

# **PLANNING COMMITTEE ADDENDUM Presentations**

**2.00PM, WEDNESDAY, 7 MAY 2025**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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## ADDENDUM

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# Royal Sussex County Hospital, Eastern Road

BH2024/02729

7<sup>th</sup> May 2025



Brighton & Hove  
City Council

# Application Description

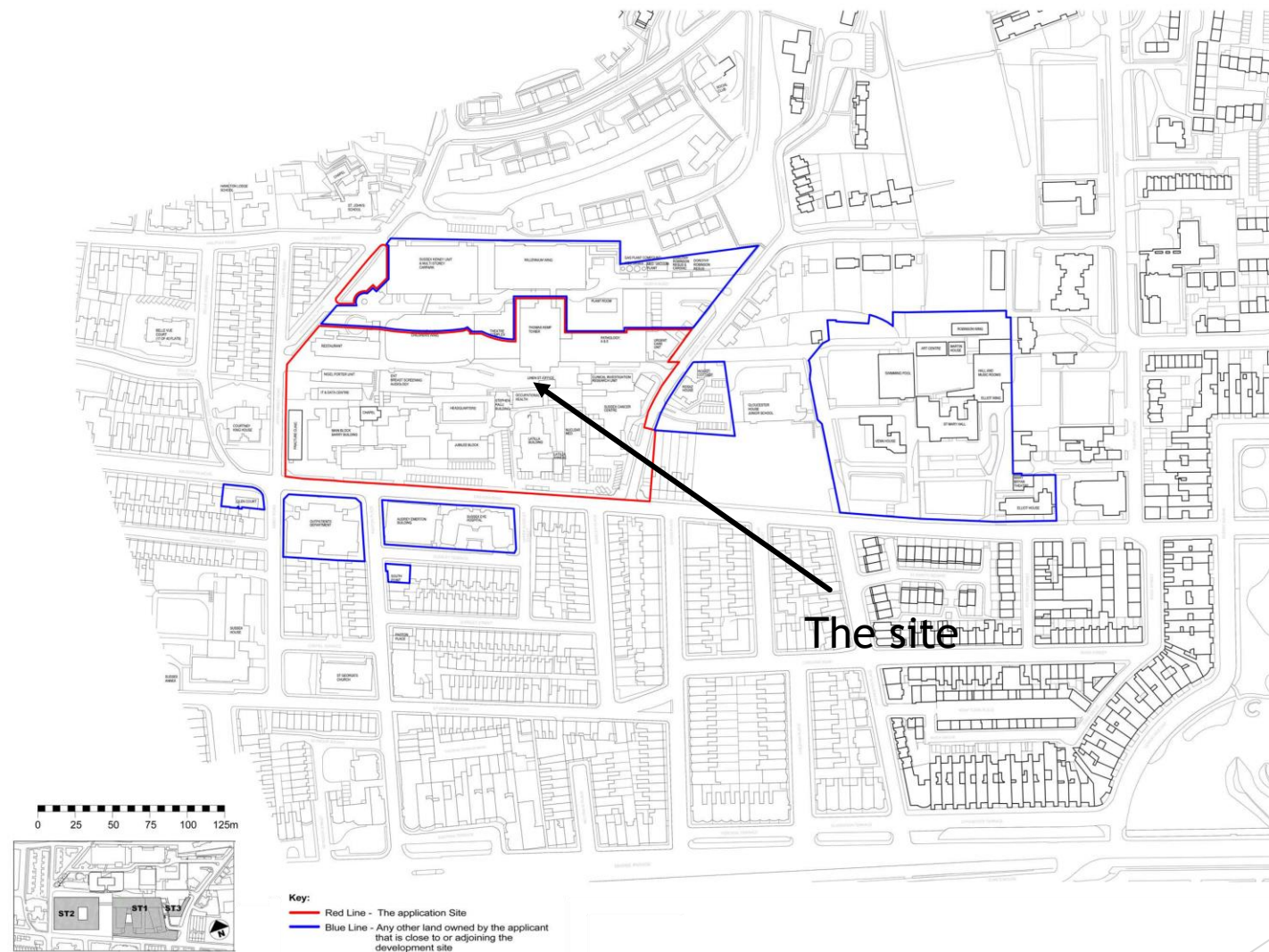
- ▶ Application to vary Conditions 1 (Approved Drawings), 3 (Plant Noise Levels), 26 (Surface Water Drainage Details, Stage 1), 40 (Acoustic Survey, Stage 2), 42 (Foul Water Disposal, Stage 2), 43 (Water Infrastructure Scheme, Stage 2), 44 (Surface Water Drainage Details, Stage 2) and 56 (Acoustic Survey, Stage 3) and remove Conditions 8 (Car Parking Numbers), 41 (Rainwater Recycling Scheme, Stage 2 Roof Terrace) and 47 (Level 6 Roof Terrace, Public Use) of planning permission BH2021/03056. (Part Retrospective) (The application includes an Environmental Impact Assessment)



# Main changes proposed

- Increase in height of main Stage 2 Cancer Centre building by up to 6.5m. The building will still remain at 5 storeys however.
- Overall reduction in amount of floorspace of the proposed Stage 2 building from 19,536sqm (excluding basement parking) to 12,808sqm.
- Alterations to the design of the Stage 2 building.
- Removal of 2 floors of basement parking proposed beneath Stage 2 building. This results in reduction in number of parking spaces provided as part of 3Ts development from 390 to 98 parking spaces.
- Provision of new landscaped public plaza between Louisa Martindale building and amended Stage 2 Cancer Centre building. This is partly to compensate for proposed loss of roof terrace on Cancer Centre previously approved under BH2021/03056.
- Amendments to layby at front of Cancer Centre for Patient Transport Services, taxis and private vehicles
- Addition of two 10m high vacuum insulated evaporator tanks in Stage 3 service yard area at the south-eastern end of the site.

