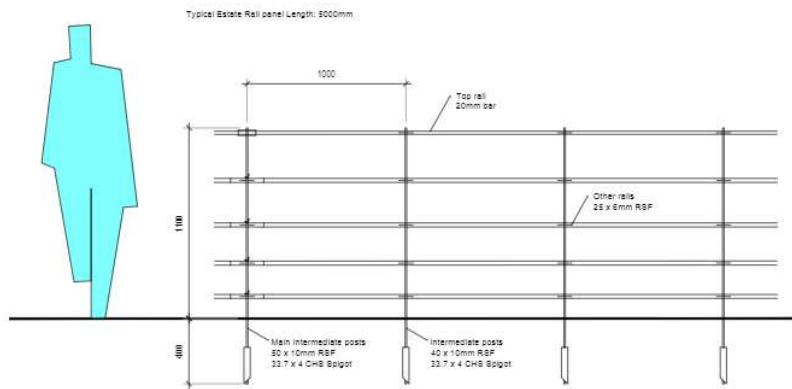
4
5051 NTS
Elevation of Type F1 railing



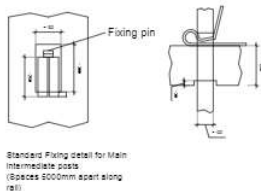
5
5051 NTS
Elevation of Type F1 railing

P1154-RHP-ZZ-00-DR-A-5051 P1

Proposed Railing Detail (F7 & F8)

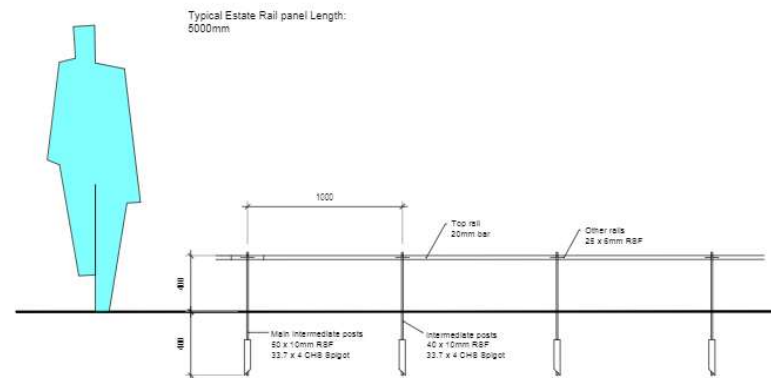
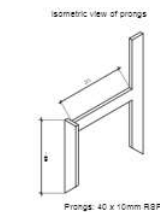
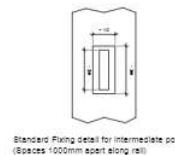


F7 - Estate Railing (1.1m tall)
Scale 1:20 (Typical Detail)

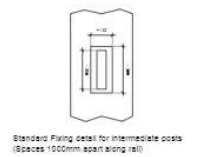
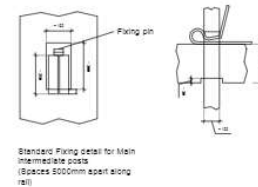


F7 - Estate Rail 1.1m

Specialist to measure site and ensure railing runs parallel with footpath. Fabricator (blacksmith) to adjust gauge of metal work as required to ensure bench is durable and robust. All metal work to be fully finished and deoiled prior to finishing. Metal work to be cleaned, prepared and primed before painting three layer 2 pack paint system (RAL 7060). To specialist blacksmiths detail. Contractor to provide diggs for approval prior to fabrication.



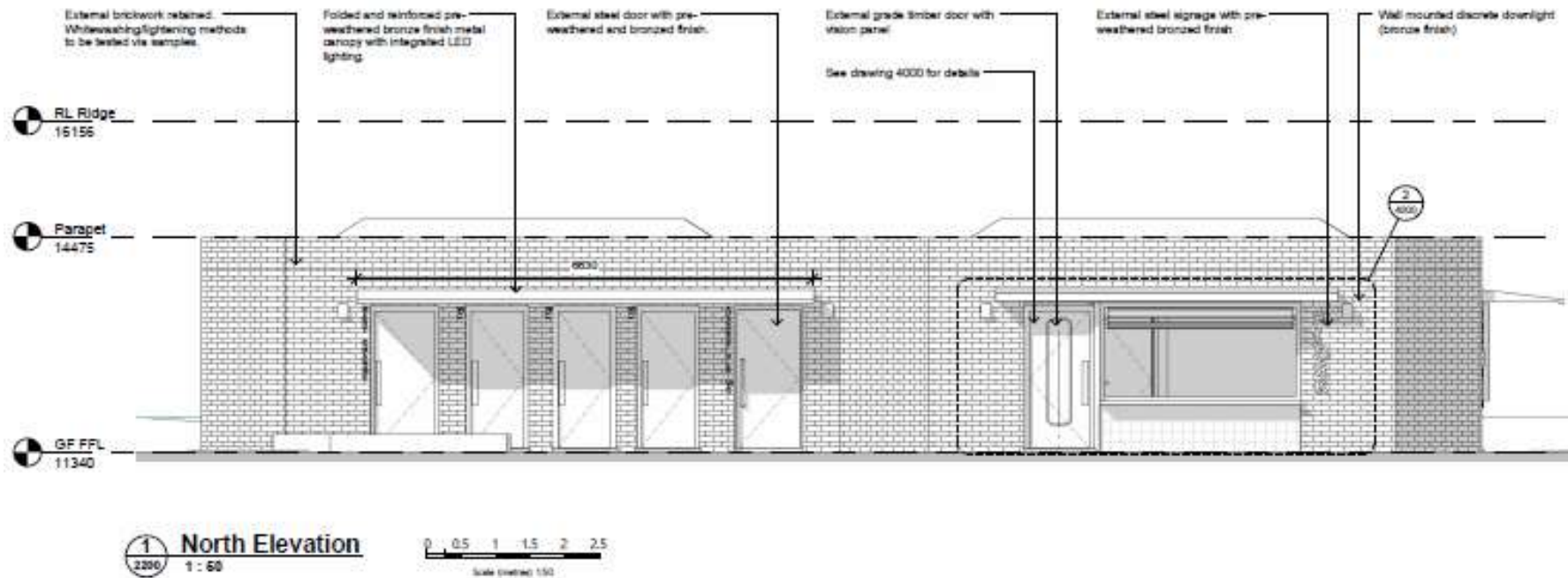
F8 - Estate Railing (0.4m tall)
Scale 1:20 (Typical Detail)



F8 - Estate Rail 0.4m

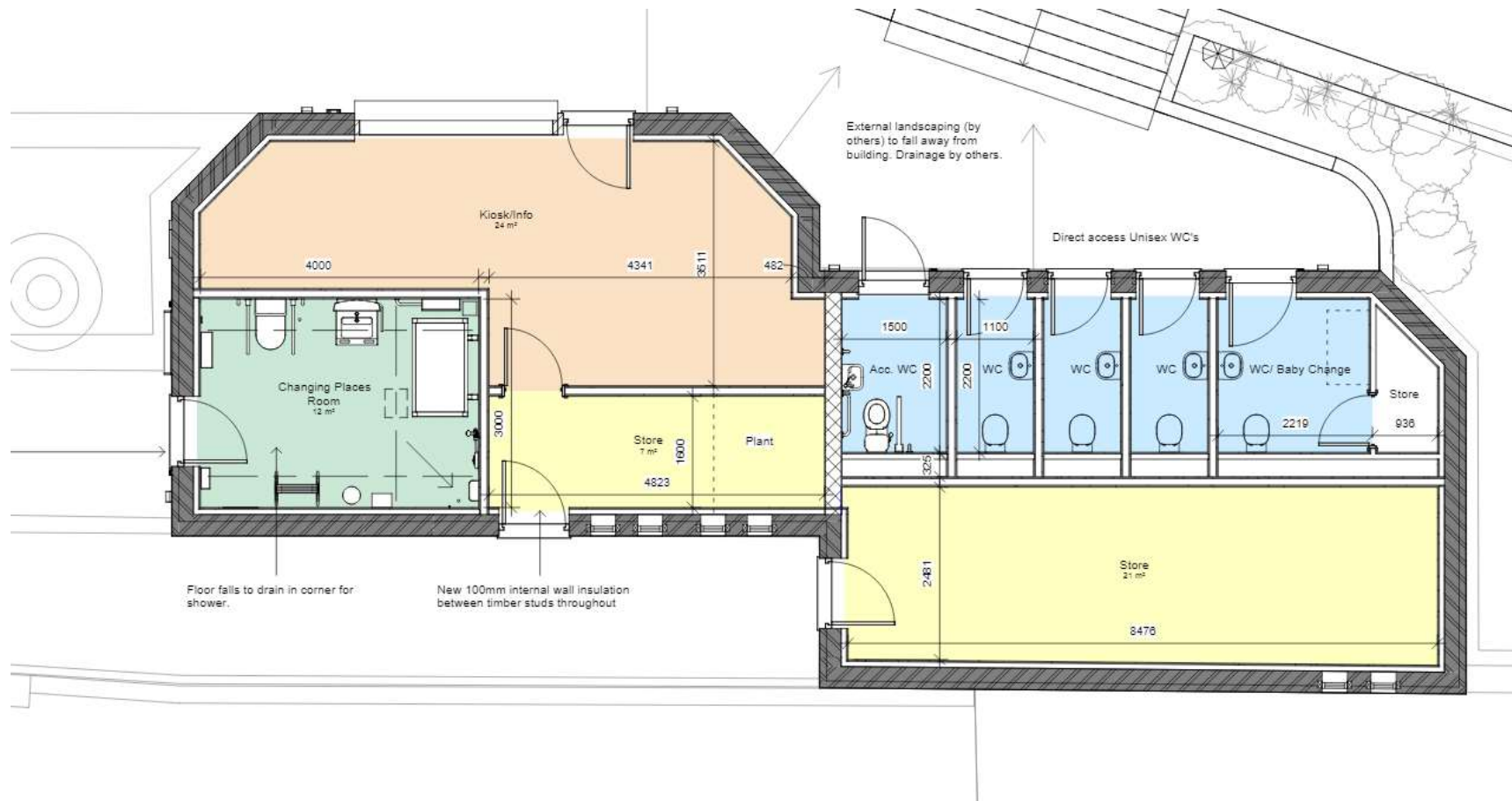
Specialist to measure site and ensure railing runs parallel with footpath. Fabricator (blacksmith) to adjust gauge of metal work as required to ensure bench is durable and robust. All metal work to be fully finished and deoiled prior to finishing. Metal work to be cleaned, prepared and primed before painting three layer 2 pack paint system (RAL 7060). To specialist blacksmiths detail. Contractor to provide diggs for approval prior to fabrication.

Proposed W/C Block Elevations



P1154-RHP-TB-XX-DR-A-2200 P1

Proposed W/C Block Plan

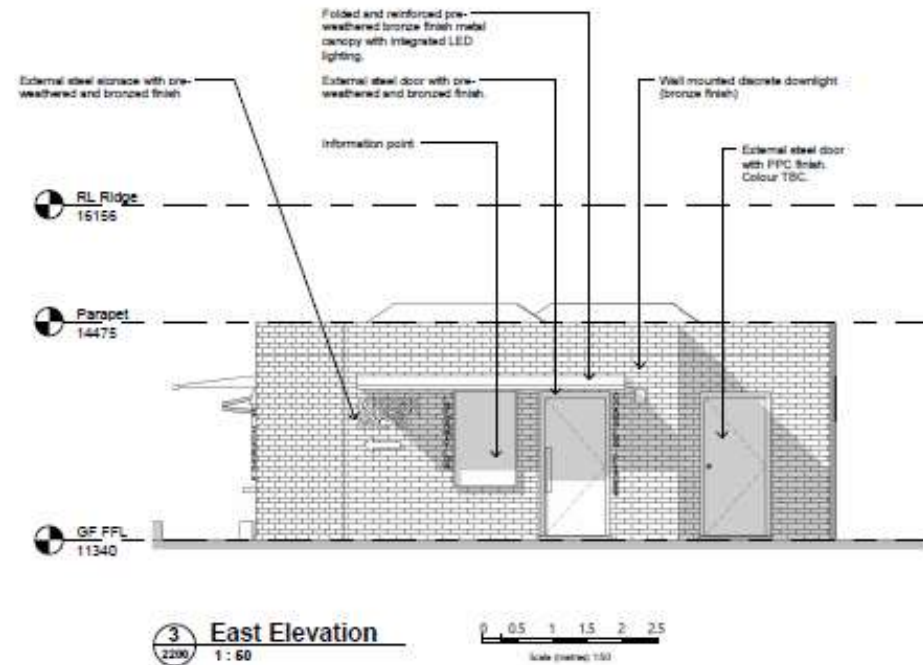
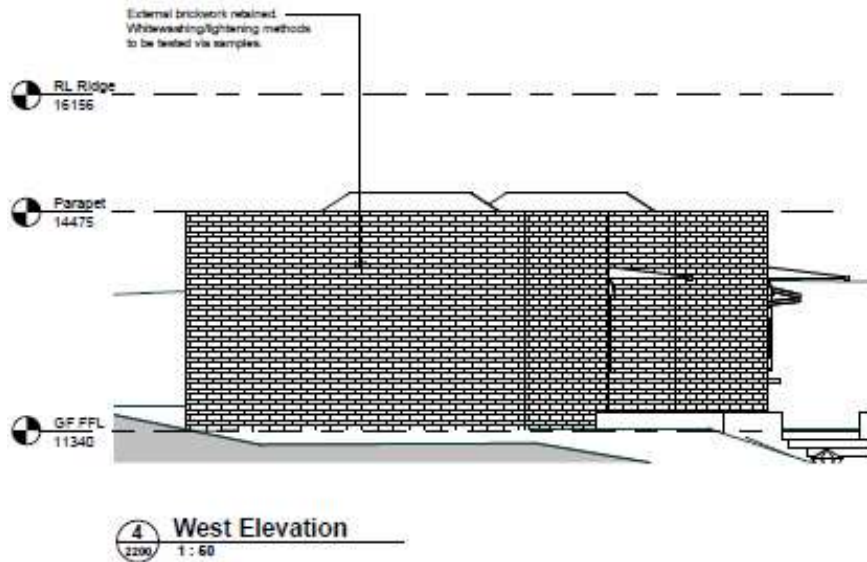


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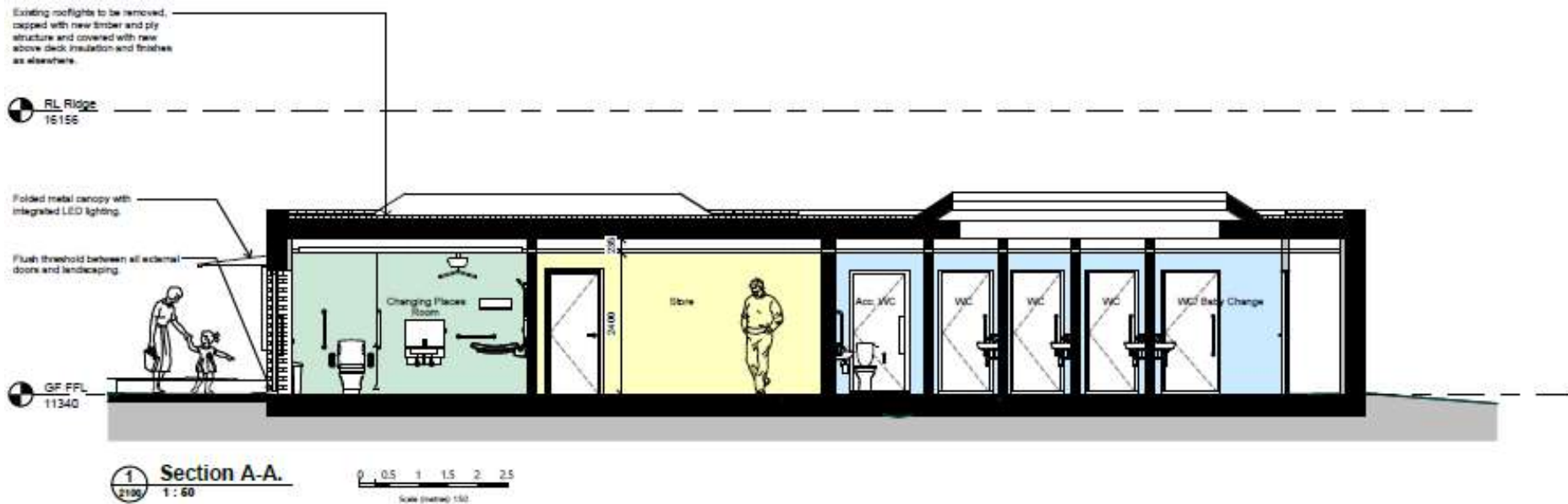


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Proposed W/C Block Elevations



Proposed W/C Block Section(s)



P1154-RHP-TB-XX-DR-A-2100 P1

57



Proposed Visual – W/C Block



Proposed public W/Cs

Proposed external lighting

Information kiosk with level access from Princes Place entrance

Existing tree (T43) to be retained

Proposed gated entrance from Princes Place

Proposed stepped access from Gardens

Existing footpath to be renewed and resurfaced with buff bonded gravel

Proposed natural stone seating wall and planted bank

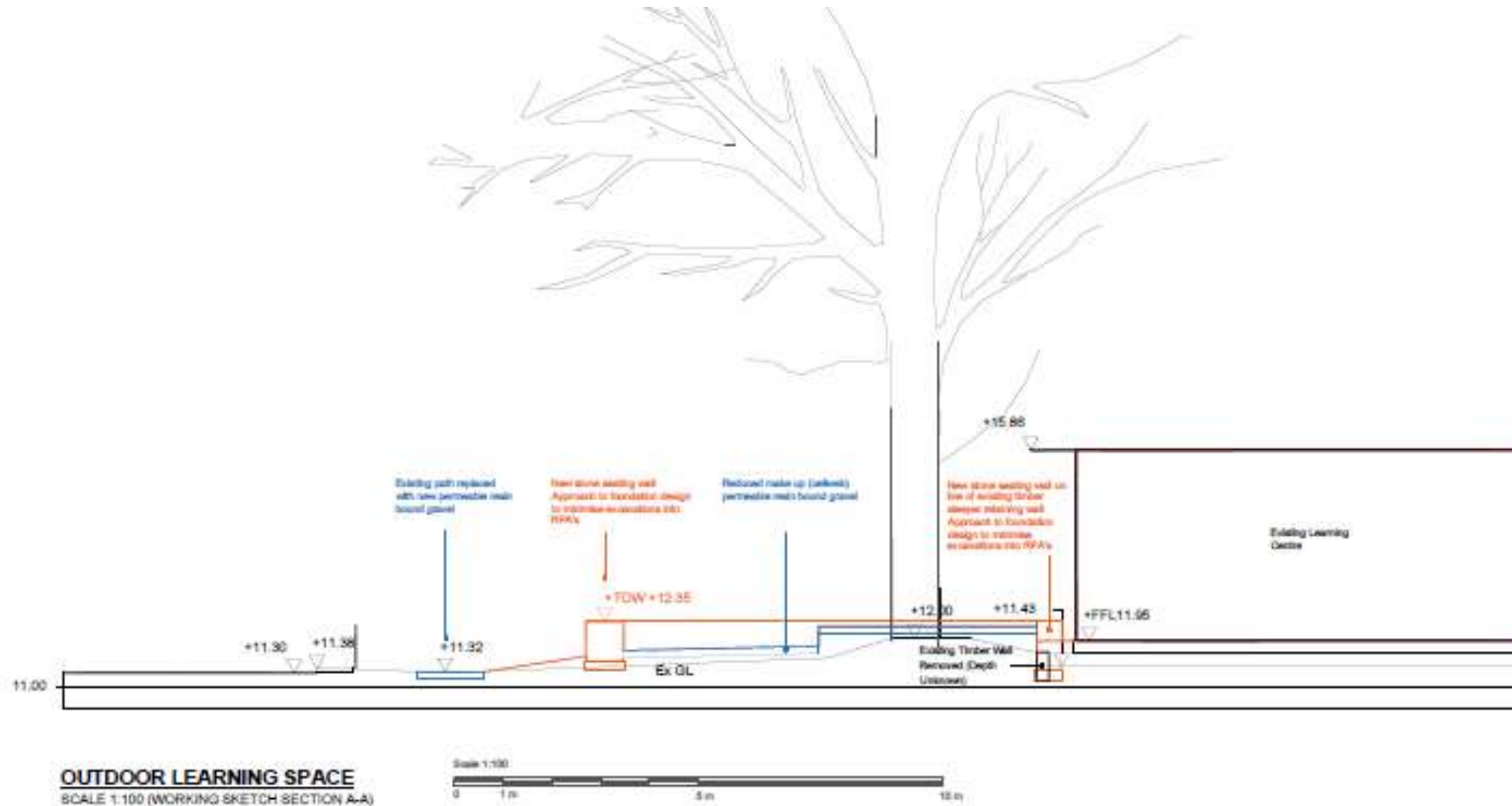
Public W/C block concept visualisation

Proposed planted bank in the Regency style

Outdoor Learning Spaces Plan

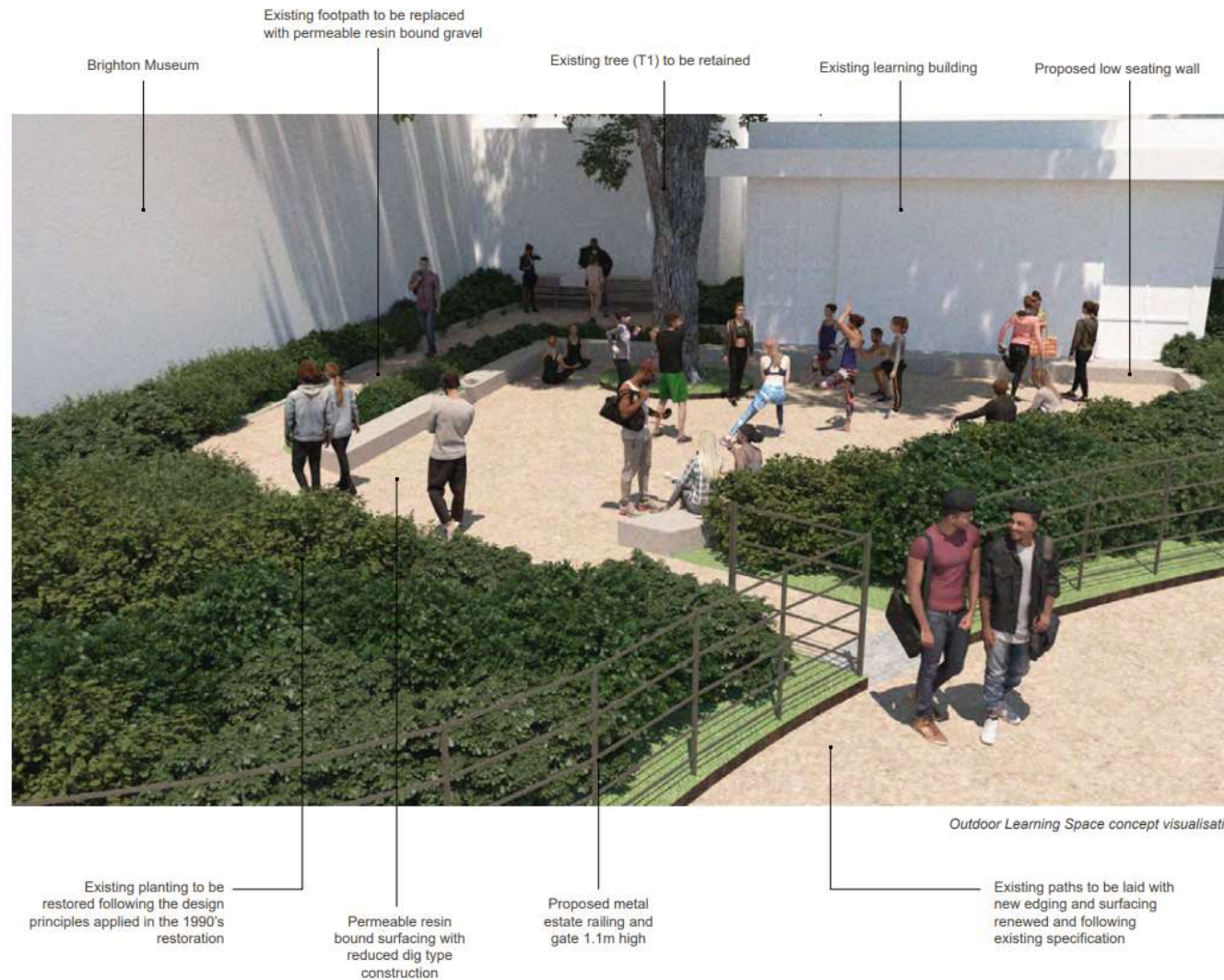


Proposed Outdoor Learning Spaces Section

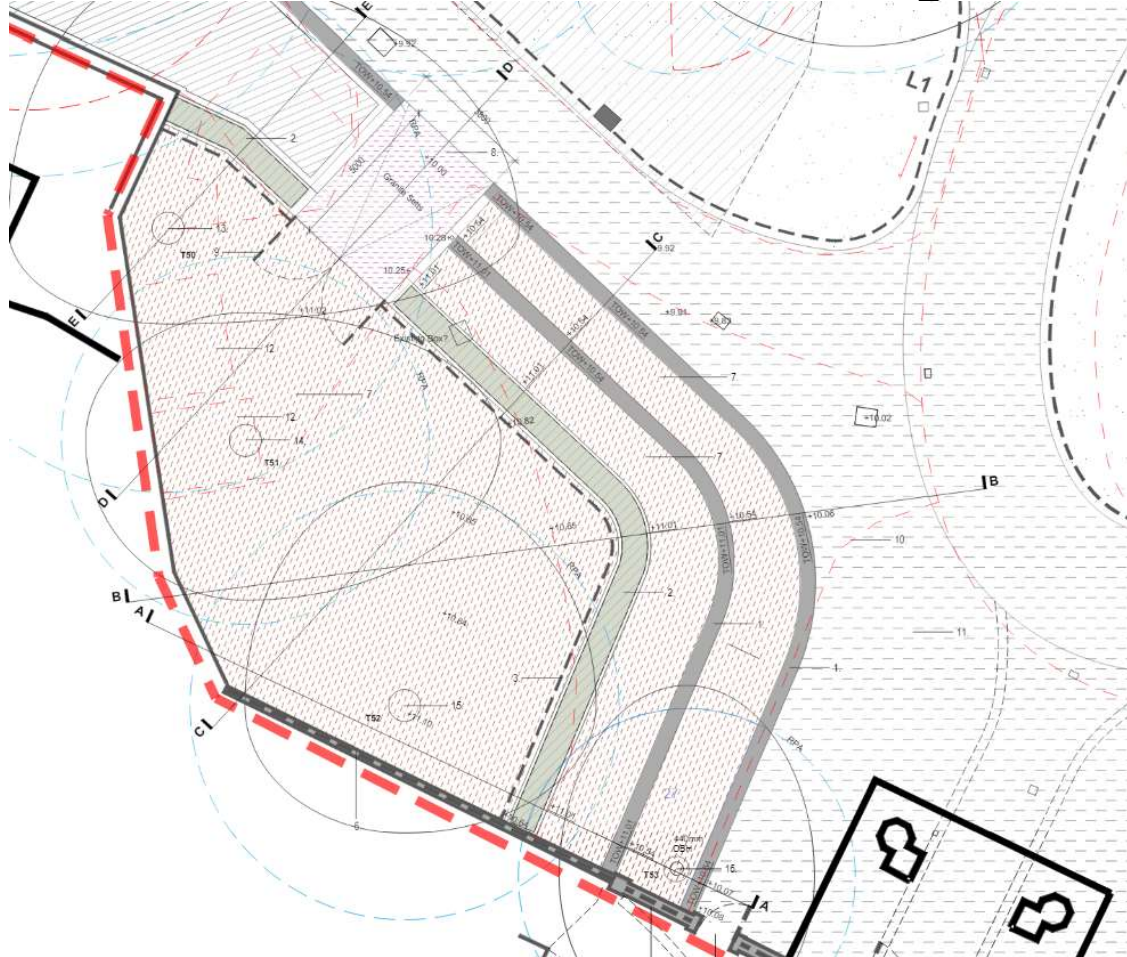


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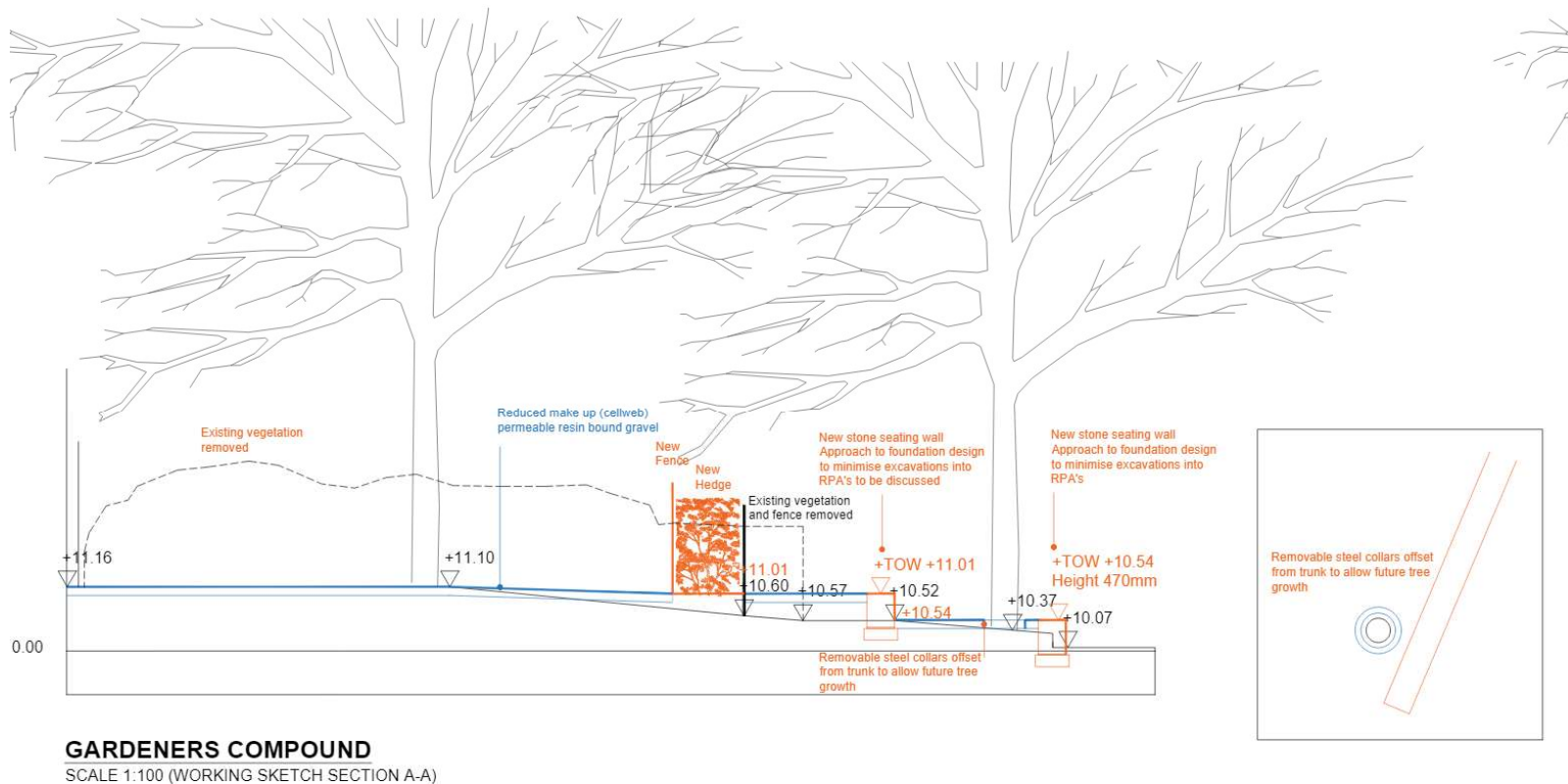
Proposed Visual – Outdoor Learning Spaces



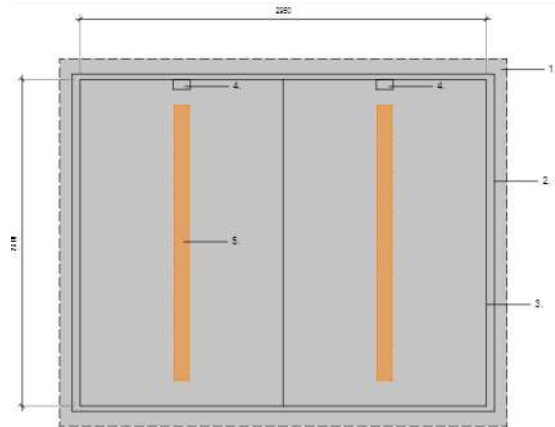
Proposed Gardener's Compound Plan



Proposed Gardener's Compound Section



Proposed Gardener's Compound Store



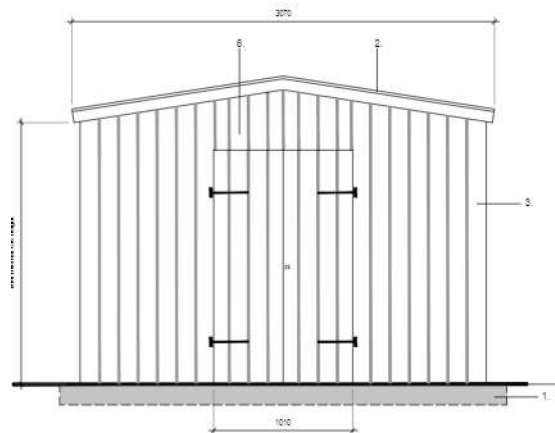
GARDEN STORE
SCALE 1:25 (PLAN VIEW)



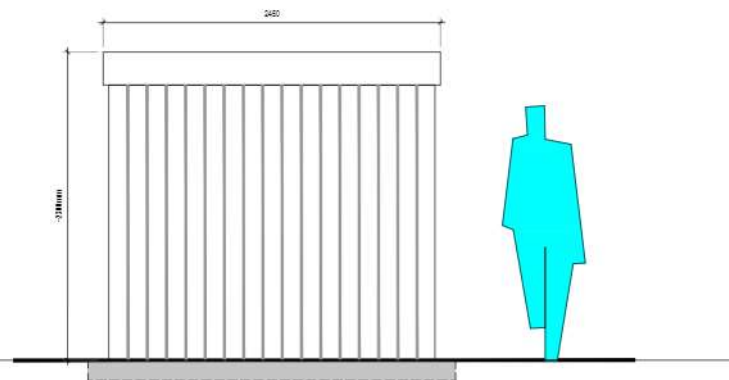
For illustrative purposes only

TIMBER GARDENERS STORE
(3.07 x 2.47) - or similar approved

1. Foundation (to engineers detail)
2. Black corrugated roofing over timber tongue and groove ceiling
3. Traditional vertical sawn board cladding painted with microporous paint (colour TBC)
4. Waterproof double electrical socket
5. LED strip lighting
6. Double timber doors with metal door furniture and mortice lock

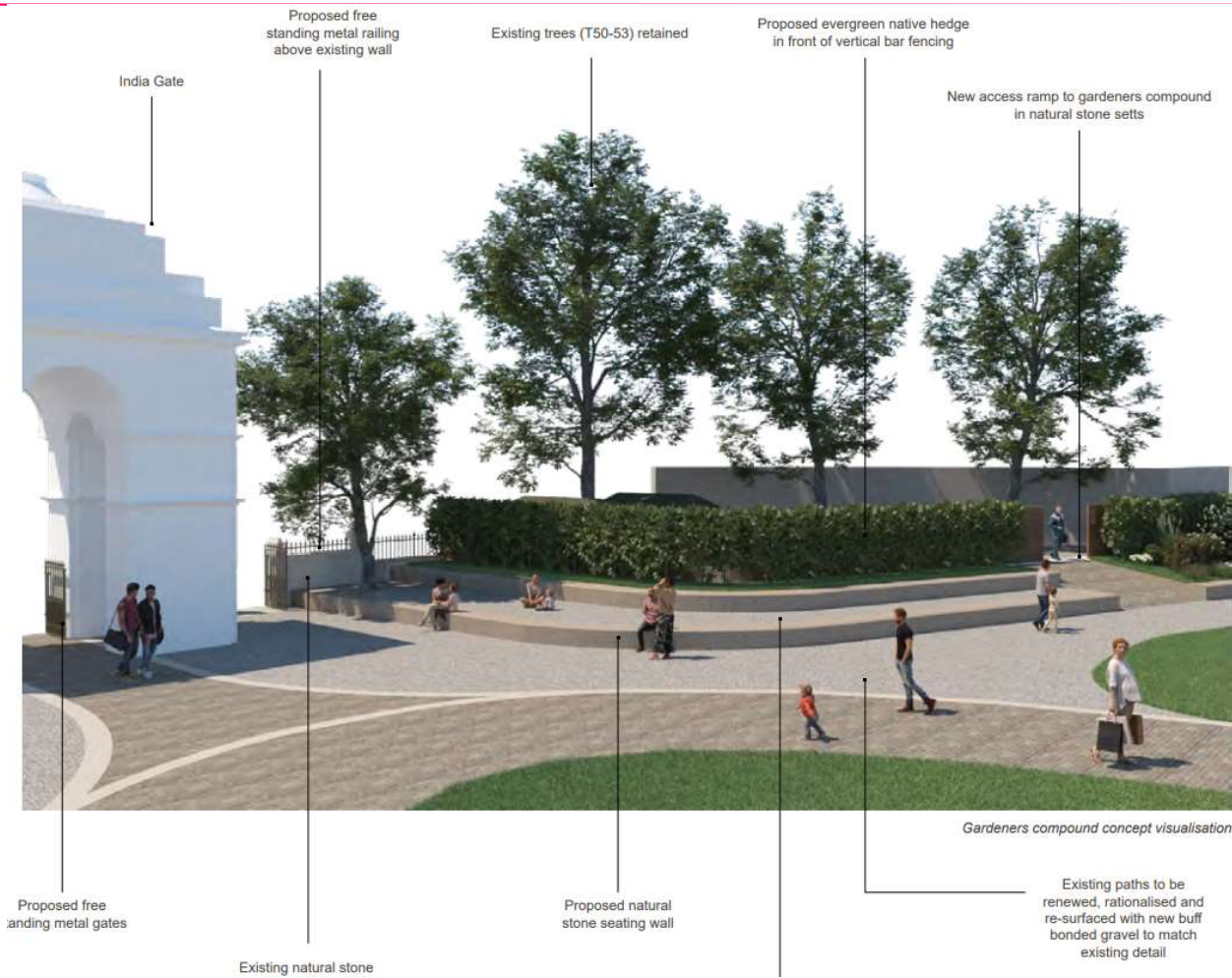


GARDEN STORE
SCALE 1:25 (FRONT ELEVATION)



GARDEN STORE
SCALE 1:25 (SIDE ELEVATION)

Proposed Visual – Gardener’s Compound and Surrounds



Proposed Materials Palette

Royal Pavilion Gardens | Materials



Bonded gravel surfacing (to renew / match existing)
Location: Across all existing paths
Product: Fibredec (or approved similar)
Manufacturer: Colas (tbc)
Colour: Buff



Resin Bound Gravel
Location: Surfacing within Root Protection Areas
Product: Addaset (or approved similar) on Cellweb cellular confinement system (or approved similar)
Manufacturer: Addagrip (tbc)
Size: 6mm
Colour: Buff



Granite set threshold
Location: Key entrances and thresholds
Product: Lightly tumbled granite setts
Manufacturer: CED Quarries (tbc)
Size: 200 x 100 x 50mm
Colour: Mid grey



Yorkstone flag
Location: Cafe terrace, seating benches & thresholds
Product: Yorkstone or approved similar natural sandstone
Manufacturer: CED Quarries (tbc)
Size: 600 x 600 x 50mm
Colour: Buff



Pop-up power supply
Location: Various locations
Product: In ground power unit
Manufacturer: Pop-up power supplies
Size: 700 x 500mm
Colour: Cover to be filled to match surface finish



Mild steel edging
Location: Across all existing paths
Product: Fort (or approved similar)
Manufacturer: Kinley Systems (tbc)
Size: 4mm thick
Colour: Natural mild steel



Stone walls / plinths
Location: Gardeners Compound, Outdoor Learning space
Product: Yorkstone or similar approved natural stone
Manufacturer: CED Quarries (tbc)
Colour: Buff



Drainage Channel
Location: Cafe terrace
Product: Slot drain
Manufacturer: Marshalls (tbc)
Colour: Galvanised metal

Proposed Furniture Palette

Royal Pavilion Gardens | Furniture



Seating bench
Location: Across garden
Product: Custom
Manufacturer: Lost Art or approved equal
Size: 2.4m length
Colour: 'Invisible Green' (tbc)



Estate railing (internal)
Location: Adjacent to Palace Place entrance. Low railing to planting beds
Product: Metal estate railing
Manufacturer: Lost Art or approved equal
Size: 1100mm high & low 400mm high (to planting beds)
Colour: 'Invisible Green' (tbc)



Cycle stand
Location: Adjacent to North gate entrance
Product: Ribbon or similar approved
Manufacturer: Furnitubes (tbc)
Size: 750mm x 800mm high
Colour: 'Invisible Green' (tbc)



Railing (external)
Location: To perimeter of gardens
Product: N/A custom made metal railing with cast iron finials. Railing to match existing detail and railing on site by Palace Place
Manufacturer: specialist blacksmith fabricator tbc
Size: 2.1m high
Colour: 'Invisible Green' (tbc)



Lighting column
Location: Existing light columns across the gardens
Product: N/A Existing to be removed and refurbished to conservation architects detail
Manufacturer: tbc
Size: 6m height
Colour: 'Invisible Green' (tbc)



Bollard
Location: Entrances
Product: Sunderland Telescopic Bollard or similar approved
Manufacturer: Marshalls (tbc)
Size: 730mm x 135mm dia
Colour: 'Invisible Green' (tbc)



Litter bin
Location: Across garden
Product: Cast Iron litter bin
Manufacturer: Lost Art or approved equal
Size: 1100mm height, Ø600mm
Colour: 'Invisible Green' (tbc)

Retained and Removed Tree Plan



Tree Categories



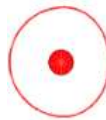
Category A tree
BS5837 2012



Category B tree
BS5837 2012



Category C tree
BS5837 2012



Category U tree
BS5837 2012

Arboricultural Strategy



Tree to be retained
Colour reference in accordance with the
categories defined by BS:5837



Tree to be removed
Colour reference in accordance with the
categories defined by BS:5837



Tree group/hedge to be retained
Colour reference in accordance with the categories
defined by BS:5837

Representations

Objections from **eighteen (18)** individuals and from the following groups: North Laine Community Association, The Brighton Society, Living Streets Group and The Regency Society

- Adverse impact on listed building and Conservation Area
- Additional traffic and less convenient due to closure of gates
- Inappropriate height of development (railings and gates)
- Overdevelopment
- Overshadowing
- Overbearing
- Poor design
- Disabled access not increased - gates too narrow
- No cycle storage details
- Railings and enclosure of site, with potential closure of public access unacceptable - lockable gates unacceptable
- Reduction in site permeability/restriction of views
- Cost and maintenance of railings and gates
- Narrowing of path and potential loss for areas of seating in front of the cafe
- Placement of bins nearer to Café
- Intention to close gardens more often for private events
- Loss of mature trees

Representations

Support from **thirty four (34)** individuals:

- Respects and protects the Heritage assets for the future
- Cultural and tourism benefits
- Beneficial to wider city - will create a 'Jewel in the Crown' for Brighton and Hove
- Enhanced disabled access with changing place facilities and improved pathways
- Good design
- Gates and railings will reduce crime in the area, make safe for users, particularly at night when locked - similar gardens in London close at night
- Educational spaces would enhance the garden offering
- Enhanced toilet facilities
- More attractive garden, improved neighbourhood

Comment from **two (2)** individuals was received, noting the following:

- Renewed toilet provision is welcome
- Protection and replanting welcomed
- Cooperation between BHCC and the Trust welcomed
- Security vs 24/7 access - how is this resolved?
- Extension of lawn to encompass areas that serve the café - not the ideal solution
- Loss of mature trees
- Should ensure accessibility at all hours and for disabled access

Key Considerations in the Application

- The principle of the development
- Design & appearance
- Heritage impacts – on the listed Heritage Assets
- Arboriculture (Trees and Hedges)
- Ecology
- Biodiversity
- Security
- Culture and Tourism
- DM32 - The Royal Pavilion Estate

Conclusion and Planning Balance

- Would increase the significance of the heritage assets (setting and views of the Royal Pavilion), help to preserve and enhance existing heritage assets, enhance cultural/tourism offer of city, and increase public amenity benefits including education through provision of more flexible buildings and an outdoor education space.
- Increased accessibility, particularly for those with protected characteristics such as reduced mobility.
- Enhanced servicing access to Royal Pavilion through new access from Palace Place, increasing opportunities for the use of the gardens for special events .
- New perimeter railings and gates would improve setting and ability to secure site if necessary.
- Loss of mature trees is regrettable and weighs against the development. Mitigation planting is proposed as part of the overall landscaping scheme which would deliver more than 10% Biodiversity Net Gain.
- Benefits outweigh less than significant harm from the new perimeter railings and gates to enhance the boundary security, and loss of mature trees to enable the garden improvements.

