

# **PLANNING COMMITTEE ADDENDUM Presentations**

**2.00PM, WEDNESDAY, 8 JANUARY 2025**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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## **ADDENDUM**

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# 9 The Upper Drive

## BH2024/02331

8<sup>th</sup> January 2025



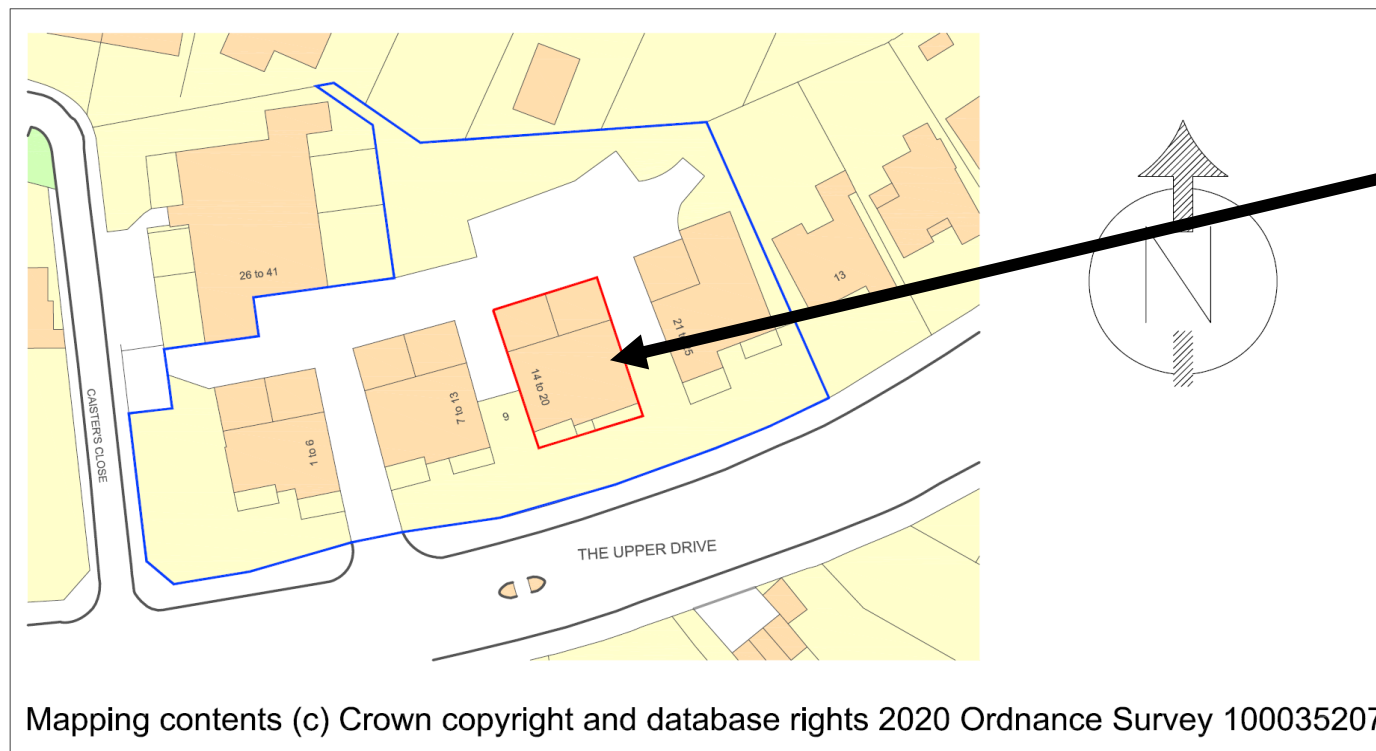
Brighton & Hove  
City Council

# Application Description

- ▶ Alterations and extensions to Block C to create additional storeys to provide two additional flats at third and fourth floor levels.
  - 1x two-bedroom flat at third floor
  - 1x three-bedroom flat at fourth floor with roof terrace



# Proposed Location Plan



Proposed Location Plan @ 1 : 1250



# Aerial Photo of Site



Site



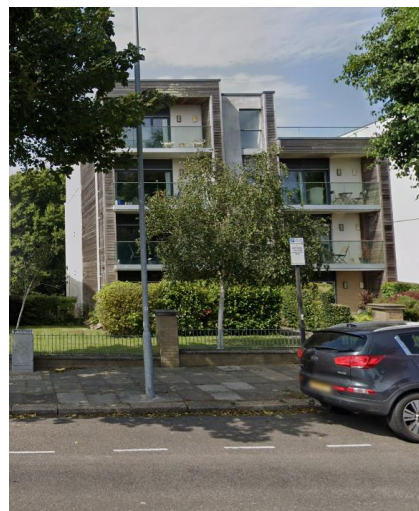
# 3D Aerial Photo of Site



Site



# Street Photos of Site



Site



Site

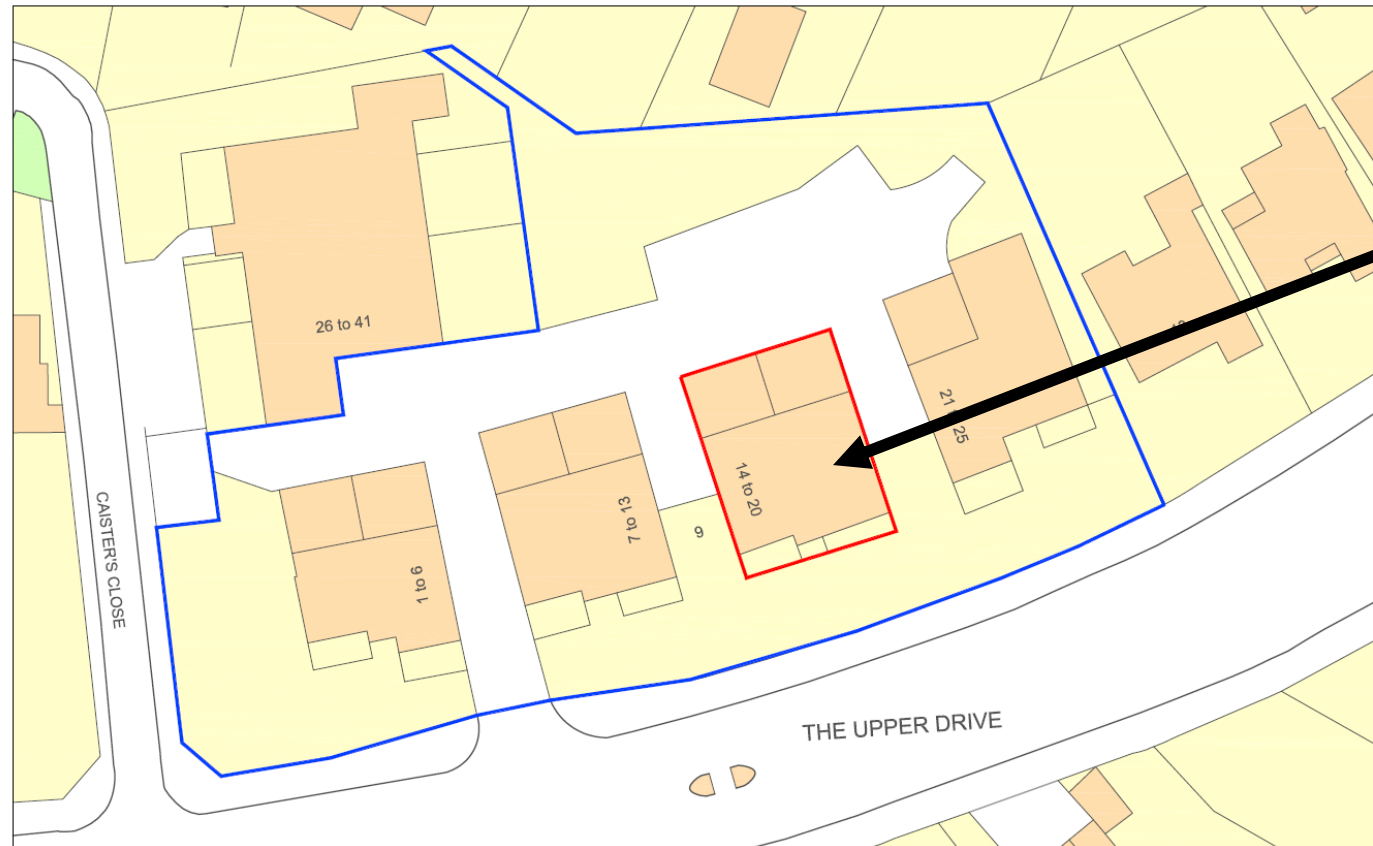


# Site Images

**Blocks A and D  
already extended  
upwards**



# Proposed Block Plan



**Site**

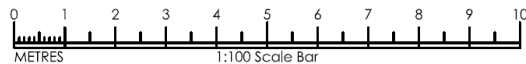
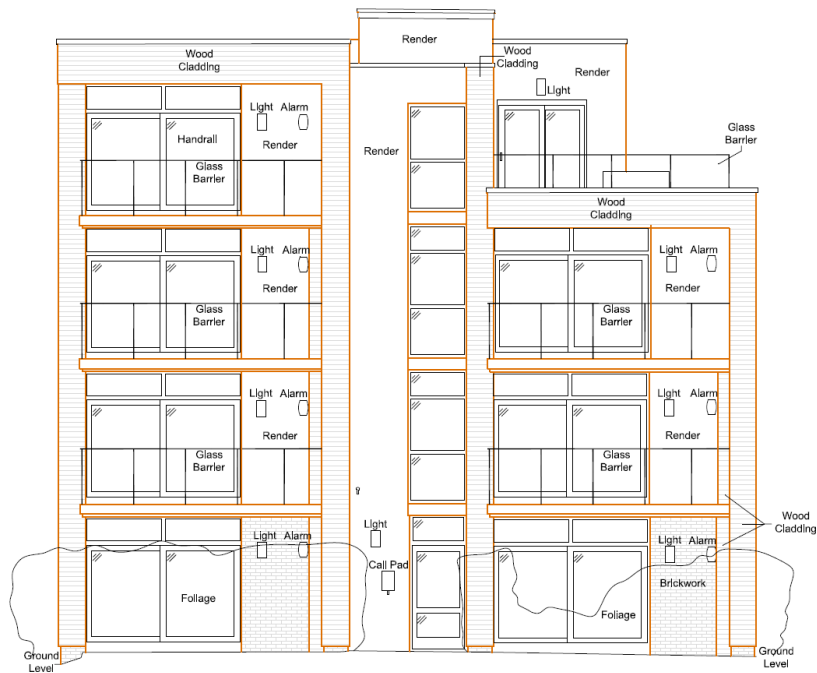
Proposed Block Plan @ 1 : 500

0 1 2 3 4 5 10 15 20 25  
METRES 1:500 Scale Bar

EX06

# Front Elevation

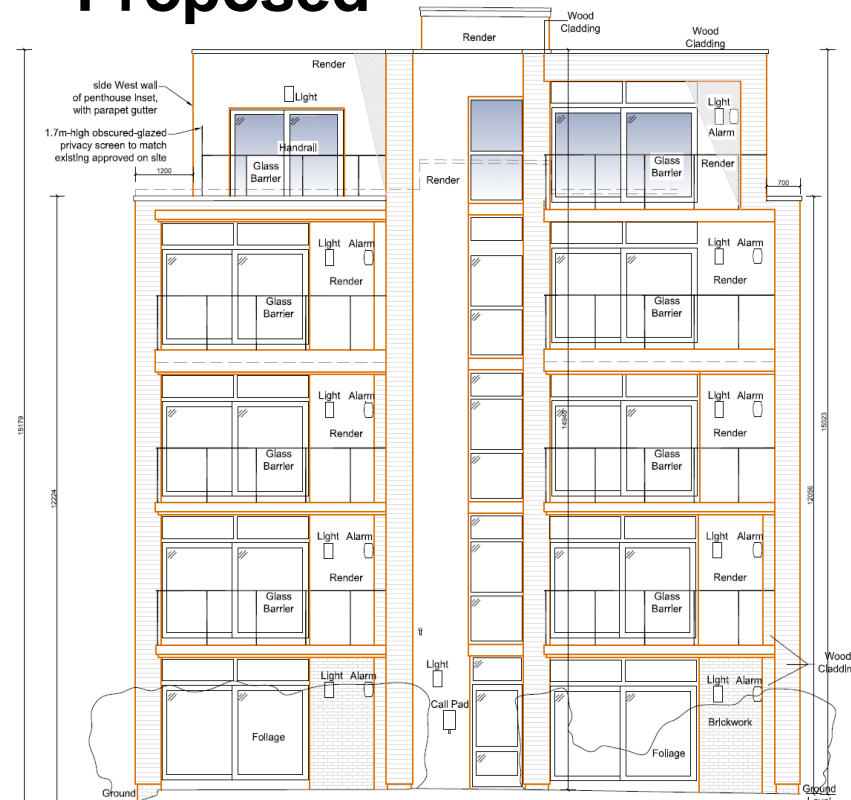
## Existing



Datum 36.00m

Existing Front South Elevation @ 1 : 100

## Proposed

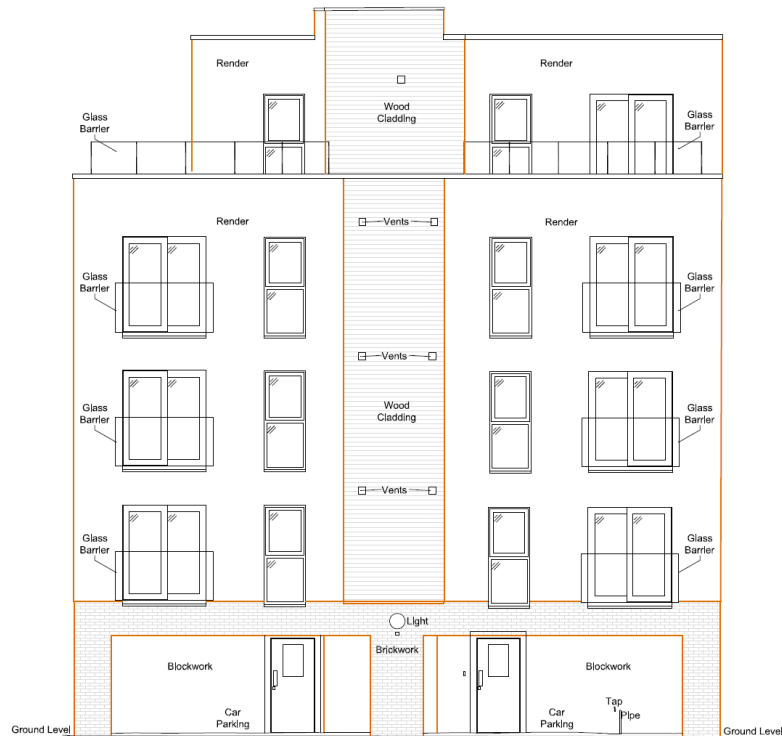


Datum 36.00m

Proposed Front South Elevation @ 1 : 100

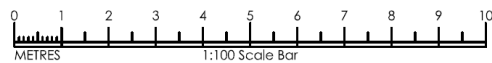
# Rear Elevation

## Existing

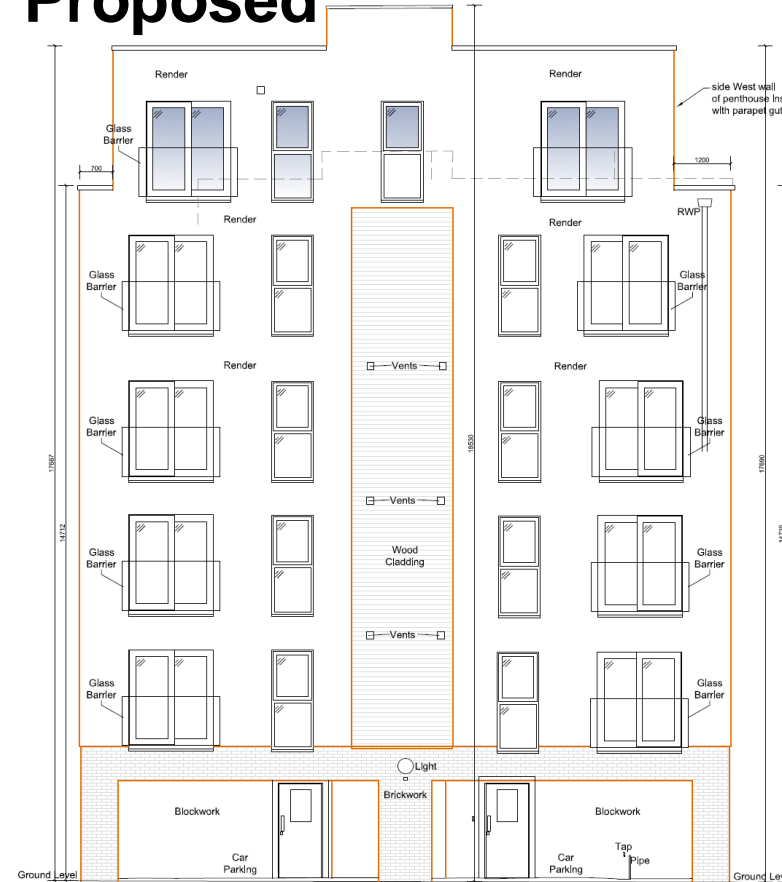


Datum 36.00m

Existing Rear North Elevation @ 1 : 100



## Proposed



Datum 36.00m

Proposed Rear North Elevation @ 1 : 100







# Representations

**Fourteen (14)** representations objecting:

- ▶ Parking/ Traffic issues
- ▶ Overdevelopment
- ▶ Design out of character
- ▶ Height/ roofline
- ▶ Overshadowing and loss of light
- ▶ Overlooking/ loss of privacy
- ▶ Cladding concerns
- ▶ Additional refuse/ recycling

Comments regarding impact on property prices and inconvenience from the build are noted, however these are not material planning considerations.

# Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Standard of accommodation
- ▶ Residential amenity
- ▶ Highways issues
- ▶ Ecology/ Biodiversity
- ▶ Sustainability

# Conclusion and Planning Balance

- ▶ Will provide two additional dwellings of a good standard which must be given weight;
- ▶ Design is acceptable and in keeping with the site and streetscene;
- ▶ Impact on neighbours would not be significant
- ▶ Acceptable in terms of highways, sustainability and biodiversity issues;

**Approval is recommended** subject to conditions

**Les Reveurs,  
17B Meadow Close  
BH2023/02742**

**8<sup>th</sup> January 2025**



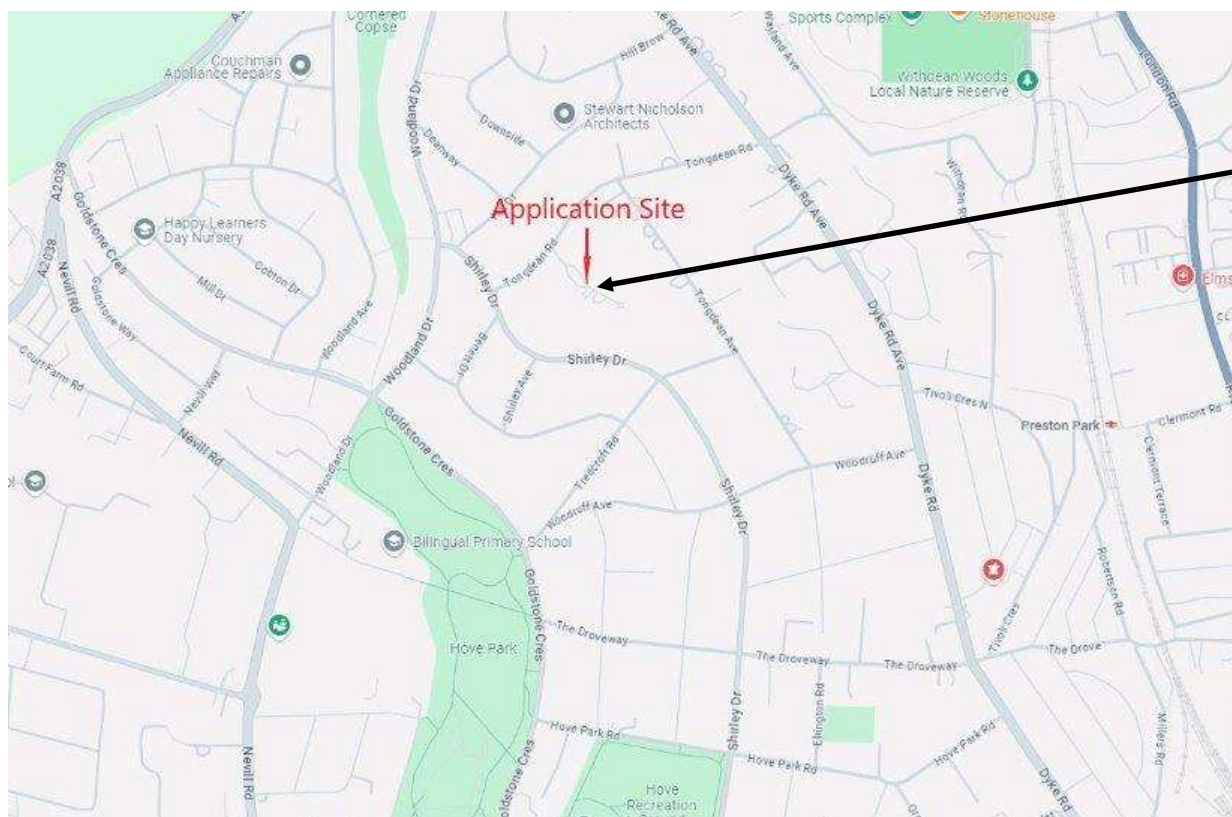
**Brighton & Hove  
City Council**

# Application Description

- Demolition of existing dwellinghouse (C3) and erection of a new detached two-storey plus lower ground-floor dwellinghouse (C3), with associated landscaping and access.

Note: planning permission granted in 2017 to replace dwelling with two storey house with pitched, gable-ended roof (ref. BH2017/01594).