# Location Plan





# Aerial Photo of Site





# 3D Aerial Photo of Site





## Street photo of Stage 2 Site from Eastern Road (Prior to demolition of Barry Building)

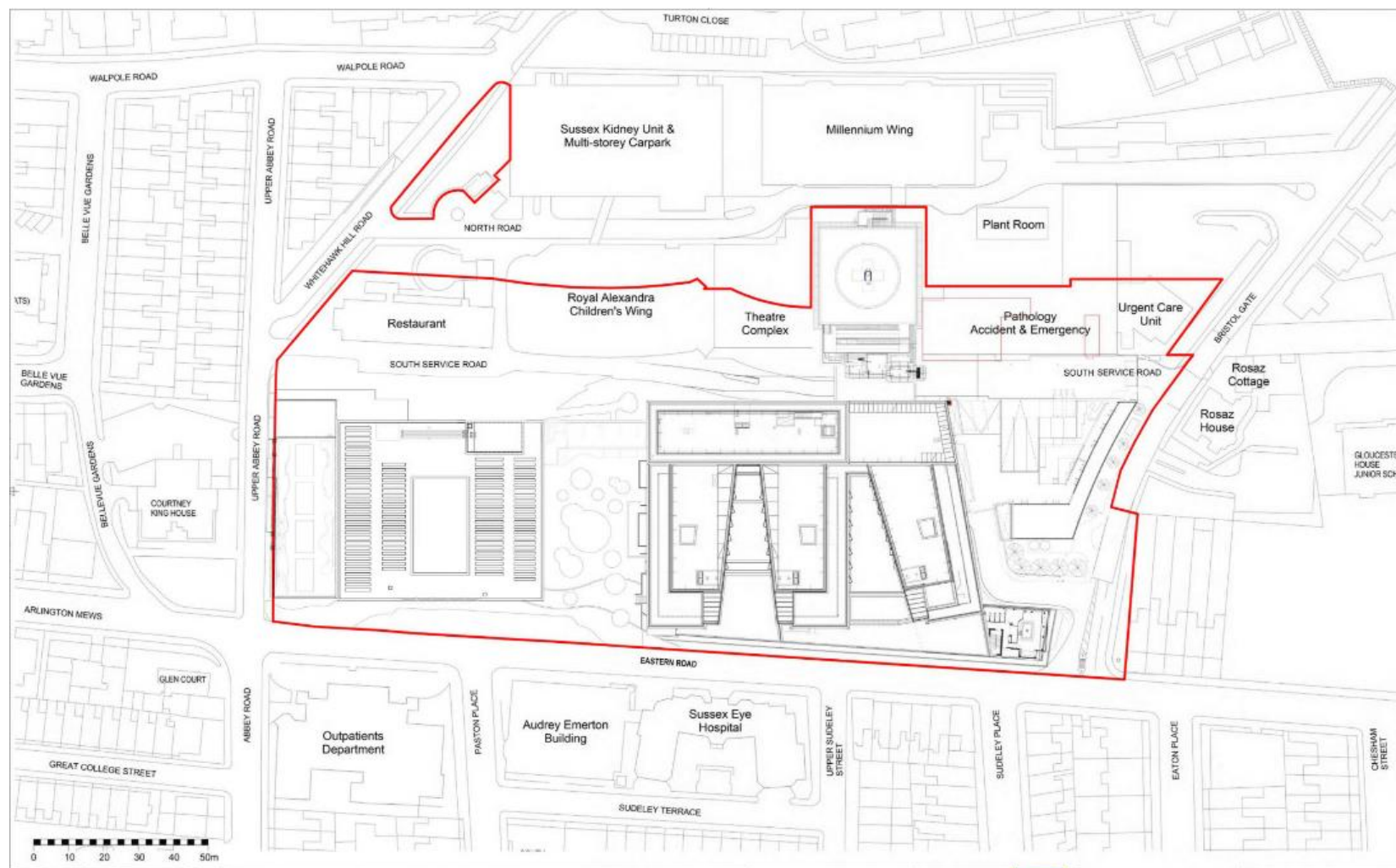


## Street photo of Stage 2 site from Eastern Road following demolition of Barry Building





# Proposed Block Plan

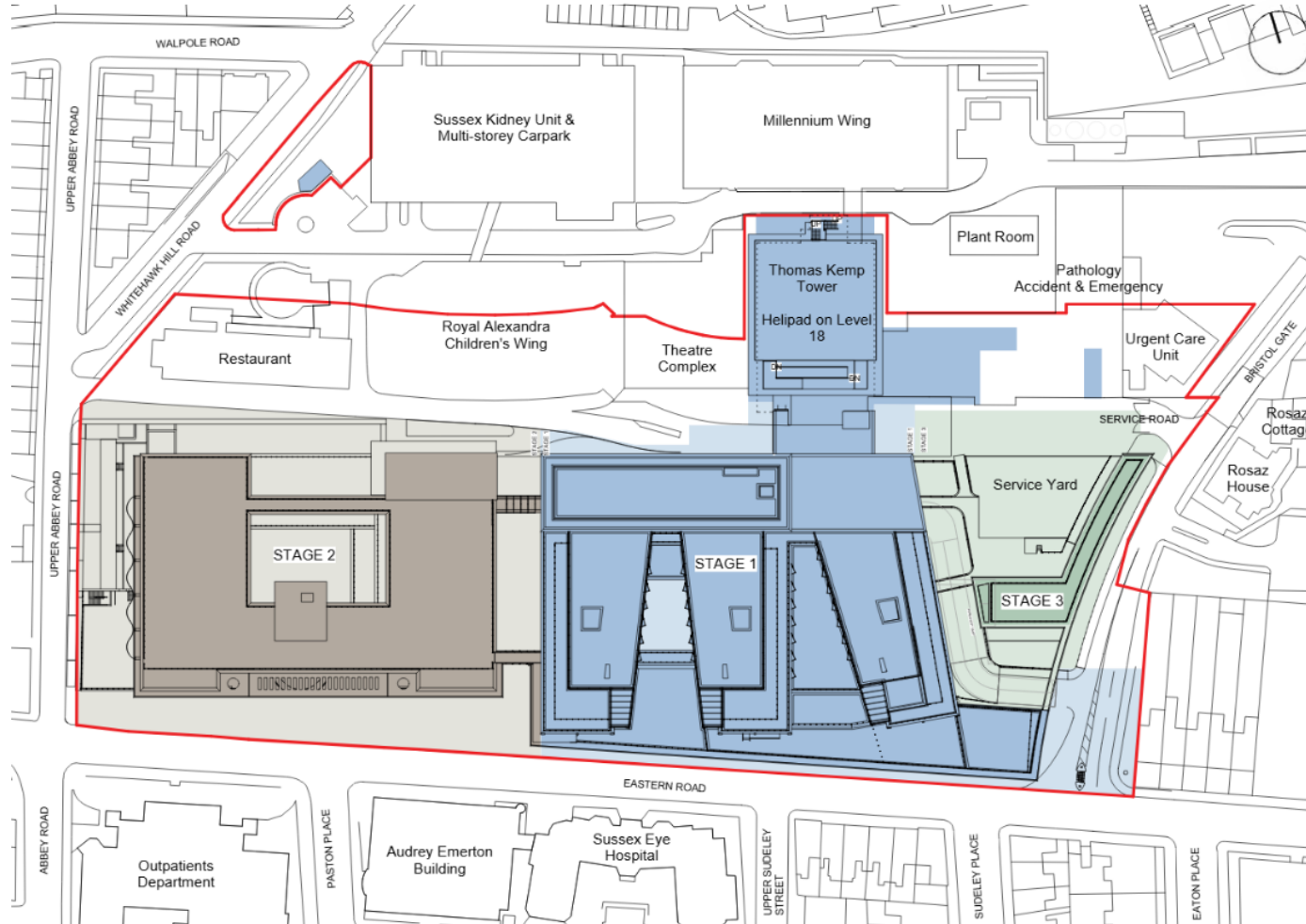


# Landscaped Phasing Plan

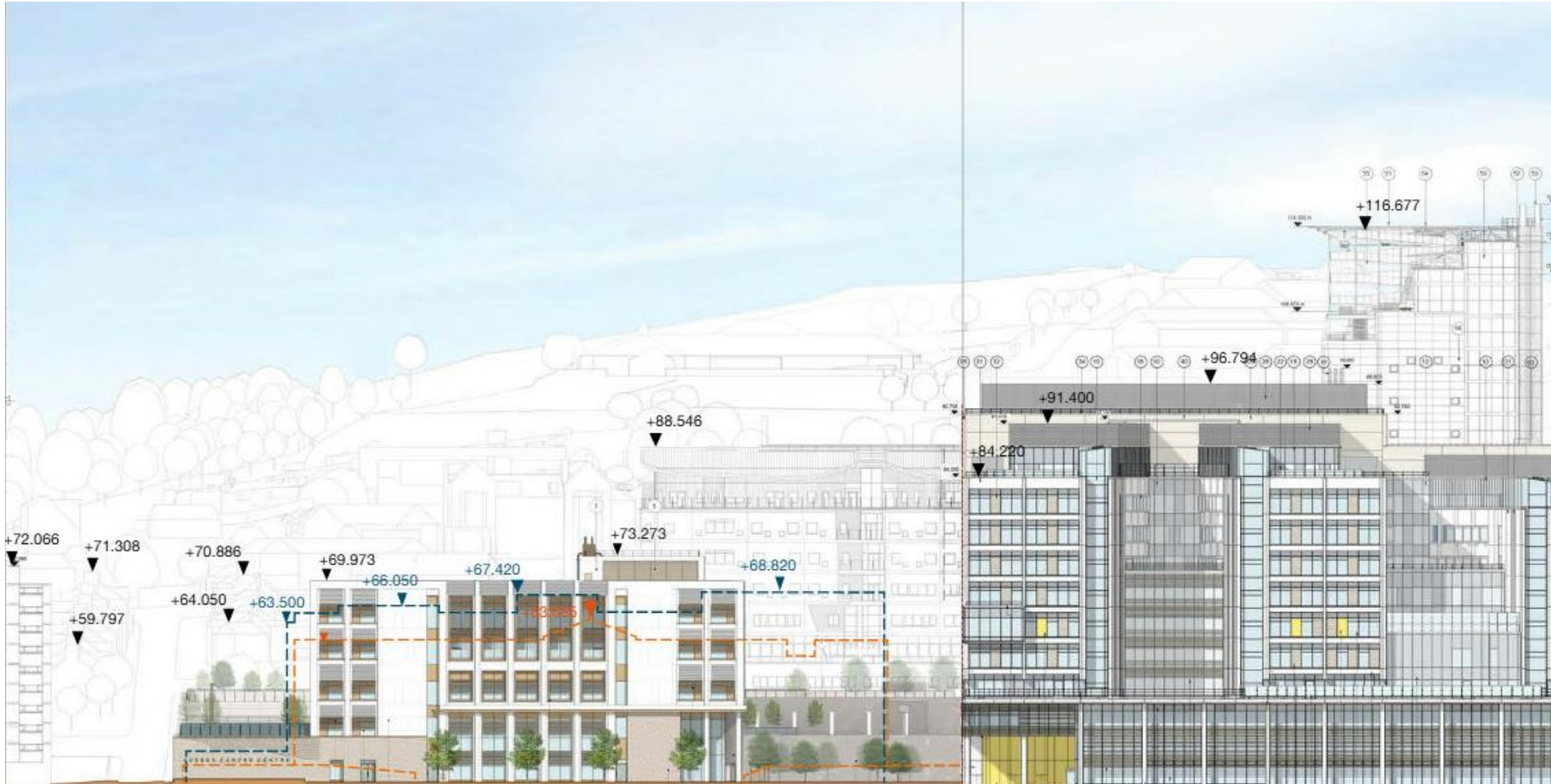




# Previously approved Block Plan (BH2021/03056)

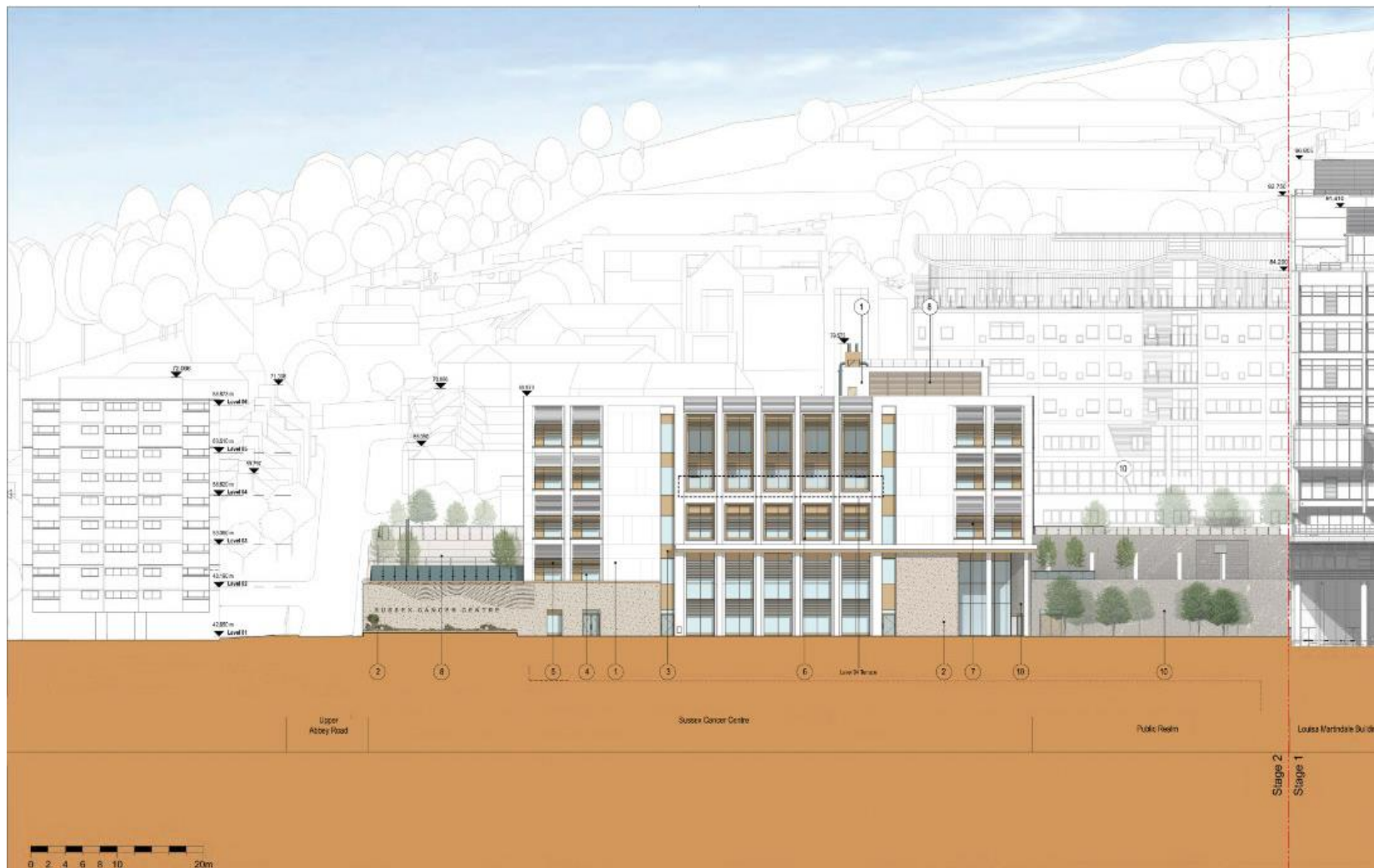