Recommend Approval

Royal Pavilion Gardens, Pavilion Buildings

(Listed Building Consent)

BH2023/02836



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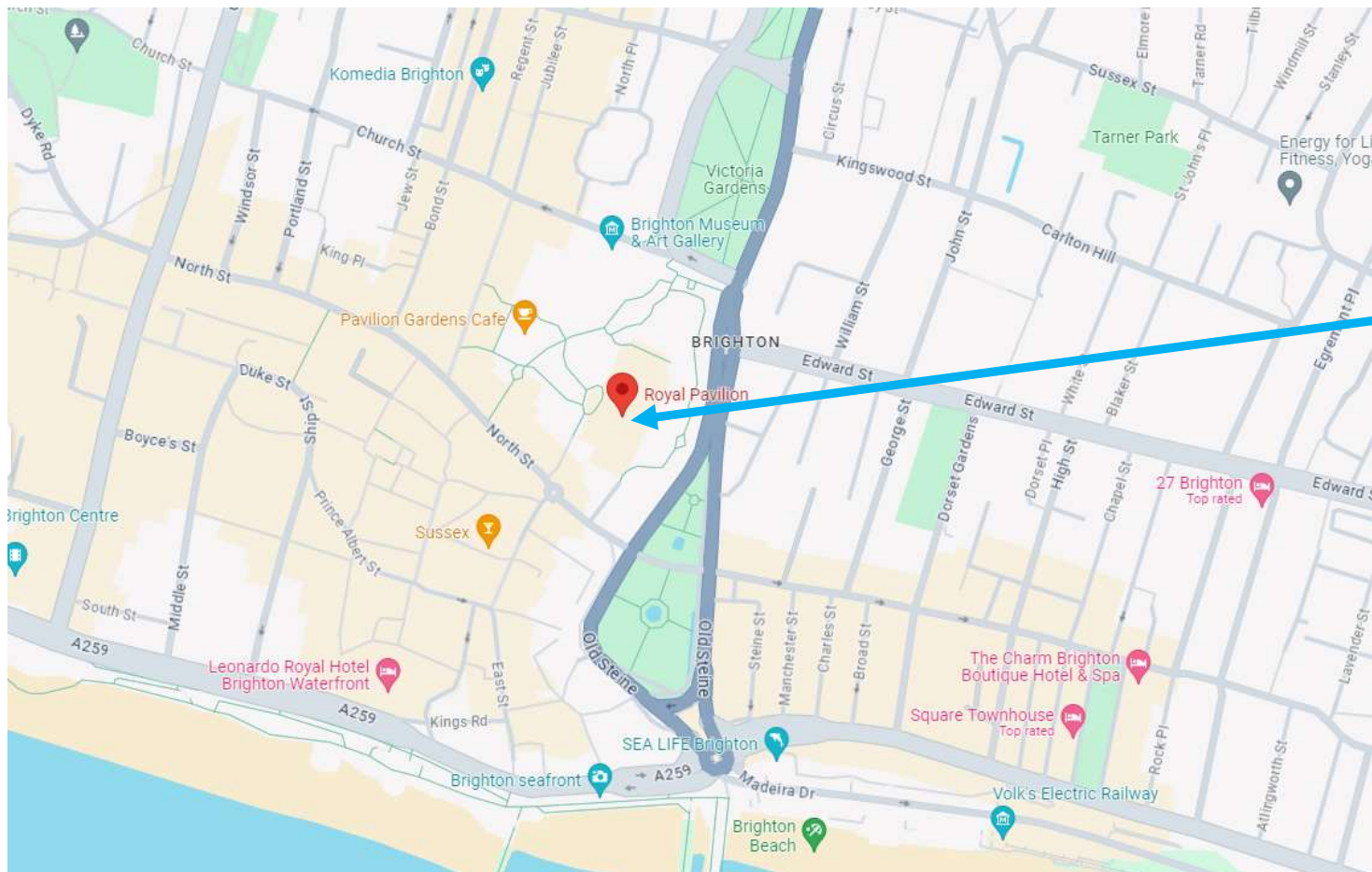
Application Description

The Royal Pavilion grounds are Grade II listed and a designated Registered Park and Garden of Special Historic Interest. The Royal Pavilion itself is a Grade I listed building. The site lies within the Valley Gardens Conservation Area. The setting of the Pavilion is an essential part of its character as the gardens have been laid out to complement its design.

Proposed Development:

- Landscaping works to include the restoration and reinstatement of historic walls, new metal railings and gates, restoration of existing 19C historic and existing modern replica lamp posts.
- Enhancement of planting, lawns, groundworks and removal of modern trees and hedging to the Western lawn and the East/North East compartments to reinstate the Nash views and enable development.
- Remodelling of the existing public WC block, installation of an outdoor learning space with adjacent storage and hand wash area and a revised gardener's compound.
- Alterations to the existing paths, planting beds and fencing, with improvements to the drainage and irrigation systems.
- Associated ancillary development (e.g. bin store, removal of street furniture), including provision of public realm and landscaping improvements.

Map of application site



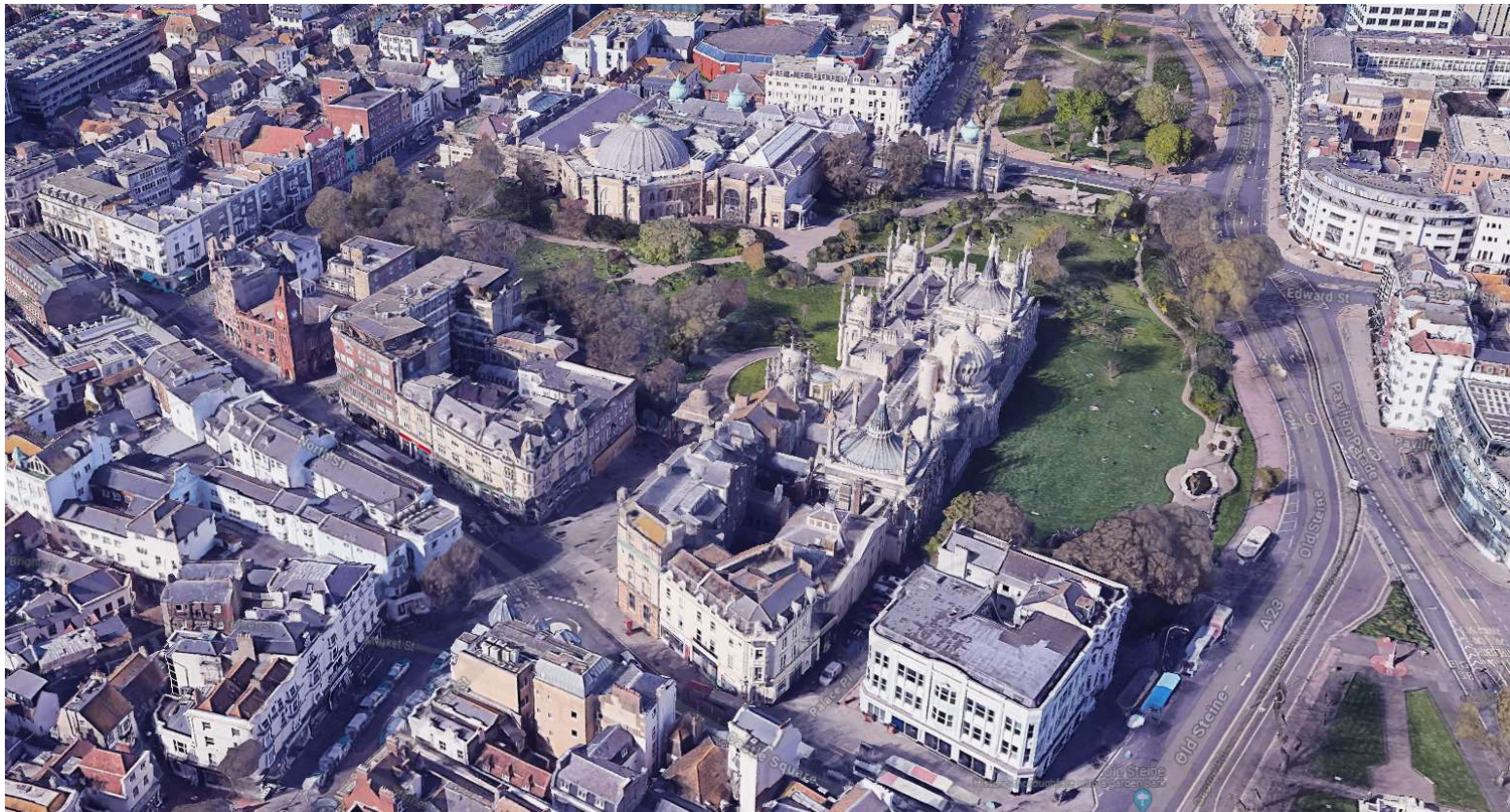
Site

Aerial photo of site



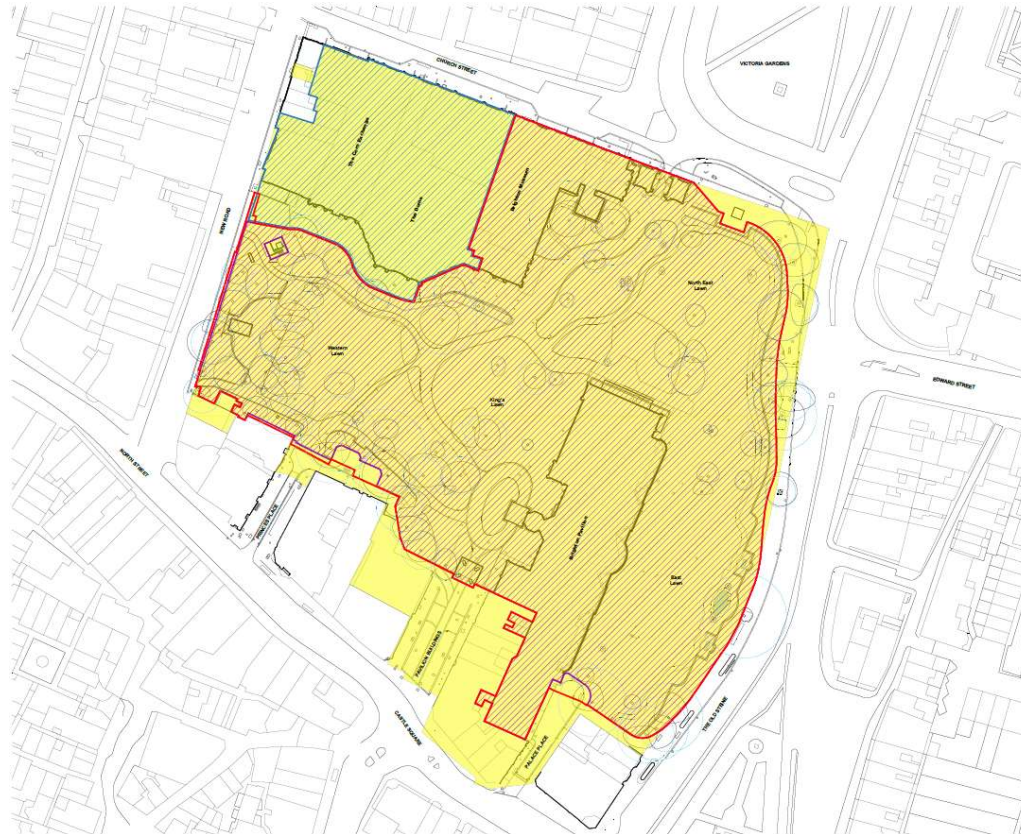
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3D Aerial photo of site



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City Council

Existing Location Plan



Existing Site Plan



Aerial Site Plan



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City Council

Royal Pavilion Estate – Phasing Plan



The Pavilion viewed from Old Steine/Pavilion Parade



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City Council

The Pavilion viewed from inside gardens



Existing Garden and Trees



Existing Garden and Trees



Existing Garden - Gardeners Compound



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Existing Garden - Museum and Learning Centre (timber clad)



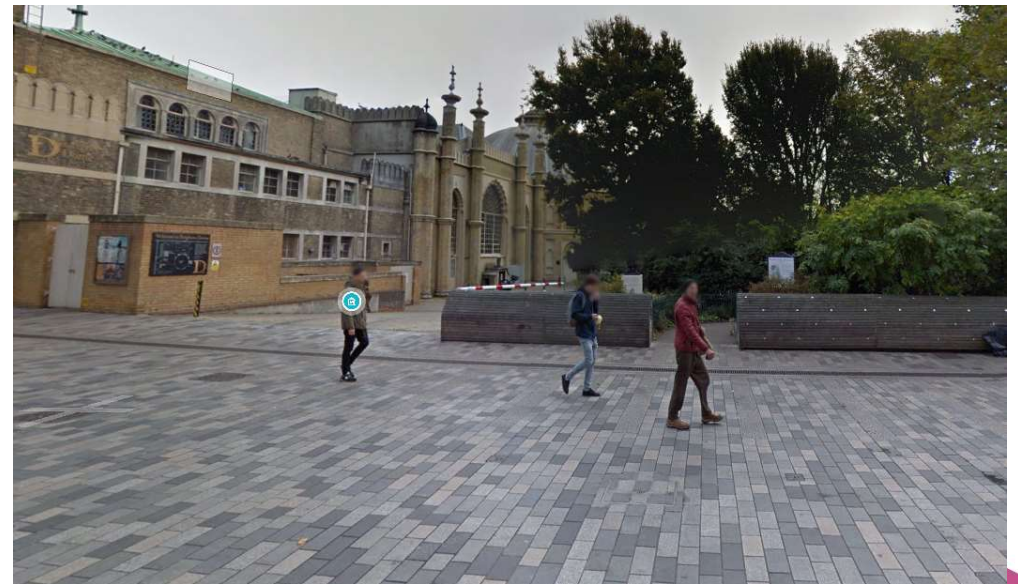
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Existing Entrances

New Road Pedestrian Entrance South



New Road Pedestrian North and Service Entrance



Existing Entrances

**North Gate (King William IV Gate)
Pedestrian and Service Entrance**



**Palace Place (Proposed for New Service
Entrance)**



Existing Entrances

South Gate (India Gate) Pedestrian Entrance



**Prince's Place Pedestrian entrance
(existing WC block to right)**



Existing Boundaries and Railings



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Existing Planting



Brighton & Hove
City Council

Existing Pathways



Brighton & Hove
City Council

Existing Lamps



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City Council

Existing Street Furniture



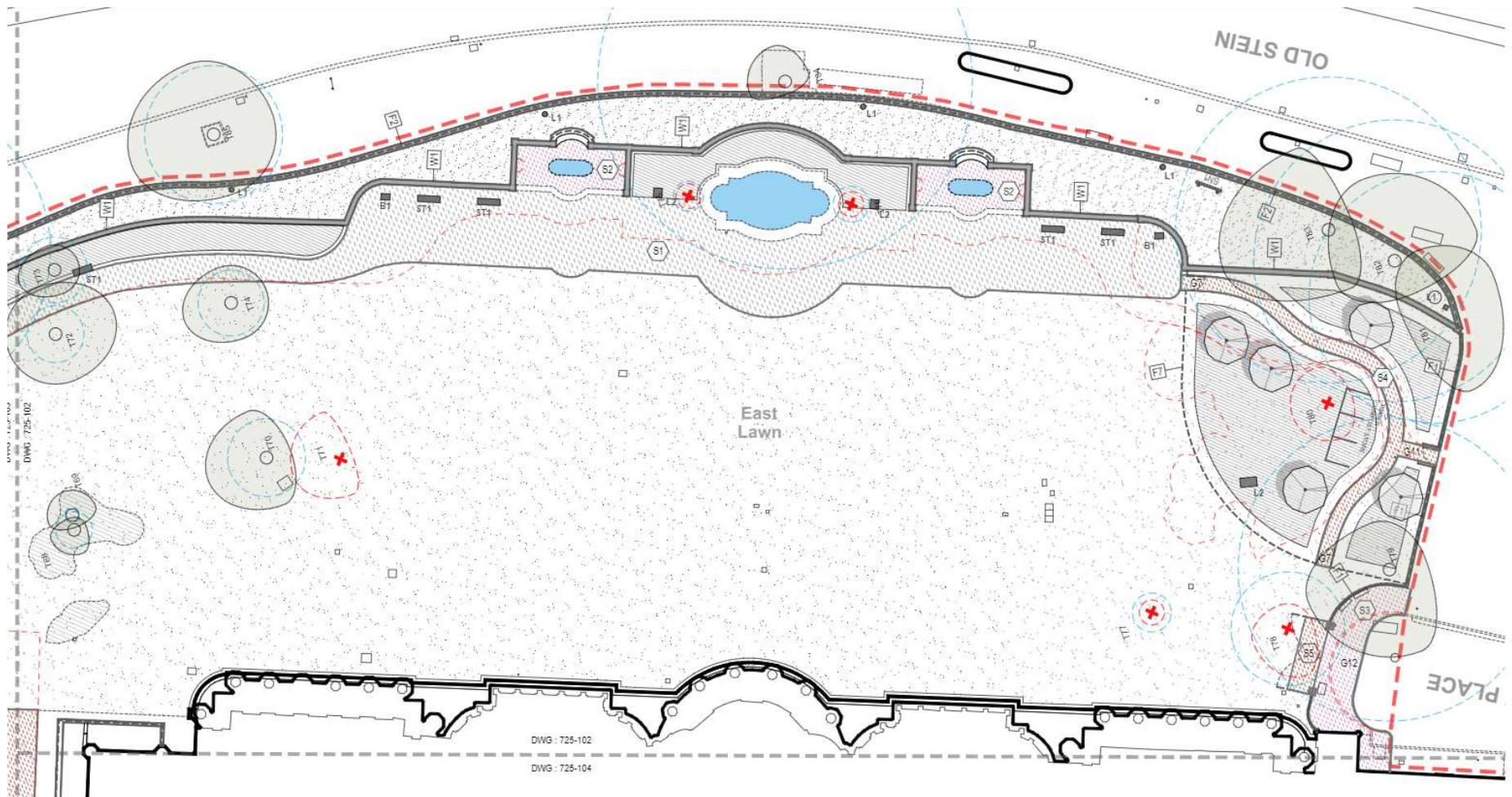
Brighton & Hove
City Council

Proposed Masterplan



725-100 A

Proposed Site Plan - East

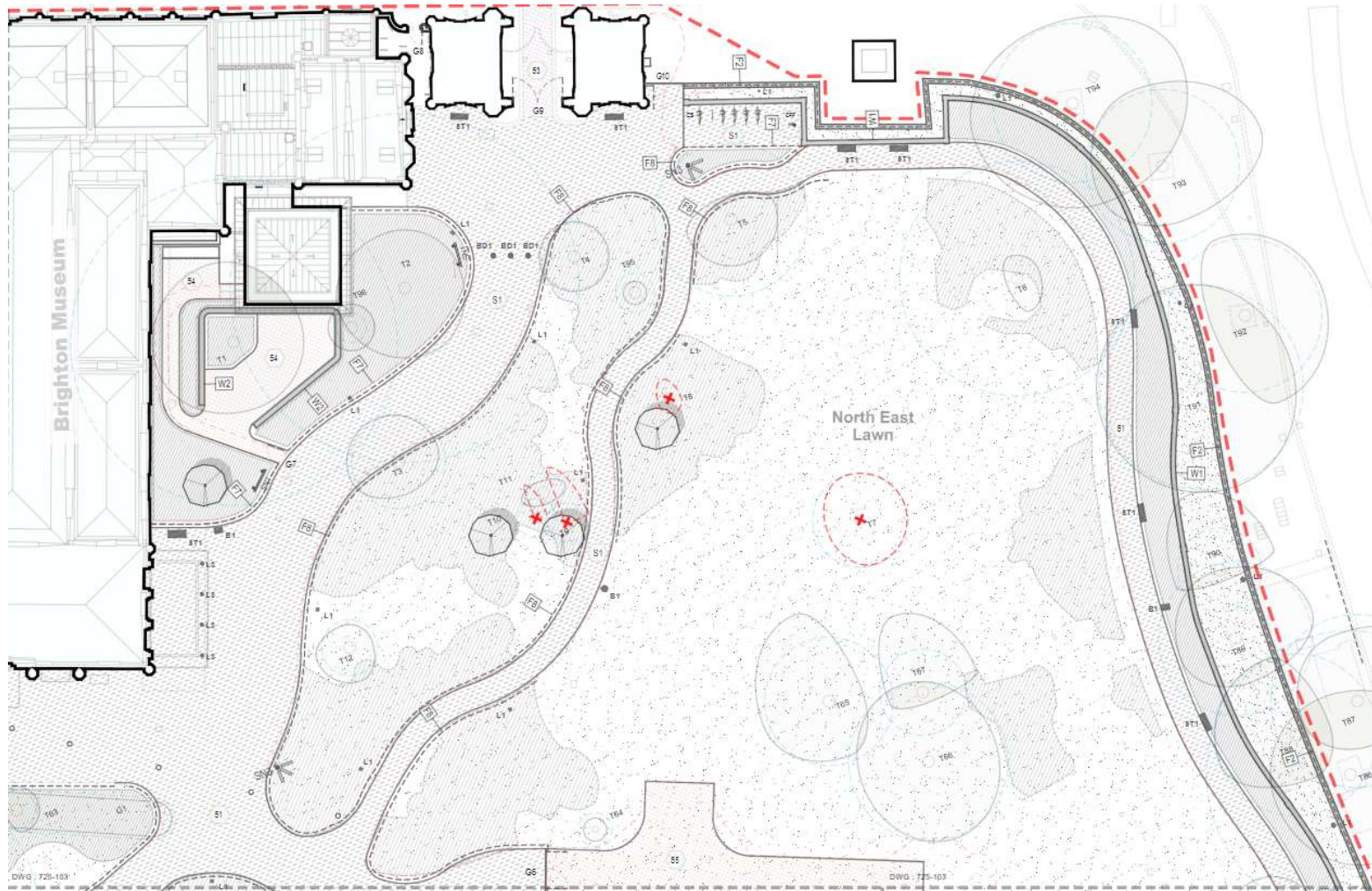


725-102 A



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City Council

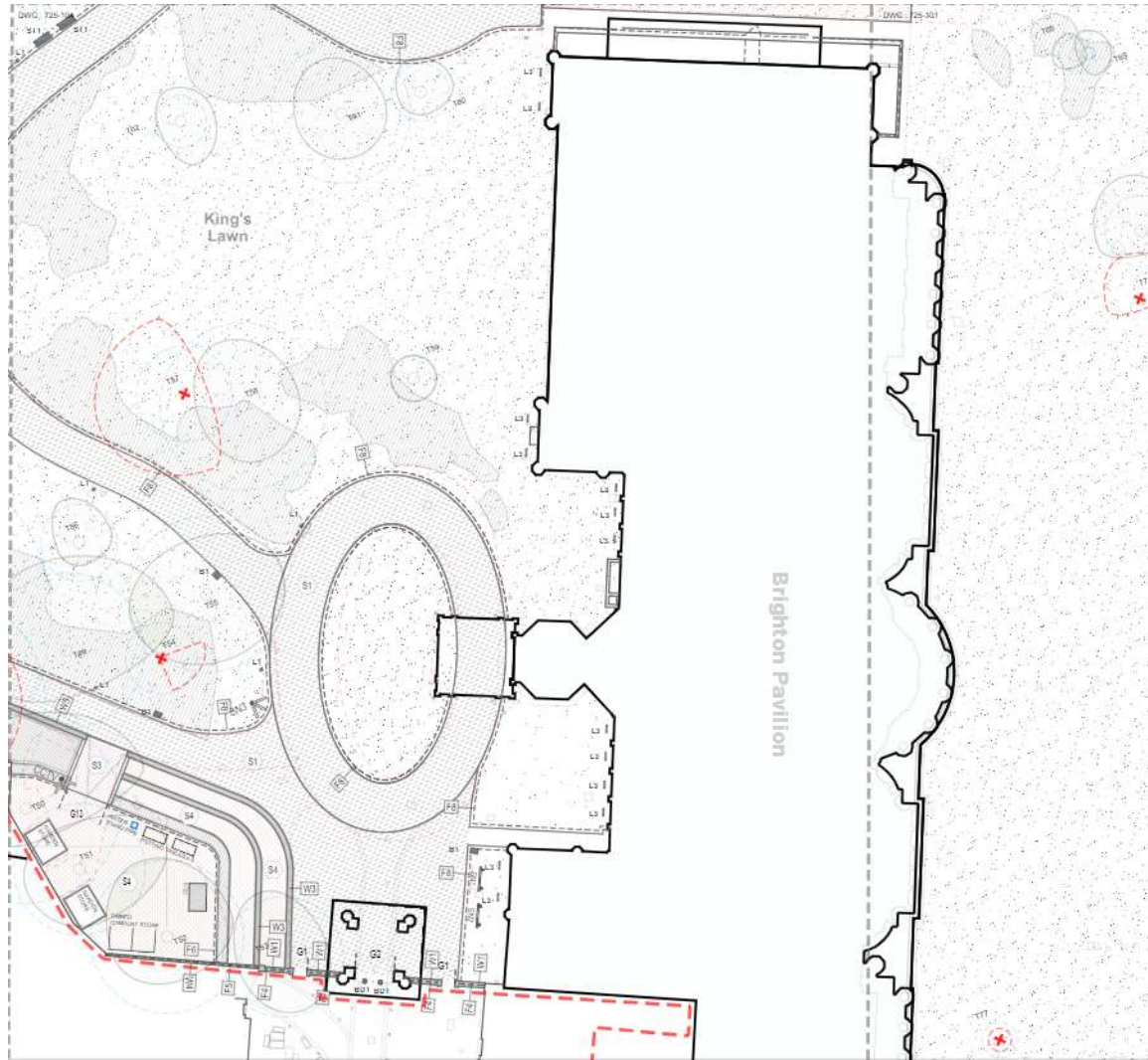
Proposed Site Plan - North



101

725-103 A

Proposed Site Plan - South



102

725-104 A

Proposed Site Plan - West



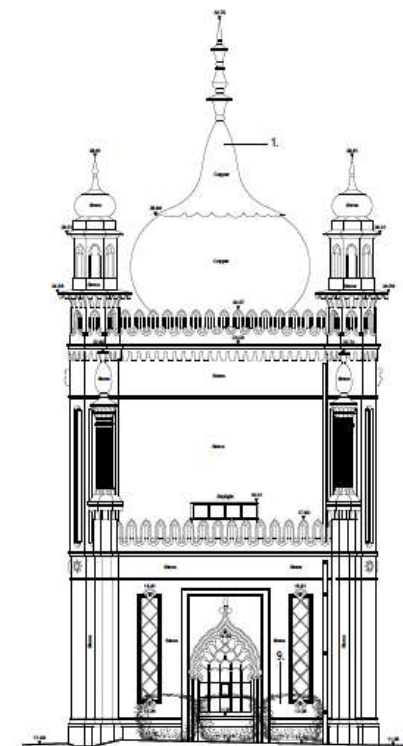
103

725-105 A

Existing North Gate Elevation



EXISTING BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION A-A)



EXISTING BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION B-B)

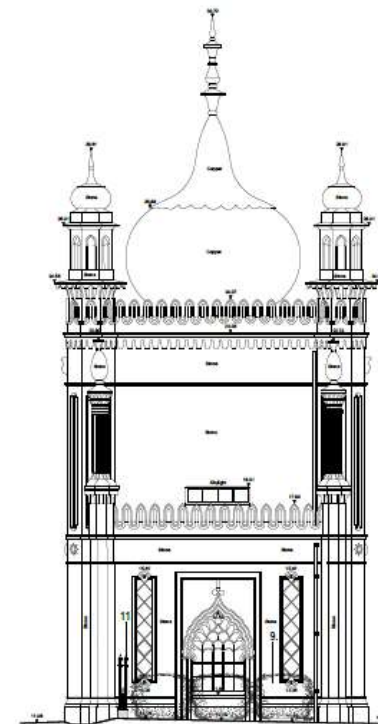


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Proposed North Gate Elevation



PROPOSED BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION A-A)

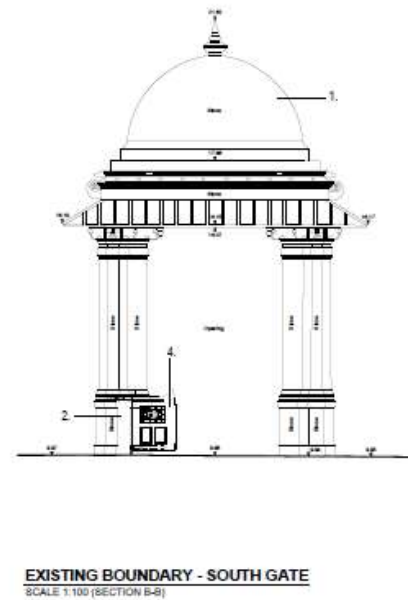
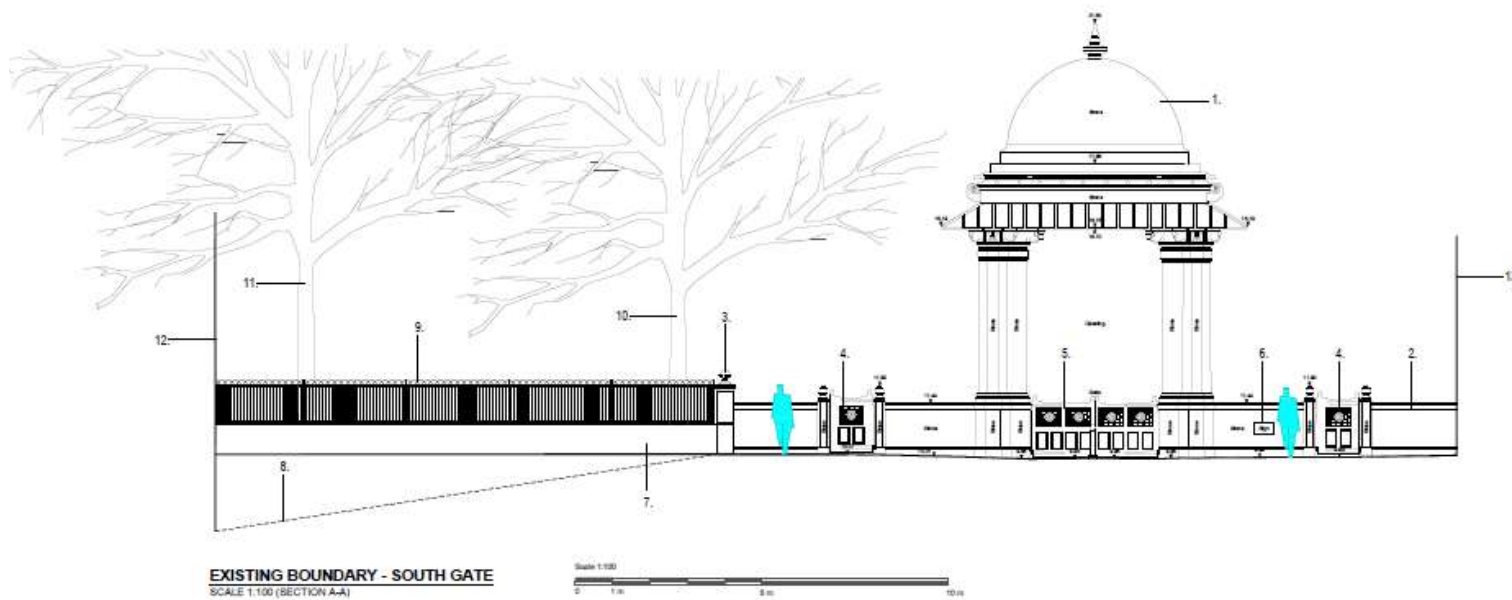


PROPOSED BOUNDARY - NORTH GATE
SCALE 1:100 (SECTION B-B)



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Existing South Gate Elevation

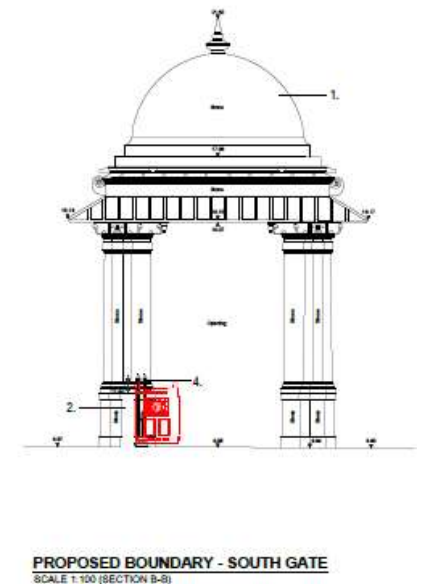
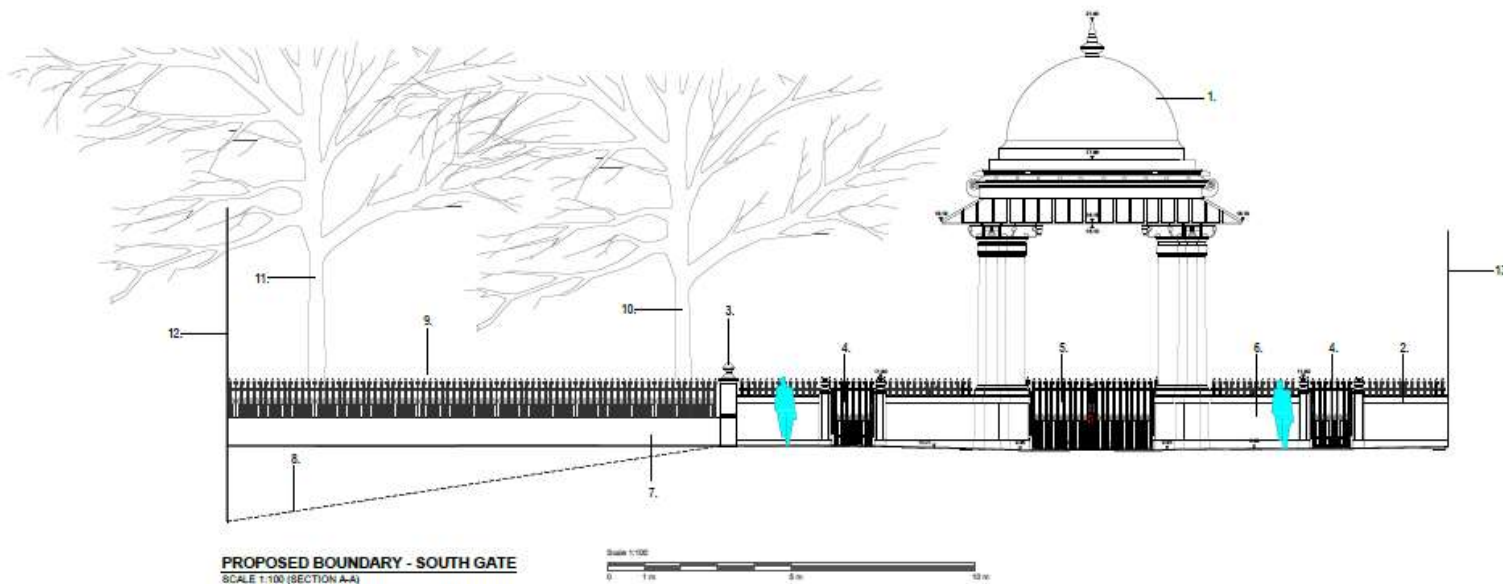


725-201



Brighton & Hove
City Council

Proposed South Gate Elevation

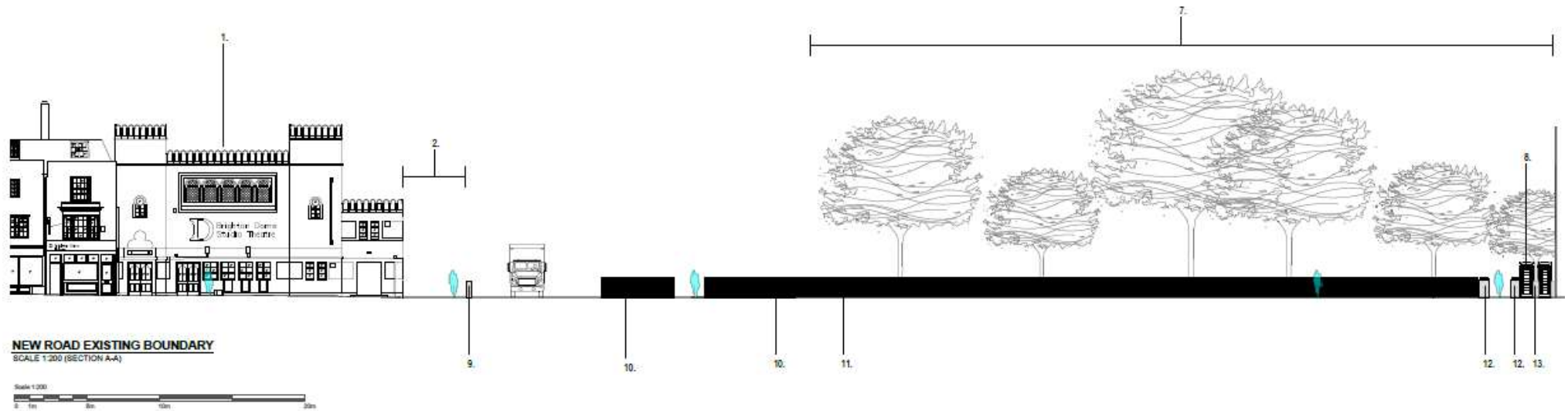


725-202



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City Council

Existing New Road Elevation

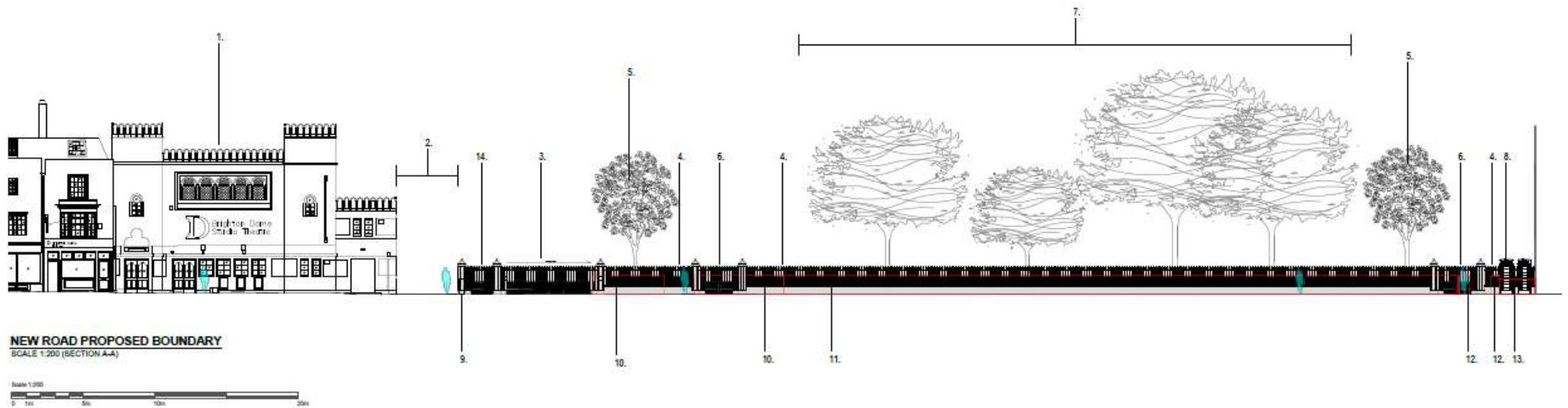


725-205



Brighton & Hove
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Proposed New Road Elevation