# Map of Application Site



Site



# Existing Location Plan



Site

0 10 20 30 40 50 60 70 80 90 100  
SCALE BAR  
1:1250 @ A3

LOCATION PLAN  
1:1250 @ A3





# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



Site

# Street Photo of Site





# Other Photo of Site

**Front Elevation East Side**



**Front Elevation West Side**



# Other Photo of Site

Rear Elevation



Rear Elevation



# Other Photo of Site

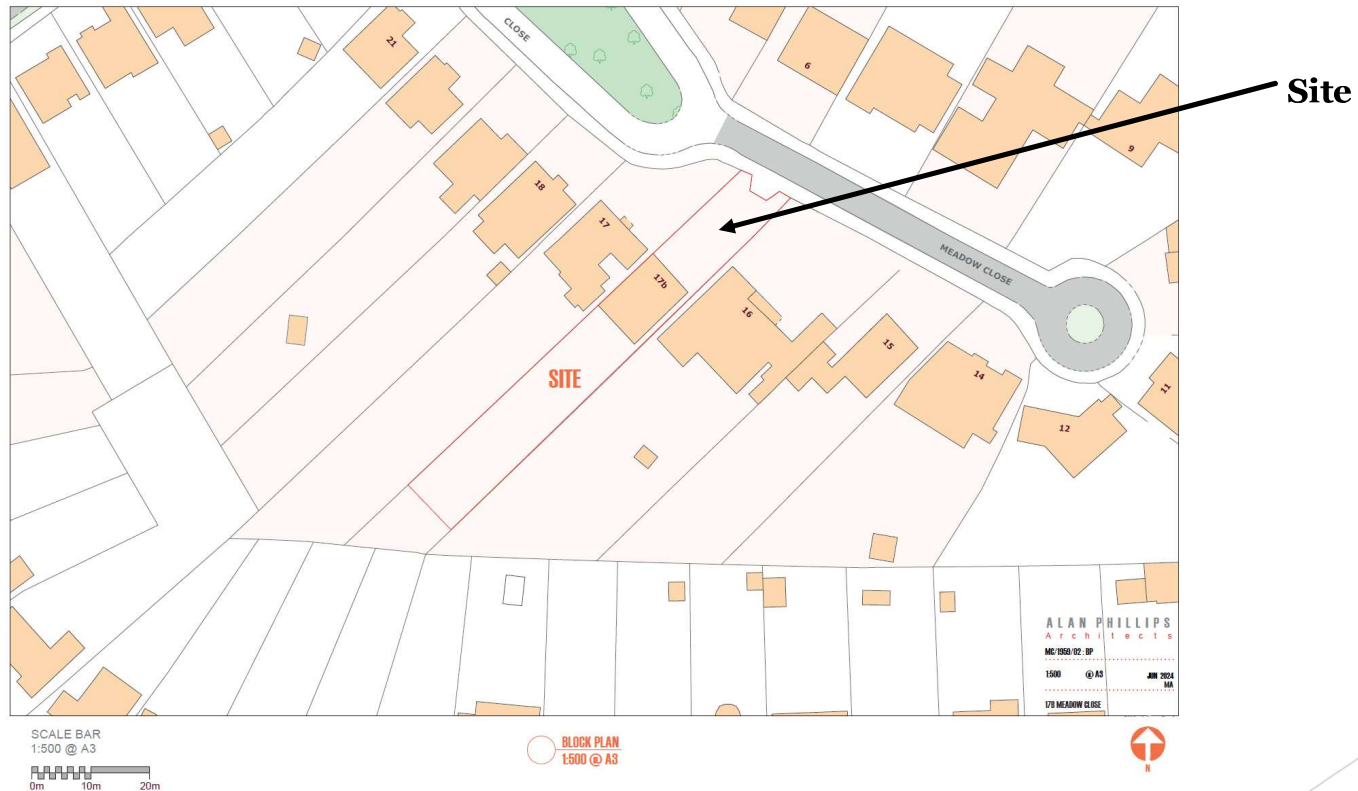
Rear Elevation West Side



Rear Elevation East Side

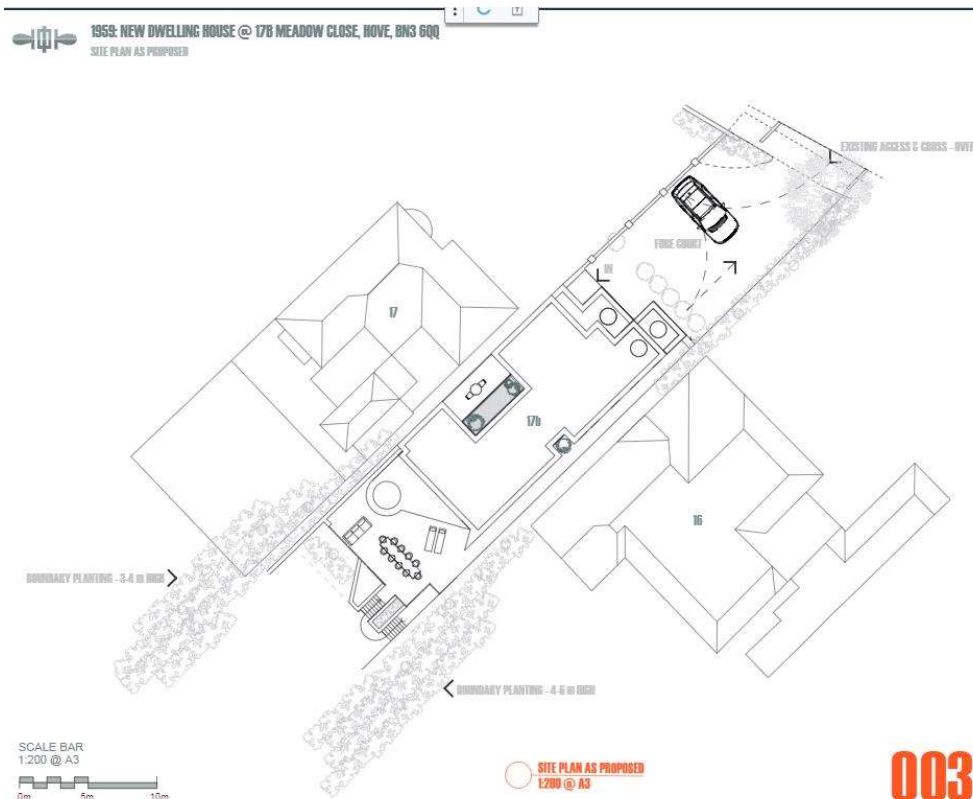


# Existing Block Plan





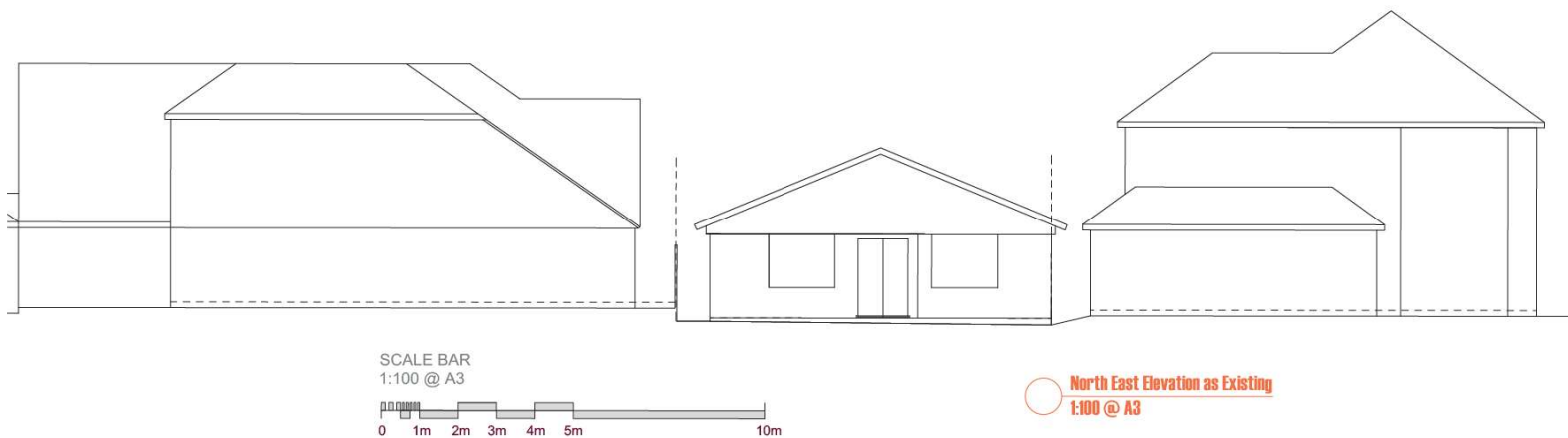
# Proposed Block Plan



003A

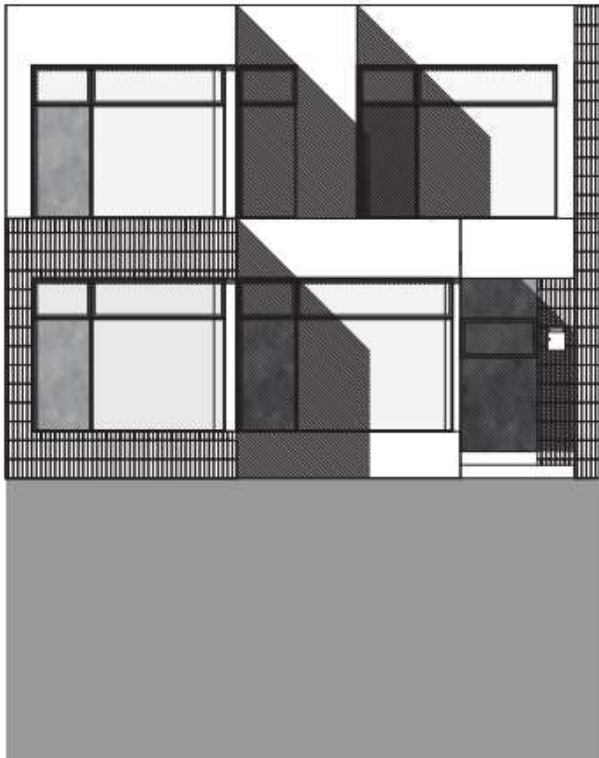


# Existing Front Elevation

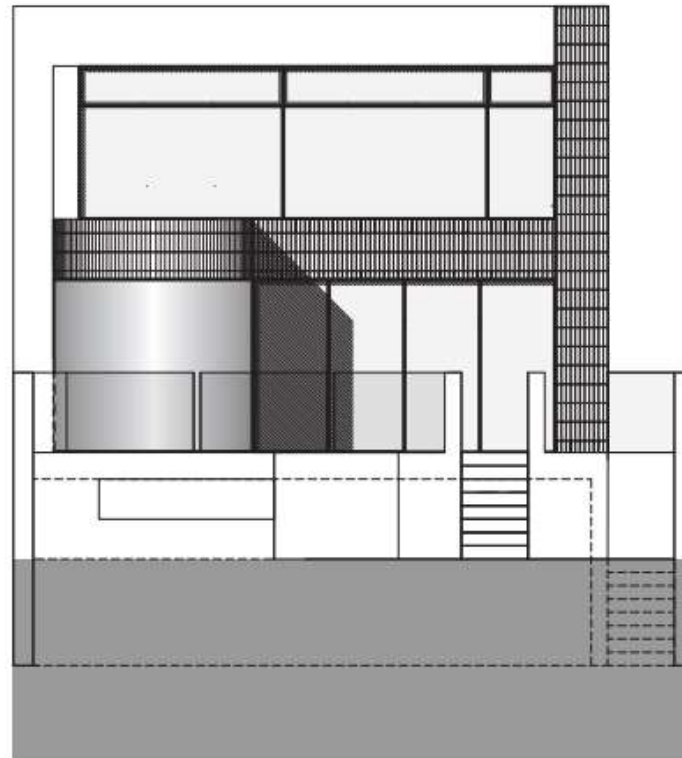


MC/1959/05 : NE. EL - E

# Proposed Front and Rear Elevations

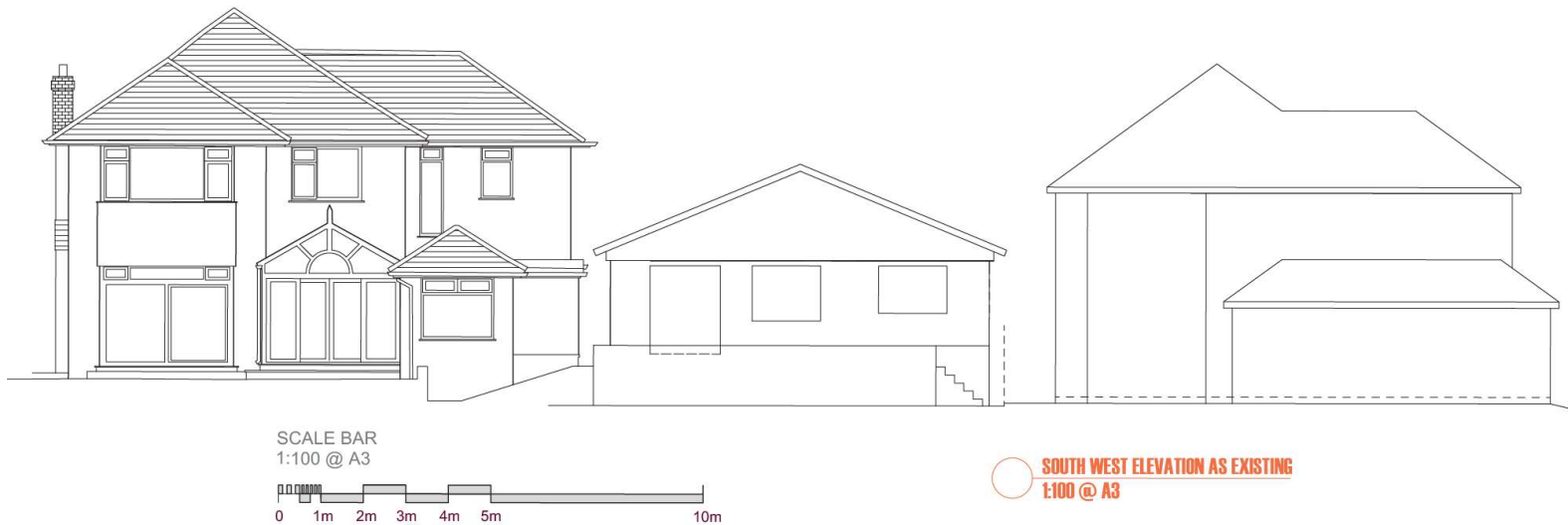


( NORTH EAST ELEVATION



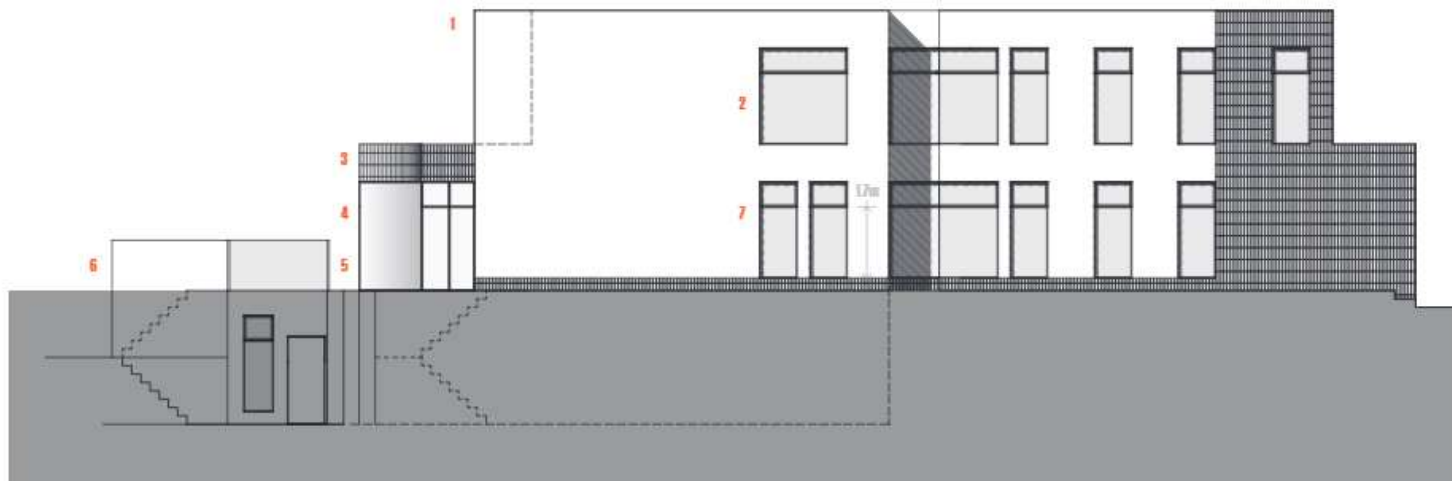
SOUTH WEST ELEVATION

# Existing Rear Elevation



MC/1959/06 : SW. EL - E

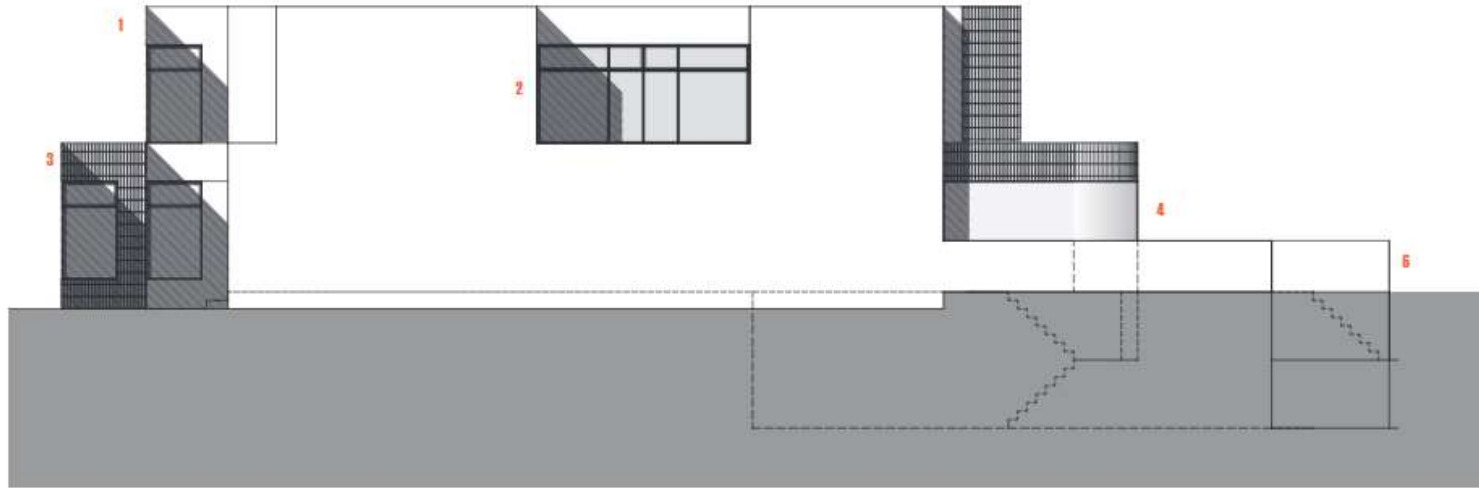
# Proposed East Elevation



SOUTH EAST ELEVATION AS PROPOSED

015A

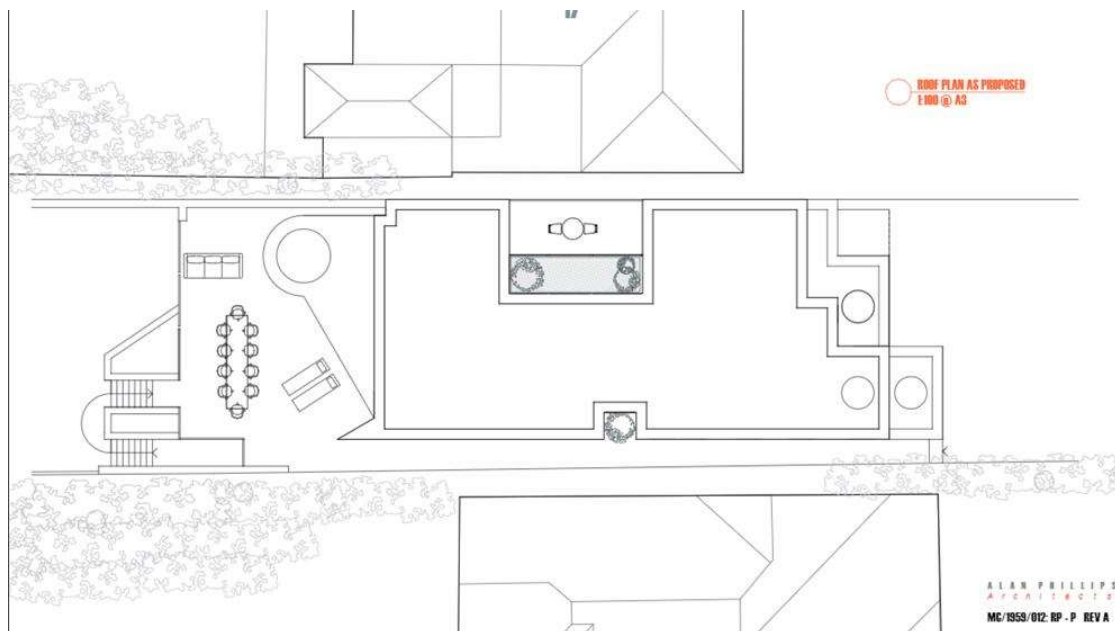
# Proposed West Elevation



NORTH WEST ELEVATION AS PROPOSED

016A

# Proposed Roof Plan



012A

# Contextual Front Elevations



Existing

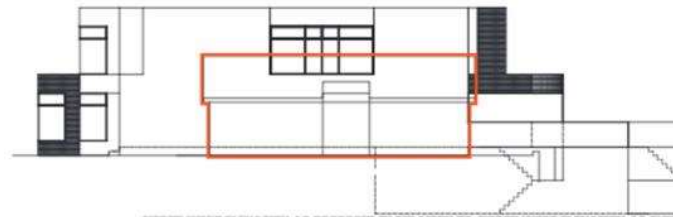
Previously-  
Approved

Proposed

# Existing and proposed elevations overlaid



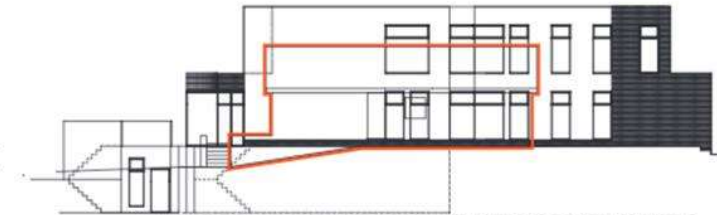
NORTH EAST ELEVATION AS PROPOSED IN RELATION TO NORTH EAST ELEVATION AS EXISTING



NORTH WEST ELEVATION AS PROPOSED IN RELATION TO NORTH WEST ELEVATION AS EXISTING



SOUTH WEST ELEVATION AS PROPOSED IN RELATION TO SOUTH WEST ELEVATION AS EXISTING



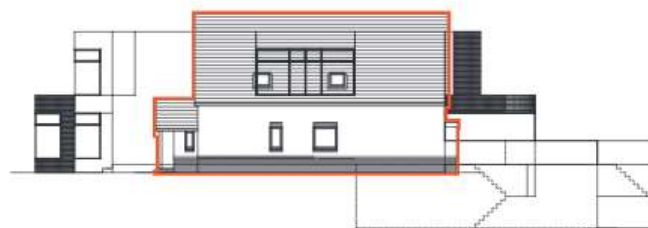
SOUTH EAST ELEVATION AS PROPOSED IN RELATION TO SOUTH EAST ELEVATION AS EXISTING



# Proposed and previously approved-elevations (application BH2017/01594 – no longer extant)



NORTH EAST ELEVATION AS PROPOSED IN RELATION TO NORTH EAST ELEVATION AS APPROVED



NORTH WEST ELEVATION AS PROPOSED IN RELATION TO NORTH WEST ELEVATION AS APPROVED



SOUTH WEST ELEVATION AS PROPOSED IN RELATION TO SOUTH WEST ELEVATION AS APPROVED



SOUTH EAST ELEVATION AS PROPOSED IN RELATION TO SOUTH EAST ELEVATION AS APPROVED

# Representations

## 8 objections plus Cllr Lyons:

- ▶ Overdevelopment, building line too far forward, inappropriate height
- ▶ Restriction of view
- ▶ Overshadowing
- ▶ Noise
- ▶ Too close to boundary
- ▶ Poor design - ultra-modern, harms character of area
- ▶ Loss of tree

## 7 in Support:

- ▶ Good design, contemporary appearance, innovative, would improve neighbourhood.
- ▶ Ecologically friendly
- ▶ Family housing
- ▶ Would improve residential amenity

# Key Considerations

- ▶ Design/impact on character of area
- ▶ Impact on residential amenity

# Conclusion and Planning Balance

- ▶ Design would cause harm to the character of the area and streetscene due to overdevelopment of the site, combined with the modern design and materials.
- ▶ Form and massing would cause harm to the amenity of surrounding residents through loss of light, loss of outlook, and increased overlooking
- ▶ Amount of harm is considered such that refusal is warranted as in conflict with Policies CP12, DM18, DM20 and DM21 in particular.

**Recommend: Refusal**



# 42 Waterloo Street

## BH2024/02461

8<sup>th</sup> January 2025

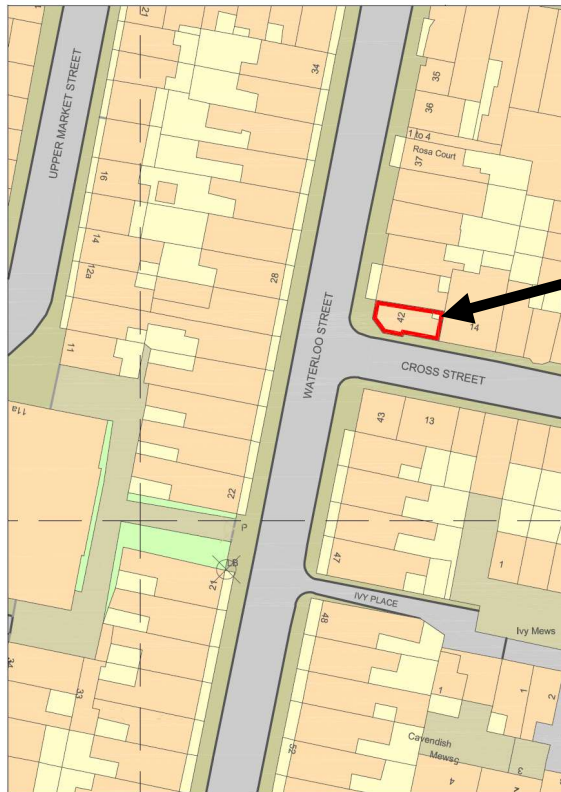


Brighton & Hove  
City Council

# Application Description

- ▶ Conversion of restaurant and staff flat above to create 6no person small house in multiple occupation (C4).
- ▶ No external alterations are proposed.

# Location Plan



**Site**

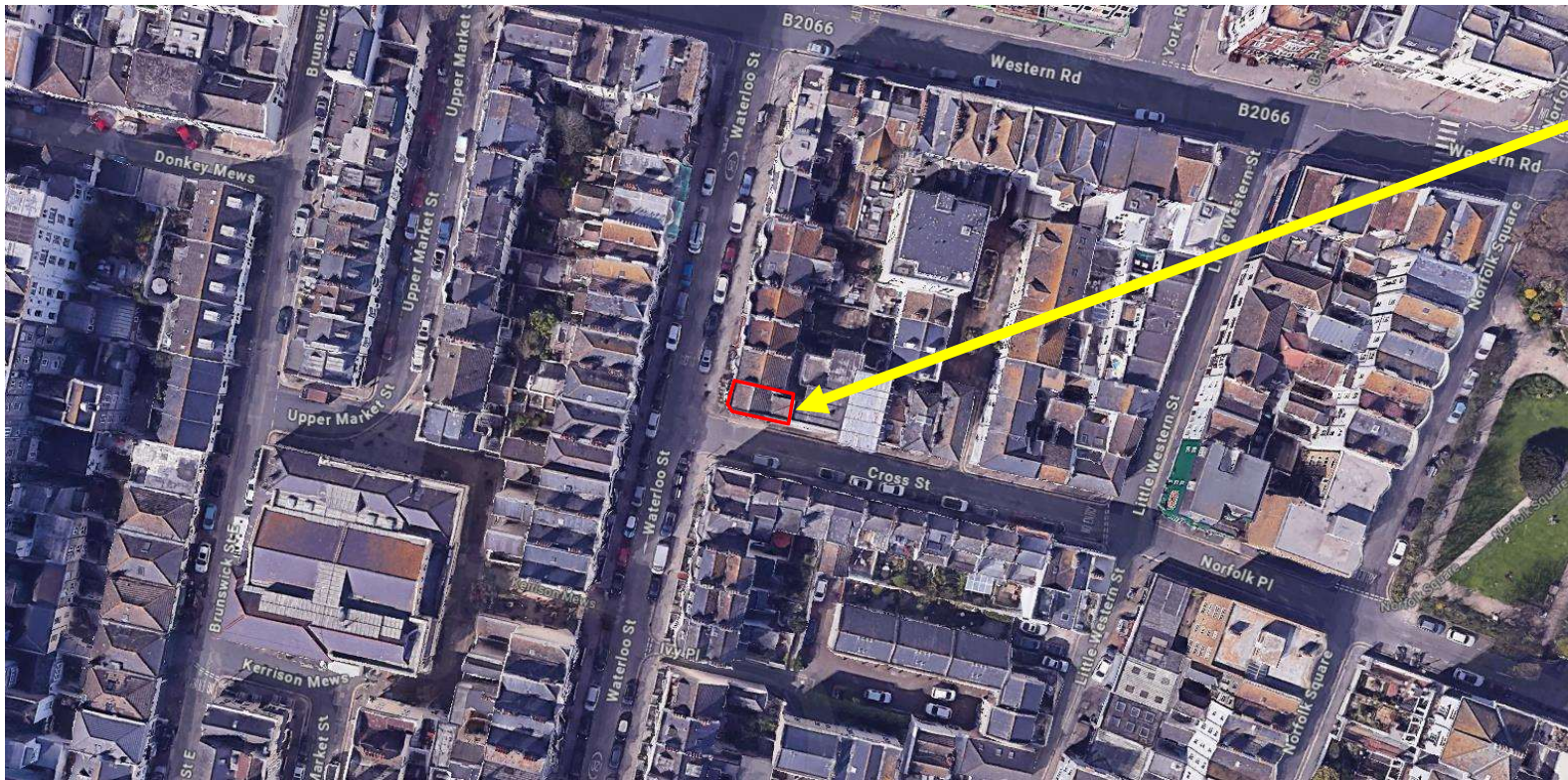


**+LP** Location Map 1:1250

Scale in Metres 1:1250



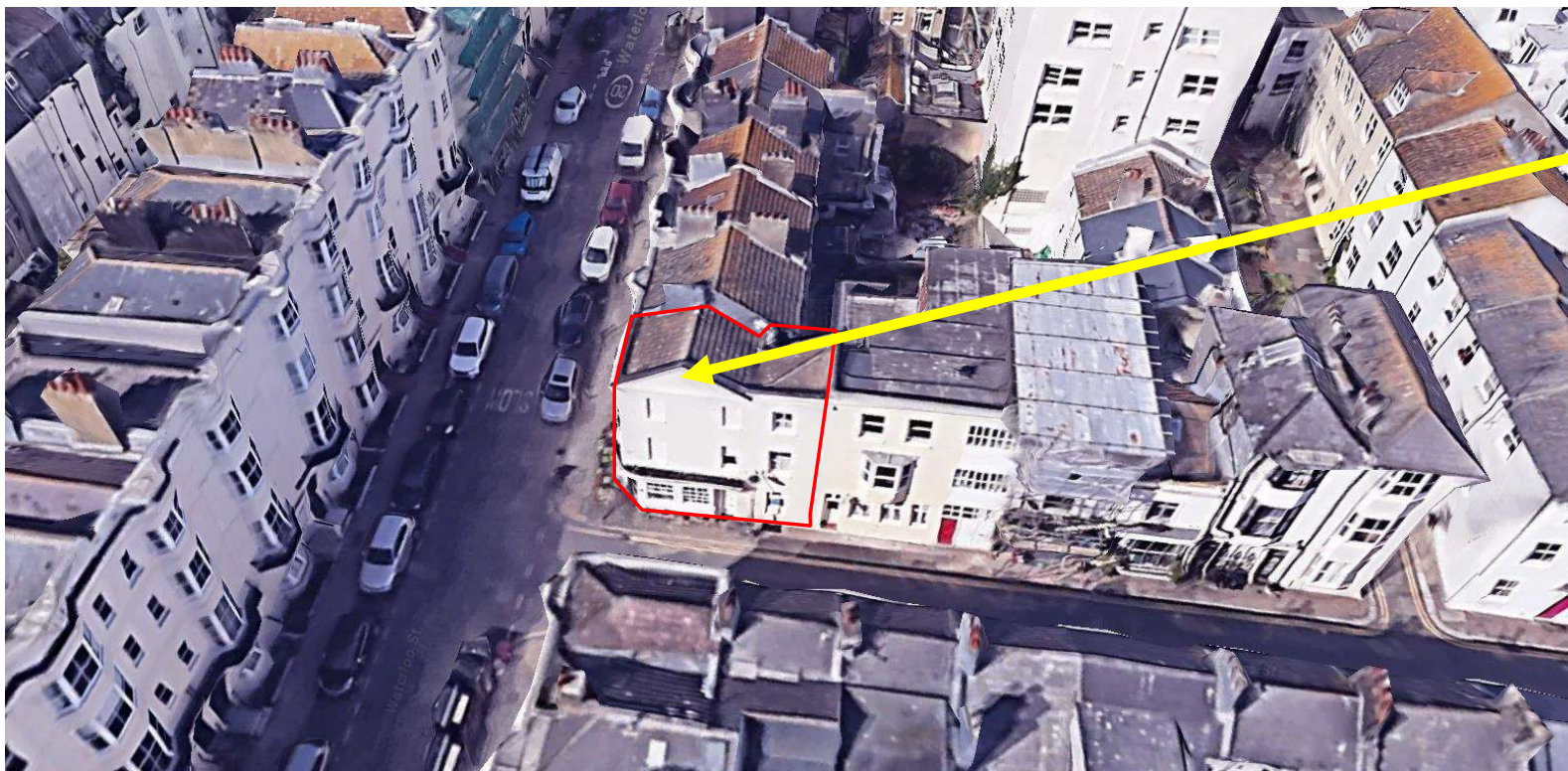
# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



