

# **PLANNING COMMITTEE ADDENDUM Presentations**

**11.00AM, WEDNESDAY, 7 AUGUST 2024**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

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# Royal Pavilion Gardens, Pavilion Buildings

**BH2023/02835 (Full Planning)**

**BH2023/02836 (Listed Building  
Consent)**



**Brighton & Hove  
City Council**

# Application Descriptions

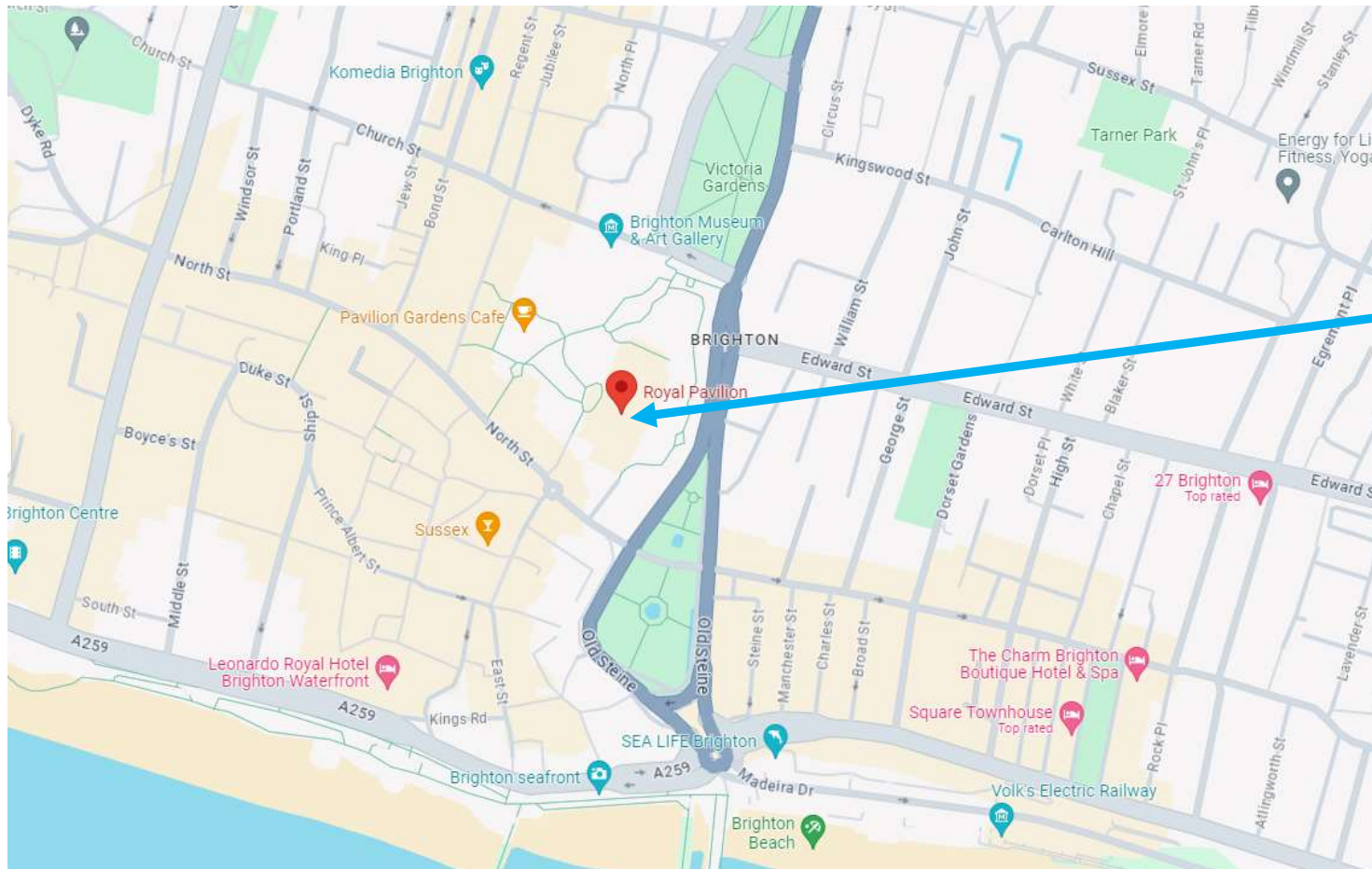
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## Proposed Development:

- Landscaping works to include the restoration and reinstatement of historic walls, new metal railings and gates, restoration of existing 19<sup>th</sup> 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.

*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.*

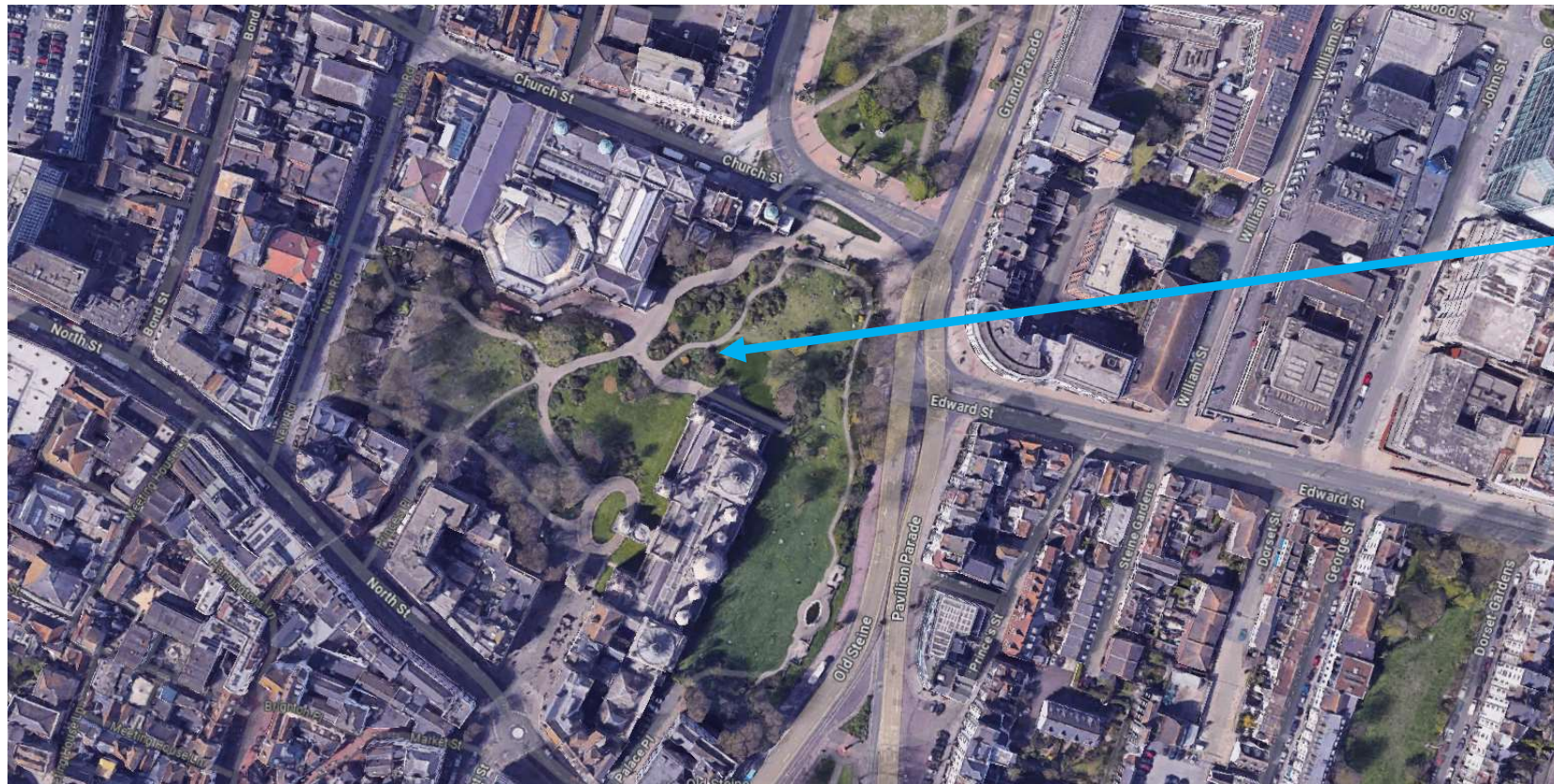
# Map of application site



Site



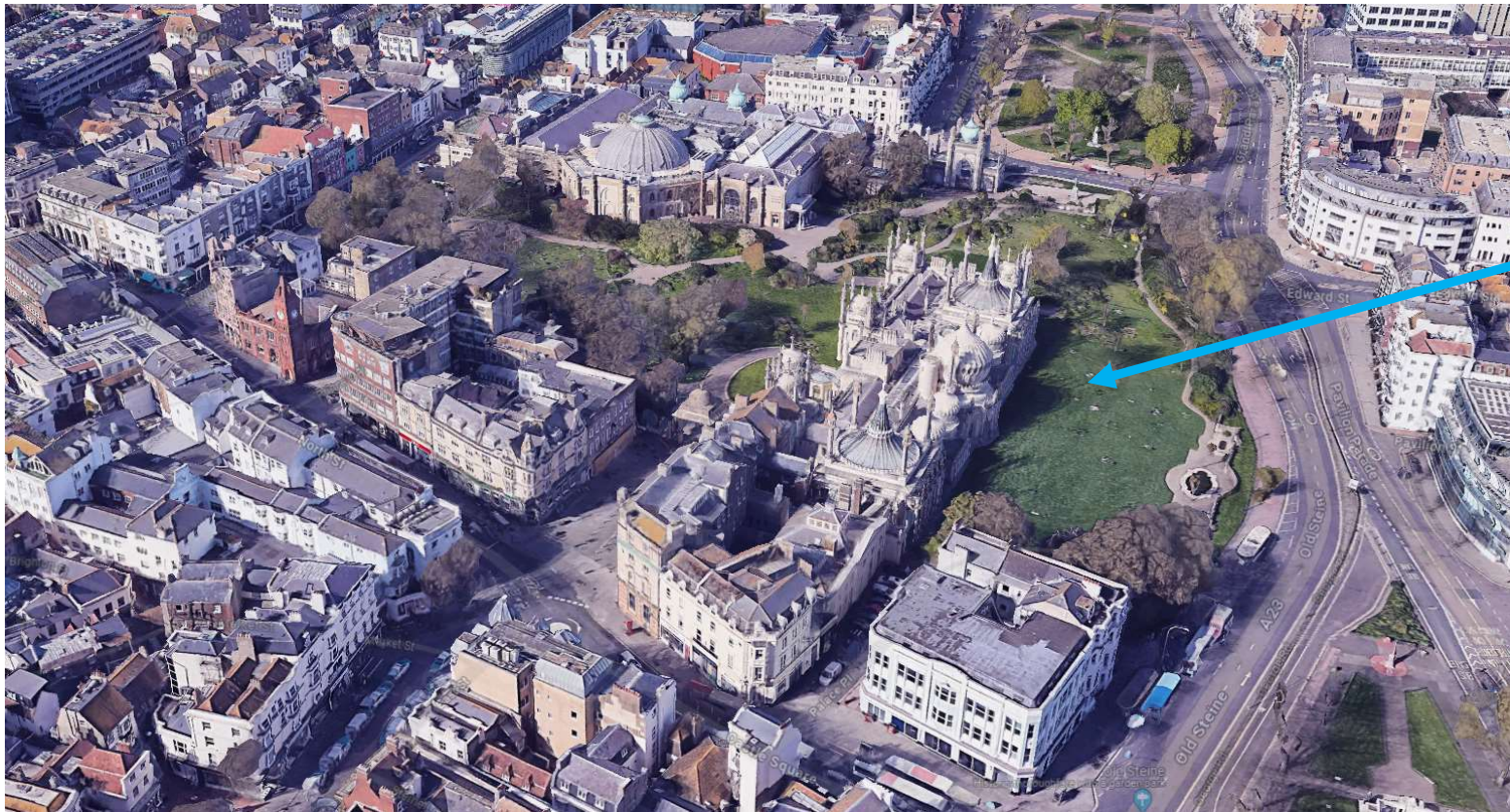
## Aerial photo of site



## Site

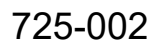


# 3D Aerial photo of site



Site

## 10





# Policy DM32: The Royal Pavilion Estate

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*“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.”*

## From Old Steine/Pavilion Parade

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# From inside gardens





# Existing Garden and Trees





# Existing Garden and Trees



# Existing Garden – Gardeners' Compound



Brighton & Hove  
City Council



## Existing Garden - Museum and Learning Centre (timber clad)



Brighton & Hove  
City Council

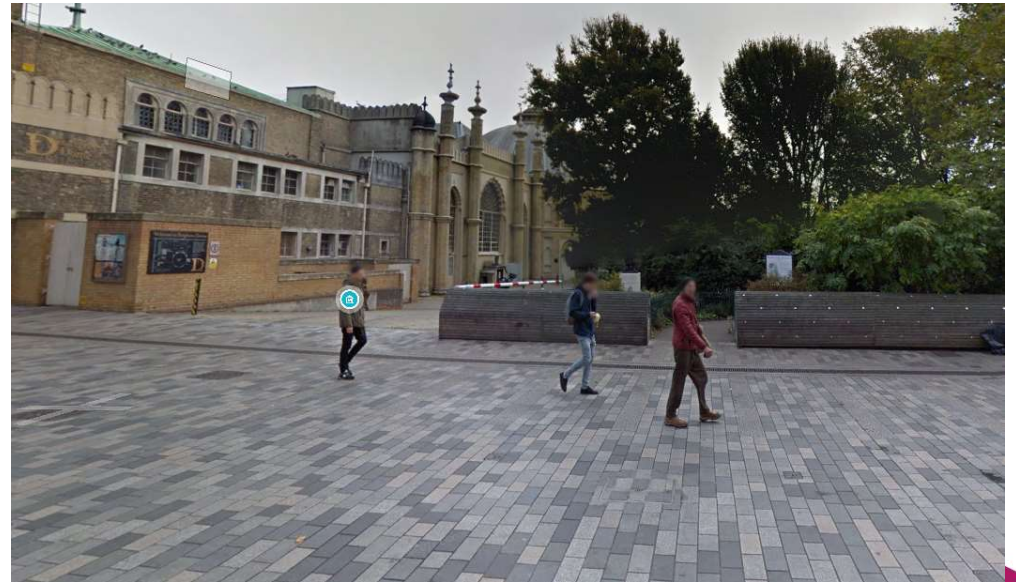


# Existing Entrances

**New Road Pedestrian Entrance South**



**New Road Pedestrian North and Service Entrance**



**Brighton & Hove  
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)**



**Brighton & Hove  
City Council**

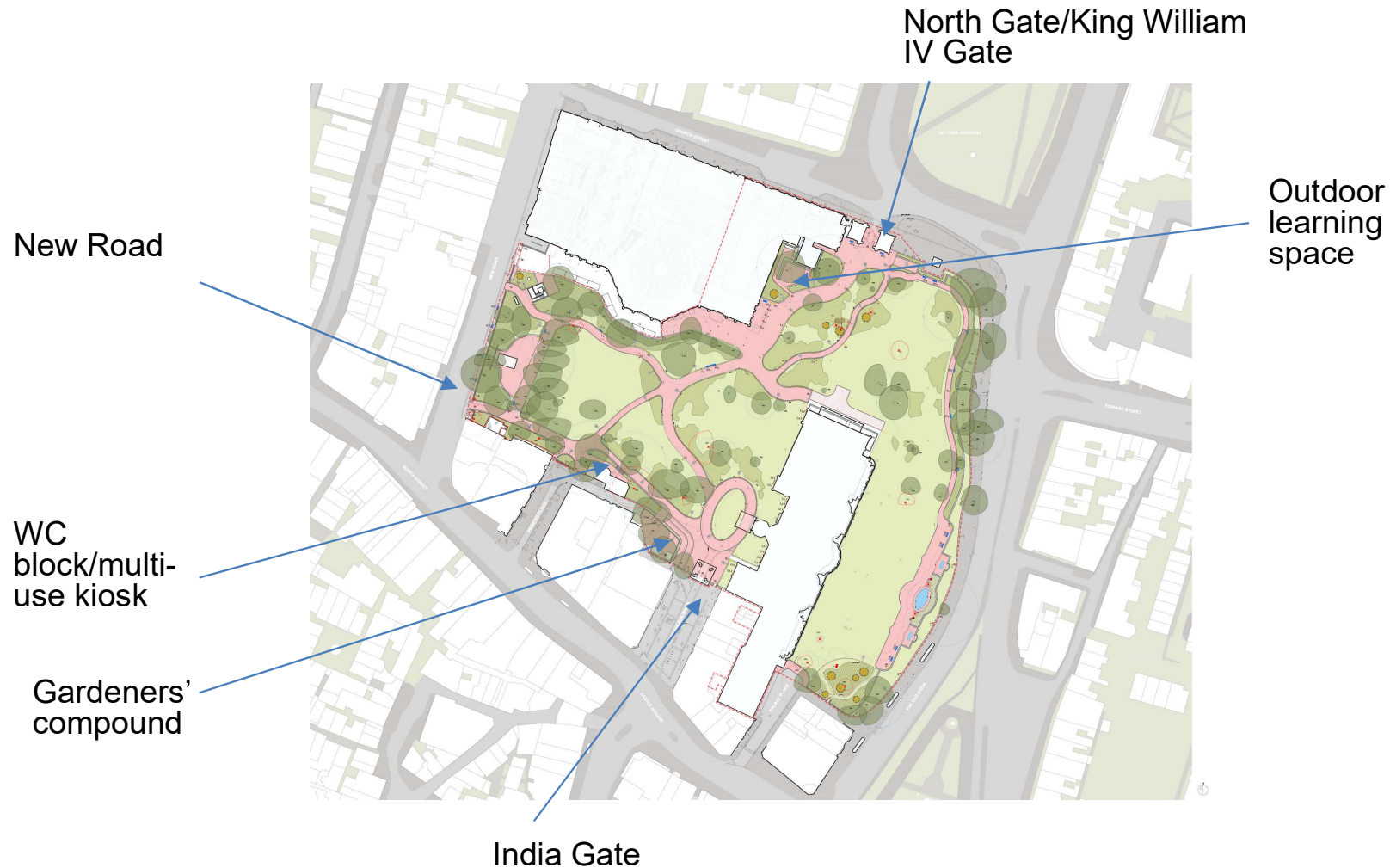


# Existing Boundaries and Railings



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City Council

# Proposed Masterplan





# Retained and Removed Tree Plan



Trees to be removed shown in red.



Brighton & Hove  
City Council

# Trees to be removed

	Tree No.	Species	BS Category	Native Y/N	Reason for removal
1	T8	Silver Birch	U	Y	arboricultural reasons - to be replaced with new specimen in same location
2	T48	Sycamore	C1	Y	arboricultural reasons - to be replaced with new specimen elsewhere
3	T71	Ash	U	Y	arboricultural reasons - to be replaced with new specimen elsewhere
4	T80	Horse Chestnut	U	Y	arboricultural reasons - to be replaced with new specimen in same location
5	T7	Weeping Willow	C1	Y	to allow landscape improvements - to be replaced with new specimen elsewhere
6	T9	Almond	C1	N	to allow replanting - to be replaced with new specimen in same location
7	T10	Cherry	C1	N	to allow replanting - to be replaced with new specimen in same location
8	T17	Lime	B2	Y	to enable the widening of the existing path - to be replaced with new specimen elsewhere
9	T25	Sycamore	C1	Y	to enable the widening of the existing access - to be replaced with new specimen elsewhere
10	T27	Horse Chestnut	C1	Y	to enable the widening of the existing access - to be replaced with new specimen elsewhere
11	T54	Monterey Pine	C	N	to allow growing space for T49 and T55 - to be replaced with new specimen elsewhere
12	T57	Pagoda Tree	C1	N	to allow for landscape improvements - to be replaced with new specimen elsewhere
13	T75	Chinese Windmill Palm	C1	N	to allow for landscape improvements - mitigate with new planting
14	T76	Chinese Windmill Palm	C1	N	to allow for landscape improvements - mitigate with new planting
15	T77	Chinese Windmill Palm	C1	N	to enable the construction of access point - mitigate with new planting
16	T78	Monterey Pine	C1	N	to enable the construction of access point - to be replaced with new specimen elsewhere
17	T36	Lime(monolith)	C1	NA	to allow for landscape improvements - to be replaced with new specimen in same location

## Tree Categories:

U – dead/serious defect;  
A – high quality/value;  
B – moderate quality/value;  
C – low quality/value.






## 17 trees to be lost:

- 3 category U;
- 13 category C;
- 1 category B.

# Tree work strategy



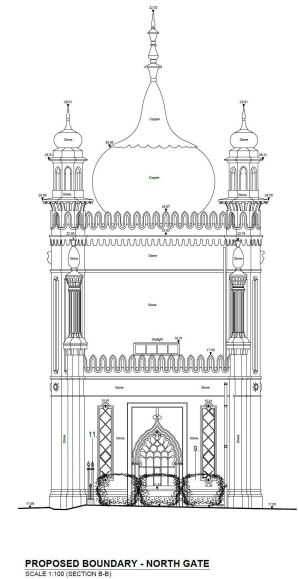
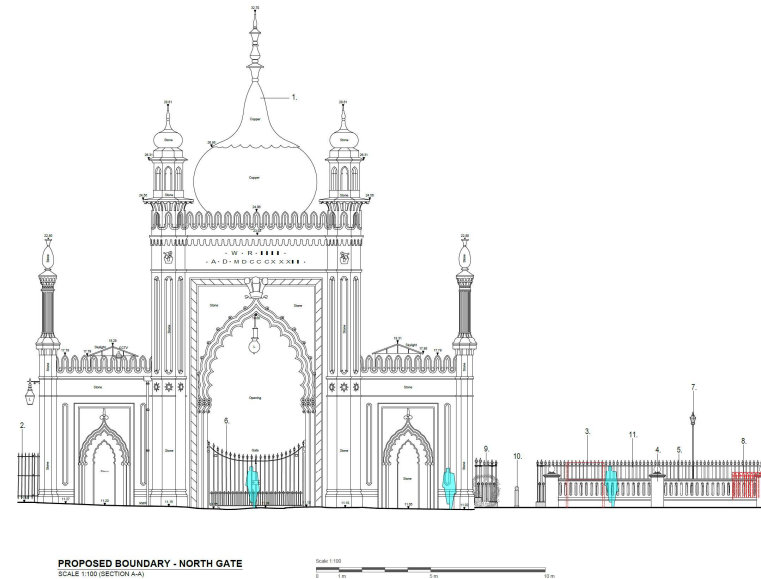
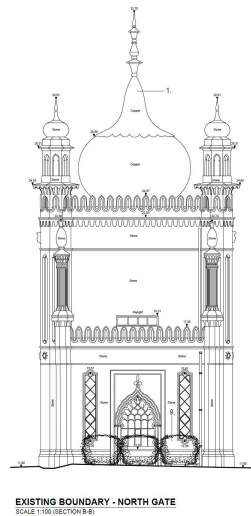
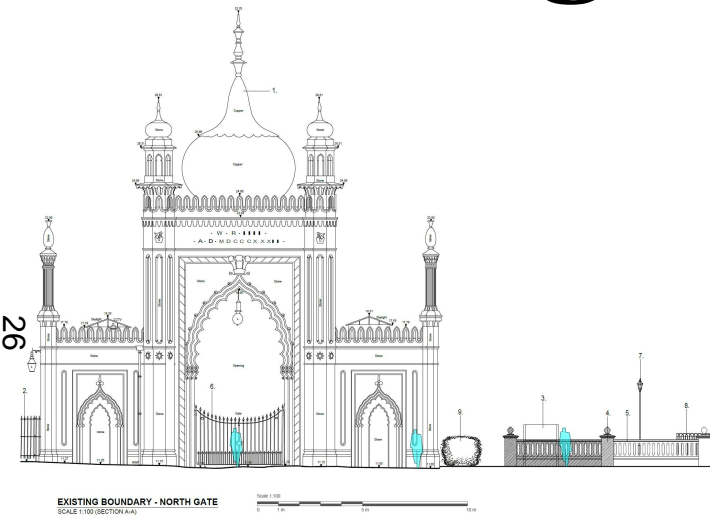
## LEGEND

-  Existing trees retained
-  Key 'Nash Views'
-  Secondary Views
-  Existing poor quality / trees with limited contribution within key 'Nash Views' proposed for removal
-  Other existing trees proposed for removal as either poor quality / with limited contribution or to enable other key works

# North Gate Elevations

## Existing

## Proposed



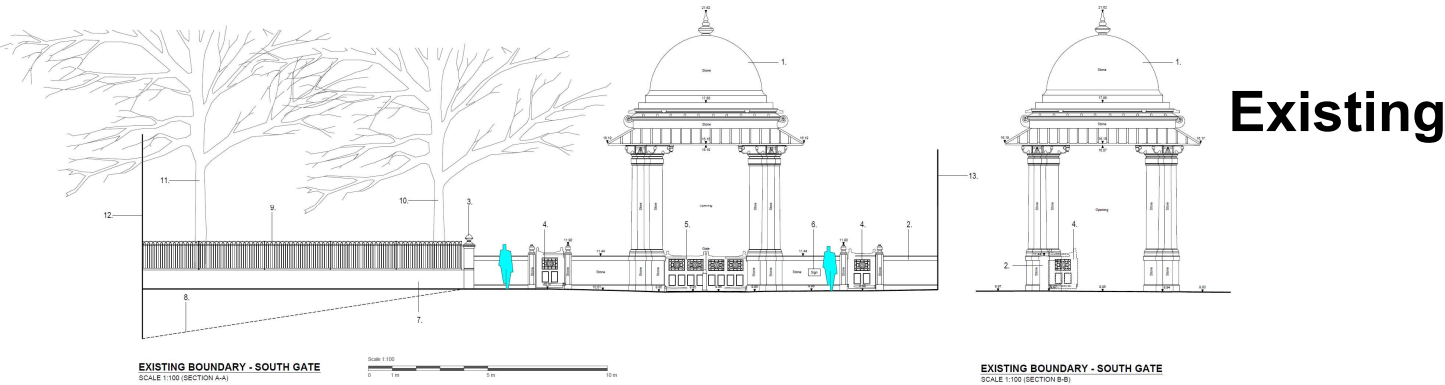
725-203



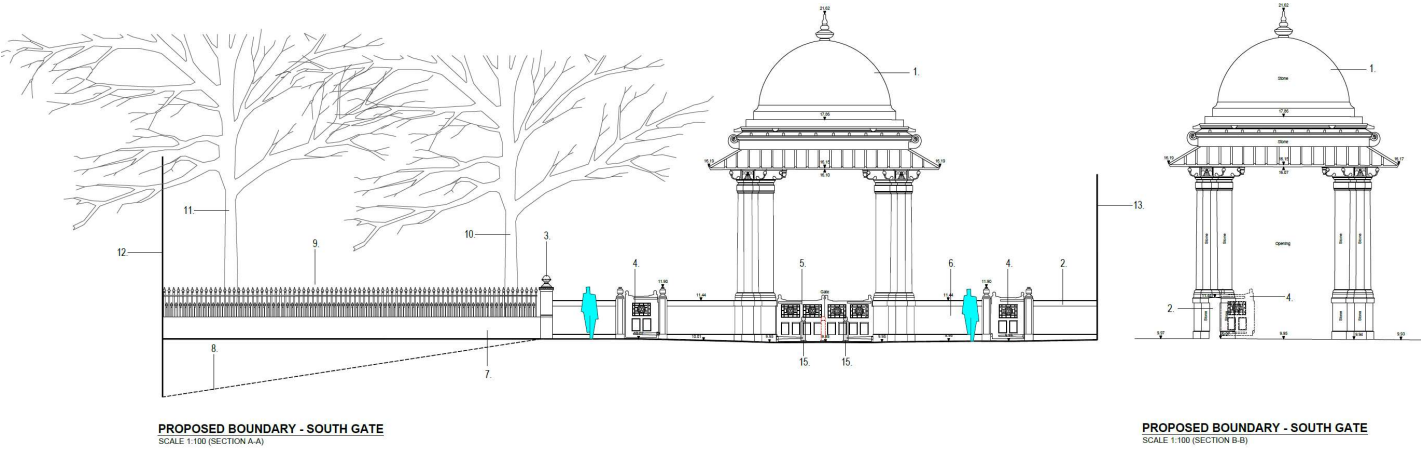
Hove  
City Council



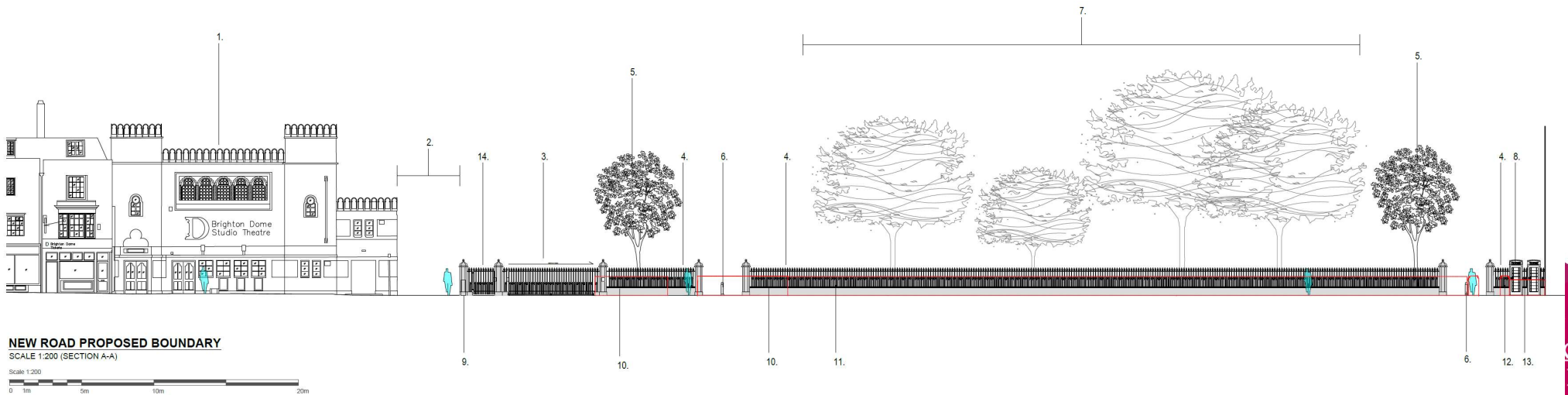
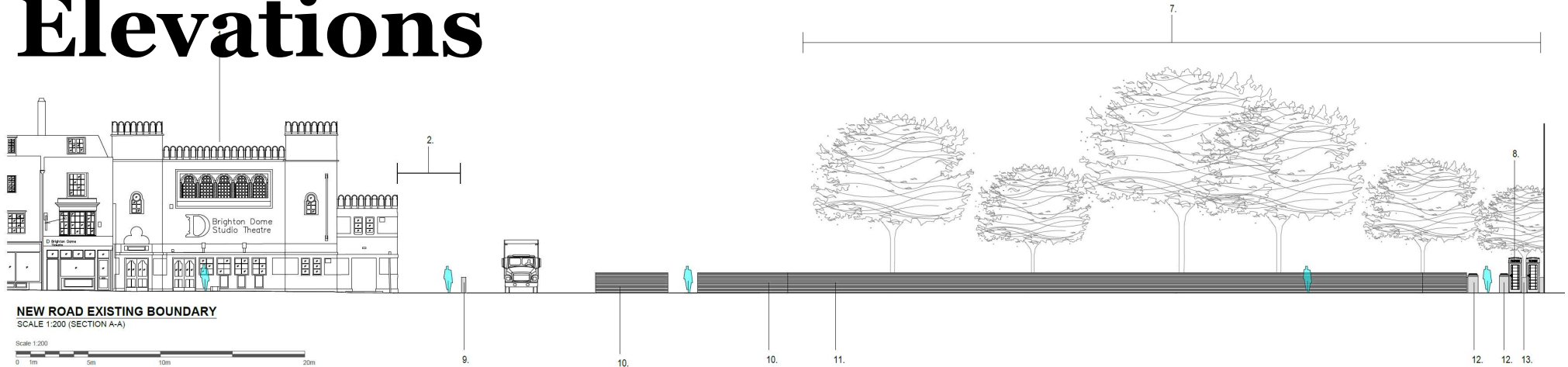
# South Gate Elevation



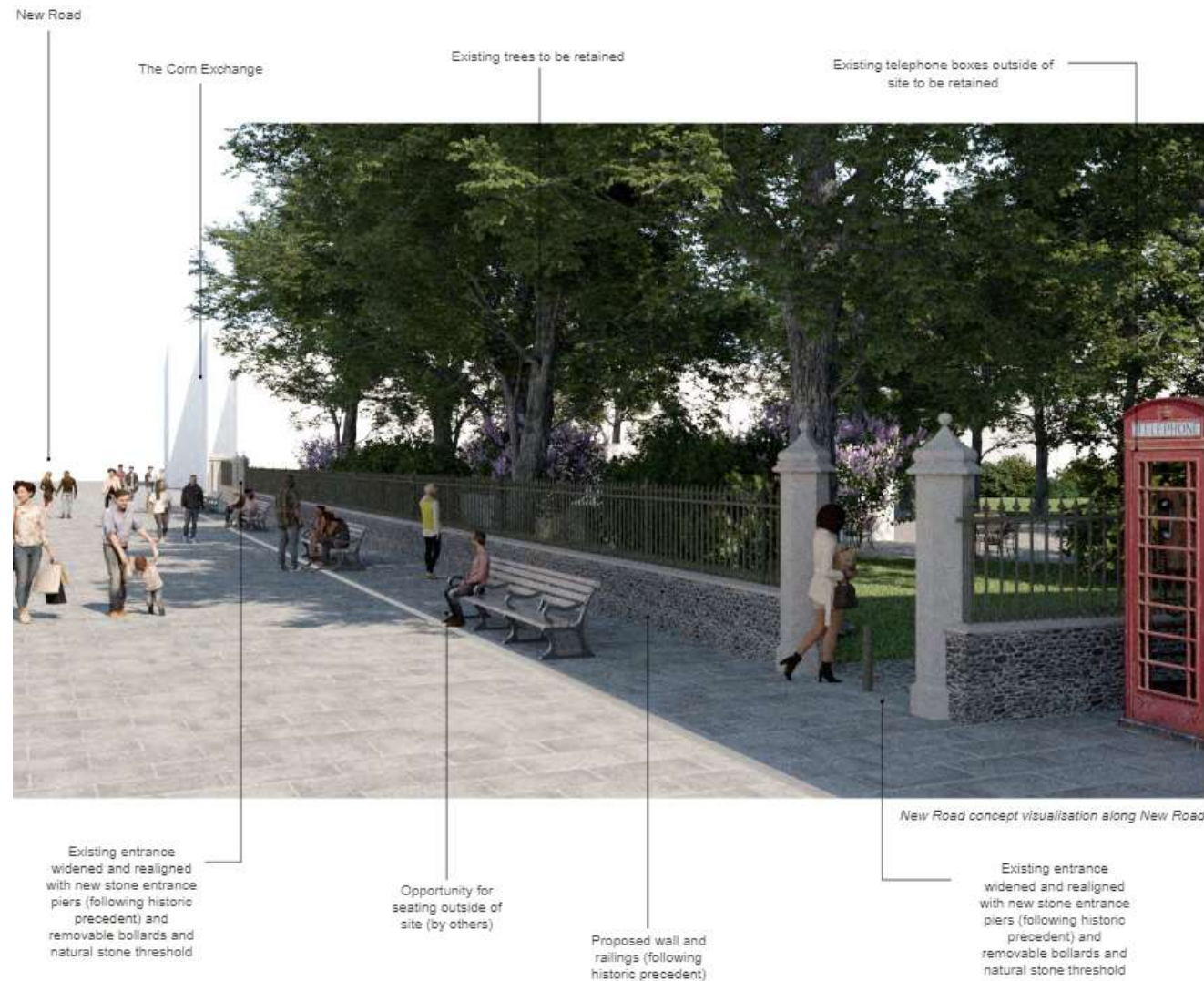
Proposed



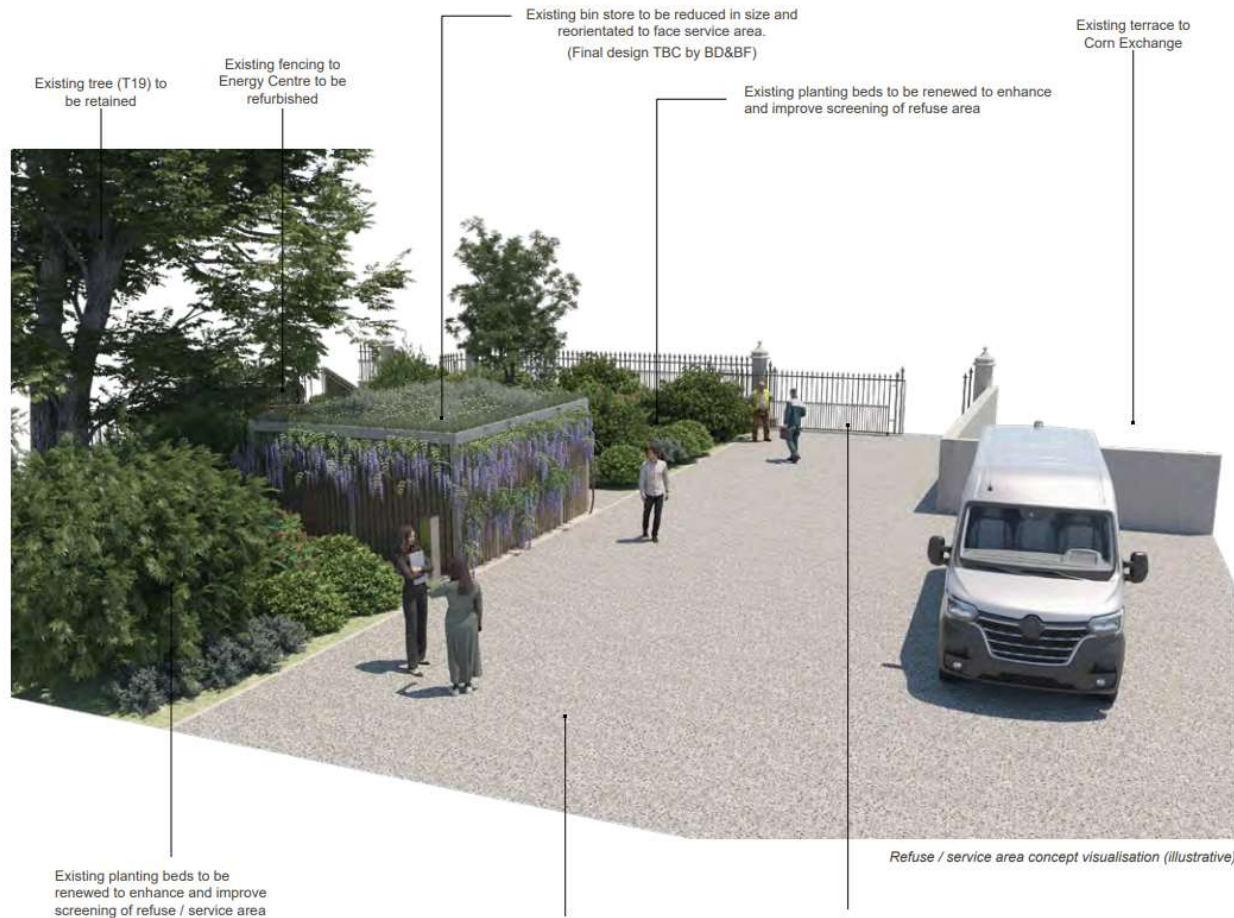
# Existing/Proposed New Road Elevations



# Proposed Visual – New Road South Side



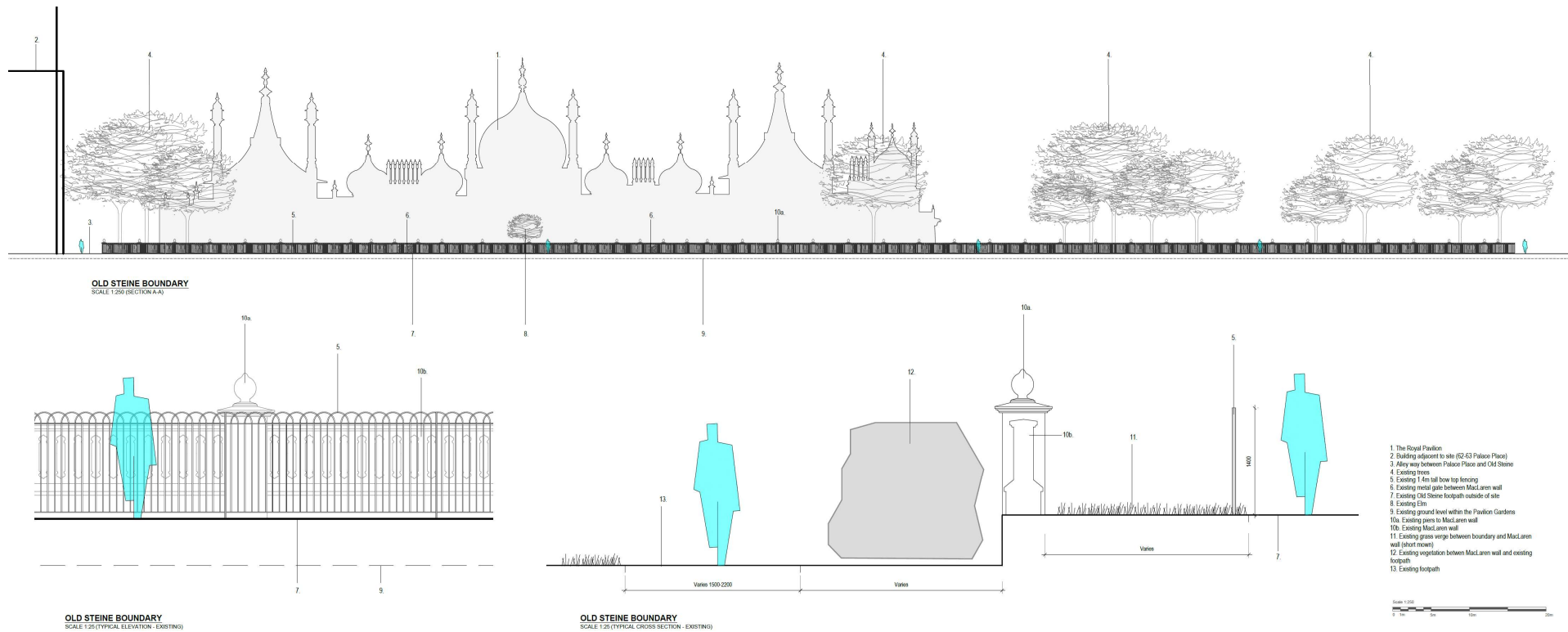
# Proposed Visual – New Road North side



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City Council



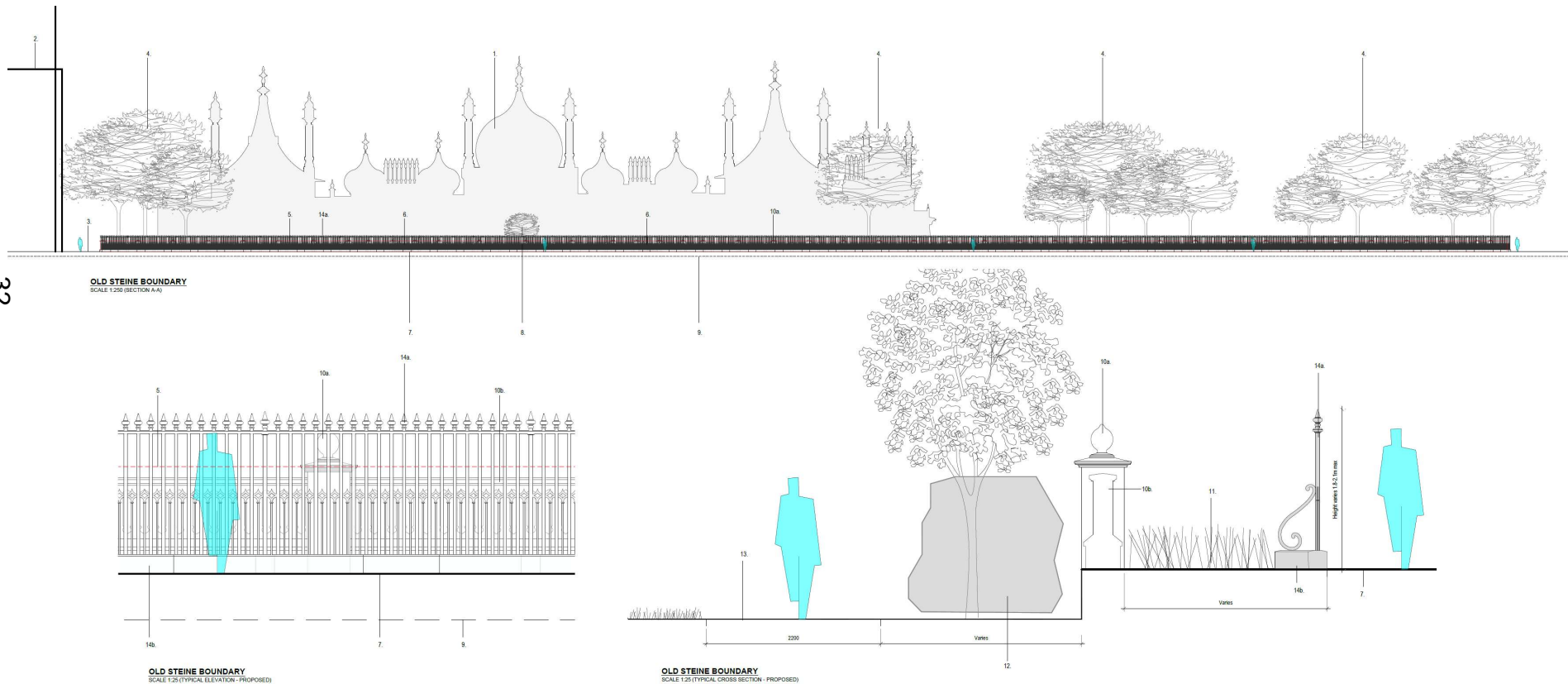
# Existing Old Steine Section/Elevation



725-206

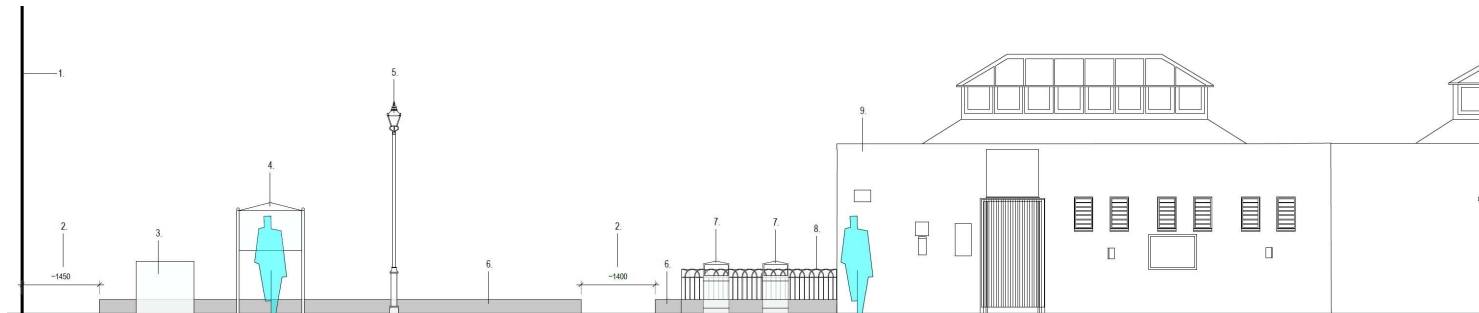
# Proposed Old Steine Section/Elevation

32



725-207

# Prince's Place Elevation

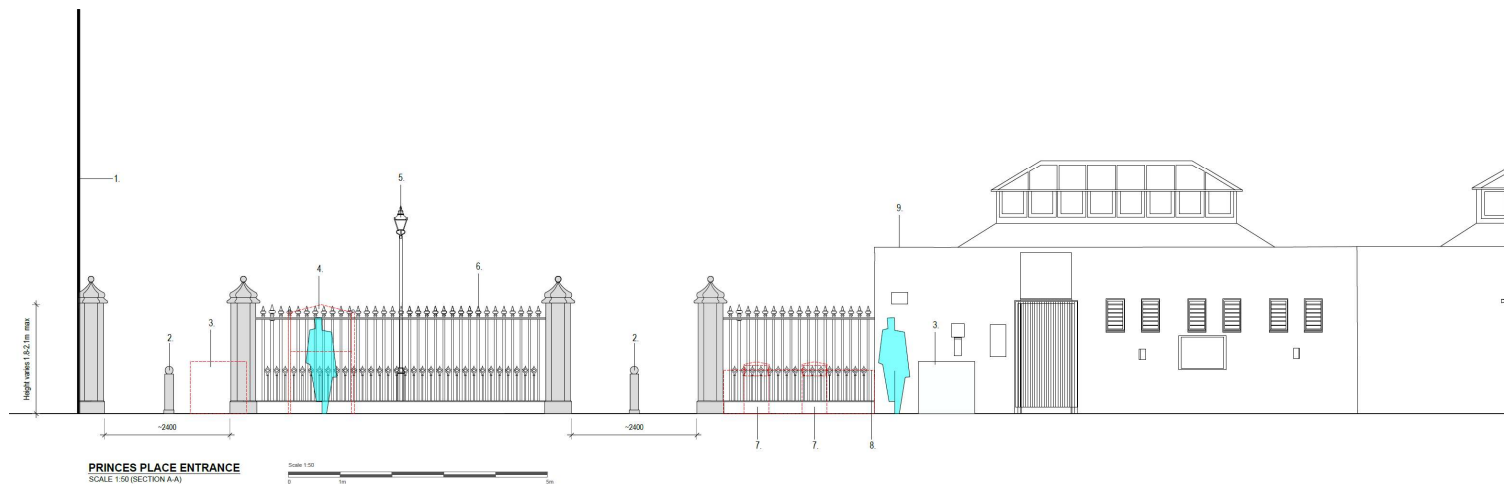


**Existing**

PRINCES PLACE ENTRANCE  
SCALE 1:50 (SECTION A-A)