# Stage 2: Proposed Front Elevation



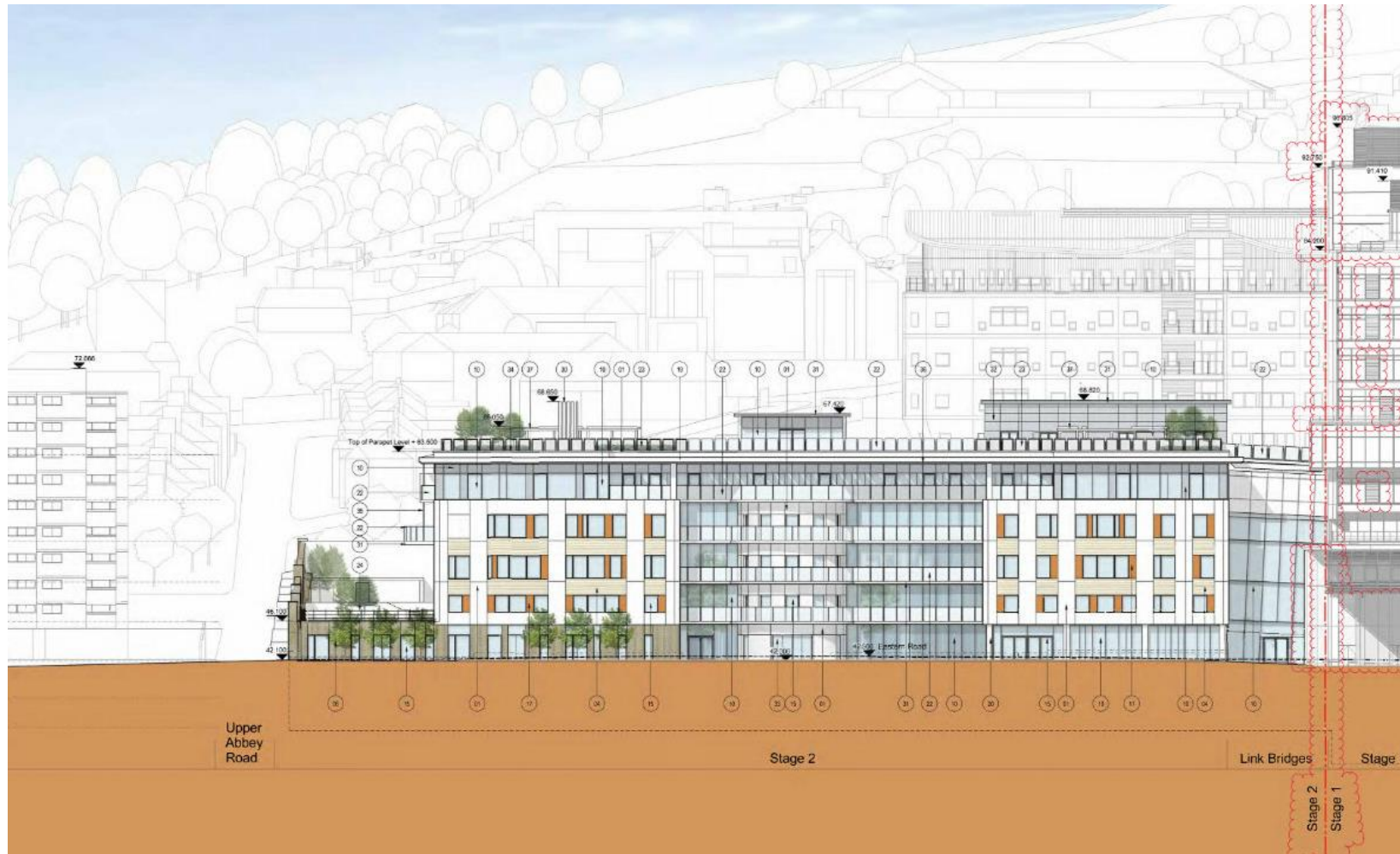
Blue dotted line shows outline of previously approved Stage 2 building and red dotted line shows outline of Barry Building

# Stage 2: Proposed Front Elevation





## Previously Approved Scheme (BH2021/03056) – Stage 2: Proposed Front Elevation



Architectural elevation drawing of the Royal Alexandra Children's Hospital and Thomas Kemp Tower. The drawing shows the building's facade with various elevation markers and structural details. The building is situated on a sloping site, with the ground level indicated by a brown line. The drawing includes the following elevation markers:

- +112.300 m
- +115.150 m
- +115.520 m
- +115.580 m
- +115.600 m
- +115.620 m
- +115.640 m
- +115.660 m
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- +120.000 m

The drawing also includes the following text labels:

- Royal Alexandra Children's Hospital and Thomas Kemp Tower
- South Service Road
- Sussex Cancer Centre
- Eastern Road