Site

# Street Photo of Site



**Site**

# Block Plan



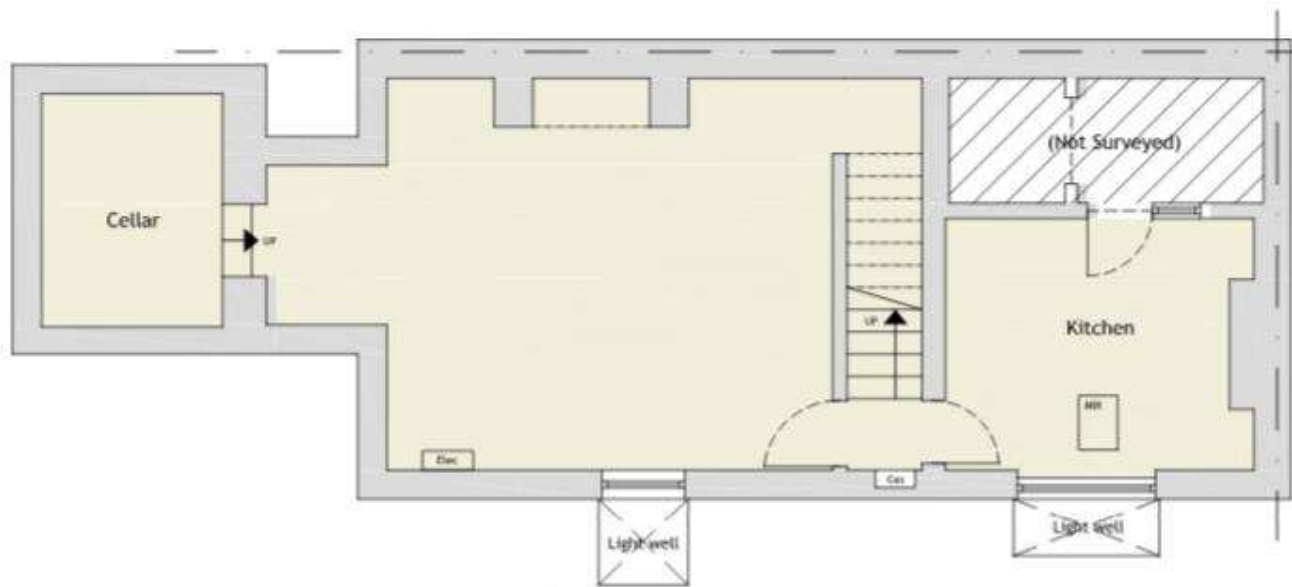
**Site**

+BP Block Plan 1:500  
Scale in Metres 1:500  
0 5 10 15 20 25





# Existing Basement Plan



Basement Floor Area = 42.3m<sup>2</sup>

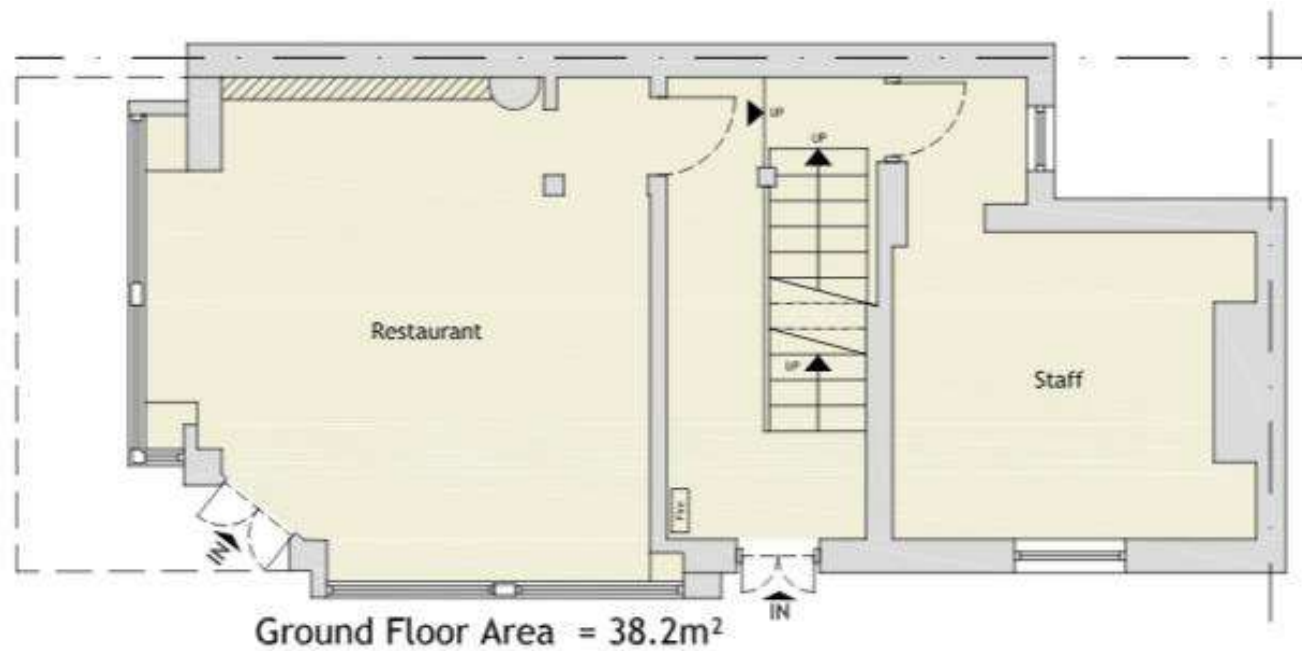
23-P14-10 A



# Proposed Basement Plan

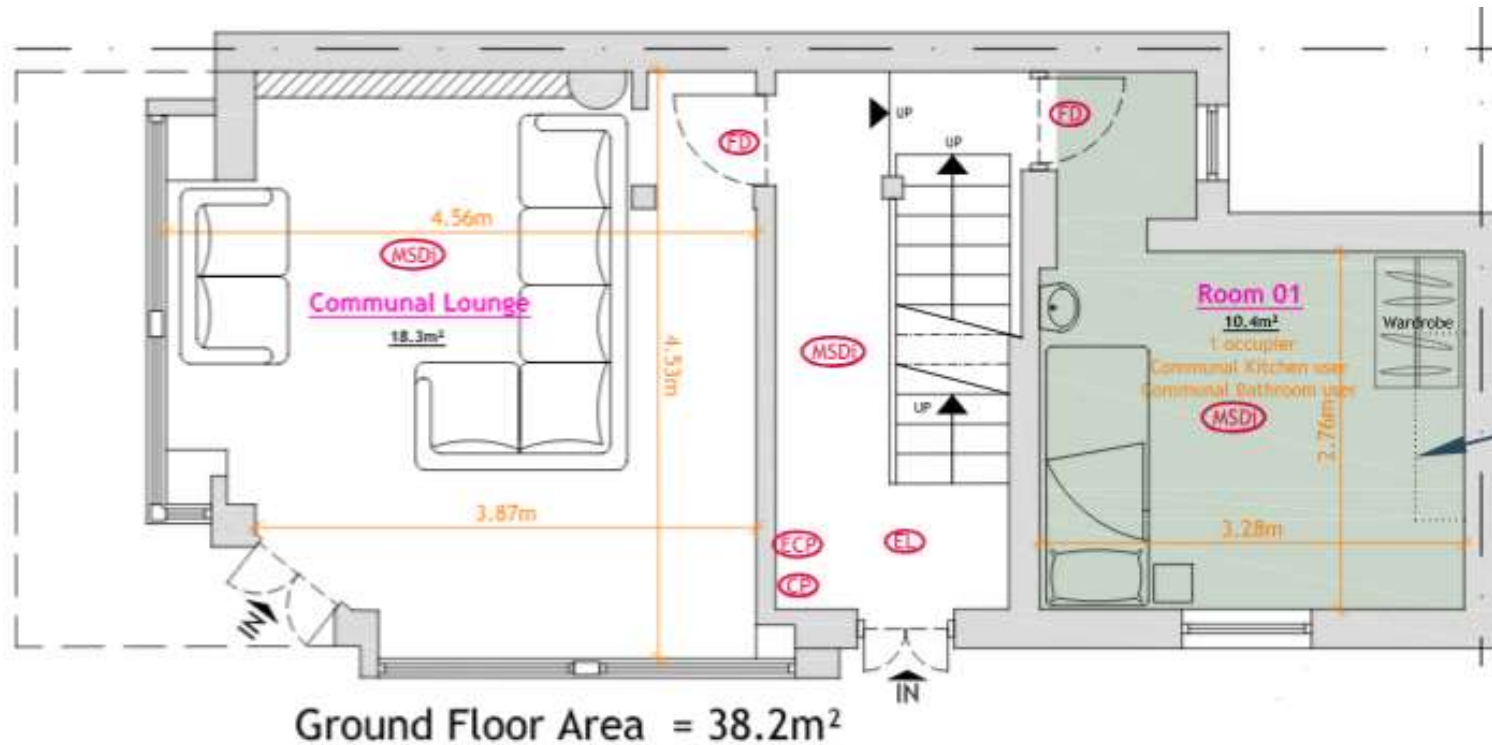


# Existing Ground Floor Plan



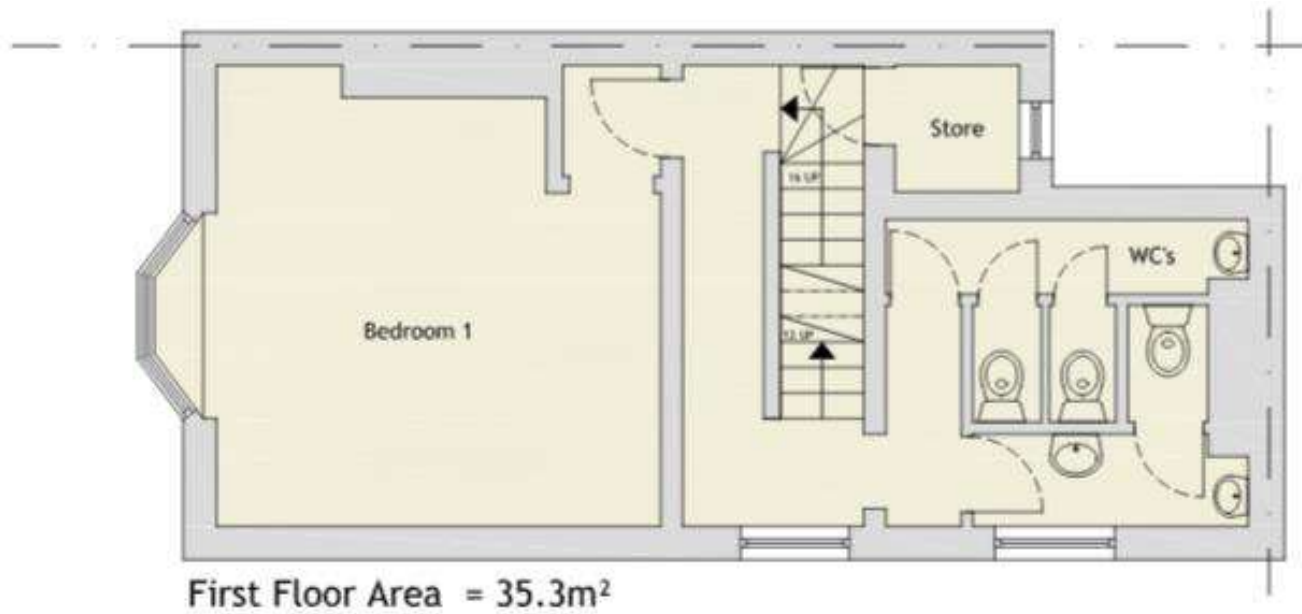
23-P14-10 A

# Proposed Ground Floor Plan



23-P14-60 C

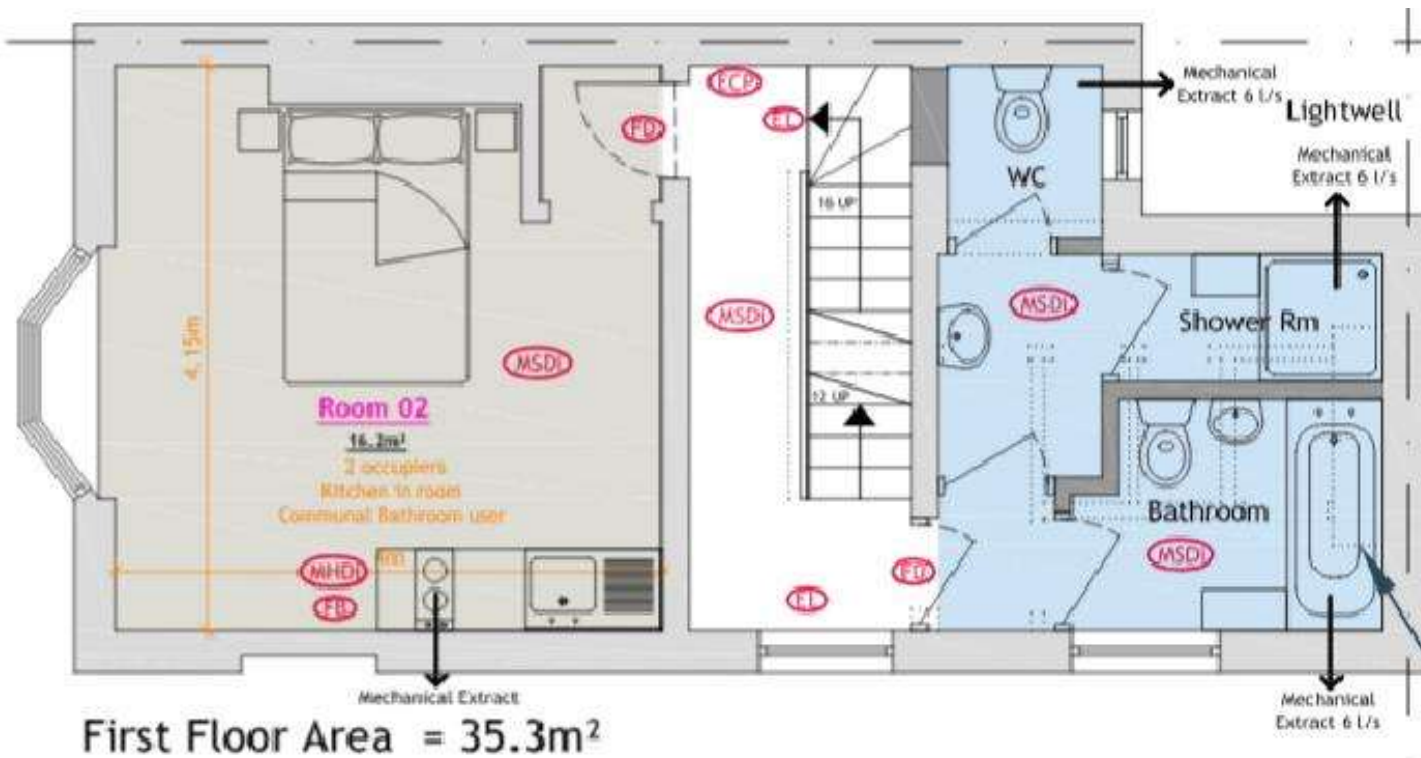
# Existing first floor plan



23-P14-10 A

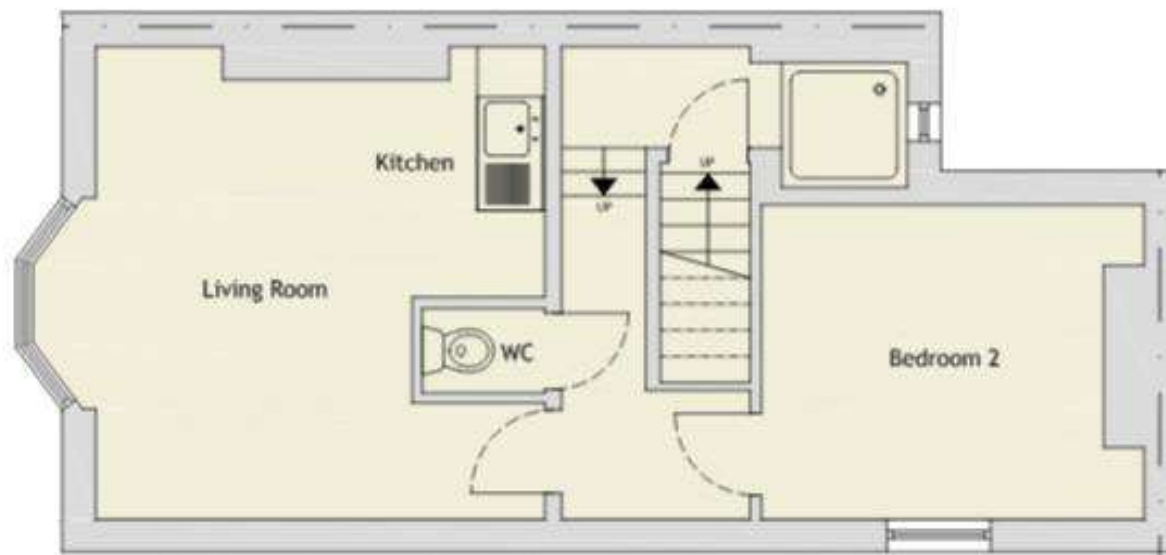


# Proposed First Floor Plan



23-P14-60 C

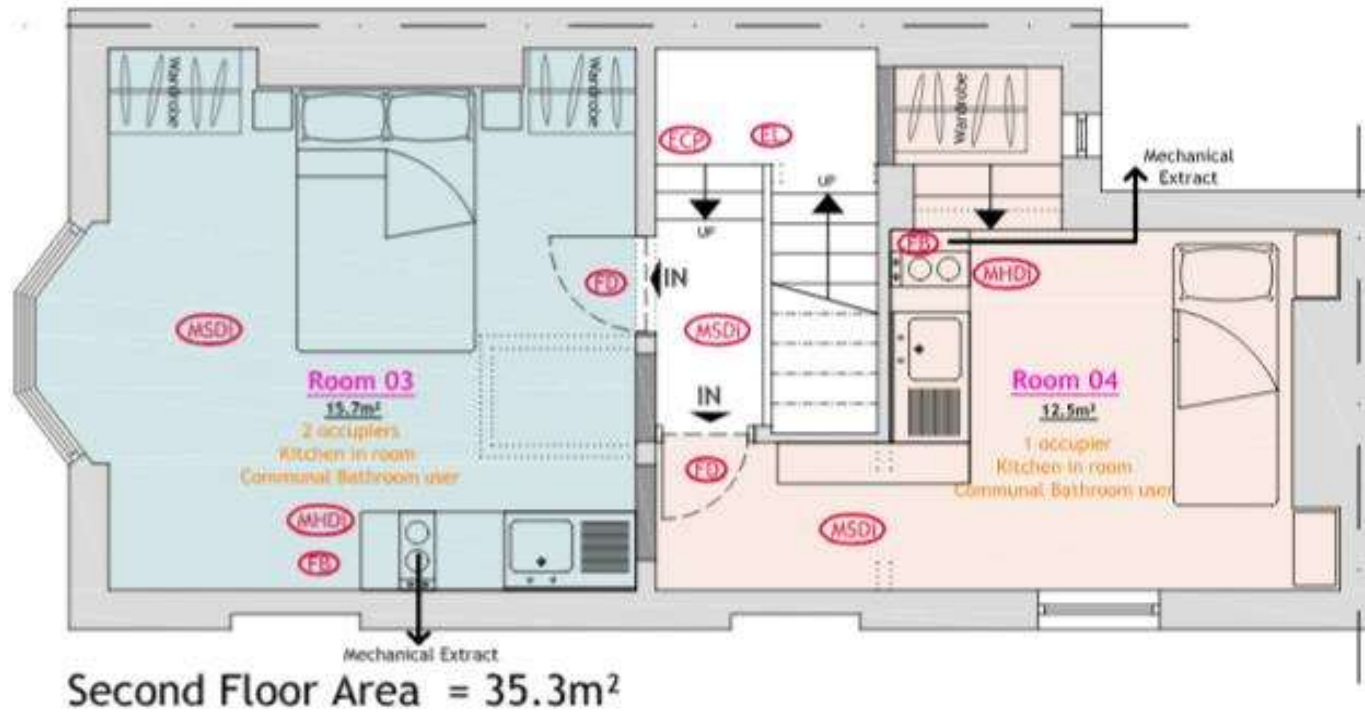
# Existing Second Floor Plan



Second Floor Area = 35.3m<sup>2</sup>

23-P14-10 A

# Proposed Second Floor Plan



23-P14-60 C

# Representations

- ▶ **Seven (7) objections** and Councillor Sykes:
- ▶ Parking stress
- ▶ Pressure on refuse/recycling bins
- ▶ Noise impact: sound proofing/mitigation should be included
- ▶ Substandard living conditions
- ▶ Fire risk
- ▶ Too many HMOs already
- ▶ Risk of communal space being converted to bedroom