**Proposed**

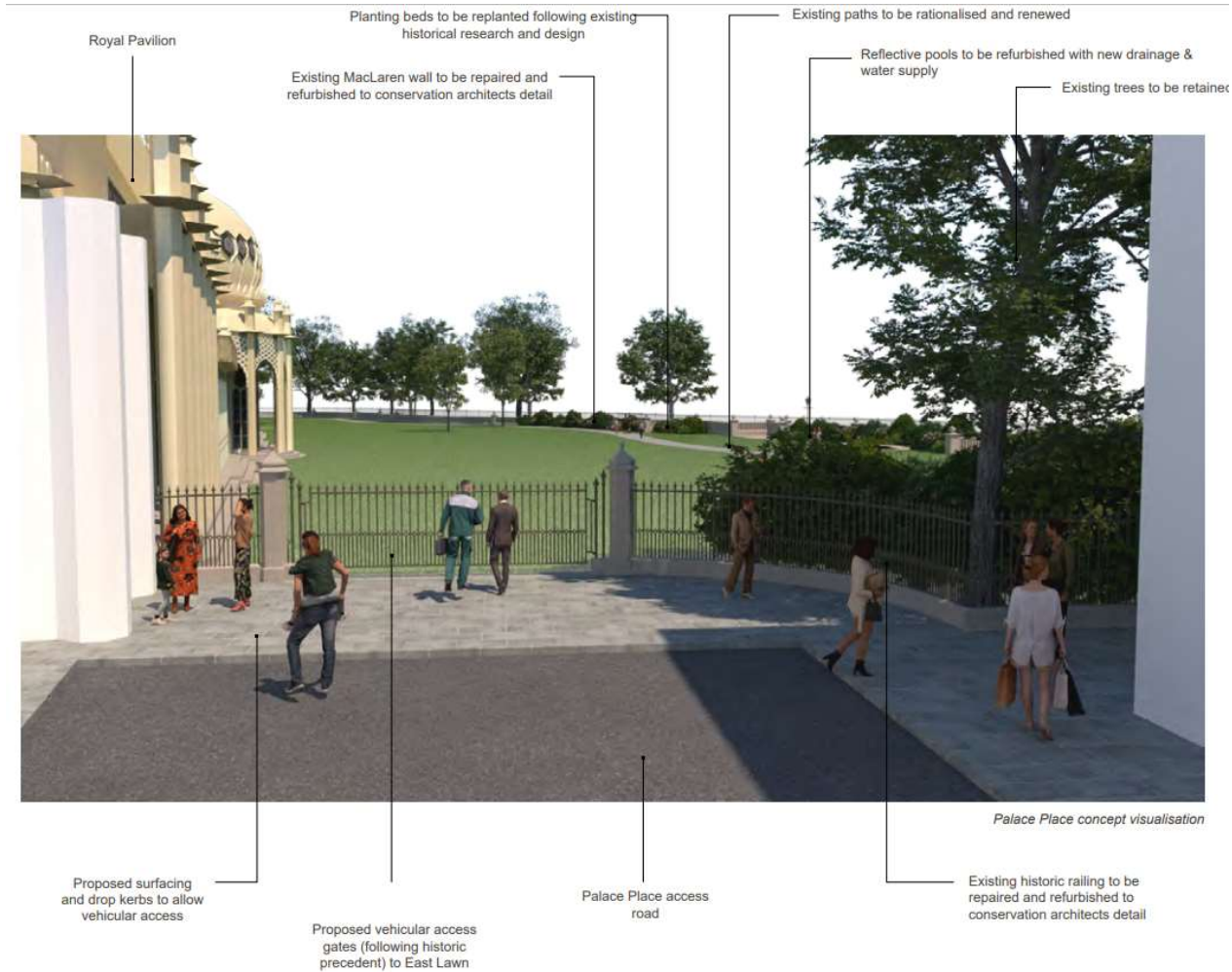


PRINCES PLACE ENTRANCE  
SCALE 1:50 (SECTION A-A)



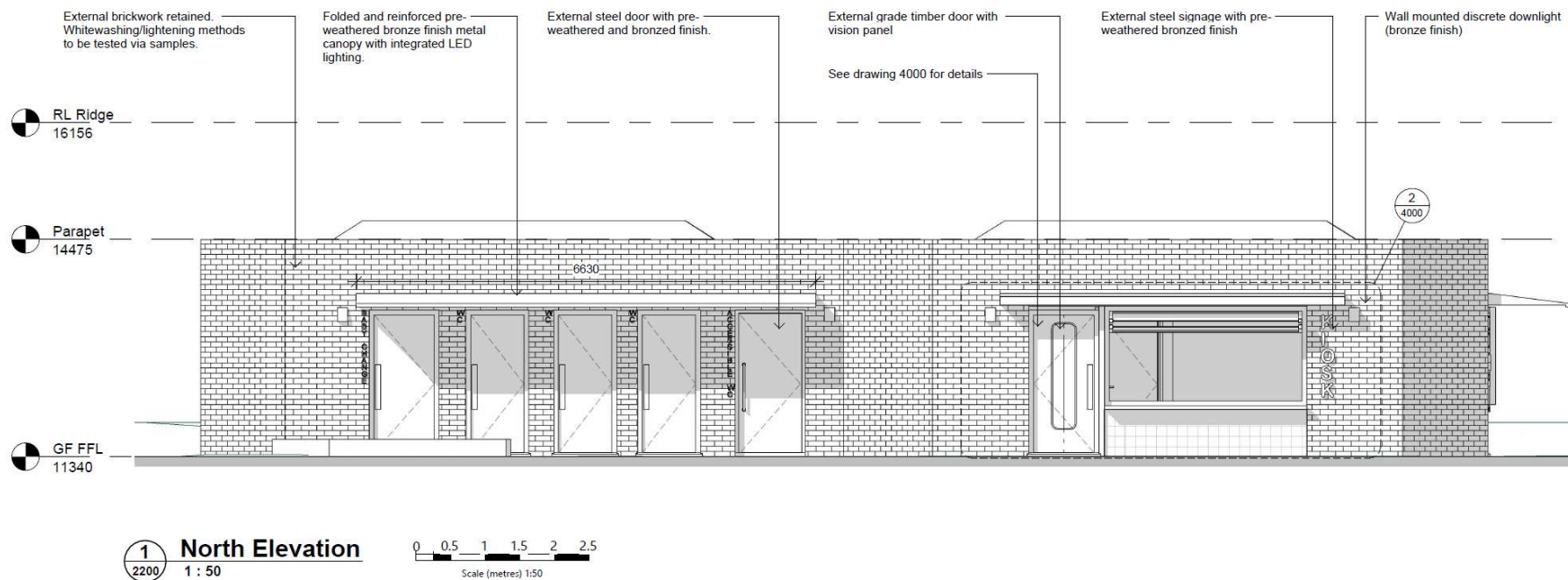
725-208

# Proposed Visual – Palace Place



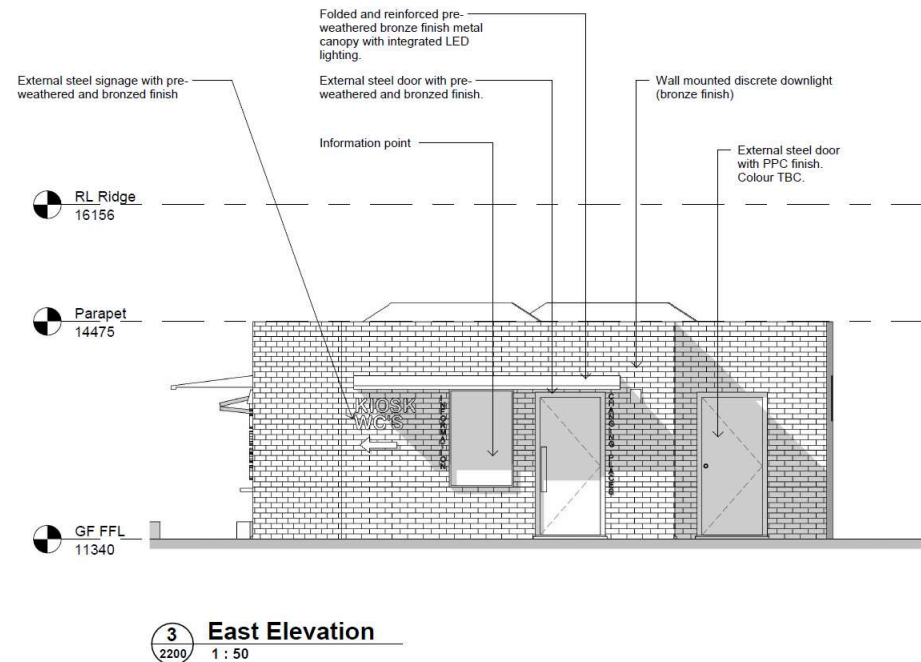
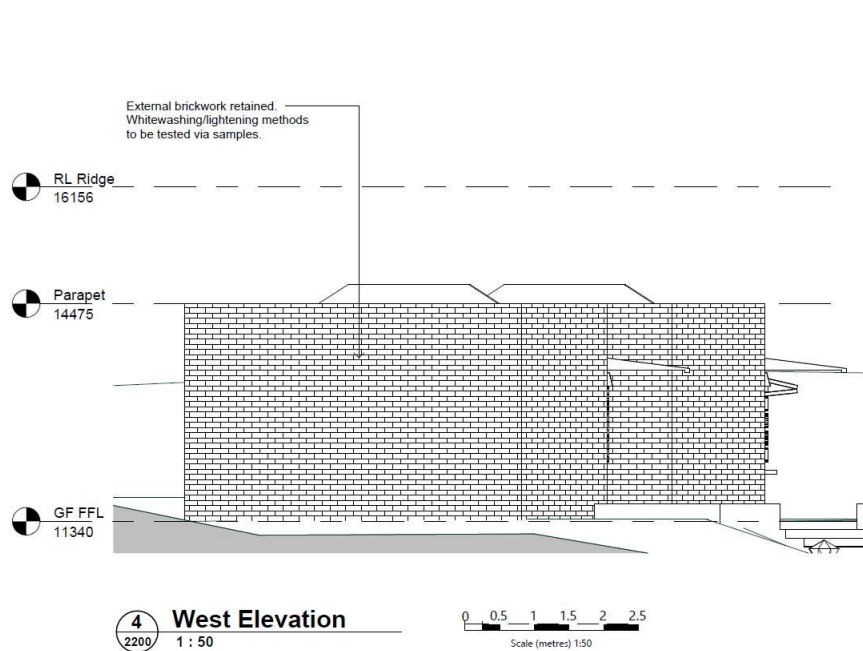


# Proposed W/C Block Elevations

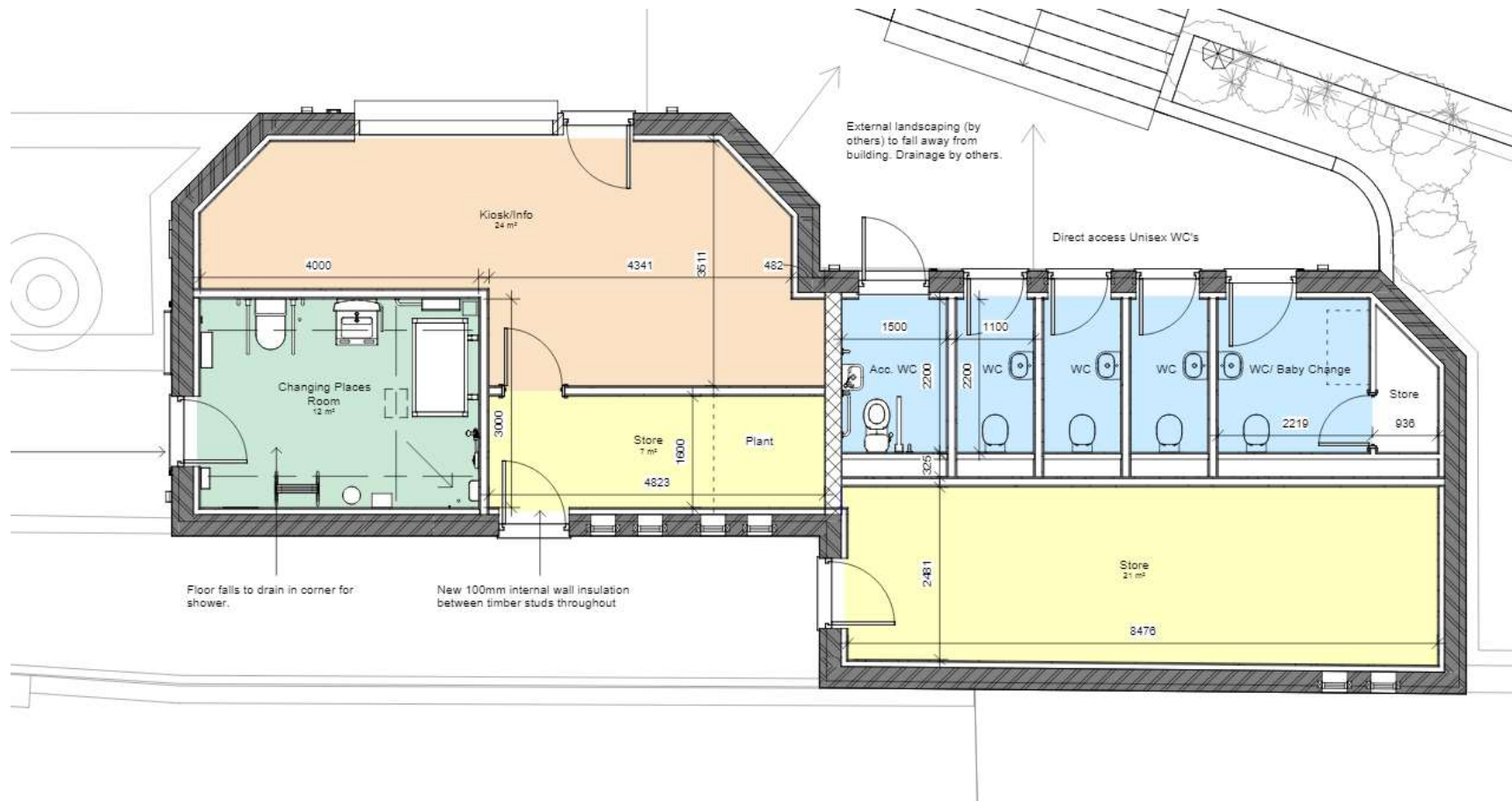


P1154-RHP-TB-XX-DR-A-2200 P1

# Proposed W/C Block Elevations



# Proposed W/C Block Plan



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



Brighton & Hove  
City Council

# 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

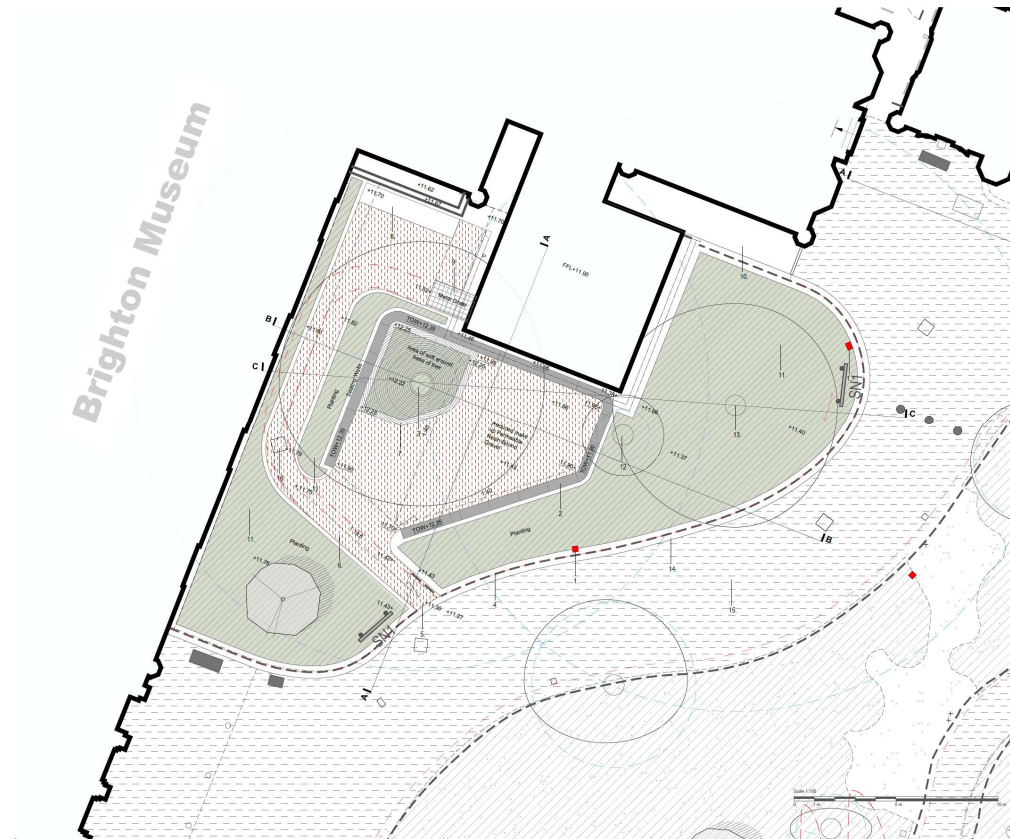
Proposed natural stone seating wall and planted bank

Public W/C block concept visualisation

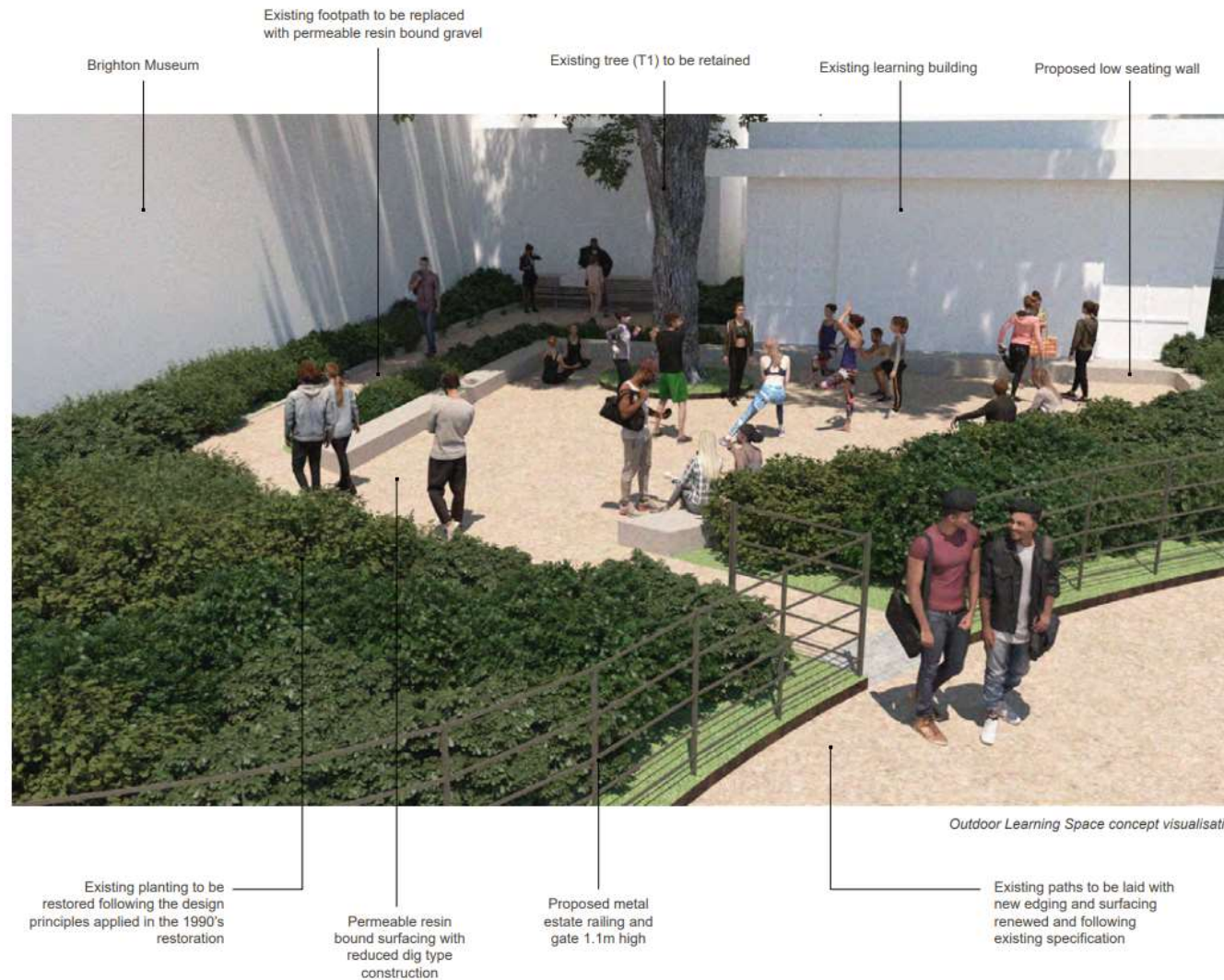
Proposed planted bank in the Regency style



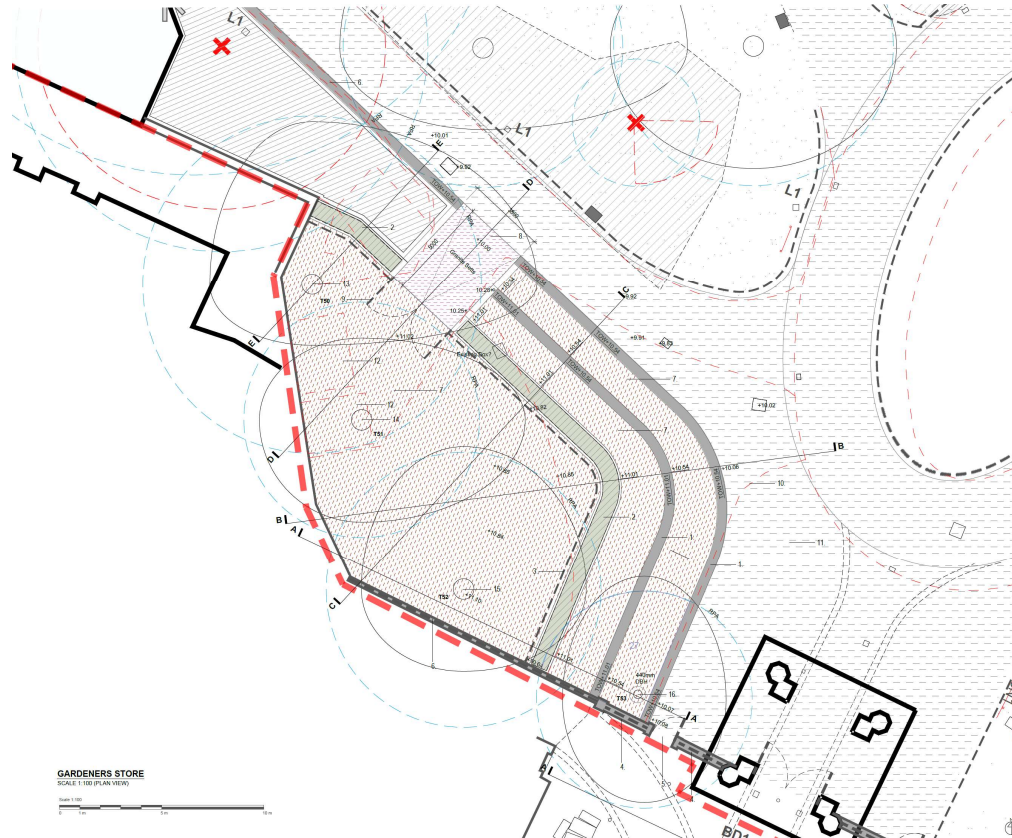
# Outdoor Learning Spaces Plan



# Proposed Visual – Outdoor Learning Spaces



# Proposed Gardener's Compound Plan



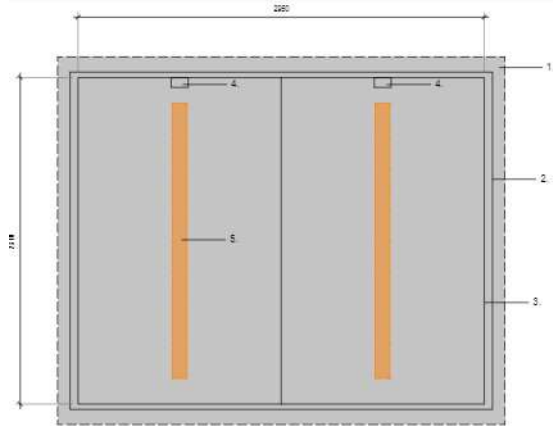
725-210



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City Council



# Proposed Gardener's Compound Store



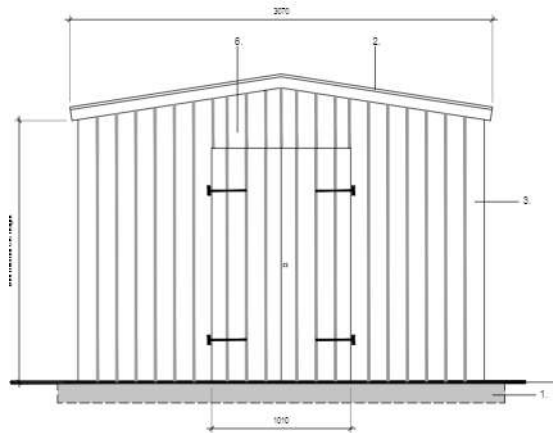
GARDEN STORE  
SCALE 1:25 (PLAN VIEW)



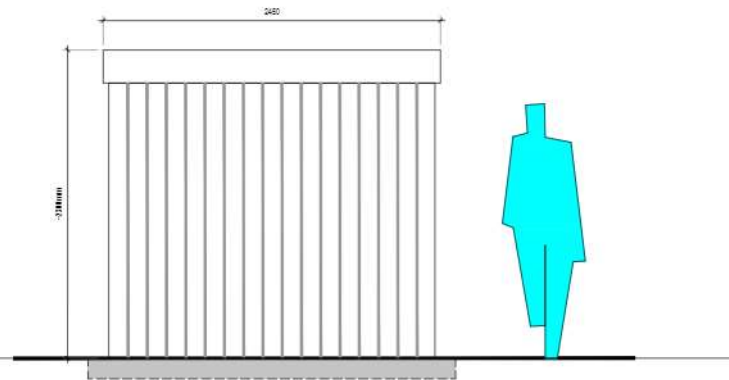
For illustrative purposes only

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

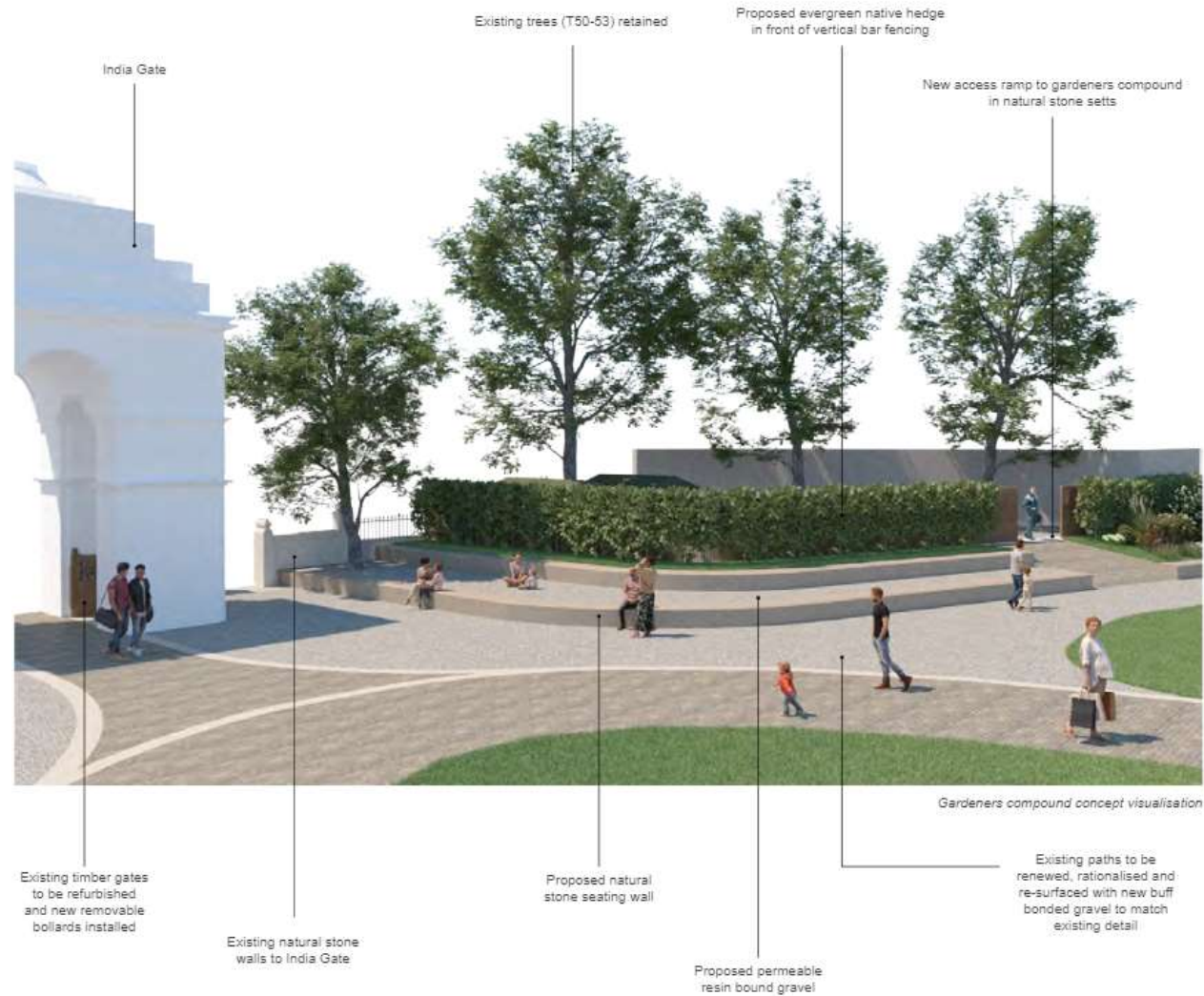


GARDEN STORE  
SCALE 1:25 (FRONT ELEVATION)



GARDEN STORE  
SCALE 1:25 (SIDE ELEVATION)

# Proposed Visual – Gardener’s Compound and Surrounds



# Representations: Planning Application

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**Objections** from **eighteen (18)** individuals and 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 railings and gates – overdevelopment
- Poor design
- Disabled access not increased - gates too narrow
- No cycle storage details
- Restriction of public access through gates and railings/increased closure for private events 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
- Loss of mature trees



# Representations: Planning Application

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**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
- Will reduce crime, make safer particularly at night - 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 welcomed
- 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

# Further Representations: Planning Application

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After readvertising and re-consultation in June 2024:

Further **objections** from **twelve (12)** individuals and North Laine Community Association:

- Oppose omission of lockable gates – query why advice from police/security ignored.
- Loss of lockable gates since submission - likely to affect the funding from English Heritage
- Adverse impact on listed building /Conservation Area
- Impact on residential amenity
- Inappropriate height of development (railings and gates), overdevelopment, poor design
- Restriction of view
- Restriction of public access unacceptable
- Cost and maintenance of railings and gates
- Placement of bins nearer to Café
- Alterations to height of railings from uniform 2.1m to between 1.8m and 2.1m poor.
- Loss of trees
- Outdoor learning space with adjacent storage not appropriate use of public green space, should be enhanced within Pavilion buildings

# Further Representations:

## Planning Application

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Further **support** from **three (3)** individuals:

- Benefit to/protection of heritage assets, improvement to garden, cultural/tourism benefits;
- Reduced crime in the area, particularly at night when locked
- Good design

Further **comment** from **six (6)** individuals was received:

- Pavilion and Gardens are on the at-risk register and need protecting
- No other Historic Gardens that are open 24 hours as day
- Shame to invest lots of money with no way of protecting the gardens from night time anti-social behaviour
- Loss of security likely to affect the funding from English Heritage
- Does not take into account current use, not that of 200 years ago. Trees and gardens now as important as buildings.
- Loss of wildlife



# Representations for Listed Building Application:

**Objections** from **two (2)** individuals and **North Laine Community Association, The Brighton Society, Living Streets Group and The Regency Society:**

- o Adverse impact on listed buildings, 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 - lockable gates unacceptable
- o Reduction in site permeability, 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

**Support** from **one (1)** individual has been received:

- o Good design, in keeping with Listed Building, support installation and design of railings and the retention/redesign and reopening of the toilet block

**After readvertising and re-consultation in June 2024:**

**One (1) comment** stating;

- o Support improvements to garden but object to omission of gates to secure garden at night.

# Key Considerations in the Planning Application

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- 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

# **Key Considerations in the Listed Building Consent Application**

- 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 help with 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 of Full Planning and Listed Building Consent Applications**



# Windlesham House, 123 Windlesham Close BH2023/02790



Brighton & Hove  
City Council



# Application Description

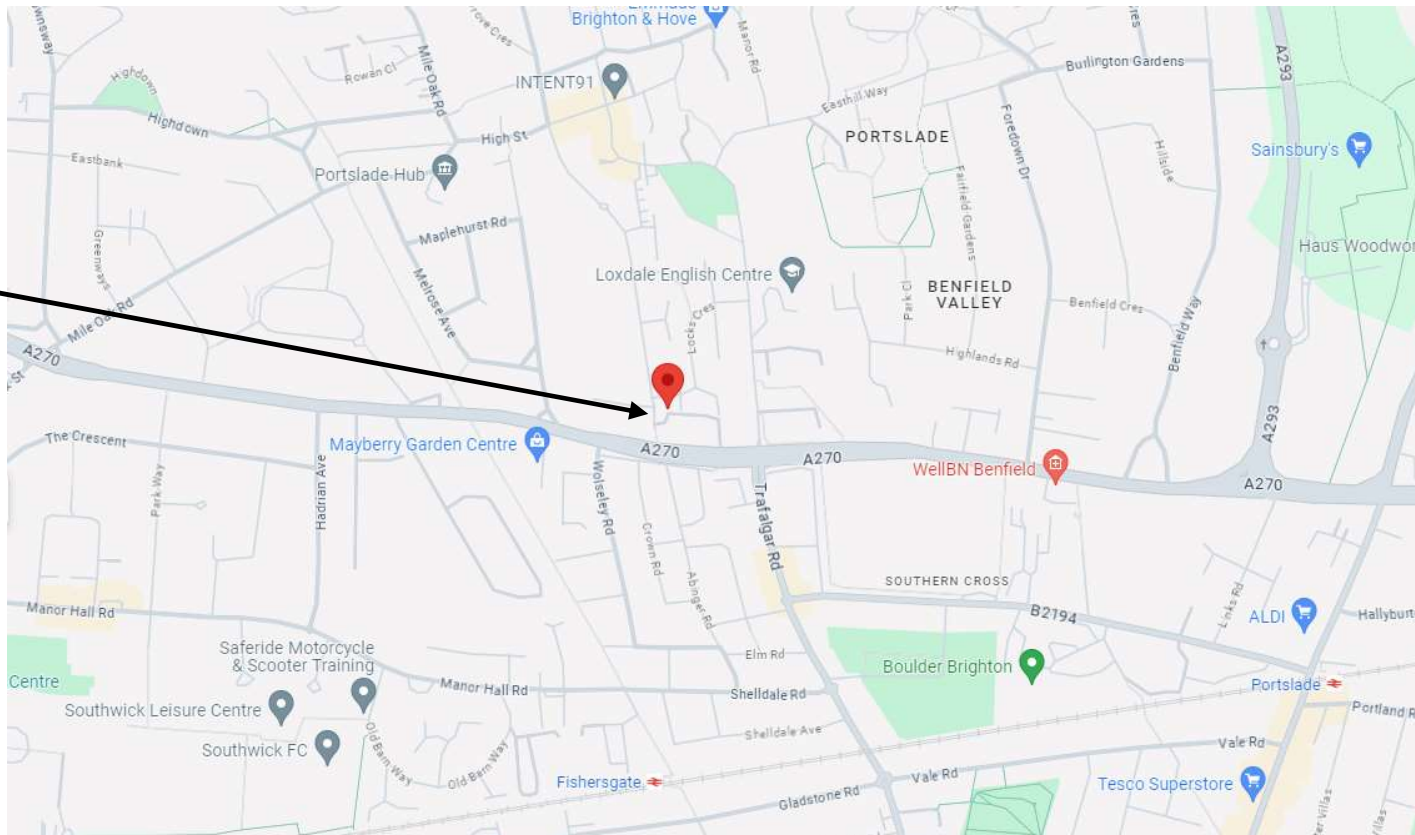
- Demolition of existing Community Centre (F2) and erection of a three-storey residential block comprising 15no. flats (C3). Associated amenity, soft landscaping, car and cycle parking.