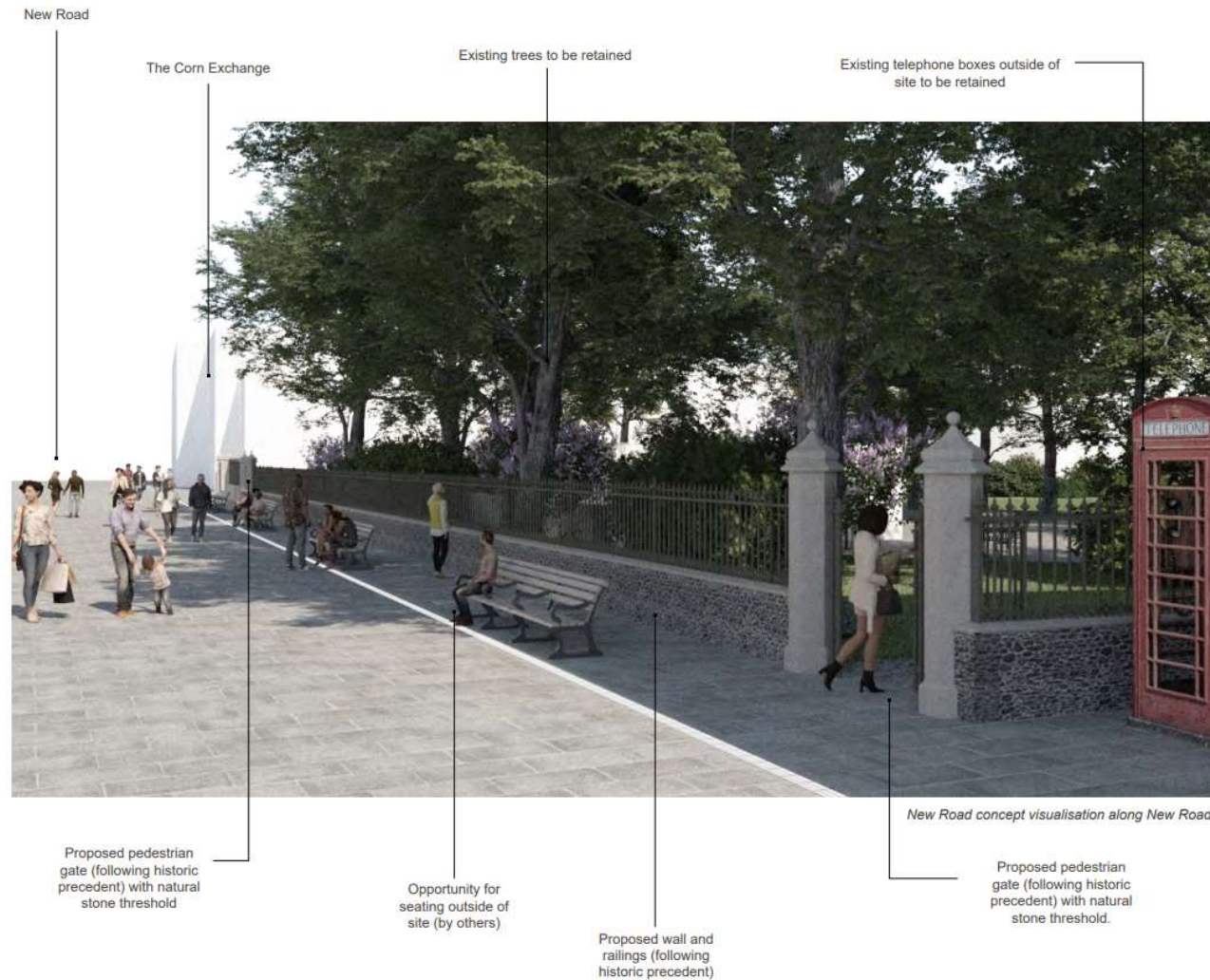


725-205

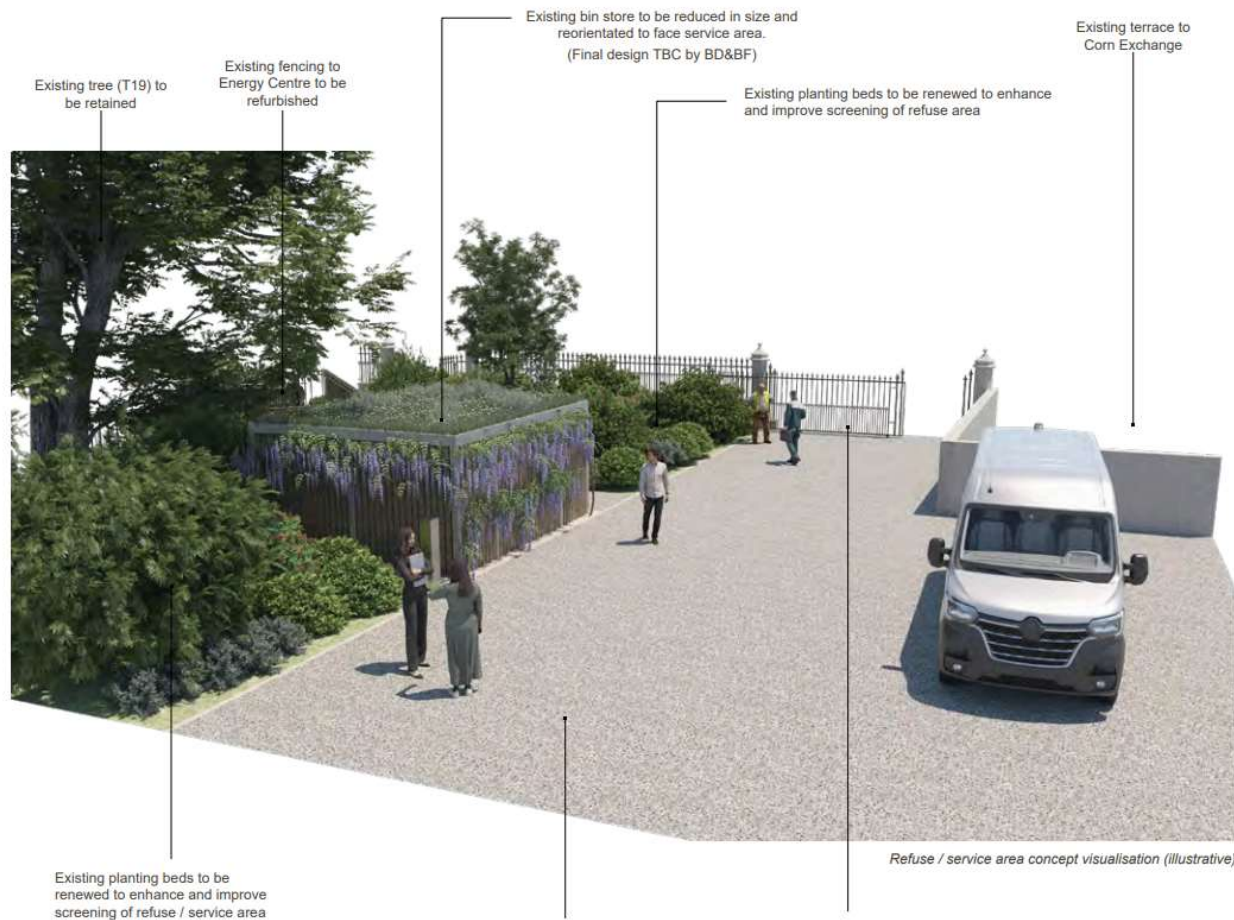


Brighton & Hove
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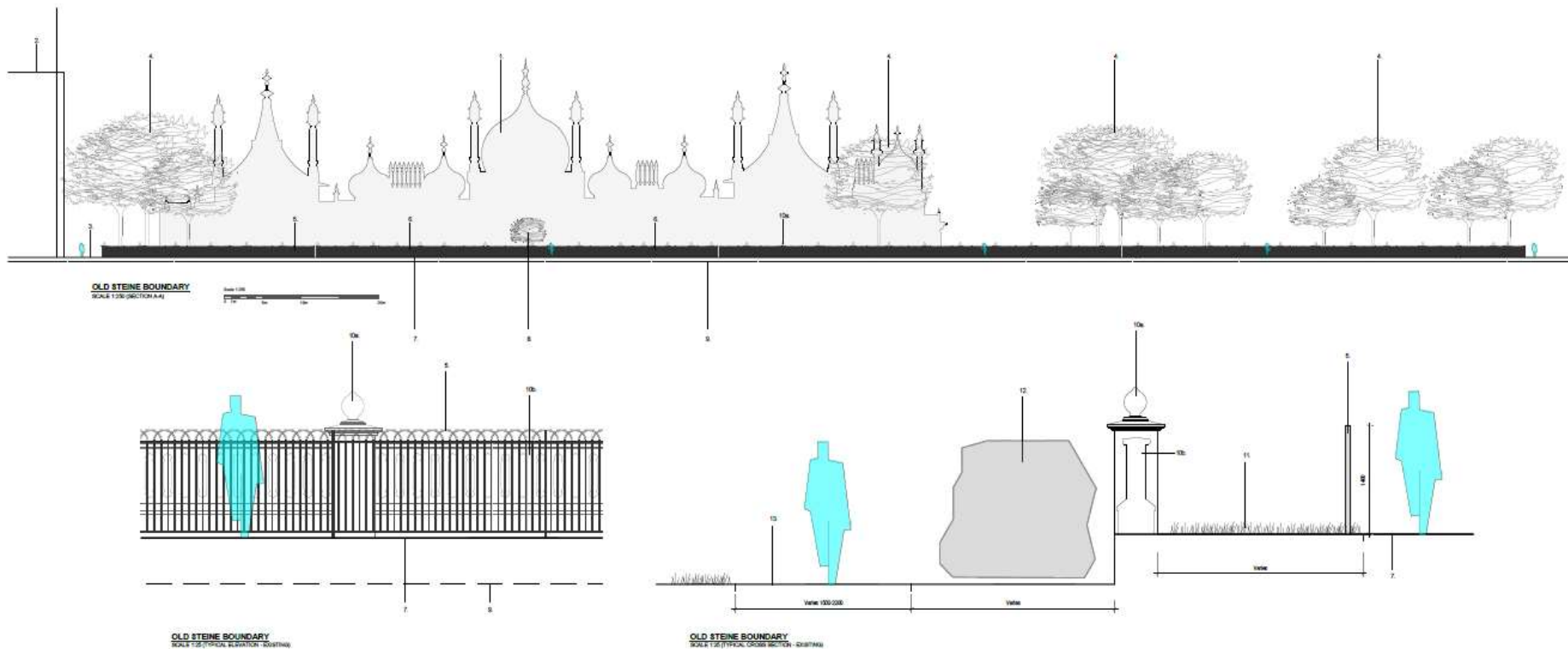
Proposed Visual – New Road South Side



Proposed Visual – New Road North side

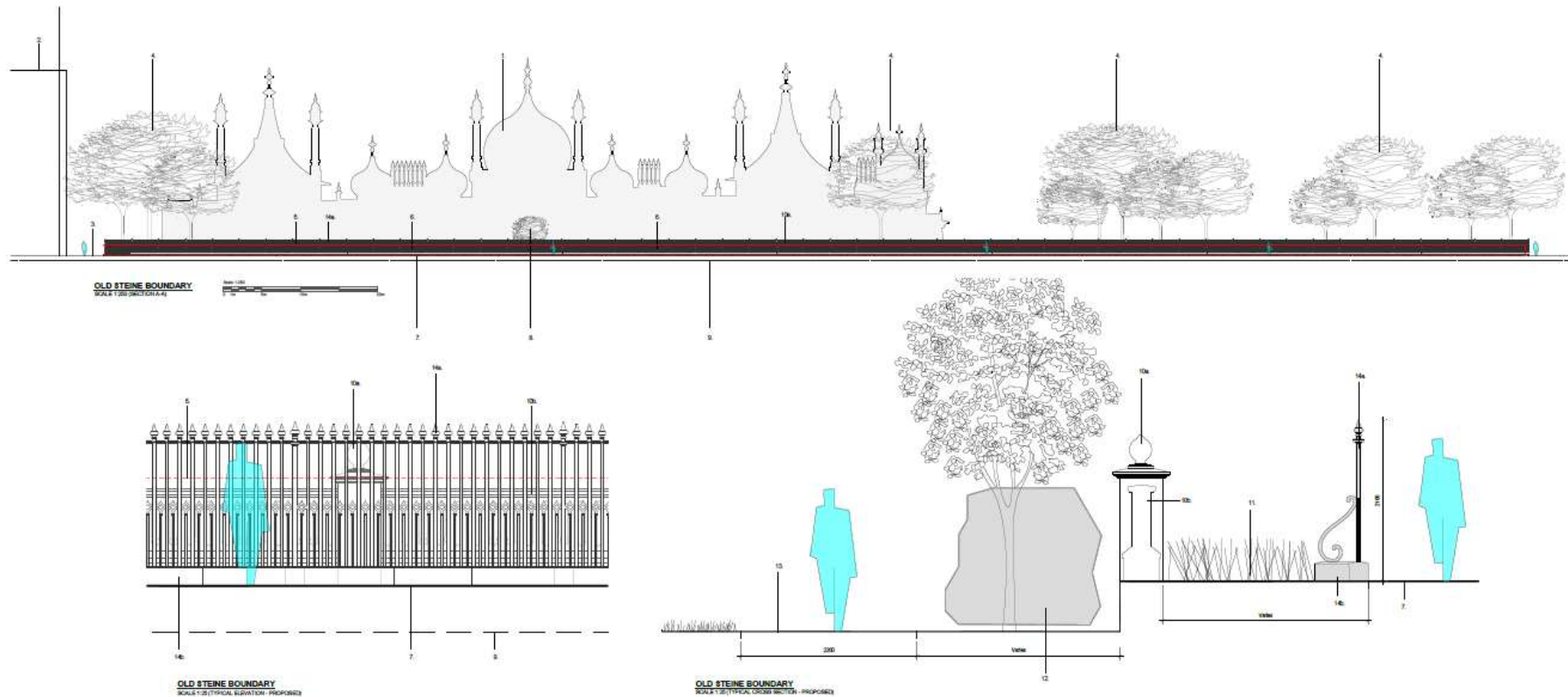


Existing Old Steine Section/Elevation



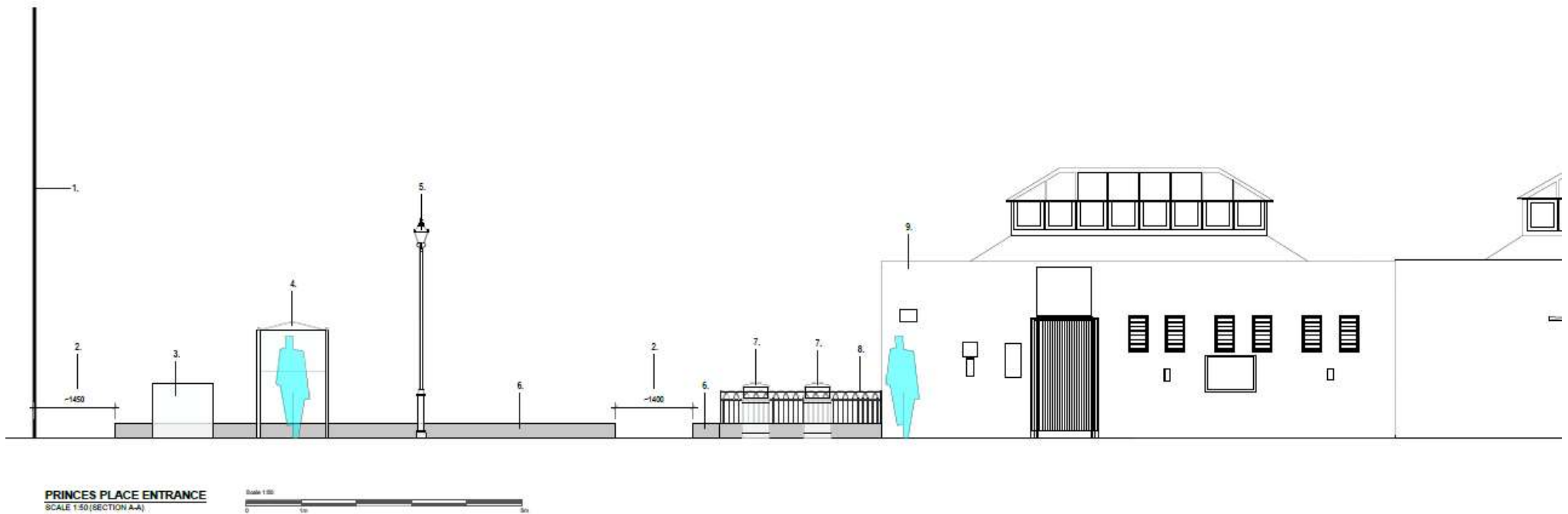
725-206

Proposed Old Steine Section/Elevation



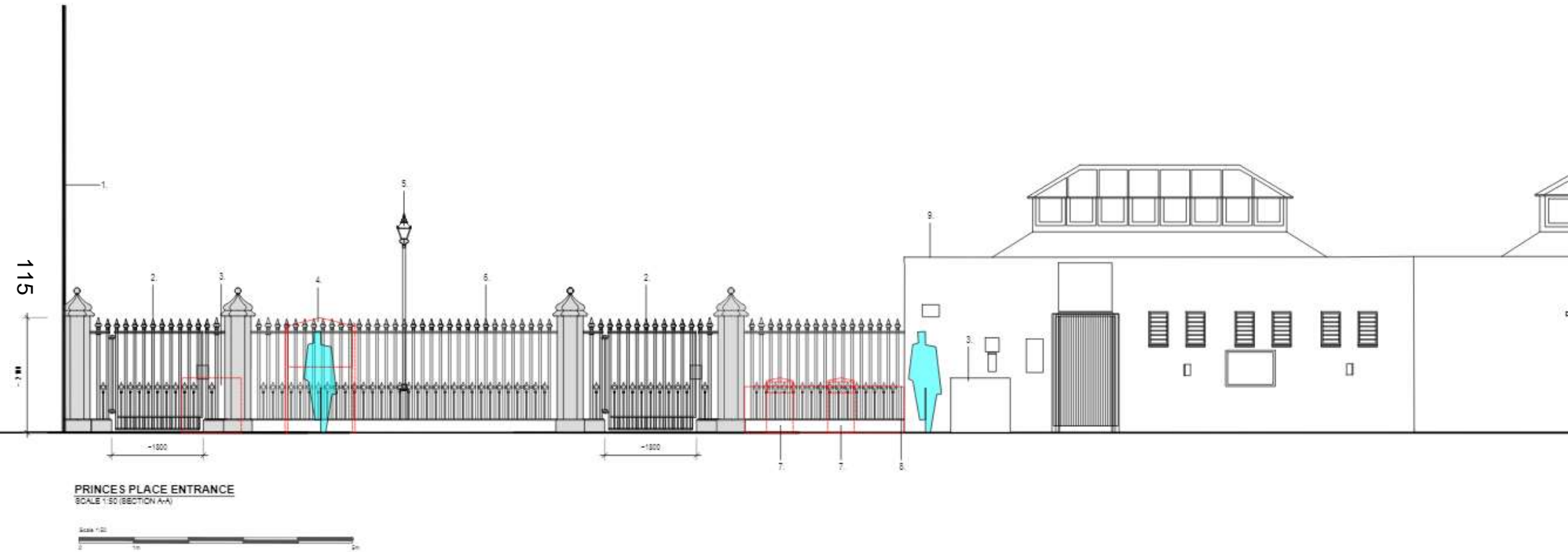
725-20

Existing Prince's Place Elevation



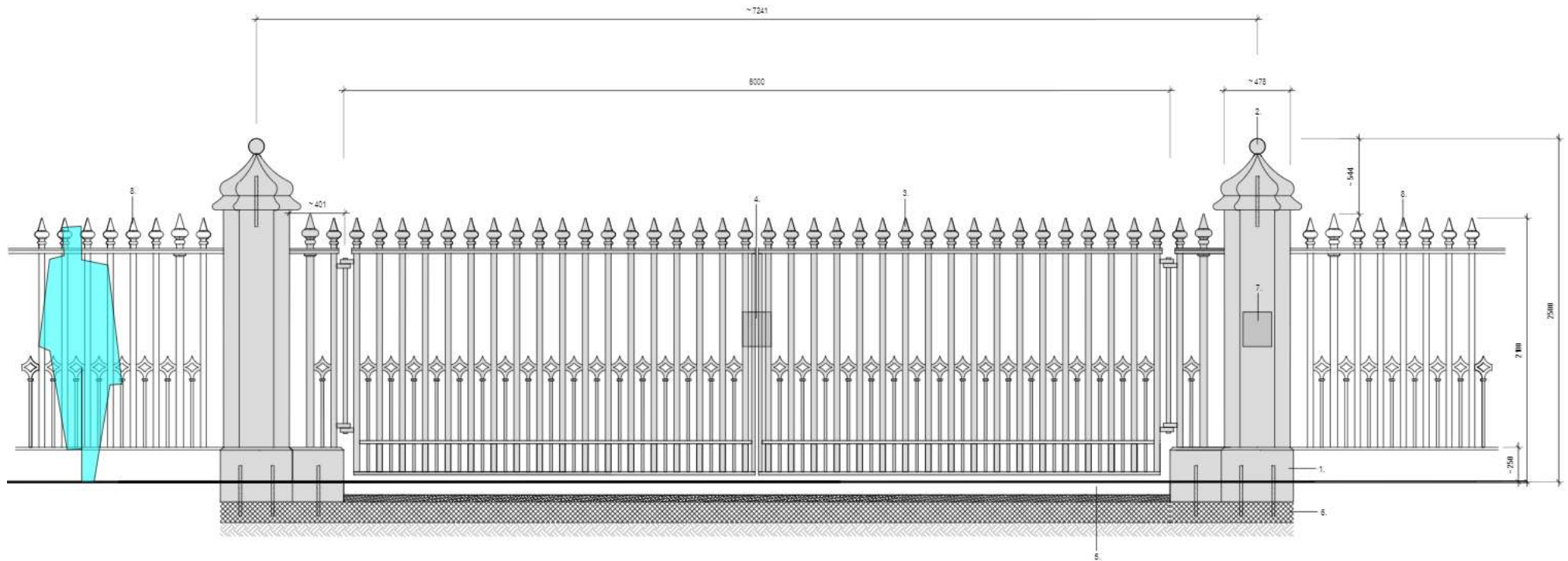
725-208

Proposed Prince's Place Elevation



725-209

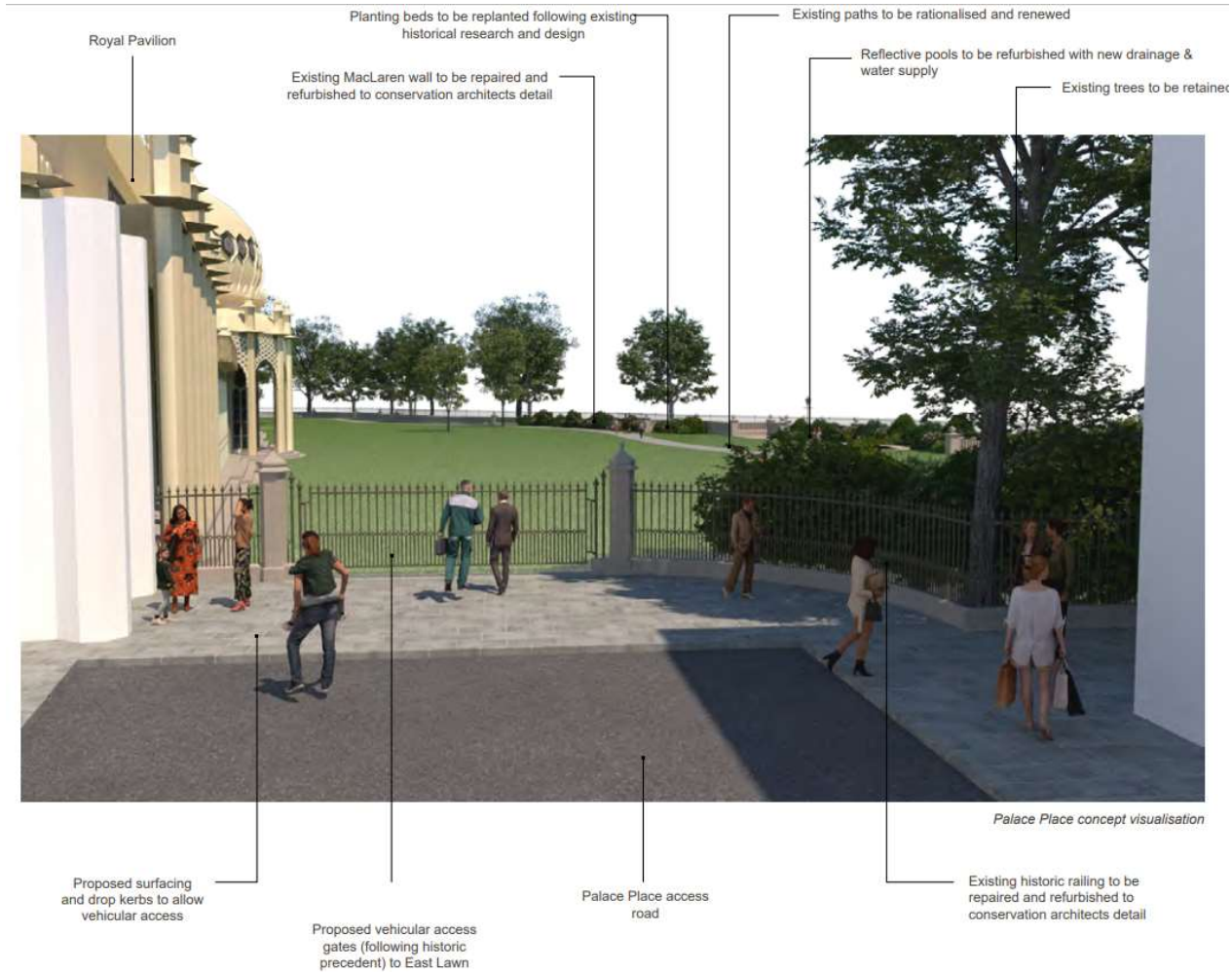
Proposed Palace Place Elevation



116

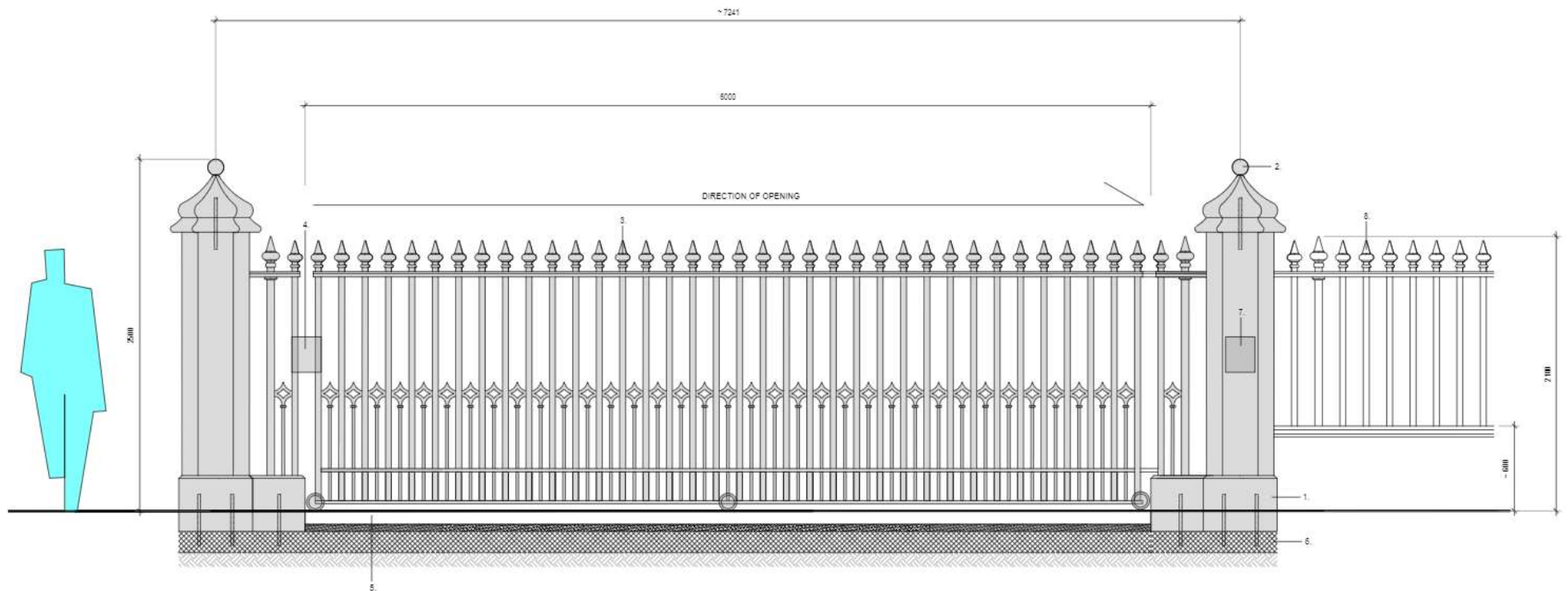
725-360

Proposed Visual – Palace Place



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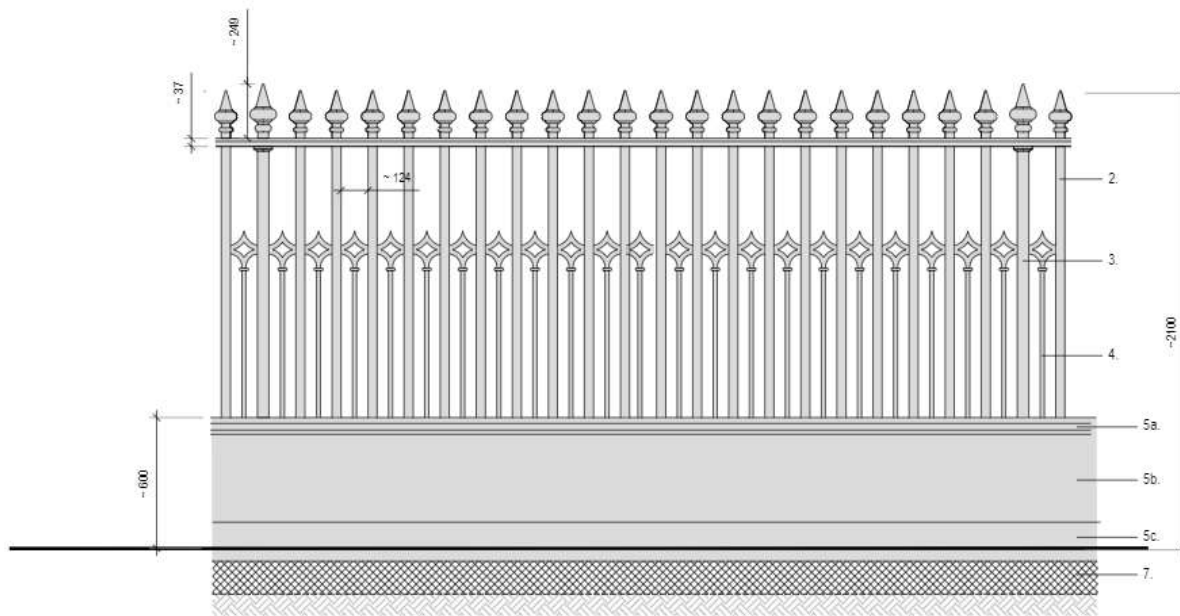
Proposed Typical Gate Detail (G5)



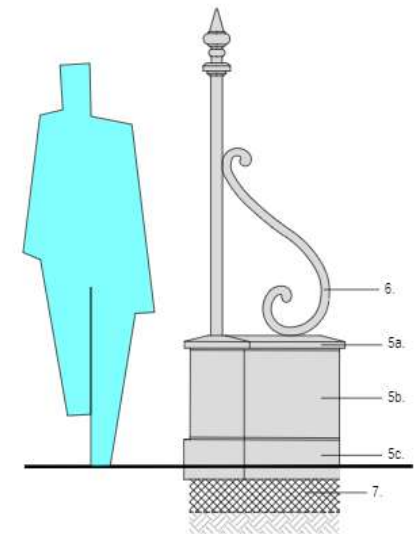
'G5' - PROPOSED SLIDING VEHICULAR GATE
SCALE 1:20 (TYPICAL FRONT ELEVATION)

NOTES
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Proposed Typical Railing Detail (F3)



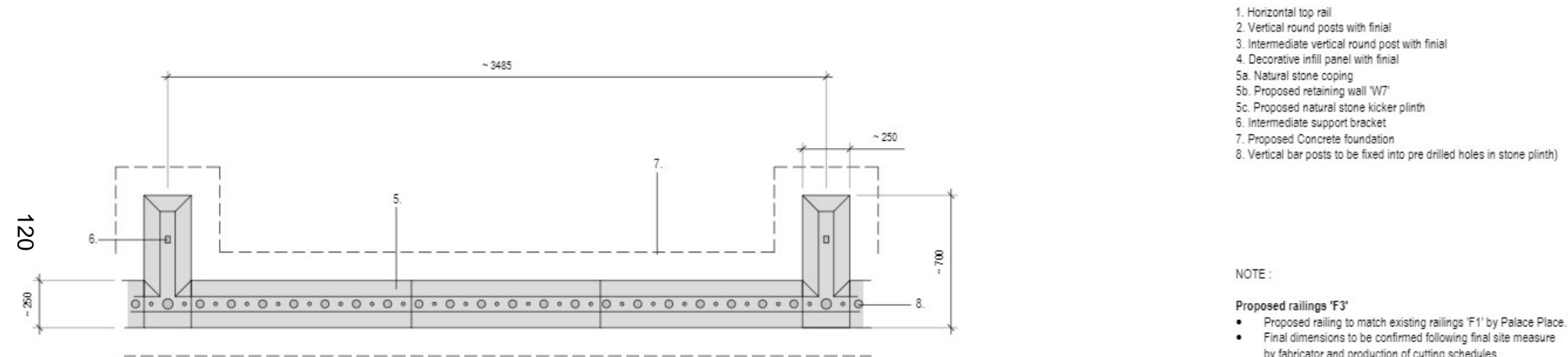
'F3' - PROPOSED RAILING AND WALL
SCALE 1:20 (TYPICAL PLAN VIEW)



'F3' - PROPOSED RAILING AND WALL
SCALE 1:20 (TYPICAL PLAN VIEW)

725-351

Proposed Typical Railing Detail (F3)



'F3' - PROPOSED RAILING AND WALL
 SCALE 1:20 (TYPICAL PLAN VIEW)

Existing Railing Detail (F1)



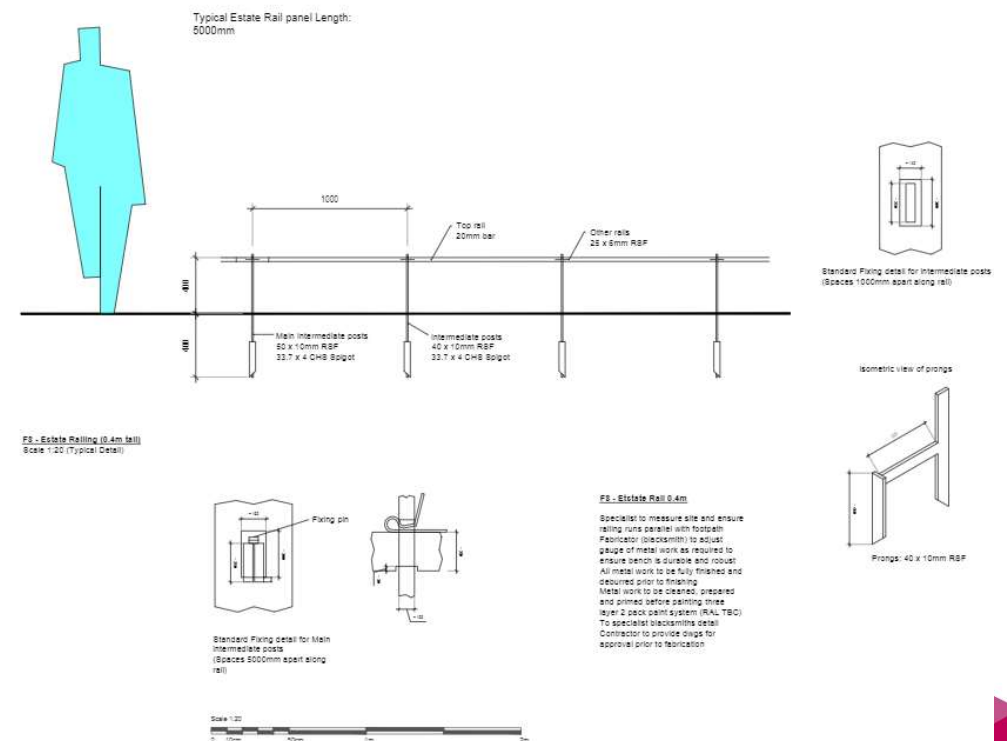
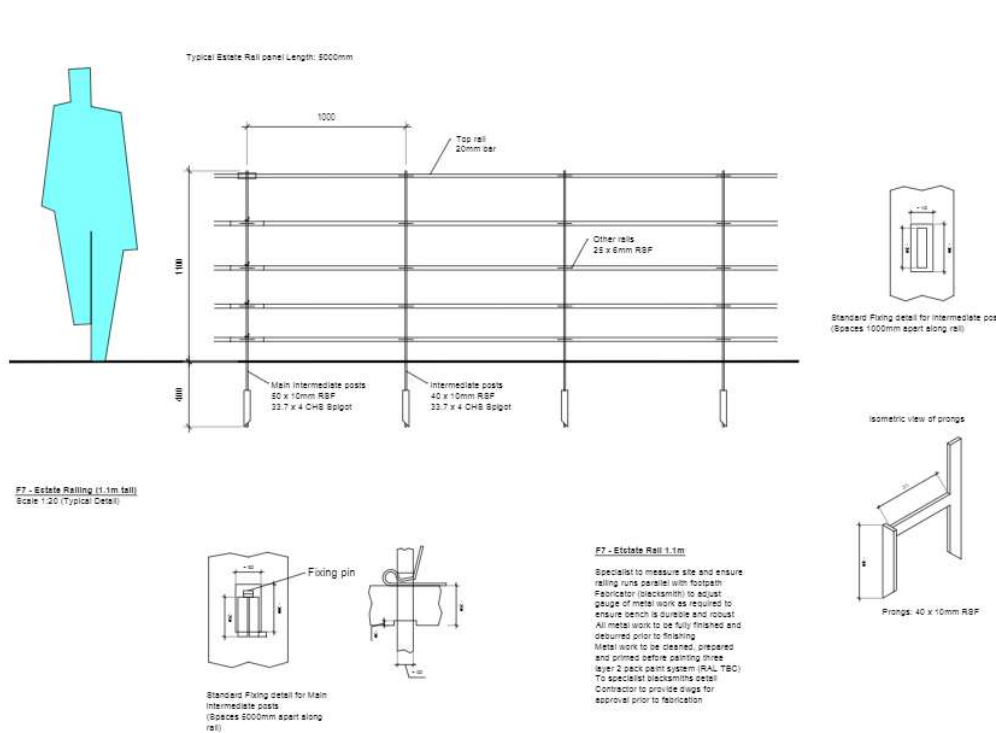
4
5051 NTS Elevation of Type F1 railing