# Key Considerations

- ▶ Principle of Change of Use
- ▶ Standard of Accommodation
- ▶ Impact on neighbour amenity
- ▶ Whether the reason for refusal of BH2024/01729 (standard of accommodation) has been overcome

# Conclusion and Planning Balance

- ▶ Compared with refused application (BH2024/01729) occupation level reduced from 8 to 6 (maximum) and additional living room provided
- ▶ No policy protection of restaurant use.
- ▶ Concentration of HMOs within 50m is 5.34% in accordance with CP21.
- ▶ Concentration of HMOs in the wider area is 2.7% in accordance with DM7.
- ▶ Standard of accommodation is acceptable and improved over refused application.
- ▶ Activity associated with the proposed use is not considered likely to exceed that of the previous use of the building as a restaurant and flat.
- ▶ **Recommend: Approval**

# Studio Workshop at Rear of 49 Elm Drive

BH2024/01873

8<sup>th</sup> January 2025



Brighton & Hove  
City Council

# Application Description

- ▶ Alterations to approved scheme BH2023/01017, incorporating the deletion of north facing windows, and the reduction in height of the east end of the dormer, and other associated alterations. (Retrospective)

Namely:

- Removal of 2no. pre-existing windows from west elevation;
- Omission of 2no. approved windows from north elevation
- Alterations to the front elevation fenestration
- Flat dormer changed to sloping, with tiling up to the underside of the dormer window;
- Application of white painted render to the exterior walls
- Installation of grey weatherboarding to the gable end of the roof
- Installation of 4no. Photovoltaic (solar) panels to south facing roof
- Installation of an Air Source Heat Pump (ASHP) to the front of the property (both have been installed under Permitted Development rights)



# Approved Under BH2023/01017

- ▶ Note: the following works have already been approved under application BH2023/01017:
  - Erection of a hipped roof, with a gabled end to the north facing elevation
  - Erection of a dormer on the east facing roof slope
  - The installation of 2no. rooflights to the west facing roofslope, and 1no. rooflight to the south facing roofslope
  - Fenestration alterations, including the bi-fold doors installed on the east facing elevation
  - The removal of a summerhouse, to be replaced by trees

# Site Location Plan



**Site**

# Aerial Photo of Site

Site





# 3D Aerial Photo of Site

Site



Brighton & Hove  
City Council



## Street Photo of Site (to rear of main dwelling)



Site

# Site Photo (Front Elevation)





## Site Photo (Rear, From Wayfield Avenue)



# Site Photo (East Facing Side Elevation)

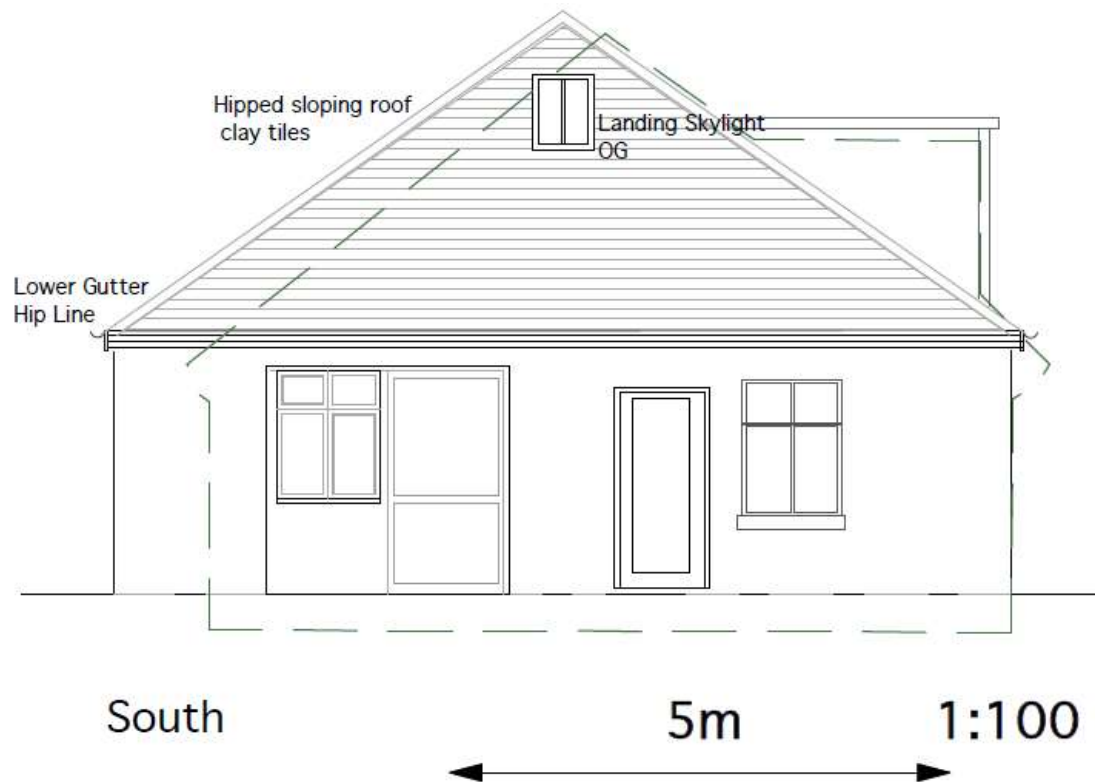




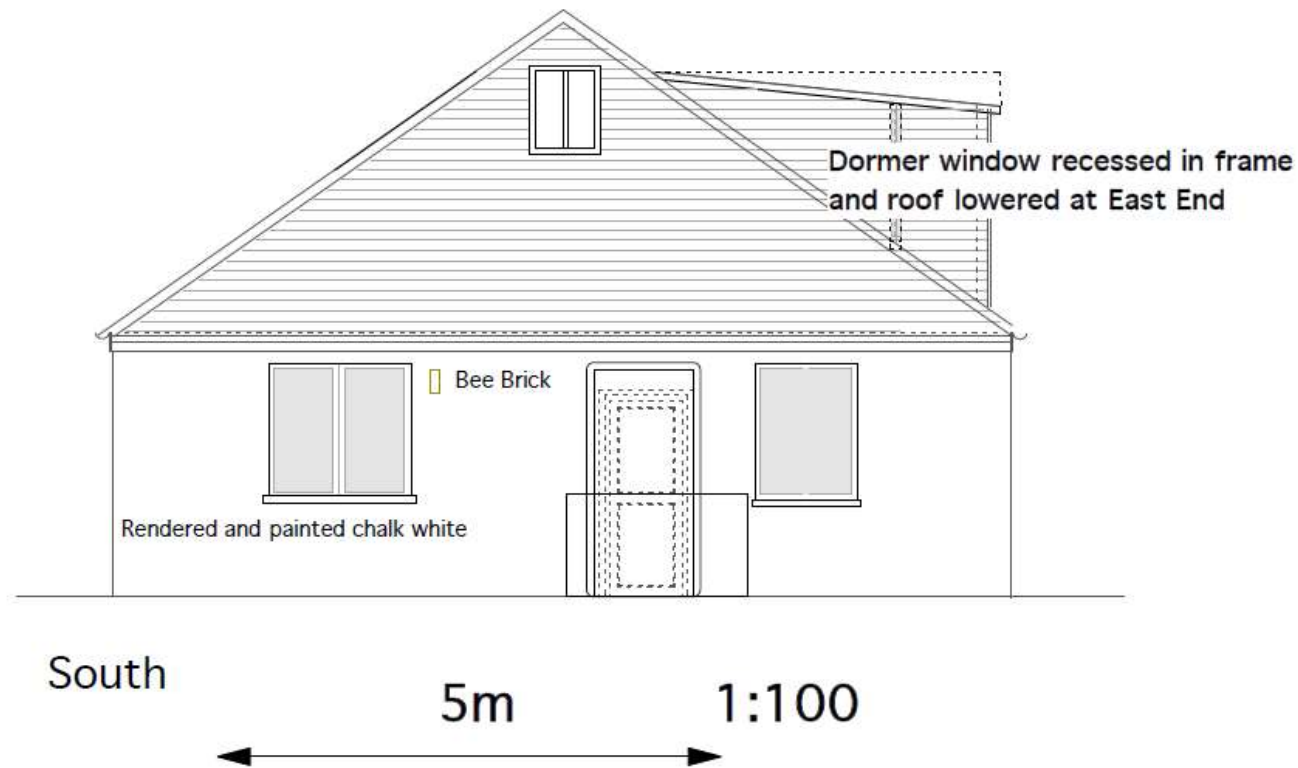
# Site Photo (View From Dormer)



# Approved Front Elevation



# Built Front Elevation



PLAN 1

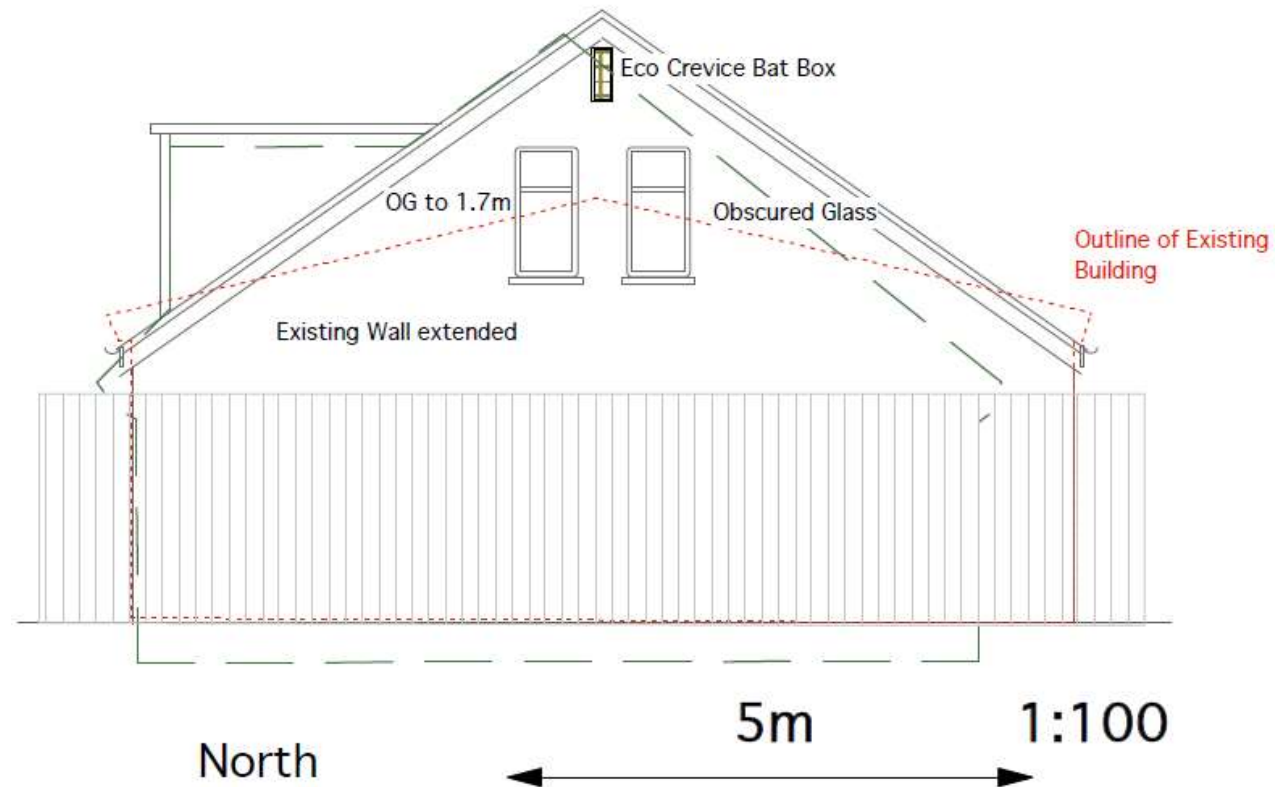
## Built Front Elevation (With PV Panels and ASHP, permitted under PD rights)