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City Council

# Map of application site

Site



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# Location Plan

56

Site



NN025-MBA-ZZZZ-0000-DR-A-001002



# Aerial photo of site

Site



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City Council



# 3D Aerial photo of site



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# Street photo

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Site





# Street photo



Existing building

# From Old Shoreham Road

Existing building



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City Council



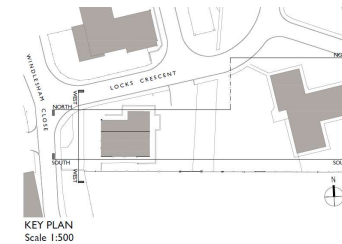
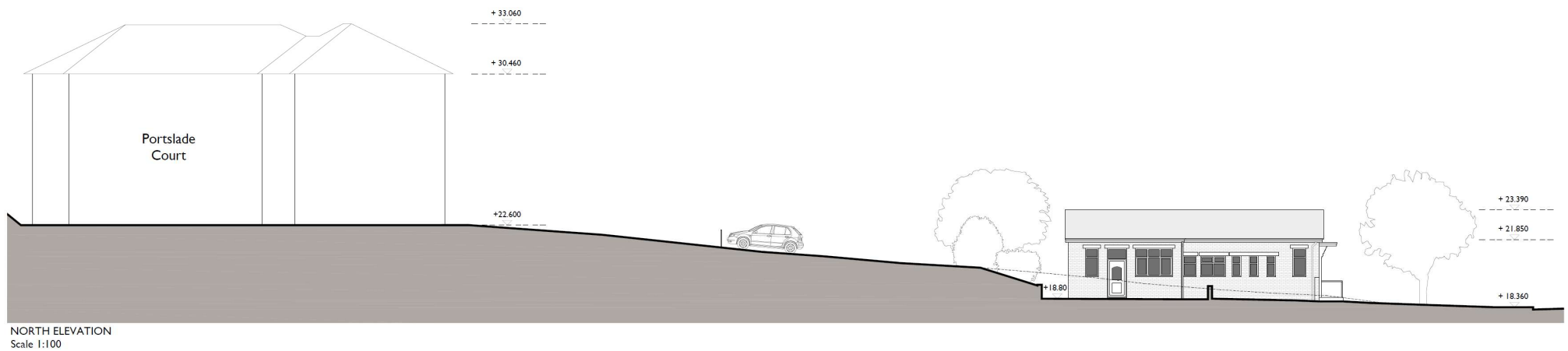
# Existing Site Plan



Brighton & Hove  
City Council

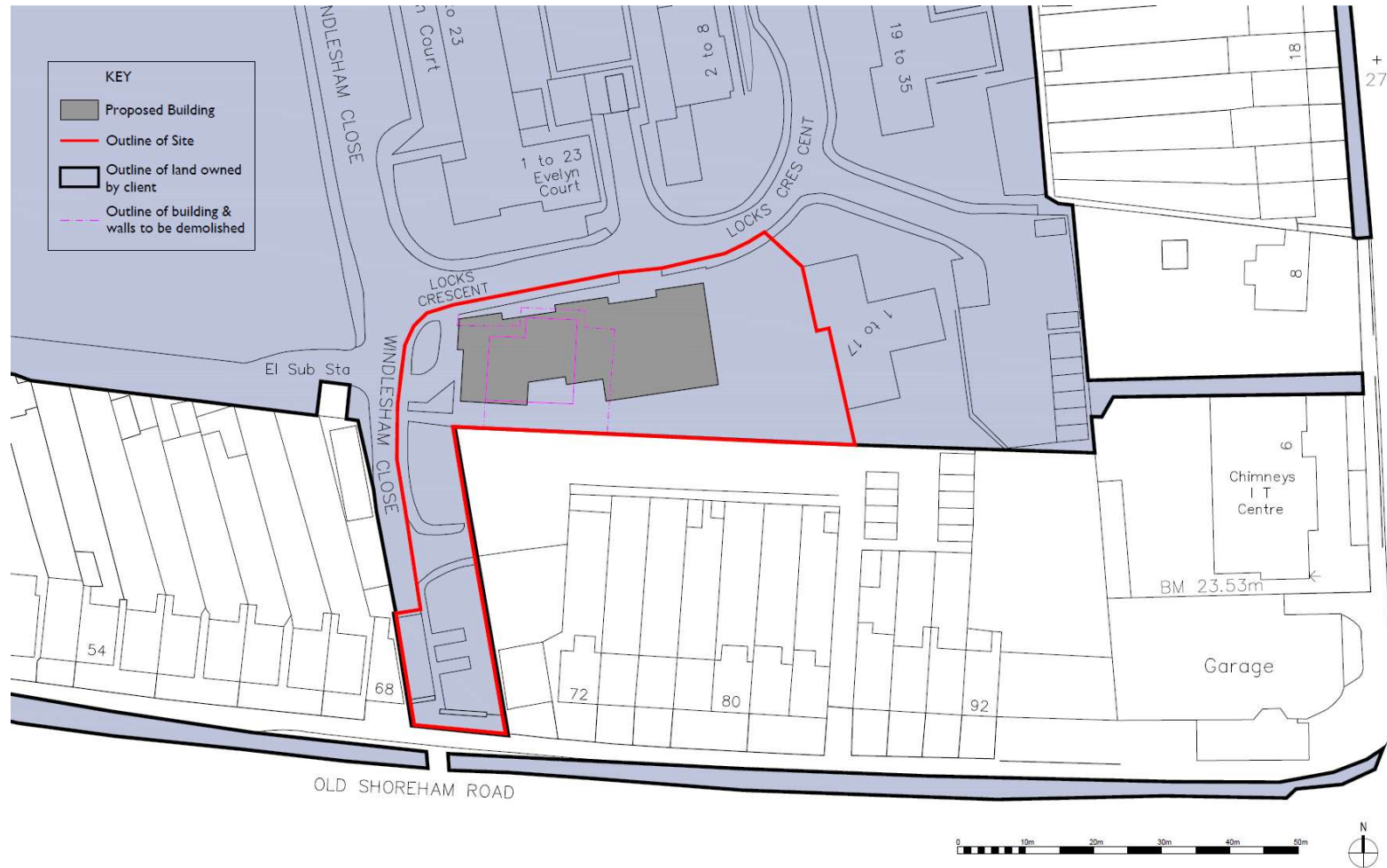


# Existing Site Section



NN025-MBA-ZZZZ-ZZZZ-SK-A-000042

# Proposed Block Plan



NN025-MBA-ZZZZ-0000-DR-A-001001

# Landscaping masterplan

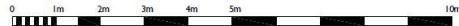




# Proposed Front Elevation



NORTH ELEVATION



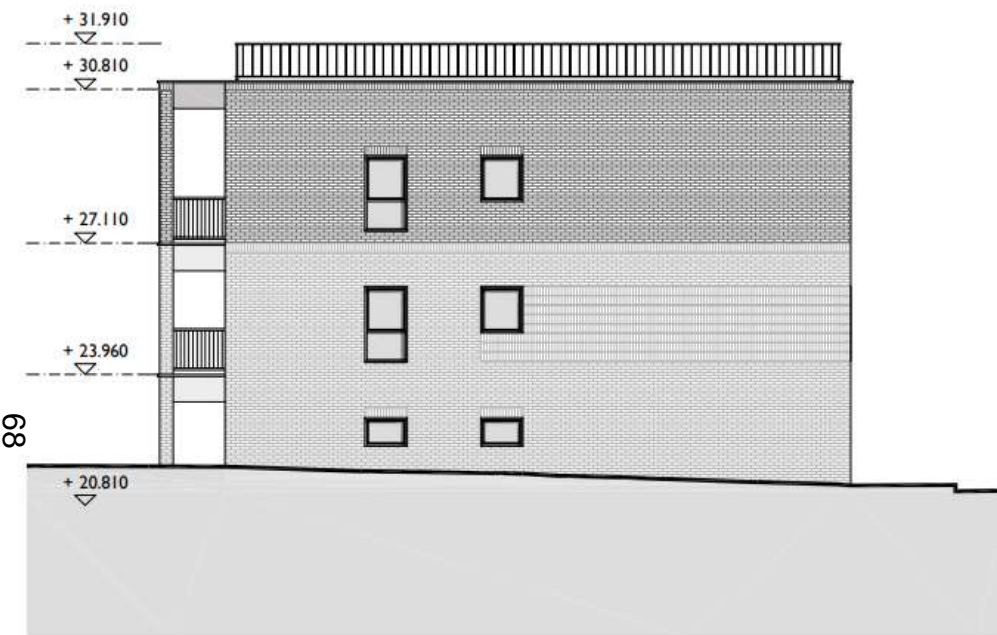
0023 P03

# Proposed Rear Elevation



0023 P03

# Proposed Side Elevations



EAST ELEVATION



WEST ELEVATION



Brighton & Hove  
City Council



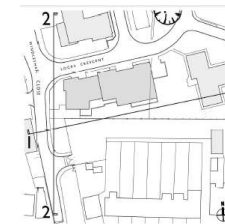
# Proposed Contextual Elevation



I | EAST - WEST ELEVATION



0046 P02



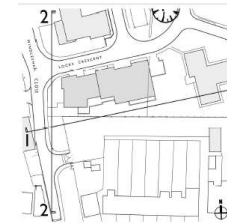
# Proposed Contextual Elevation



2 | NORTH - SOUTH ELEVATION



0046 P02



# Proposed Visuals



3 | Windlesham Close Approach



2 | Locks Hill Approach



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City Council



# Proposed Visuals

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I | Old Shoreham Road Approach

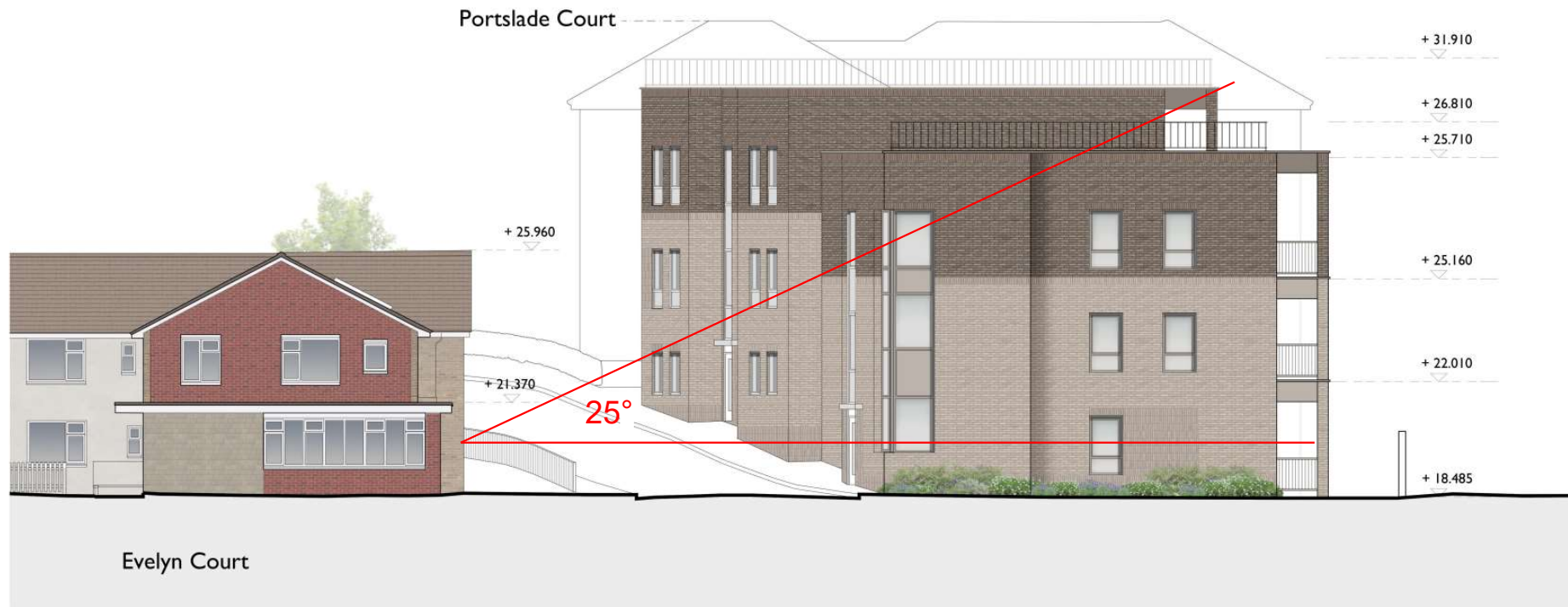


Brighton & Hove  
City Council

# Daylight for neighbouring buildings

- The application includes a Sunlight and Daylight Assessment, assessing the impact of the development on the 63 neighbouring windows using the relevant tests set out within the industry standard BRE guidance.
- This is only guidance and is not adopted within the City Plan
- Sunlight: all assessed windows pass
- Daylight: a small number of the assessed windows do not pass

# Indicative 25-degree line from ground floor windows



2 | NORTH - SOUTH ELEVATION



# Daylight continued

---

## Vertical Sky Component (VSC)

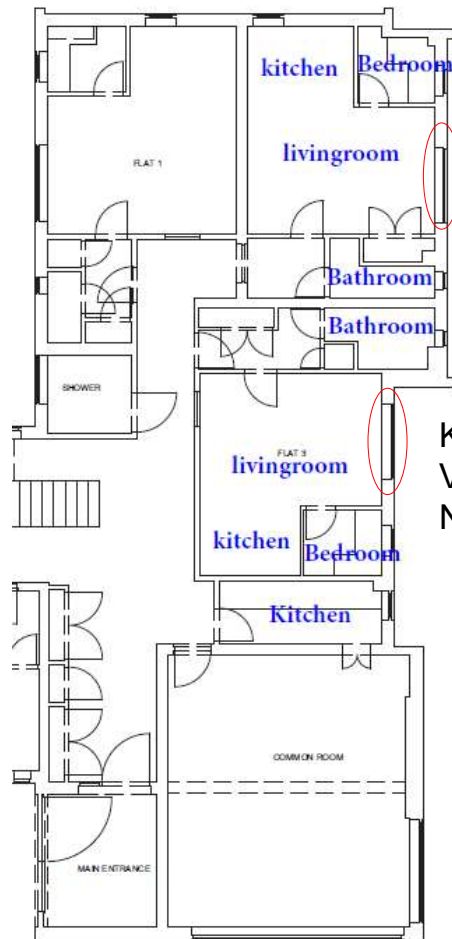
- Figure has to be reduced both below 27% and to less than 0.8 times its former value for there to be a potential adverse impact
- 7 windows (11% of the total) do not pass – all of which are on the southern façade of Evelyn Court to the north.
- Four flats are identified as being the worst affected.

## No Sky Line (NSL)

- Reliant on room layouts being known
- If the percentage of the room from which the sky can be seen is reduced to below 0.8 times its former value then there may be a potential adverse impact
- Two flats are identified as being non-compliant.

# Daylight continued – Evelyn Court

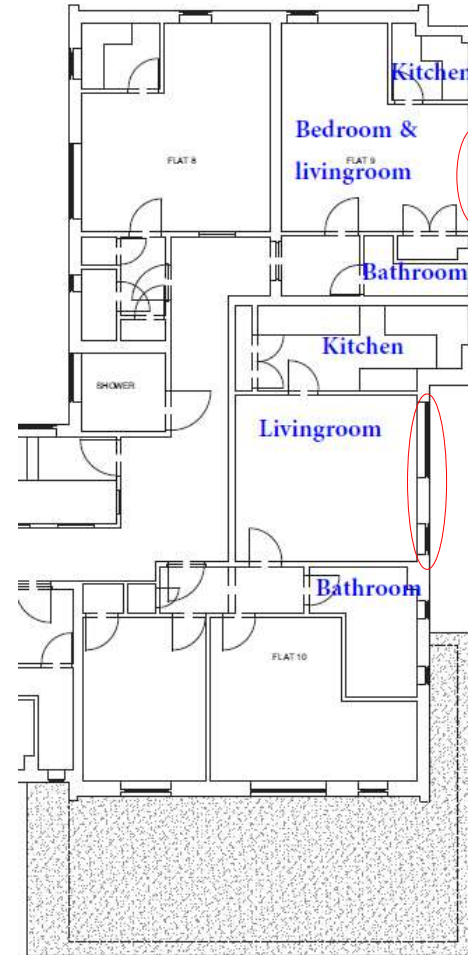
Ground floor



Kitchen/living/dining room  
VSC 32.7% to 20.4%  
NSL 96% to 84% (pass)

Kitchen/living/dining room  
VSC 30.1% to 18.4%  
NSL 88% to 44%

First floor



Bedroom/living room  
VSC 37.1% to 24.6%.  
NSL 97% to 92% (pass)

Living room  
VSC 30.2% to 20.4%  
VSC 28.0% to 18.5%  
NSL 99% to 62%  
NSL 99% to 62%

# Representations

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- **Twelve (12)** letters of objection have been received, raising the following issues:
  - Impact of additional traffic on local roads and parking stress
  - Harm to amenity of surrounding residents due to additional noise disturbance, overshadowing and loss of privacy
  - Overdevelopment and poor design, the building is too large and has an unpleasant appearance
  - Overpopulation and stress on local services
  - Nuisance during construction works
  - Too much rubbish/waste in the area, not collected frequently enough
  - A smaller building should be proposed
  - There are errors in the applicant's parking survey
  - There has already been a lot of development in Portslade
  - Concerns regarding capacity of sewers



# Key Considerations in the Application

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- Principle of the development
- Design and appearance
- Impact upon neighbouring amenity
- Standard of accommodation
- Ecology
- Transport

# Conclusion and Planning Balance

- Loss of community use justified in accordance with policy DM9
- Provision of fifteen new dwellings (all affordable) given significant weight.
- Housing mix acceptable: 7 X one-bed; 8 X two-bed;
- Building of acceptable scale, form, massing and design – revised material finish and improved treatment of north-west corner since submission.
- Standard of accommodation acceptable.
- There will be some harmful impact on neighbours – loss of light to 121 Windlesham Close, prominent in outlook from that property and Portslade Court;
- However the benefits of the proposals in the provision of fifteen new affordable dwellings are considered to outweigh this harm.
- **Recommend: Minded to Grant subject to s106**

# S106 Heads of Terms

---

- A minimum of 40% Affordable Housing
- A financial contribution of £11,000 towards the review of long-term monitoring of Biodiversity Net Gain
- An Employment & Training Strategy and a financial contribution of £4,500 towards the Council's Local Employment Scheme.
- A s278 legal agreement to secure the addition of tactile paving at the junction of Locks Crescent and Windlesham Close, and additional yellow lines on Locks Crescent



# Sussex County Cricket Ground

BH2024/00904

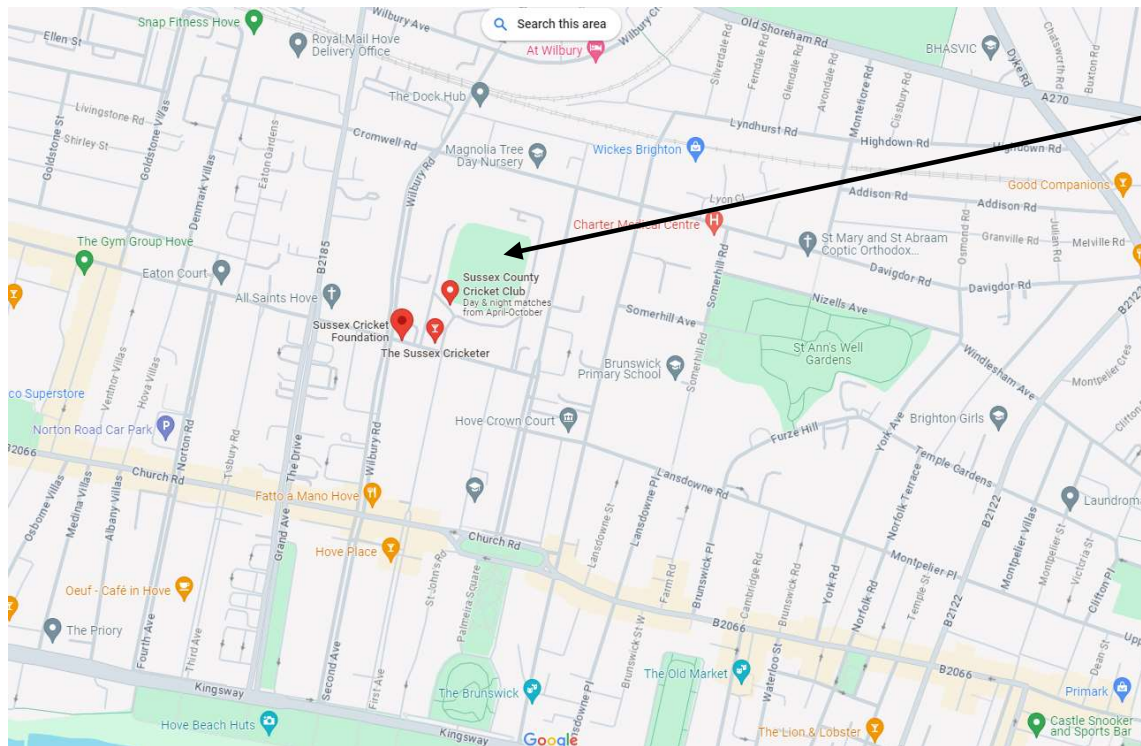


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City Council

# Application Description

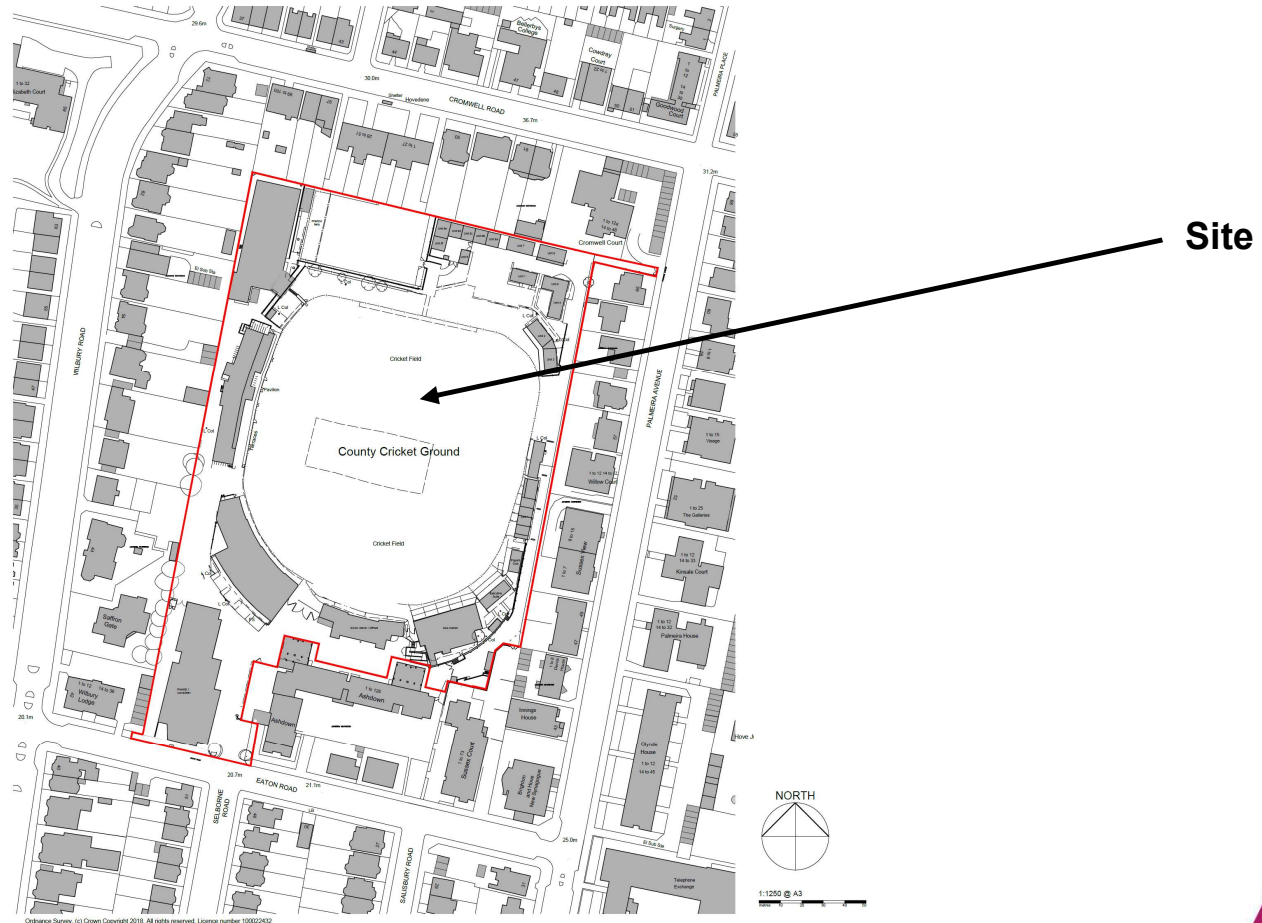
- Reserved Matters application pursuant to Phases 3 and 4 of outline approval BH2023/02914 (original permission BH2019/02948) for approval of appearance, landscaping, layout and scale relating to provision of two stands of permanent seating to replace informal seating areas, improvements to spectator hospitality facilities and demolition of existing hospitality area and construction of new stand.

# Map of application site



Site

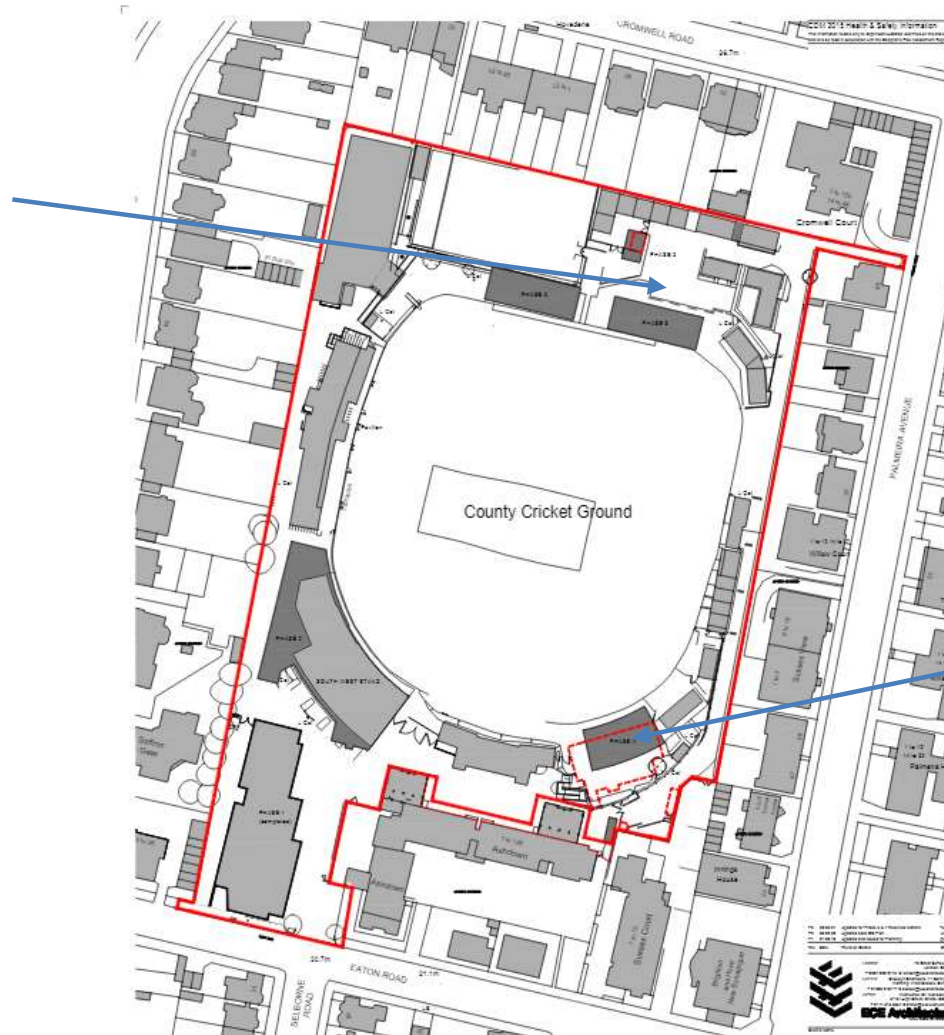
# Existing Location Plan





# Proposed Location Plan

Phase 3



Phase 4

# Aerial photo of site



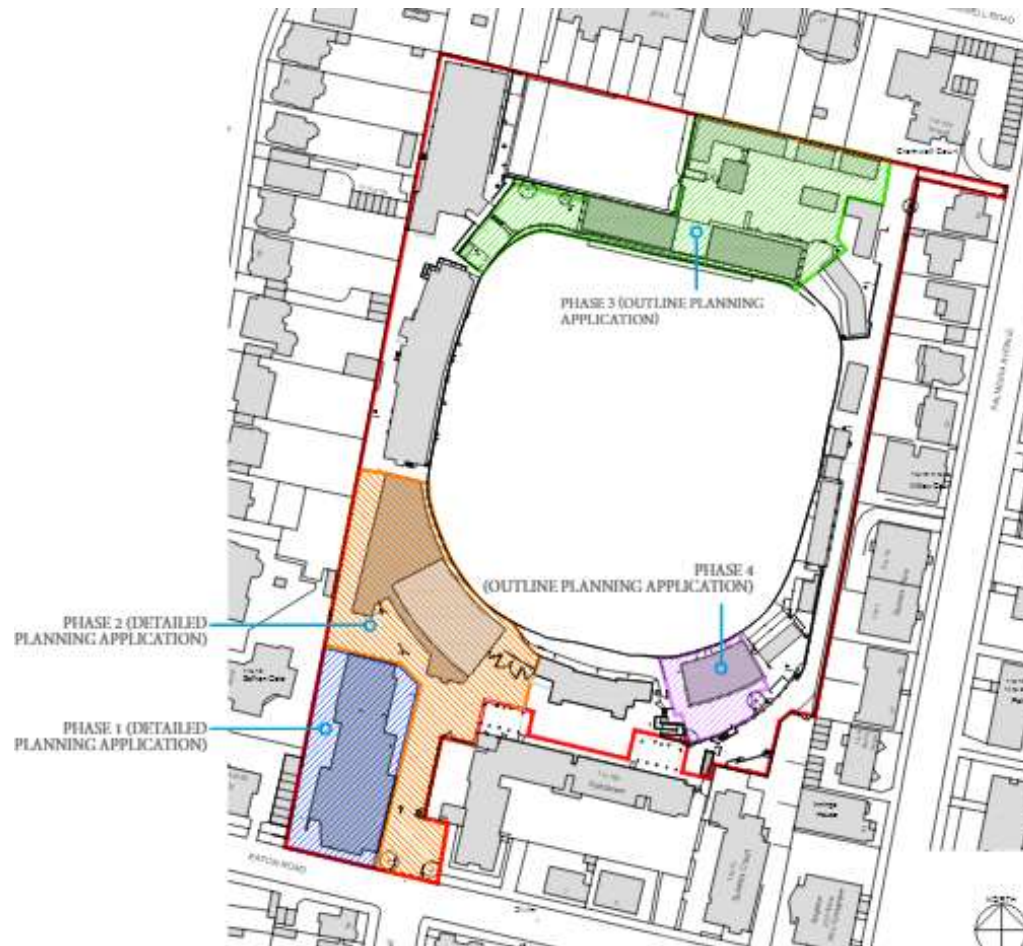


# 3D Aerial photo of site



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# Site wide Phasing





# Photographs of Phase 3



Existing single storey buildings to the northern boundary to be extended



Existing concourse between temporary phase 3 stands and northern boundary.



View of phase 3 from the south of the ground



Existing temporary seating in the location of the proposed stands.



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City Council

# Photographs of Phase 4



View of existing hospitality building from within the grounds



Existing access separating the site from properties fronting Palmeira Avenue



Existing access separating the site from Sussex Court



Existing hospitality building distance to Ashdown



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City Council



# Proposed Site Plan Phase 3

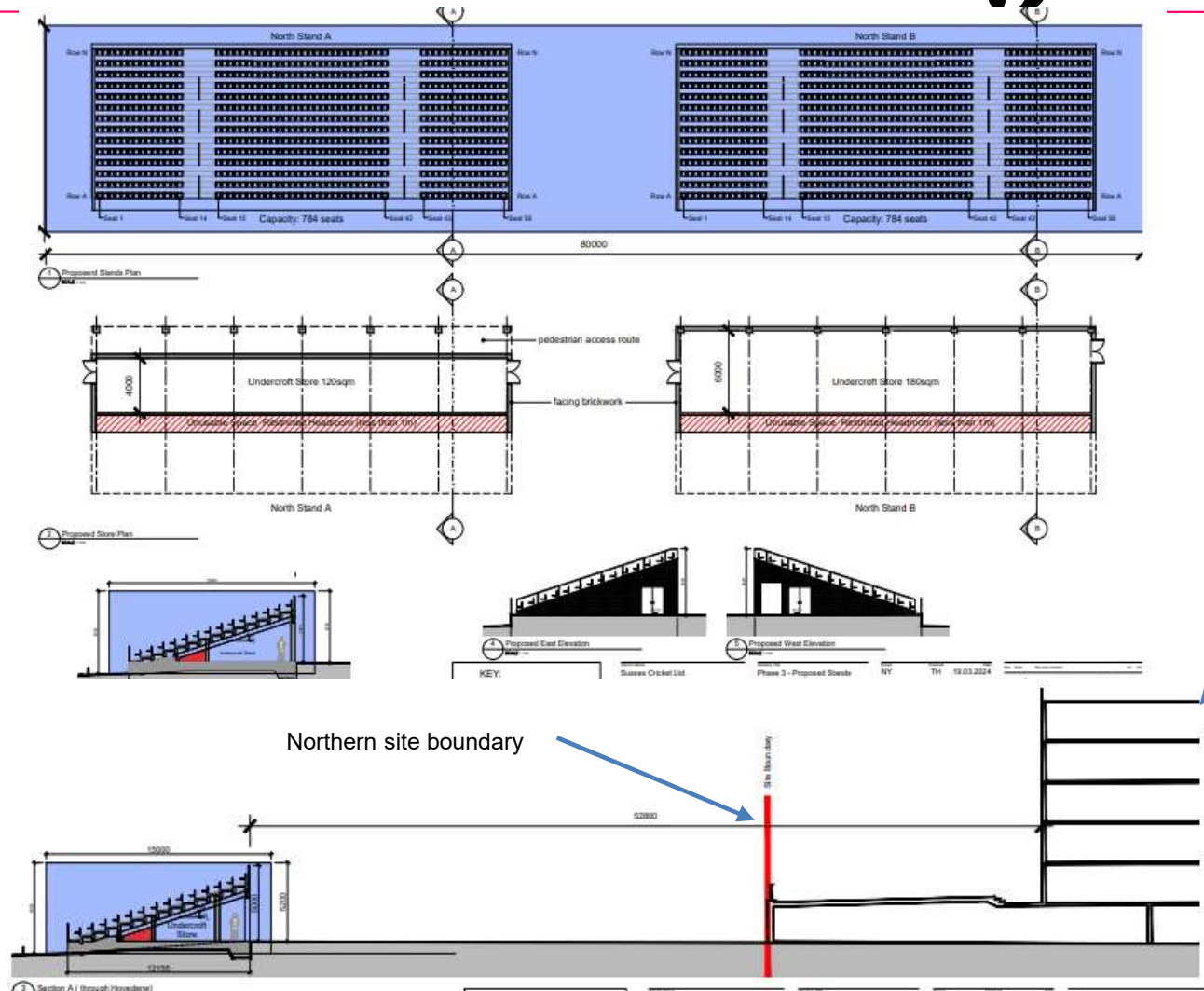


Minor single storey extension works

Proposed permanent seating stands



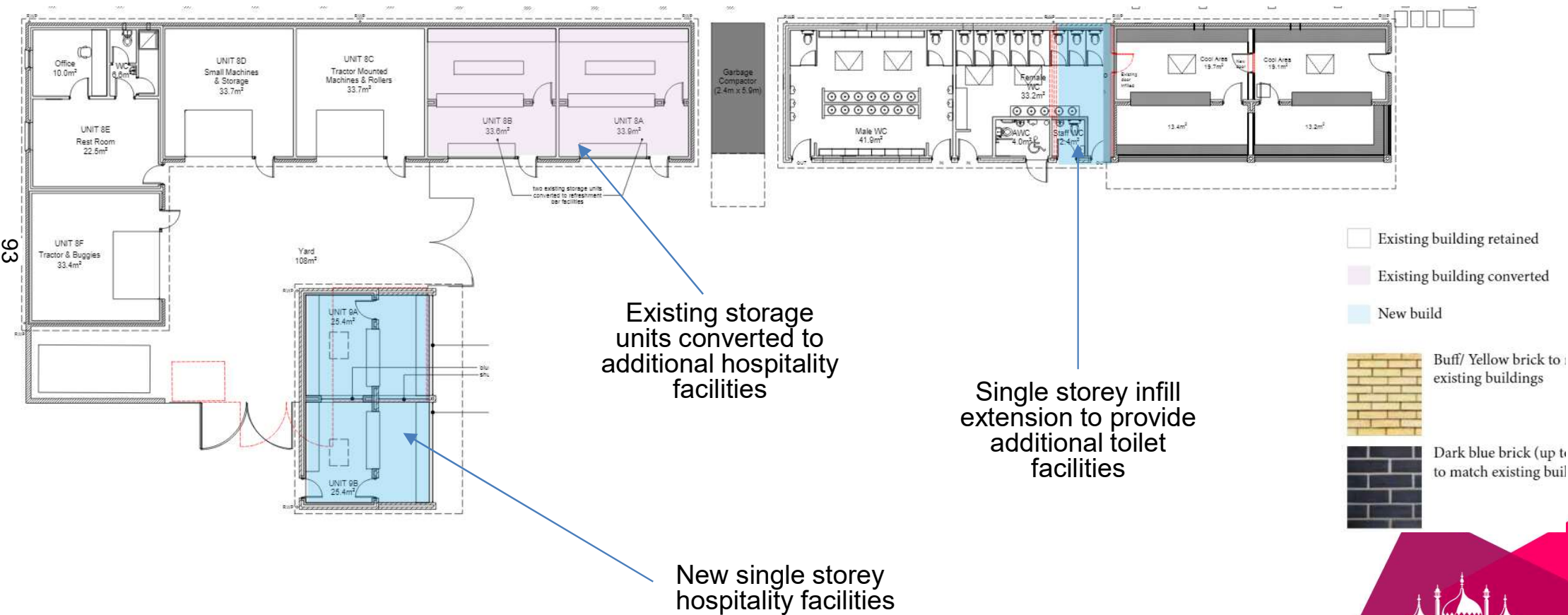
# Proposed stands Phase 3



Cromwell Court

Northern site boundary

# Proposed extension works Phase 3



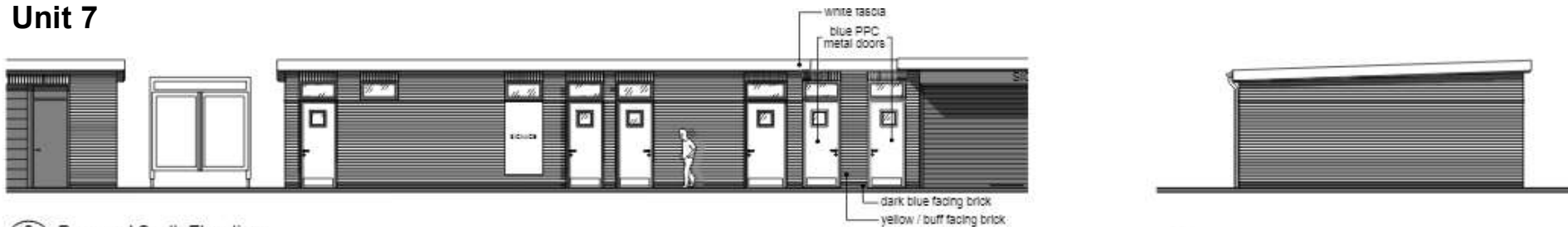
# Proposed elevations of the northern units Phase 3

## Unit 8



1 Proposed South Elevation

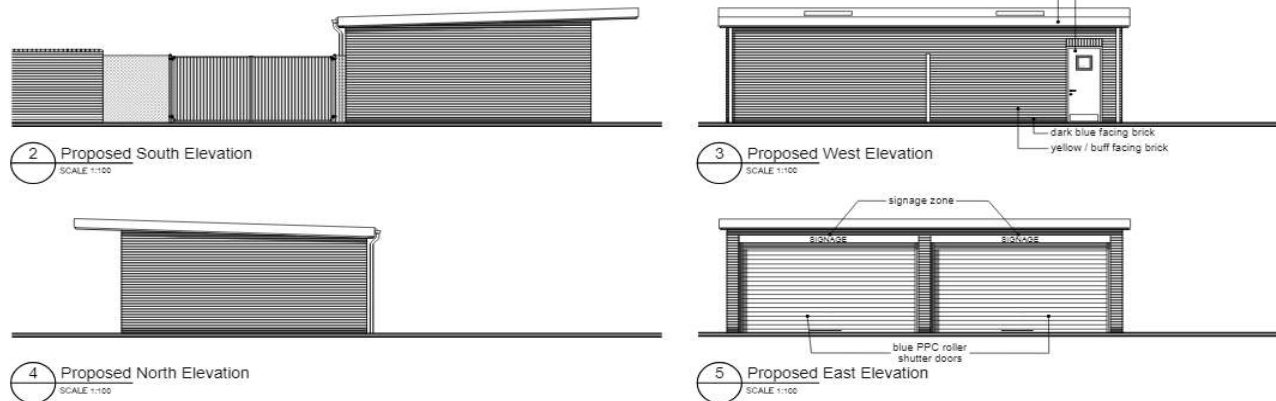
## Unit 7



2 Proposed South Elevation

3 Proposed West Elevation

## Unit 9



2 Proposed South Elevation

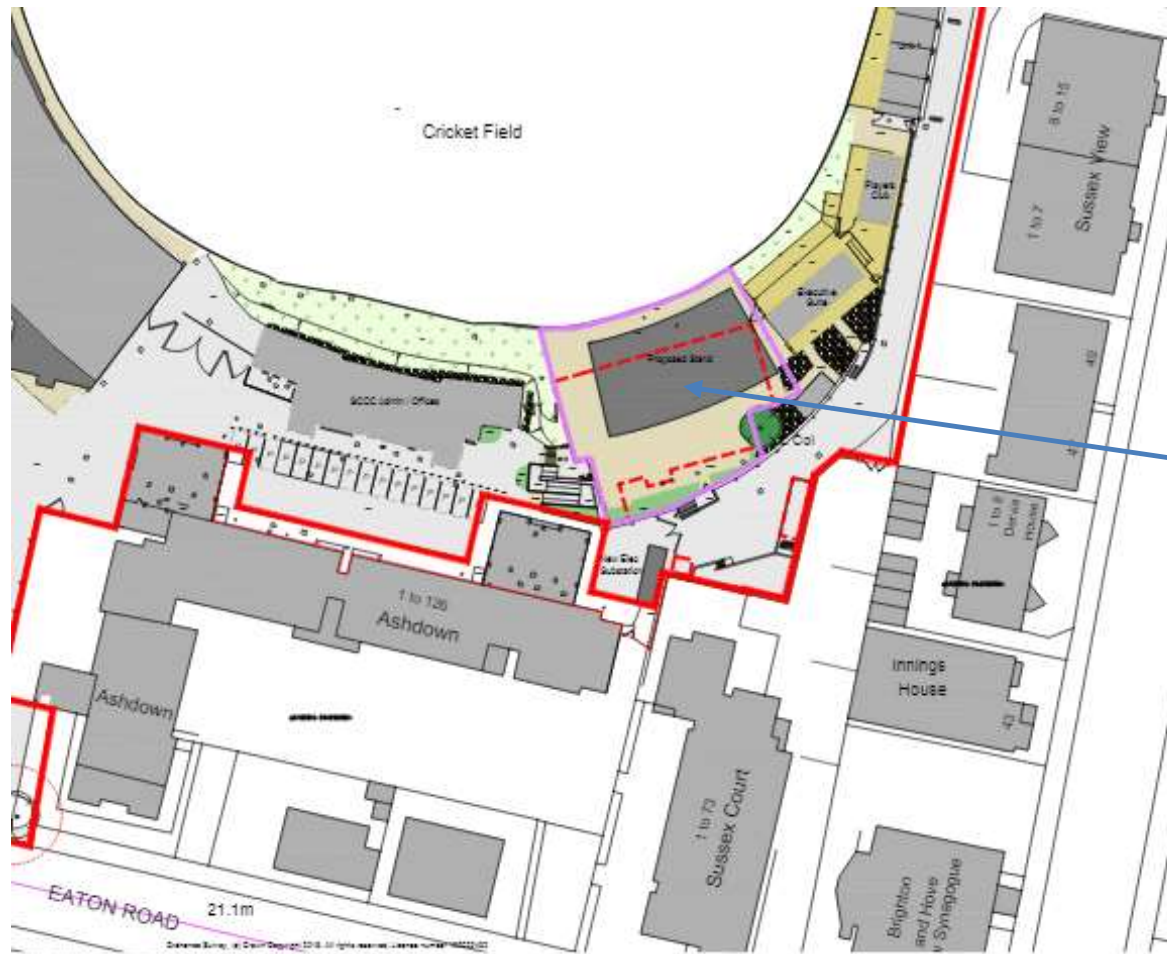
3 Proposed West Elevation

4 Proposed North Elevation

5 Proposed East Elevation



# Proposed site plan Phase 4

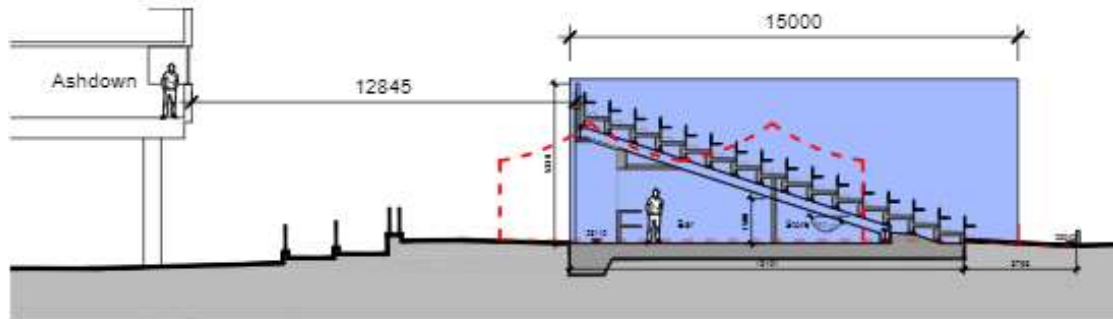


Demolition of  
existing hospitality  
facility and  
erection of new  
permanent  
seating stand

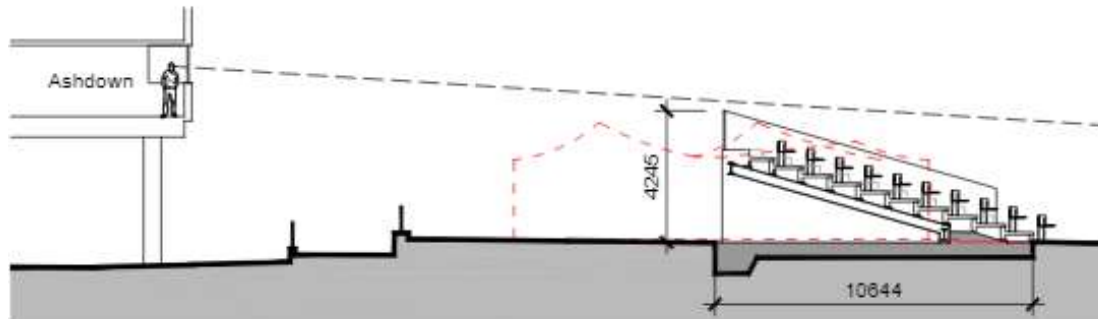


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City Council

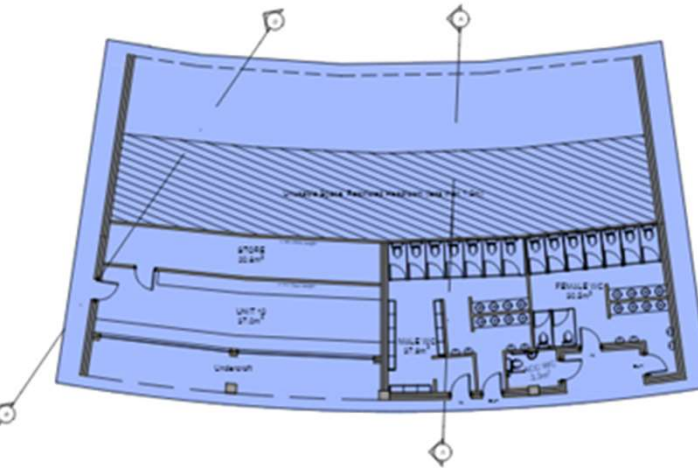
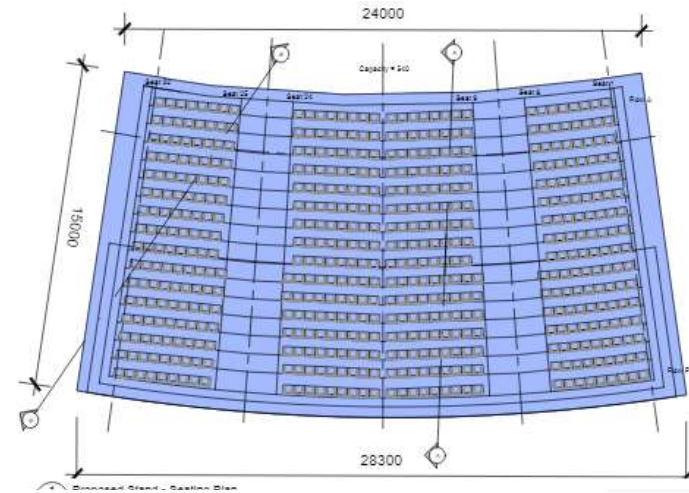
# Proposed stand Phase 4