5
5051 NTS Elevation of Type F1 railing

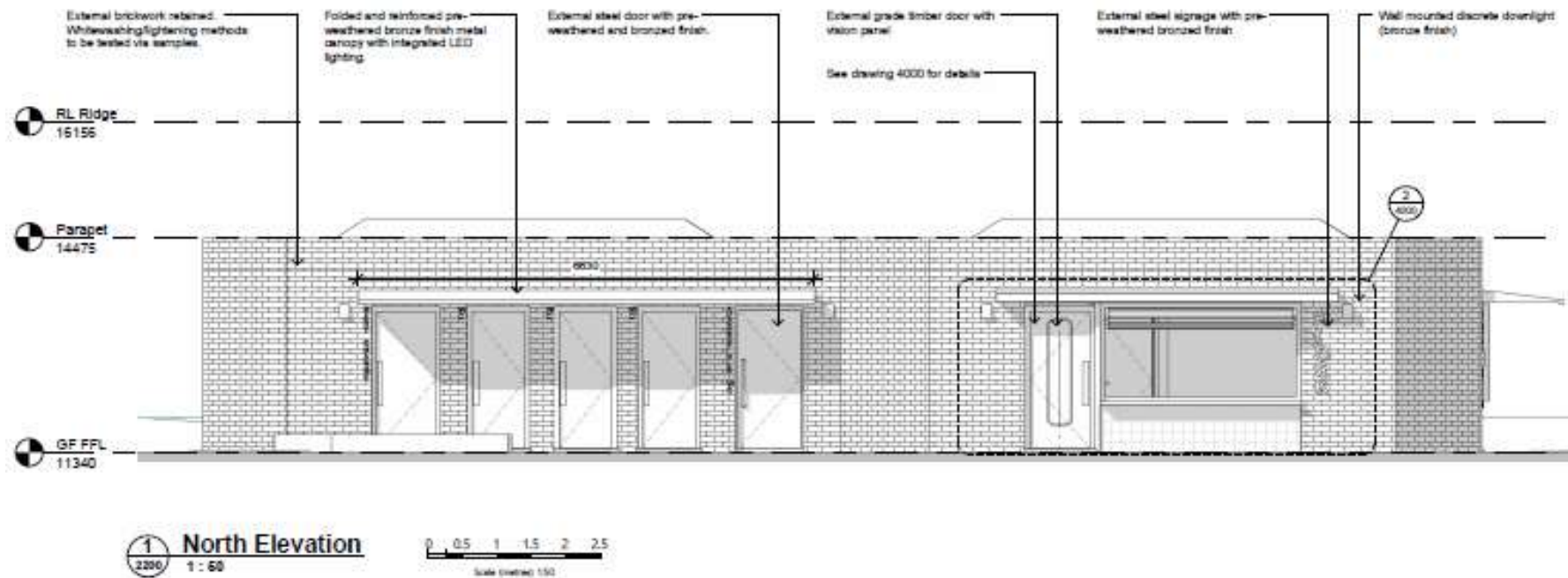
P1154-RHP-ZZ-00-DR-A-5051 P1

Proposed Railing Detail (F7 & F8)



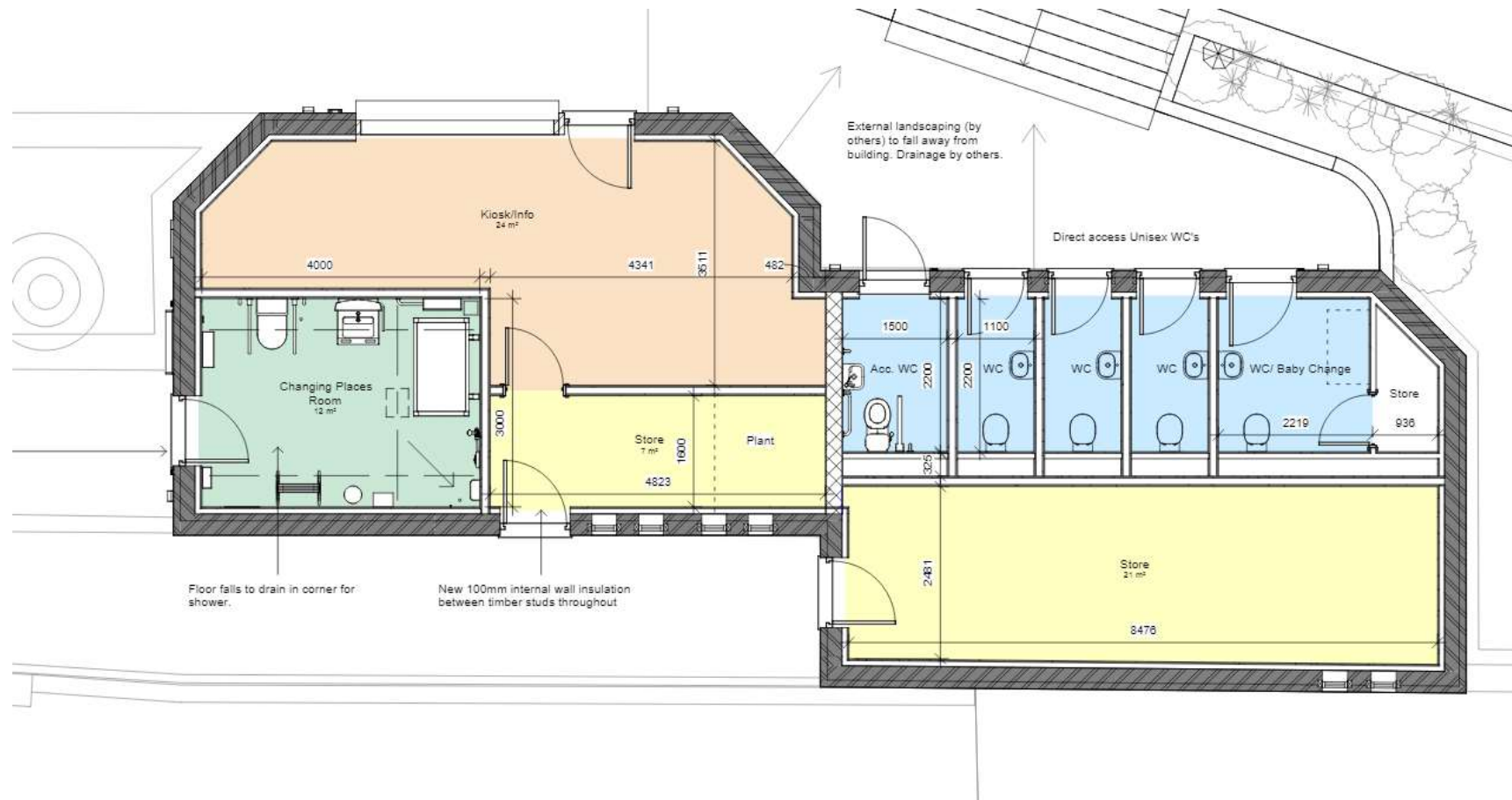
Brighton & Hove
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Proposed W/C Block Elevations



P1154-RHP-TB-XX-DR-A-2200 P1

Proposed W/C Block Plan

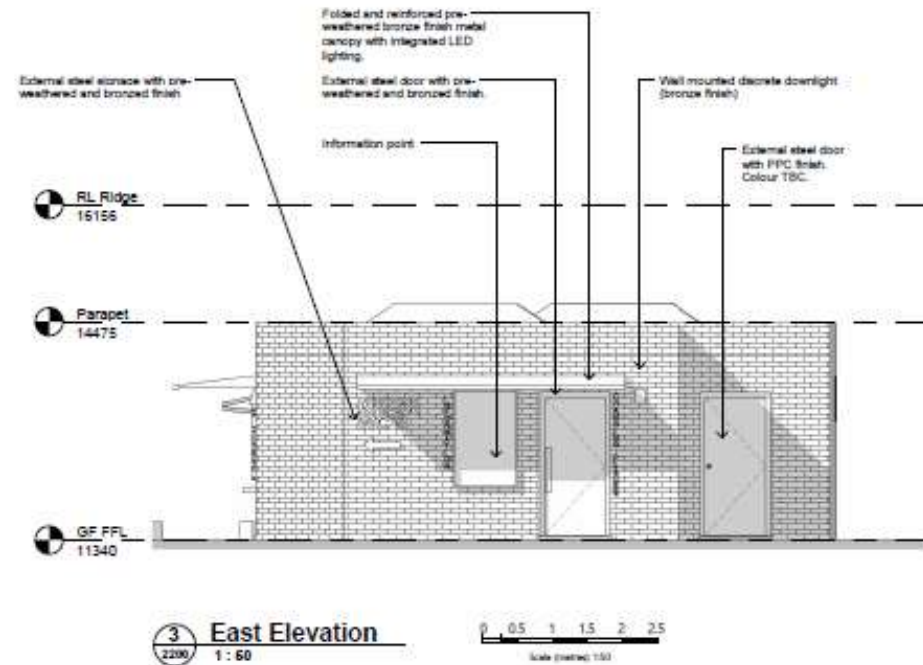
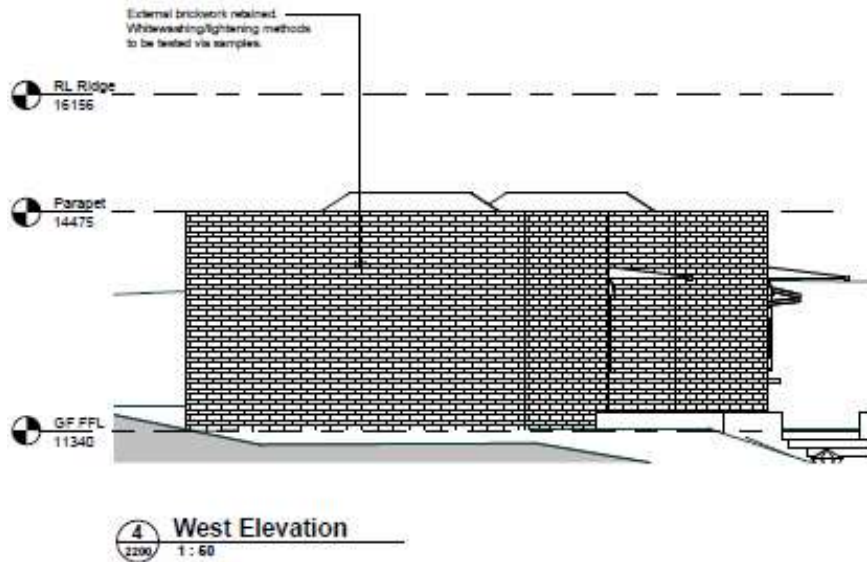


P1154-RHP-TB-XX-DR-A-2000 P1

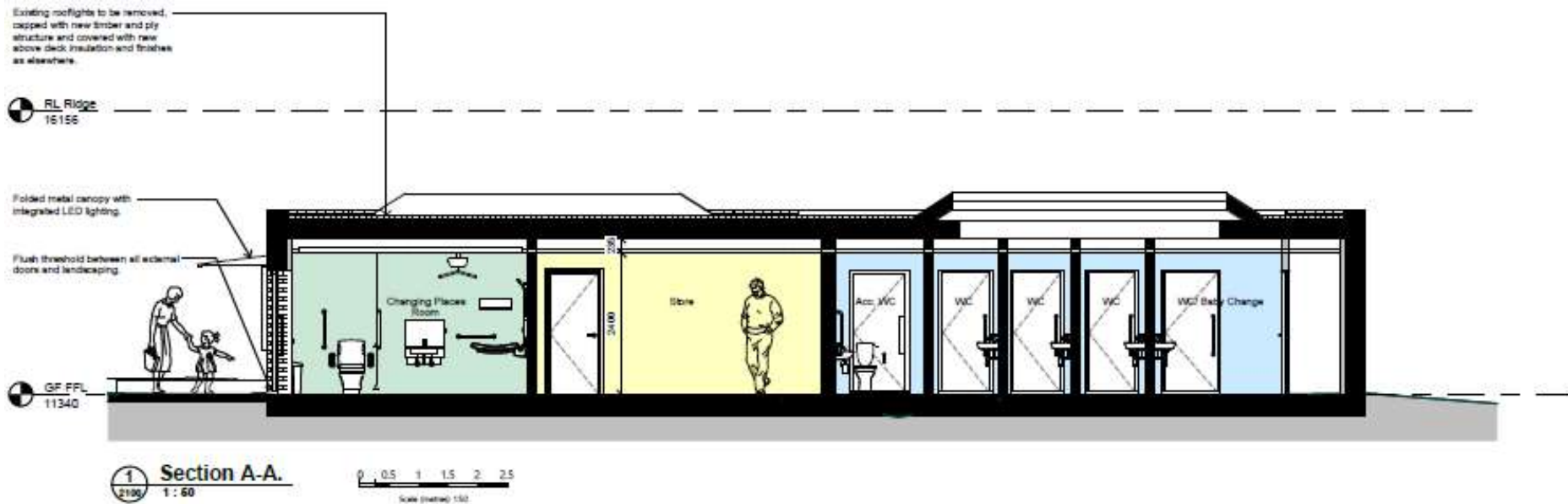


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Proposed W/C Block Elevations

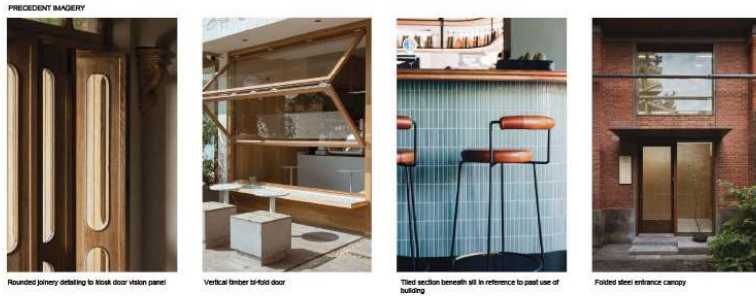


Proposed W/C Block Section(s)



P1154-RHP-TB-XX-DR-A-2100 P1

127



Proposed Visual – W/C Block



Proposed public W/Cs

Proposed external lighting

Information kiosk with level access from Princes Place entrance

Existing tree (T43) to be retained

Proposed gated entrance from Princes Place

Proposed stepped access from Gardens

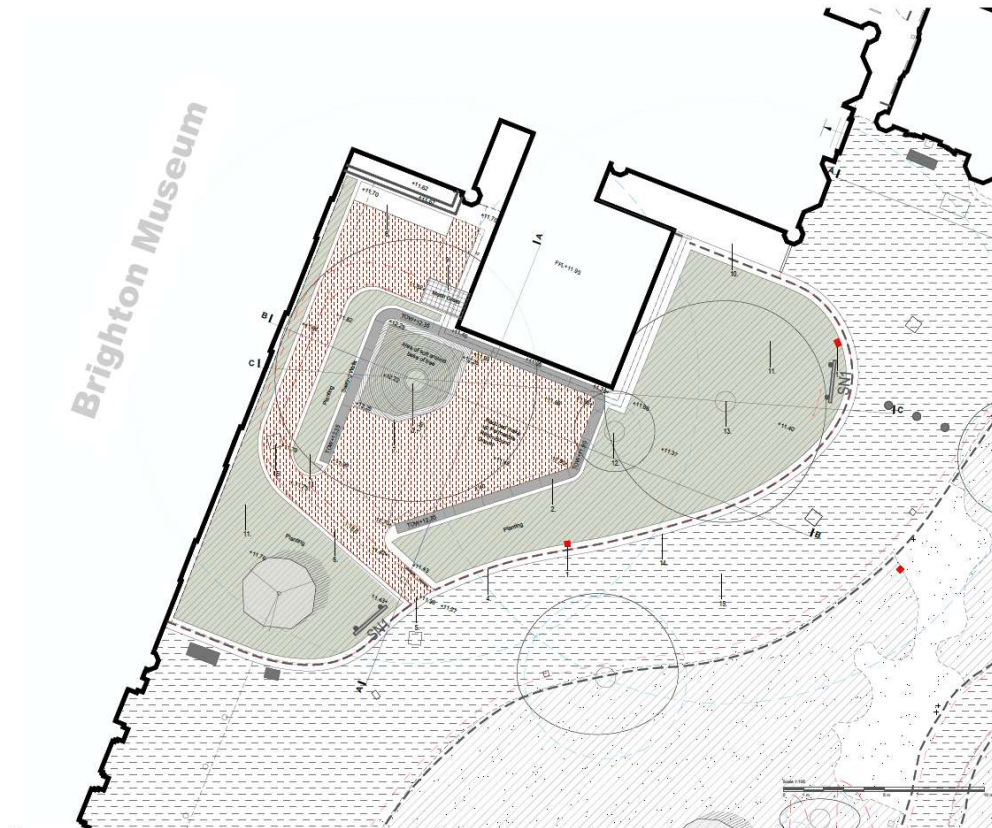
Existing footpath to be renewed and resurfaced with buff bonded gravel

Proposed natural stone seating wall and planted bank

Public W/C block concept visualisation

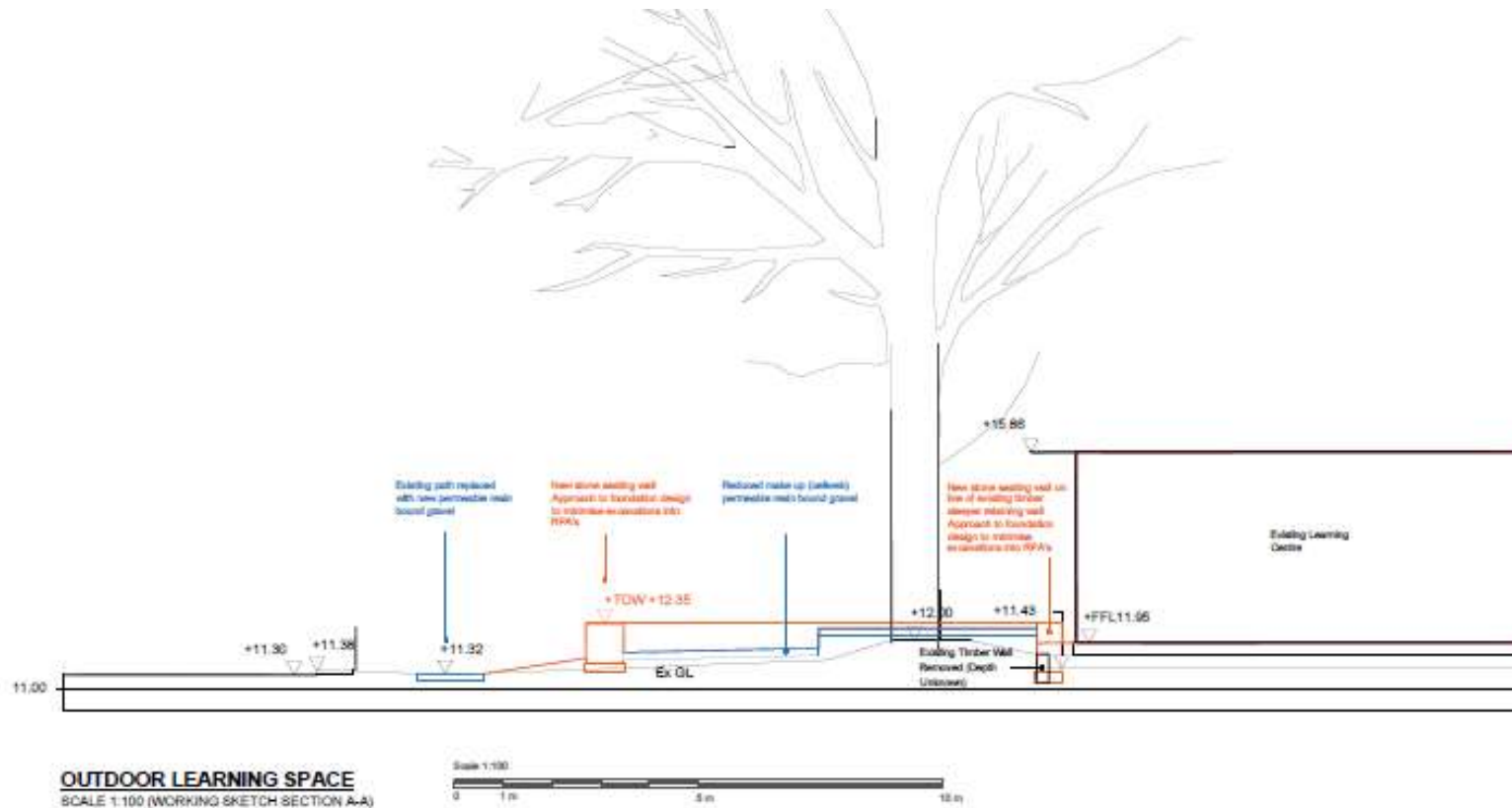
Proposed planted bank in the Regency style

Outdoor Learning Spaces Plan

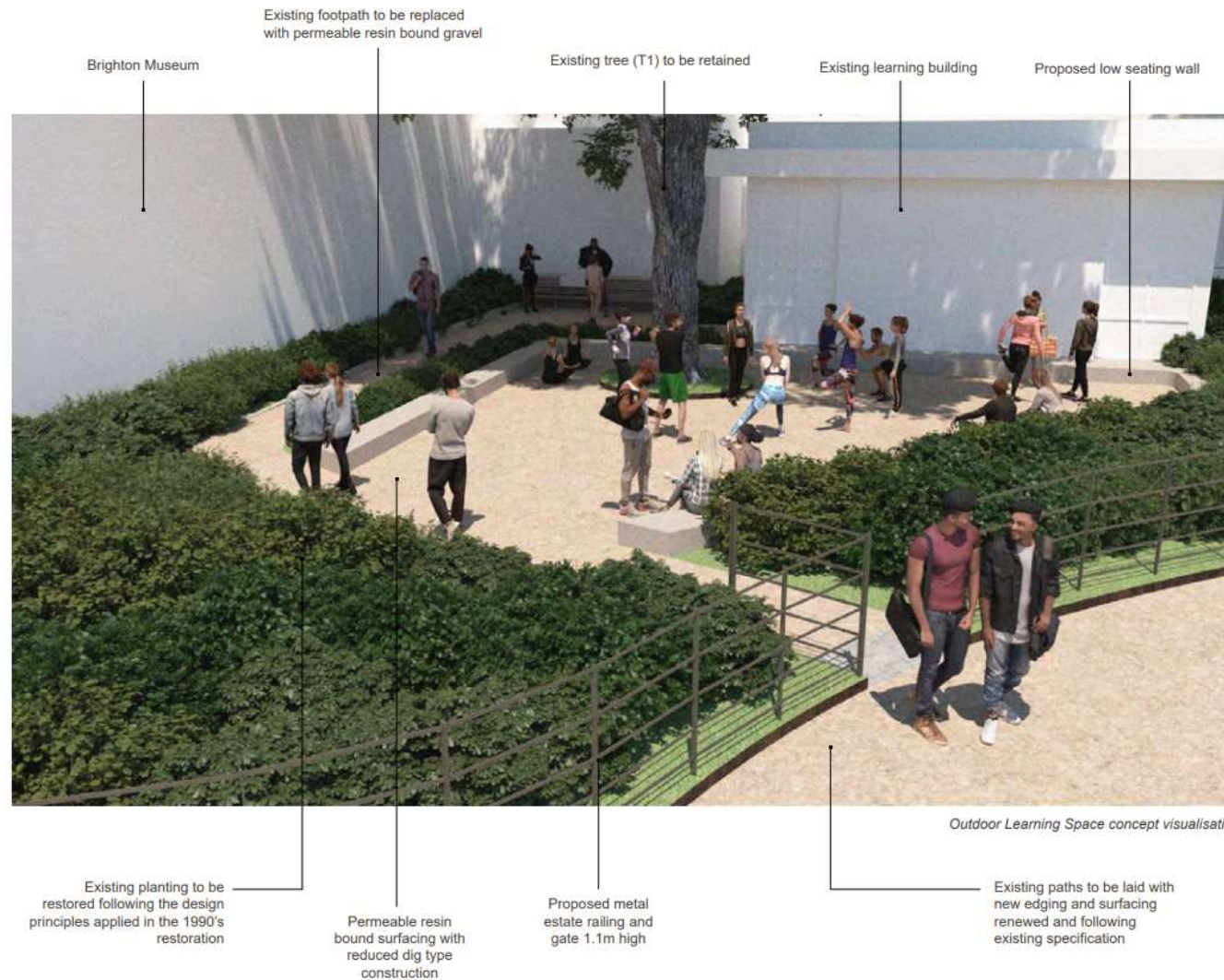


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City Council

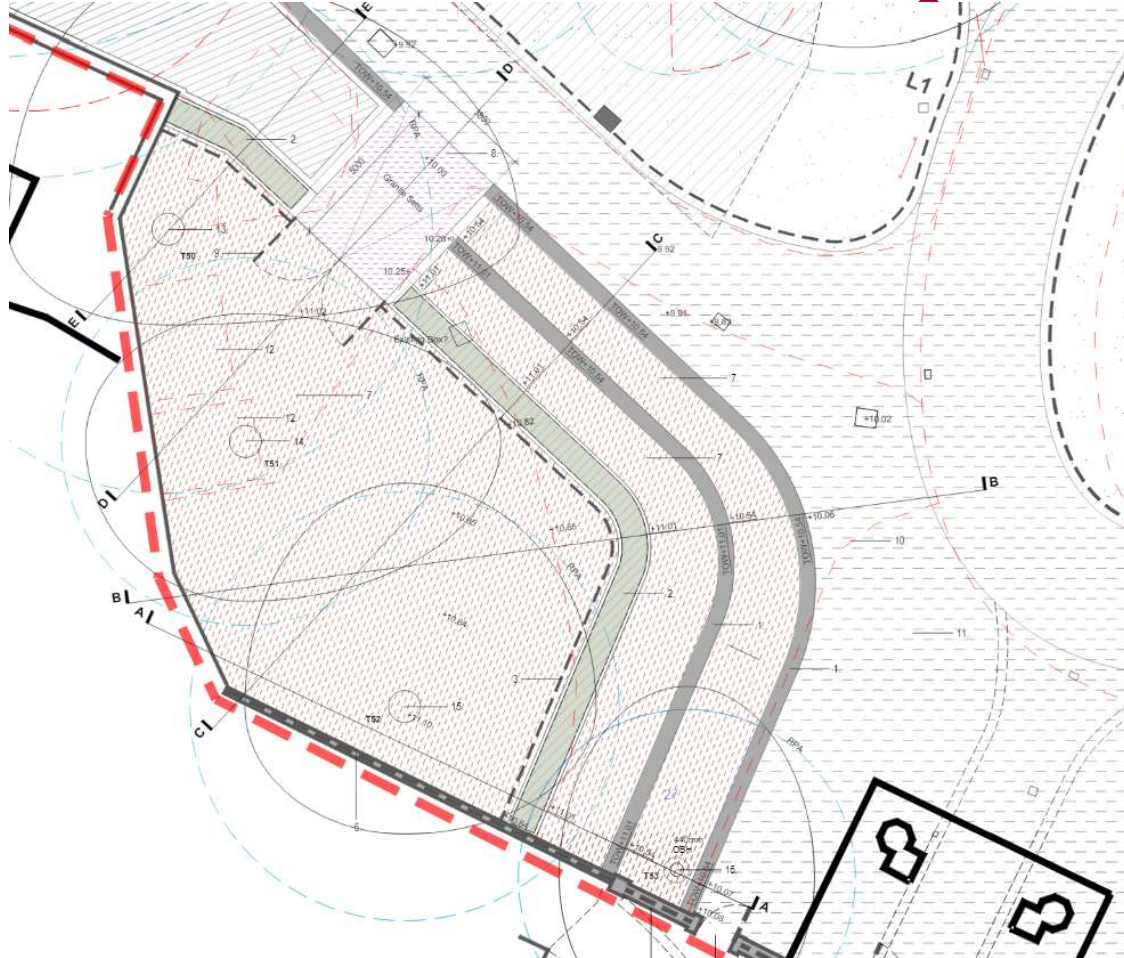
Proposed Outdoor Learning Spaces Section



Proposed Visual – Outdoor Learning Spaces



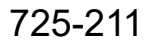
Proposed Gardener's Compound Plan



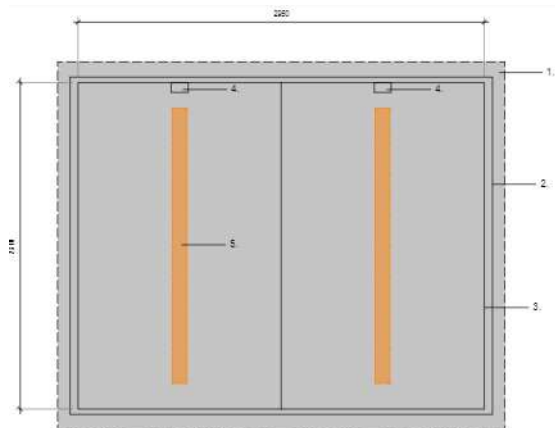
132

725-210

133



Proposed Gardener's Compound Store



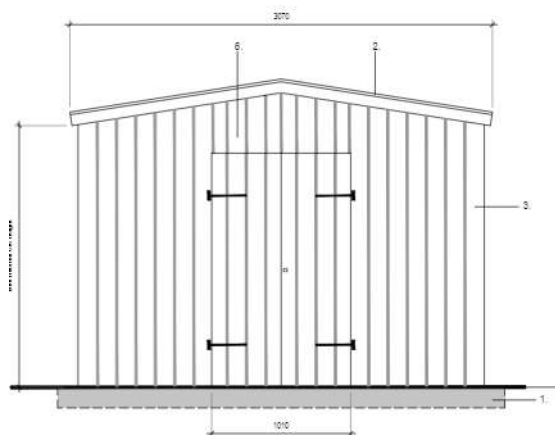
GARDEN STORE
SCALE 1:25 (PLAN VIEW)



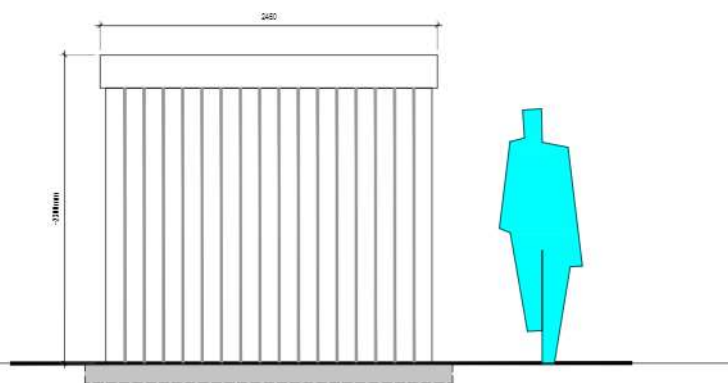
For illustrative purposes only

TIMBER GARDENERS STORE
(3.07 x 2.47) - or similar approved

1. Foundation (to engineers detail)
2. Black corrugated roofing over timber tongue and groove ceiling
3. Traditional vertical sawn board cladding painted with microporous paint (colour TBC)
4. Waterproof double electrical socket
5. LED strip lighting
6. Double timber doors with metal door furniture and mortice lock



GARDEN STORE
SCALE 1:25 (FRONT ELEVATION)

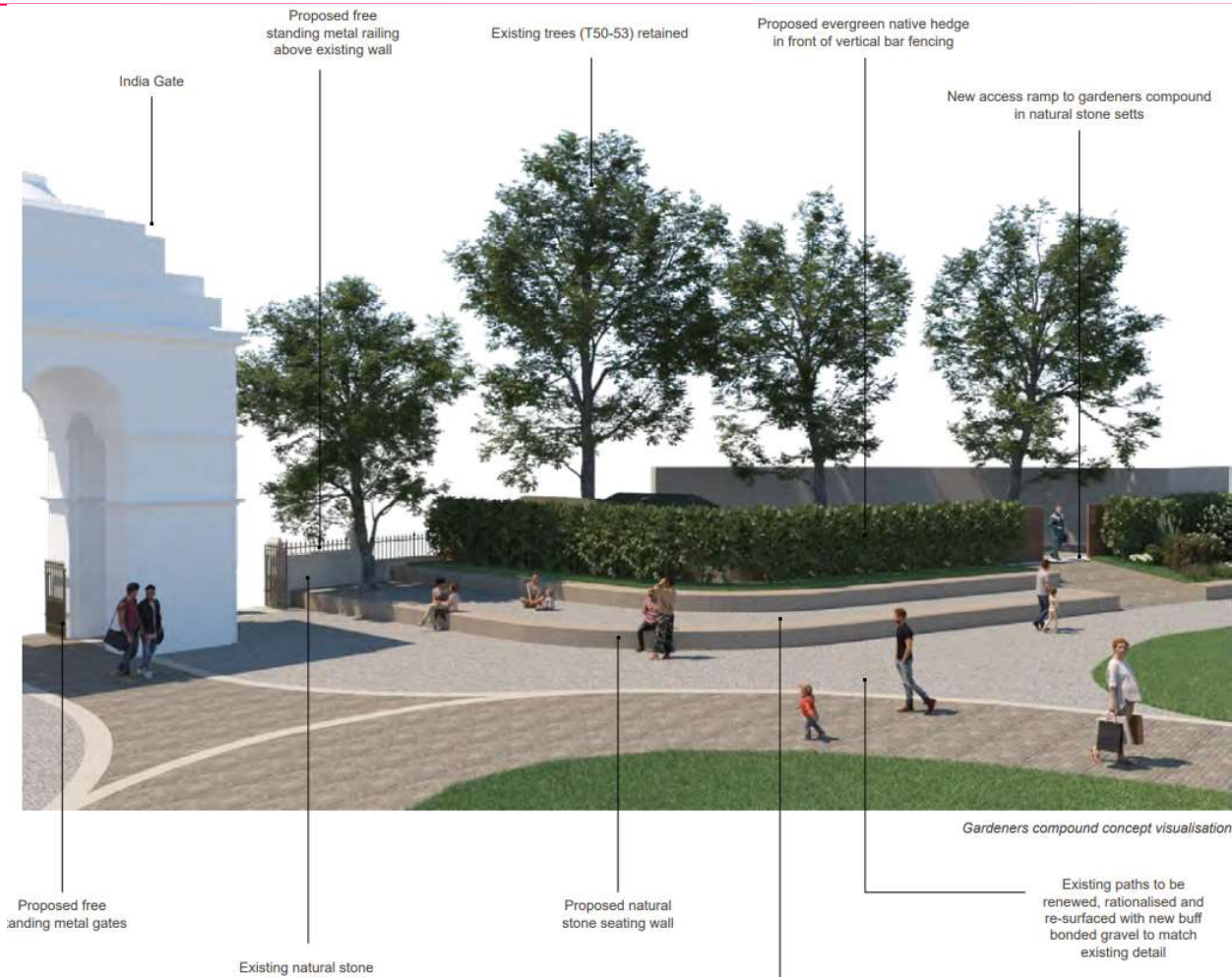


GARDEN STORE
SCALE 1:25 (SIDE ELEVATION)



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City Council

Proposed Visual – Gardener’s Compound and Surrounds



Proposed Materials Palette

Royal Pavilion Gardens | Materials



Bonded gravel surfacing (to renew / match existing)
Location: Across all existing paths
Product: Fibredec (or approved similar)
Manufacturer: Colas (tbc)
Colour: Buff



Resin Bound Gravel
Location: Surfacing within Root Protection Areas
Product: Addaset (or approved similar) on Cellweb cellular confinement system (or approved similar)
Manufacturer: Addagrip (tbc)
Size: 6mm
Colour: Buff



Granite set threshold
Location: Key entrances and thresholds
Product: Lightly tumbled granite setts
Manufacturer: CED Quarries (tbc)
Size: 200 x 100 x 50mm
Colour: Mid grey



Yorkstone flag
Location: Cafe terrace, seating benches & thresholds
Product: Yorkstone or approved similar natural sandstone
Manufacturer: CED Quarries (tbc)
Size: 600 x 600 x 50mm
Colour: Buff



Pop-up power supply
Location: Various locations
Product: In ground power unit
Manufacturer: Pop-up power supplies
Size: 700 x 500mm
Colour: Cover to be filled to match surface finish



Mild steel edging
Location: Across all existing paths
Product: Fort (or approved similar)
Manufacturer: Kinley Systems (tbc)
Size: 4mm thick
Colour: Natural mild steel



Stone walls / plinths
Location: Gardeners Compound, Outdoor Learning space
Product: Yorkstone or similar approved natural stone
Manufacturer: CED Quarries (tbc)
Colour: Buff



Drainage Channel
Location: Cafe terrace
Product: Slot drain
Manufacturer: Marshalls (tbc)
Colour: Galvanised metal

Proposed Furniture Palette

Royal Pavilion Gardens | Furniture



Seating bench
Location: Across garden
Product: Custom
Manufacturer: Lost Art or approved equal
Size: 2.4m length
Colour: 'Invisible Green' (tbc)



Estate railing (internal)
Location: Adjacent to Palace Place entrance. Low railing to planting beds
Product: Metal estate railing
Manufacturer: Lost Art or approved equal
Size: 1100mm high & low 400mm high (to planting beds)
Colour: 'Invisible Green' (tbc)



Cycle stand
Location: Adjacent to North gate entrance
Product: Ribbon or similar approved
Manufacturer: Furnitubes (tbc)
Size: 750mm x 800mm high
Colour: 'Invisible Green' (tbc)



Railing (external)
Location: To perimeter of gardens
Product: N/A custom made metal railing with cast iron finials. Railing to match existing detail and railing on site by Palace Place
Manufacturer: specialist blacksmith fabricator tbc
Size: 2.1m high
Colour: 'Invisible Green' (tbc)



Lighting column
Location: Existing light columns across the gardens
Product: N/A Existing to be removed and refurbished to conservation architects detail
Manufacturer: tbc
Size: 6m height
Colour: 'Invisible Green' (tbc)



Bollard
Location: Entrances
Product: Sunderland Telescopic Bollard or similar approved
Manufacturer: Marshalls (tbc)
Size: 730mm x 135mm dia
Colour: 'Invisible Green' (tbc)



Litter bin
Location: Across garden
Product: Cast Iron litter bin
Manufacturer: Lost Art or approved equal
Size: 1100mm height, Ø600mm
Colour: 'Invisible Green' (tbc)

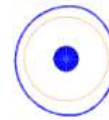
Retained and Removed Tree Plan



Tree Categories



Category A tree
BS5837 2012



Category B tree
BS5837 2012



Category C tree
BS5837 2012



Category U tree
BS5837 2012

Arboricultural Strategy



Tree to be retained
Colour reference in accordance with the
categories defined by BS:5837



Tree to be removed
Colour reference in accordance with the
categories defined by BS:5837



Tree group/hedge to be retained
Colour reference in accordance with the categories
defined by BS:5837

Representations

Objection from **one (1)** individual has been received and from the following groups, **North Laine Community Association, The Brighton Society, Living Streets Group and The Regency Society**, raising the following issues:

- o Adverse impact on listed buildings
- o Adversely affects Conservation Area
- o Inappropriate height of development (railings and gates)
- o Poor design
- o Loss of existing WC's
- o Railings and enclosure of site, with potential closure of public access unacceptable
- o Lockable gates unacceptable
- o Reduction in site permeability
- o Restriction of views
- o Narrowing of path and potential loss for areas of seating in front of the cafe
- o Intention to close gardens more often for private events
- o Loss of mature trees

Key Considerations in the Application

The main considerations in the determination of this application relate to:

- Design & appearance
- Heritage impacts – on the listed Heritage Assets

Conclusion and Planning Balance

- Would increase the significance of the heritage assets (setting and views of the Royal Pavilion), help to preserve and enhance existing heritage assets, enhance cultural/tourism offer of city, and increase public amenity benefits including education through provision of more flexible buildings and an outdoor education space.
- Increased accessibility, particularly for those with protected characteristics such as reduced mobility.
- Enhanced servicing access to Royal Pavilion through new access from Palace Place, increasing opportunities for the use of the gardens for special events .
- New perimeter railings and gates would improve setting and ability to secure site if necessary.
- Loss of mature trees is regrettable and weighs against the development. Mitigation planting is proposed as part of the overall landscaping scheme.
- Benefits outweigh less than significant harm from the new perimeter railings and gates to enhance the boundary security, and loss of mature trees to enable the garden improvements.

Recommend: Approve Listed Building Consent

Enterprise Point And 16- 18 Melbourne Street

BH2023/02349

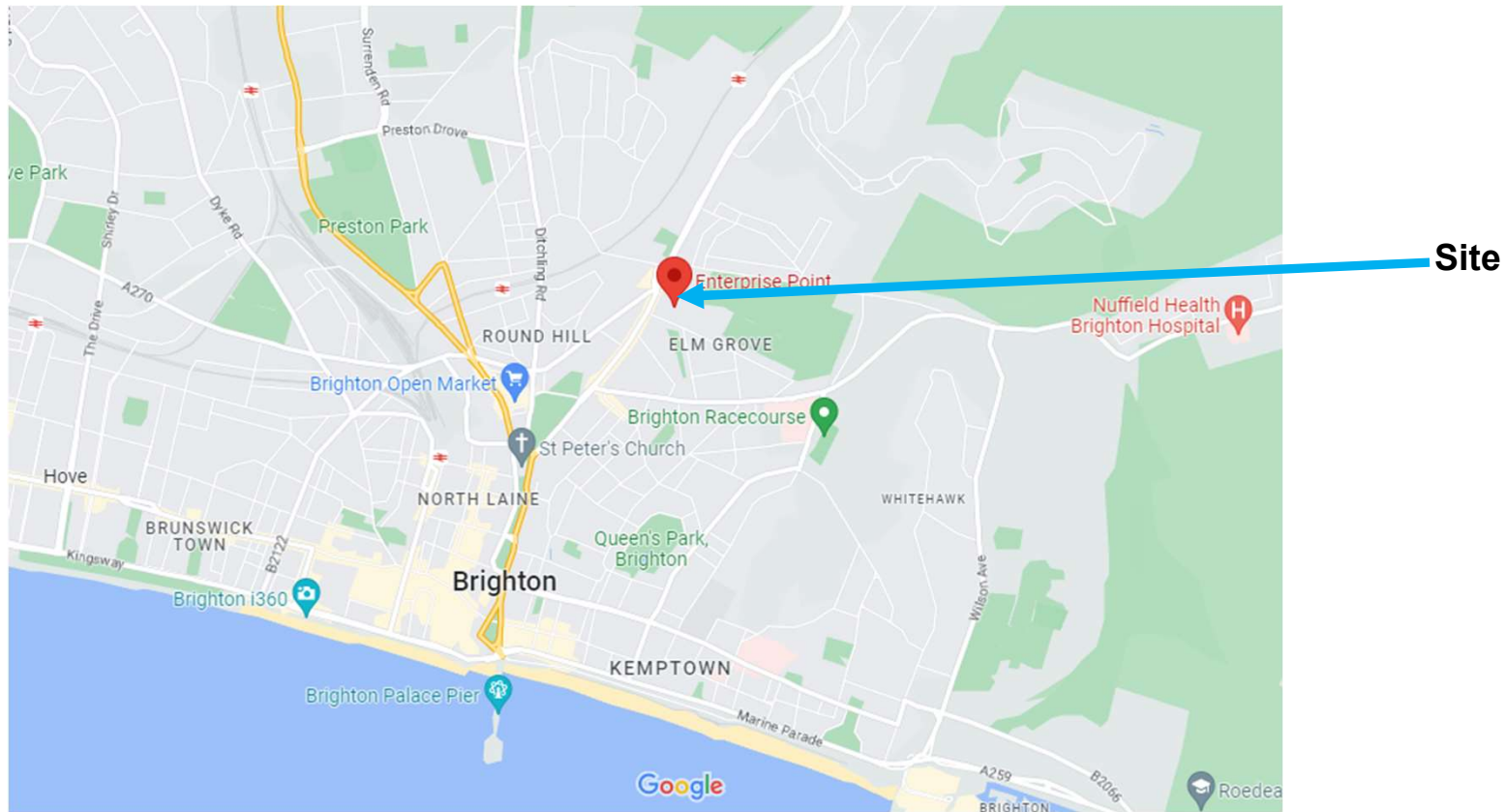


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Application Description

Demolition of the existing buildings and erection of a new development of four to seven storey buildings, comprising co-working business floorspace (use class E) and provision of co-living studio flats (Sui Generis) with communal internal spaces including kitchens, living rooms, and gym and external landscaped amenity courtyard, gardens and podium terrace, access, cycle and car parking, plant, electricity sub-station, bin stores, laundry and associated landscaping and environmental improvement works to the public realm and Melbourne Street. (For information: proposal is for 221 co-living studio flats and 1060 sqm co-working business floor space).