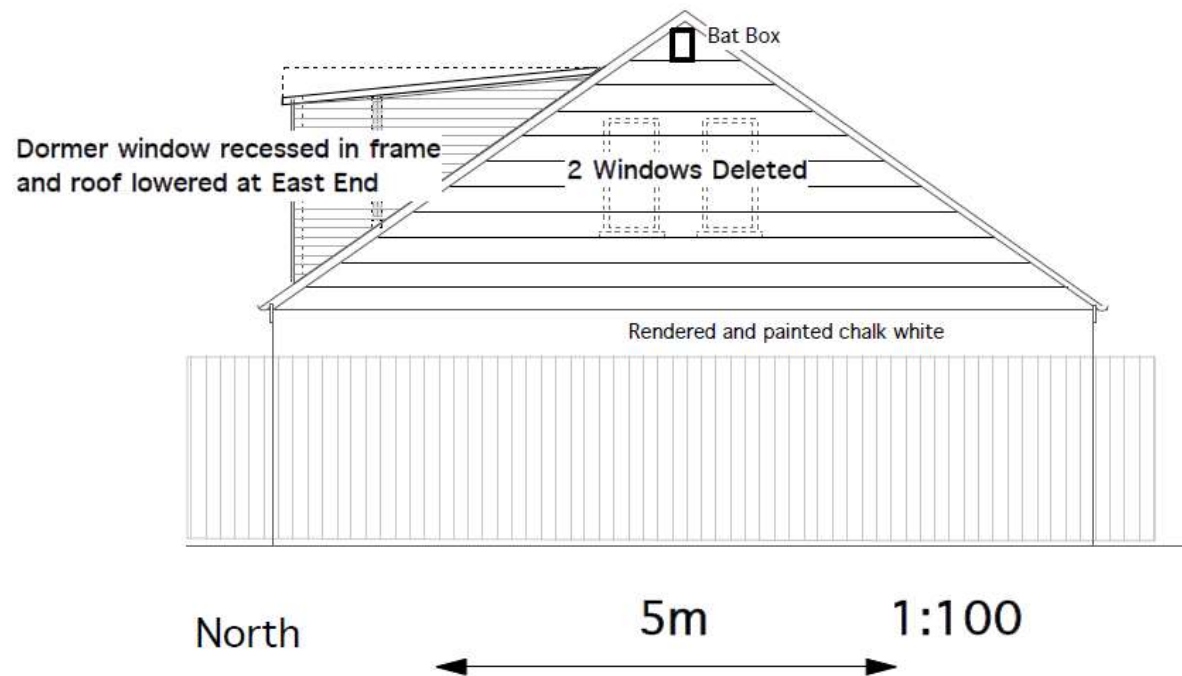
Plan 1A



# Approved Rear Elevation

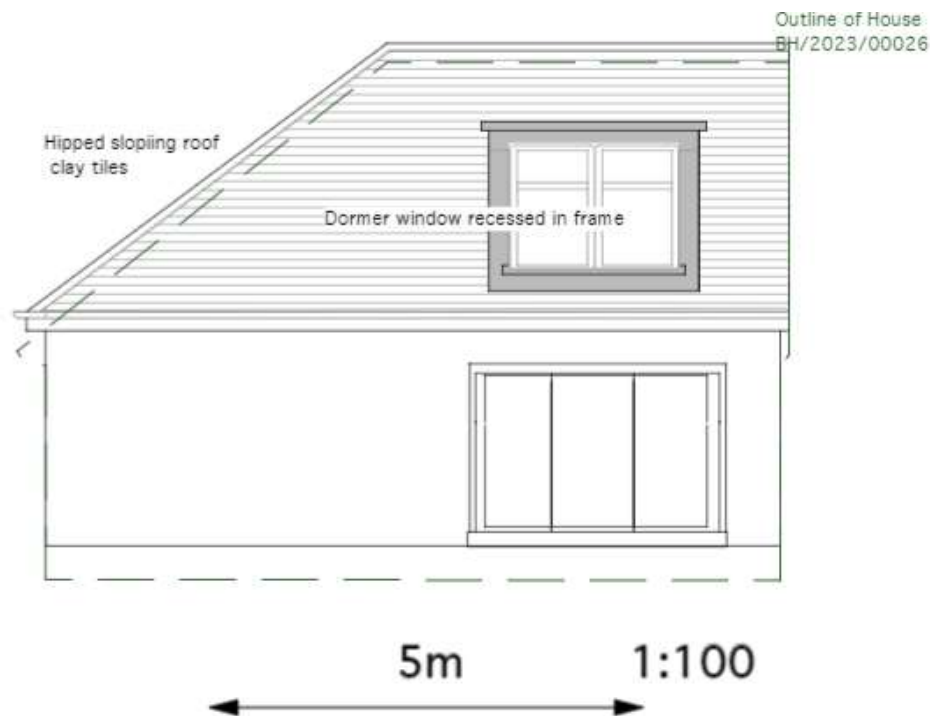


# Built Rear Elevation

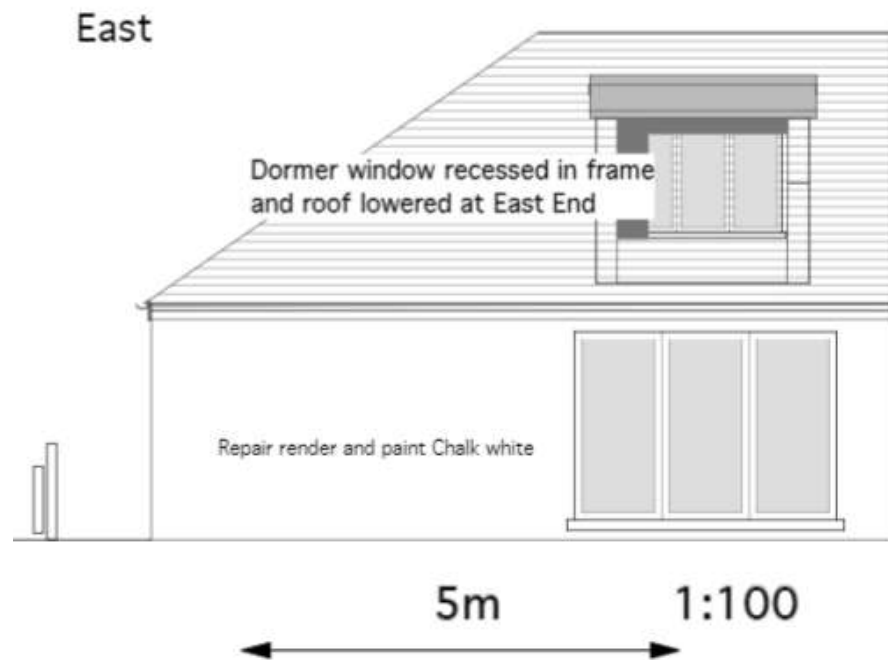


PLAN 1

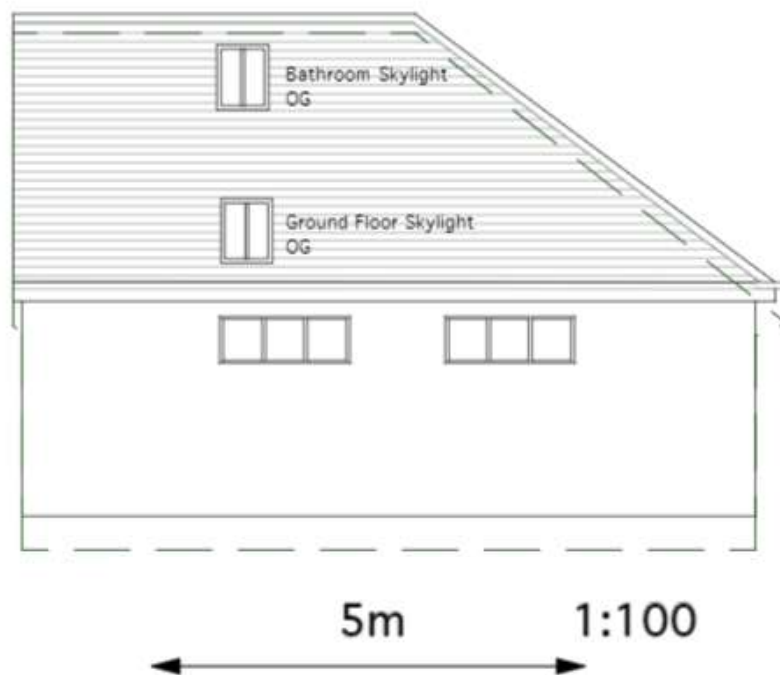
# Approved East Facing Side Elevation



# Built East Facing Side Elevation

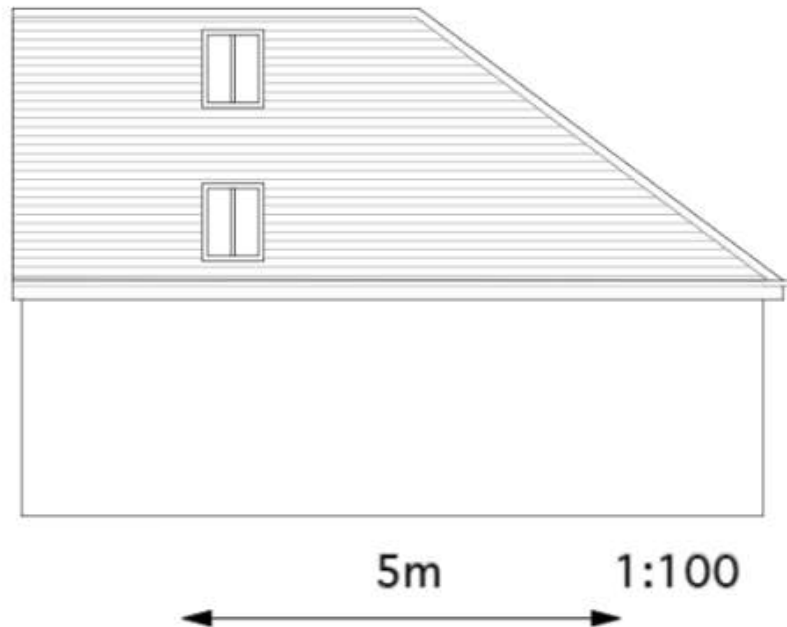


# Approved West Facing Side Elevation





# Built West Facing Side Elevation



# Representations

**6 (six) objections** received including Councillor Hewitt.

- ▶ Inappropriate height of development
- ▶ Noise pollution
- ▶ Overdevelopment/excessive building density/too close to boundary
- ▶ Overshadowing/light loss/loss of outlook
- ▶ Overlooking/loss of privacy
- ▶ Additional traffic/parking stress
- ▶ Undesirable precedent
- ▶ Potential for being converted into an HMO
- ▶ Concerns over the development differing to what was approved
- ▶ Concerns relating to the depth of the foundations

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# Key Considerations

- ▶ Design, character and appearance
- ▶ Impact on neighbouring amenity

# Conclusion and Planning Balance

- ▶ Development is not readily visible from the public realm, with negligible impact on the streetscene.
- ▶ Use of white render rather than painted breeze blocks, has improved the appearance; materials considered appropriate.
- ▶ No significant harm to neighbouring amenity identified. Many objections relate to the works already approved, rather than proposed alterations.
- ▶ Sloping of the dormer and the fenestration alterations have resulted in a marginal improvement to neighbouring amenity.

**Recommend: Approval**





# 149 Surrenden Road

## BH2024/00553

8 January 2025

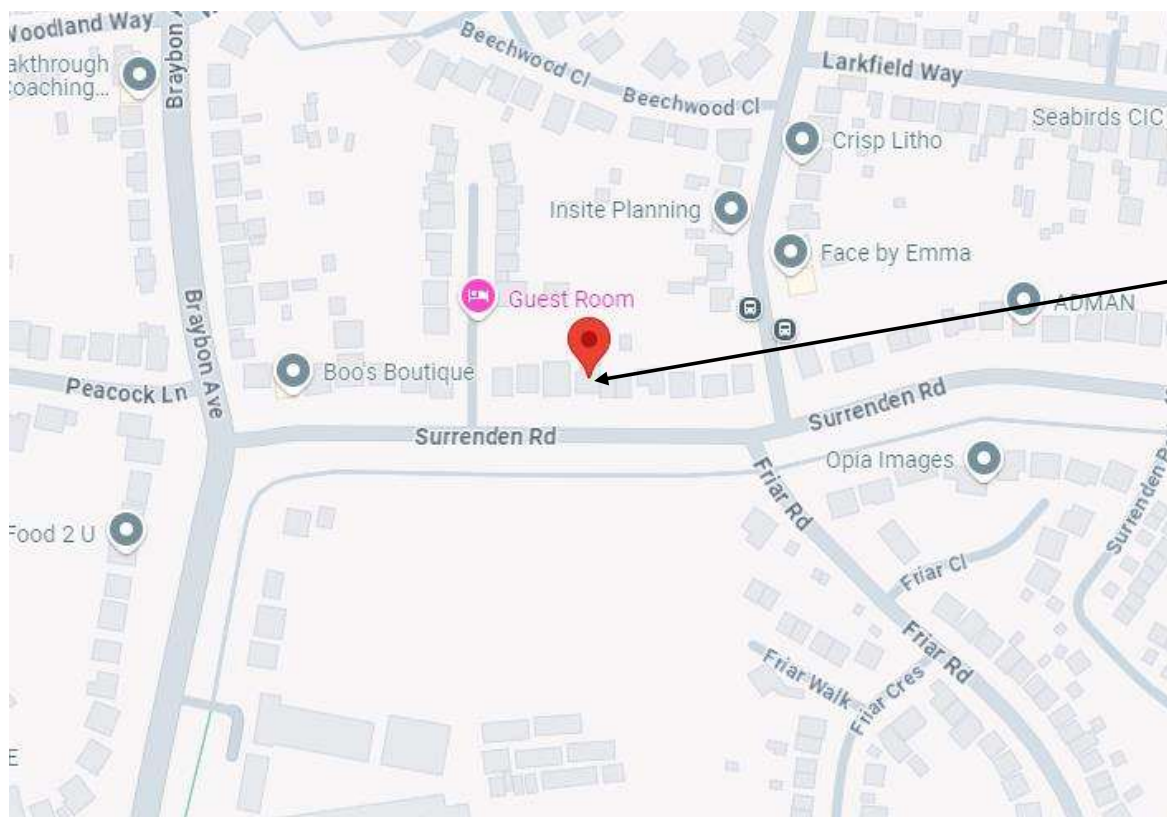


Brighton & Hove  
City Council

# Application Description

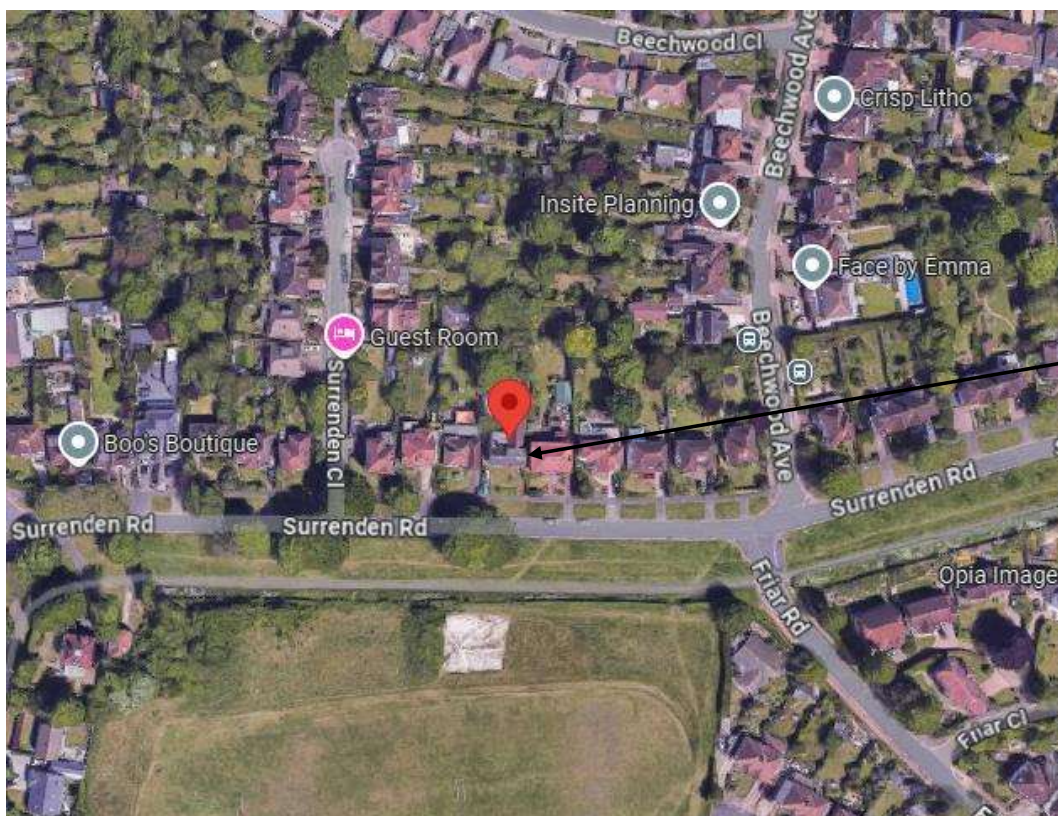
- Planning permission is sought for the re-modelling of the existing dwelling to include new pitched roof with front projecting gable and inset front balcony, erection of single storey side and rear extensions, new rooflights to existing rear projection, removal of existing conservatory, revised fenestration, landscaping alterations, raised area to the front of the property and associated works.

# Map of Application Site



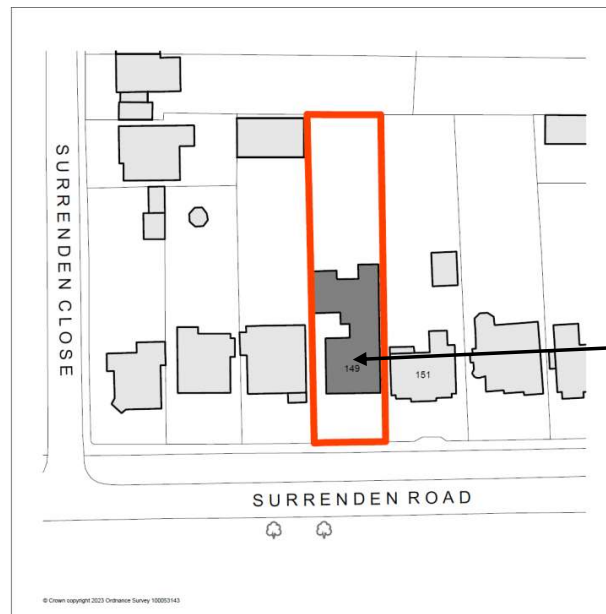
Site

# Map of Application Site



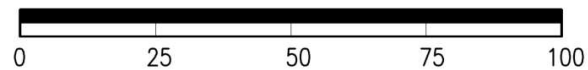
Site

# Existing Location Plan



**Site**

Location Plan 1:1250

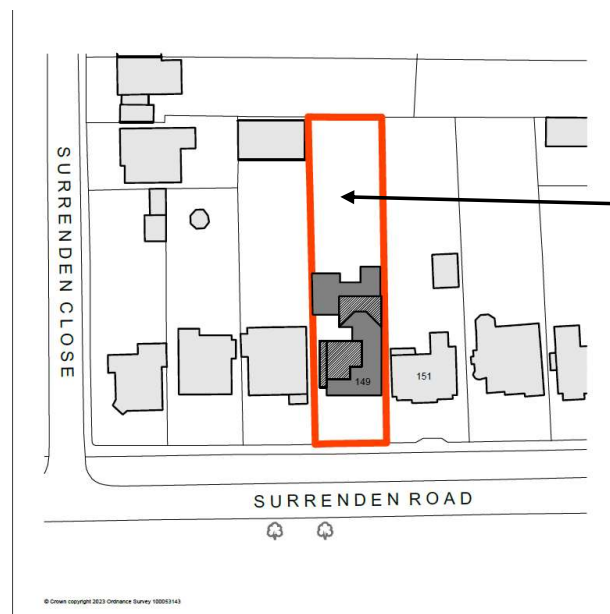


Scale In Metres

164.EX.01

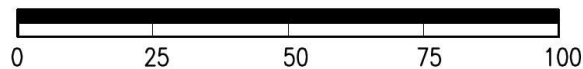


# Proposed Location Plan



**Site**

Location Plan 1:1250



Scale In Metres

# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



Site

# Street Photo of Site

Site



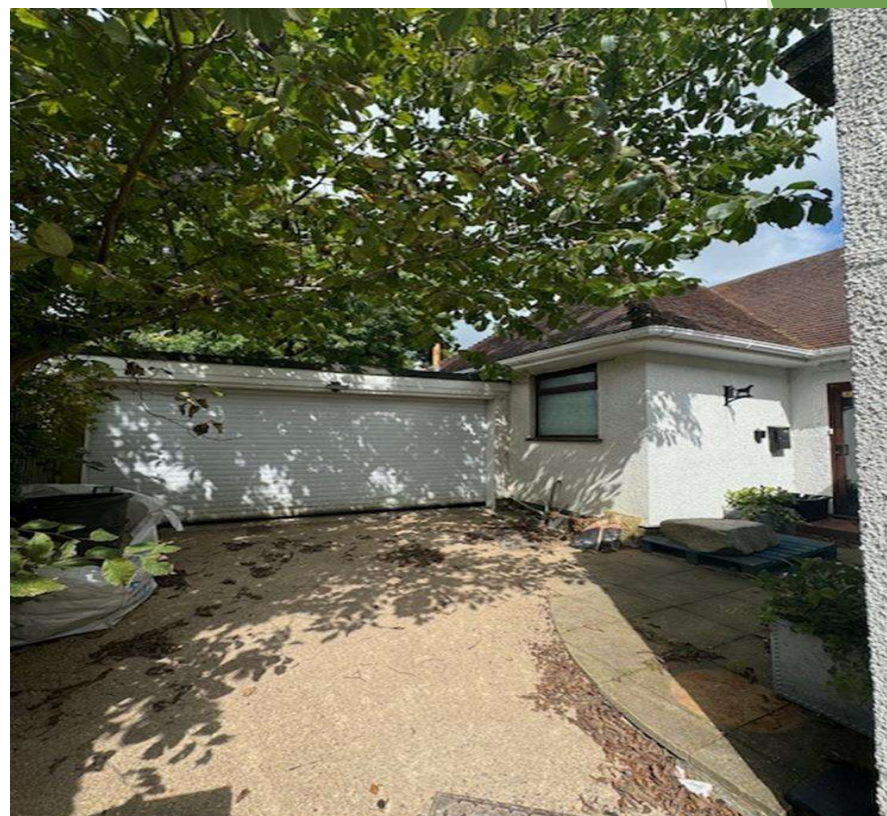
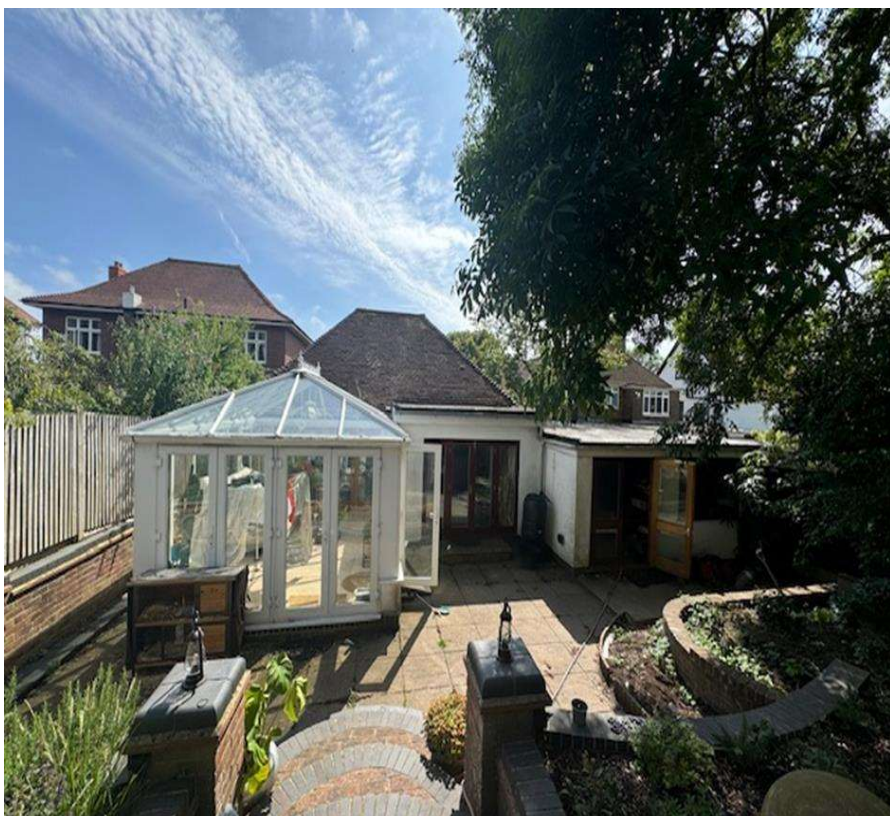