3 Proposed Stand - Section A-A  
SCALE 1:100



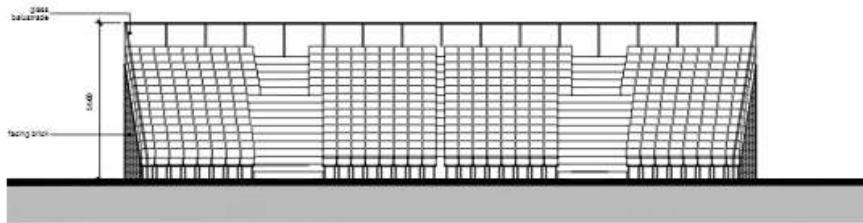
4 Proposed Stand - Section B-B  
SCALE 1:100



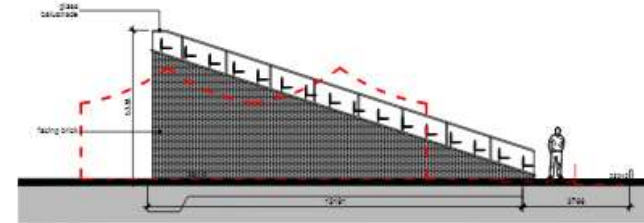
2 Proposed Stand - Refreshment Bar & WC's Plan  
SCALE 1:100

KEY:

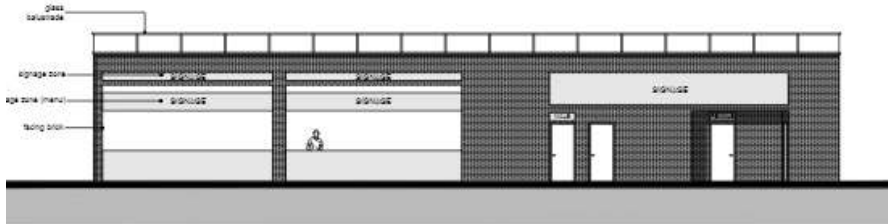
# Proposed stand details Phase 4



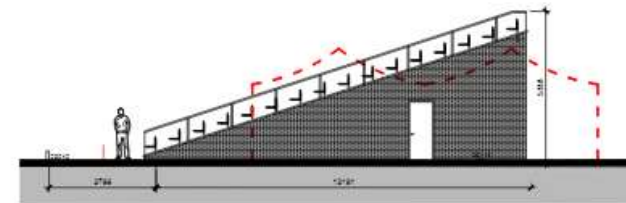
1 Proposed Stand - Front Elevation  
SCALE 1:100



2 Proposed Stand - East Elevation  
SCALE 1:100



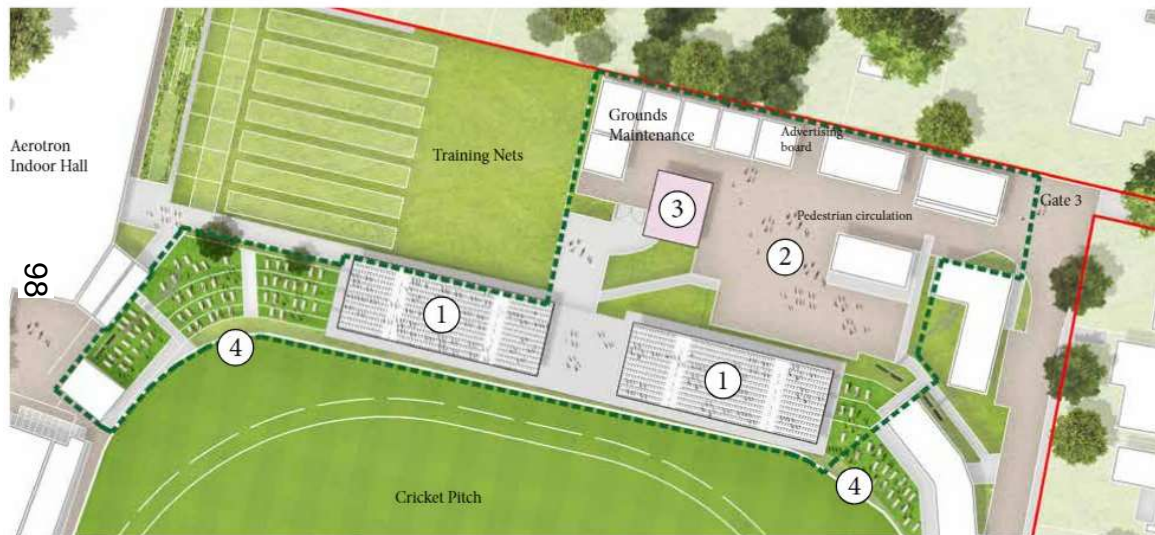
3 Proposed Stand - Rear Elevation  
SCALE 1:100



4 Proposed Stand - West Elevation  
SCALE 1:100



# Proposed landscaping



Phase 3

1. Proposed Stand
2. Food Court
3. Refreshment Block
4. Artificial Grass terraces



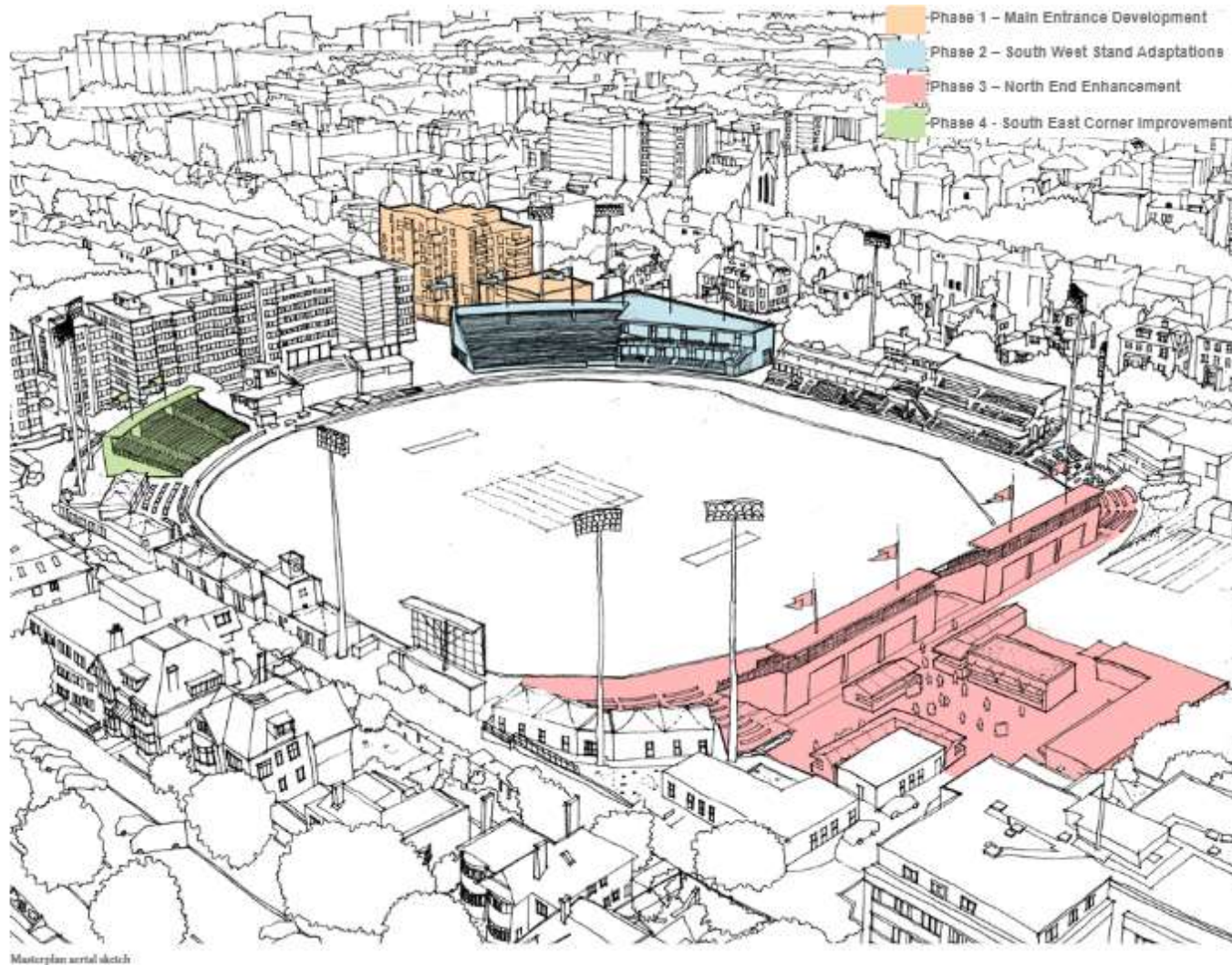
Phase 4

1. Proposed Stand
2. Pedestrian circulation



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City Council

# Proposed Visual of overall development



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City Council

# Representations

**Six (6)** letters of representation have been received objecting to the development on the following grounds:

- The need for the development and whether the stands are necessary
- The height of the proposed stands
- Healthy and safety impacts
- Additional traffic
- Impact on neighbouring amenity



# **Key Considerations in the Application**

The principle of development has already been established through the approval of outline application BH2019/02948. Access has already been agreed for phases 3 and 4 under this approval.

This application seeks approval of the remaining outstanding reserved matters:

- Appearance
- Landscaping
- Layout
- Scale

# **Conclusion and Planning Balance**

- Principle of development established through the outline permission.
- Scale and layout of the development is similar to that in Hybrid permission (BH2019/02948).
- Height of the stands accords with original condition securing maximum heights for each proposed stand.
- Would provide enhanced spectator and hospitality facilities.
- No significant harm to the amenities of neighbouring properties anticipated.

**Recommend: Approve**

**Southern Projects Ltd,  
Southern House,  
Lewes Road**

**BH2023/03361**



**Brighton & Hove  
City Council**

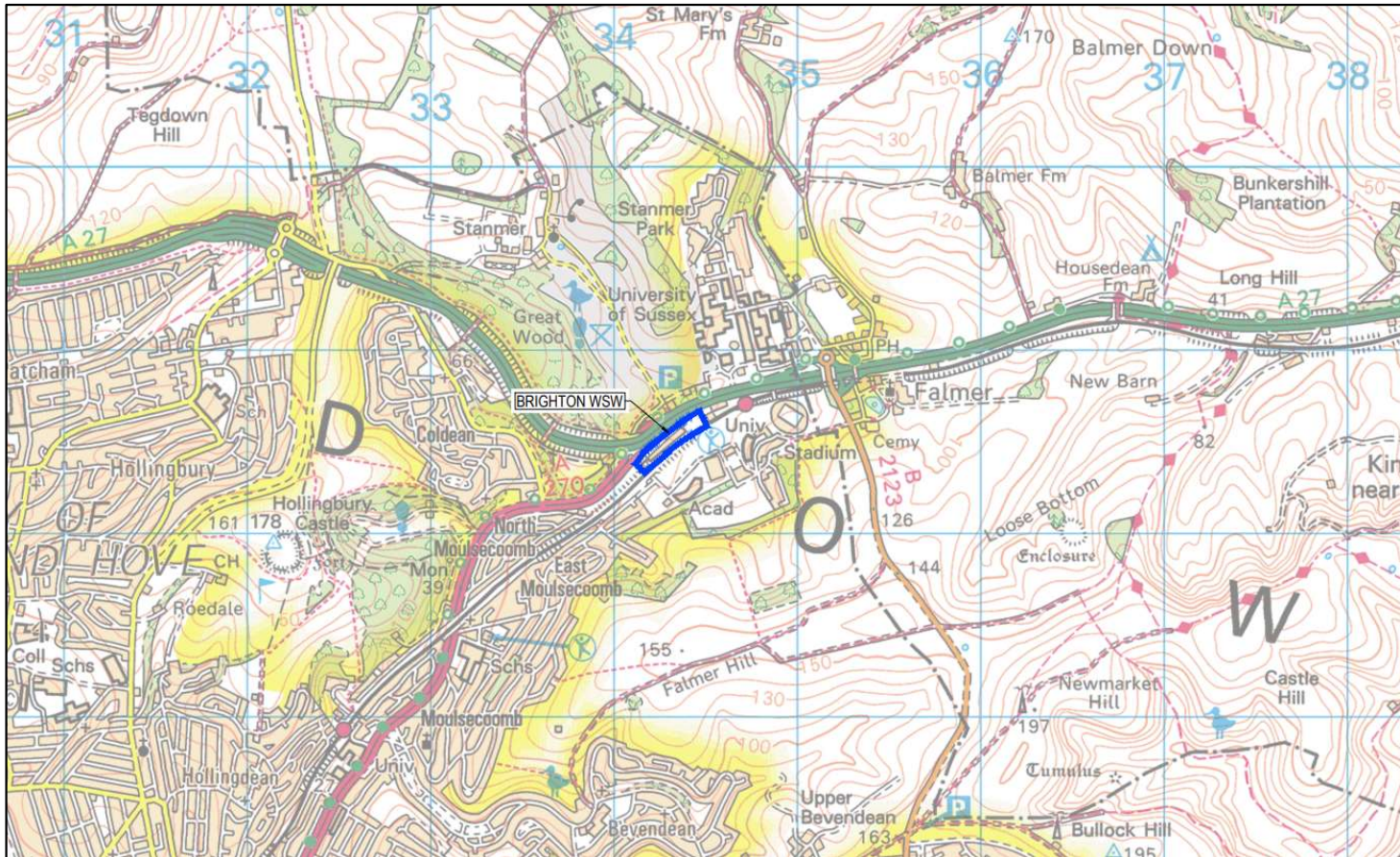


# Application Description

- **Construction and operation of nitrate treatment plant building, 3no equipment kiosks, pumping station building and fencing**

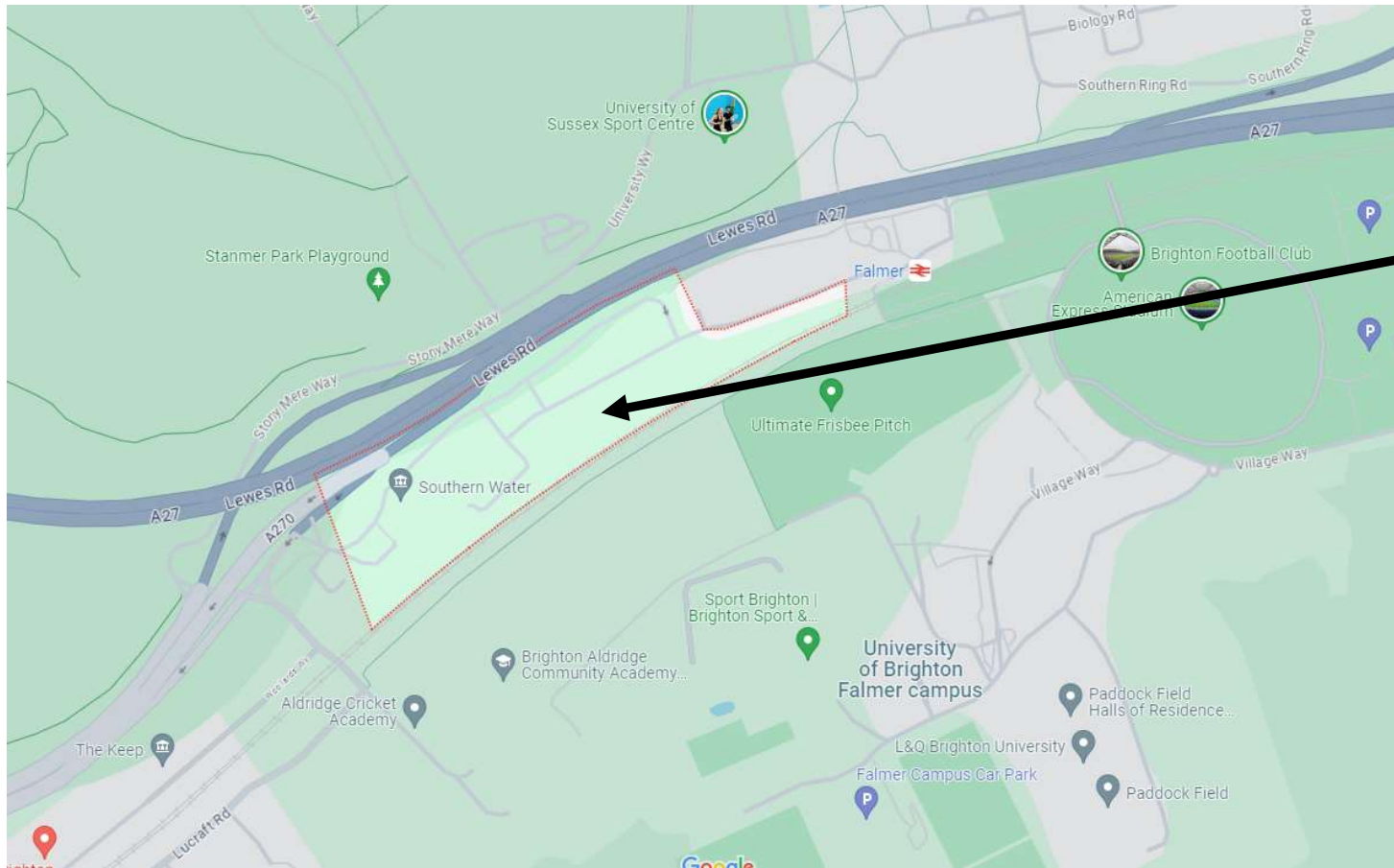
***i.e. facilities for additional treatment of potable water supply to city***

# Map of Application Site



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City Council

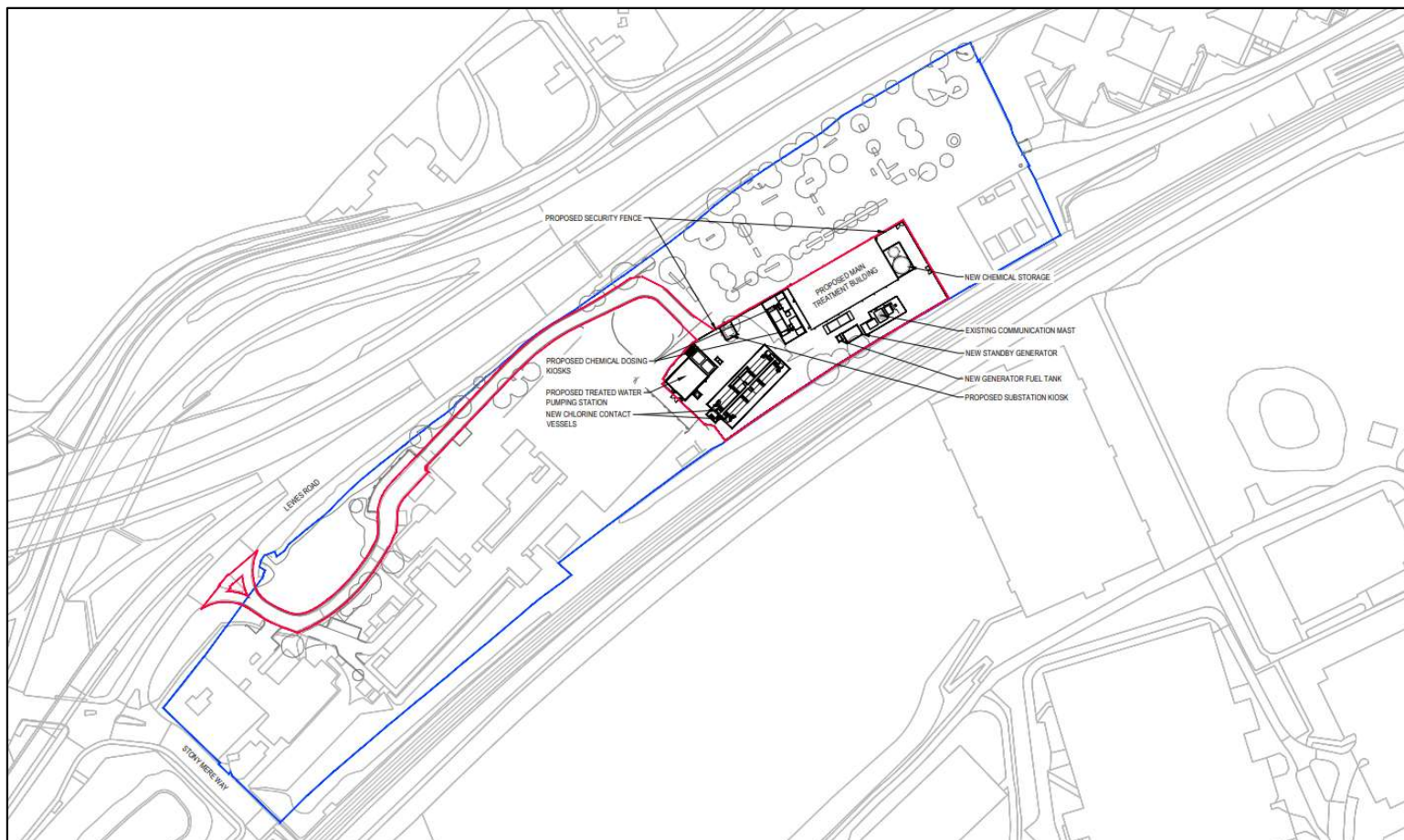
# Site Location



Site

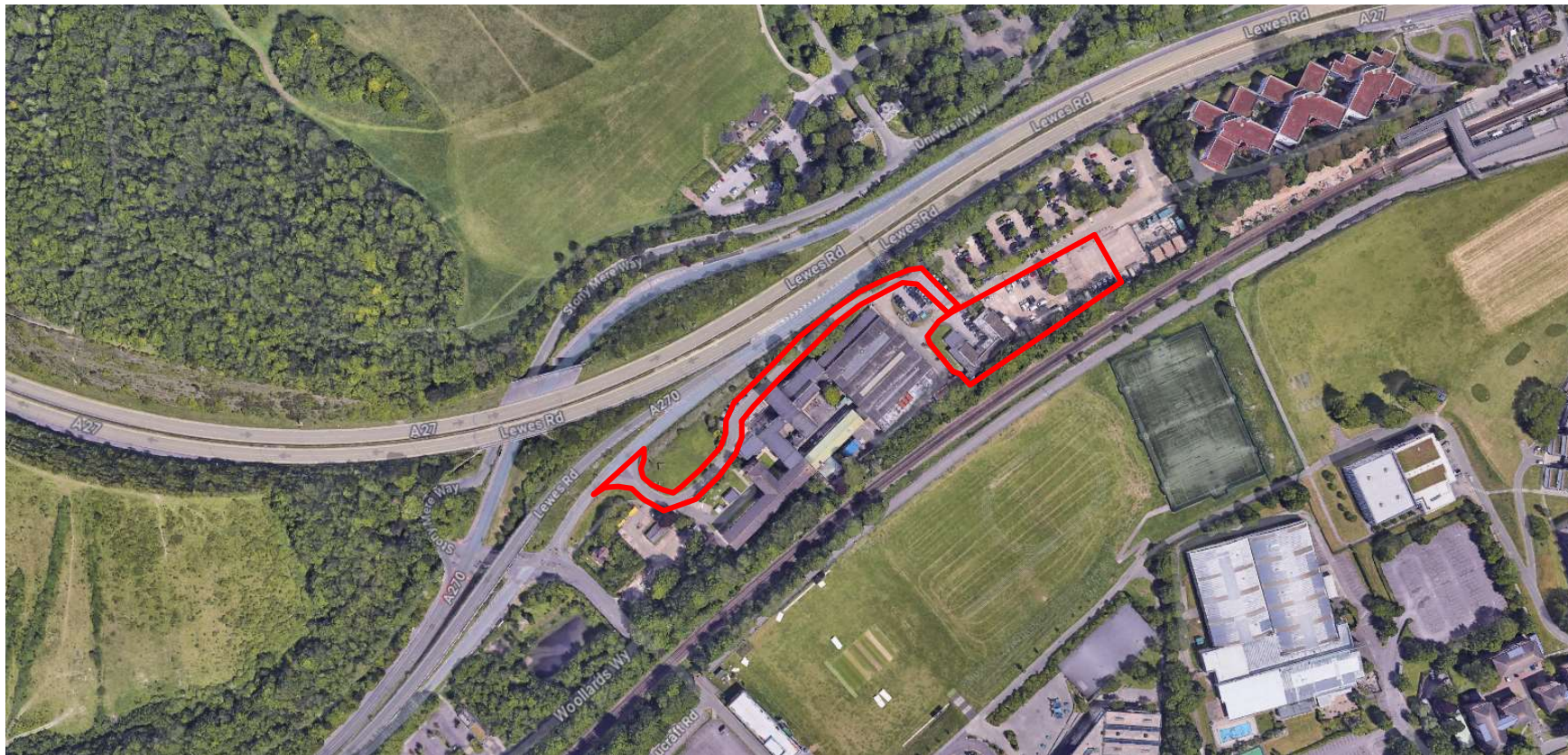


# Site Boundary



Brighton & Hove  
City Council

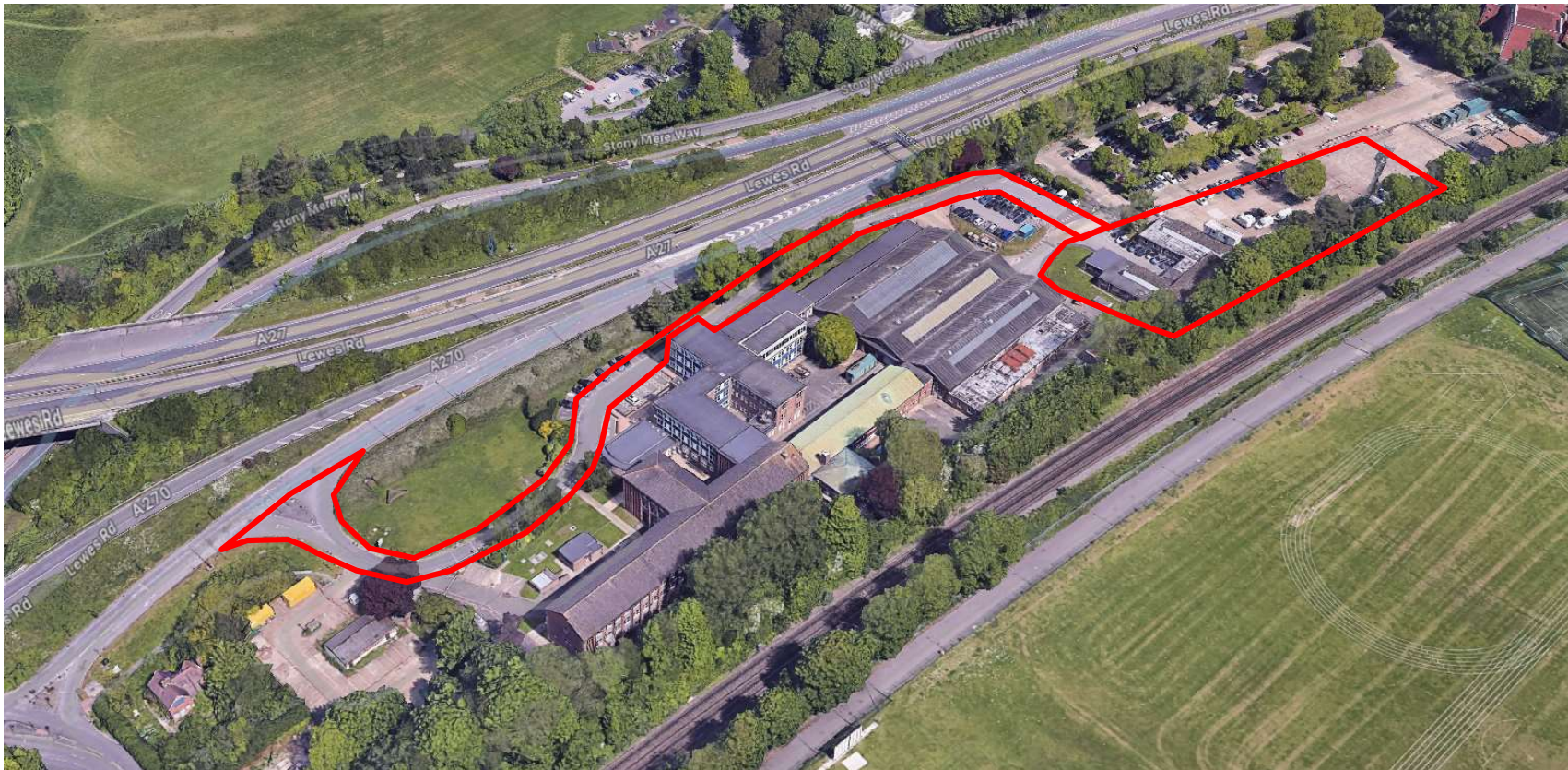
# Aerial photo of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council



# Street photo of site



Slip Road from A27 to A270  
(Lewes Road)

Southern Water Site Entrance

# Photo of Proposed Site (facing south-west)

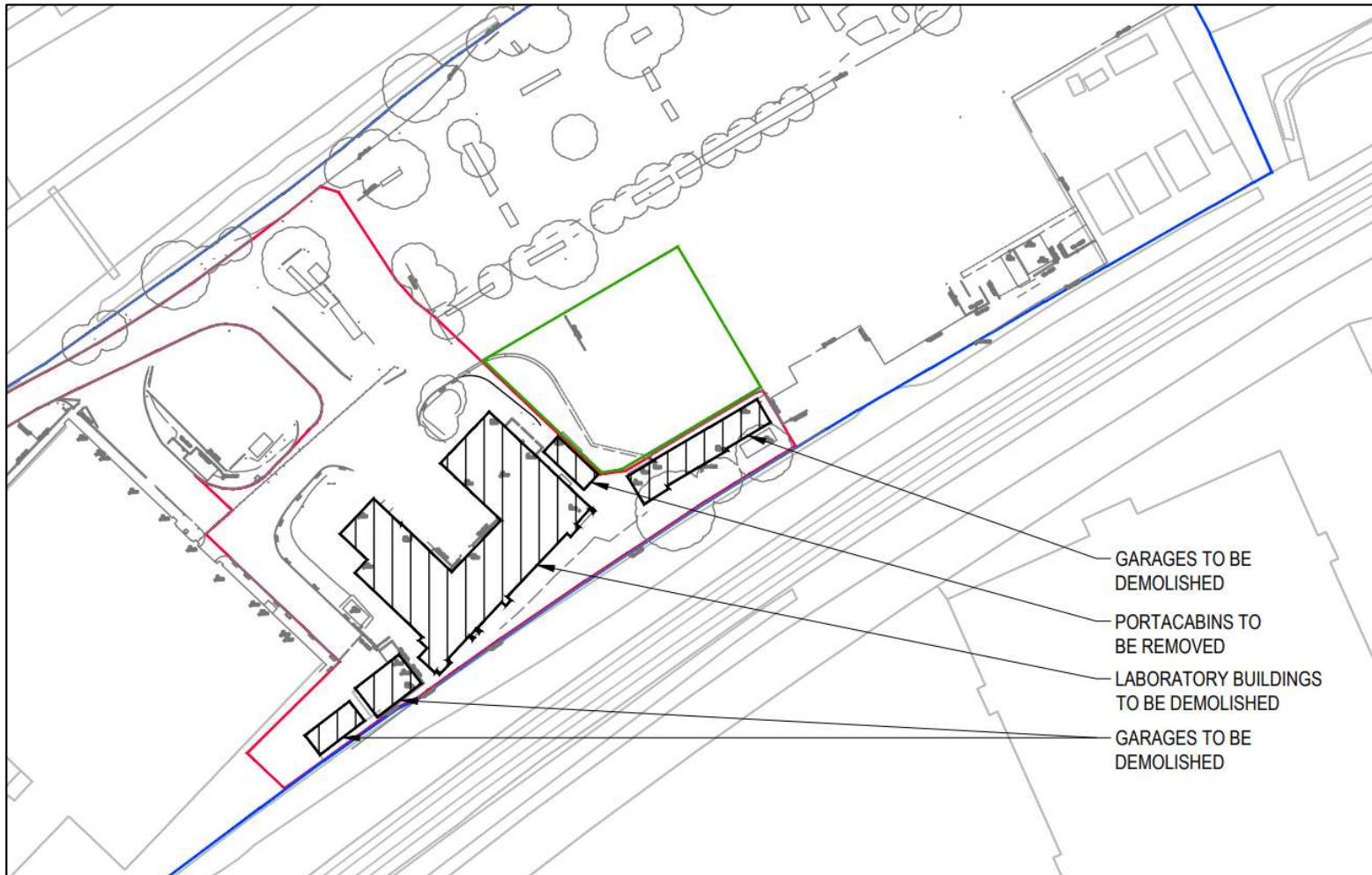
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Brighton & Hove  
City Council



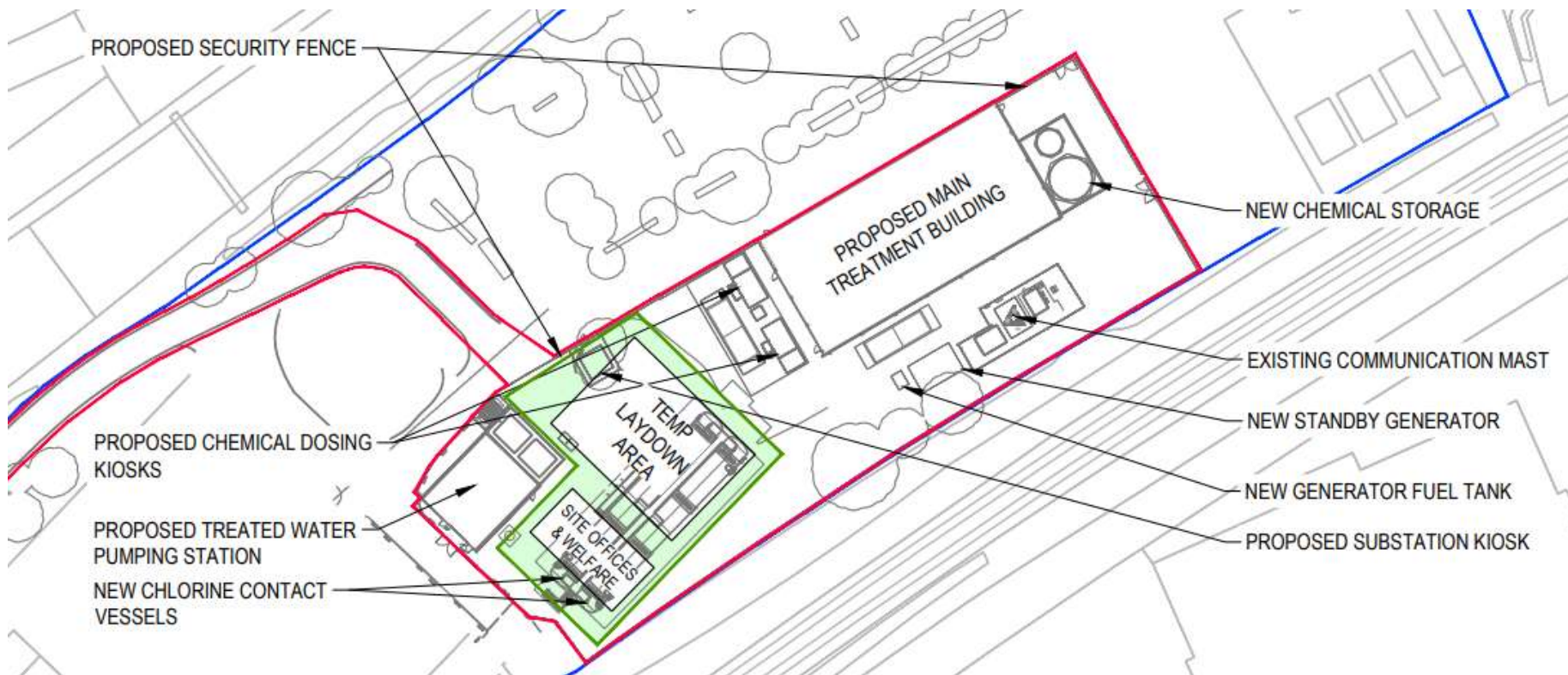
# Demolition (already approved)



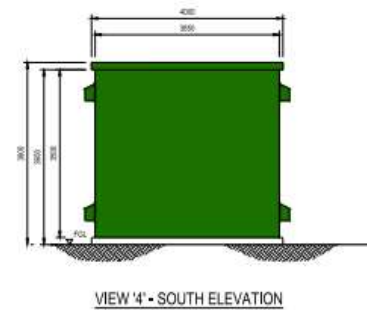
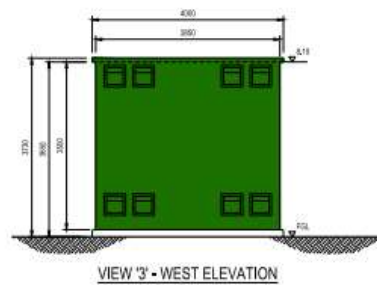
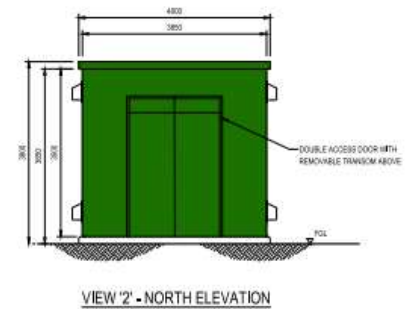
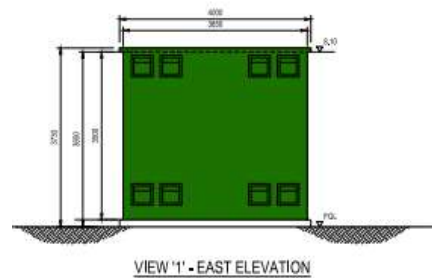
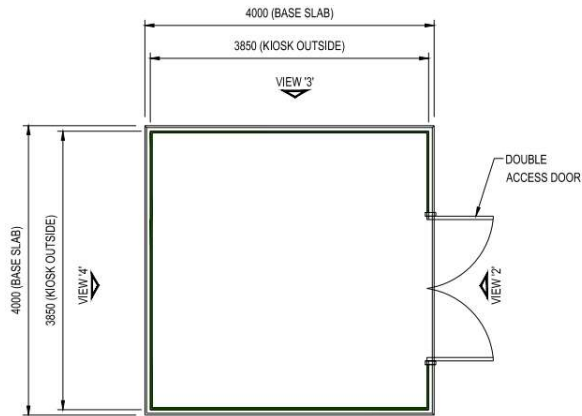
Brighton & Hove  
City Council



# Proposed Site Layout



# Proposed Substation



Measurements:  
4m X 4m, 3.8m height.

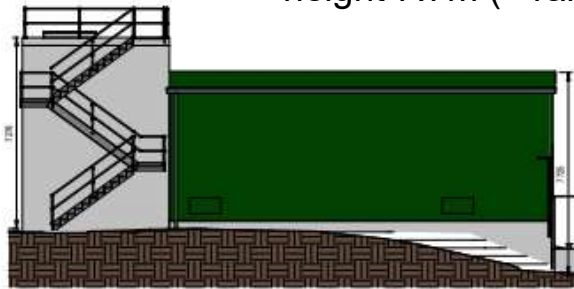


& Hove  
Council

# Treated Water Pumping Station

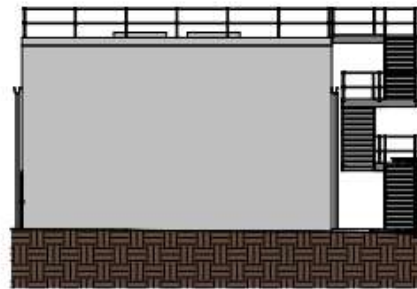
## Measurements:

14.6m X 11.8m, max  
height 7.7m (+ railings).



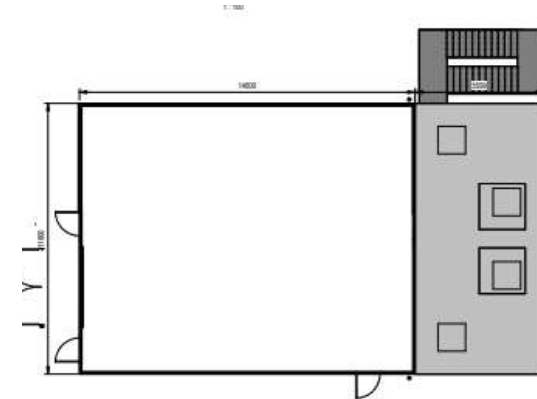
NORTH ELEVATION

1:50



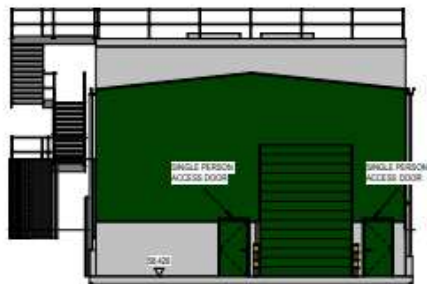
EAST ELEVATION

1:50



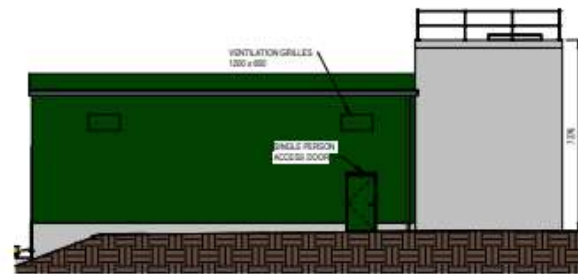
FLOOR PLAN

1:100



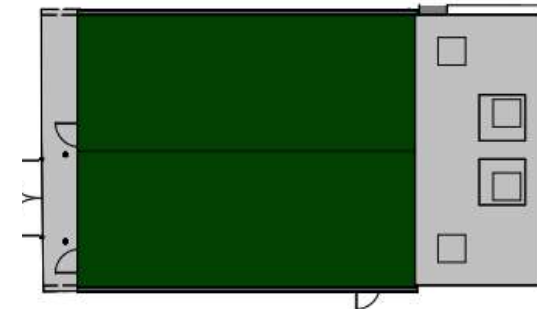
WEST ELEVATION

1:50



SOUTH ELEVATION

1:50



ROOF PLAN

1:100

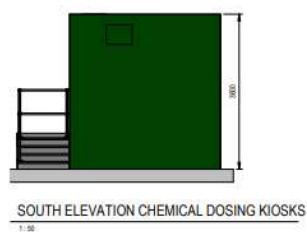
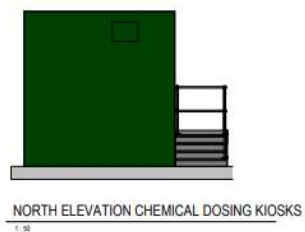
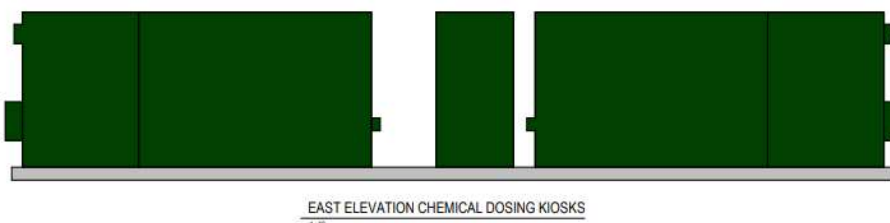
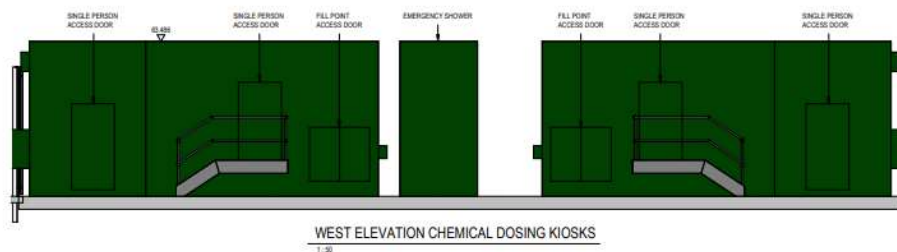
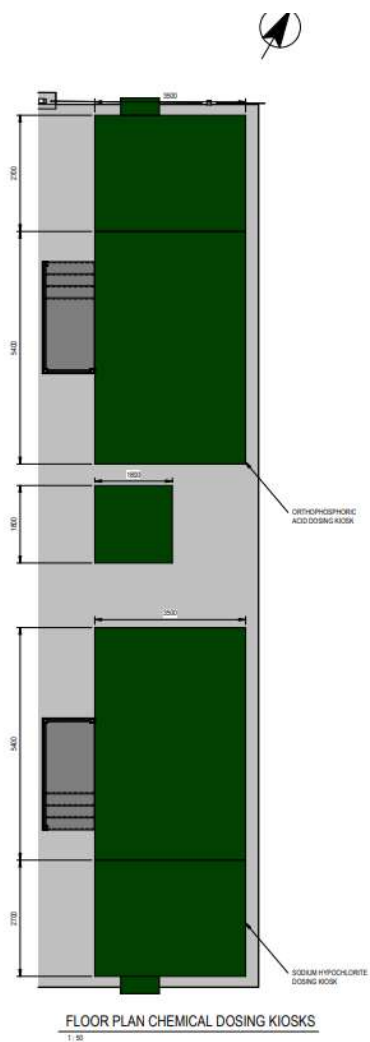


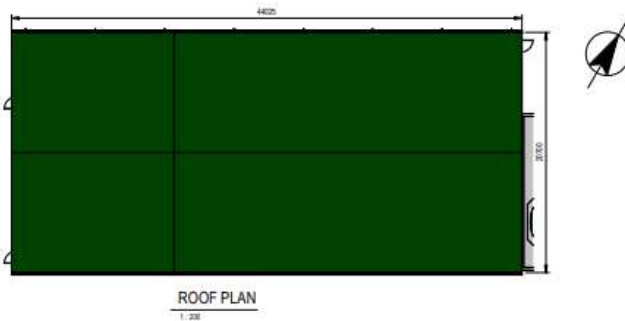
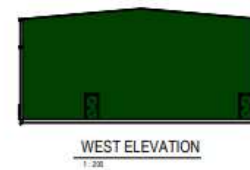
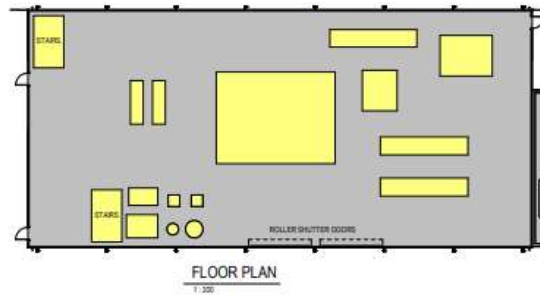
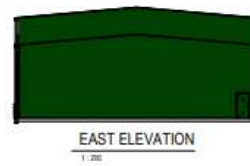
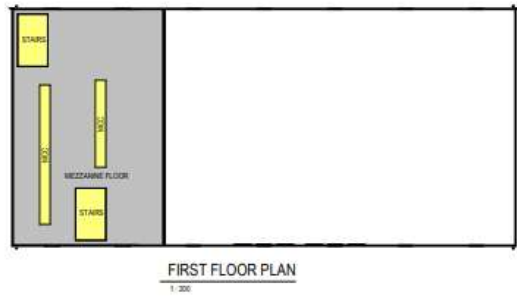
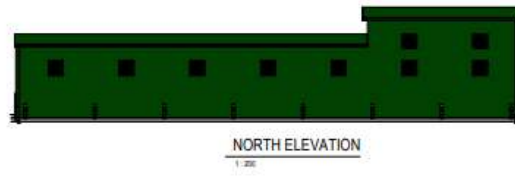
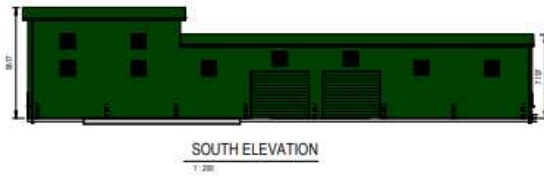
Brighton & Hove  
City Council



# Chemical Dosing Kiosks

Measurements:  
3.5m X 8.1m, height 3.6m





# Main Treatment Building

Measurements:  
20.7m X 55m, roof pitch  
to 9.5m

# Impact on Trees








- All subject to an Area Tree Preservation Order
- 60 trees & 6 groups within site.
- Removal:
  - 1 Category B tree: tree T9 – Silver Maple; moderate quality/value; on site of proposed main treatment building.
  - 1 Category C tree: tree T11 – Norway Maple; low quality/value; on site of proposed main treatment building.
  - 1 Category C group: group G1 – Common Hawthorn; low quality/value; on proposed access route to pumping station.