## 18

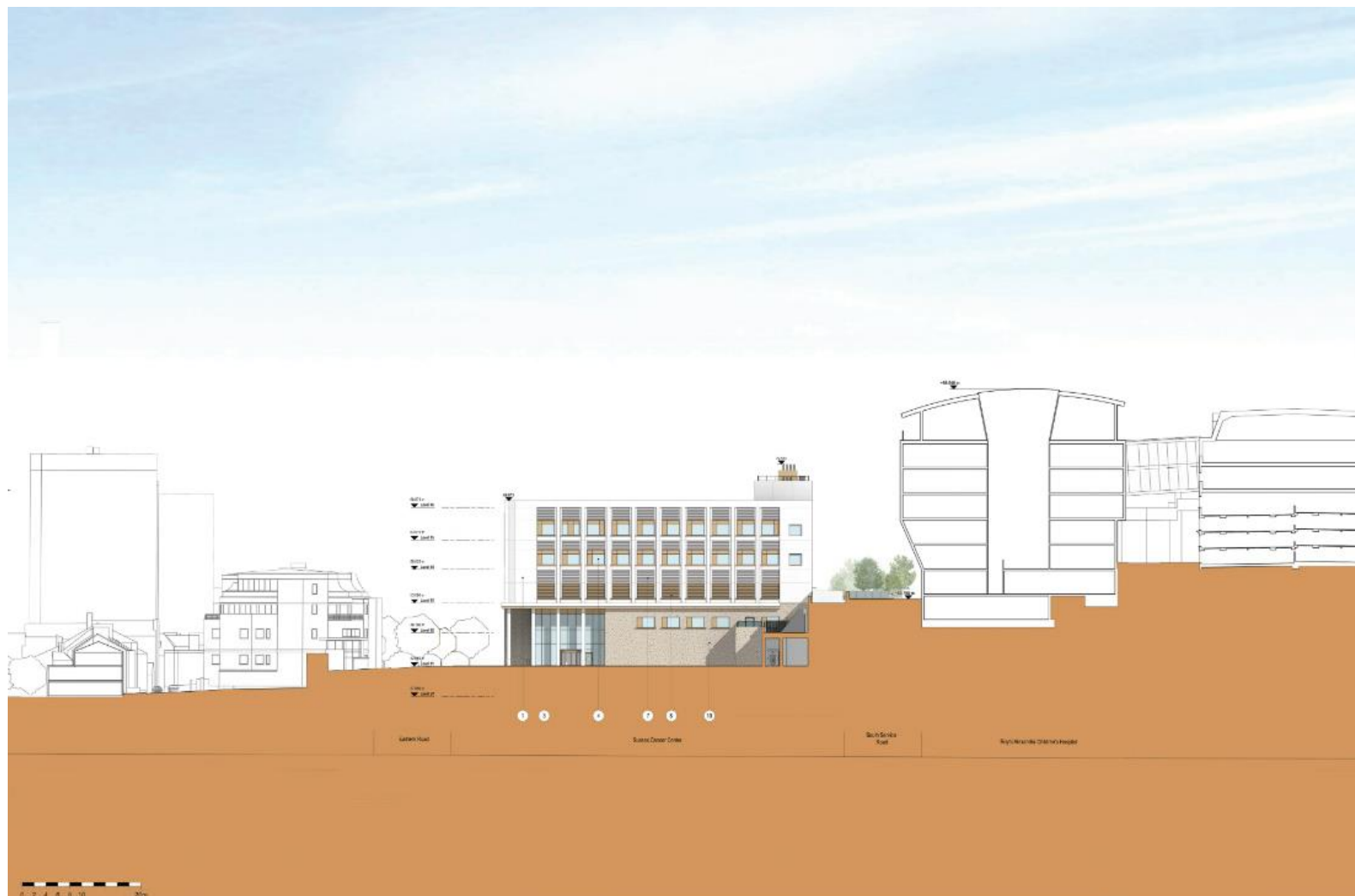


# Stage 2: Proposed North Elevation





# Stage 2: Proposed East Side Elevation





## Stage 2: Proposed Visual looking north-east from Eastern Road





## Stage 2: Proposed Visual looking north-west from Eastern Road



## Stage 2: Proposed visual looking south down Upper Abbey Road





# Previously approved Stage 2 building (BH2021/03056)





# Previously approved Stage 2 building (BH2021/03056)



## Street photo of Stage 1 building and Stage 3 site from Bristol Gate/Eastern Road junction





## Street photo of Stage 1 building and Stage 3 site from Bristol Gate

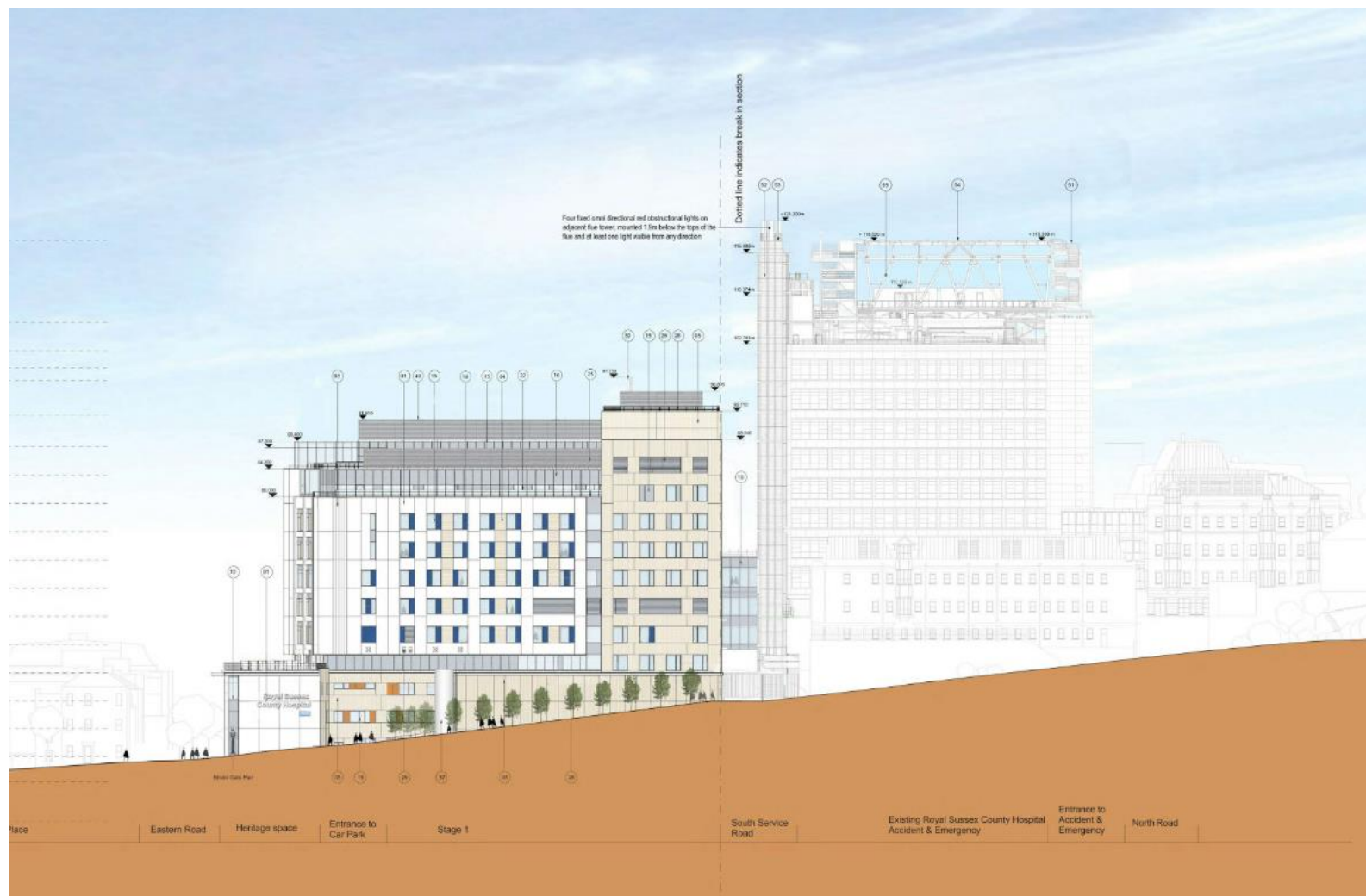


# Stage 3: Proposed Plan





# Stage 3: Proposed East Side Elevation



# Representations

- ▶ During the course of the application, objections from 34 individuals were received, raising the following concerns:
- ▶ Design of updated scheme has little in common with the original in terms of scale and design, undermining the initial vision and raising questions about the project's overall coherence and integrity. No account taken of resident feedback. Detrimental impact on the surrounding environment, listed buildings and conservation areas.
- ▶ Proposed building extends much further north than the Barry Building.
- ▶ Reduction in parking will lead to increased competition for street parking and higher congestion in the surrounding area. In combination with proposals for Brighton College, traffic impacts will get much worse for residents.
- ▶ Travel Plan and parking plan is not rigorous enough.
- ▶ Loss of outlook and light as a result of the increased height of the building, overbearing and will dwarf neighbouring properties. Public realm should be reduced or removed to move the building away from Upper Abbey Road.
- ▶ New public realm will become wind tunnel, will receive very little light, better situated at the western side of the site where it will get more light. Not good use of space.
- ▶ Stage 2 building will create a wind tunnel between the new building and Courtney King House
- ▶ Increased disruption, noise and light pollution.
- ▶ Ongoing problems with ventilation noise, smokers, litter etc without action from Trust.
- ▶ Upper Abbey Road will be in the highest dust zone and there appears to be no plan to deal with this.
- ▶ Stepped roofline westwards and northwards would address the increased height of the proposal.
- ▶ Noise and sunlight surveys have not been carried out correctly and assume best case scenario.

# Representations

- ▶ Three letters of support have also been received and are summarised below:
  - Whole community will benefit from an improved Cancer treatment facility which will save countless lives.
  - Building complements its surroundings and matches the Louisa Martindale building.
- ▶ Three representations neither objecting nor supporting the application have also been received but these do not raise any issues not already set out above.

# Key Considerations

- ▶ The main considerations in the determination of this application relate to the following:
- ▶ the principle of development;
- ▶ design, scale, layout, appearance, and heritage;
- ▶ impact on amenity;
- ▶ sustainable transport;
- ▶ landscape and ecology;
- ▶ sustainability;
- ▶ air quality and noise pollution;
- ▶ sustainable drainage and water quality, and
- ▶ wind microclimate.