# Other Photos of Site





# Other Photos of Site



Brighton & Hove  
City Council



# Other Photo of Site



# Existing Block Plan



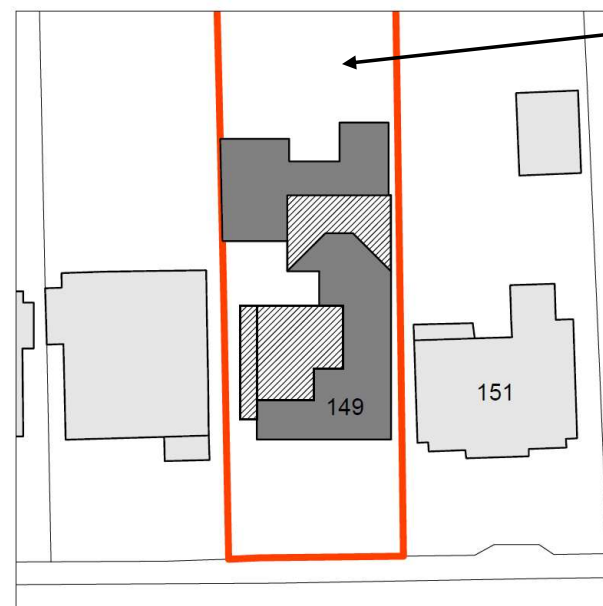
**Site**

Site Plan 1:500



164.EX.01

# Proposed Block Plan



Site

Site Plan 1:500



0 10 20 30 40  
Scale In Metres

164.PL.02



# Existing Front/Rear Elevations



Existing Front Elevation (south) 1:100



Existing Rear Elevation (north) 1:100

164.EX.02

# Proposal Before Amendments



# Proposed Front Elevation



Proposed Front Elevation (south) 1:100

# Proposed Rear Elevation



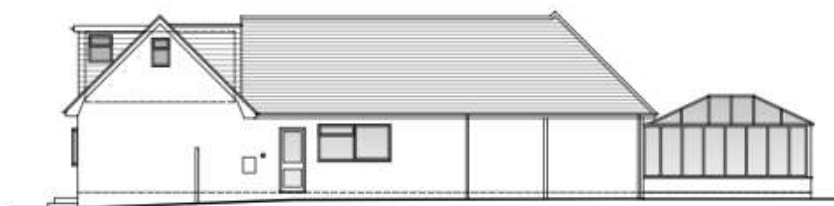
Proposed Rear Elevation (north) 1:100



164.PL.03



# Existing Side Elevations



Existing Side Elevation (east) 1:100



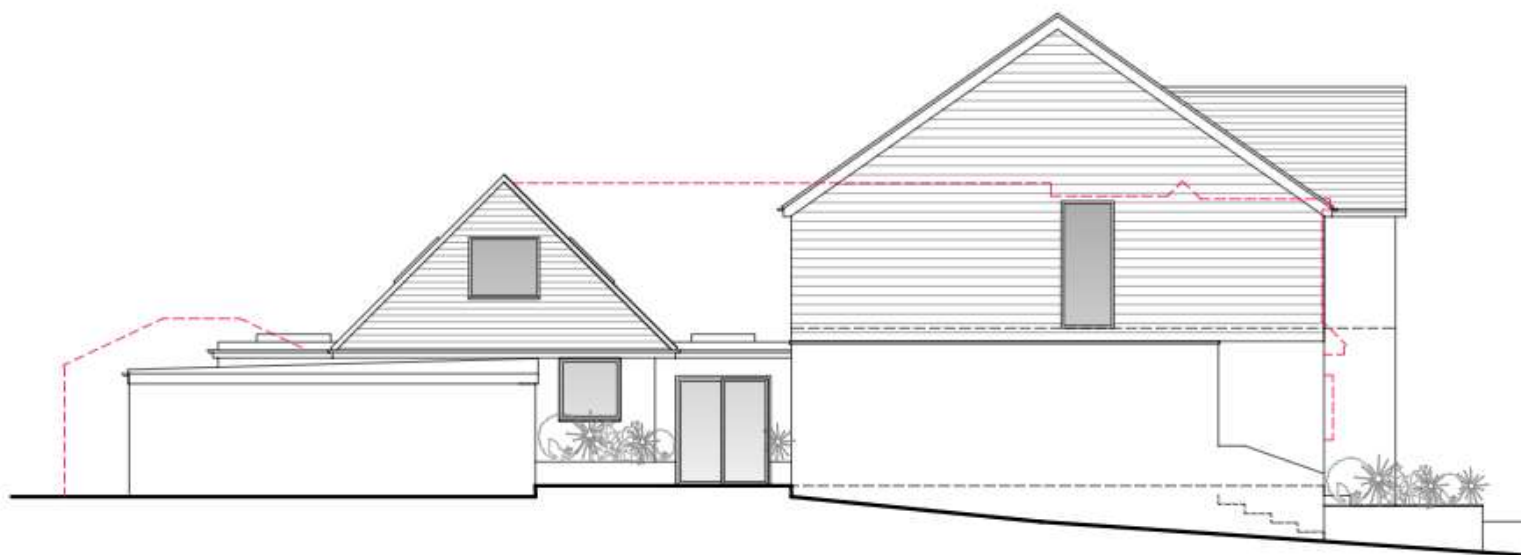
Existing Side Elevation (west) 1:100

# Proposed Side Elevations (East)



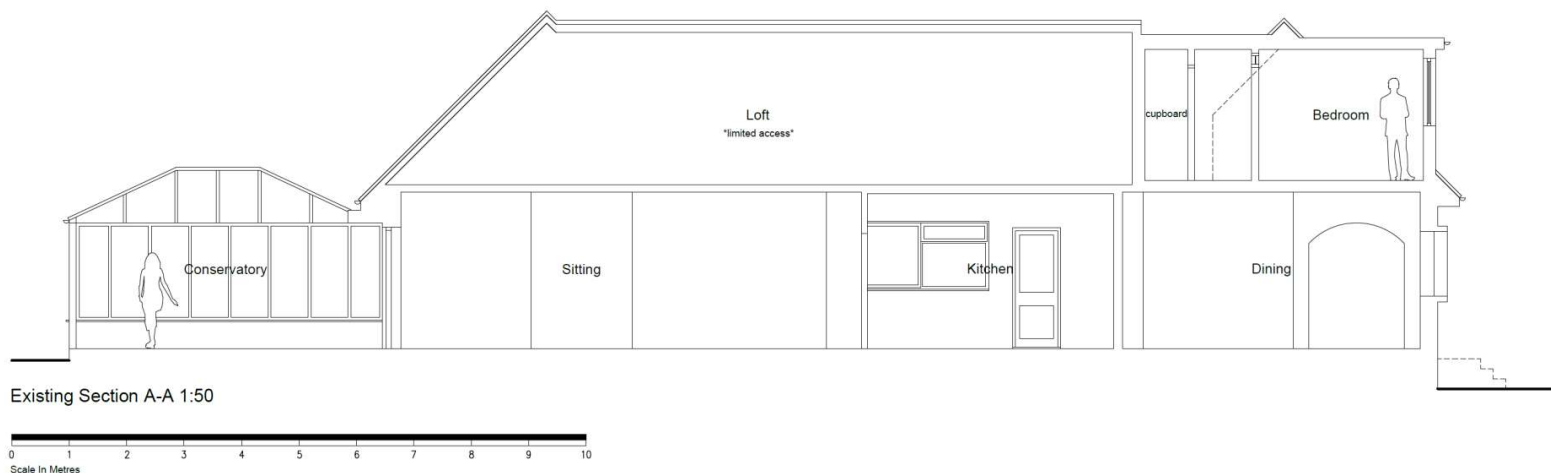
Proposed Side Elevation (east) 1:100

# Proposed Side Elevations (West)



Proposed Side Elevation (west) 1:100

# Existing Site Section



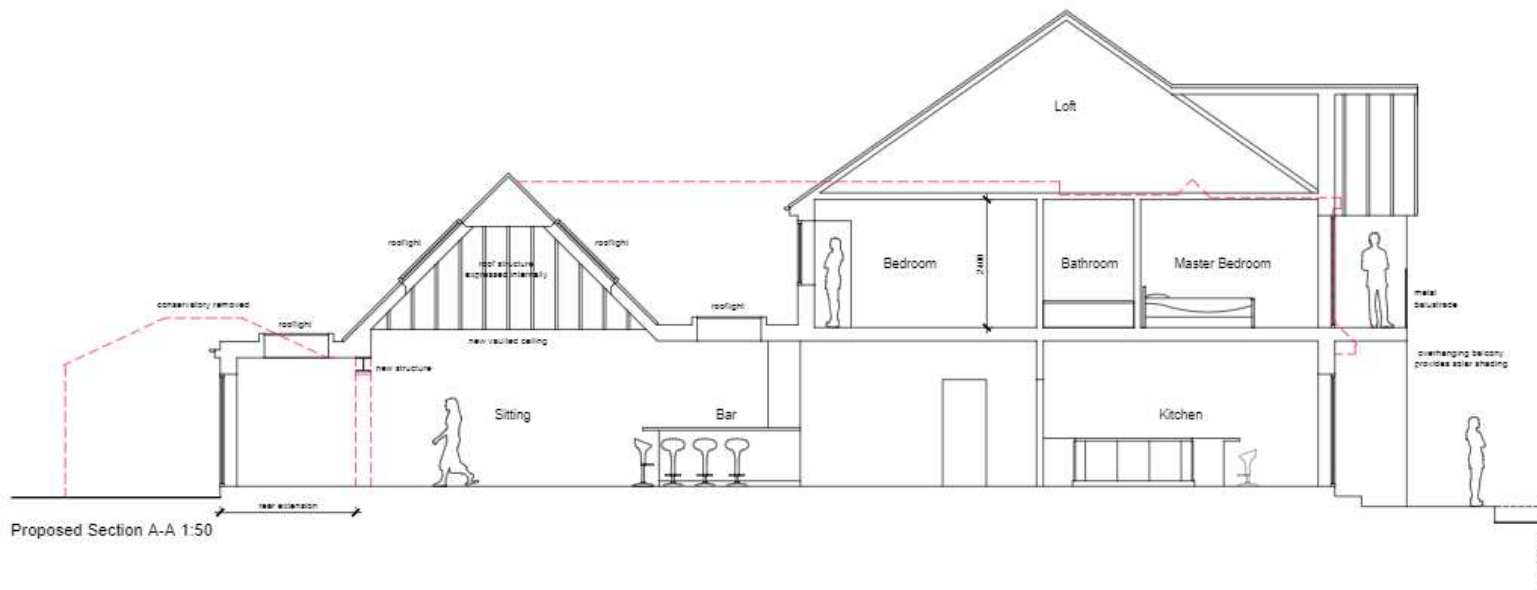
Existing Section A-A 1:50

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

164.EX.02

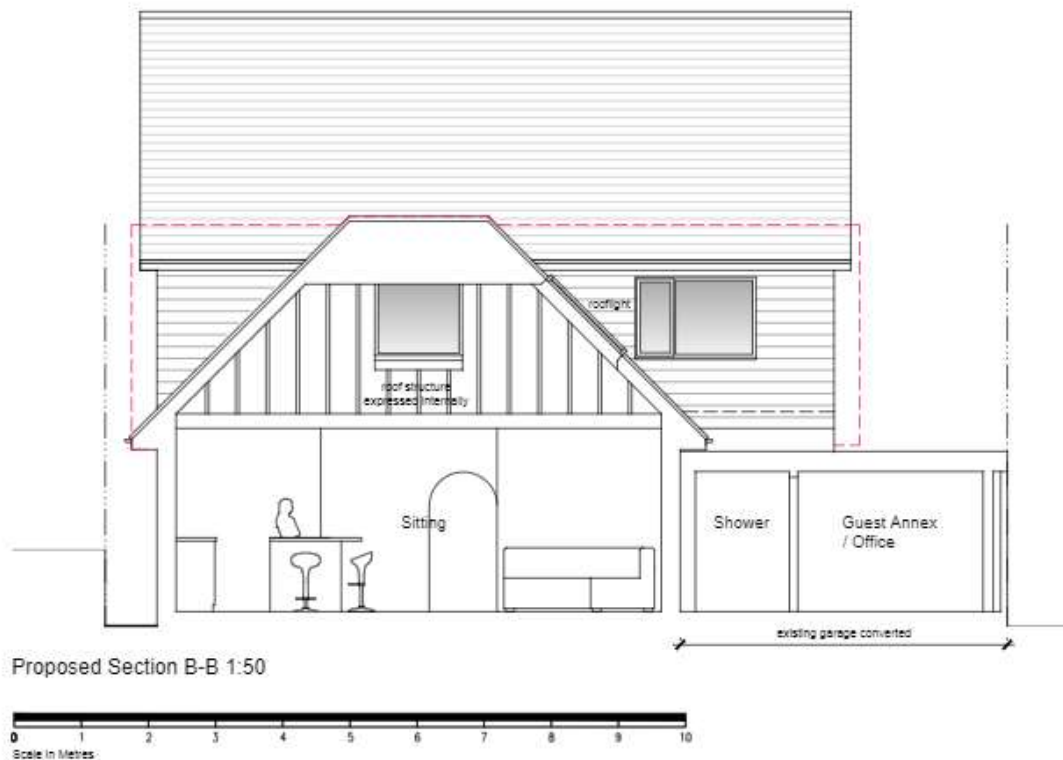


# Proposed Site Section



164.PL.02

# Proposed Site Section



164.PL.02

# Proposed Site Section



Proposed Section C-C 1:50

164.PL.02

# Representations

## ► **Six (6) objections to original consultation:**

- Overdevelopment
- Overshadowing
- Restriction of view
- Too close to the boundary
- Poor design
- Inadequate drawings
- Inappropriate Height of Development
- Overlooking

## ► **One objection to reconsultation:**

- Loss of privacy due to the conversion of the rear garage.



# Key Considerations

- ▶ Design of the proposal
- ▶ Impacts on neighbouring amenity

# Conclusion and Planning Balance

- ▶ Majority of objections relate to earlier scheme - resolved through amendments reducing height and bulk of rear alterations, visually improving scheme.
- ▶ Works to front considered to improve and consolidate the frontage of building, assimilate well with area, visual improvement over the existing property.
- ▶ Side extension would be set back from the property's front elevation so no visual harm.
- ▶ Rear extension replaces existing conservatory, considered acceptable.
- ▶ Minimal impact on neighbouring amenity.
- ▶ **RECOMMENDATION: APPROVE**

111

# 14 Nicholson Place

## BH2024/02132

8<sup>th</sup> January 2025



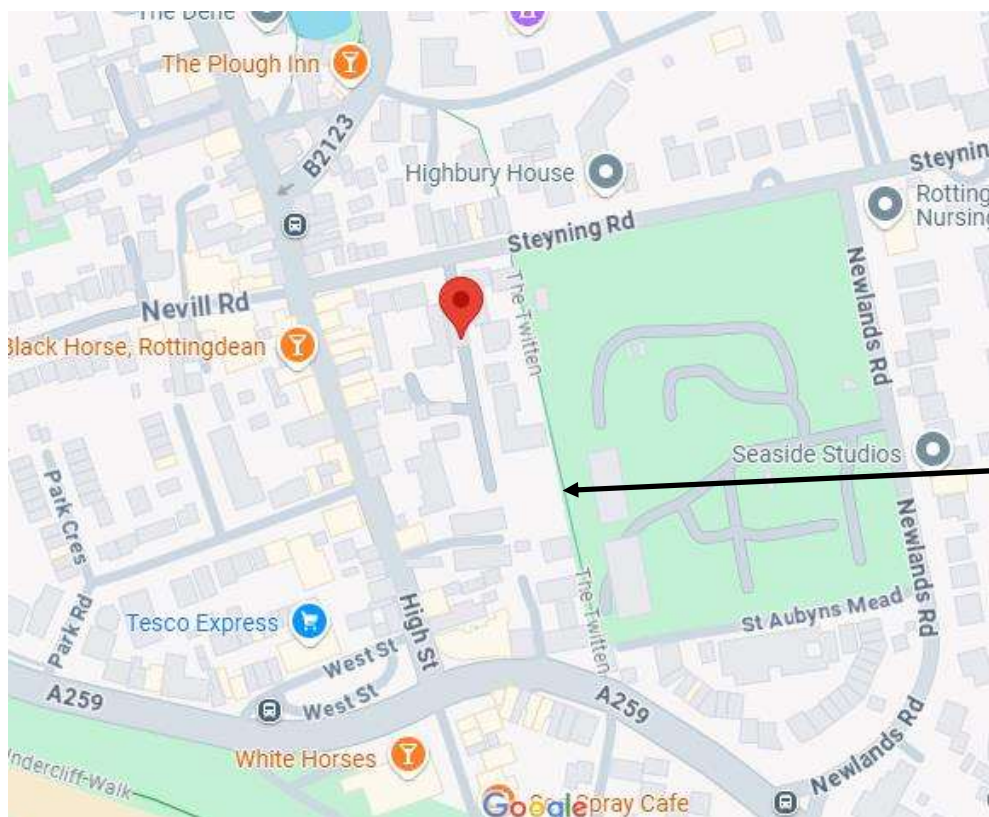
Brighton & Hove  
City Council

# Application Description

Loft conversion with rooflights to front, side and rear.