# Trees/Biodiversity (north)



## LEGEND

-  SOUTHERN WATER LAND OWNERSHIP BOUNDARY
-  PLANNING APPLICATION BOUNDARY
-  EXISTING TREES IDENTIFIED IN TREE SURVEY
-  REMOVED TREES
-  TREES ON TOPO NOT IDENTIFIED IN TREE SURVEY
-  NEW TREE PLANTING
-  ENHANCED GRASSLAND



**Brighton & Hove  
City Council**



# Representations

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- None received
- No consultee objection, subject to conditions



# **Key Considerations in the** **Application**

---

- Principle of the development
- Design and appearance
- Impact on amenity
- Impact on the environment



Brighton & Hove  
City Council

# Conclusion and Planning Balance

- Site in established water treatment use so principle acceptable;
- Facilities have functional appearance but in keeping with site, well screened from surroundings;
- Set back from neighbouring dwellings;
- Two trees & one group to be removed – mitigation planting proposed including biodiversity improvements.

**Recommend: Approve**





# 120 Holland Road

BH2024/01297



Brighton & Hove  
City Council

# Application Description

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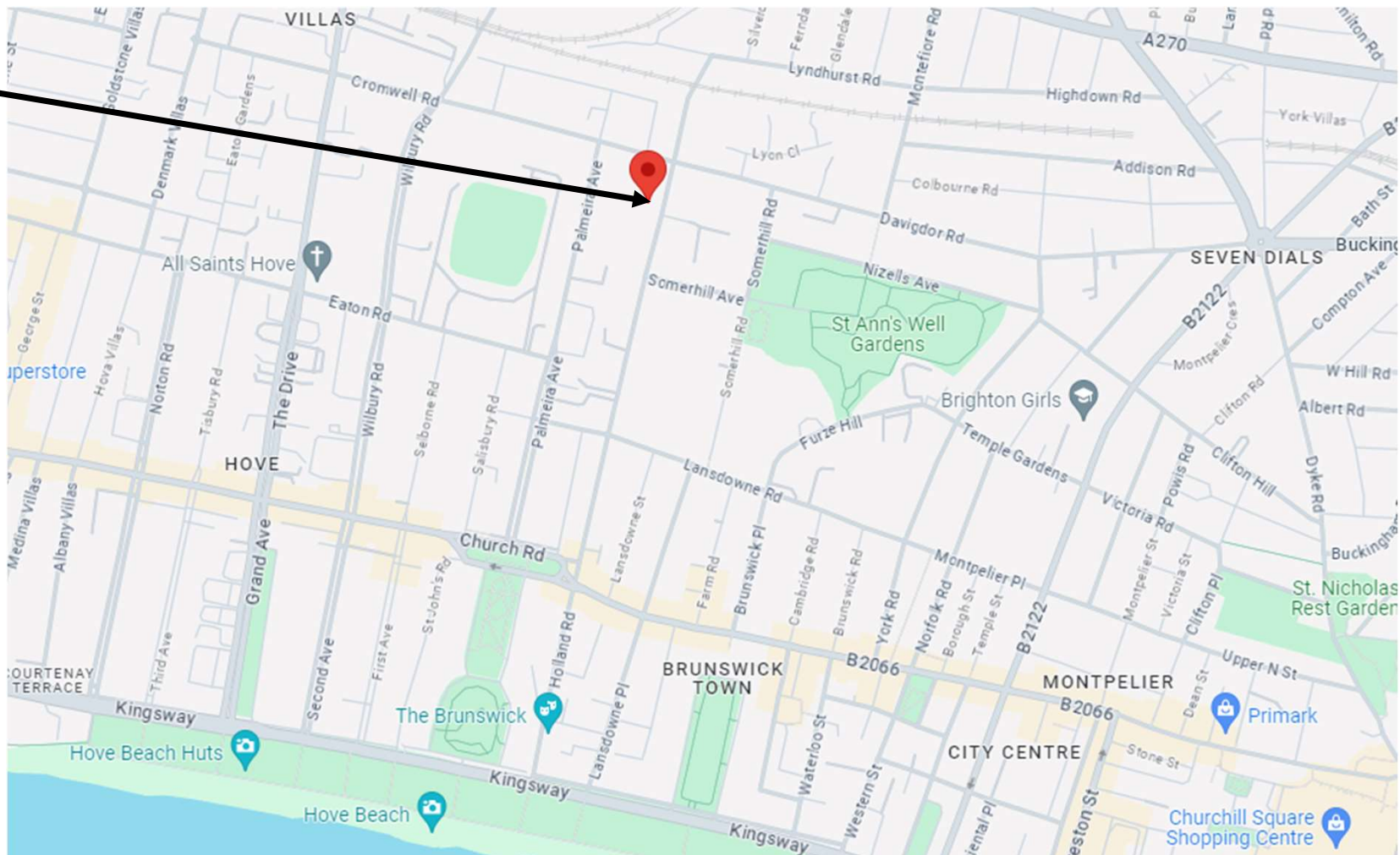
- Erection of a single storey ground floor rear infill extension and revised ground floor fenestration (part retrospective).



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City Council

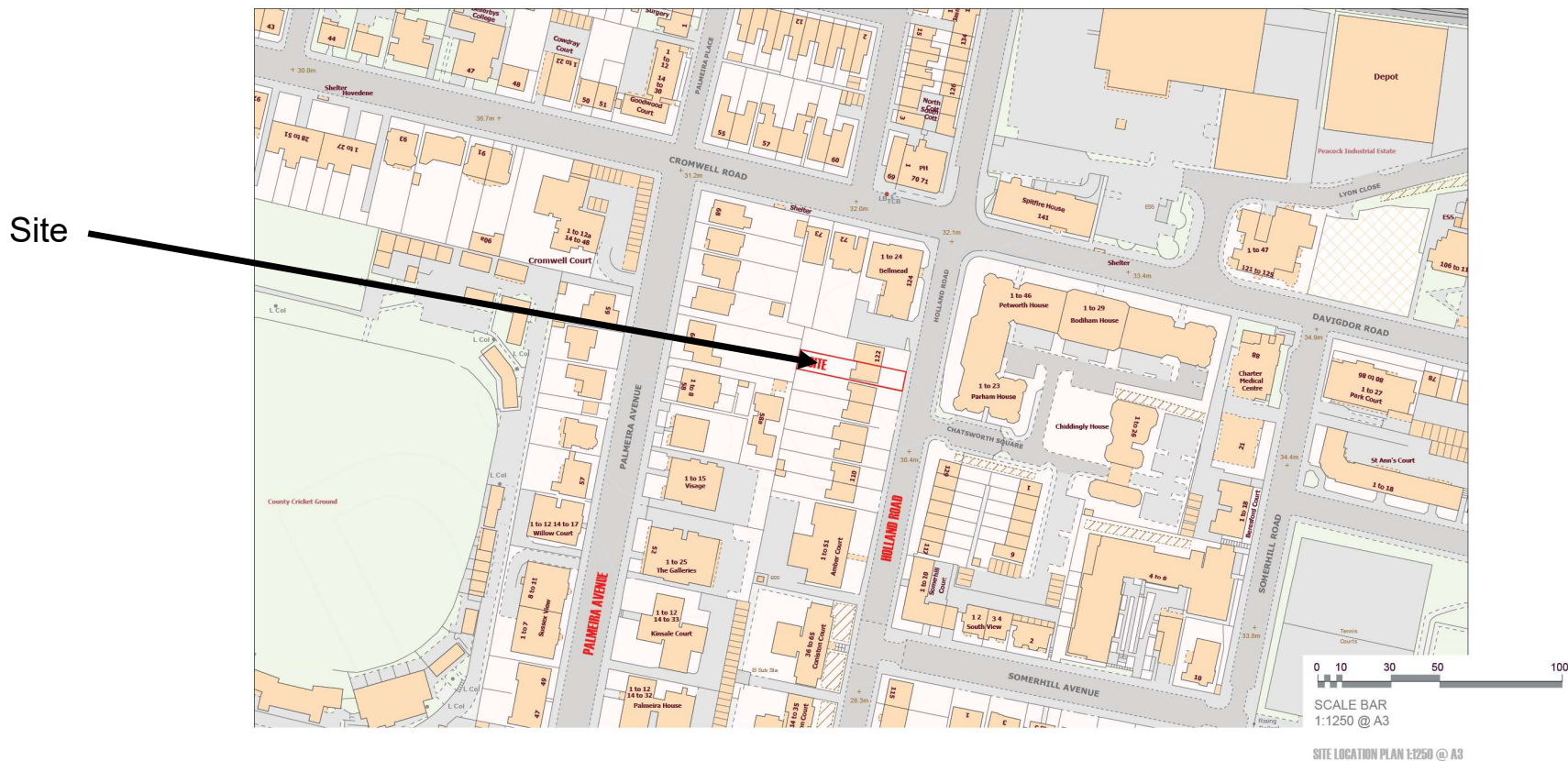
# Map of application site

Site





# Location Plan



HR/2002/001

# Aerial photo of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



# Block Plan



HR/2002/002



# Street photo of site (front)



Brighton & Hove  
City Council

# Rear pre-existing photo of site

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# Rear (as extended)

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Brighton & Hove  
City Council

# Rear (as extended)

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Brighton & Hove  
City Council



# Rear (as extended)

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Brighton & Hove  
City Council

# Pre-Existing Rear Elevation

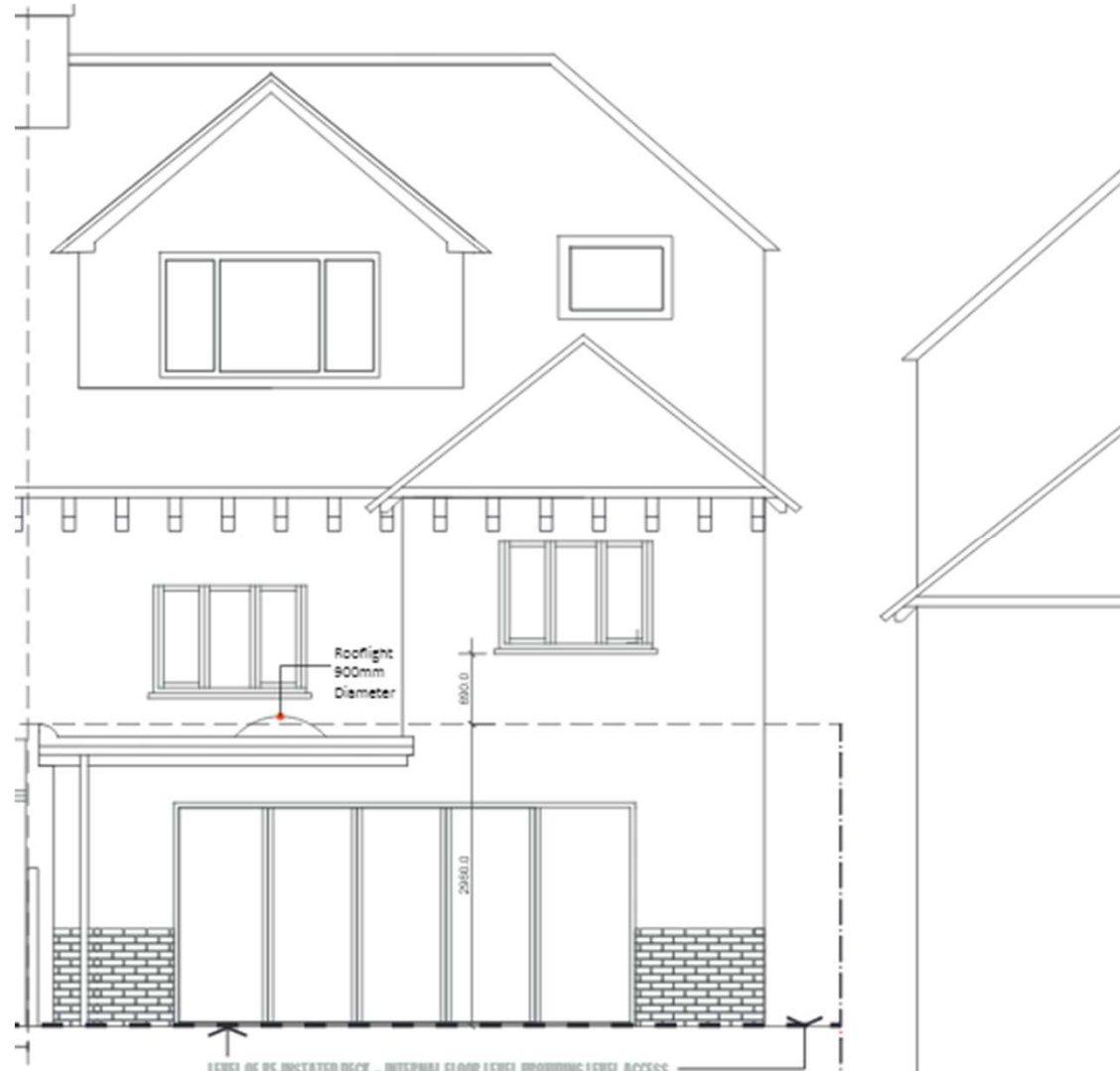
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137

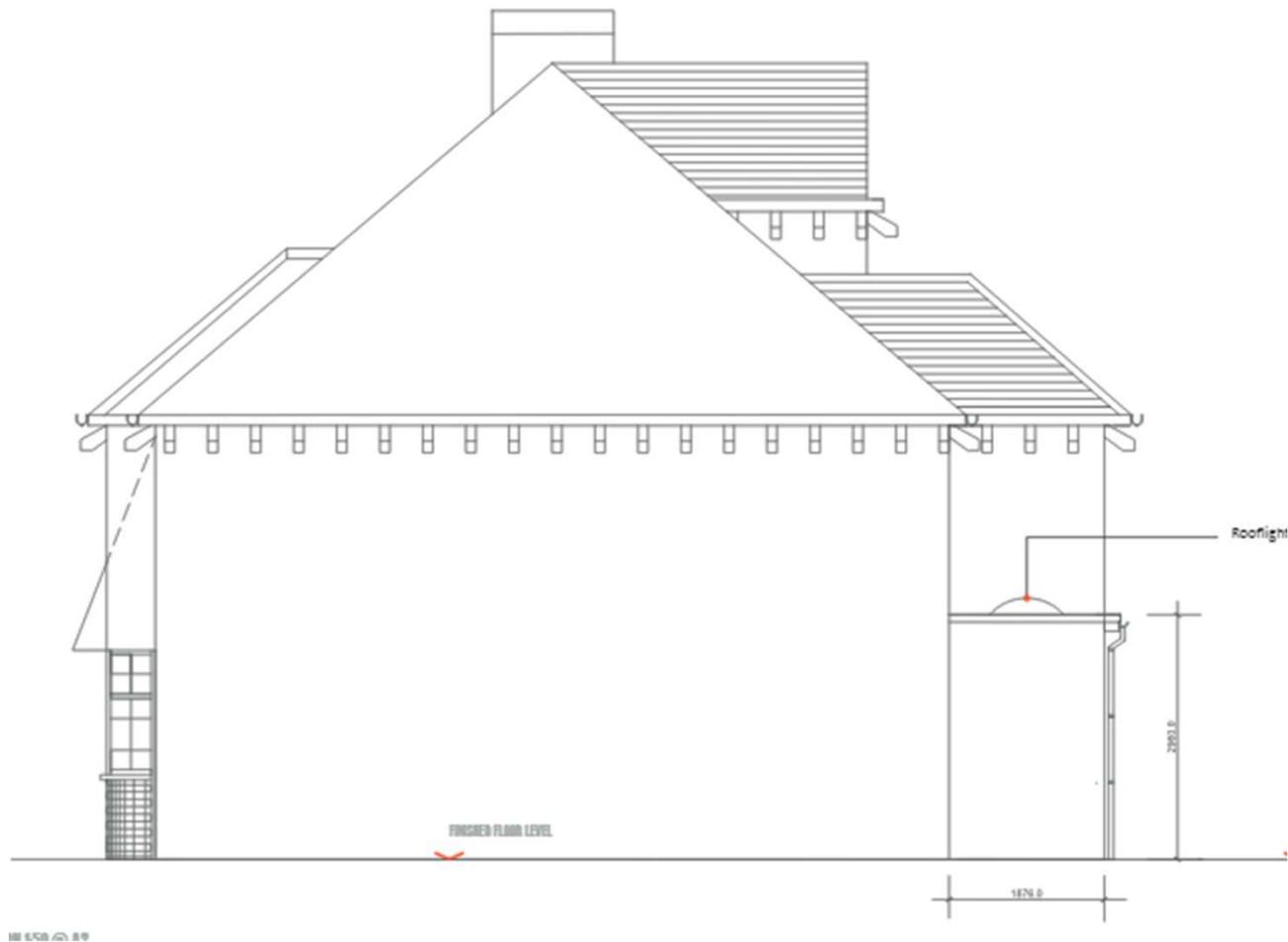
HR/2002/006

# Proposed Rear Elevation





# Proposed side elevation



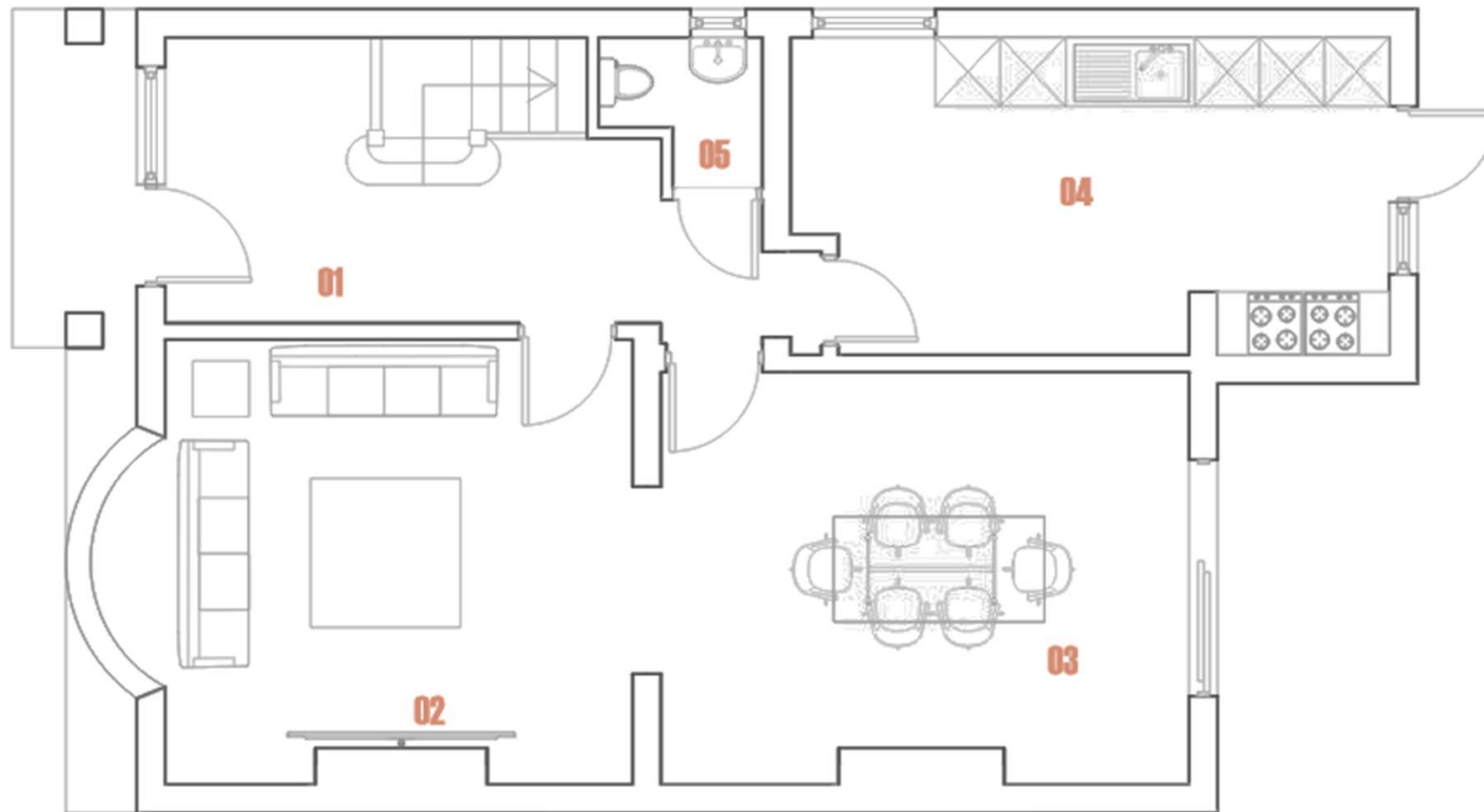
HR/2002/010

HR/2002/010



Brighton & Hove  
City Council

# Pre-Existing Ground Floor



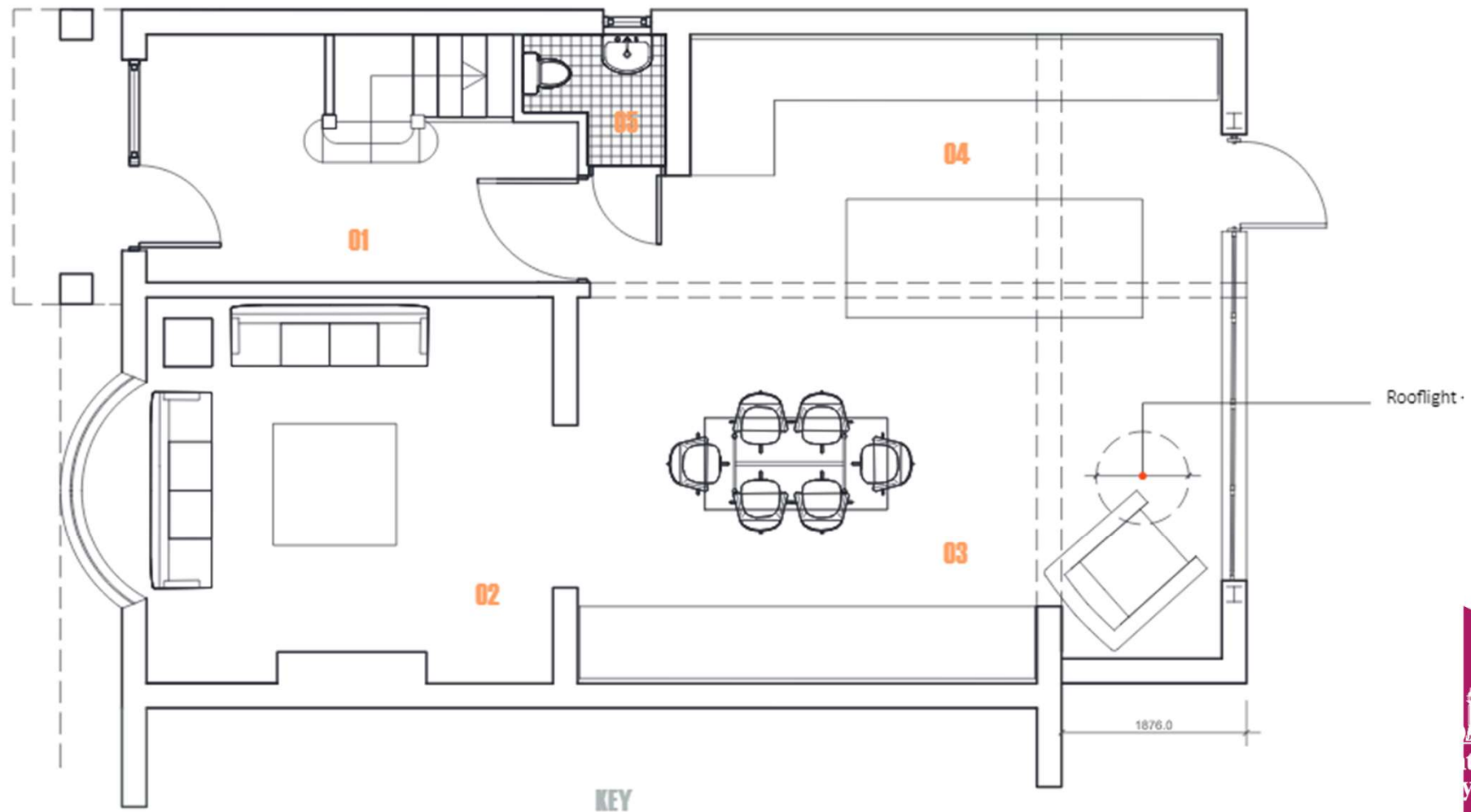
140

HR/2002/006



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City Council

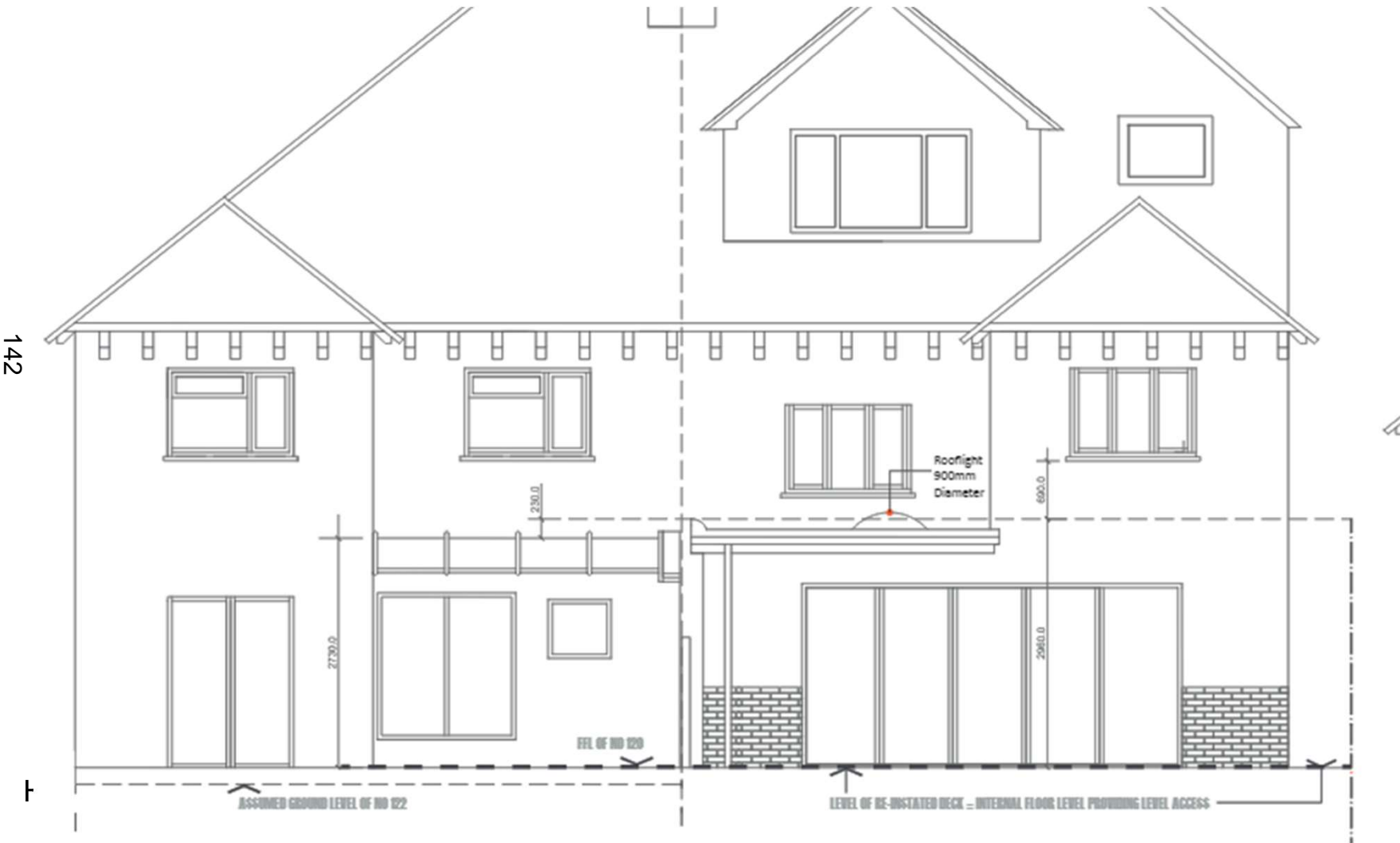
# Proposed Ground Floor



HR/2002.



# Contextual Rear Elevation



# Rear – towards 122 Holland Rd to north



Brighton & Hove  
City Council

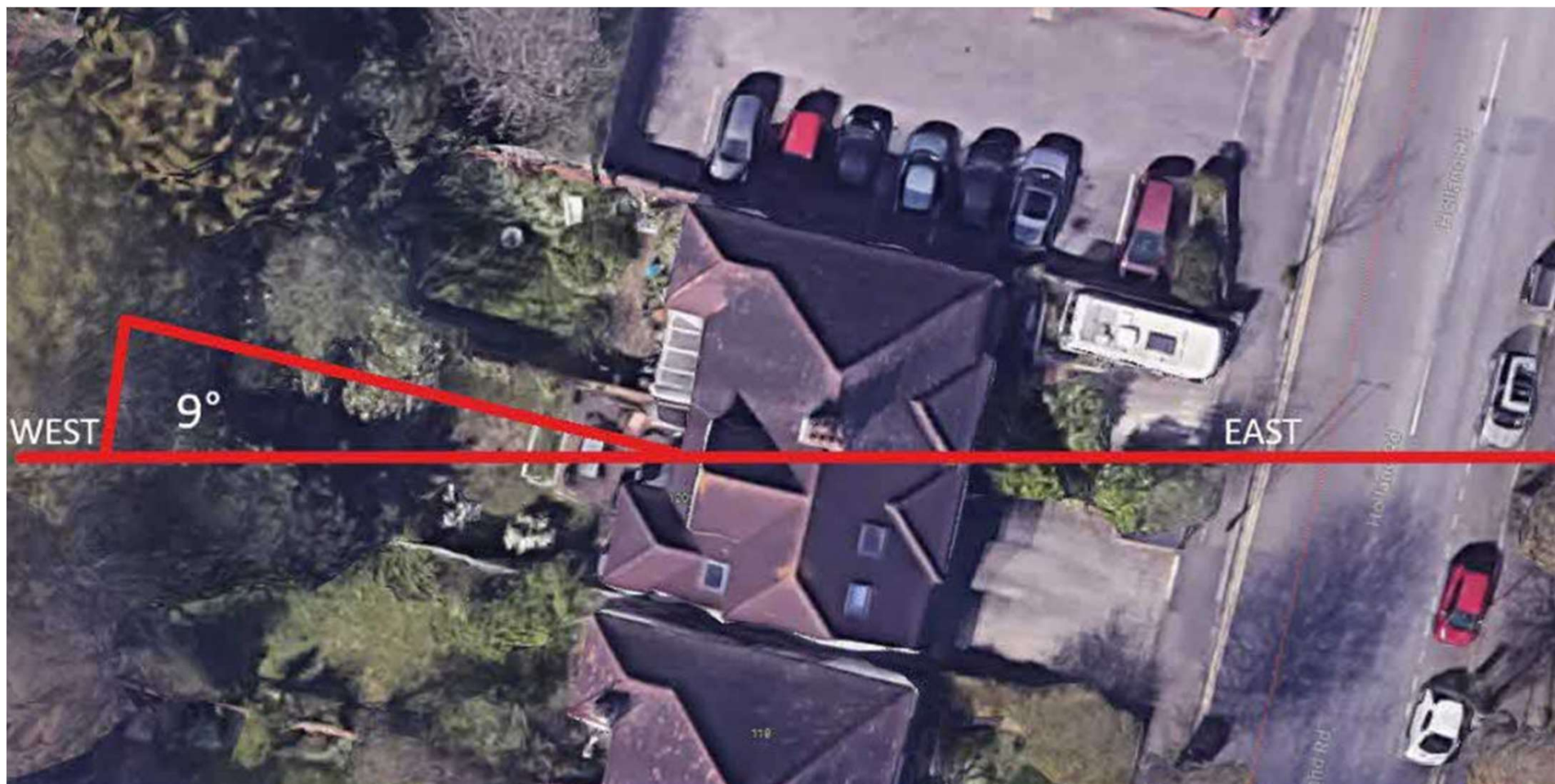
# Context – proximity to neighbour



Brighton & Hove  
City Council



# Site orientation



Brighton & Hove  
City Council

# Representations

---

Representations have been received from 29 individuals, objecting to the proposed development for the following reasons:

- Inappropriate height
- Overshadowing/loss of Light
- Should only be approved if light restored to neighbouring property
- Inaccurate plans - no rooflights, not constructed in accordance with submitted
- Development impacts on creativity
- Would set precedent for non-compliance with planning decisions
- Increase in energy bills for neighbouring property
- Increase in mould and damp contributing to poor health
- Inaccuracies in light report submitted
- Psychological distress and impact of extension

Councillor O'Quinn has objected to the proposal.

# Key Considerations in the Application

---

- Design and Appearance
- Impact on neighbouring amenity



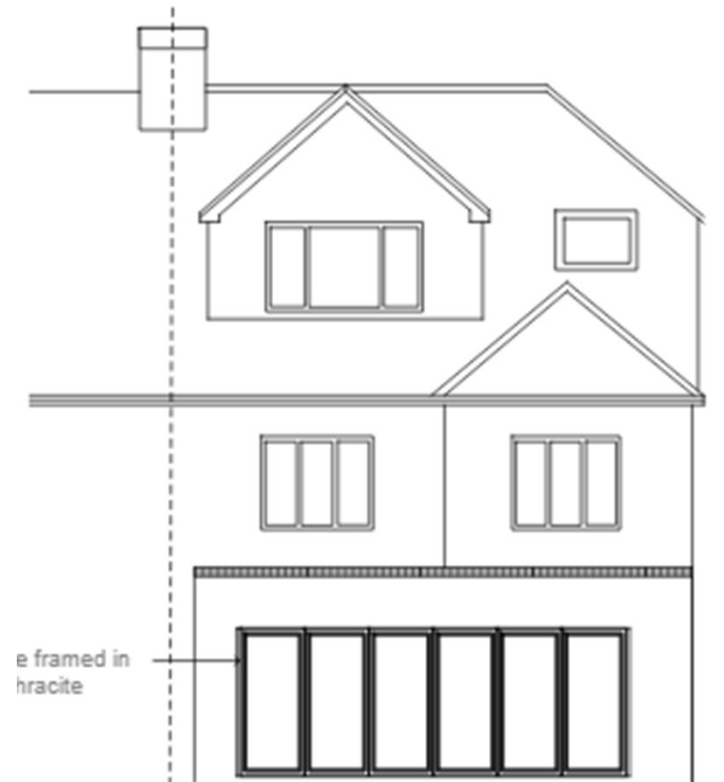
# **Conclusion and Planning Balance**

- Design of proposal acceptable
- No overshadowing of rear elevation of neighbouring properties
- Would cause some overshadowing of neighbouring glazed roof but BRE Sunlight/Daylight Guidance indicates not so harmful to warrant refusal

**Recommend: Approval**

# BH2021/01150

# BH2023/02625







# 45 Norfolk Road

**BH2023/03393**



**Brighton & Hove  
City Council**

# Application Description

- Part-retrospective application for the erection of single storey rear extension at second floor level and creation of roof terrace at roof level, with A/C unit.

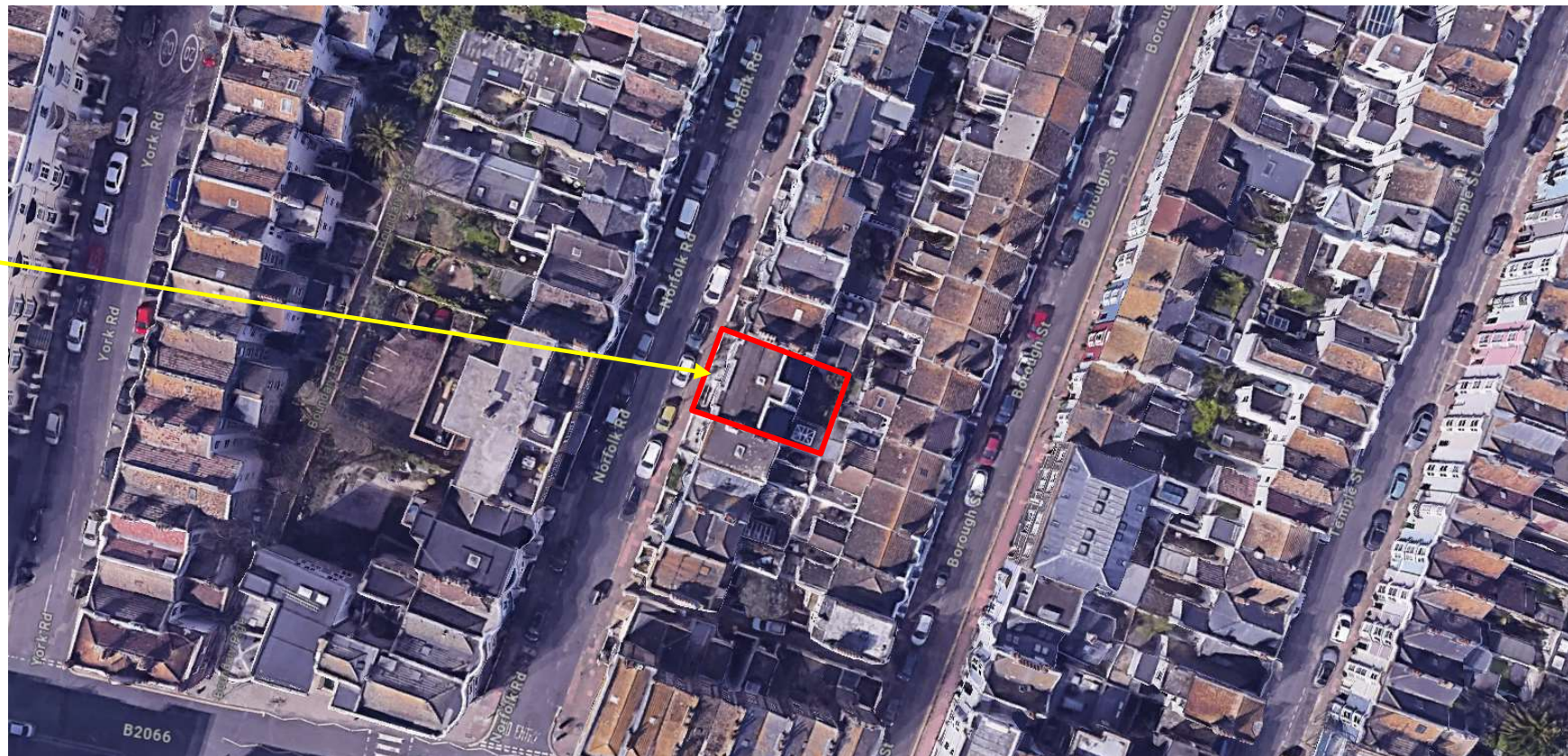
*NB: the extension works have an extant permission (BH2021/04029) which has been commenced.*

*Only the air conditioning unit is additional.*

# Location Plan



# Aerial photo of site



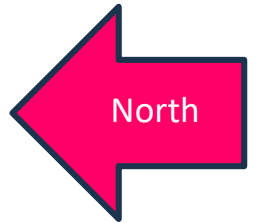
Site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photo of site (under scaffolding)

Note: front railings set back on roofline so not visible from street



Brighton & Hove  
City Council



# Street photo of site (under scaffolding)

Note: front railings set back on roofline so not visible from street

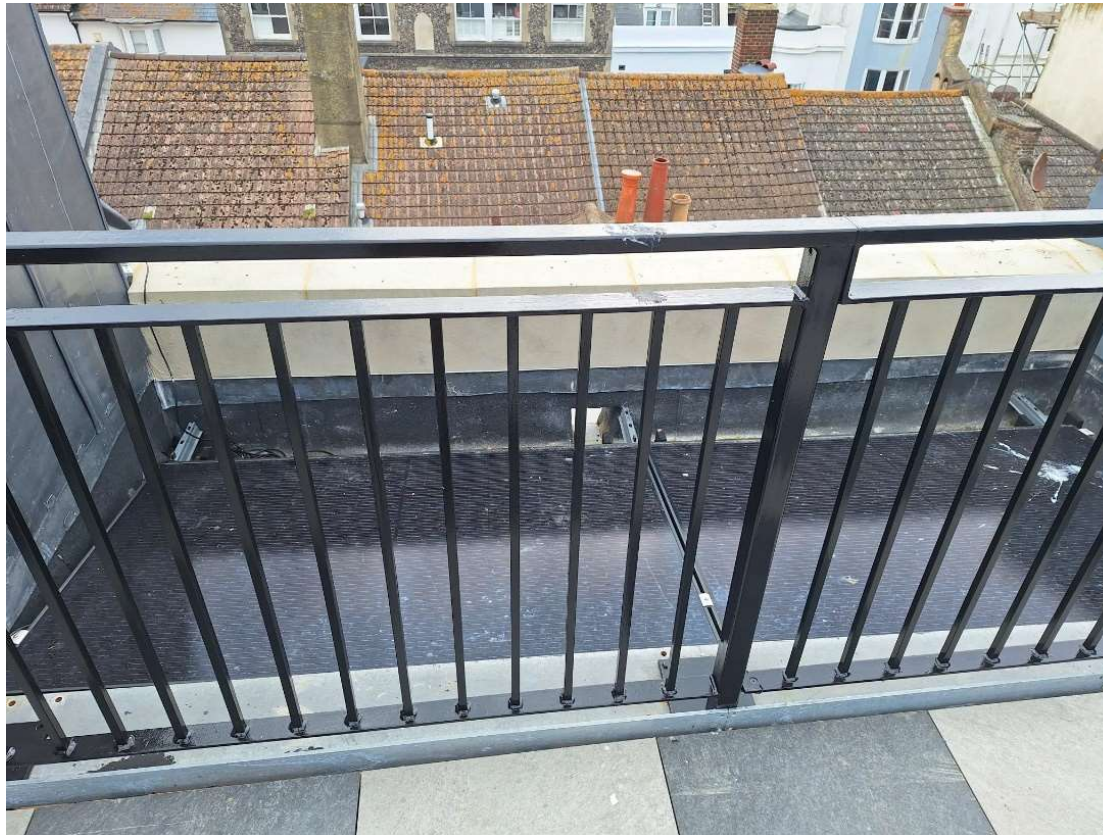


Brighton & Hove  
City Council

# Photo from the roof terrace facing rear gardens of Borough Street

The windows visible at the top of this photograph are approximately 30m from the development.