Map of application site



Map of application site



Application Site



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City Council

Existing Location Plan



2203-P-010-B

Existing Wider Development Site



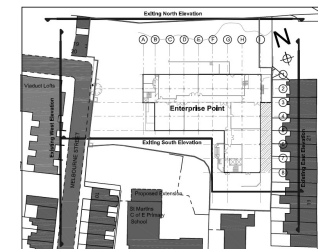
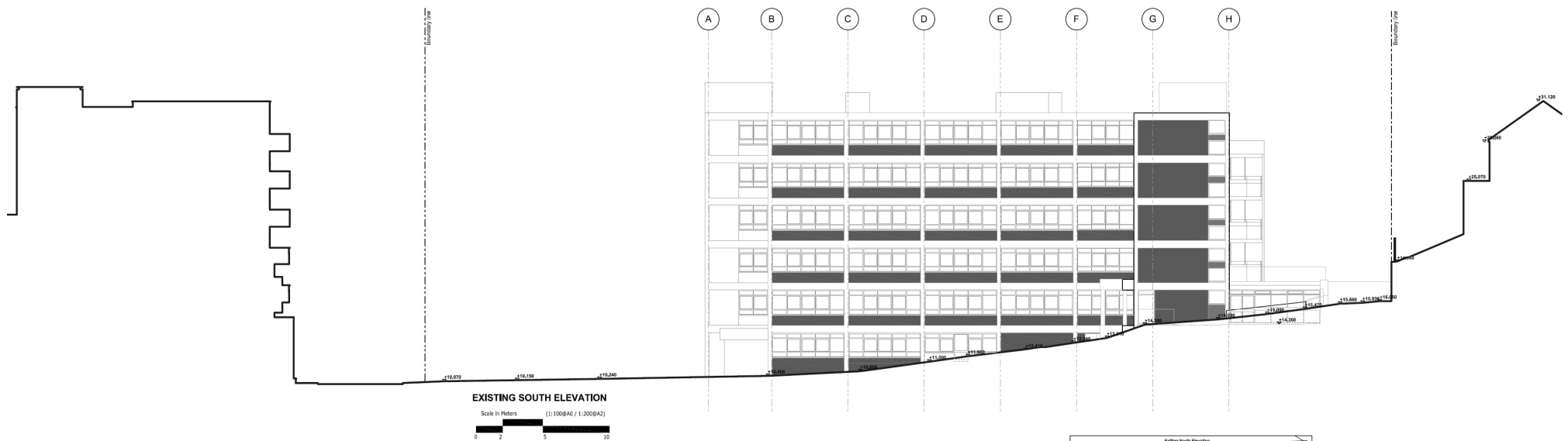
(Design & Access Statement)

Melbourne Street as Existing



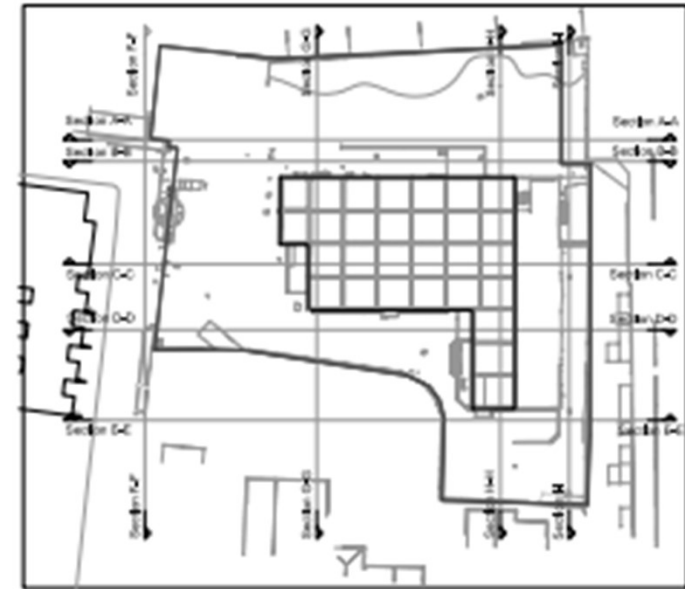
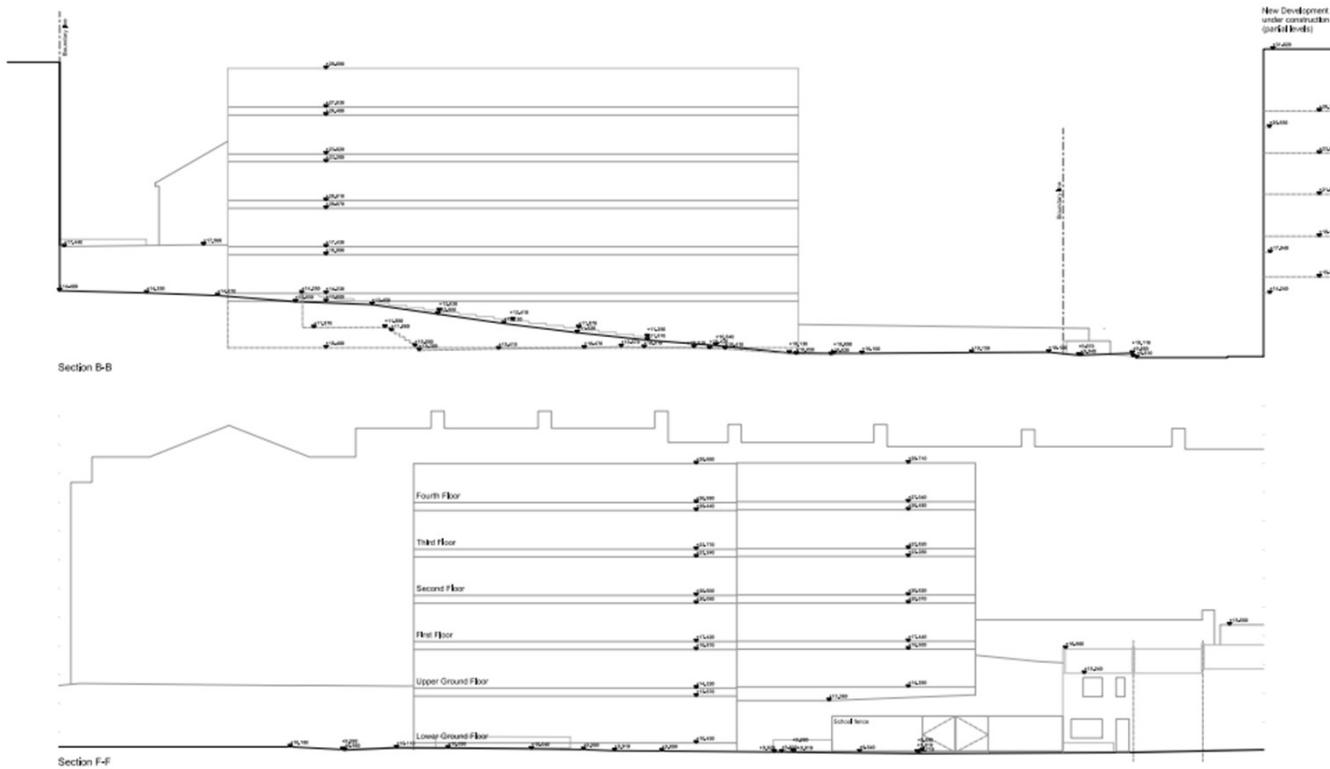
(Design & Access Statement)

Existing South Elevation



1053-P-252 P4

Existing Site Section(s)



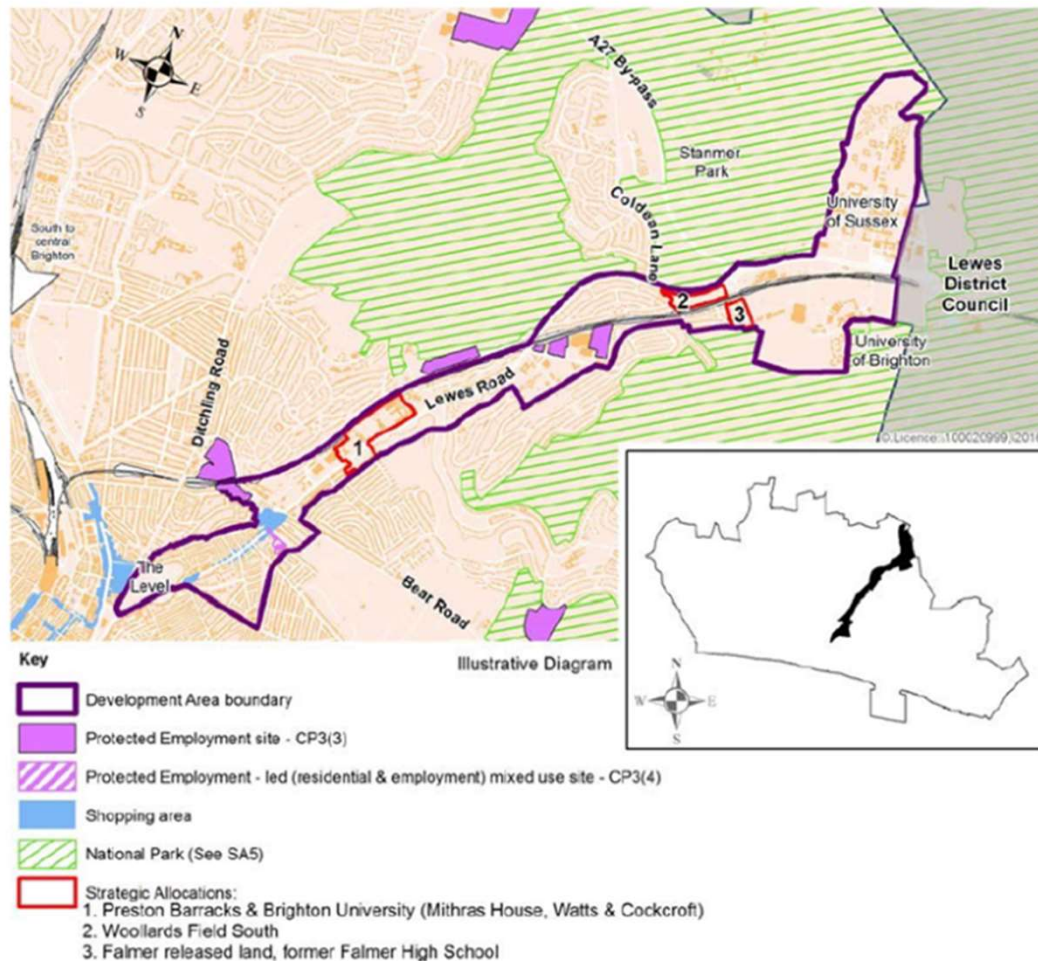
Photos of existing site



Brighton & Hove
City Council

Policy Map- DA3 Lewes Road

DA3 – Lewes Road Area



Brighton & Hove
City Council

Application BH2019/01820

-19-24 Melbourne Street - Approved 18/09/2020

Erection of a new development of 4 and 6 storeys, plus basement level, comprising 587 m2 of co-working business floor space (B1) including gym/community space (80m2) and ancillary café. Provision of 83 co-living residential units (Sui Generis) with landscaped residents roof terrace



Brighton & Hove
City Council

Proposed Location Plan



SITE LOCATION PLAN AS PROPOSED



SITE LOCATION PLAN AS PROPOSED

10 0 10 20 30 40 50 60 70 80 90 100

BH2022/01490



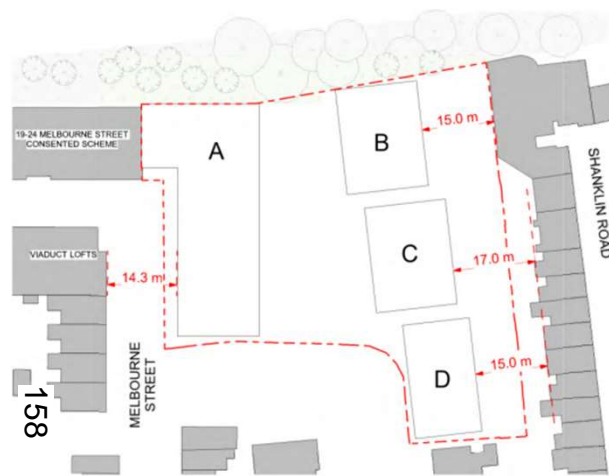
Brighton & Hove
City Council

2203-P-100-B

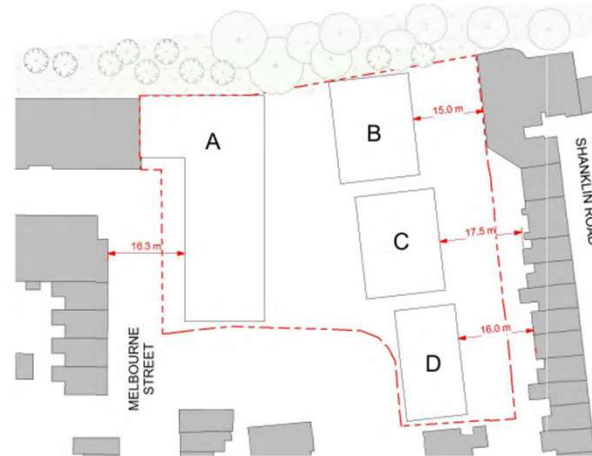
Split of uses/Number of units

- 221 co-living studio flats (Reduction previously from 269);
- Coworking areas (410 co-working desks, reception, kitchenette, bathrooms, meeting rooms, cinema room, WCs and printers): 1060 m² of business space (increase from previous 940m²) including a bathroom and kitchenette area;
- Shared living, cooking and dining spaces;
- Ground and first floor level outdoor shared amenity spaces;
- On-site gym, laundry room, and bicycle stores.

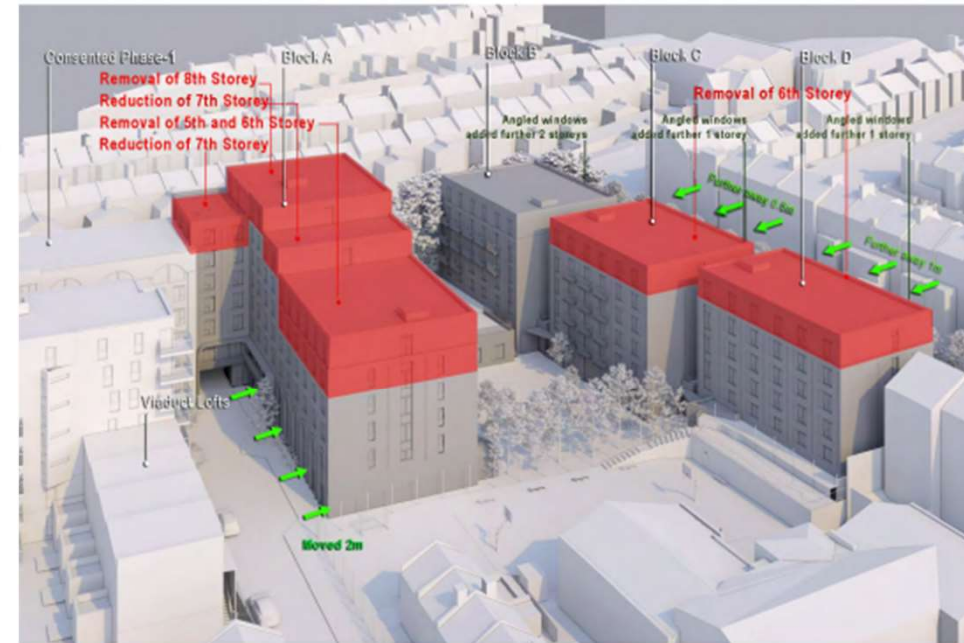
Design Changes after previous application (Design & Access Statement)



REFUSED APPLICATION



REDUCED CURRENT PROPOSAL



REDUCED MASS FROM REFUSED APPLICATION

(RED AREAS TO BE REMOVED)

REFUSED SCHEME
View From School

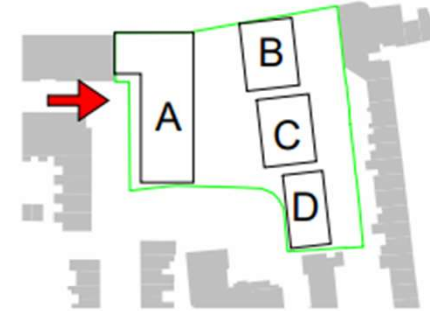


PROPOSED SCHEME
View From School



Brighton & Hove
City Council

Proposed Block A side and Melbourne Street (West) Frontage



2203-P-301-G



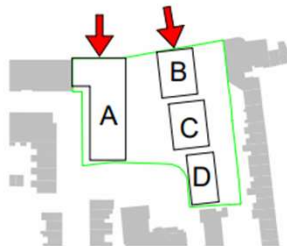
BH2022/01490

Proposed North Elevations



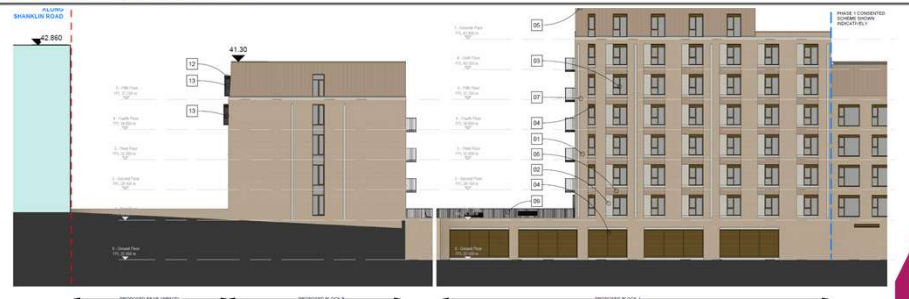
P-E3 BLOCK B / A (LEFT TO RIGHT) NORTH ELEVATION

P-E4 ELEVATION ALONG NORTHERN BOUNDARY

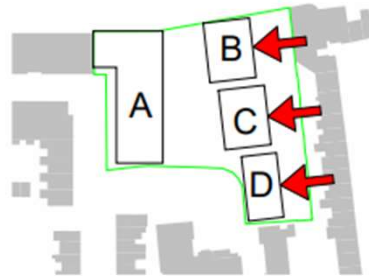


2203-P-302-F

BH2022/01490



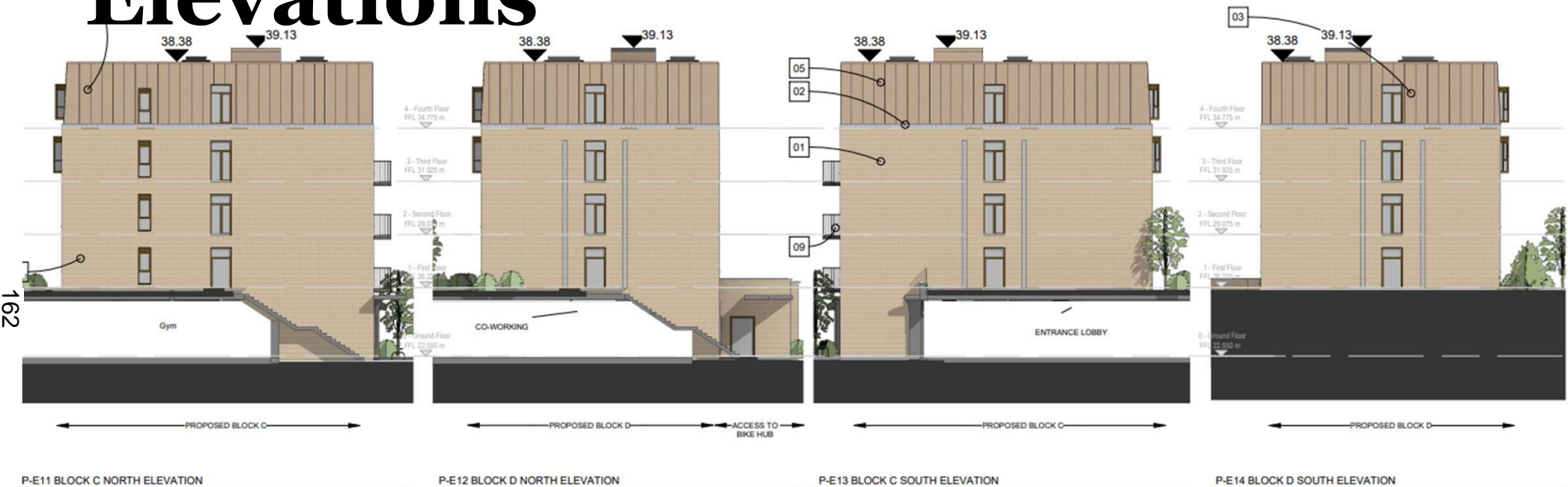
Proposed East Elevations



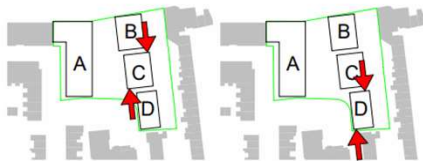
BH2022/01490

2203-P-306-E

Blocks C & D Proposed Side Elevations

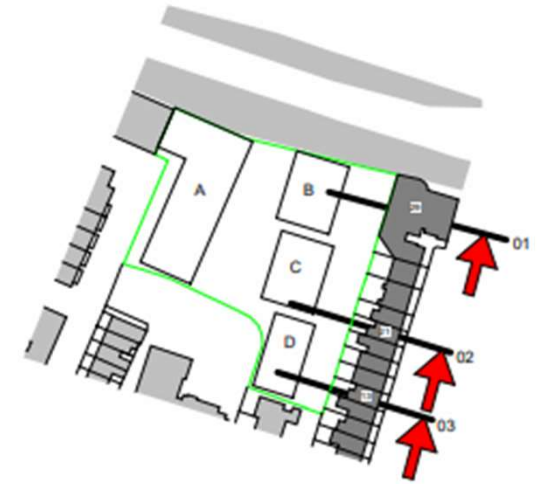
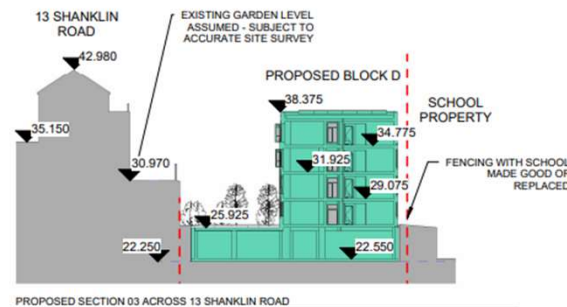
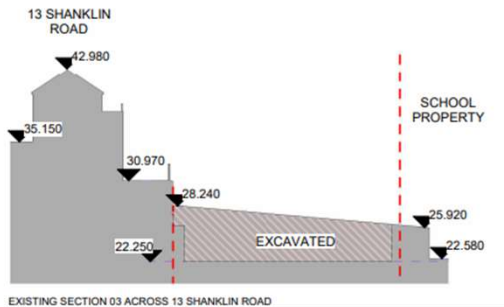
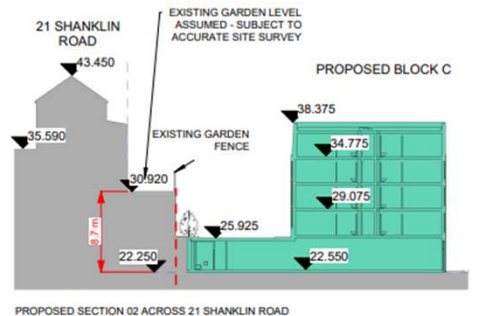
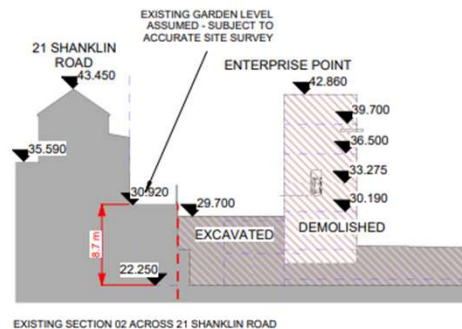
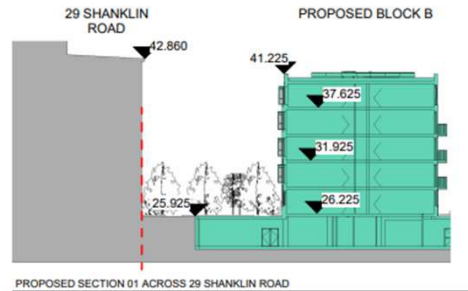
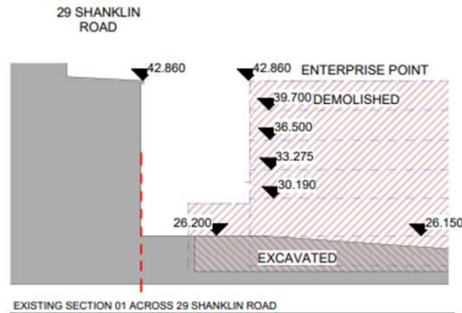


2203-P-307-F

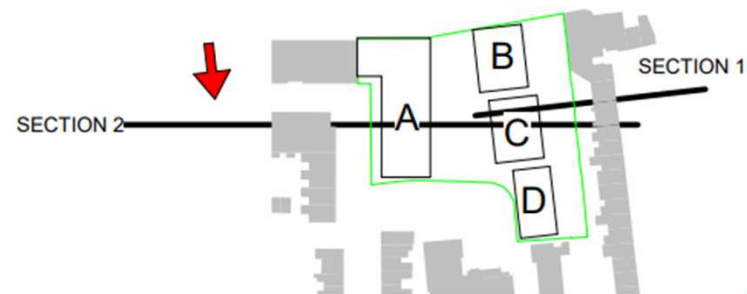
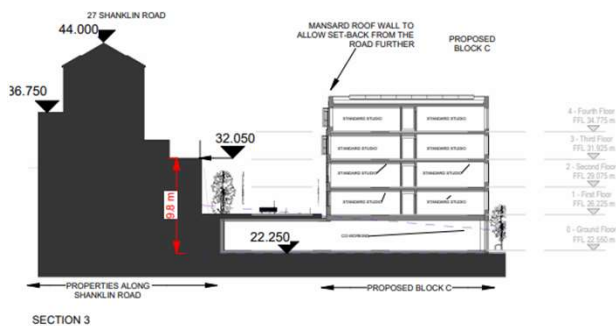
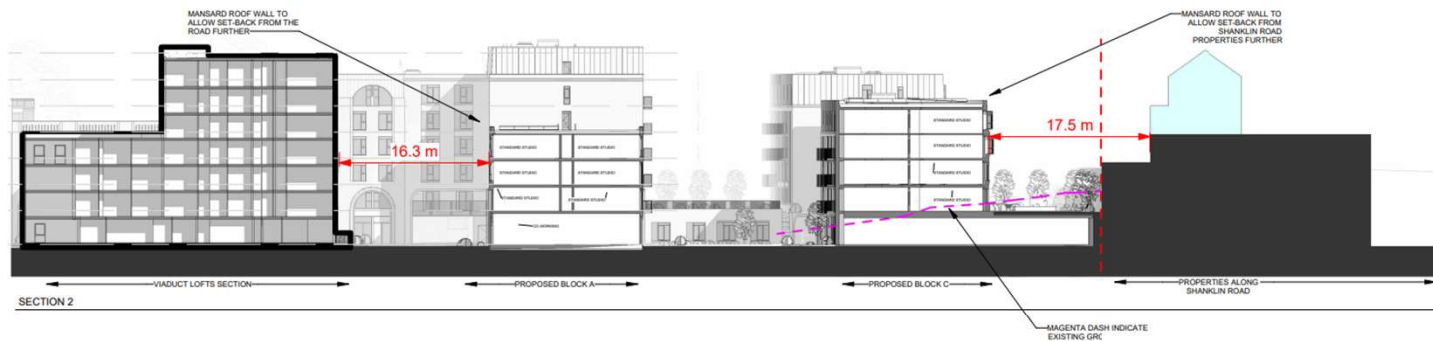
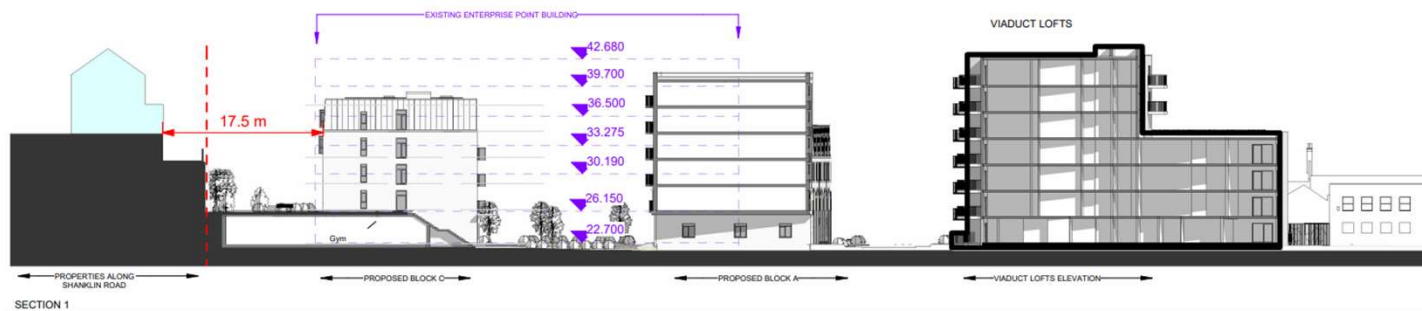


BH2022/01490

Proposed Site Sections



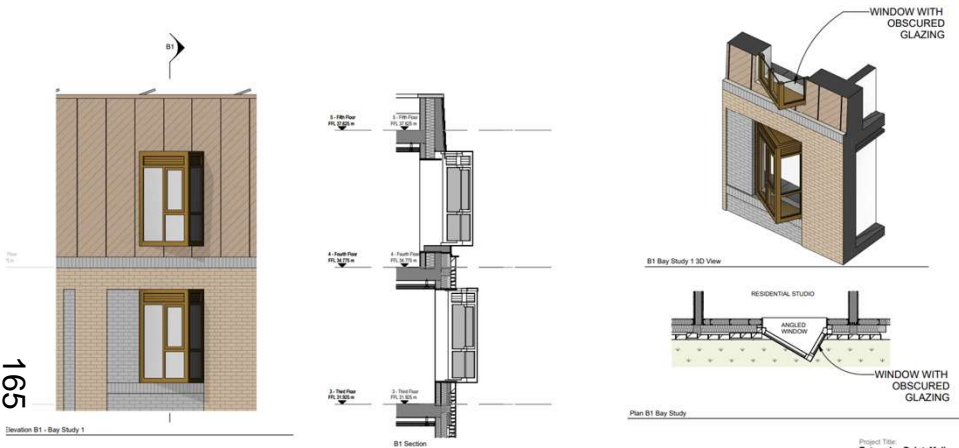
Proposed Site Sections



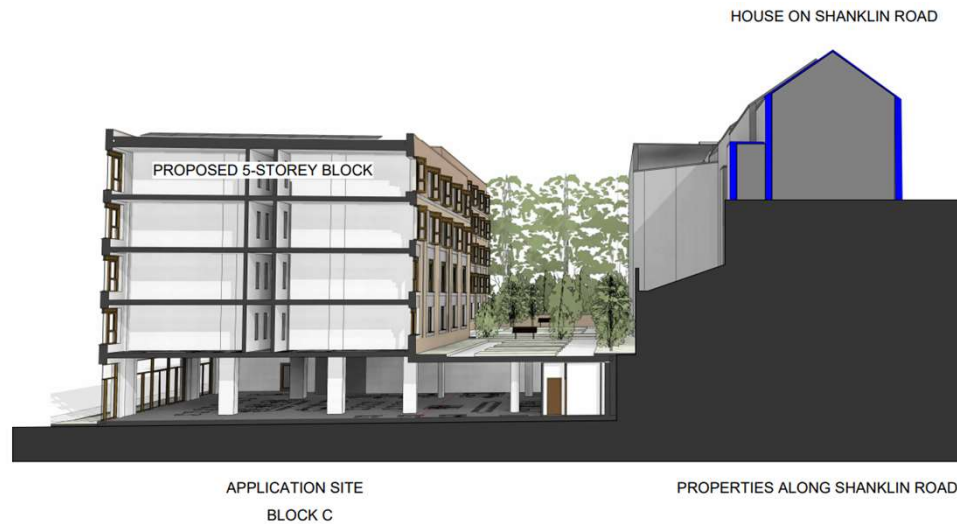
2203-P-308-F

Relationship with Shanklin Road

Angled Windows



View From 13 Shanklin Road



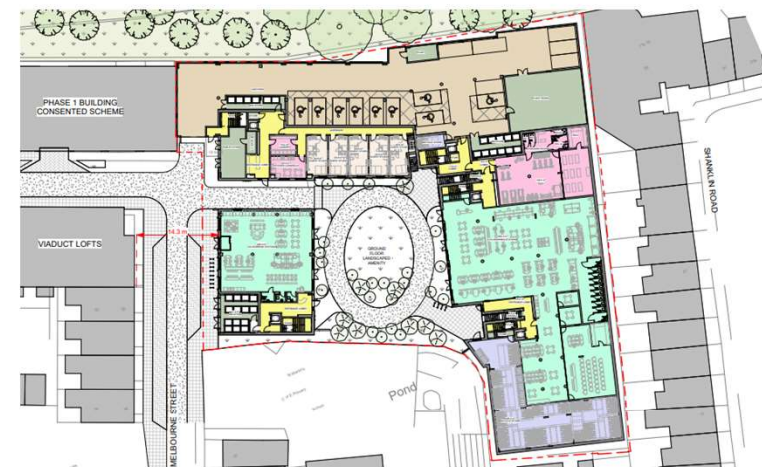
Proposed Ground Floor

PROPOSED SPACES USE

- ENTRANCE & CIRCULATION
- CO-WORKING
- COMMUNAL FACILITIES
- CAR PARK
- STUDIO
- SERVICES AND UTILITY
- BICYCLE STORAGE



BH2022/01490



2203-P-201-H



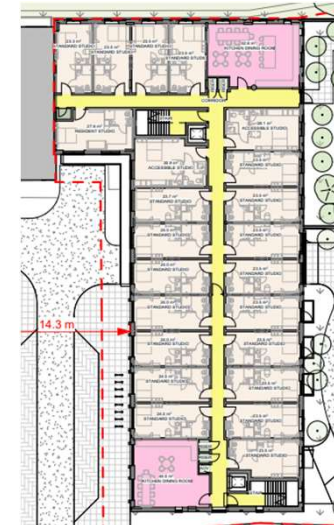
Brighton & Hove
City Council

Proposed First Floor Plans

PROPOSED SPACES USE

- ENTRANCE & CIRCULATION
- CO-WORKING
- COMMUNAL FACILITIES
- CAR PARK
- STUDIO
- SERVICES AND UTILITY
- BICYCLE STORAGE

BH2022/01490

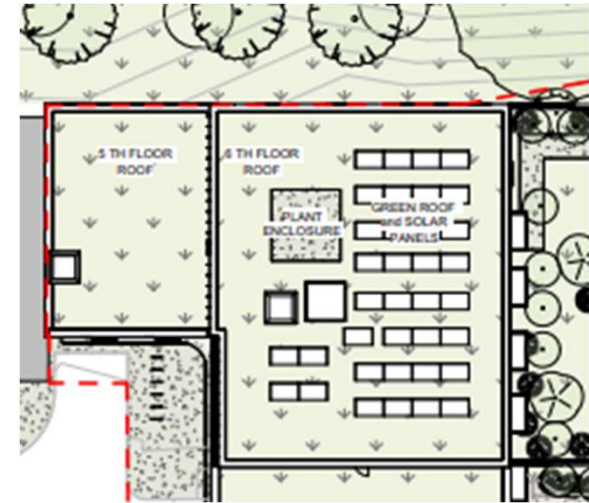
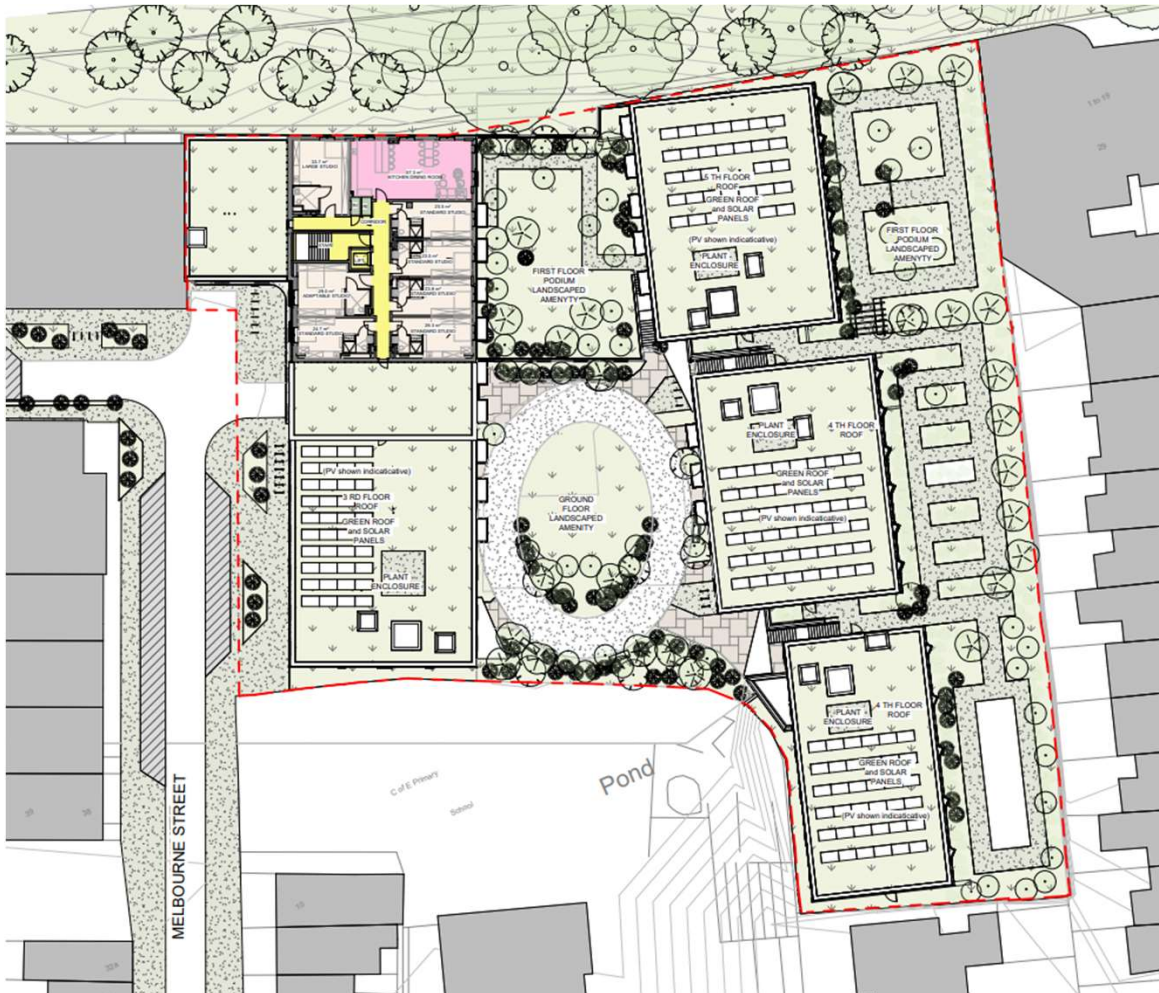


2203-P-211



Brighton & Hove
City Council

Proposed Sixth Floor/Roof

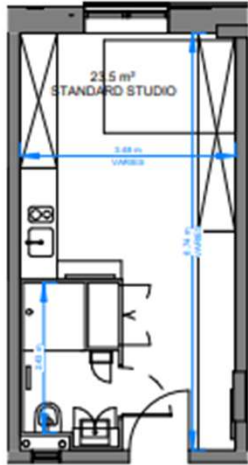


Roof - Block A1

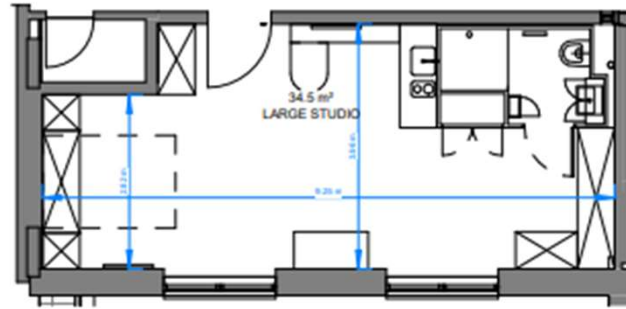


Brighton & Hove
City Council

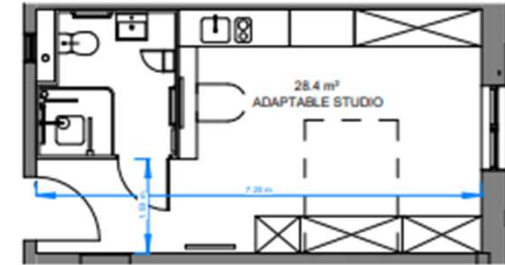
Sample rooms layout



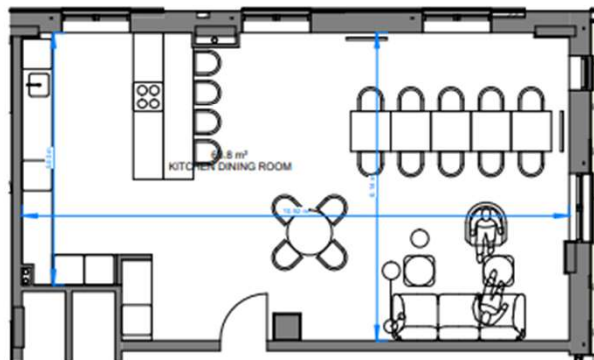
STANDARD STUDIO TYPE A-1



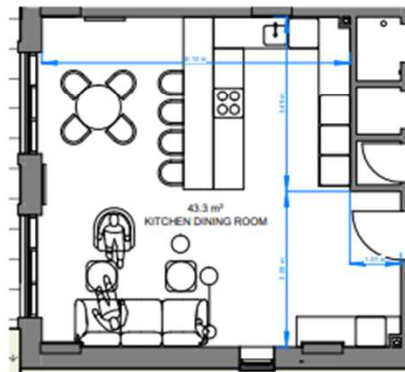
STUDIO TYPE A-2



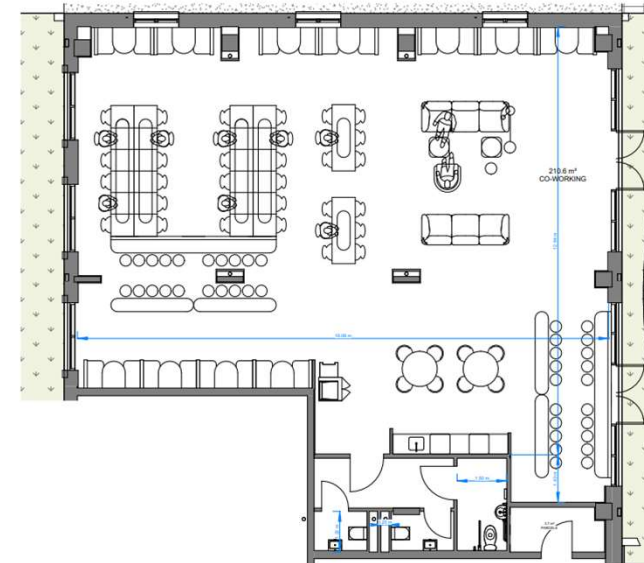
STUDIO TYPE A-3 - WHEELCHAIR USER OR ADAPTABLE



KITCHEN DINING ROOM TYPE A-8



KITCHEN DINING ROOM TYPE A-9



Proposed Co-Working Space 1

Viaduct Lofts



VIADUCT LOFTS

MELBOURNE STREET

APPLICATION SITE
BLOCK A



View of Proposal From Shanklin Road (from East)



Existing View



Brighton & Hove
City Council

View From 103 Round Hill (from west)



Existing Viaduct Lofts



Proposed Visual



Brighton & Hove
City Council

Proposed Visuals From Within Site



Eastern courtyard amenity and Block D



Central amenity space and Block B



Brighton & Hove
City Council

Key Considerations in the Application

- Principle
- Standard of Accommodation
- Visual Impact
- Access/Traffic issues
- Air quality
- Impacts upon amenity of neighbouring properties
- Ecology/Biodiversity
- Sustainability

S106 table

Affordable Housing:

£2.5m commuted sum in lieu of homes on site.