# Conclusion and Planning Balance

- ▶ The principle of development on the site is considered acceptable given the previous planning consents for the 3Ts development and the fact that the redevelopment and enlargement of the RSCH is supported by Part C1 of Policy DA5 of the Brighton & Hove City Plan Part One. The significant enhancement of hospital facilities within the City would have significant health benefits for residents of the City and beyond.
- ▶ Having regard to design and heritage considerations, whilst the proposed Stage 2 building would be more simplified and functional in appearance than the previously consented scheme, the design and materials would still be consistent with the adjacent Louisa Martindale building. The increase in the height of the Stage 2 building, whilst notable, is not considered to have a significant impact on the streetscene or heritage assets and would still be significantly lower than adjacent hospital buildings such as the Louisa Martindale building and the Royal Alexander Children's Hospital.
- ▶ Whilst it is acknowledged that there would be some impact on the outlook and light available to the nearest residential properties, the impact is not considered to be significantly greater than the previously approved Stage 2 building. Having regard to the overall planning balance, it is not considered that the relatively limited harm to sunlight available to neighbouring properties would outweigh the significant health benefits, both City wide and beyond, of providing a new Cancer Centre.
- ▶ The proposed removal of basement level parking beneath the Stage 2 Cancer Centre building is considered to be acceptable due to the significant amount of staff parking and associated park and ride facilities at Brighton Racecourse and Whitehawk Football Club. This has freed up a significant amount of space within the multi-storey car park and, with the addition of the new basement parking at the Stage 1 Louisa Martindale building, results in some free capacity at the Hospital to accommodate the additional parking required for the amended Stage 2 building.
- ▶ The amended proposals are also considered to be acceptable having regard to landscape and ecology, sustainability, sustainable drainage, air quality, noise, and wind microclimate and would not have any notably increased impacts in respect of these issues than the existing consented scheme.
- ▶ It is therefore considered that the proposed development complies with national and local planning policies and planning permission is therefore recommended for **approval** subject to the conditions within the report and a Deed of Variation to the original S106 agreement.



# 126 Gloucester Road

## BH2022/02689

7<sup>th</sup> May 2025



Brighton & Hove  
City Council

# Application Description

- ▶ The grant of planning permission was agreed by Planning Committee in March 2023 for:
  - *"Change of use of part of ground floor and of first floor from commercial (E) to residential (C3) and raising of roof ridge height to facilitate second floor accommodation to form 5no residential units, incorporating a single dormer to the south elevation and a single rooflight to the west elevation, revised fenestration and associated alterations."*
  - Subject to Head of Term requiring £254,300 in commuted sum toward affordable housing.
  - Applicant is now seeking to remove that requirement.