The proposed A/C unit would be sited in the left corner of this photograph.



Brighton & Hove  
City Council



# Photos taken from the roof terrace

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Entranceway to the roof terrace.



Brighton & Hove  
City Council

# Photos taken from the roof terrace

---

View southwest, showing properties on the west side of Norfolk Street.



Brighton & Hove  
City Council

# Pre-Existing Elevations



Pre-Existing Front Elevation

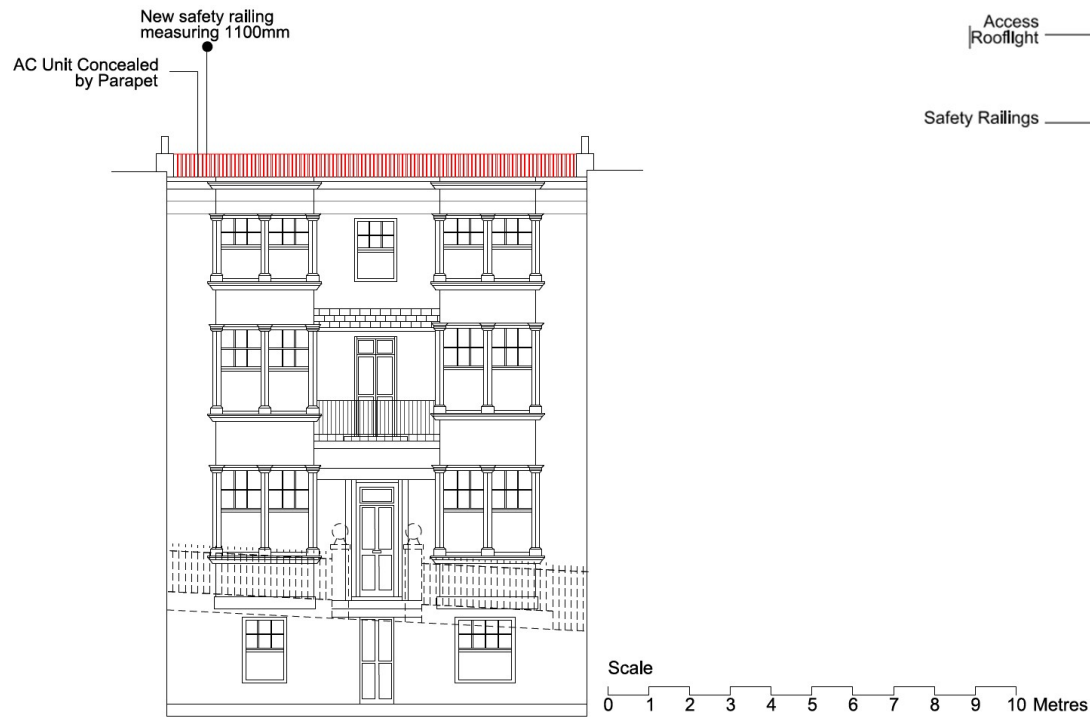


Scale  
0 1 2 3 4 5 6 7 8 9 10 Metres

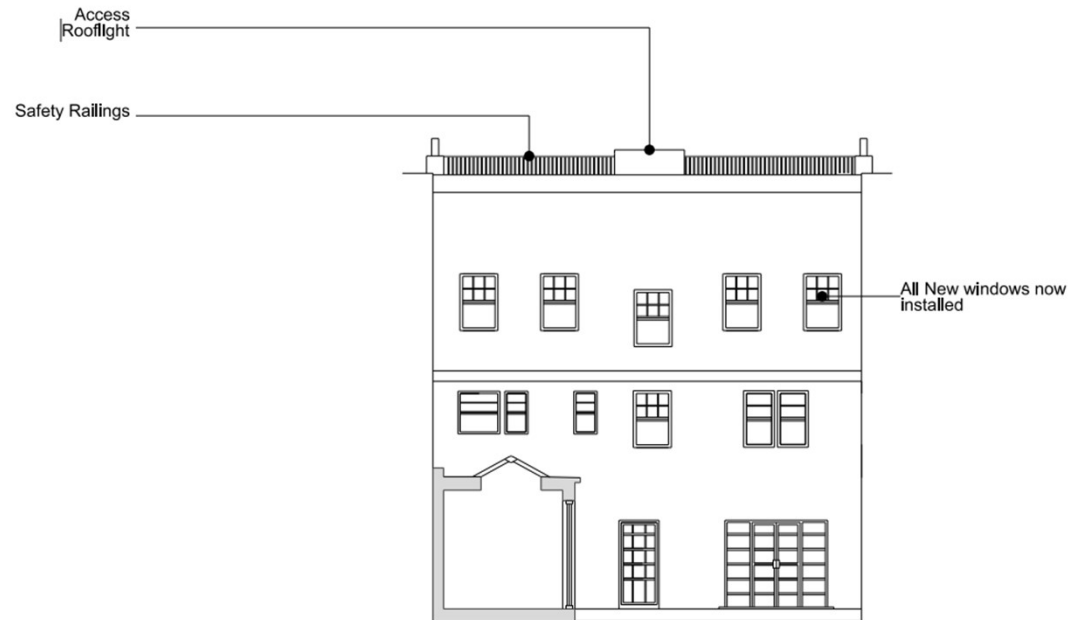
Pre-Existing Rear Elevation



# Existing Front & Rear Elevations

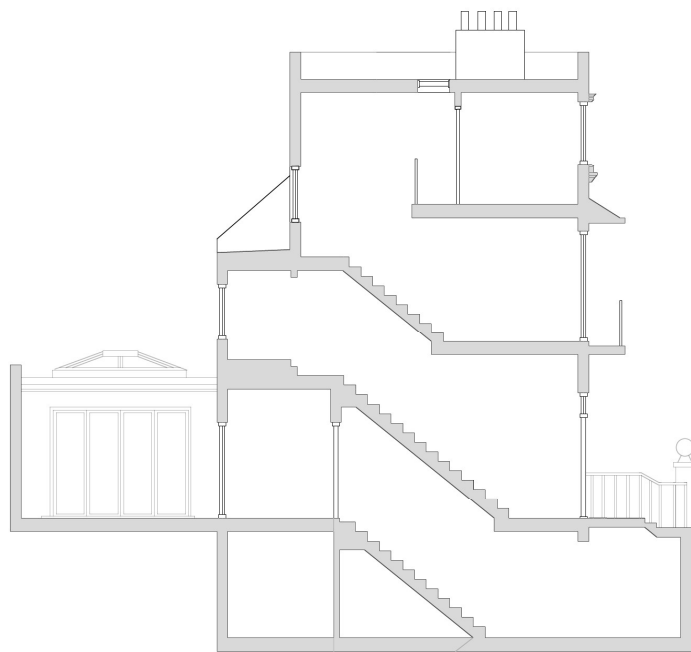


**Proposed Front Elevation**

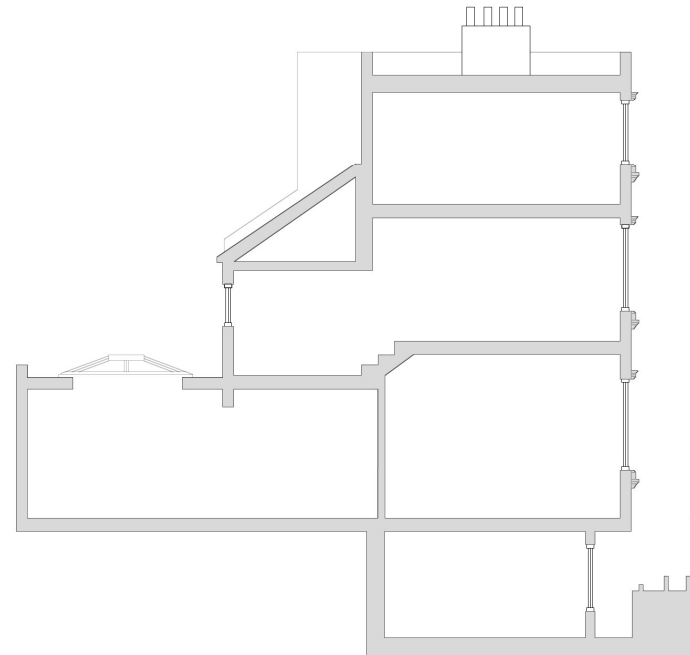


PL005-C

# Pre-Existing Site Section(s)



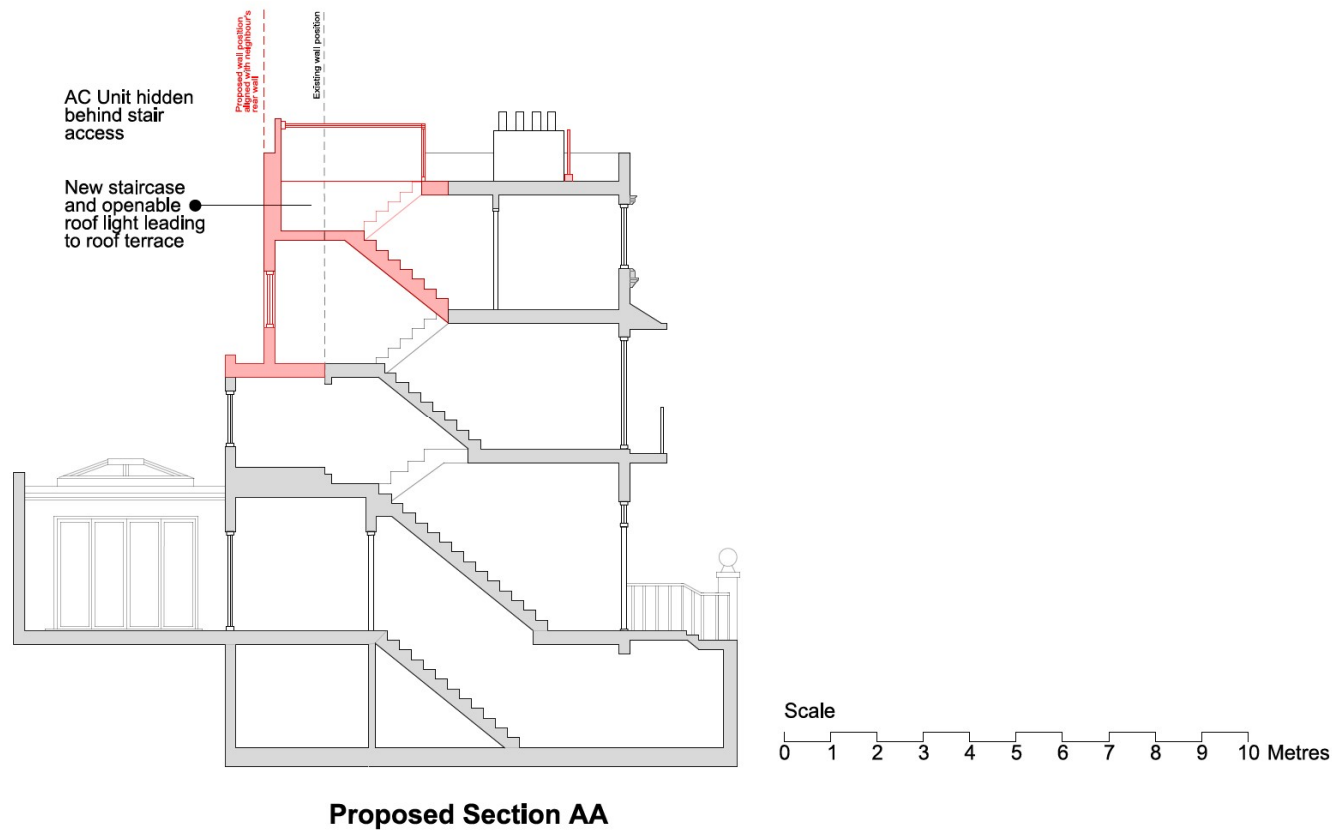
Pre-Existing Section AA



Pre-Existing Section BB

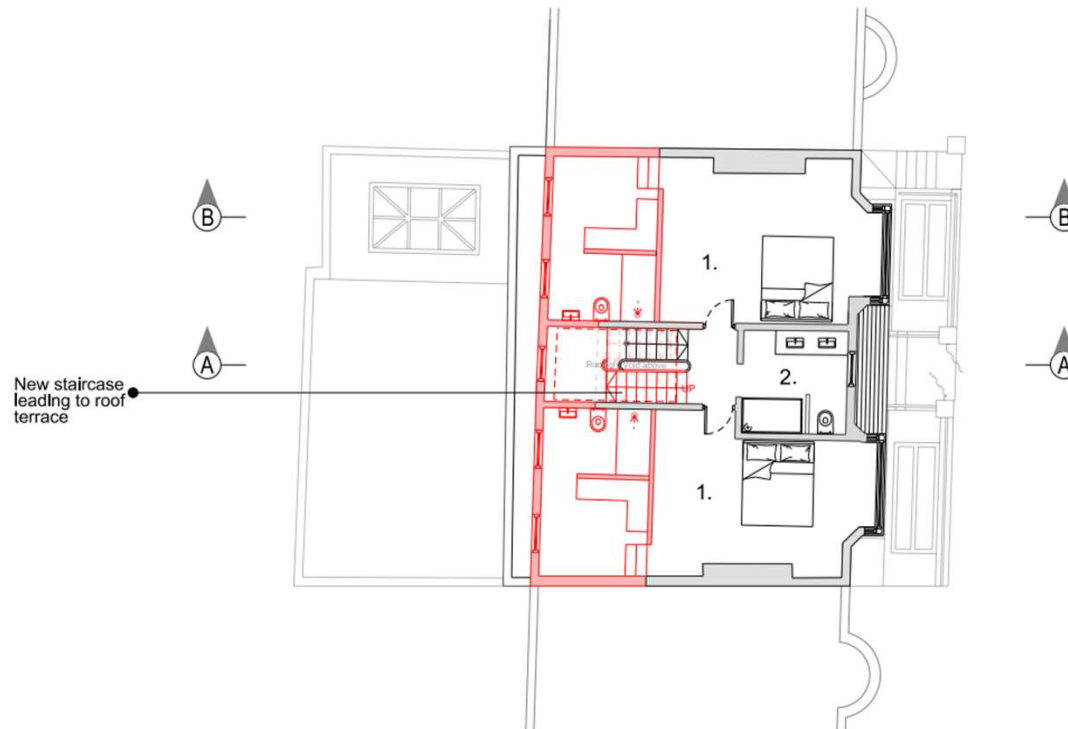
Scale  
0 1 2 3 4 5 6 7 8 9 10 Metres

# Existing Site Section





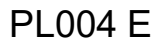
# Existing Second Floor Plan



As Existing Second Floor Plan

EX003

## 166



**Brighton & Hove  
City Council**

# **Representations**

---

Fourteen (14) objections have been received, raising the following planning issues:

- Noise and light nuisance
- Overdevelopment
- Air conditioning unit will be visible
- Air conditioning unit will blow hot/polluted air into neighbouring properties
- Roof terrace will result in disruption

# Key Considerations in the Application

---

- Development, except the A/C unit, already benefits from an extant planning permission.
- A/C unit is concealed behind the parapet wall and will not be visible in any sensitive views.
- The A/C unit would not produce noise or pollution likely to impact on the amenity of local residents.

**Recommend: Approve**



# Conclusion and Planning Balance

- The roof terrace, minus the A/C unit, benefits from planning permission.
- The A/C unit is considered to be acceptable in terms of visual and residential amenity; therefore, planning permission should be granted.



# 7 Saxon Close

**BH2024/00692**



**Brighton & Hove  
City Council**

# Application Description

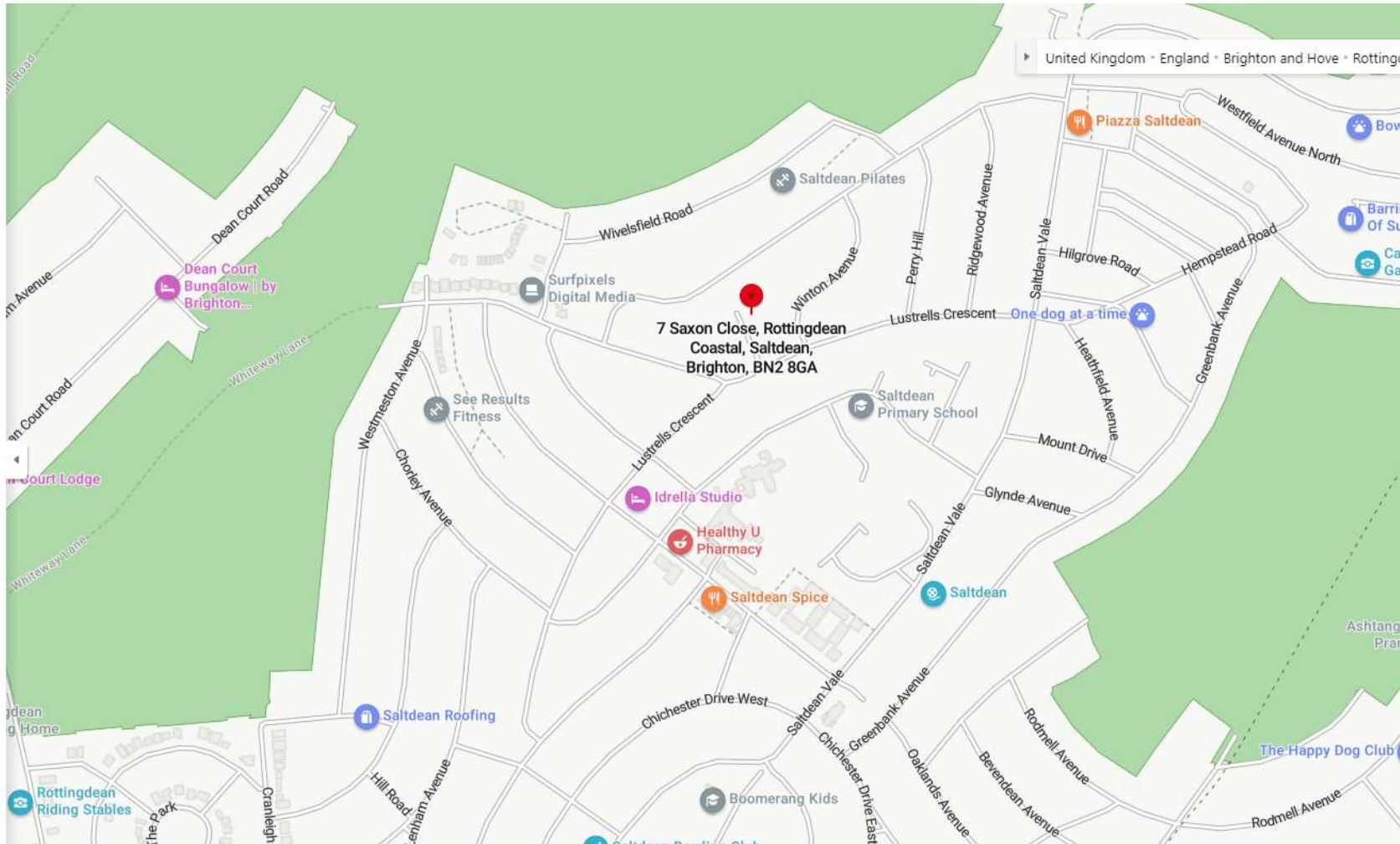
Application to vary condition 1 of planning permission BH2023/00424 to amend approved drawings for the addition of a basement level.

NB: principle of new three-bed dwelling established via approval of BH2023/00424.

This scheme would add a basement and a further bedroom.



# Map of application site



# Existing Location Plan



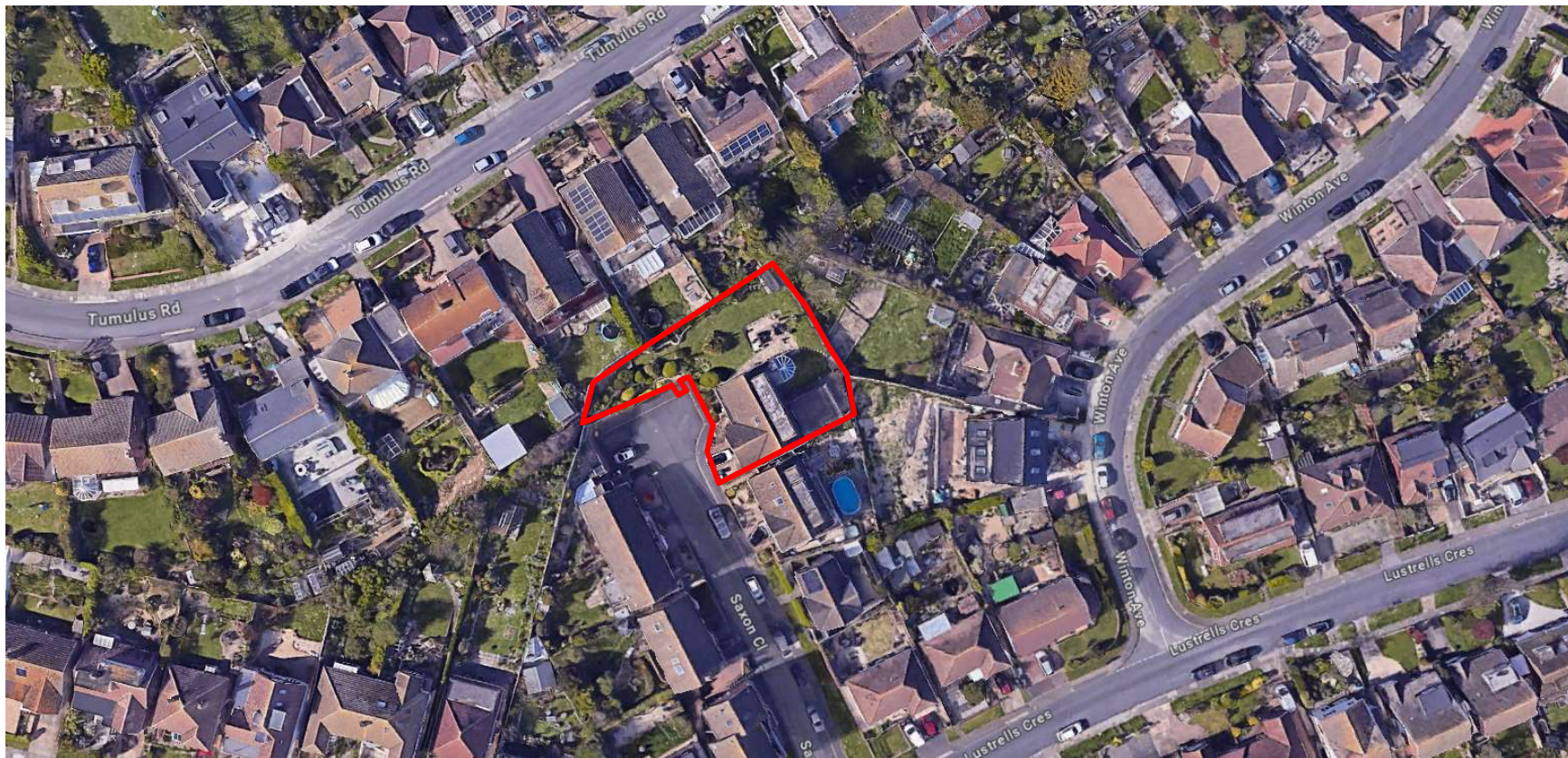
**Existing site location plan**  
Scale 1:1250@A3

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



# Aerial photo of site

---



Brighton & Hove  
City Council



# 3D Aerial photo of site

---



Brighton & Hove  
City Council



# Street photo of site

---





# Photos of side garden

178





# More photos of side garden



# Garden immediately outside 7 Saxon Close





# Proposed Block Plan



Proposed block plan Scale 1:500@A3



# Existing Elevations



Front / West Elevation as Existing



Rear / East Elevation as Existing



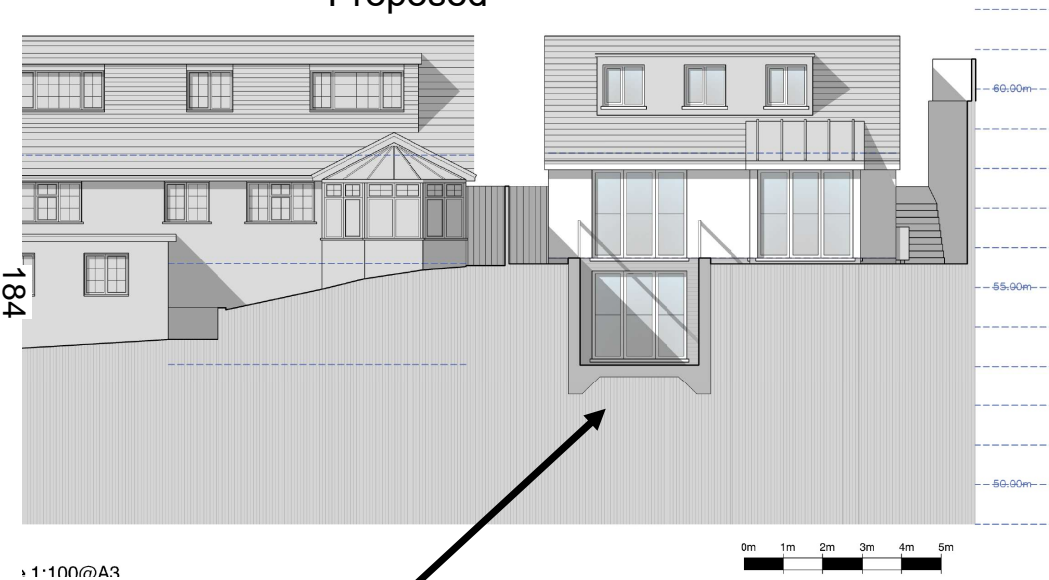
# Proposed Front Contextual Elevation



TA 1398/14 D

# Proposed & Approved Rear Elevation

Proposed



Basement

As Approved



TA 1398/15 D



# Proposed Contextual Front Elevation

No change to front elevation over that already approved



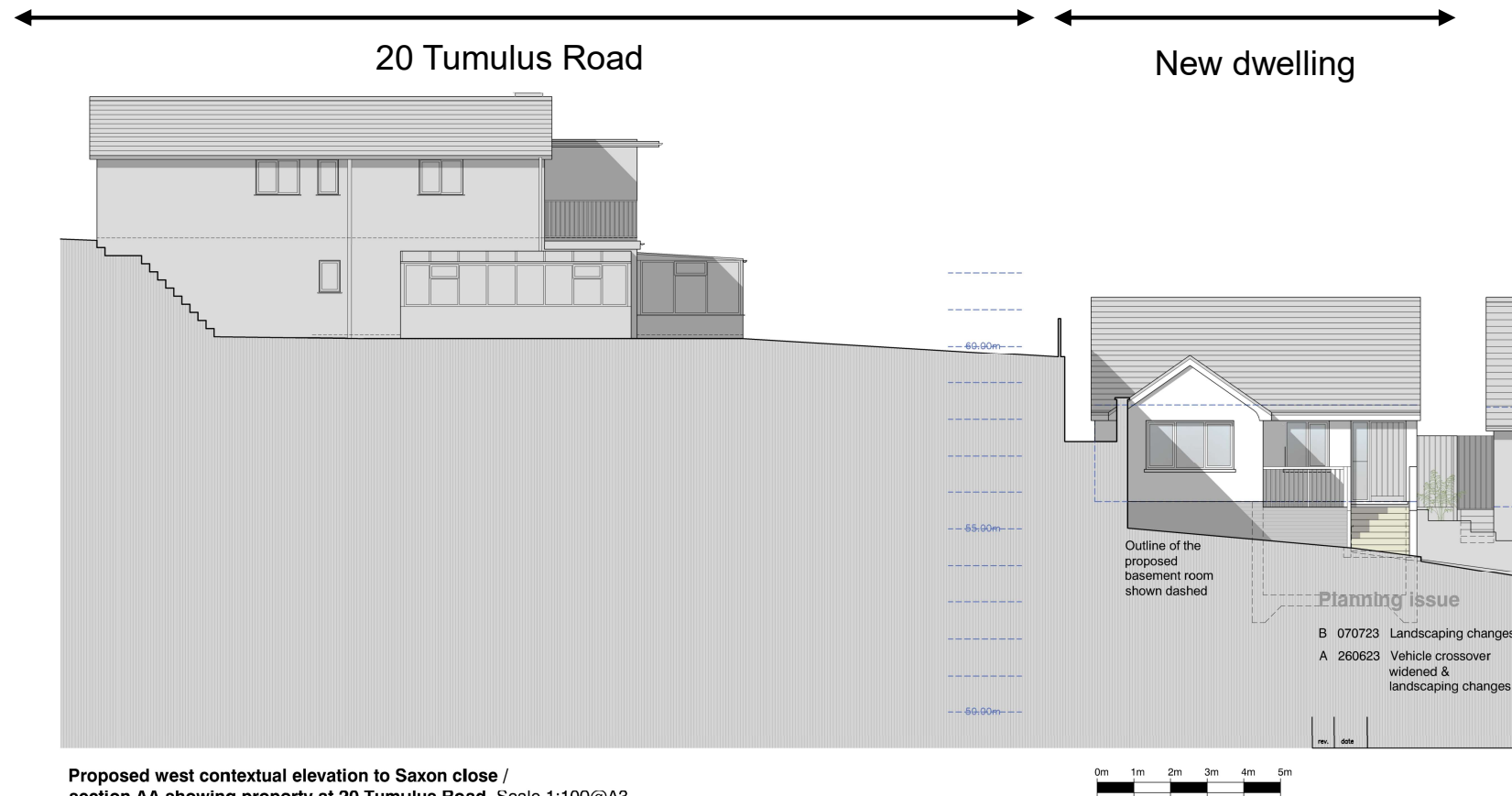
Proposed west contextual elevation to Saxon close / section AA showing property at 20 Tumulus Road Scale 1:200@A3

TA 1398/18 C



Brighton & Hove  
City Council

# Proposed Contextual West Elevation

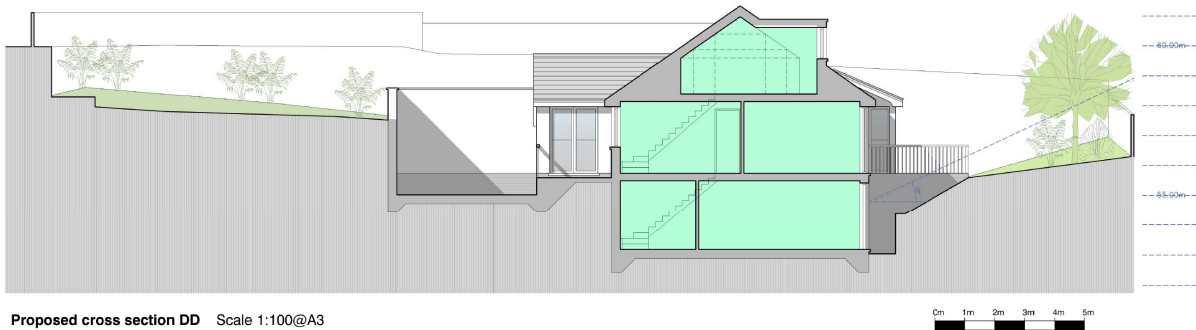


Proposed west contextual elevation to Saxon close / section AA showing property at 20 Tumulus Road Scale 1:100@A3

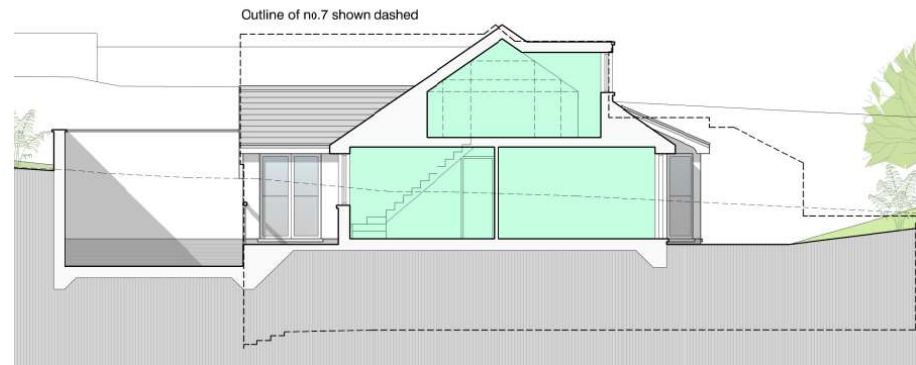
TA 1398/19 B

# Proposed Site Section (west to east)

As proposed – with basement



As approved



TA 1398/17 D



# Representations

---

Representations have been received from 11 people, objecting to the proposed development for the following reasons:

- Overdevelopment
- Not appropriate for a dwelling on Saxon Close
- Land instability
- Increased noise and disturbance for neighbours (including during construction)
- Overshadowing
- Increased traffic and parking demand
- Damage to trees and wildlife
- Too close to the boundary
- Potential damage to archaeological remains
- Design is out of keeping with the area
- Detrimental impact on property value
- Restriction of view
- Increased risk of flooding

**Councillor Fishleigh** has objected to the application and called the application to planning committee.

# Community Infrastructure Levy (CIL)

- The development would attract a CIL liability of approximately £24,810.63. This has increased from BH2024/00424 due to the floor area increasing.

# Key Considerations in this Application

---

- Design and Appearance
- Proposed Standard of accommodation for now four-bedroom dwelling
- Impact on neighbours



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City Council

# Conclusion and Planning Balance

- No change to the front of the dwelling so no impact on streetscene beyond that already approved;
- Would provide a high standard of accommodation.
- No impacts on neighbours of concern;
- No increased impact on highway;
- Subject to conditions, the development is appropriate in terms of impact on highways, archaeology, sustainability and ecology.

**Recommend: Approve**





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# Land to Rear of 28 Medina Villas, Fronting Albany Villas

BH2024/00984

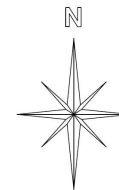


Brighton & Hove  
City Council

# Application Description

- Retrospective application for the installation of boundary wall and sliding entrance gate formed of railings to existing garages.

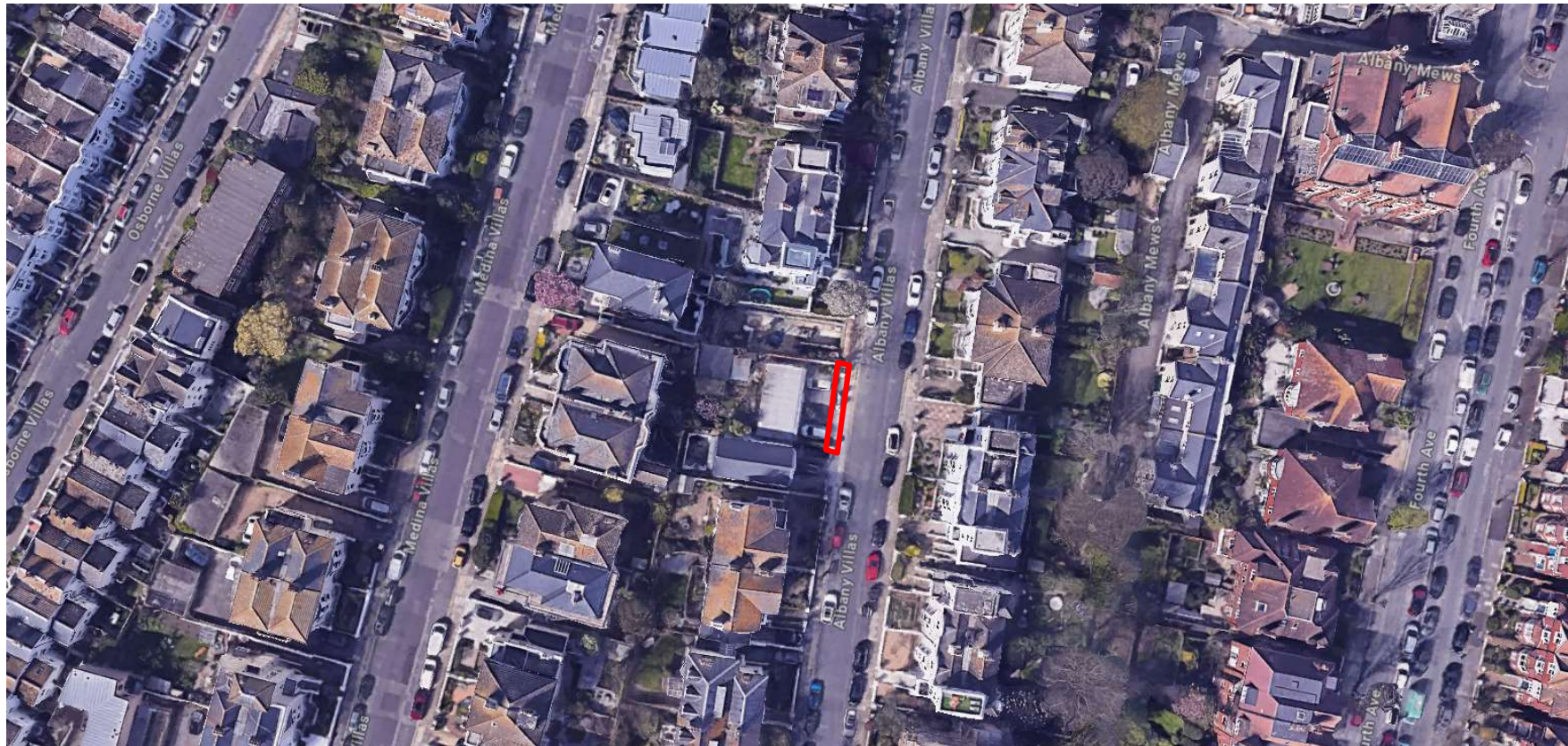
# Location Plan



A100.101-0B



# Aerial photo of site



Brighton & Hove  
City Council



# 3D Aerial photo of site

---



Brighton & Hove  
City Council

# Street photo of site





# Street photo of site



Brighton & Hove  
City Council



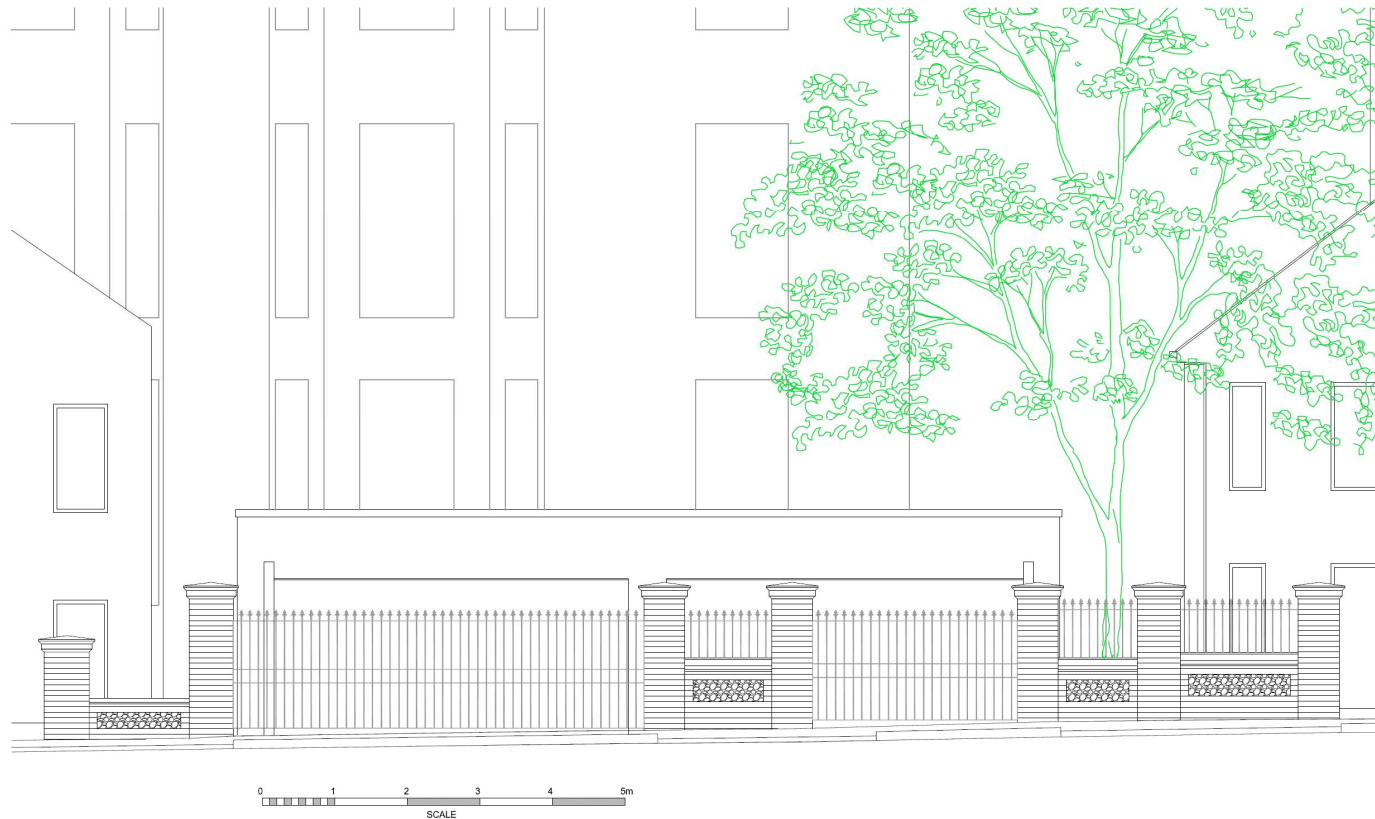
# Photo from inside site

---



Brighton & Hove  
City Council

# Existing Contextual Front Elevation



A100.229-00



Brighton & Hove  
City Council

# Existing Contextual Front Elevation



A100.226-0B



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City Council

# Existing Site Section



Brighton & Hove  
City Council



# Representations

---

Seven (7) representations have been received, supporting the proposal on the following grounds:

- The garages are an improvement over the pre-existing development.
- The development has not contributed to parking stress by not developing the site as a dwellinghouse.
- The gates are attractive.
- The wall and gates have reduced antisocial behaviour on the site.

Objections from Heritage Officers and the Conservation Advisory Group

# Key Considerations in the Application

---

- Design and appearance
- Impact on the historic significance of the conservation area
- Site security
- Impact on highway safety

# **Conclusion and Planning Balance**

- The proportion of gate to wall is not considered to be visually suitable, and has had a detrimental impact on the historic significance of the Cliftonville Conservation Area.
- Improvements to site security are noted but not considered to outweigh the harm to the designated heritage asset, and could be achieved through a more sensitive design.
- Concerns were raised during the pre-application process but the scheme has not been altered.
- The development has a neutral impact on highway safety.

**Recommend: Refuse**

# 47 Eastbrook Road

**BH2024/00872**



**Brighton & Hove  
City Council**



# Application Description

---

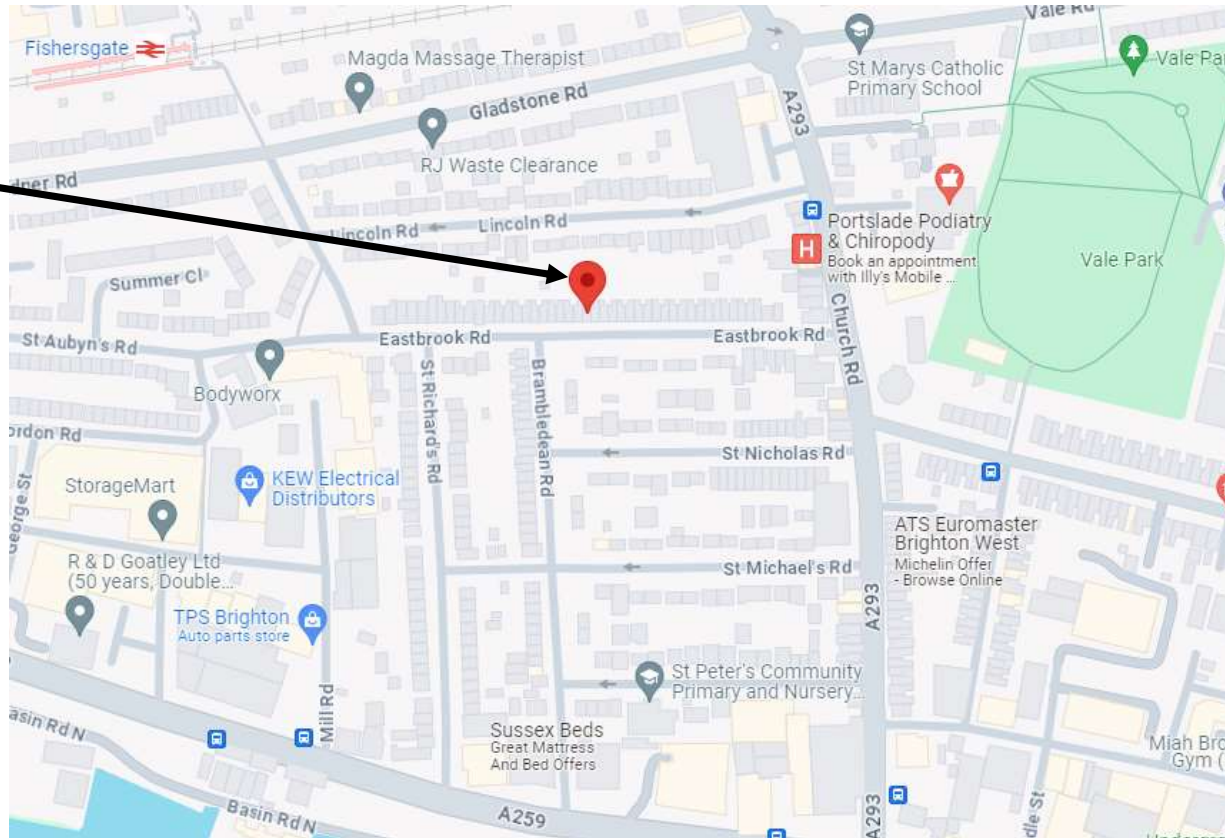
Erection of single storey rear extension and roof alterations incorporating rear/side dormer and front rooflights.