Travel Plan:

Covering a minimum 5 year period.

Bikeshare docking station:

The cost of one bikeshare docking station.

Public Art:

Artistic Component to the value of £41,336

Employment and Training

Developer contributions of £22,100 and Employment and Training Strategies

Conclusion and Planning Balance

- Principle of redevelopment of site already established through grant of permission on appeal;
- Scale reduced over previous, approved scheme (BH2022/01490) which Inspector considered acceptable;
- Number of co-living rooms reduced from 269 to 221 compared with approved scheme;
- Permission granted for co-living development on adjacent site at 19-24 Melbourne Street;
- Would provide equivalent of 123 standard dwellings towards meeting Council's housing target;
- Co-living would provide a different form of housing for City, increase variety of accommodation available;
- Commuted sum for affordable housing weighs in favour of scheme – supporting by Council Housing Strategy team;
- Benefit of employment floorspace;
- Movement of Block A by 2m to the east increases distance between scheme and Viaduct Lofts. Combined with reducing the height of the southern end of Block A, these amendments further improve the relationship here both from an amenity perspective, as well as opportunity to improve the townscape context.

Recommend: **Approval** subject to the completion of a s106 and conditions.

3 Westmeston Avenue

BH2024/00477



Brighton & Hove
City Council

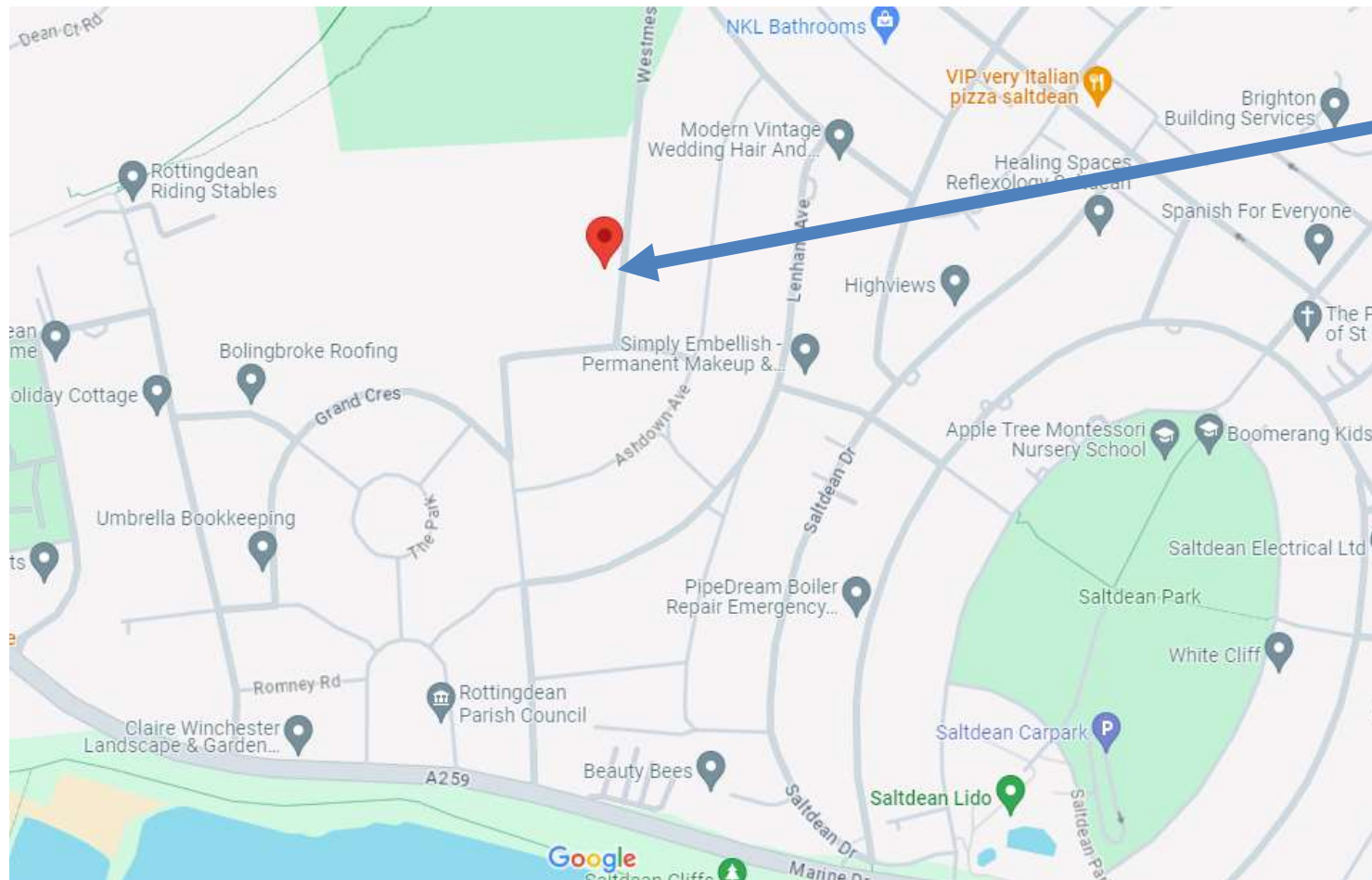
Application Description

- Demolition of existing dwelling and erection of two storey replacement dwelling (C3) (part retrospective).



Brighton & Hove
City Council

Map of application site

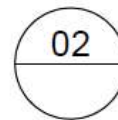
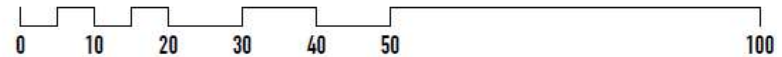


Site

Existing Location Plan



Scale in Metres



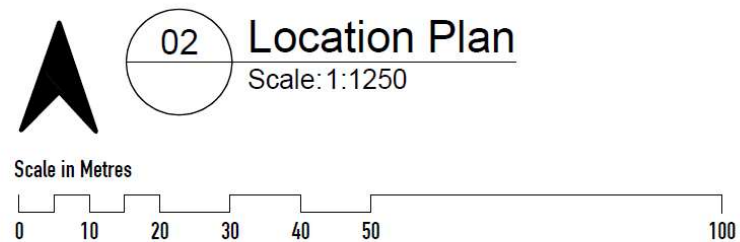
Location Plan

Scale: 1:1250



Brighton & Hove
City Council

Proposed Location Plan



Aerial photo of site (prior to demolition)



Brighton & Hove
City Council

Aerial photo of site (prior to demolition)



Brighton & Hove
City Council

Aerial photo of site (prior to demolition)



Brighton & Hove
City Council

Street photo of site (prior to demolition)



Brighton & Hove
City Council

Boundary with No.1 (left) and No.5 (right) (prior to demolition of No.3)



Rear Boundary with No.1 (left) and No.5 (right) (prior to demolition of No.3)



Rear views from No.3 first floor windows (prior to demolition)



Photo of site (Demolition completed and new build commenced)



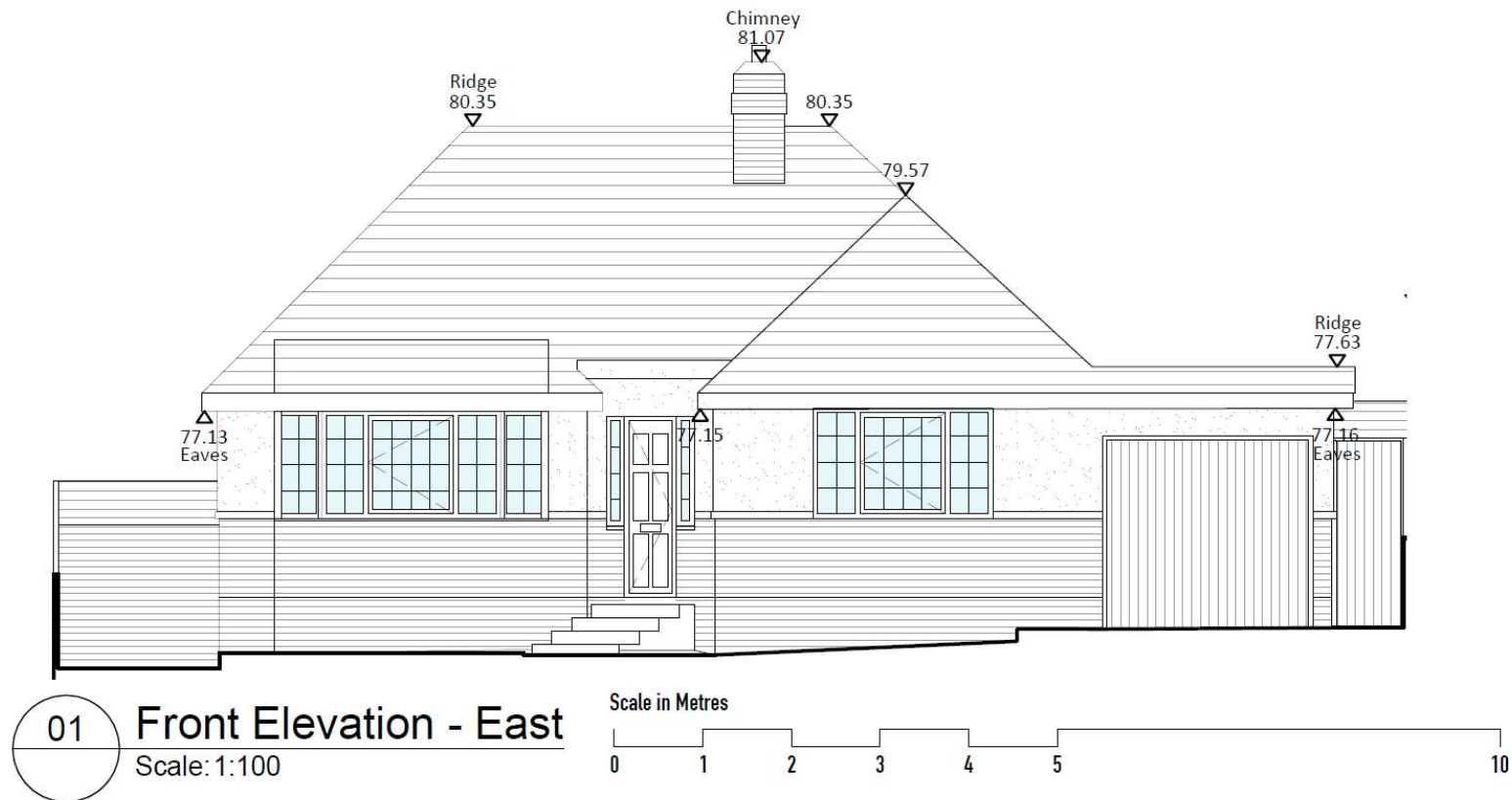
Existing Block Plan



Proposed Block Plan



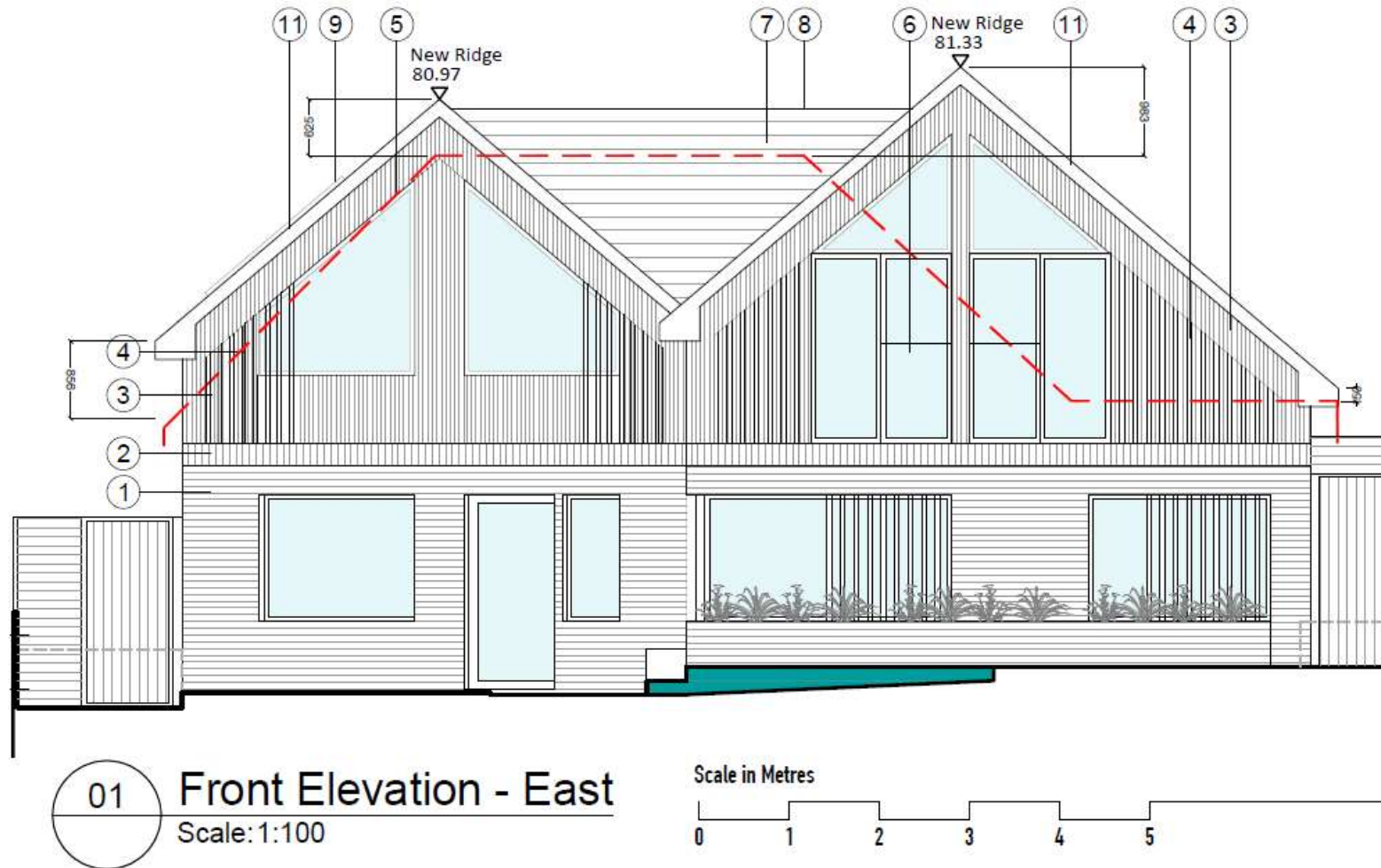
Pre Existing Front Elevation



Proposed Front (east) Elevation



Previously approved Front Elevation (BH2023/02672)



160 F

Pre Existing Rear Elevation

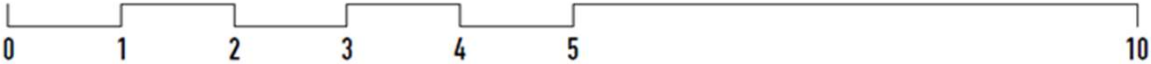


02

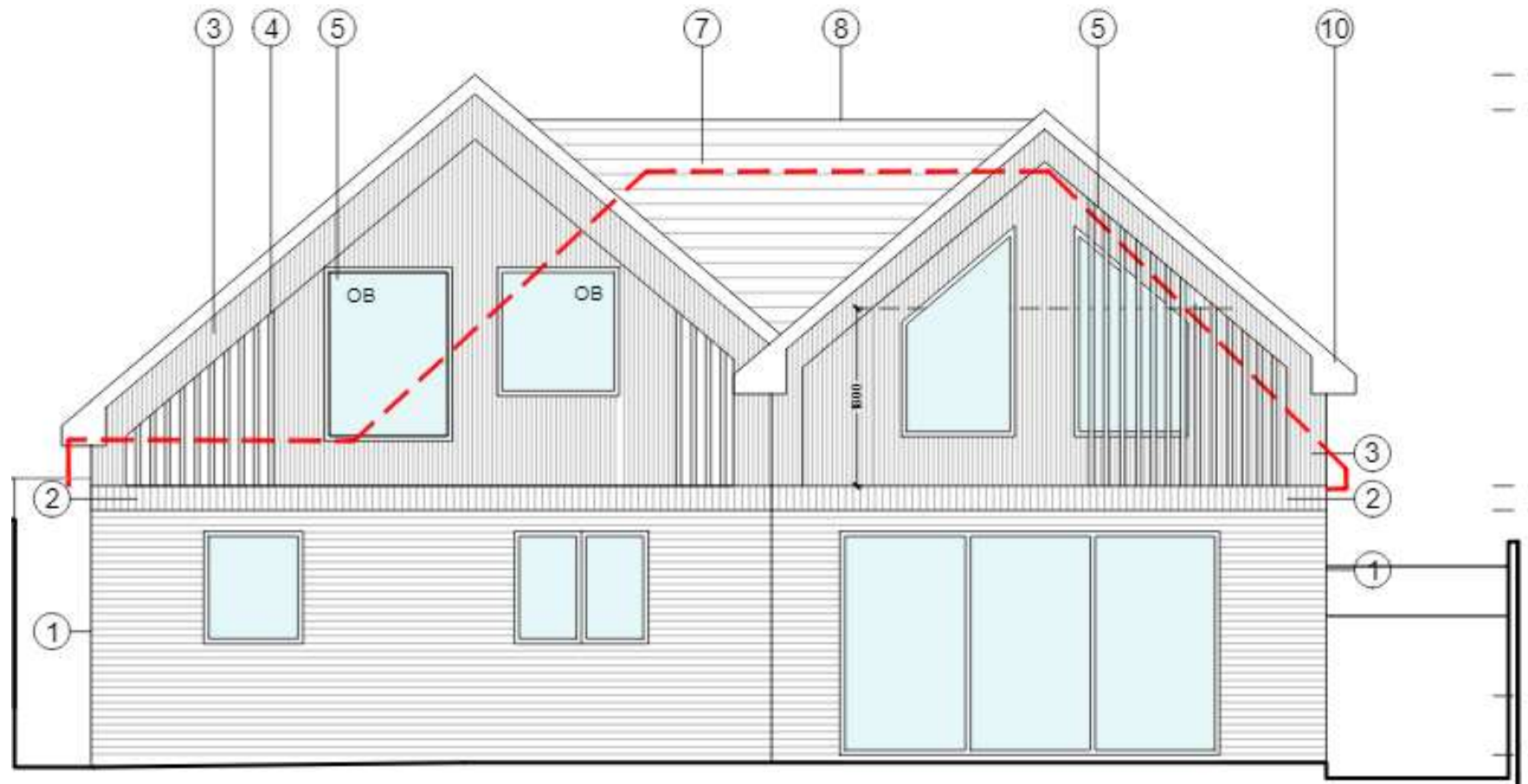
Rear Elevation - West

Scale: 1:100

Scale in Metres

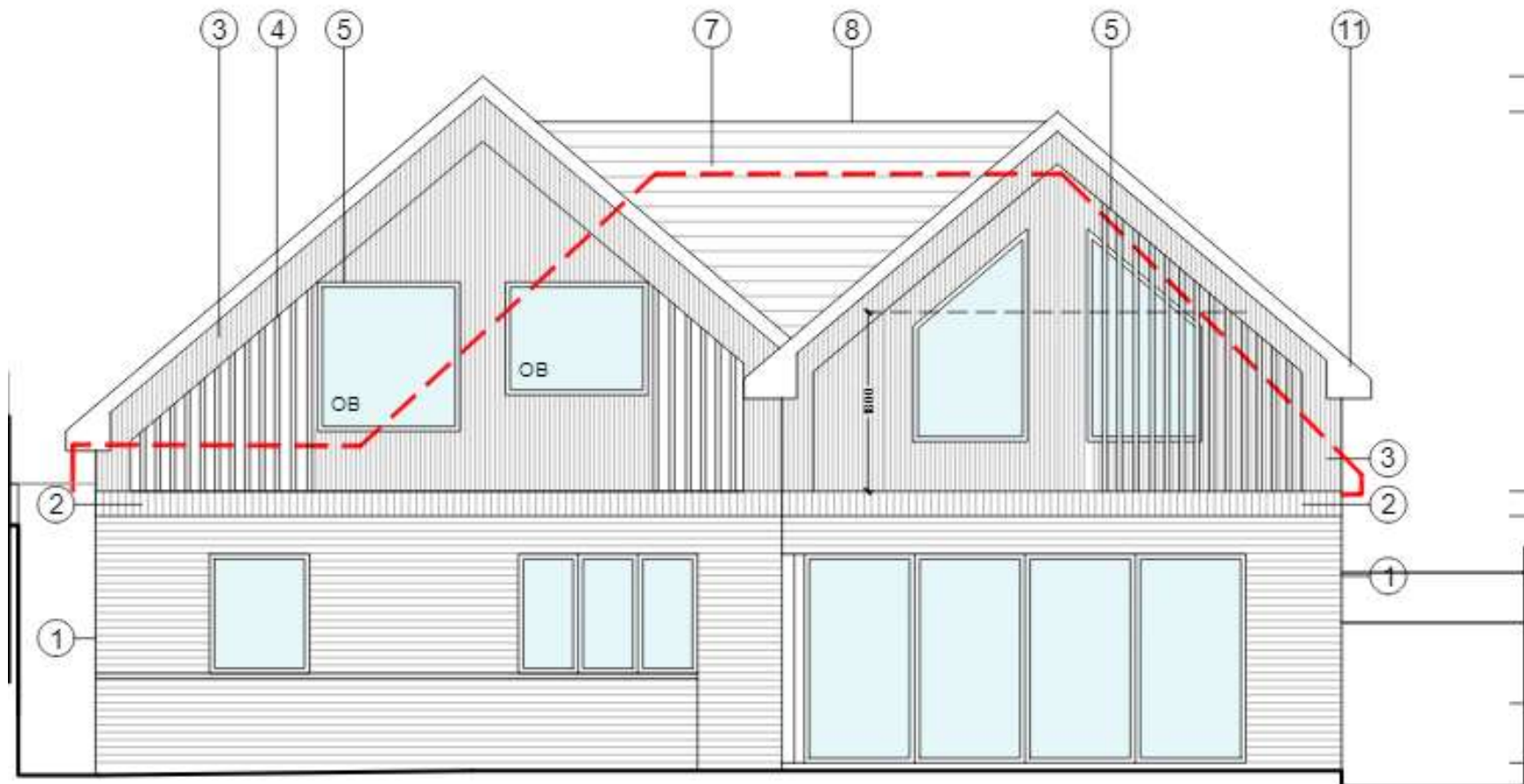


Proposed Rear (west) Elevation



Brighton & Hove
City Council

Previously Approved Rear Elevation (BH2023/02672)

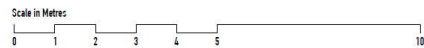


Brighton & Hove
City Council

Pre Existing Contextual Front Elevation

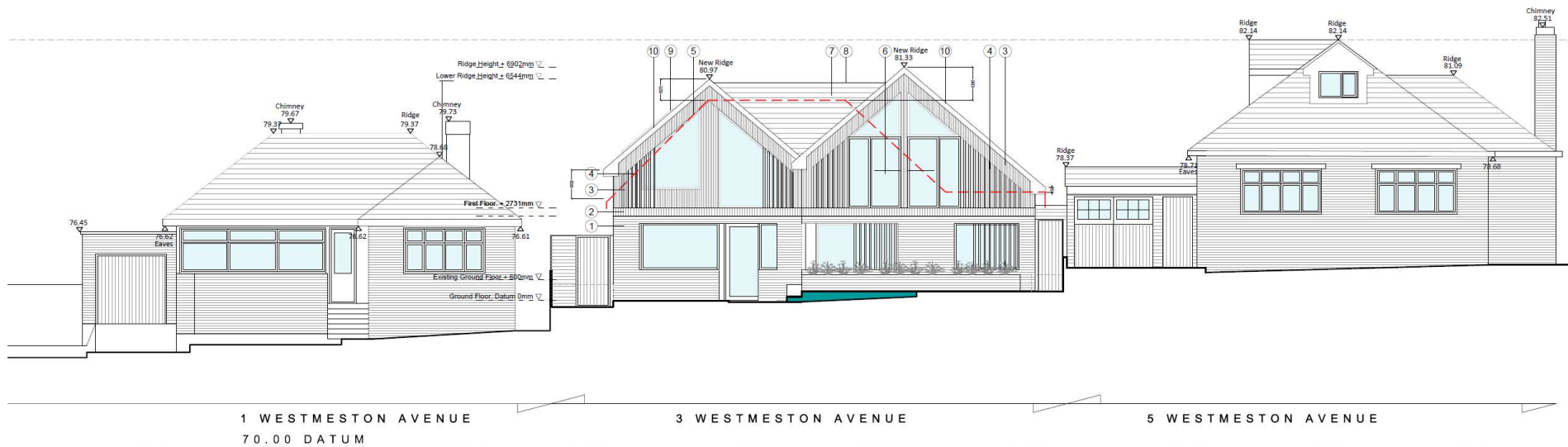


01 Front Elevation - East
Scale: 1:100



060 B

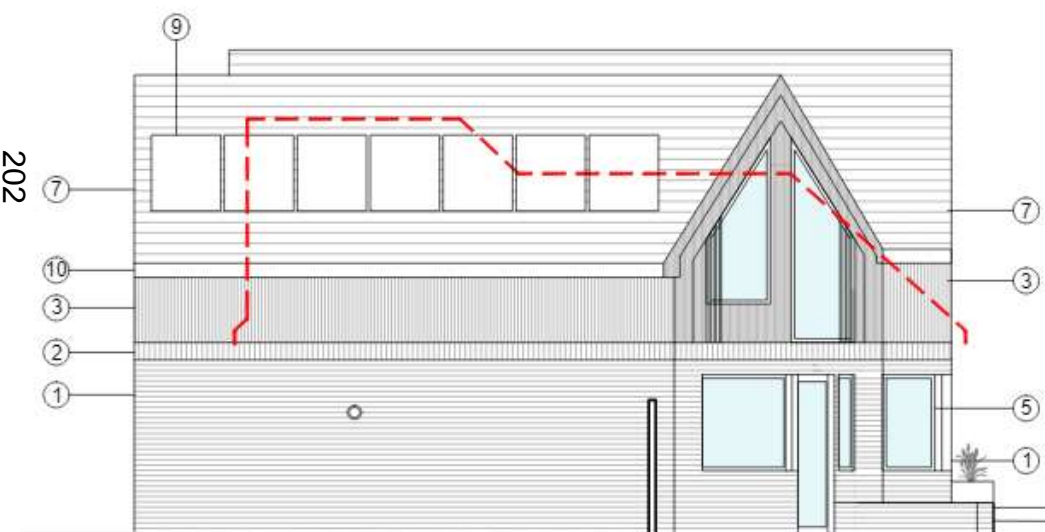
Proposed Contextual Front Elevation



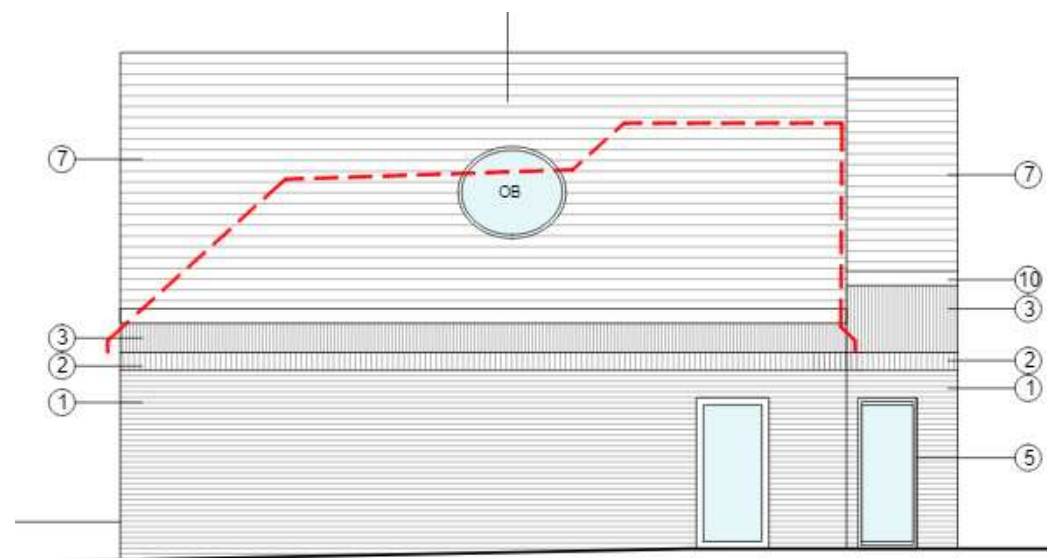
01 Front Elevation - East
Scale: 1:100

Proposed Elevations

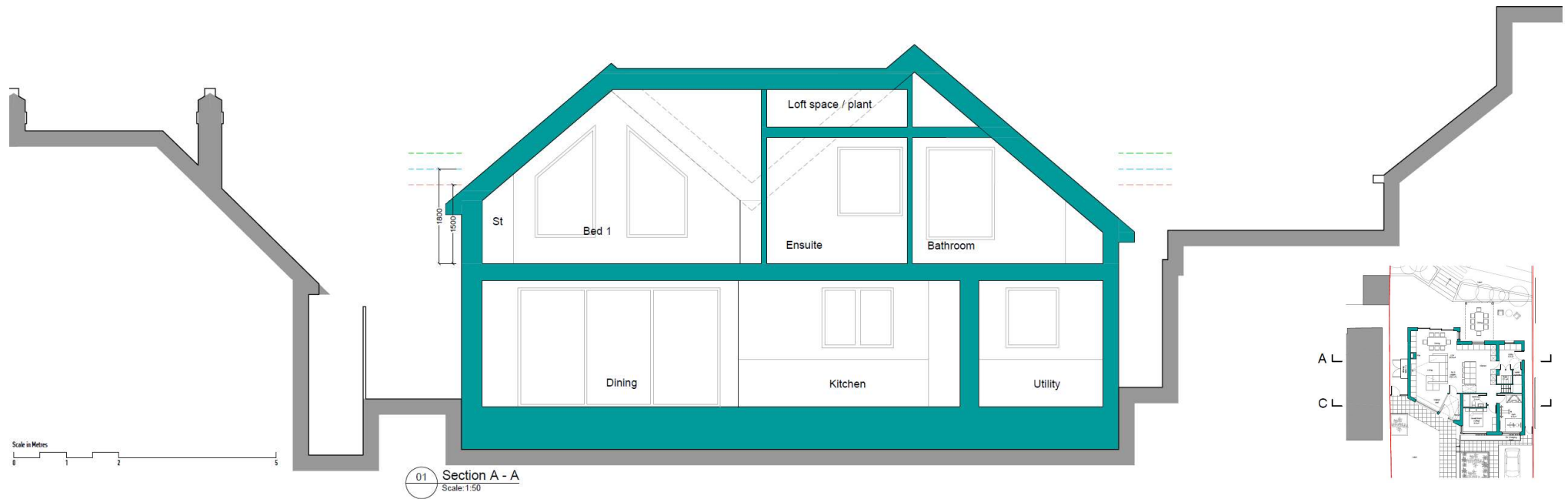
South Elevation



North Elevation

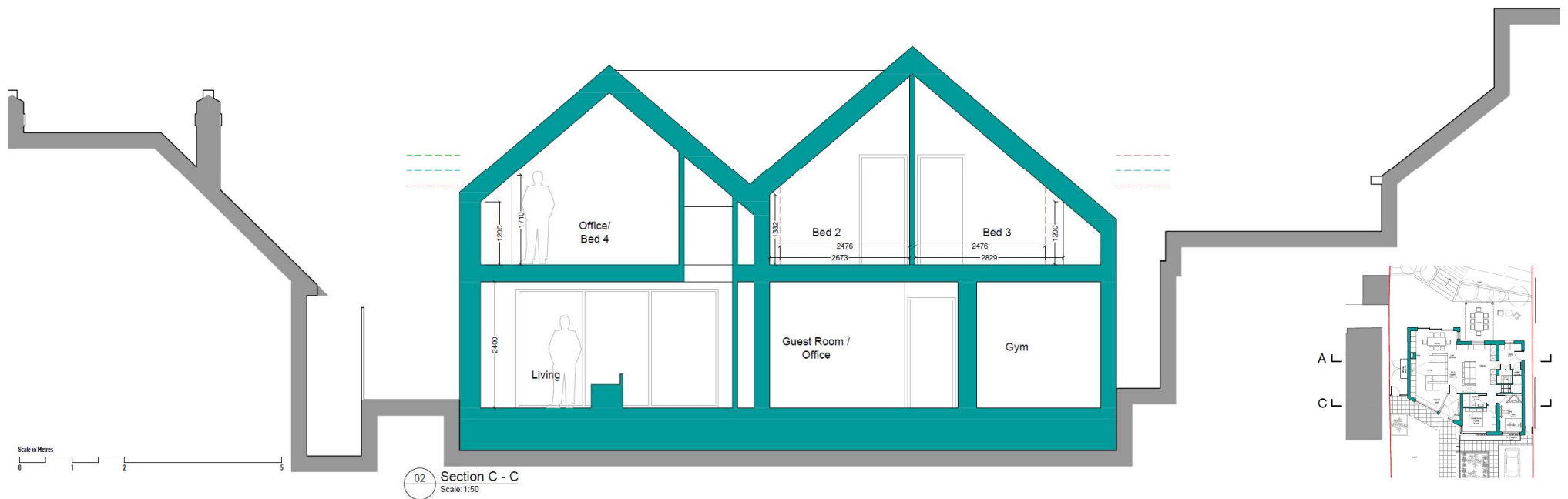


Proposed Site Section(s)



170 C

Proposed Site Section(s)



170 C

Proposed Visual Front (east)



Brighton & Hove
City Council

Proposed Visuals Front (east)

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



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



Representations

Six (6) Objections:

- Noise
- Overdevelopment - too close to boundary
- Unacceptable height
- Overshadowing / loss of daylight – light survey incorrect as not in accordance with plans
- Foundations deeper, but height the same
- Not a modular build
- Contrary to planning permission: not as per plans, different materials, bungalow demolished, have affected trees/hedges, no demolition notice served, have continued work despite Enforcement Notice;
- Damage to fences from works
- No party wall agreement in place
- Different materials are being used from those approved
- Concern re boundary walls and overlooking
- Damage to the highway from works

Representations

Two (2) representations in support:

- Good design
- No increased overlooking from rear window
- No landscaping was required as part of the previous application
- Broken pavement slabs would be replaced
- Build is not modular
- There is no visual difference between brick slips and bricks
- The applicant has carried out significant consultation with neighbours
- Applicant is being treated unfairly by neighbours

Key Considerations in the Application

- Design and appearance
- Impact on amenity of neighbouring properties
- The principle of the provision of a modernised house on this site has already been agreed through the grant of the previous permission (ref. BH2023/02672)



Conclusion and Planning Balance

- Demolition of existing bungalow and the appearance of the new dwelling 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

211

West House, 34B Preston Park Avenue

BH2024/00077



Brighton & Hove
City Council

Application Description

Erection of first floor extension stepped back from building boundary and the installation of PV solar panels to roof.