*Number of rooflights reduced from 8 to 6 during consideration of application, and repositioned to rear of roofslopes*

# Map of Application Site



Site

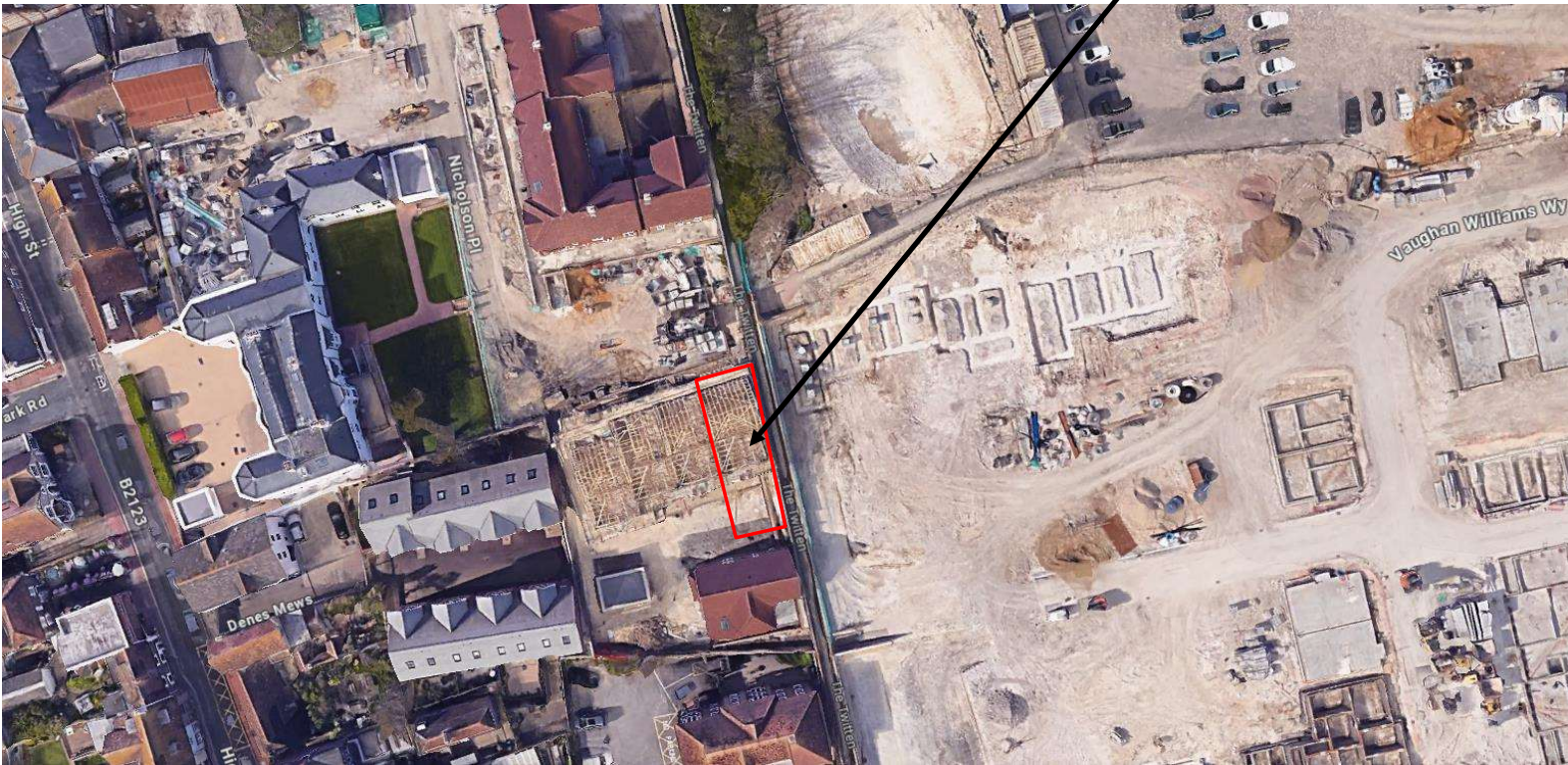


# Existing Location Plan



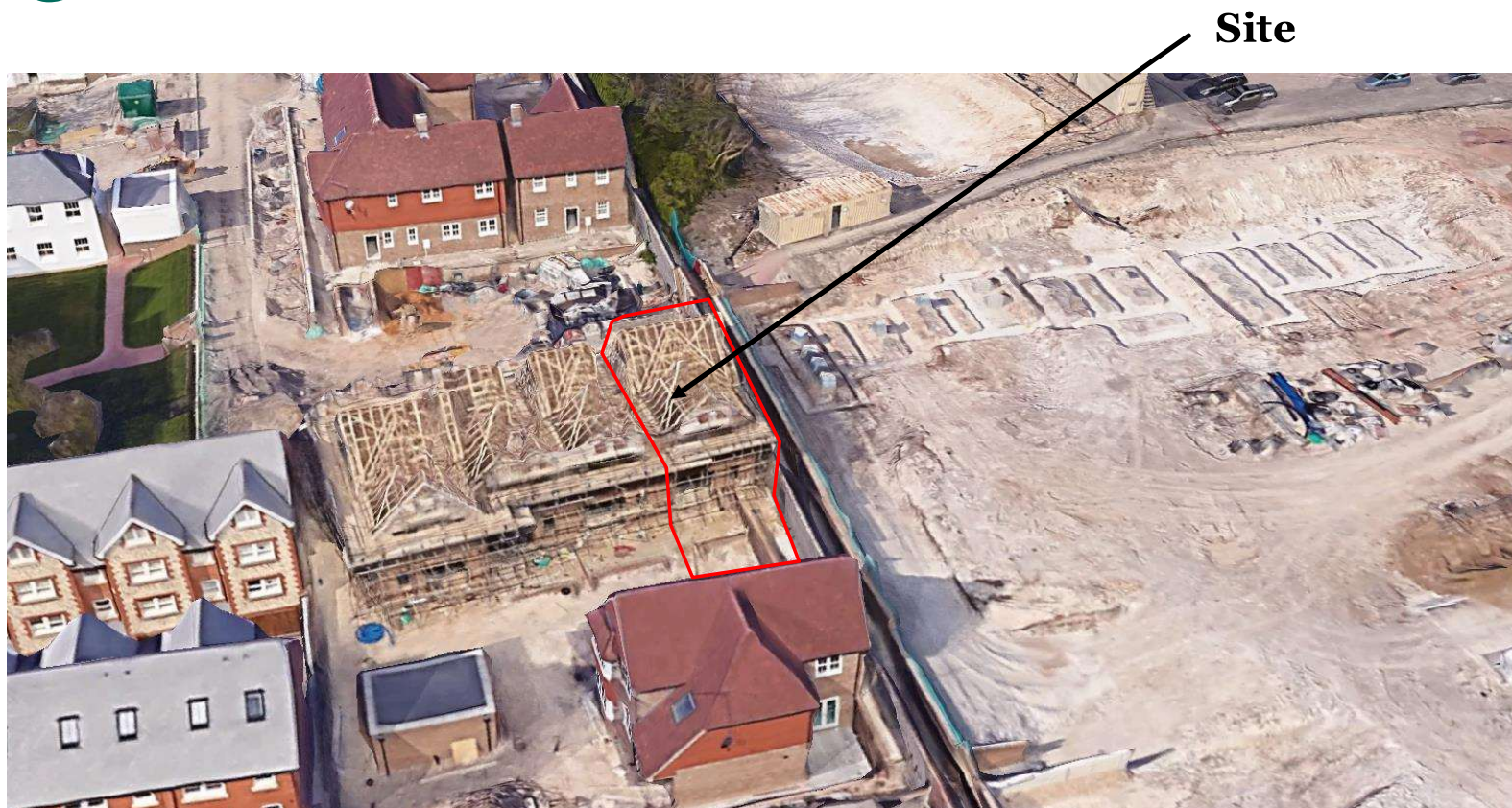
# Aerial Photo of Site

Site





# 3D Aerial Photo of Site



# Street Photo of Site



Site

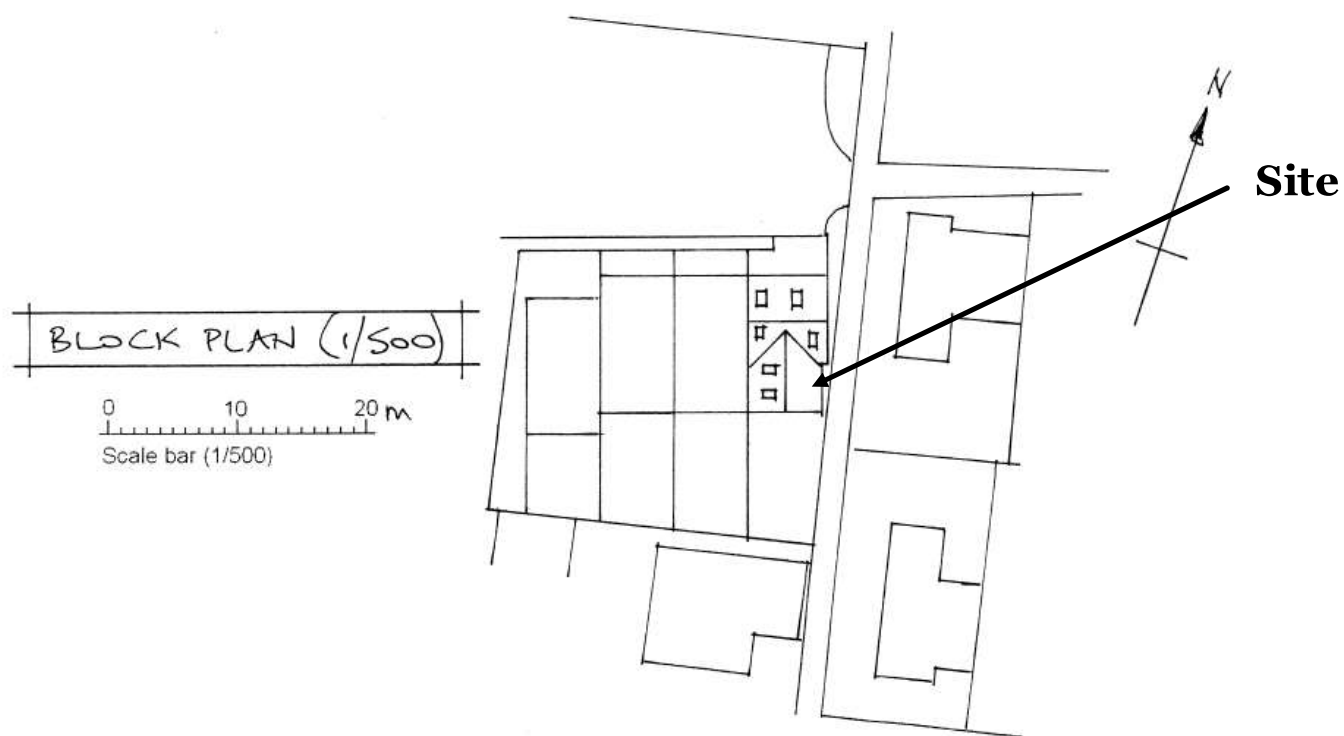


# Other Photo of Site





# Existing Block Plan



REV A

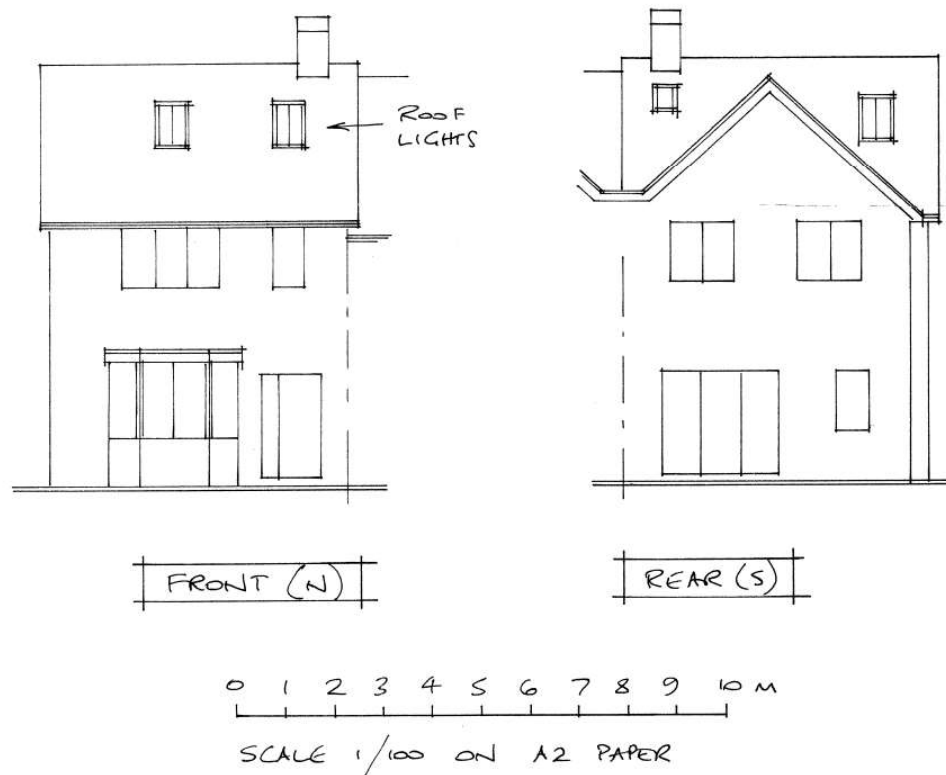
# Existing Elevations



0 1 2 3 4 5 6 7 8 9 10 M  
SCALE 1/100 ON A2 PAPER

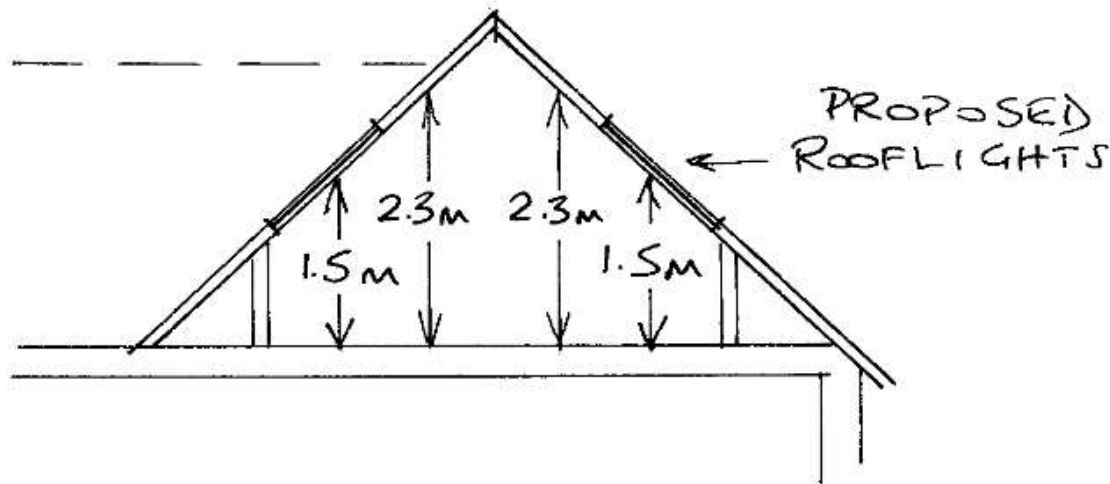
REV A

# Proposed Elevations



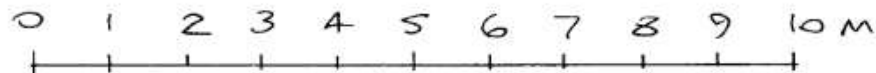
REV A

# Proposed Site Section



SECTION THROUGH

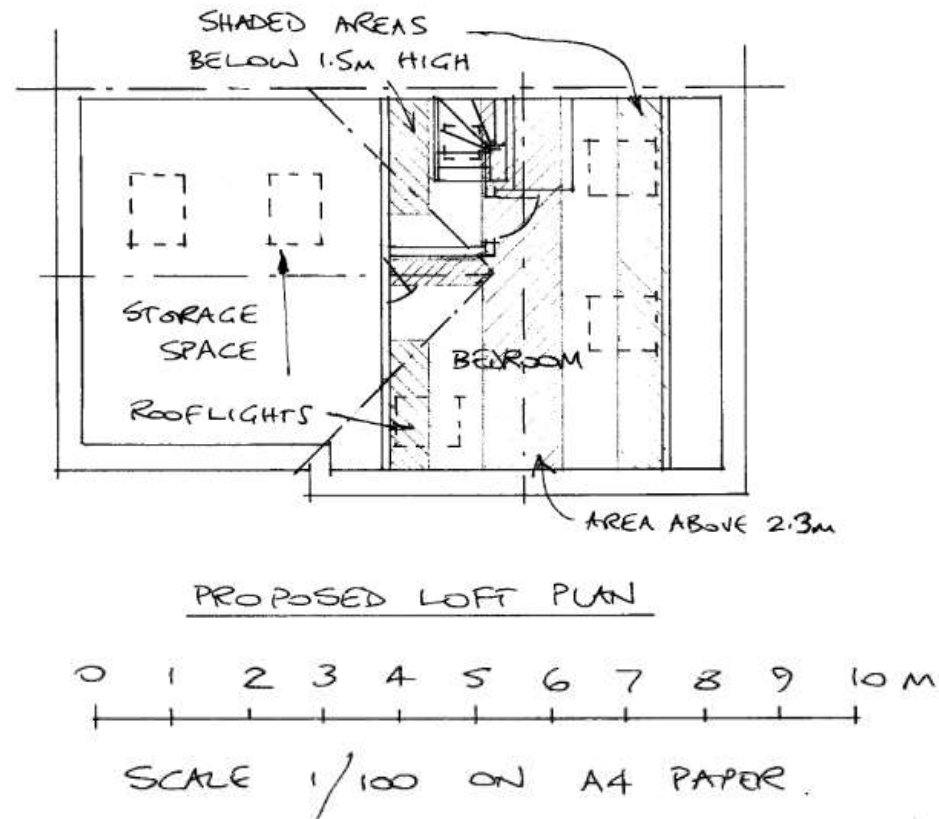
FRONT ROOF AREA



SCALE 1/100 ON A4 PAPER.



# Proposed Loft Plan



# Representations

- ▶ **Two (2) objections** and Councillor Fishleigh:
  - ▶ Overdevelopment
  - ▶ Adversely effects Conservation Area
  - ▶ Detrimental effect on property value
  - ▶ Overlooking and loss of privacy
  - ▶ Will encourage others to seek this form of development
  
- ▶ Councillor Fishleigh also called the application to Committee.

# Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Neighbour Amenity
- ▶ Impact on Rottingdean Conservation Area

# Conclusion and Planning Balance

- ▶ Rooflights would be set within the roof slope, made from cast iron, would not cause significant harm to the Rottingdean Conservation Area.
- ▶ Amenity impact on neighbours significantly reduced through amendments so would provide light to rooms but not views of neighbouring properties.
- ▶ Recommend: **APPROVAL.**