Brighton & Hove  
City Council

# Map of application site

Site



# Existing Location Plan



Location Plan  
1:1250 @ A1



01 V1



# Aerial photo of site

Site

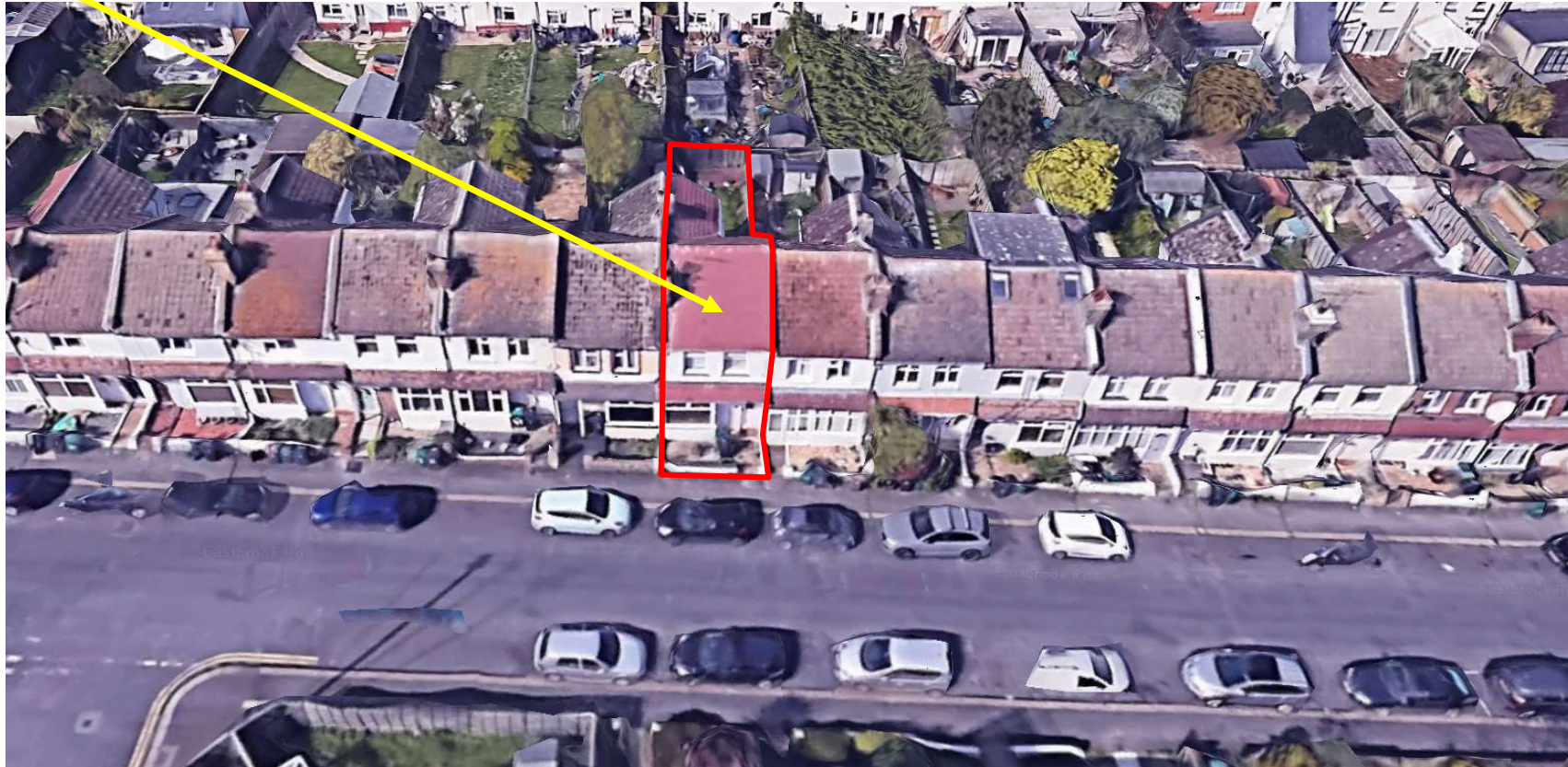


Brighton & Hove  
City Council



# 3D Aerial photo of site

Site



Brighton & Hove  
City Council

# Street photo of site



Brighton & Hove  
City Council



# Looking towards the rear of the property



Brighton & Hove  
City Council

# Context with neighbours





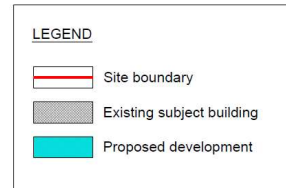
## Existing boundary treatments to rear

---



Brighton & Hove  
City Council

# Existing Block Plan

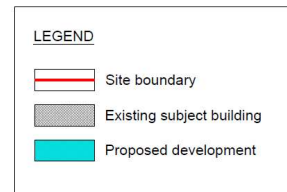


Existing Block Plan  
1:500 @ A1



Brighton & Hove  
City Council

# Proposed Block Plan

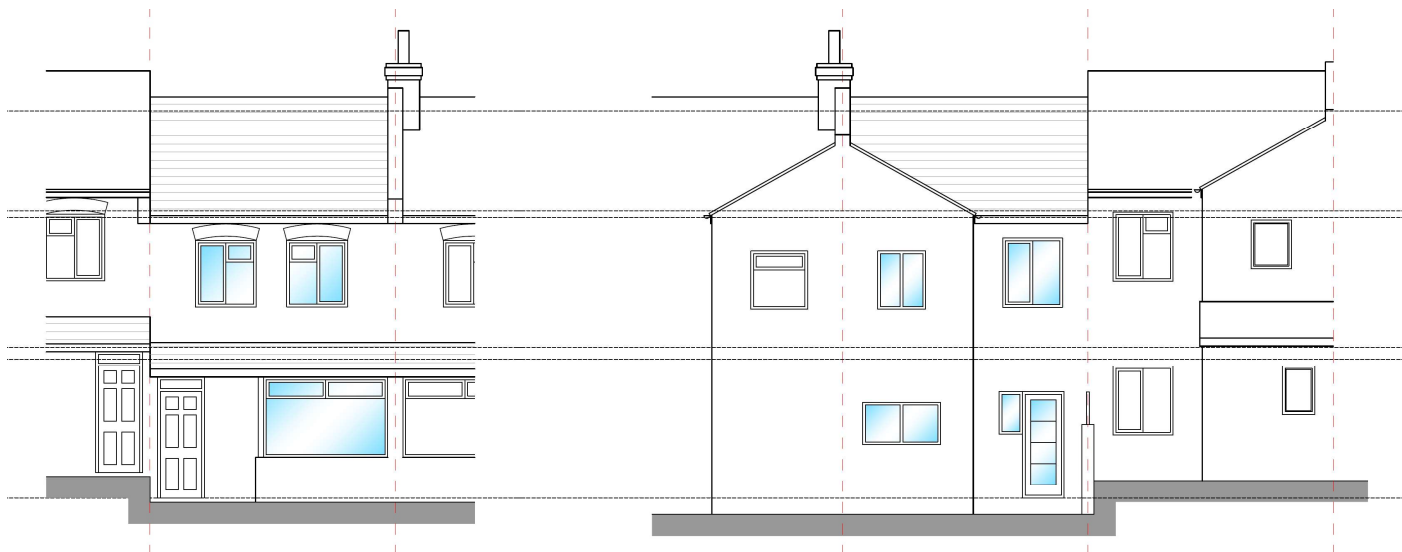


Proposed Block Plan  
1:500 @ A1



Brighton & Hove  
City Council

# Existing Elevations



Existing Front Elevation  
1:100 @ A1

Existing Rear Elevation  
1:100 @ A1



Brighton & Hove  
City Council



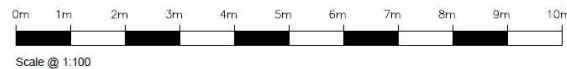
# Proposed Elevations



Proposed Front Elevation  
1:100 @ A1



Proposed Rear Elevation  
1:100 @ A1



# Representations

---

Representations have been received from **6 (six)** people, objecting to the proposed development for the following reasons:

- Noise, including from within the property.
- Potential to be a HMO given layout - do not support HMO use
- Too large for the site, over development, poorly designed
- Overshadowing/loss of light
- Overbearing – too tall
- Loss of privacy
- Increased traffic and parking demand
- Problems with sewage
- Too close to the boundary
- Impacts on trees and biodiversity
- Loss of view [not a material planning consideration]
- Detrimental impact on property values [not a material planning consideration]

# **Key Considerations in the Application**

---

- Design and Appearance
- Impact on neighbouring amenity
- Standard of Accommodation



Brighton & Hove  
City Council

# Conclusion and Planning Balance

- The proposed rear extension and L-shaped dormer roof extensions are of an acceptable design.
- The amenity impacts of the proposals are considered acceptable.
- The layout of the property provides a high standard of amenity for future occupiers.
- Recommendation: **Approve**





# 18-20 Caburn Road

**BH2024/00443**



**Brighton & Hove  
City Council**

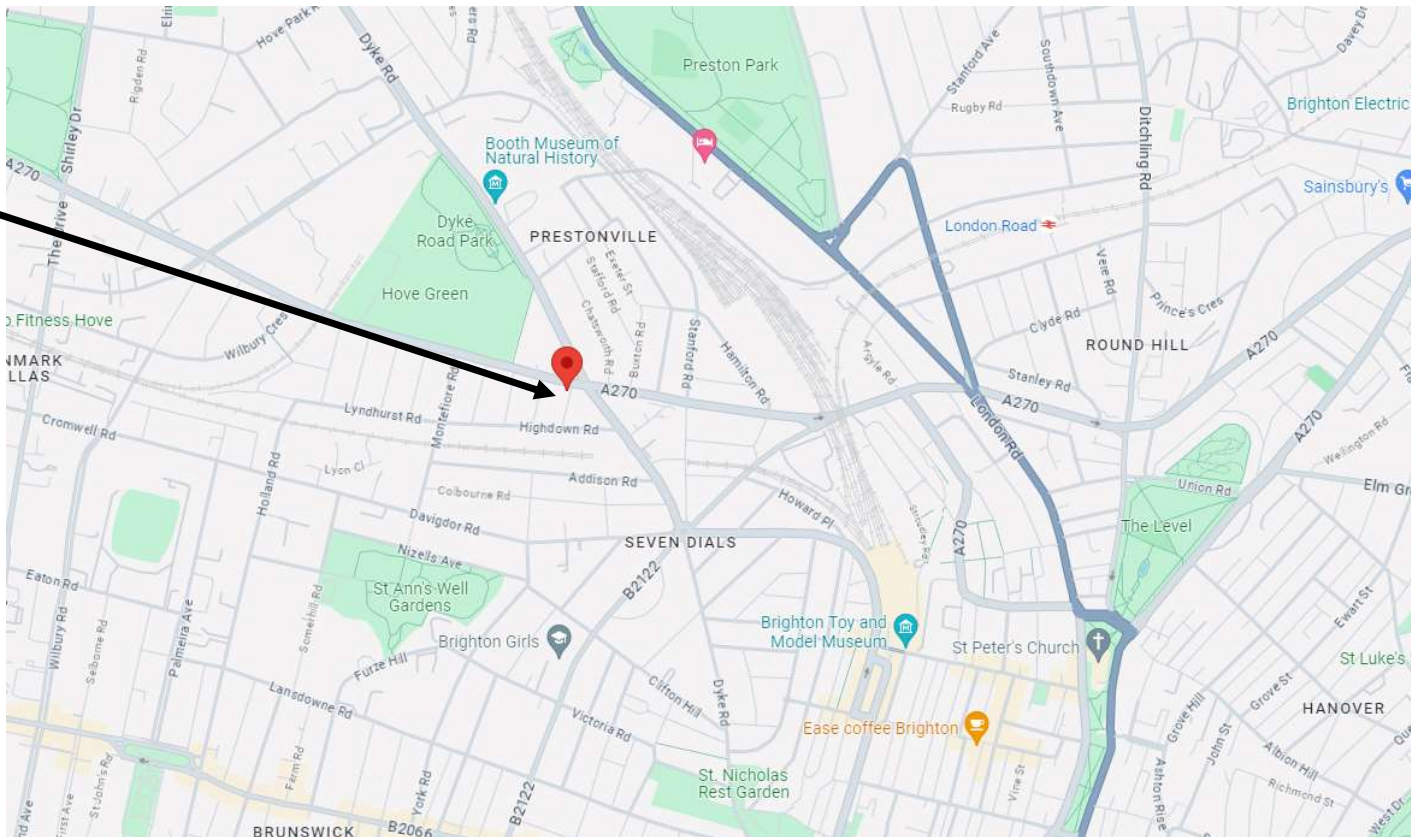
# Application Description

---

- Change of use from adult care services (C2) to use as either a house in multiple occupation (Sui Generis) or as a Class C2 facility.

# Map of application site

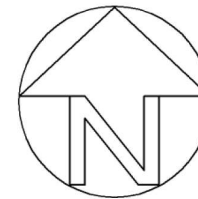
Site



Brighton & Hove  
City Council



# Location Plan



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

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

TA1501/01



**Brighton & Hove**  
City Council

# Aerial photo of site

Site





# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photo of site



Brighton & Hove  
City Council



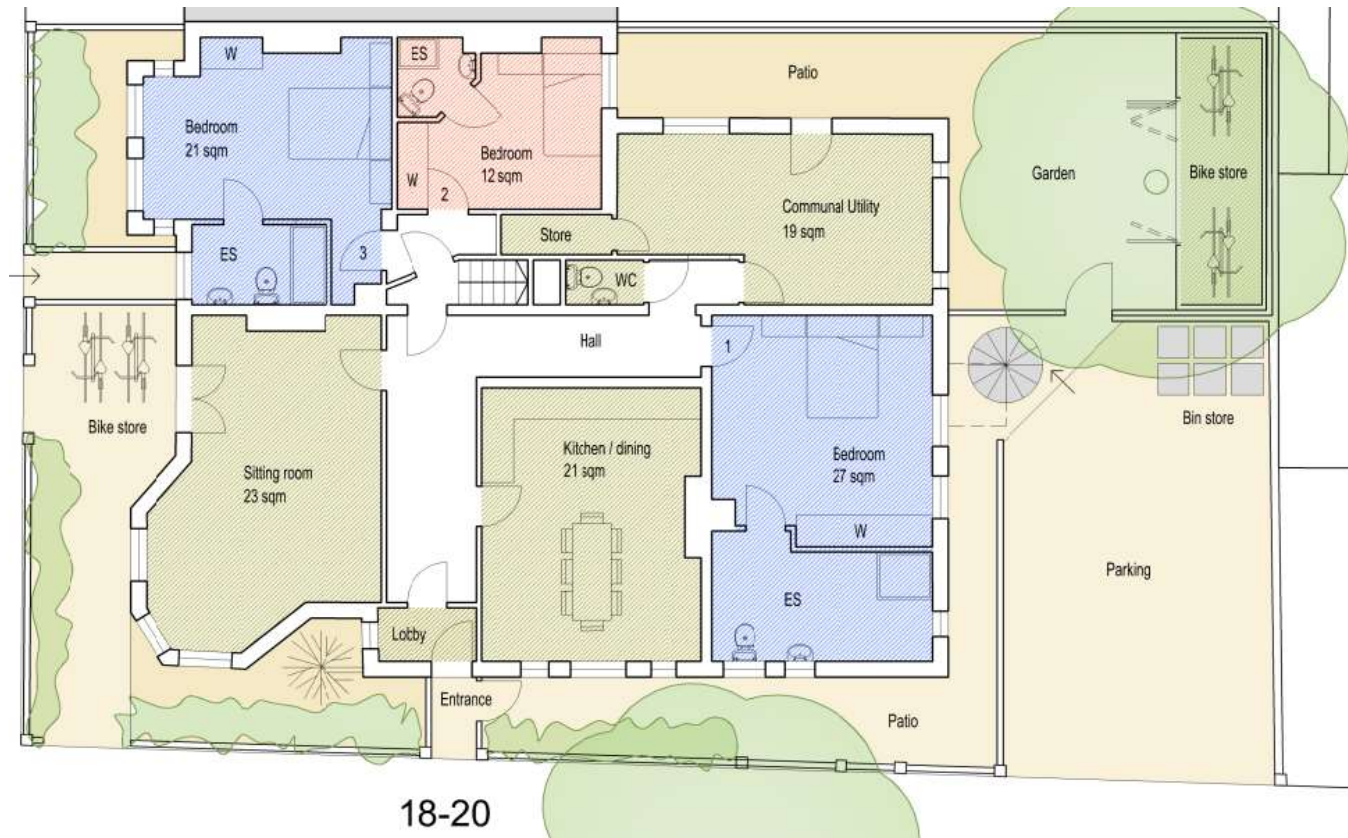
# Proposed Block Plan



Proposed block plan Scale 1:500 @A3



# Proposed Ground Floor Plan



# Proposed First Floor Plan



# Representations

---

**Six (6)** letters of objection have been received raising the following issues:

- Loss of property value
- Further information requested regarding proposed uses
- Noise disturbance in a family street
- Concerns regarding potential future occupiers of a C2 use
- More letters should have been sent to local residents



# Key Considerations in the Application

---

- Planning history – there is an extant permission for HMO use
- Principle of the proposed flexible C2/HMO use – ‘flexible’ means that the site can fluctuate between the two uses for a period of ten years.
- Impact upon neighbouring amenity
- Standard of accommodation

# Conclusion and Planning Balance

---

- The loss of the existing C2 adult care services use has been accepted as part of the previous permission
- The proposed Sui Generis large HMO use would comply with policies CP21 and DM7
- The proposed flexible use is therefore not objectionable, because either use would be acceptable in principle
- No significant impact on neighbouring amenity is anticipated in either case, subject to the attached conditions securing maximum occupancy rates and compliance with the submitted management plan
- The standard of accommodation proposed is acceptable for an HMO use, and is comparable in quality to the existing layout for an adult care services use.

**Recommend: Approve**



# 3 Surrenden Park

BH2024/00879



Brighton & Hove  
City Council

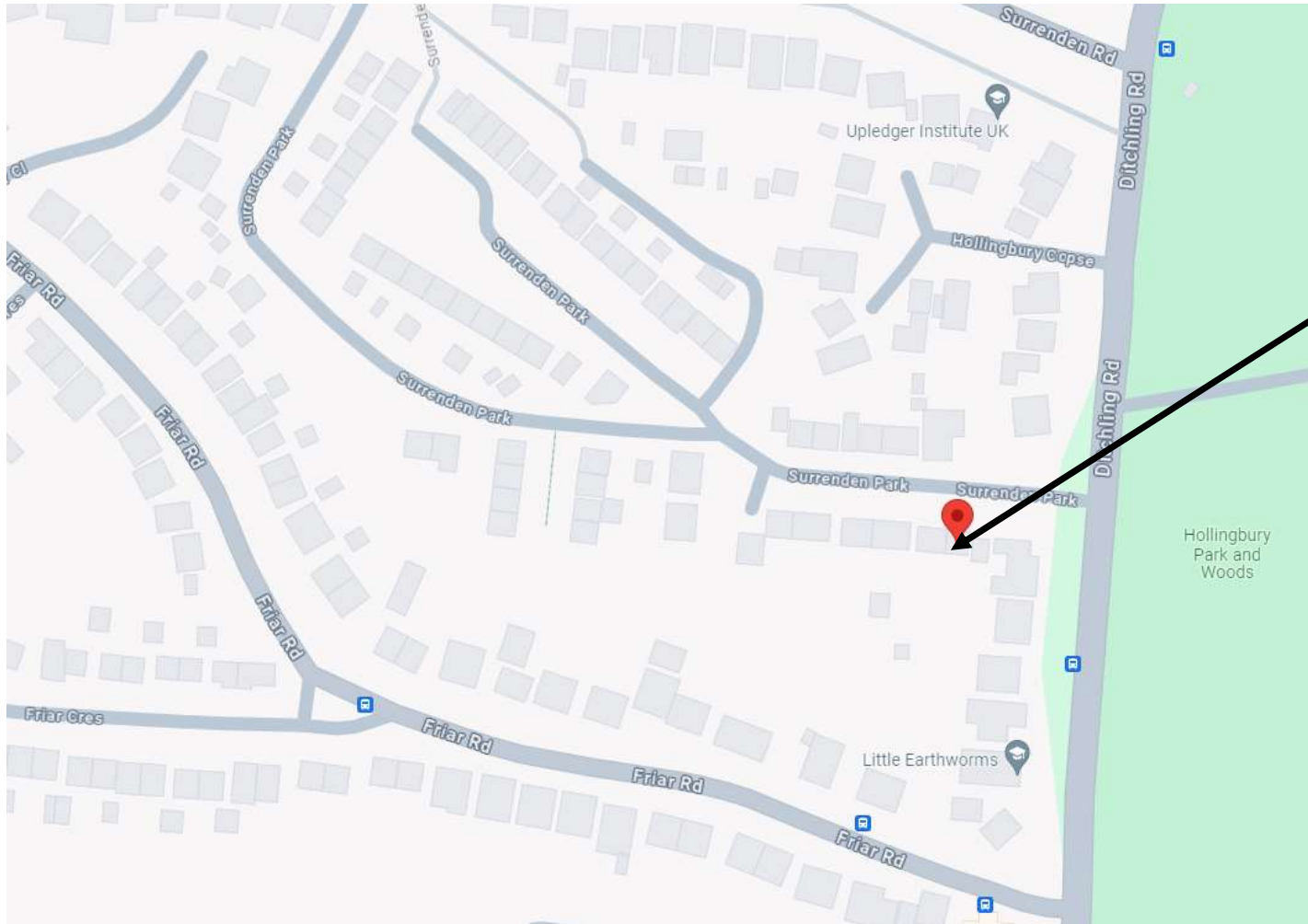


# **Application Description**

---

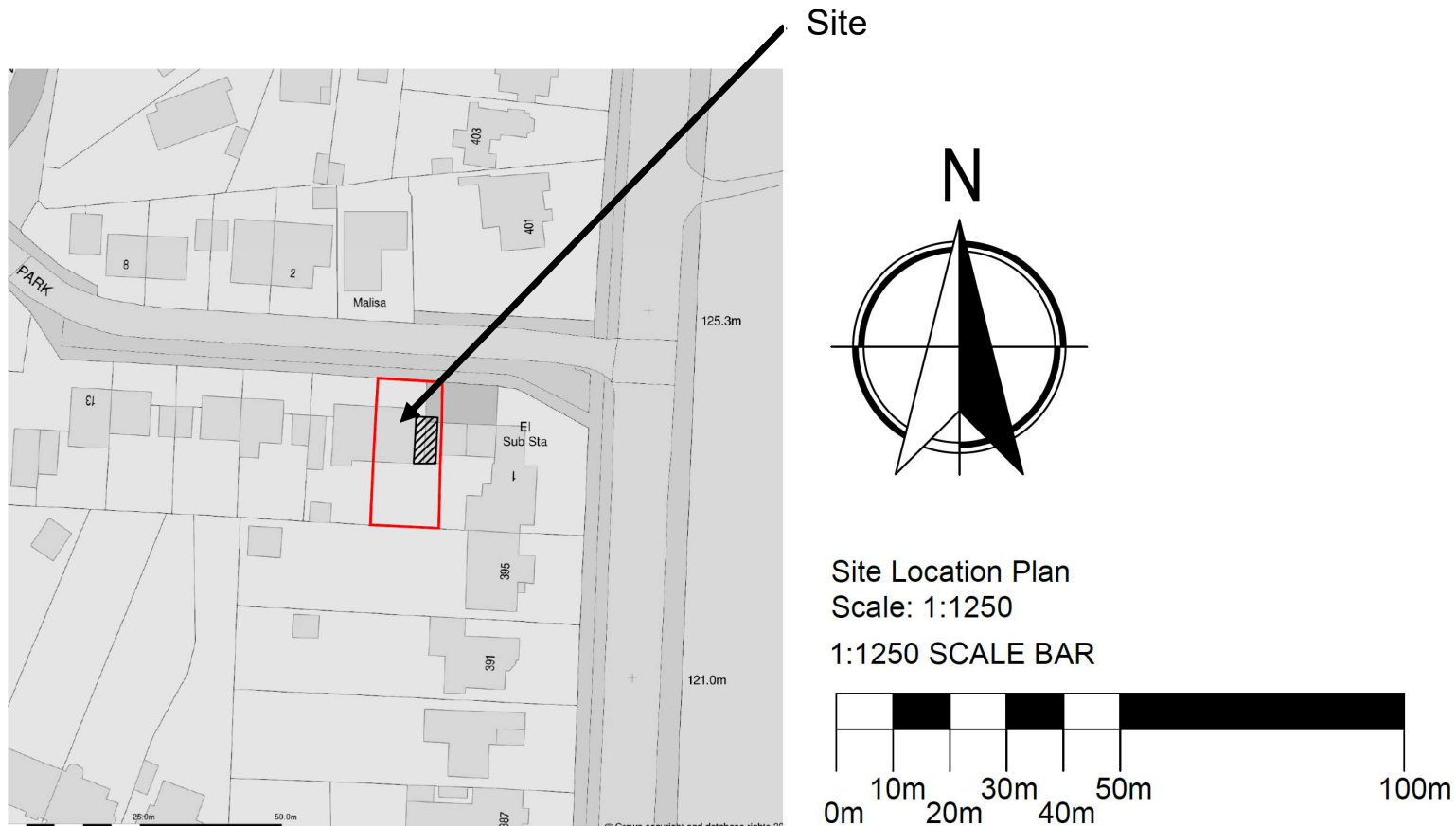
Erection of a two-storey side extension and associated alterations.

# Map of application site



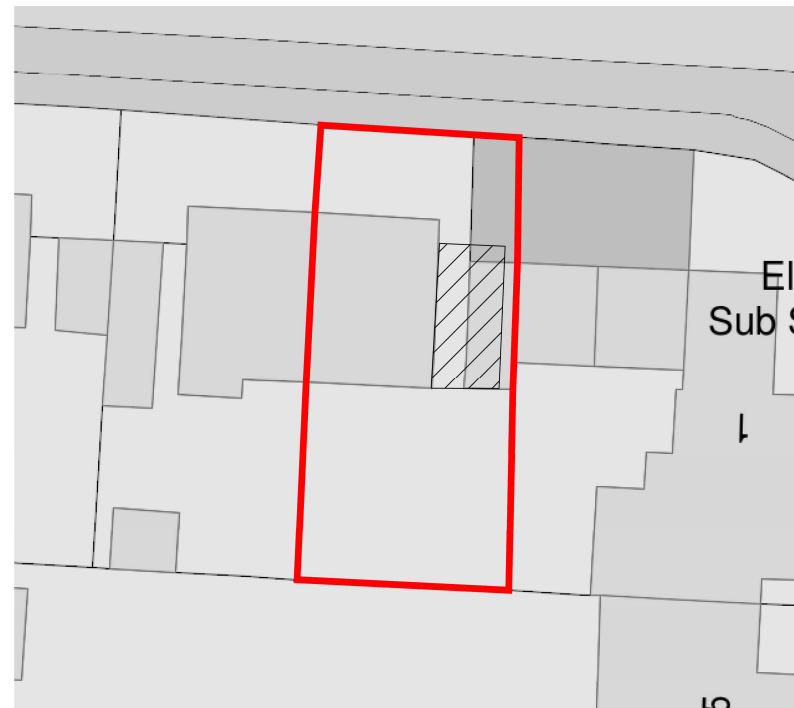
Site

# Location Plan



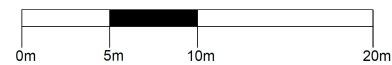
# Block Plan

---



Site block Plan  
Scale: 1:200

1:200 SCALE BAR





# Aerial photo of site





# 3D Aerial photo of site

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Brighton & Hove  
City Council

# Street photo of site

---

Facing west



Facing east





# Location of Extension





# Opposite Site





# Rear garden



# Rear garden

---



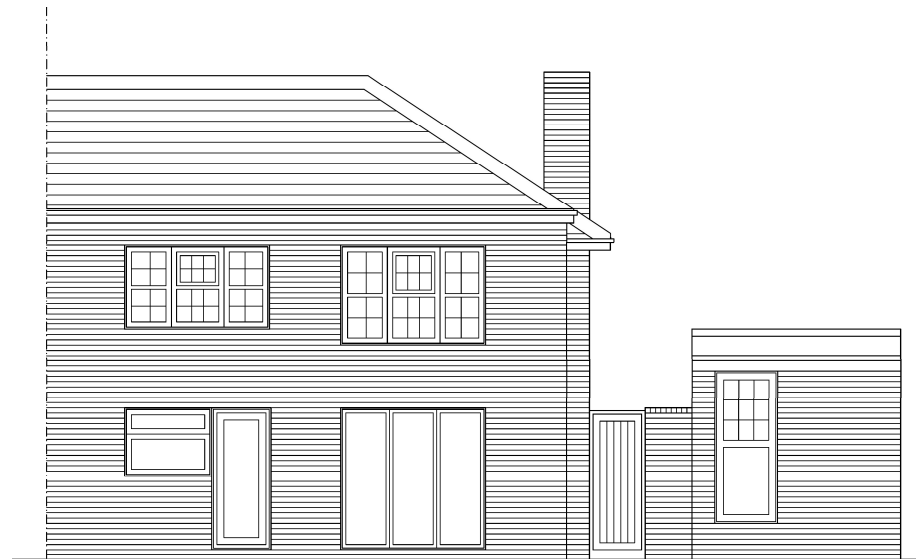
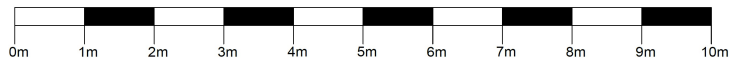
Brighton & Hove  
City Council

# Existing Elevations



Existing North Facing Front Elevation  
Scale: 1:50

1:50 SCALE BAR



Existing South Facing Rear Elevation  
Scale: 1:50

251

2023/100



# Proposed Elevations



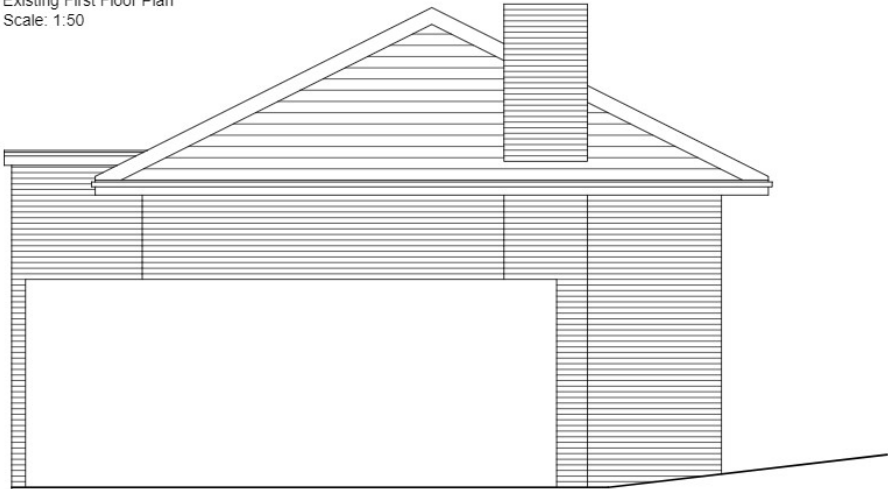
2023/101C

# Side Elevation

Existing

Proposed

Existing First Floor Plan  
Scale: 1:50



Existing East Facing Side Elevation  
Scale: 1:50

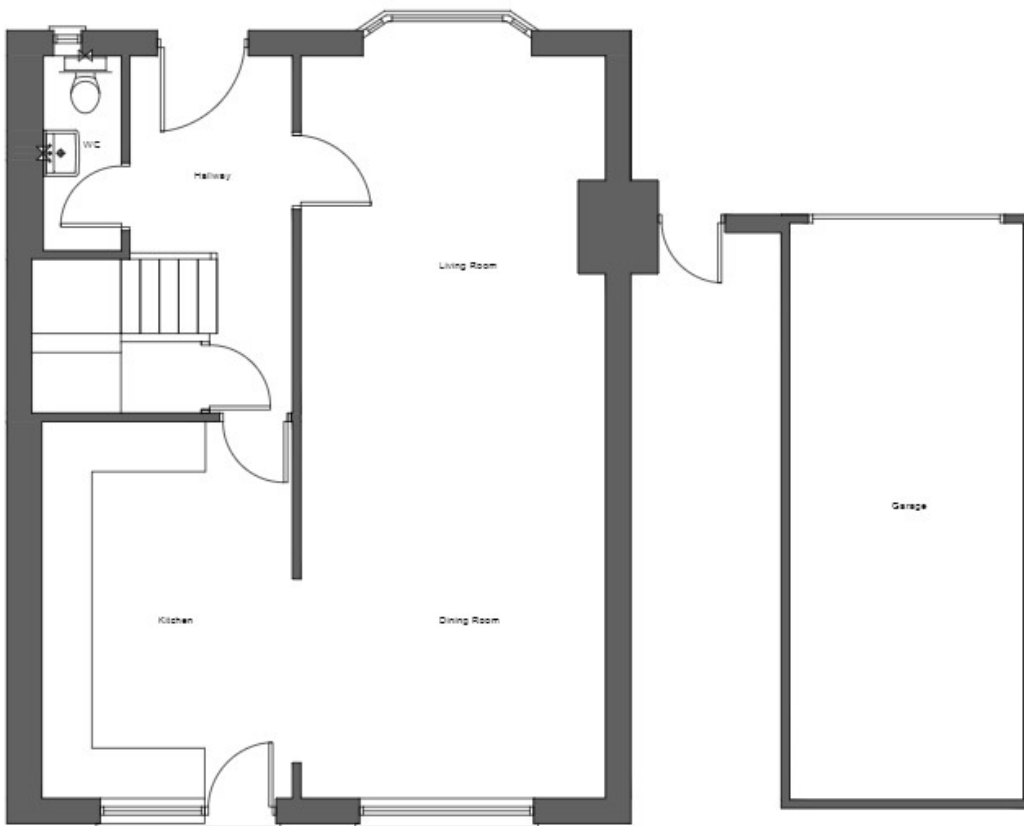


Proposed East Facing Side Elevation  
Scale: 1:50

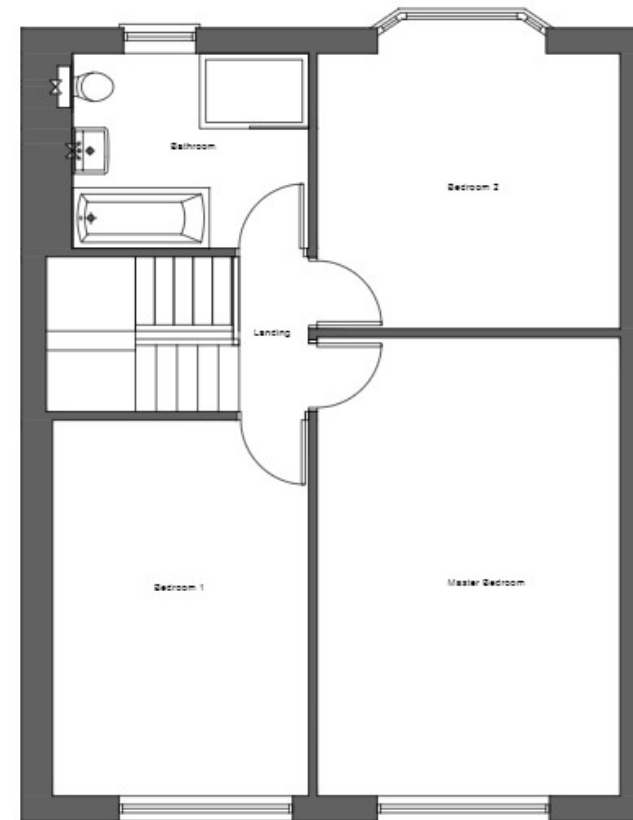


Brighton & Hove  
City Council

# Existing Plans



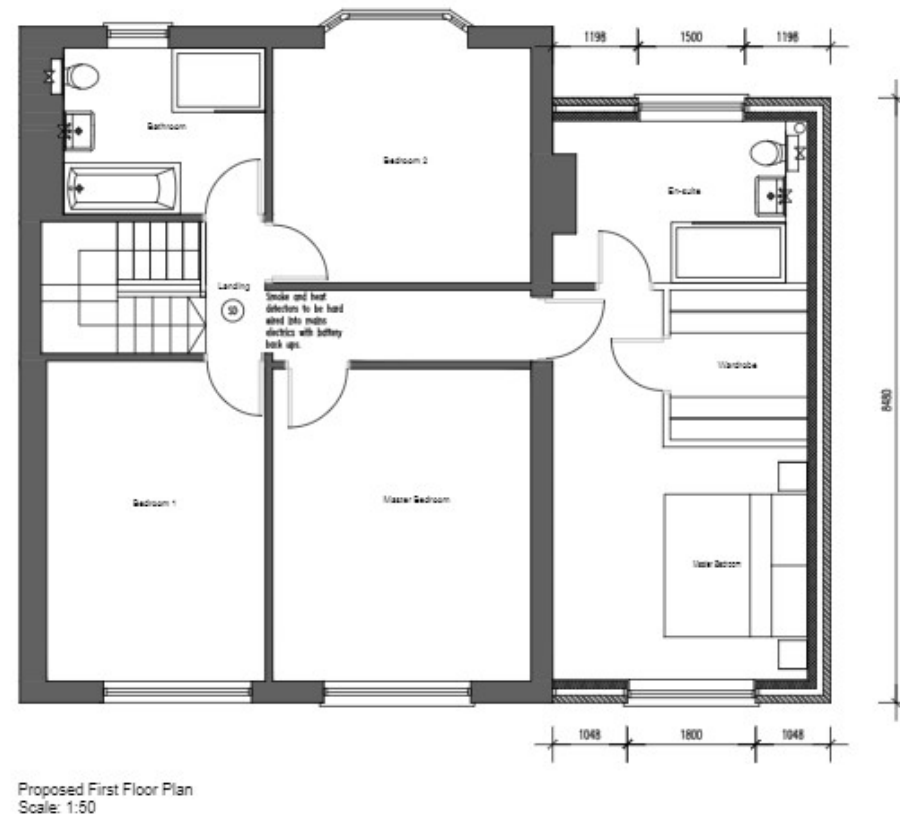
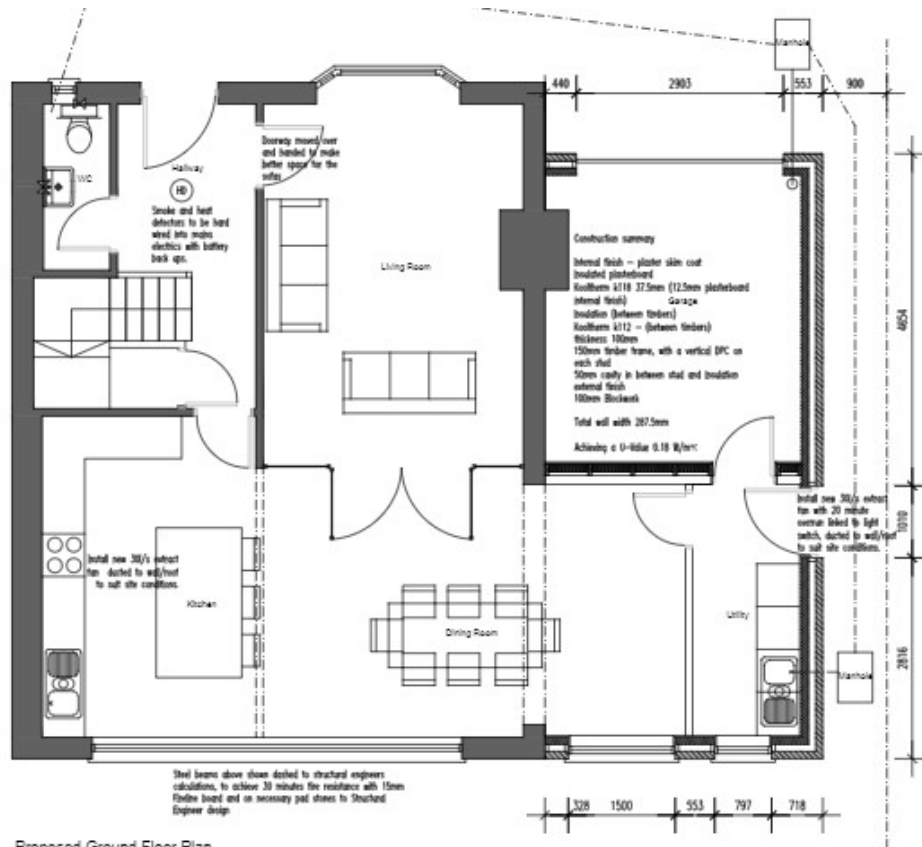
Existing Ground Floor Plan  
Scale: 1:50



Existing First Floor Plan  
Scale: 1:50

2023/100

# Proposed Plans





# Representations

---

Six (6) representations have been received, objecting to the proposed development on the following grounds:

- Inappropriate Height of Development
- Overdevelopment
- Rainwater issues
- Proposed floor plans labelled as existing plans
- Not in keeping
- Poor design
- Lack of glazing bars on front elevation window
- Proximity to substation
- Detrimental to appearance of estate

Three (3) representations have been received in support of the proposed development for the following reasons:

- Good Design
- Local precedent for extensions
- No harm to appearance of estate
- Covenant outdated and not relevant to planning

One (1) representation has been received stating that the Surrenden Park Residents Association neither objects nor supports the proposed development.

# Key Considerations in the Application

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- Design and appearance
- Impact on neighbouring amenity
- Impact on biodiversity
- Impact on public highway
- Standard of accommodation

# Conclusion and Planning Balance

---

- Design acceptable. Similar footprint to existing, matching materials, subservient to main dwelling, relates to existing features.
- No significant amenity impacts identified.
- Conditions requiring the installation of both a bee brick and a swift brick/box have been attached to achieve a net gain in biodiversity.
- No impacts to the safety of the public highway have been identified. Cycles to be stored in garage.
- New bedroom in general accordance with NDSS and CPP2 Policy DM1.

**Recommend: Approve**

# Patcham Nursing Home, Eastwick Close

BH2024/00825



Brighton & Hove  
City Council



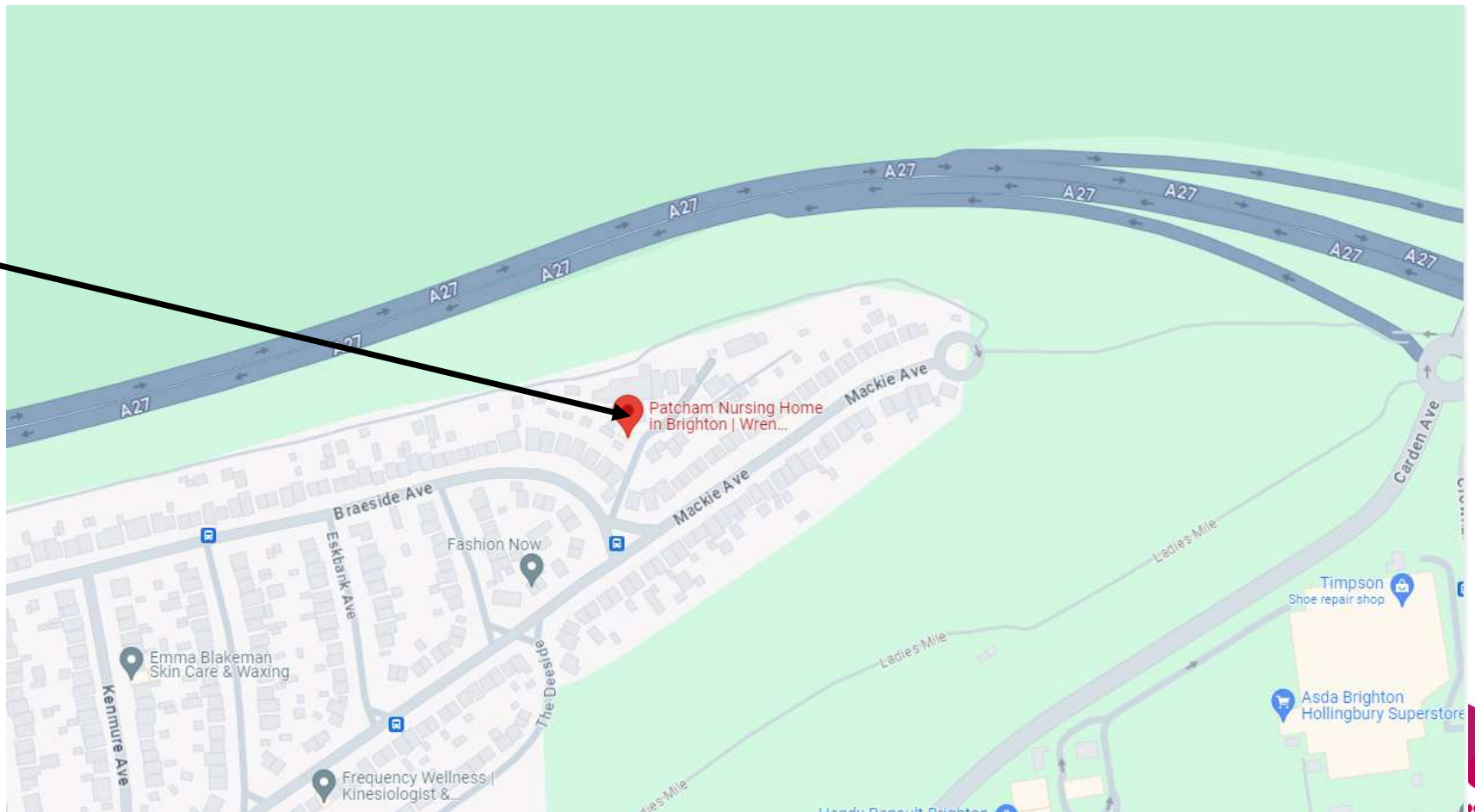
# Application Description

- Conversion of existing kitchen and office space to form 4 no. additional bedroom units (C2) and associated works.