Brighton & Hove
City Council

Existing and Proposed Location Plan



Brighton & Hove
City Council

Aerial photo of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photos of site



Photos taken from Preston Park Avenue

Other photos of site



Existing view from west
(taken from submitted Design and
Access Statement)



Site visit photo – facing east

Other photos of site



Existing view from West, taken from the Design and Access Statement

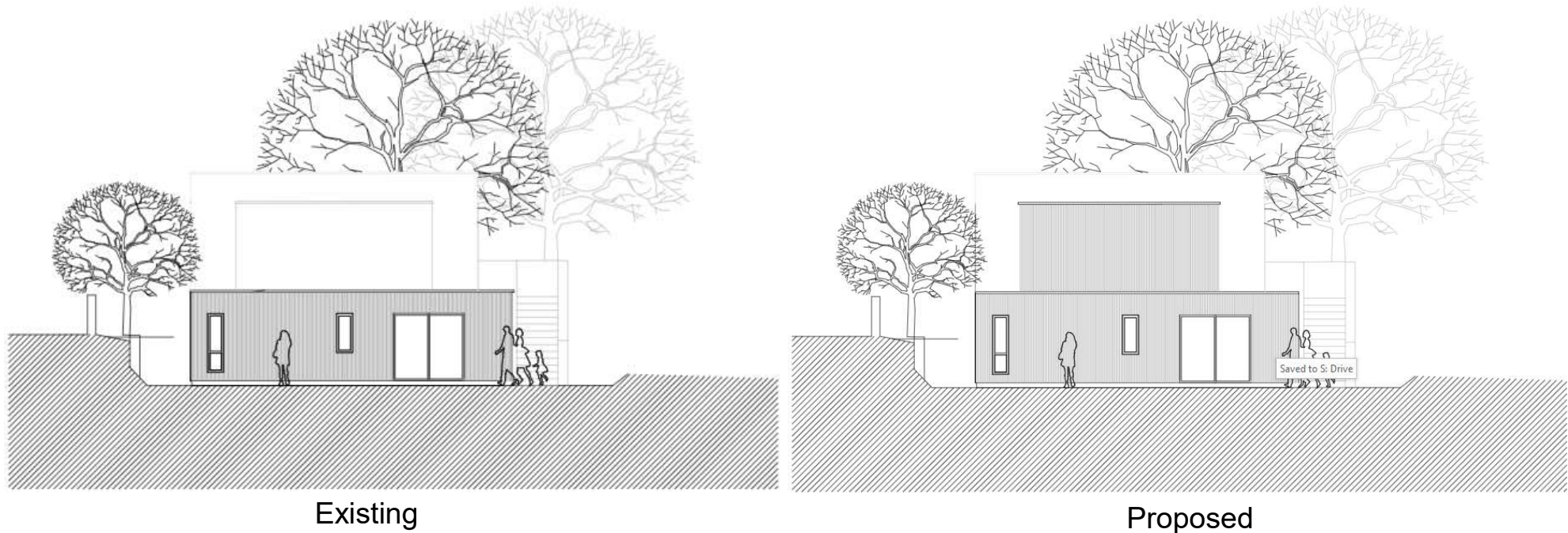


Views from existing southern elevation window

Relationship between no. 34 and no.34B



Existing and Proposed West Elevation



A004-017-C and 007 B

Existing and Proposed South Elevation



Existing



Proposed

A004-018-C and 008 B



Brighton & Hove
City Council

Existing and Proposed North Elevation



Existing



Proposed

A004-019-C and 009 B

Existing and Proposed First Floor Plan



Existing



Proposed

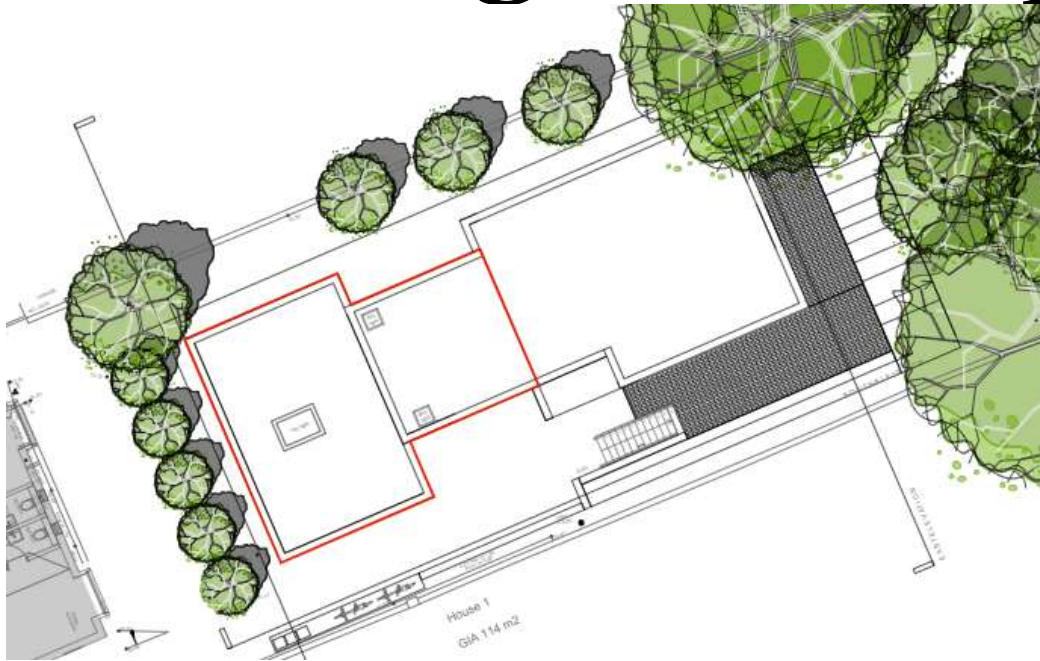
Please note no.34B is the property within the red line

A004-015-C and 005 B

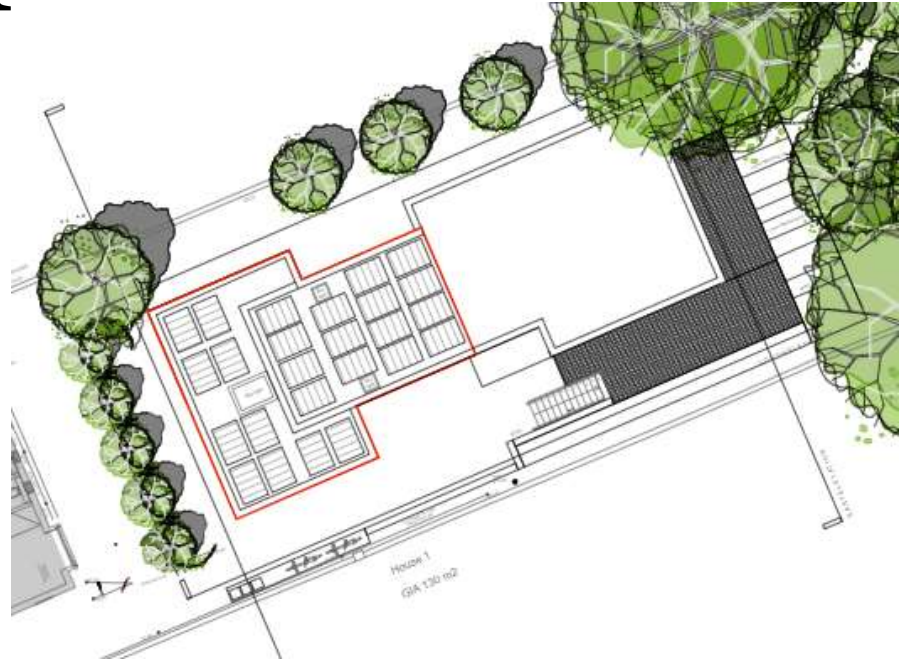


Brighton & Hove
City Council

Existing and Proposed Roof Plan



Existing



Proposed

A004-016-C and 006 B

Refused Scheme and Current: Elevations

Application refused under BH2023/02475

As proposed under this application

Refused Scheme & Proposed Scheme: Floor Plans



Application refused under BH2023/02475



Proposed

First floor plans



Brighton & Hove
City Council

Representations

Seven (7) objections have been received raising the following material planning issues:

- Poor design, including inappropriate height and overdevelopment.
- Impact on neighbouring amenity including, overlooking, overshadowing and the impacts caused by noise.
- Detrimental impact on the conservation area.
- Detrimental impact on a wildlife corridor.
- Additional traffic.
- Close proximity of the proposal to the boundary.

Key Considerations in the Application

- Impact on neighbouring amenity.
- Impact on the conservation area.
- Design and appearance.
- Biodiversity and Trees.

Conclusion and Planning Balance

- The proposed development is considered to be acceptable in terms of appearance and the impacts it is anticipated to have on the amenities of local residents.
- Materials and biodiversity enhancement have been secured by condition.
- **Recommendation: Approve**

231

Flat 13, St Gabriels, 18A Wellington Road BH2023/03432



Brighton & Hove
City Council

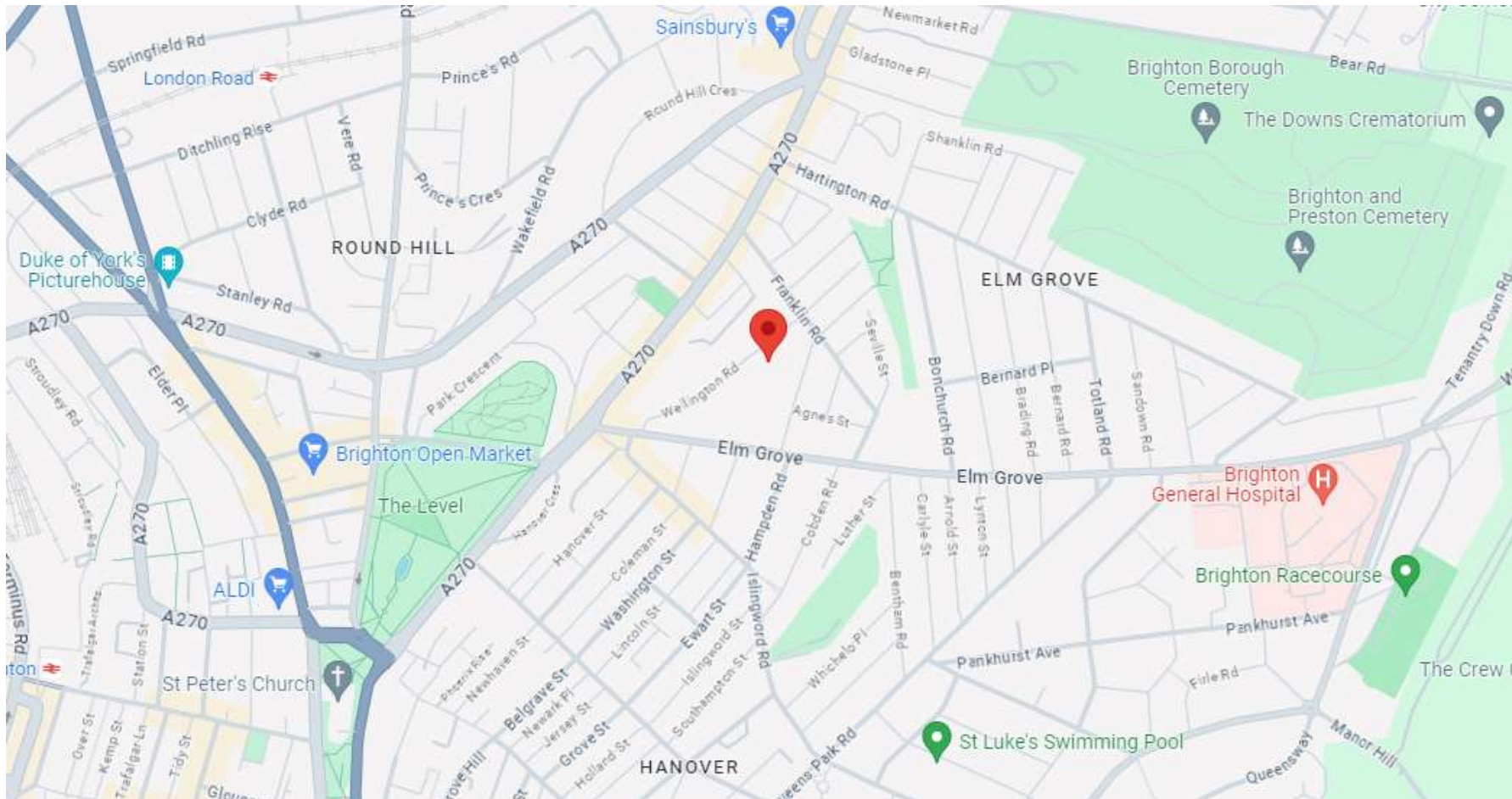
Application Description

- Change of use from a studio flat (C3) to a three bedroom, 5 person, small house in multiple occupation (C4) with installation of one front dormer, one side dormer and two rear rooflights.



Brighton & Hove
City Council

Map of application site



Brighton & Hove
City Council

Existing Location Plan



Aerial photo(s) of site



3D Aerial photo of site



North

Front Elevation (North west facing)



Brighton & Hove
City Council

Front Elevations with Street

Looking East



Looking South



Brighton & Hove
City Council

Internal Photos - existing



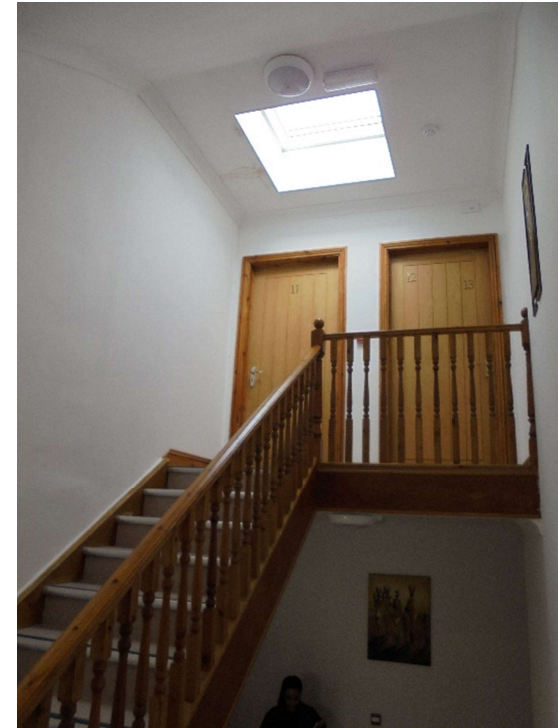
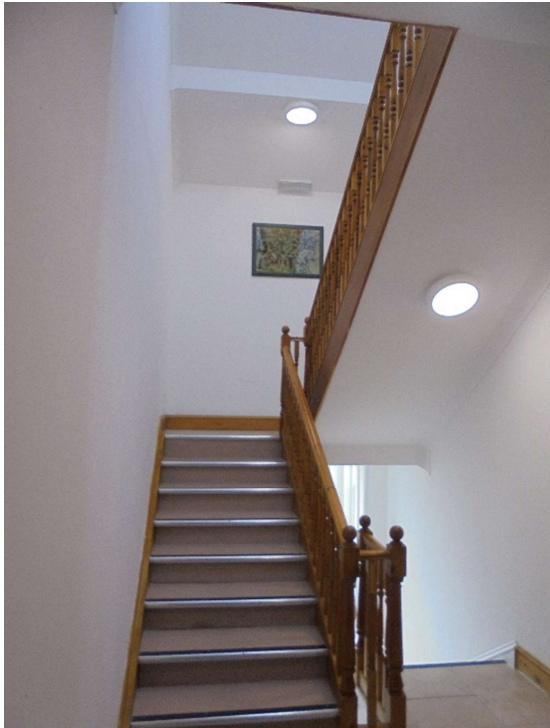
Internal Photos - existing



Internal Photos - existing



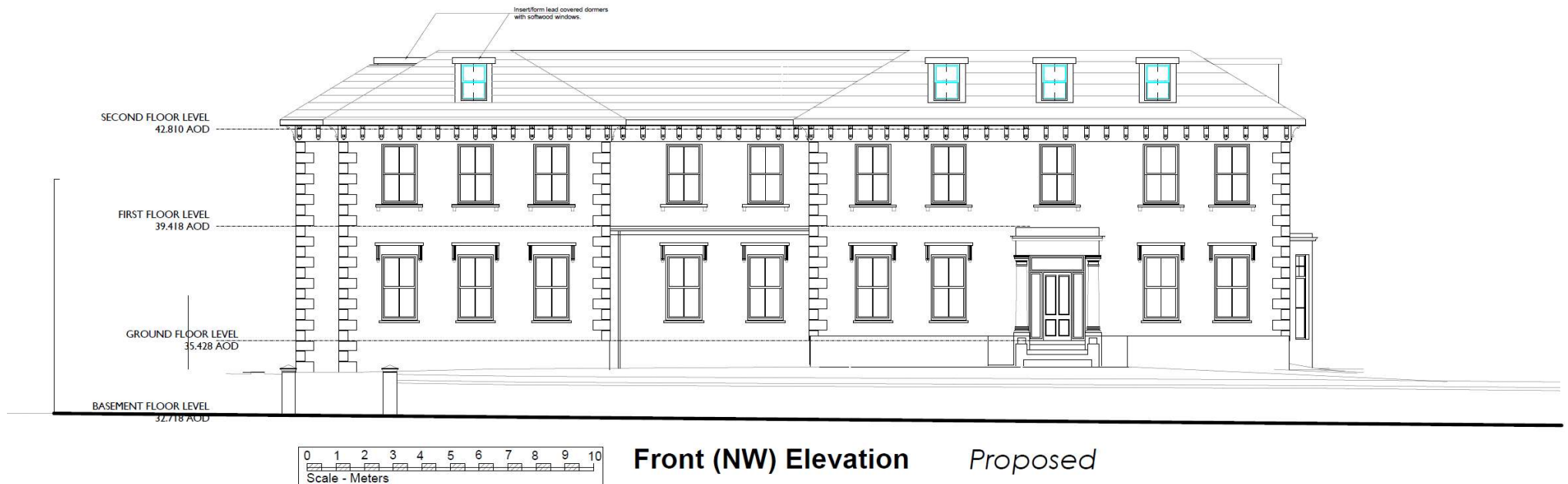
Internal Photos - existing



Existing Front Elevation



Proposed Front Elevation



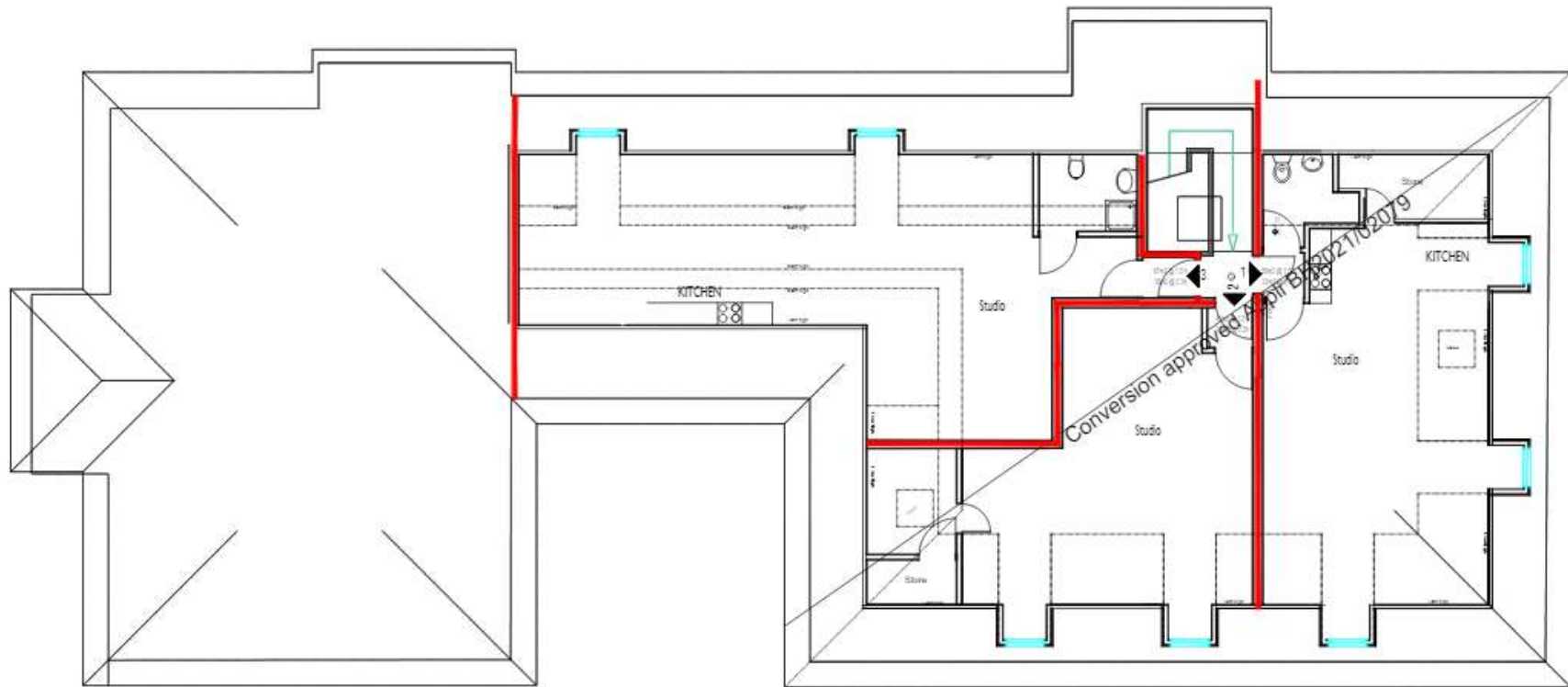
Existing Rear Elevation



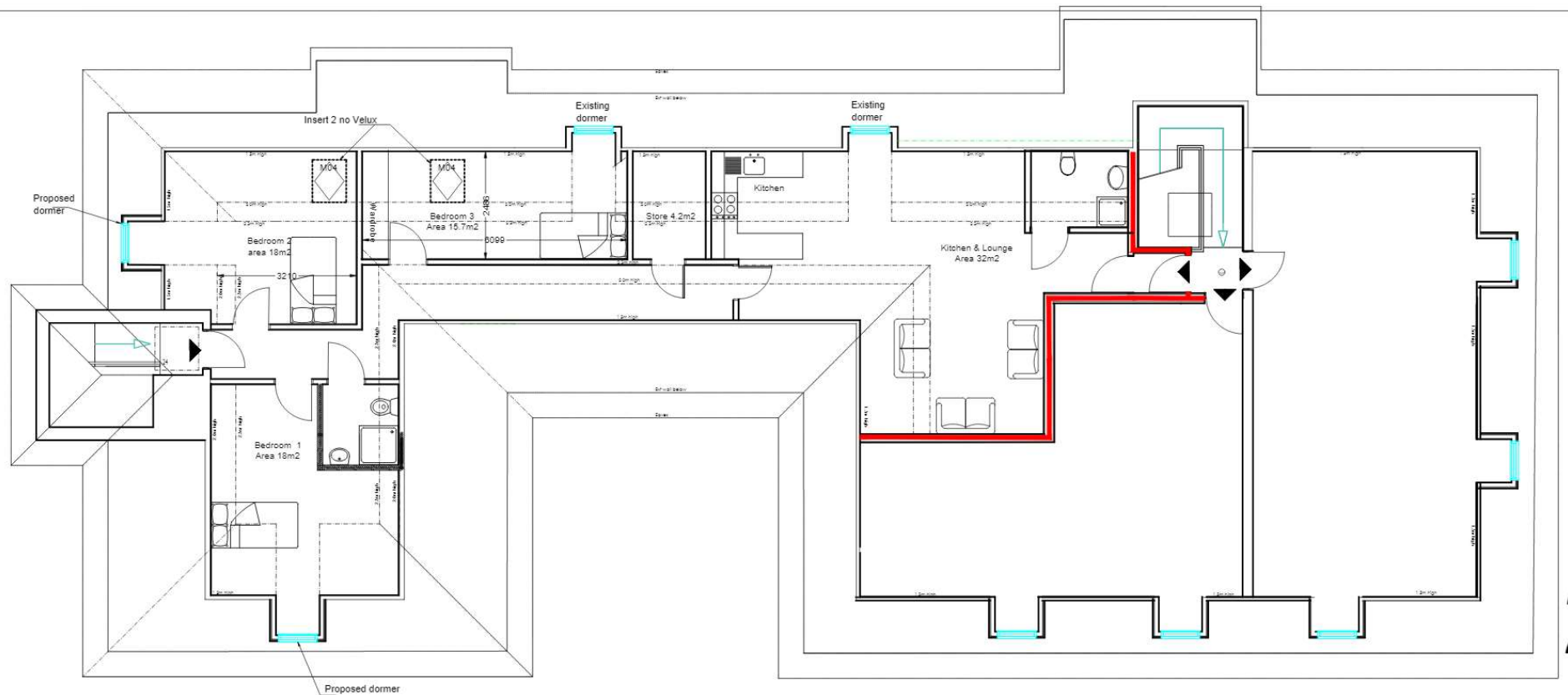
Proposed Rear Elevation



Existing Floor Plan



Proposed Floor Plan



Representations

6 Objections raising the following issues:

- Adverse effect on/not in keeping with listed building
- Detrimental effect on property value
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Poor design
- Too close to the boundary
- Traffic/highways issues

6 Supports raising the following issues:

- Good design
- No detrimental effects on neighbourhood

Key Considerations in the Application

- Appearance of the Locally Listed Building
- HMO density in relation to DM7 and CP21
- Impact on amenity for surrounding residents of block from proposed small HMO (C4)
- Impacts on amenity for future residents of the proposed small HMO (C4)

Conclusion and Planning Balance

- Meets Policy requirements of DM7 and CP21 for HMO density and layout – HMO use is below 10% for dwellings within 50metres and 20% for dwellings in the wider neighbourhood.
- Amenity impacts from the proposed development are acceptable to surrounding and future residents – subject to conditions re occupancy, layout and sound insulation.
- External changes to the Locally Listed building are acceptable – with front dormer bringing back some balance to the front elevation, and the side dormer and rear rooflights not causing visual harm.

Recommendation: **Approve with conditions**

10 Tumulus Road

BH2024/00243

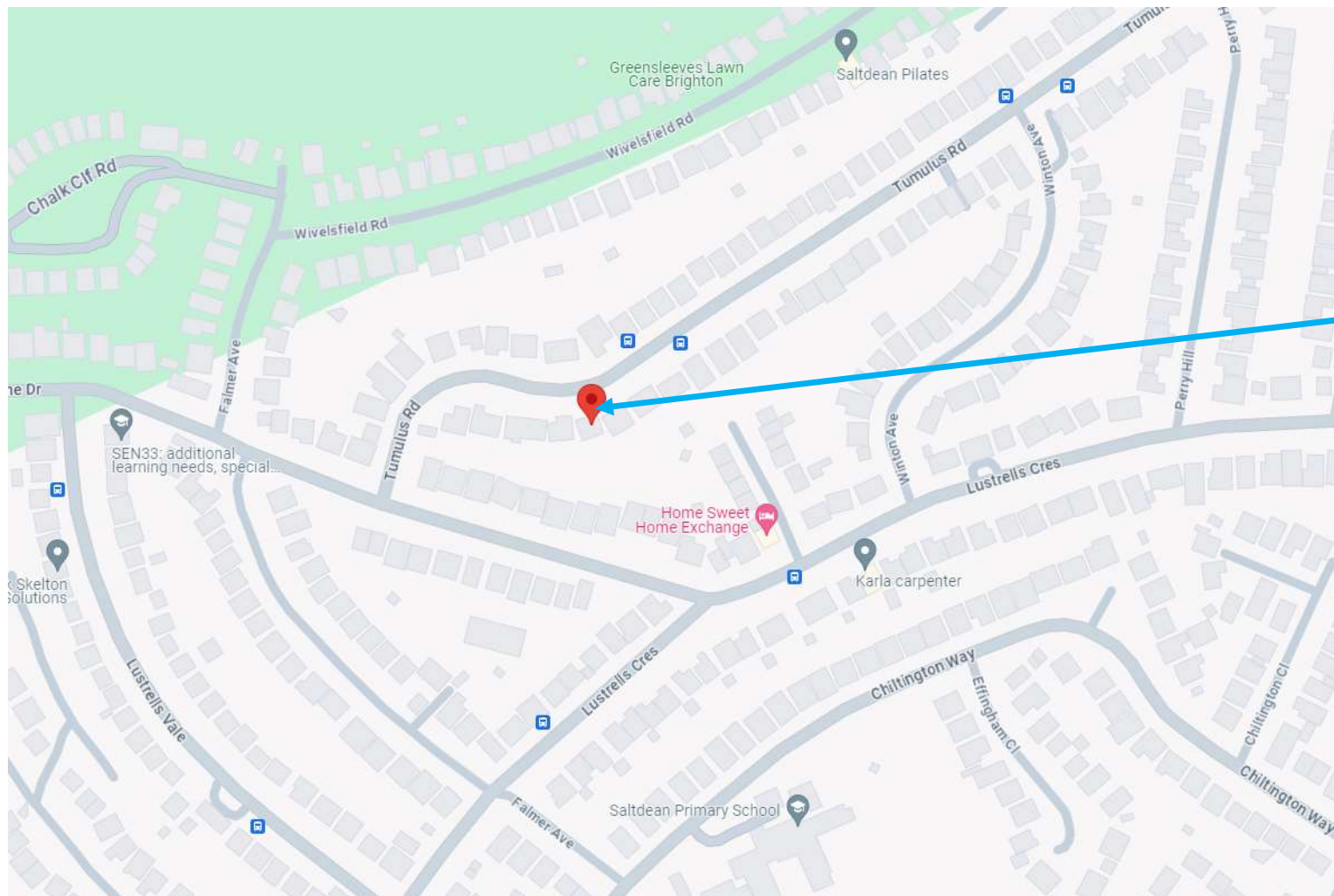


**Brighton & Hove
City Council**

Application Description

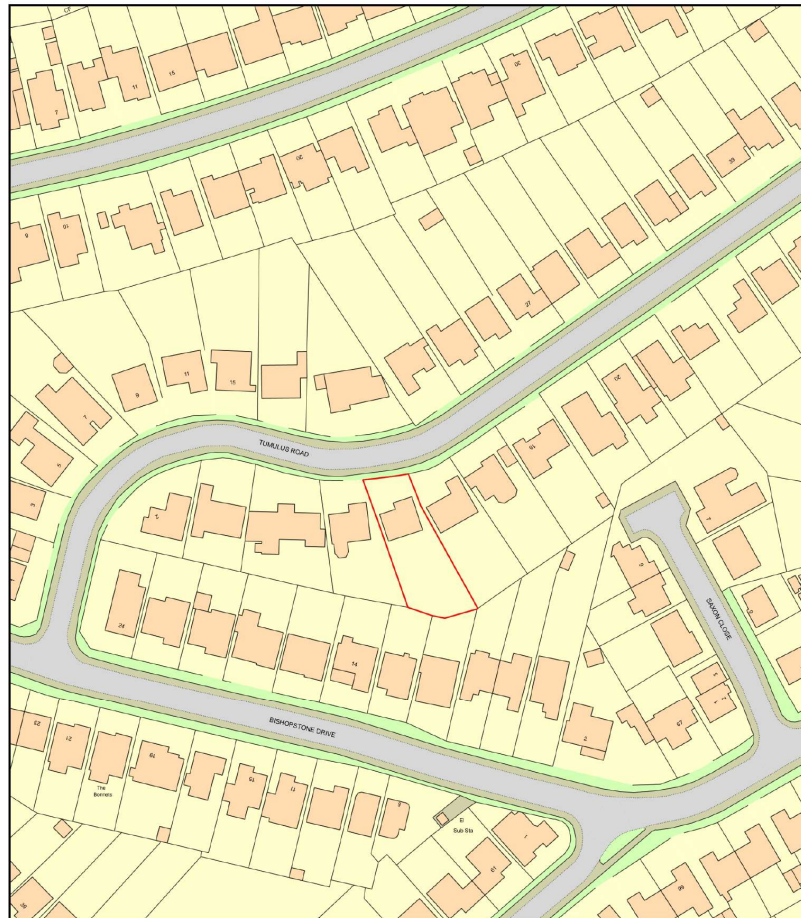
- Erection of front porch, installation of first floor Juliet balcony to rear, and alterations to fenestration. Roof alterations incorporating raising of ridge height, installation of rear dormer and retiling of roof.

Map of application site



Site

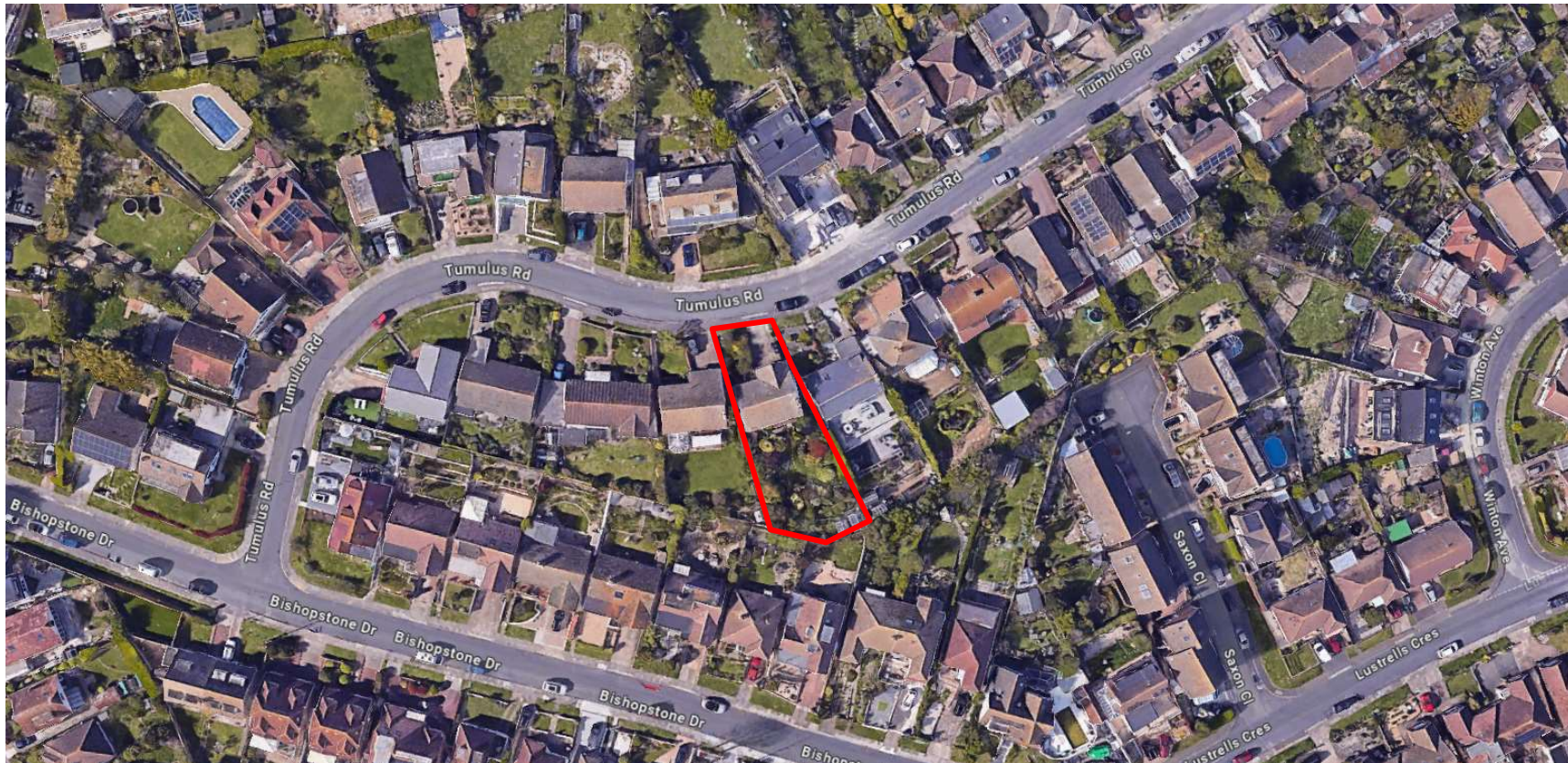
Location Plan



0 50
Metres



Aerial View



3D Aerial View



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Front Elevation



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City Council

Rear Elevation



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Towards No.8 Tumulus Road (facing west)



Towards No.12 Tumulus Road (facing east)



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Existing Rear Balcony



Views From Balcony



Views From Balcony



265

Views From Balcony



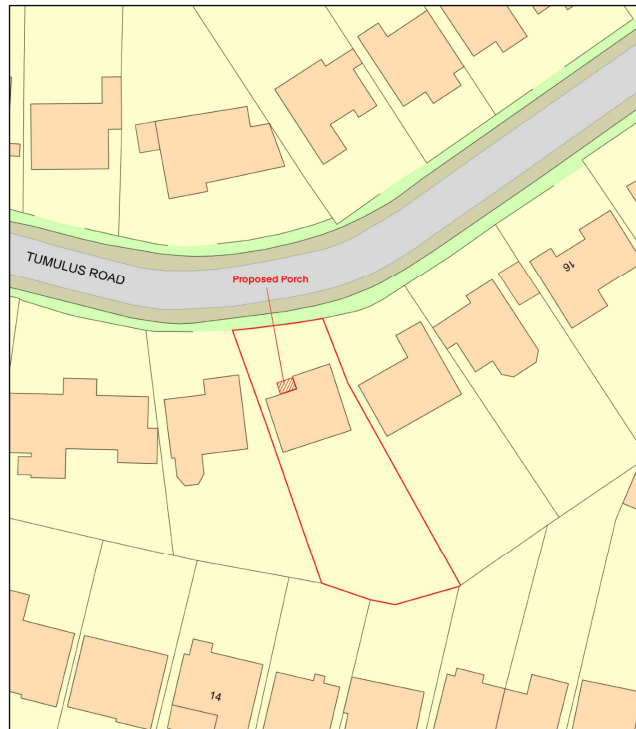
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Views From Balcony