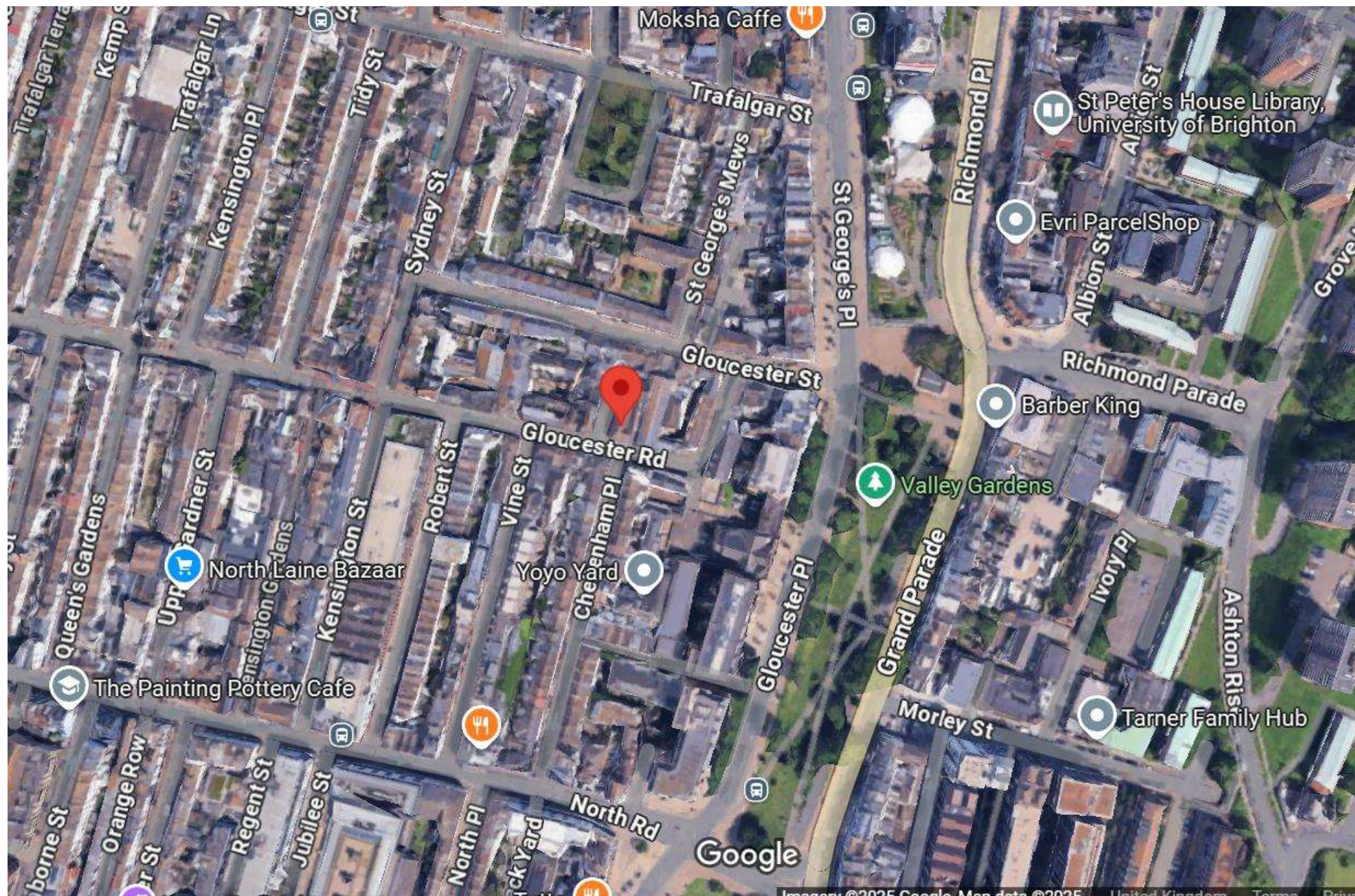


# Application Description (2)

- Committee agreed scheme was acceptable - they were minded to grant it subject to a s106 securing highway works (new footway junction of Gloucester Passage/Gloucester Road) and a commuted sum towards affordable housing.
- Applicant has submitted viability information showing the £254,300 commuted sum would make the scheme unviable so is seeking to remove that requirement.
- Sole issue to consider is whether the scheme is acceptable with the removal of that Head of Term.



# Map of Application Site





# Location Plan





# Street Photo of Site



Site

# Existing/Proposed Southern Elevation





# Existing/Proposed West Elevation



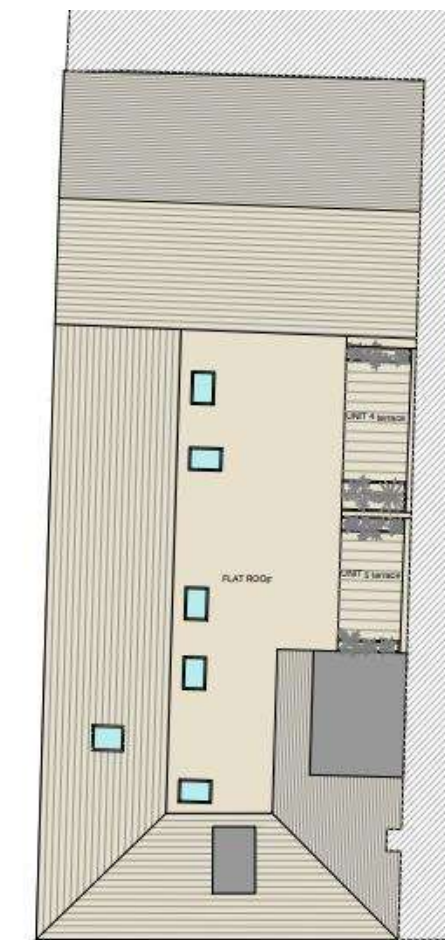
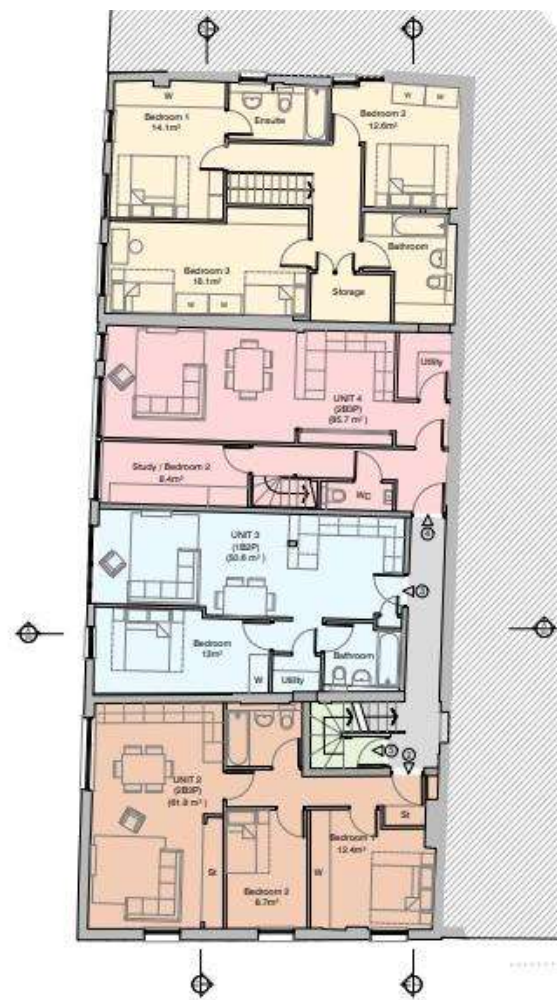
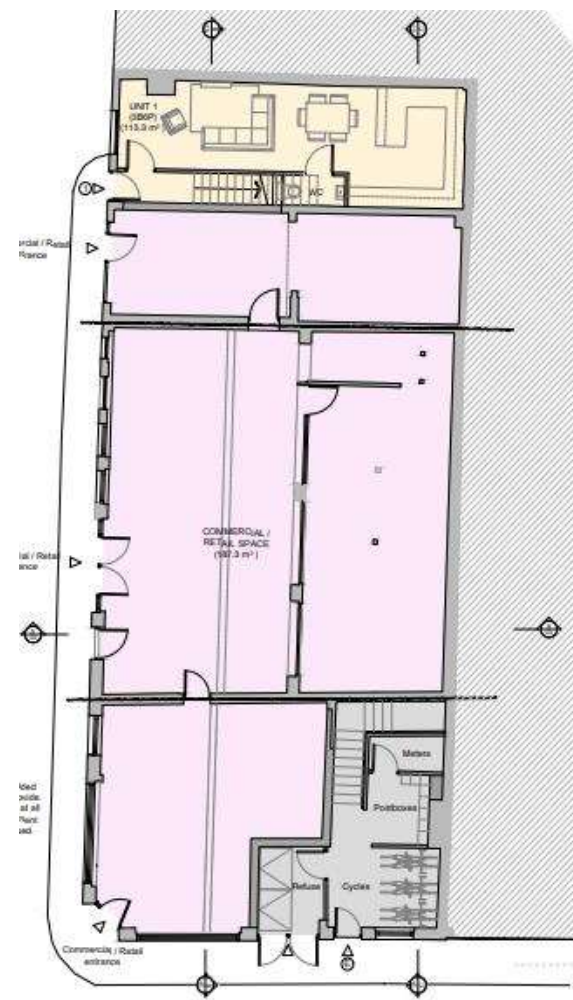
02 West Elevation  
Scale 1:100