*NB scheme very similar to BH2020/01824 approved March 2021 (no longer extant)*

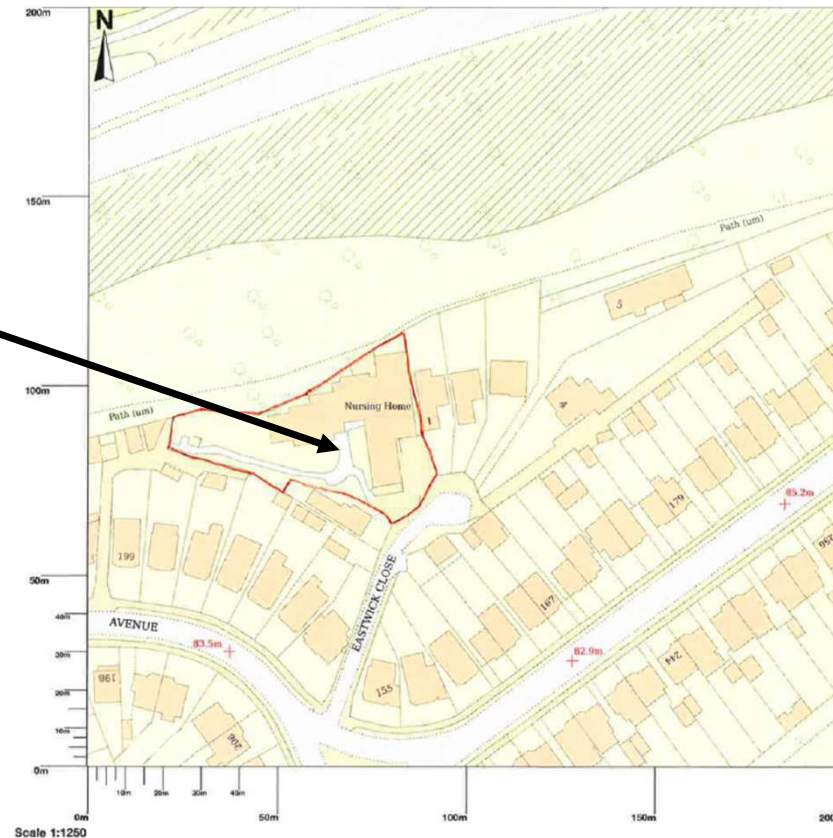
# Map of application site

Site



# Existing Location Plan

Site





# Aerial photo of site

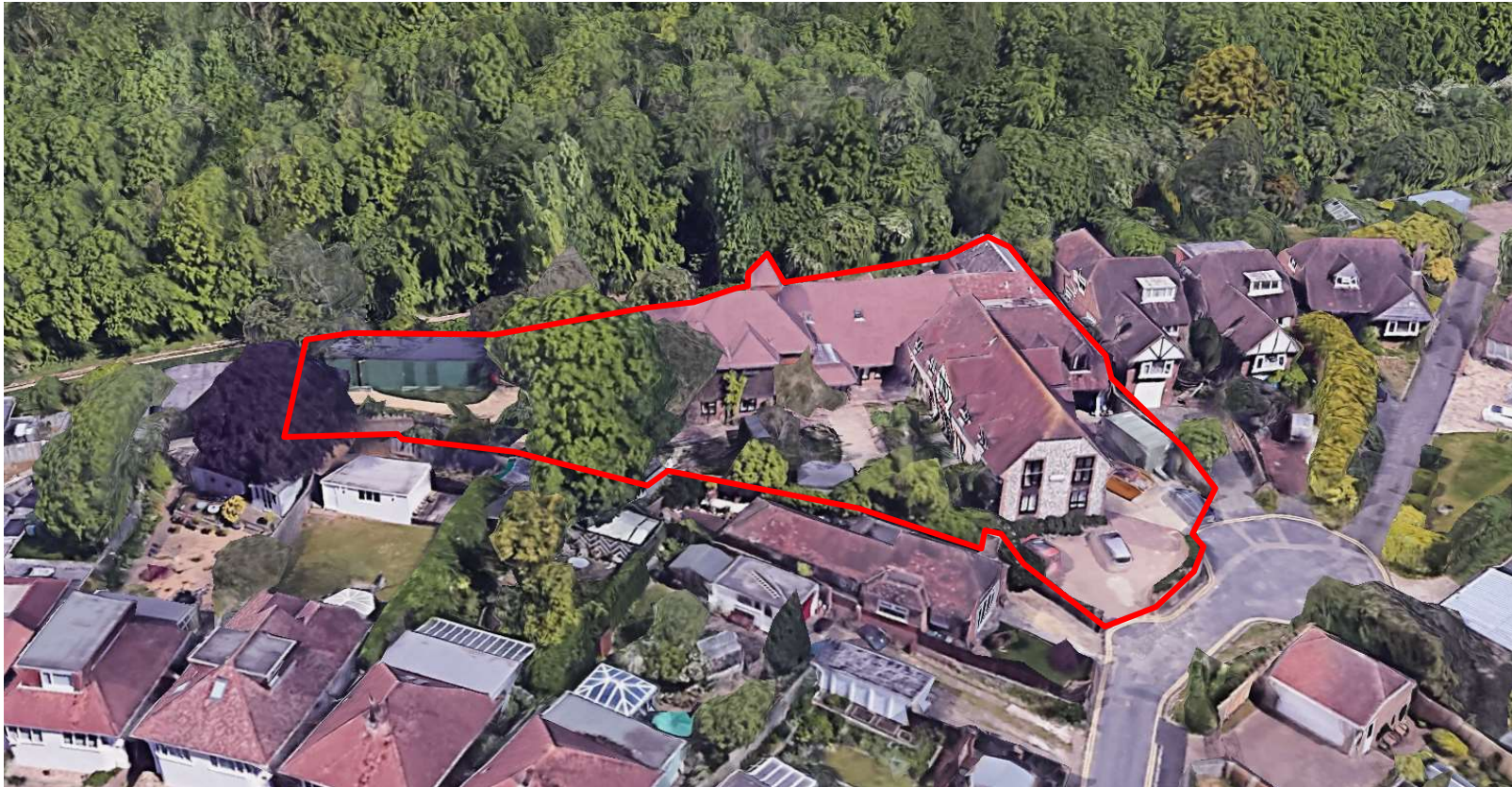
Site





# 3D Aerial photo of site

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Brighton & Hove  
City Council



## Front elevation – existing undercroft to right



# Existing Undercroft





# Rear elevations showing area for new fenestration





# Existing Front Elevations



Existing Front Elevation



Existing End (part sectional) Elevation

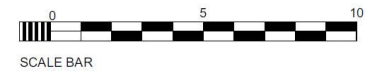


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# Proposed Front Elevation

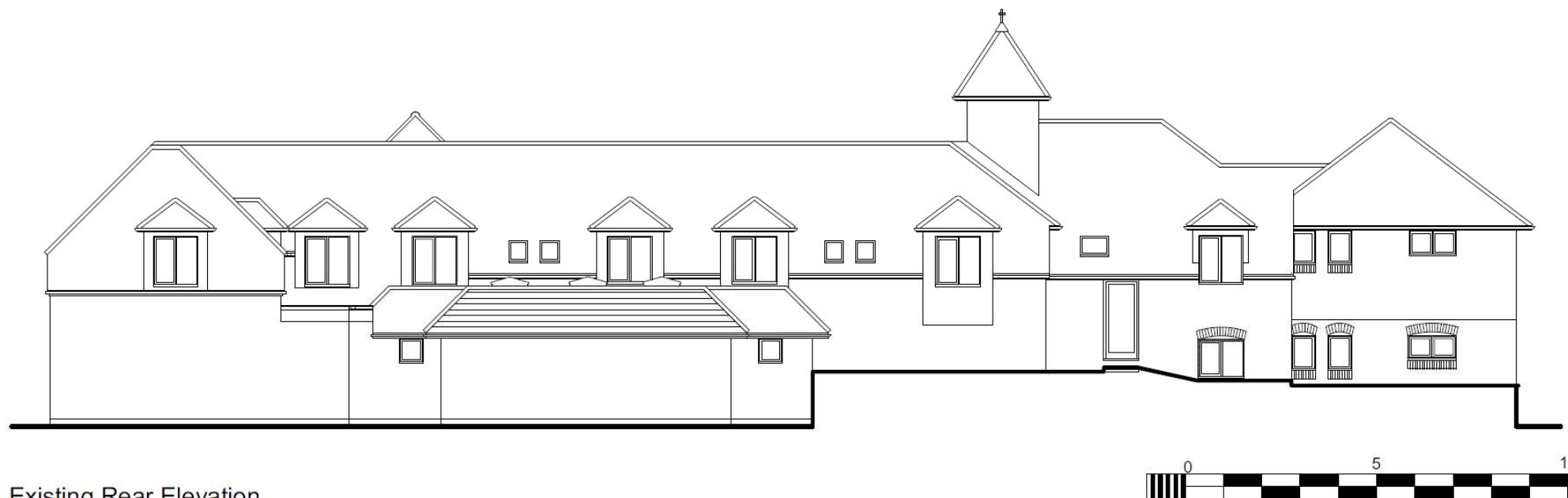


Proposed Front Elevation



Proposed (part sectional) End Elevation

# Existing Rear Elevation

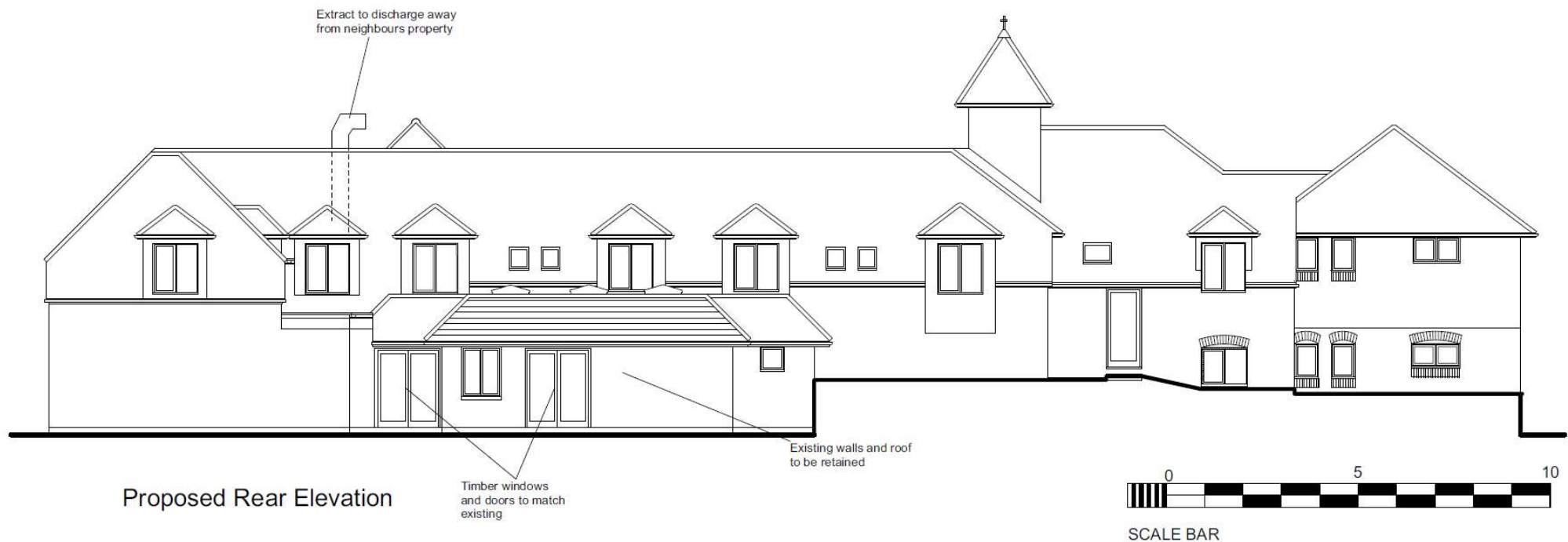


Existing Rear Elevation



SCALE BAR

# Proposed Rear Elevation



08B



# Existing Side Elevation/section



Existing End (part sectional) Elevation

03A



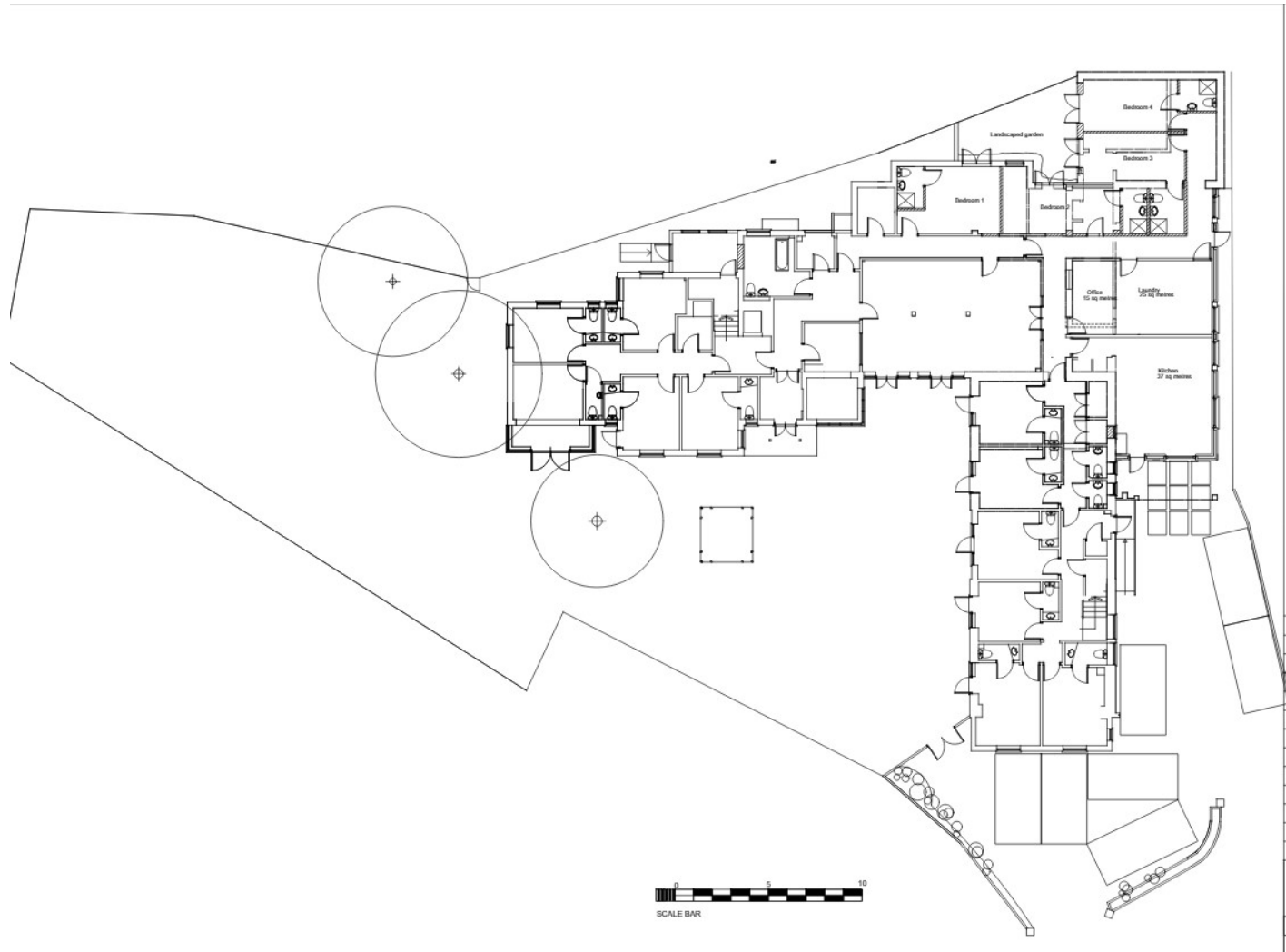
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# Proposed Side Elevation/section



Proposed (part sectional) End Elevation

# Proposed Floor Plan



05C



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# Representations

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Two (2) comments received objecting and raising the following issues:

- Traffic and parking issues
- Current insufficient parking
- Block close with deliveries, ambulance and vehicles
- Noise nuisance from deliveries
- On-going issue with delivery and ambulance vehicles
- Increasing the capacity of the nursing home will increase problems
- Access and road not wide enough
- Infrastructure is already insufficient for the current number of residents
- Unsuitable for expansion
- The title of application deceptive
- Ventilation close to residential properties
- Light and noise pollution
- Conversion works will reduce the level of parking
- The property is already overdeveloped

Councillor Alistair McNair has also objected to the proposed development.



# Key Considerations in the Application

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- Design and Appearance
- Neighbouring Amenity
- Transport

# Conclusion and Planning Balance

- Previous approval must be given weight.
- Design - alterations appropriate to the host property.
- No loss of amenity for neighbouring residents – with attached conditions
- No significant change to highway impact - and with attached conditions potential improvements re emergency access

**Recommend: Approve**



# Flat 2 21 First Avenue

BH2024/00734



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# **Application Description**

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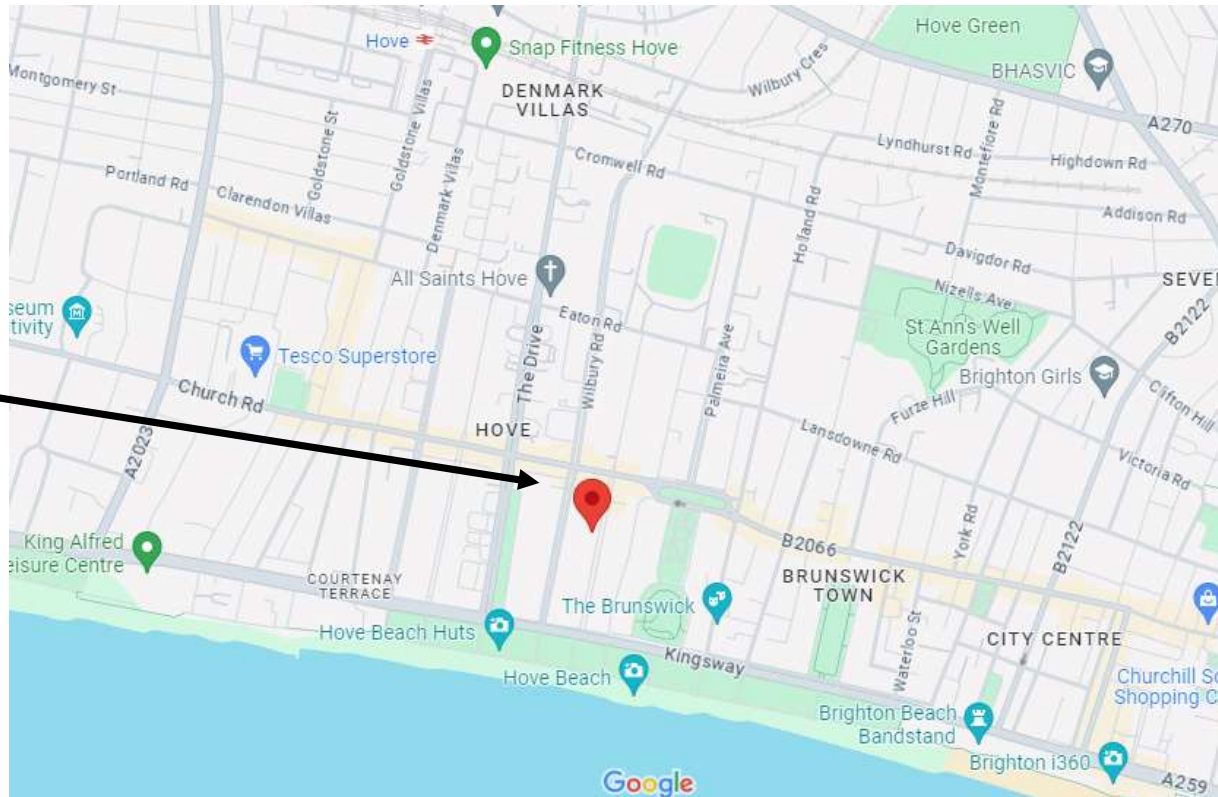
**Installation of an external stairlift to front access steps.**



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City Council**

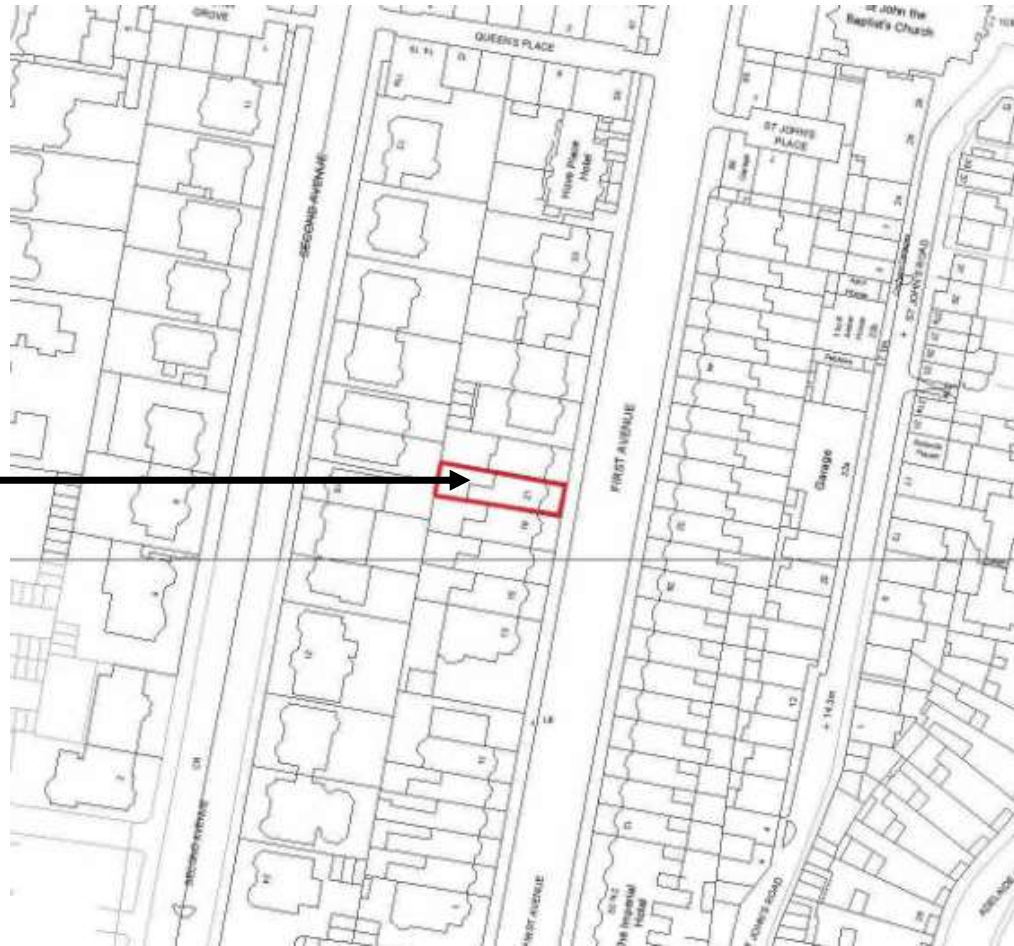
# Map of application site

Site



# Existing Location Plan

Site



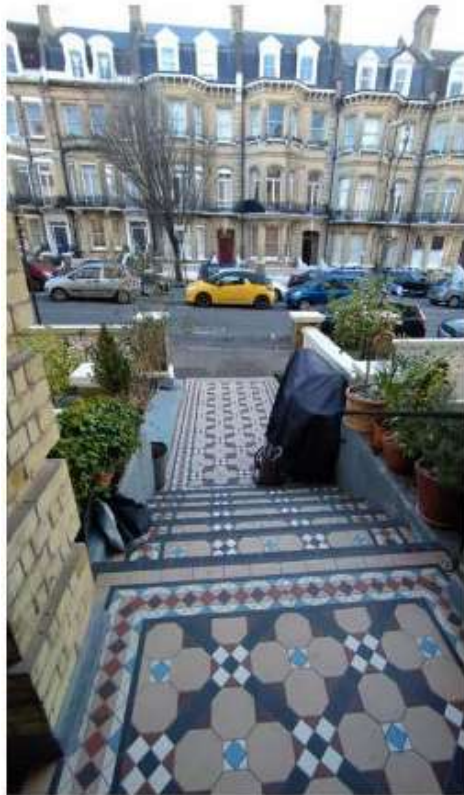
# Street photo of site



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City Council



# Additional Photos of site



View down Communal steps



View up communal steps



Scooter charger point



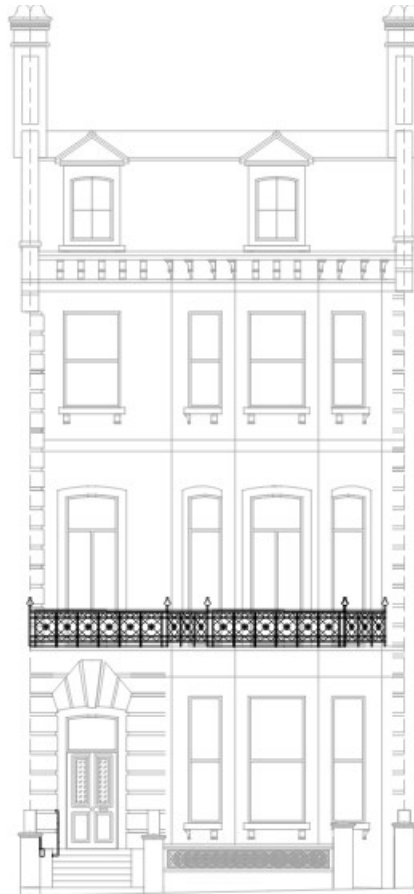
Electrical supply from clients Flat to scooter charging point



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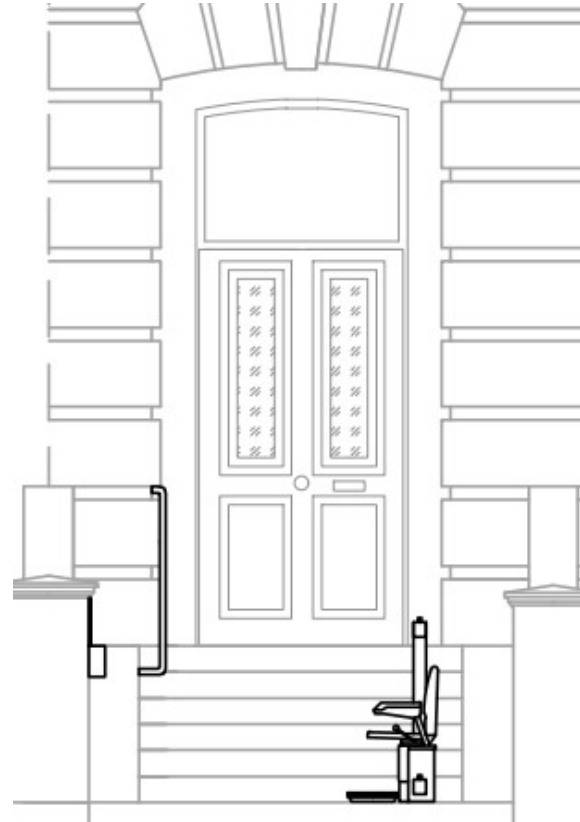
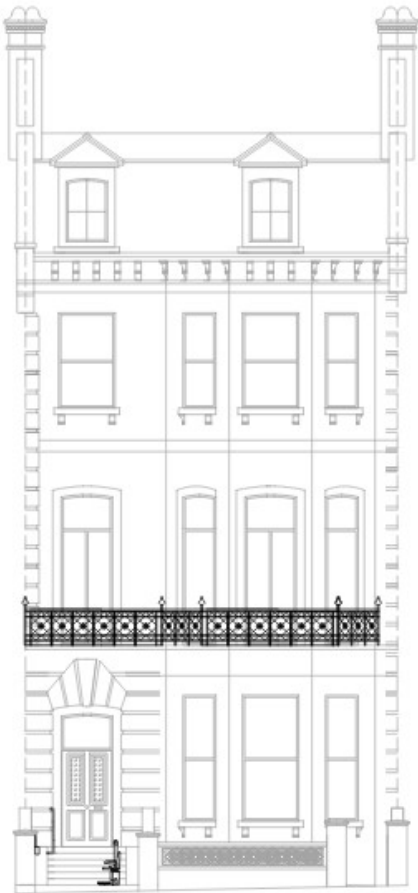
# Existing Elevations

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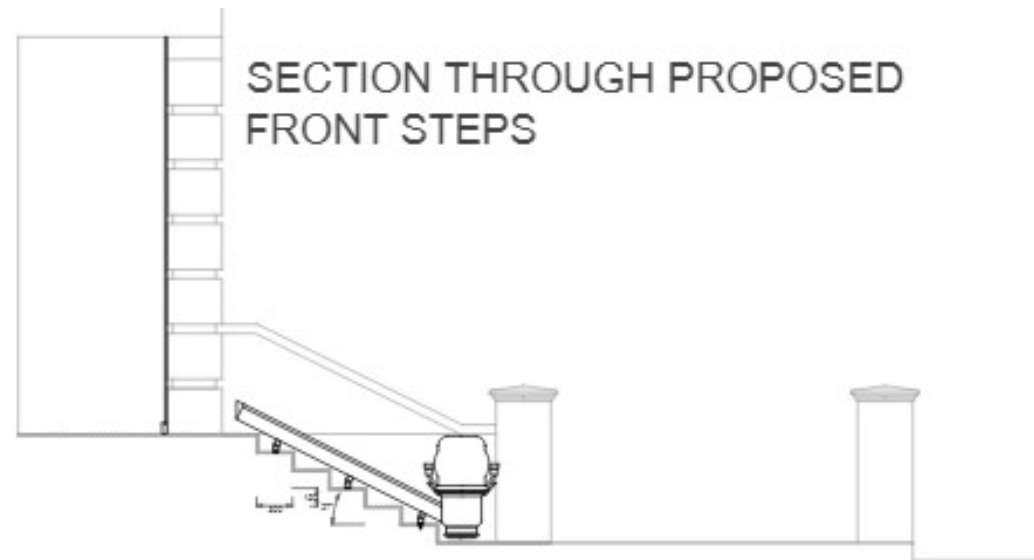
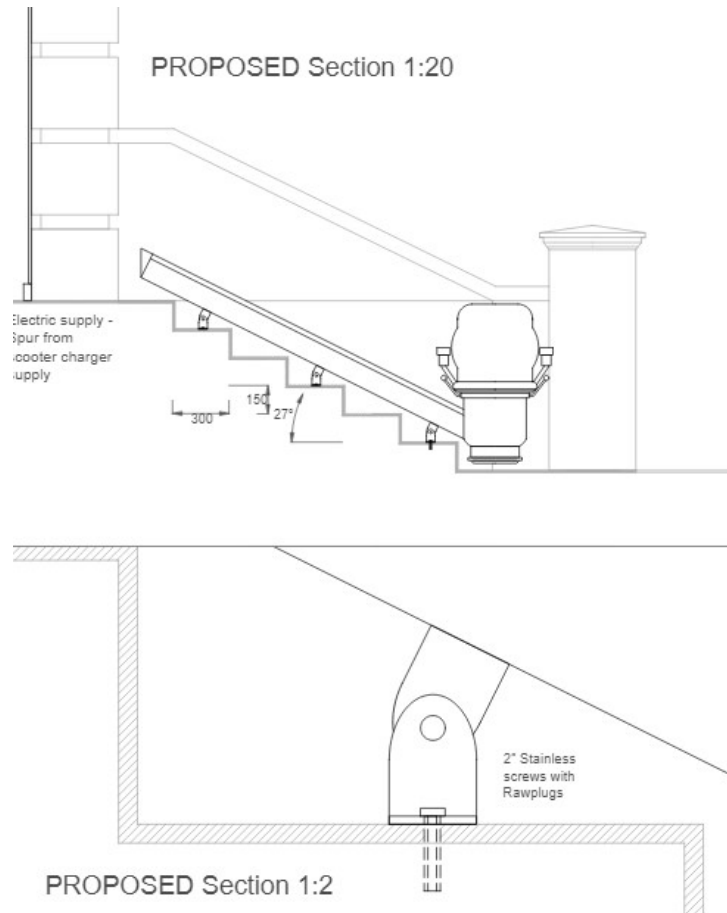
# Proposed Elevations



286

02 V2

# Proposed Section





# Representations

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**6 (six)** objections raising the following issues:

- Out of keeping and harmful to the conservation area
- Obstruction to the entrance
- Electrical supply and cable position



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# **Key Considerations in the Application**

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- Design and Appearance
- Impact on neighbouring amenity
- Accessibility



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# Conclusion and Planning Balance

- Unconventional but modest and reversible addition to front of the building.
- Minimal impact on the historic character and appearance of the conservation area.
- Temporary permission requiring removal within three years.
- Public benefit of increased accessibility.
- No impacts on neighbouring amenity would not cause an obstruction.
- Recommend: **Approve**

# 70A Clarendon Villas

**BH2024/00941**



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City Council**



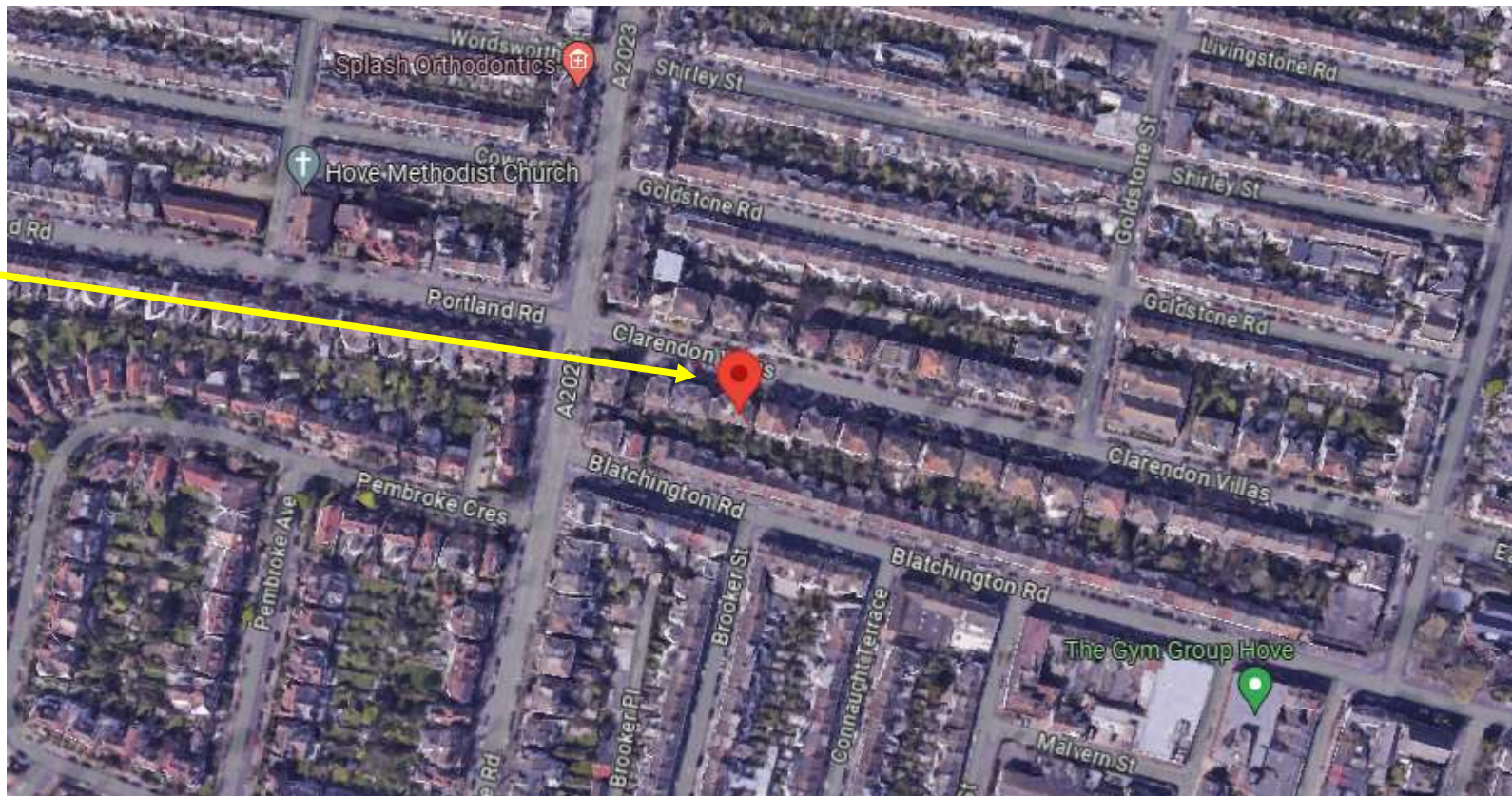
# Application Description

Replacement of existing uPVC windows and doors with new aluminium windows and doors to side and rear elevations.

*Applicant is within planning team so cannot be delegated.*

# Map of application site

Site

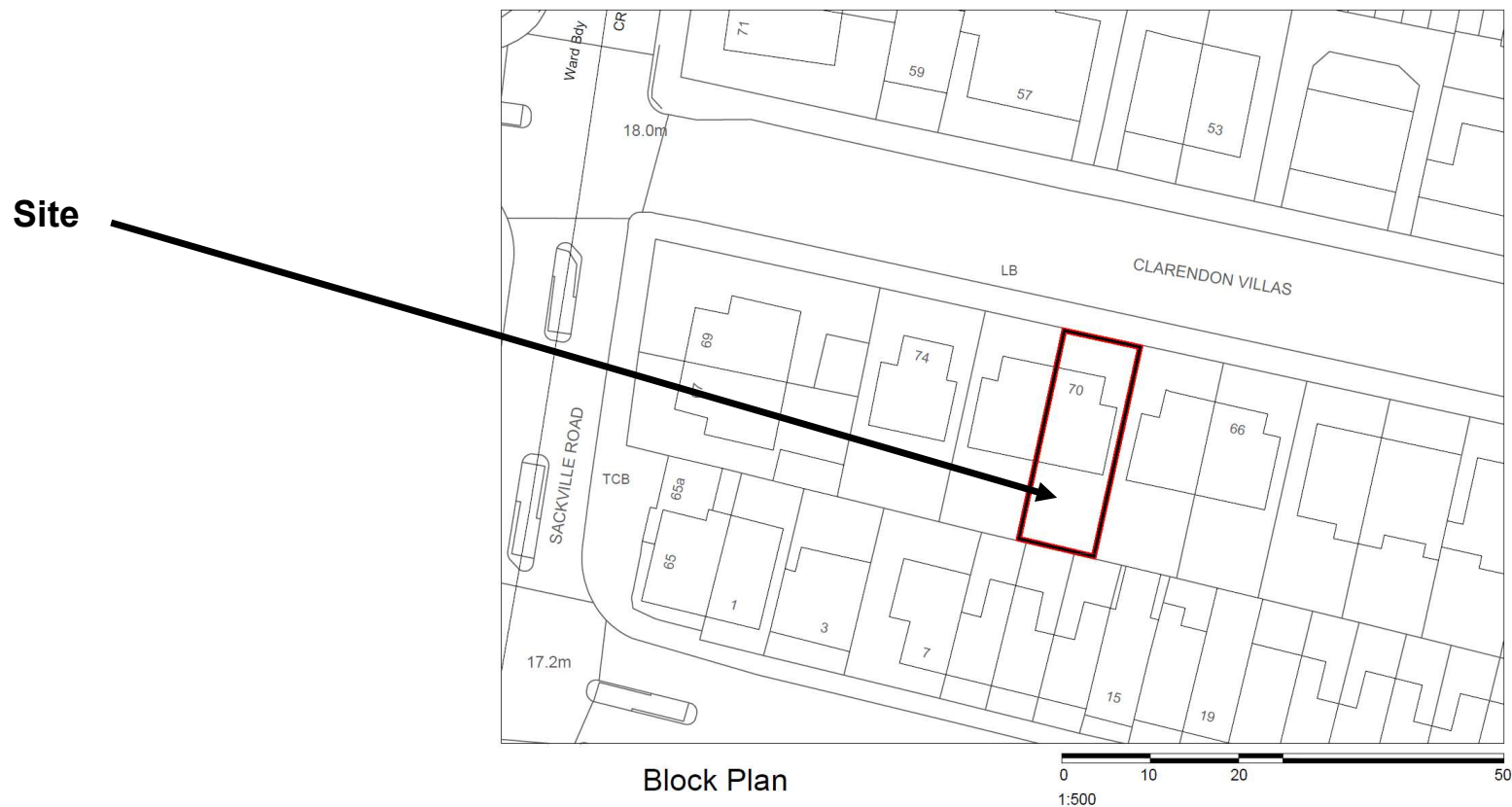


# Location Plan



Location Plan

# Block Plan



PL-10



# Aerial photo of site

Site



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# 3D Aerial photo of site

Site



# Street photo of site



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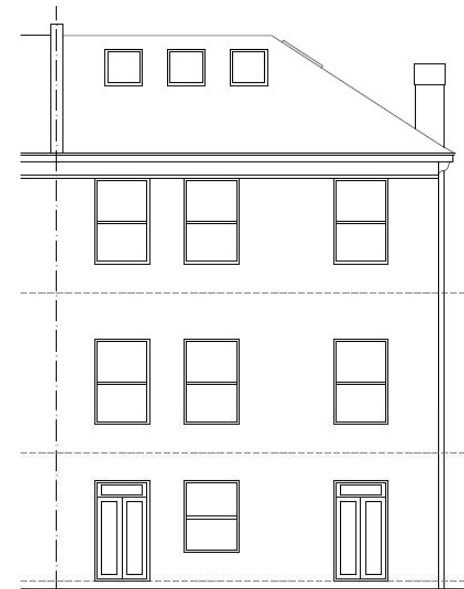
# Existing Elevations



Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8 10



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# Proposed Elevations



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

1:100 @ A1 / 1:200 @ A3

metres 2 4 6 8 10

# Existing Windows



# Proposed windows

☀ Viewed from outside



💡 Viewed from inside



## Reigler Aluminium Window

Frame LRB: Slim Square  
Frame Top: Standard Square  
Sash: Slim Square  
Transom: Standard Square  
Bead: Bevel  
Cill: 150mm  
Frame Joint Type: Mitred  
Sash Joint Type: Mitred

Colour: Anthracite Grey

Profile Trickle Vent: Large Match Finish  
Window Handle: Connoisseur Black

Glass: Double Glazed (Annealed) - Black Spacer - Clear



# Proposed windows

☀ Viewed from outside



💡 Viewed from inside



## Reigler Aluminium Window

Frame LRB: Slim Square  
Frame Top: Standard Square  
Sash: Slim Square  
Transom: Standard Square  
Bead: Bevel  
Cill: 150mm  
Frame Joint Type: Mitred  
Sash Joint Type: Mitred

Colour: Anthracite Grey

Profile Trickle Vent: Large Match Finish  
Window Handle: Connoisseur Black

Glass: Double Glazed (Annealed) - Black Spacer - Reeded



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# Proposed windows

☀ Viewed from outside



💡 Viewed from inside



## Reigler Aluminium Window

Frame LRB: Slim Square  
Frame Top: Standard Square  
Sash: Slim Square  
Bead: Bevel  
Cill: 150mm  
Frame Joint Type: Mitred  
Sash Joint Type: Mitred

Colour: Anthracite Grey

Profile Trickle Vent: Small Match Finish  
Window Handle: Connoisseur Black

Glass: Double Glazed (Annealed) - Black Spacer - Clear

# Existing Doors

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# Proposed Doors

☀ Viewed from outside



💡 Viewed from inside



## Aluk French doors

Opens:	Out
Frame LR:	Standard Square
Frame Top:	Large Square
Sash:	Standard Square
Low Threshold:	Standard (Open Out)
Bead:	Square
Cill:	Standard
Frame Joint Type:	Square
Sash Joint Type:	Square

Colour: Anthracite Grey

Profile Trickle Vent:	Large Match Finish
Lock Cylinder:	Euro Cylinder Nickel
Door Hinge:	Flag Hinge Black
Door Handle (master):	Balmoral L/L Black
Door Handle (slave):	Balmoral L/L Black

Glass: Double Glazed (Toughened) - Black Spacer - Clear



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# Representations

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- None received



# Key Considerations in the Application

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- Design and appearance
- Impact on neighbouring amenity



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# **Conclusion and Planning Balance**

- Acceptable window replacements
- Similar appearance to the existing units
- Not highly visible from public domain
- No impact on neighbouring amenity

**Recommend: Approve**