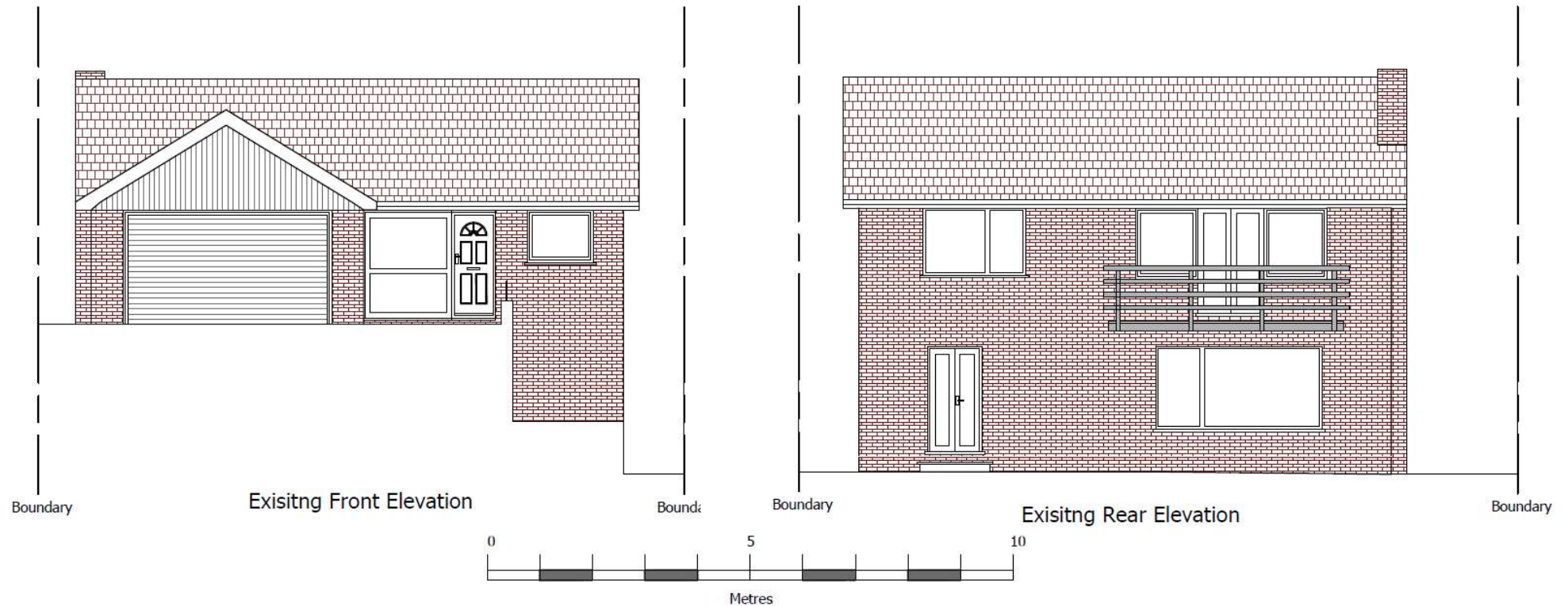


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City Council

Proposed Block Plan

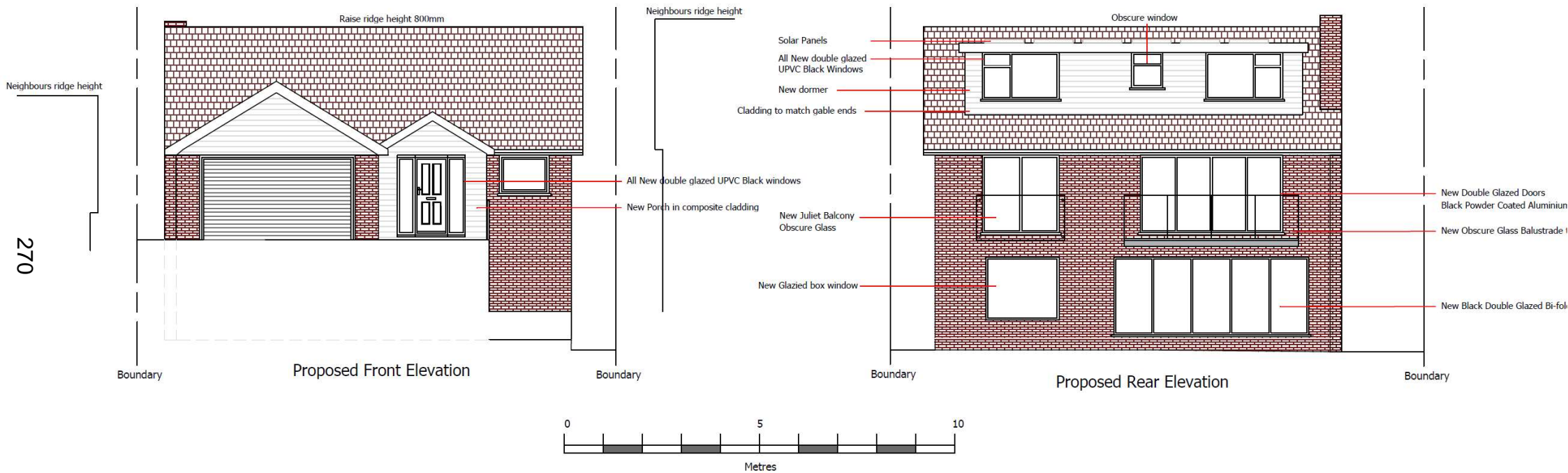


Existing Elevations



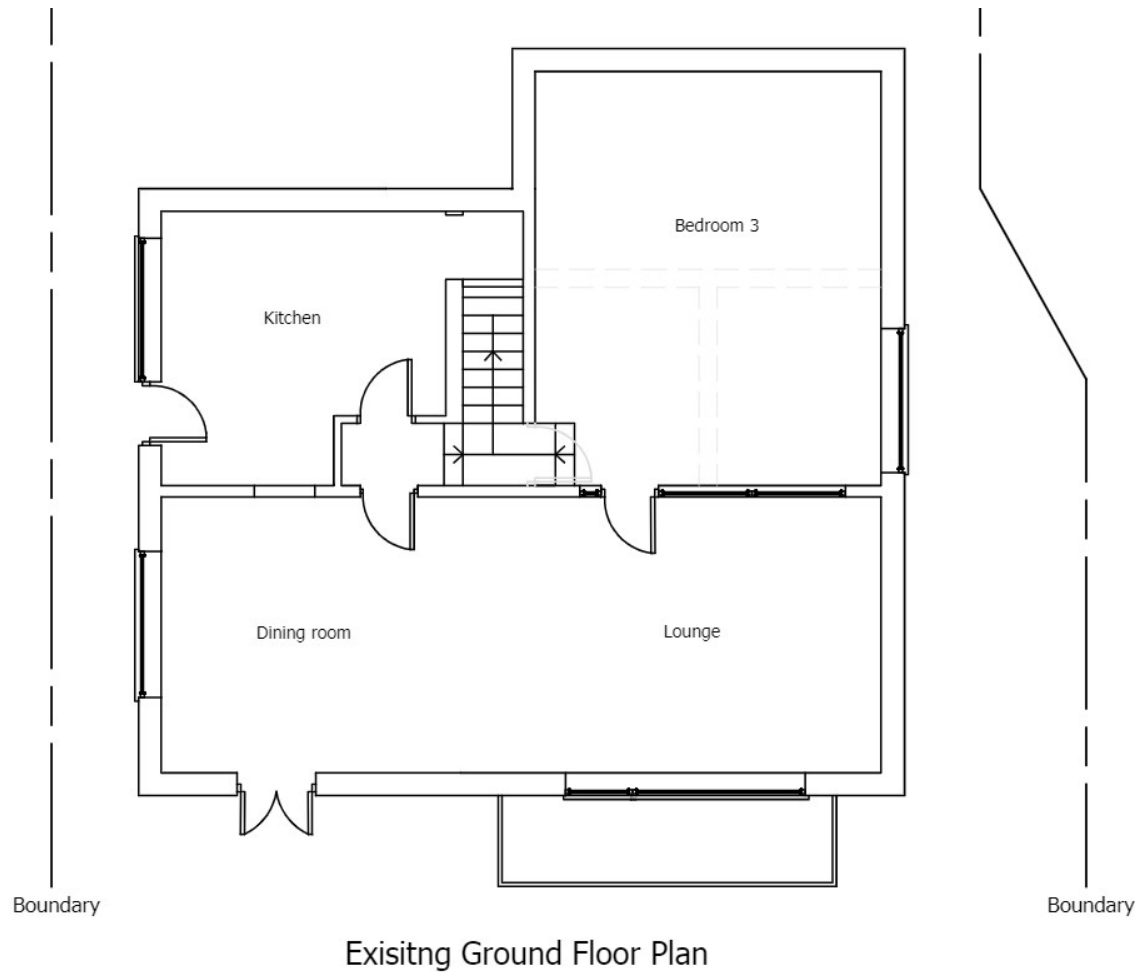
TR-002

Proposed Elevations



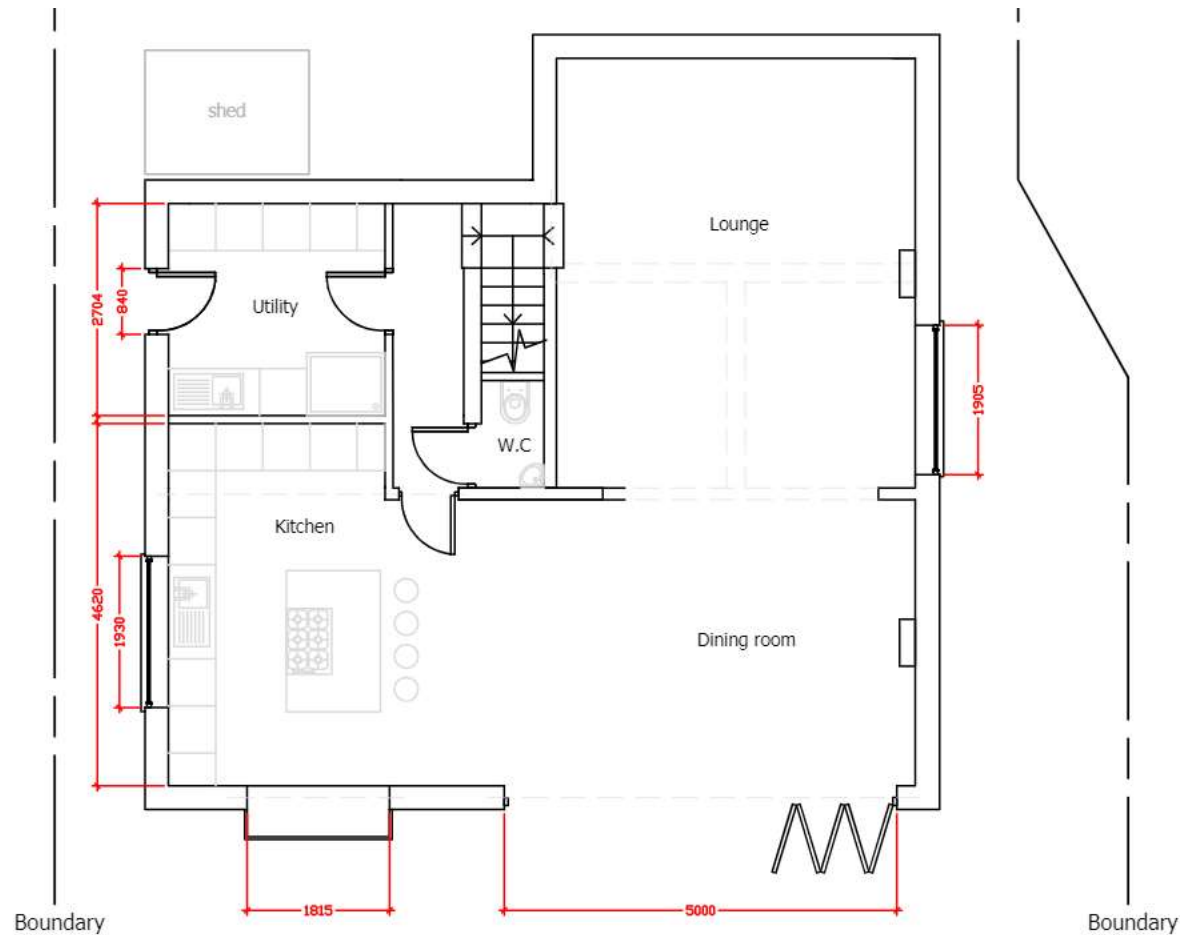
TR-005 B

Existing Ground Floor Plan



TR-001

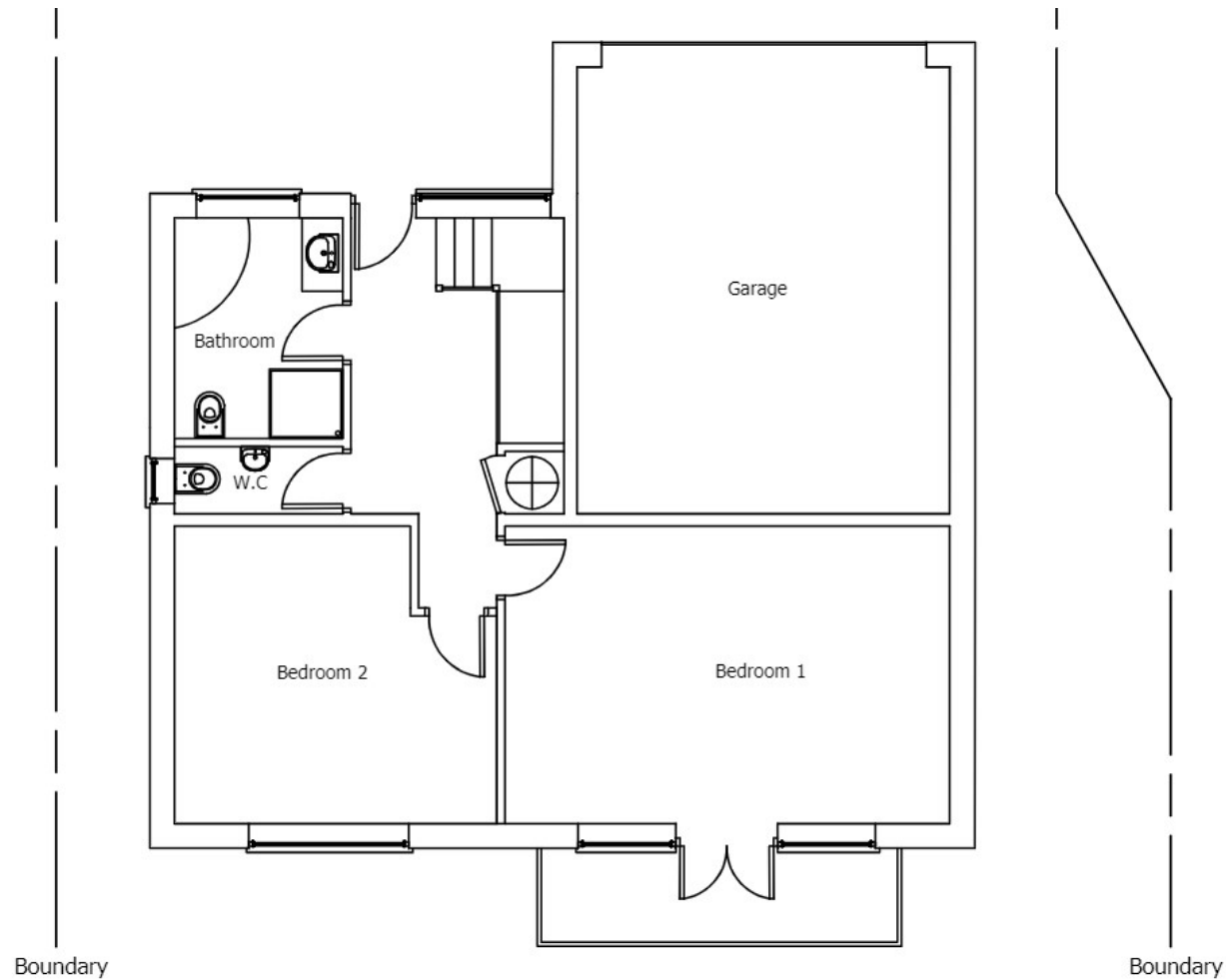
Proposed Ground Floor Plan



Proposed Ground Floor Plan

TR-003

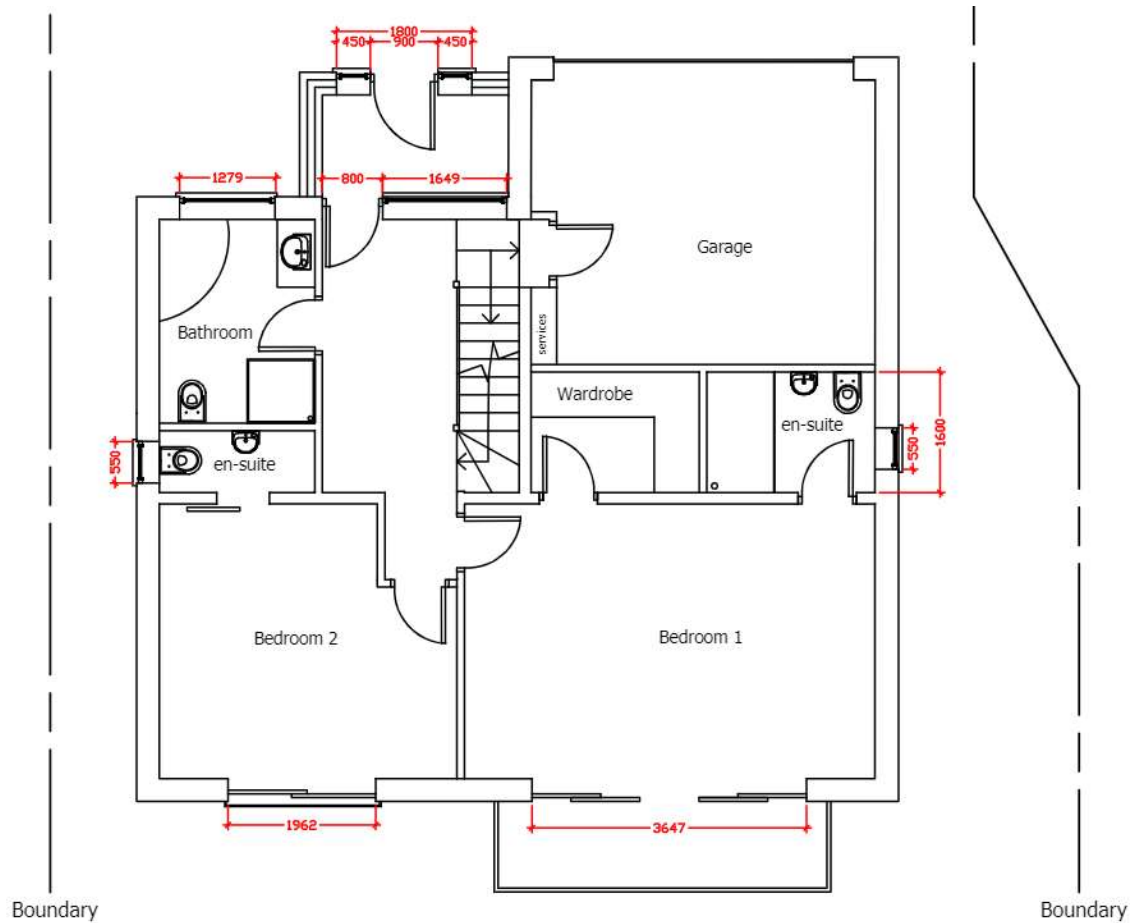
Existing First Floor Plan



Existing 1st Floor Plan

TR-001

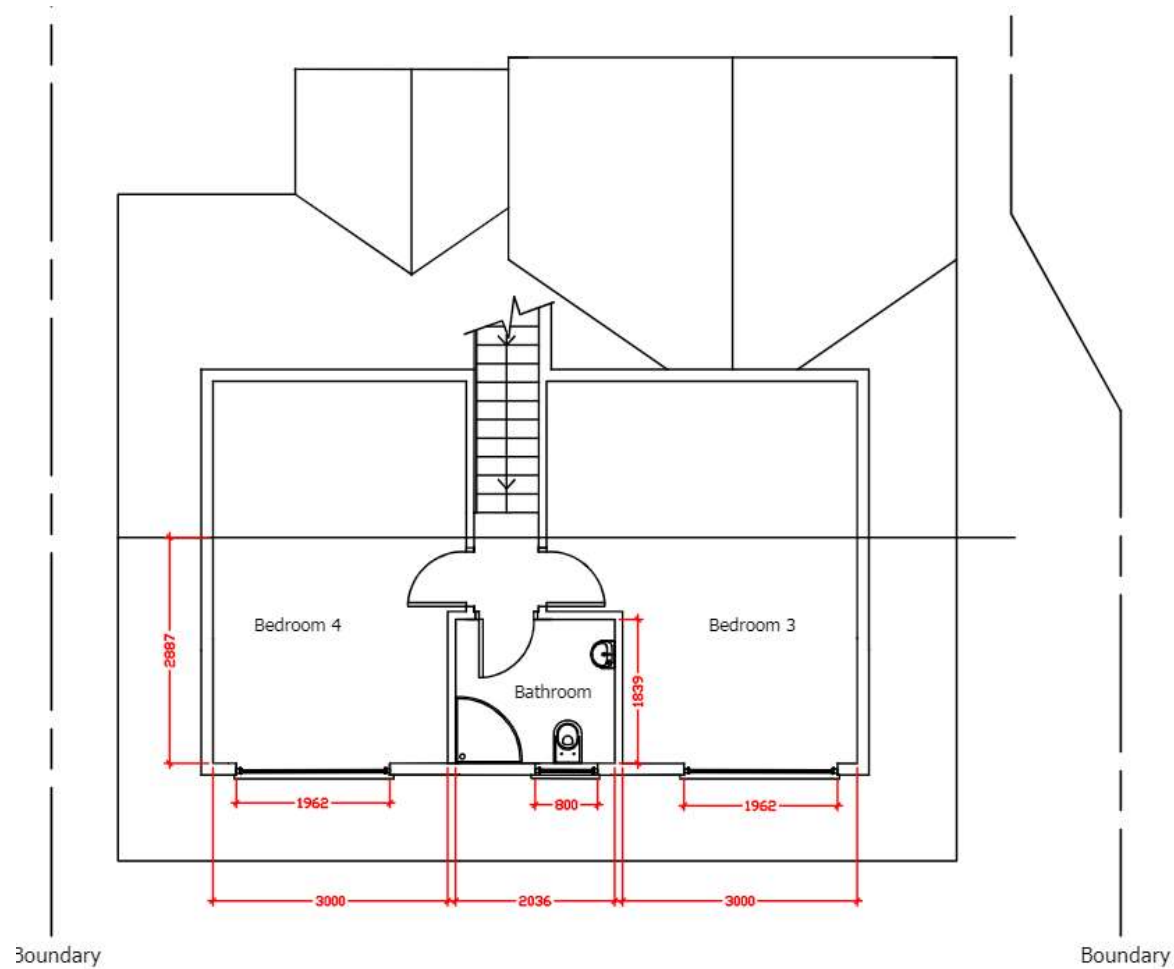
Proposed First Floor Plan



Proposed 1st Floor Plan

TR-003

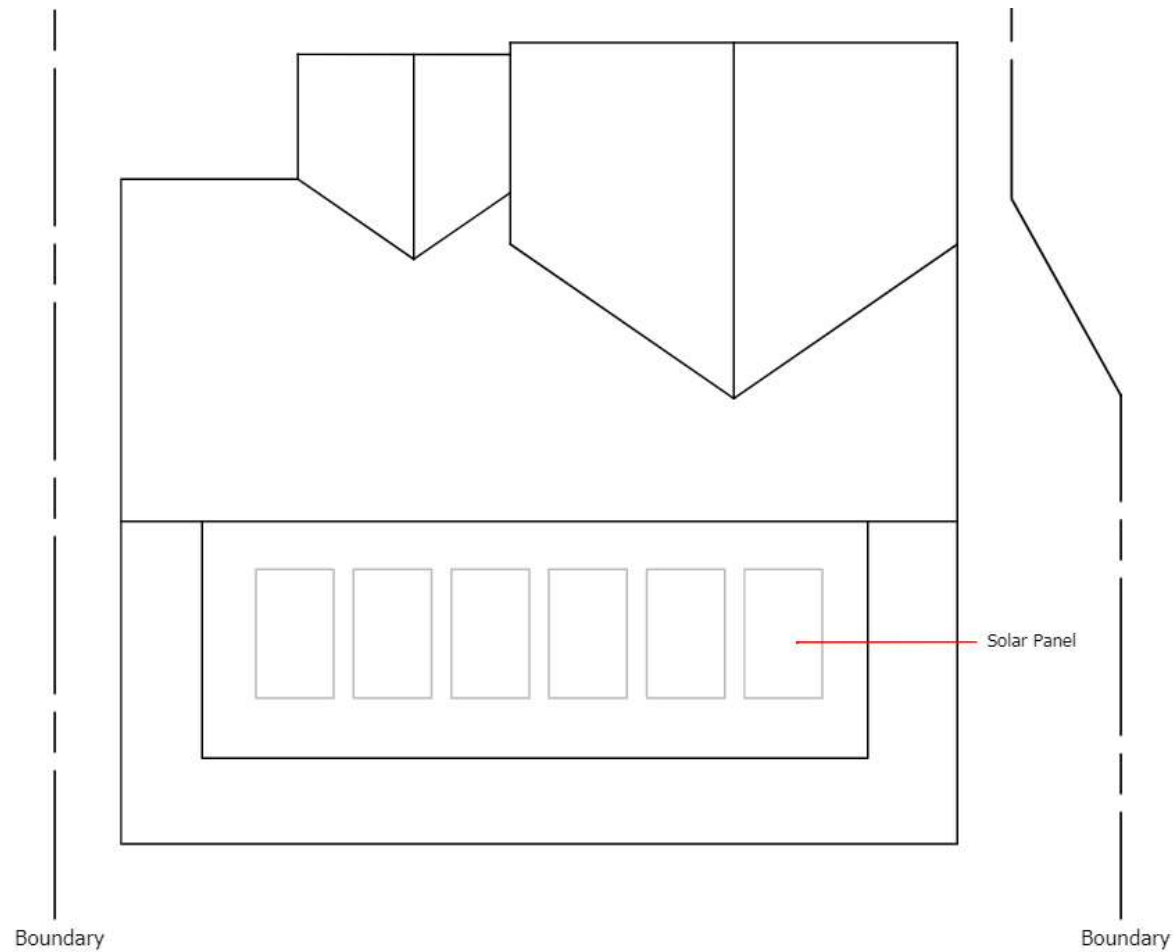
Proposed Second Floor Plan



Proposed 2nd Floor Plan

TR-004

Proposed Roof Plan



Proposed Roof Plan



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Representations

Six (6) Objections

- Inappropriate Height Overshadowing
- Out of keeping
- Privacy concerns/overlooking
- Restriction of view
- Detrimental effect on property value
- Poor design
- Overbearing
- Residential Amenity
- Poor thermal management

Following amendment, reconsultation has been undertaken to 6 May. Any additional representations will be provided on the Late List or verbally for the Planning Committee.

Key Considerations in the Application

- Design and appearance
- Impact on amenity
- Biodiversity
- Standard of accommodation



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City Council

Conclusion and Planning Balance

- Following amendments to the design of the proposal, the proposed extensions and alterations are considered suitable additions to the host building that would not significantly harm its appearance or that of the wider area.
- The proposal is considered acceptable in terms of impact on residential amenity.
- The application is recommended for **Approval**, subject to condition.

22 Eley Crescent

BH2023/03111

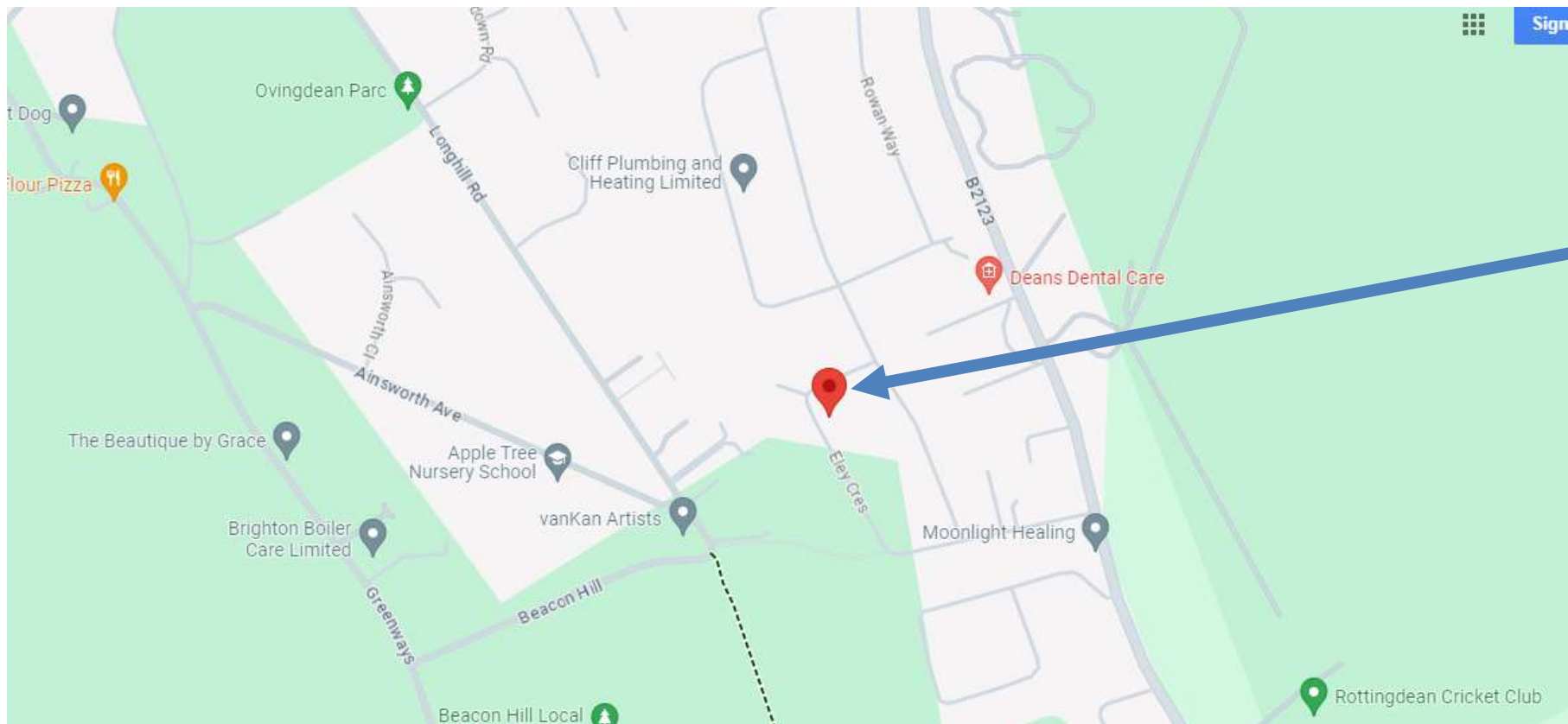


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City Council

Application Description

- Roof alterations to include hip to gable roof extensions, front rooflight and rear dormer, erection of single storey rear extension with rooflights, conversion of existing garage to habitable space, revised fenestration and associated works. (Part-retrospective)

Map of application site



Site

Existing Location Plan

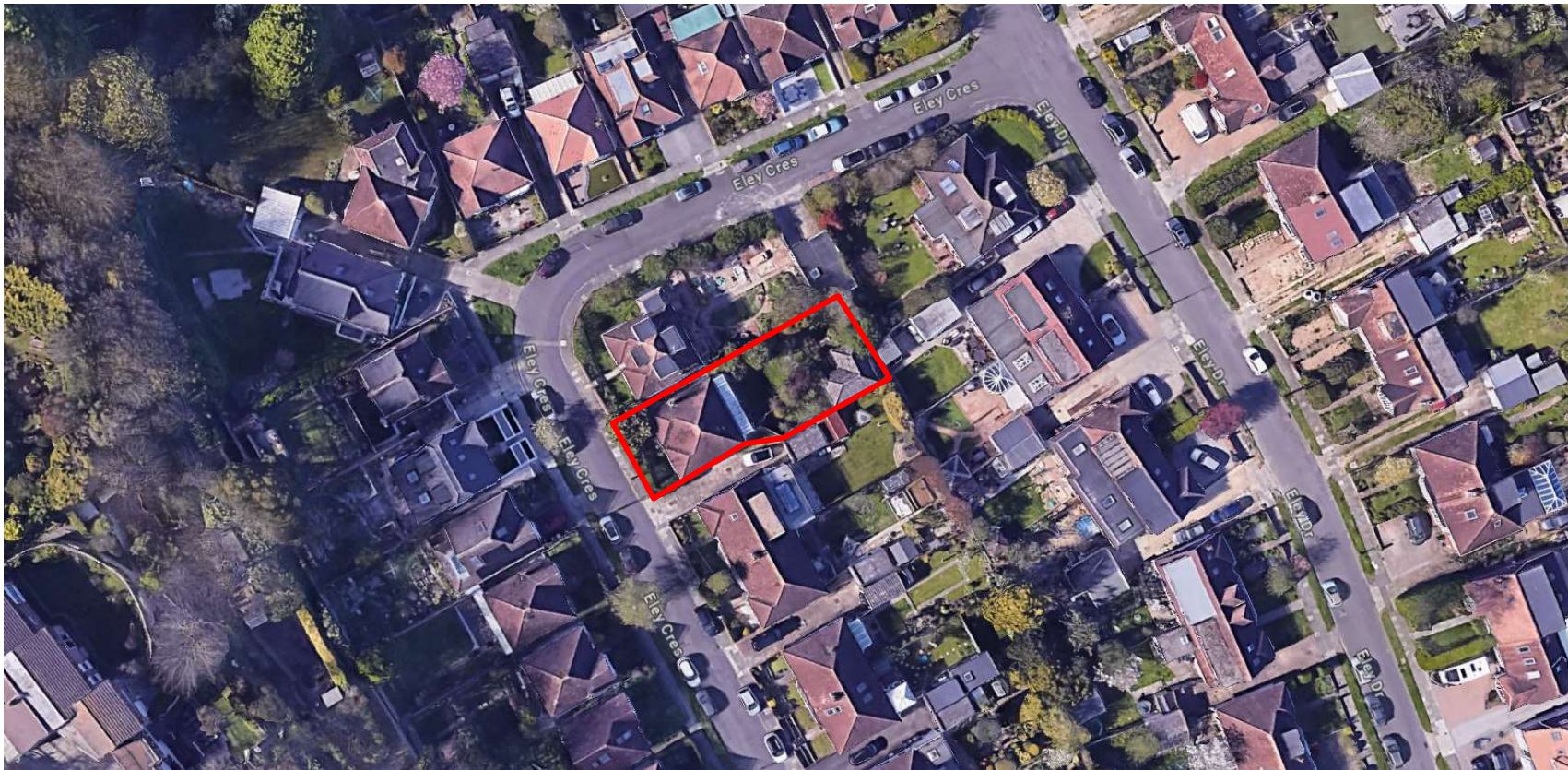


Location Plan
Scale: 1:1250



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City Council

Aerial photo of site



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City Council

3D Aerial photo of site



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City Council

Front Elevation: Shared Driveway with 20 Eley Crescent



20 Eley
Crescent



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Rear Elevation/Ground works started



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Northern (Side) Elevation from Front

24 Eley
Crescent



Towards no. 20 Eley Crescent



Other photos of site



Existing Block Plan



SITE AREA - 393.4m²

Block Plan

Scale: 1:500



**Brighton & Hove
City Council**

Existing Elevations



Existing South-West Elevation
Scale: 1:100

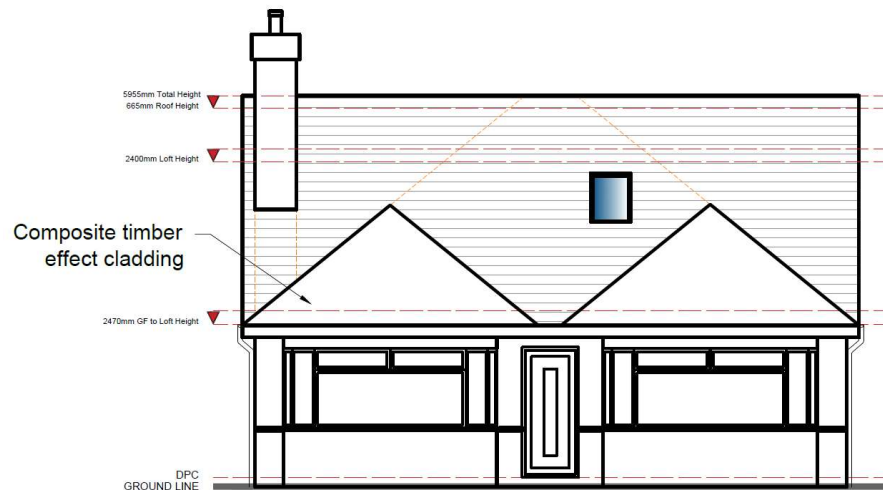


Existing North-East Elevation
Scale: 1:100

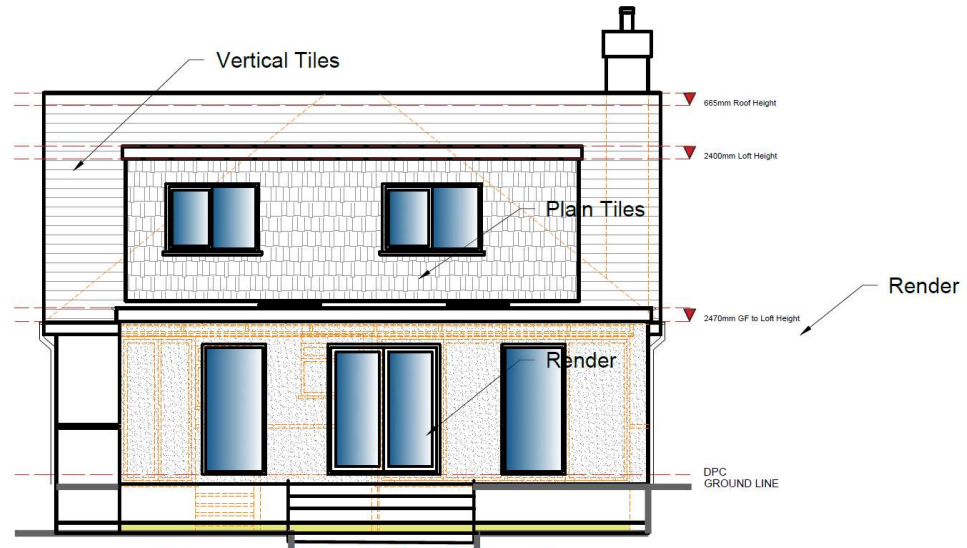


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Proposed Elevations



Proposed South-West Elevation
Scale: 1:100



Proposed North-East Elevation
Scale: 1:100



Existing Site Section(s)

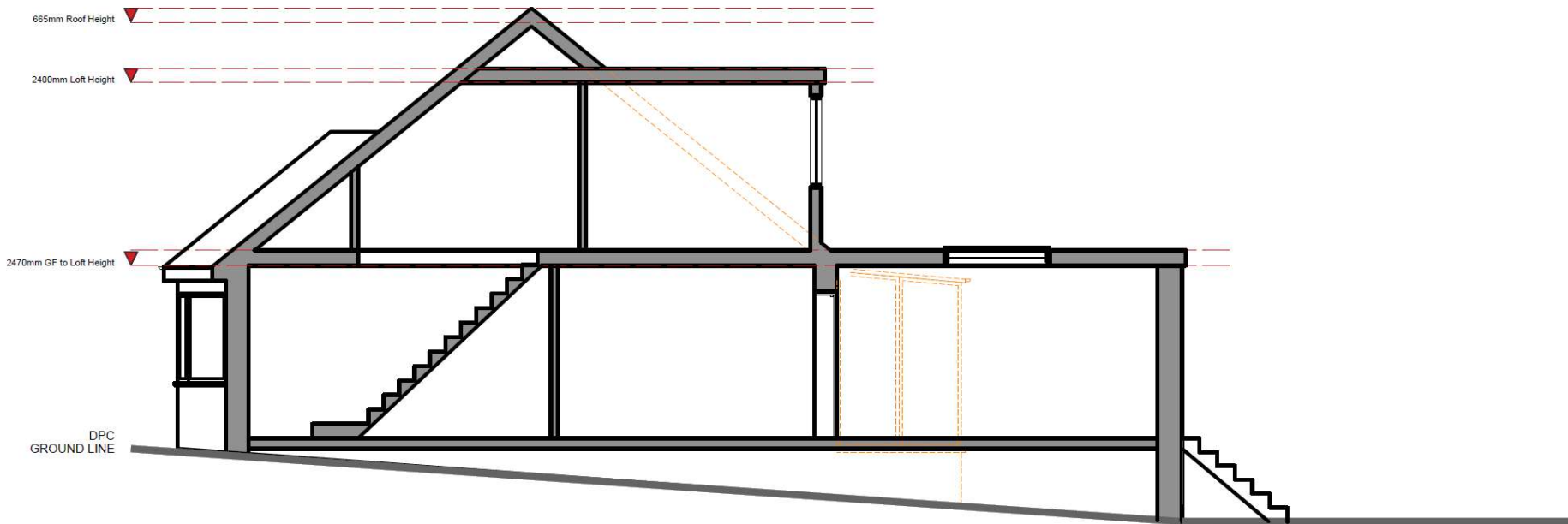


Existing Section A-A
Scale: 1:100



Brighton & Hove
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Proposed Site Section(s)

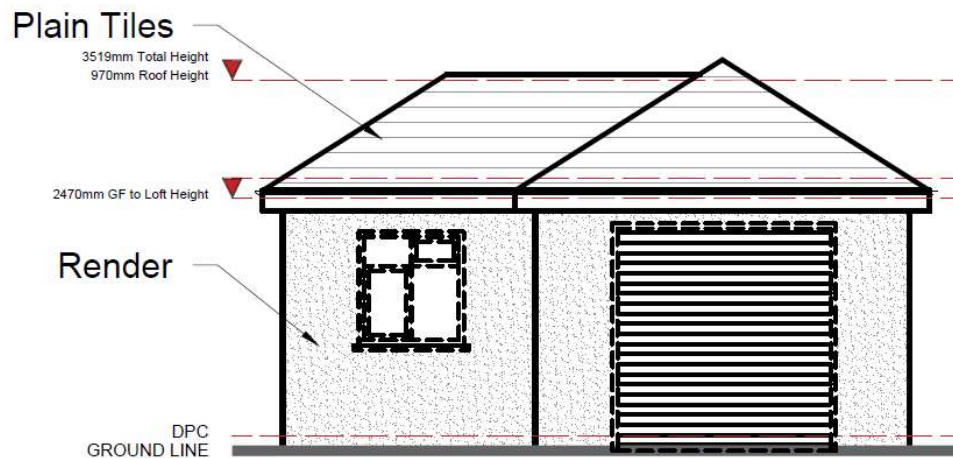


Proposed Section A-A
Scale: 1:100

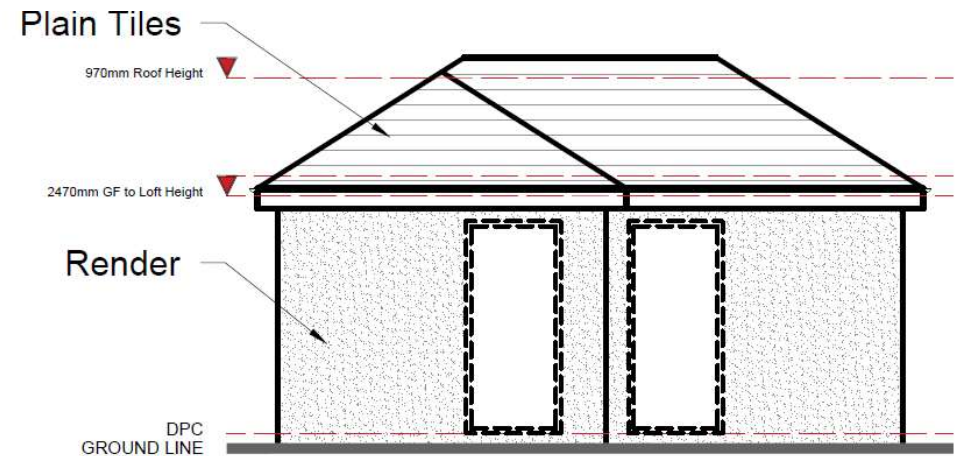


PL1 D

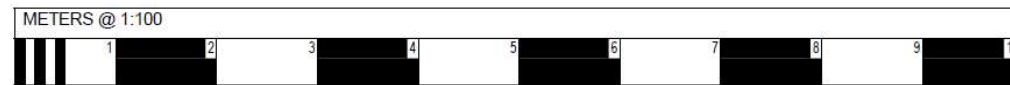
Existing Elevations (Rear Ext.)



Existing South-West Elevation
Scale: 1:100

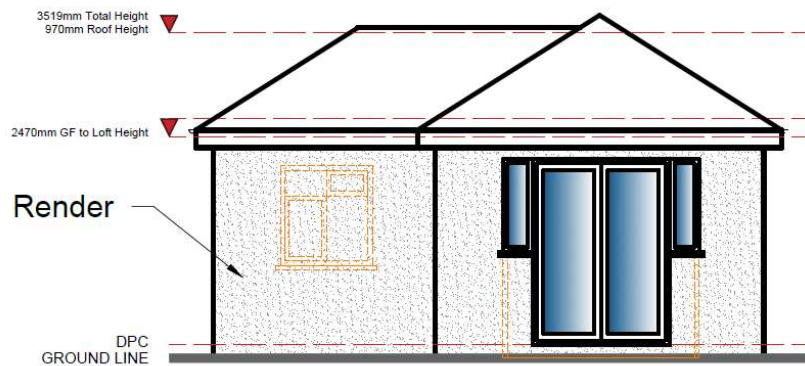


Existing North-West Elevation
Scale: 1:100

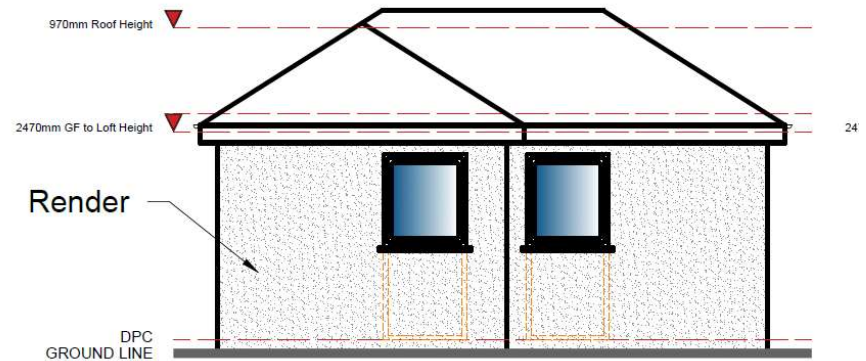


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City Council

Proposed Elevations (Garage)



Proposed South-West Elevation
Scale: 1:100



Proposed North-West Elevation
Scale: 1:100



Representations

Five (5) objections:

- Additional Traffic
- Detrimental affect on property value
- Overdevelopment
- Poor Design
- Use of outbuilding
- Noise

Two (2) support:

- Potential overlooking from the proposed rooflights
- Parking space
- Inaccurate plans



Brighton & Hove
City Council

Key Considerations in the Application

- Design and appearance
- Impact on amenity
- Biodiversity
- Standard of accommodation
- Principle of the annexe use
- Equalities

Conclusion and Planning Balance

- Following amendments, the proposed extensions and alterations are considered suitable additions to the host building that would not significantly harm its appearance or that of the wider area.
- Following amendments to remove the rear terrace and to reconfigure the layout of the annexe, the proposal is considered acceptable in terms of impact on residential amenity.
- The application is recommended for **Approval**, subject to conditions.