02 West Elevation  
Scale 1:100



# Proposed Floor Plans



# Considerations

- ▶ The development would provide 2x1 bedroom (40%), 2x2 bedroom (40%) and 1x3 bedroom (20%) residential units + 187m<sup>2</sup> commercial space
- ▶ Updated Viability Appraisal confirms scheme would not be viable if commuted sum of £254,300 is paid.
- ▶ Appraisal has been reviewed by Council appointed external consultants who disagreed with some of the calculations but agree that the scheme could not viably support an affordable housing contribution.
- ▶ Strategic Housing and Development Officers raise no objection on the basis the scheme accords with planning policy that allows for the affordable housing contribution to be reduced where it would render a scheme unviable, but seek a late stage review which the applicant has agreed.
- ▶ A Head of Term would be included requiring a late-stage review – i.e. the Viability Assessment is based on estimates of costs, profits etc. A late-stage review would consider actual figures and determine whether an affordable housing contribution can be made.



# Conclusion and Planning Balance

- ▶ The scheme is considered acceptable, as confirmed by the Planning Committee in March 2023, and would provide five residential units as well as commercial space.
- ▶ The removal of the requirement for an affordable housing commuted sum has been shown as necessary to make the scheme viable, in accordance with Policy CP20 (Affordable Housing) which allows for a more flexible application of the policy giving consideration to the financial viability of developing the site.
- ▶ It is recommended that members are Minded to Grant approval, subject to two heads of terms:
  - A late stage viability review to confirm whether a commuted sum amount can be paid towards affordable housing; and
  - A contribution towards highway works.





# 47 Eastbrook Road

## BH2025/00230

7<sup>th</sup> May 2025



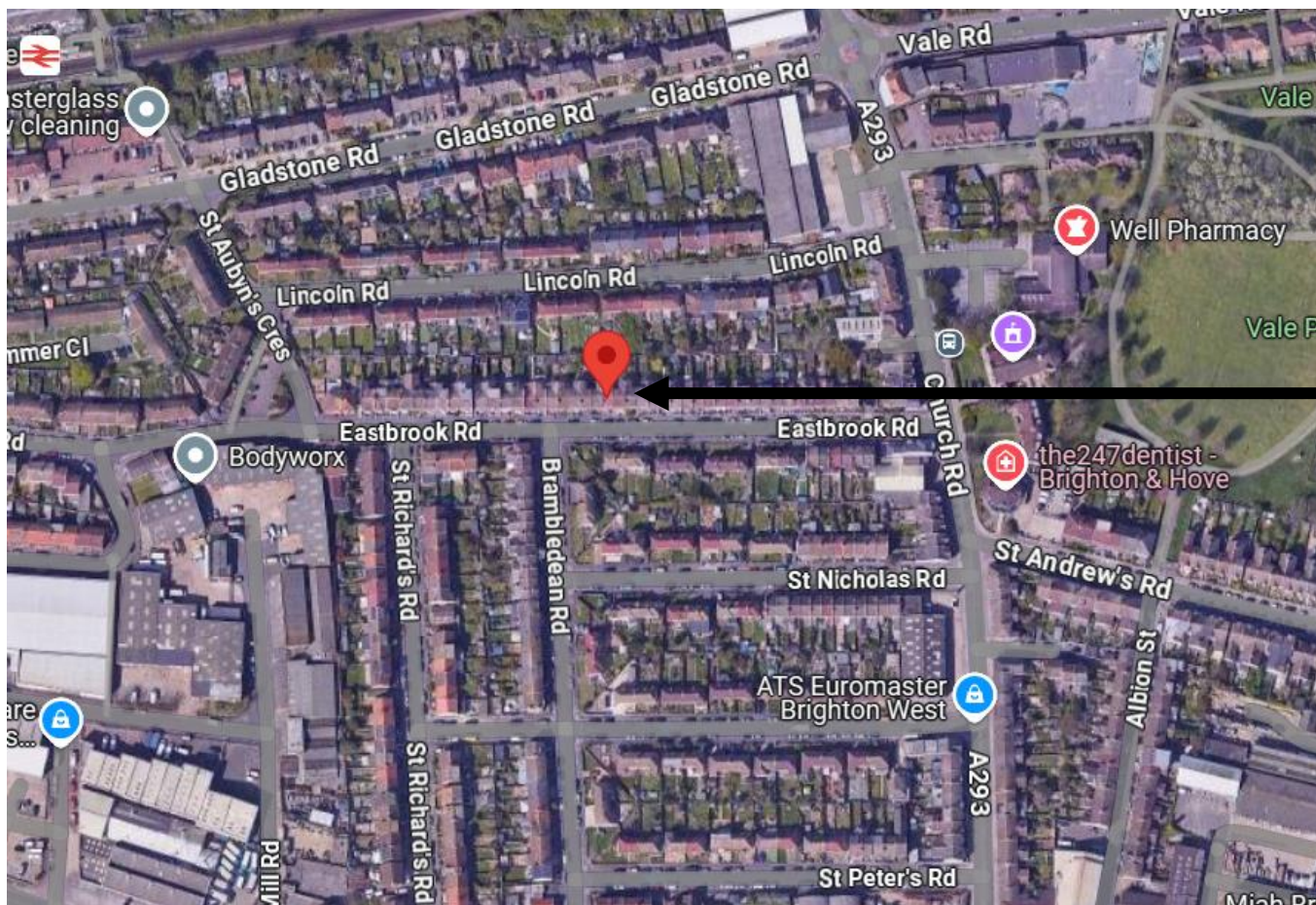
Brighton & Hove  
City Council

# Application Description

- Change of use from single dwelling house (C3) to 5no bedroom small house in multiple occupation for up to six persons (C4).



# Map of Application Site



Application Site

# Existing Location Plan



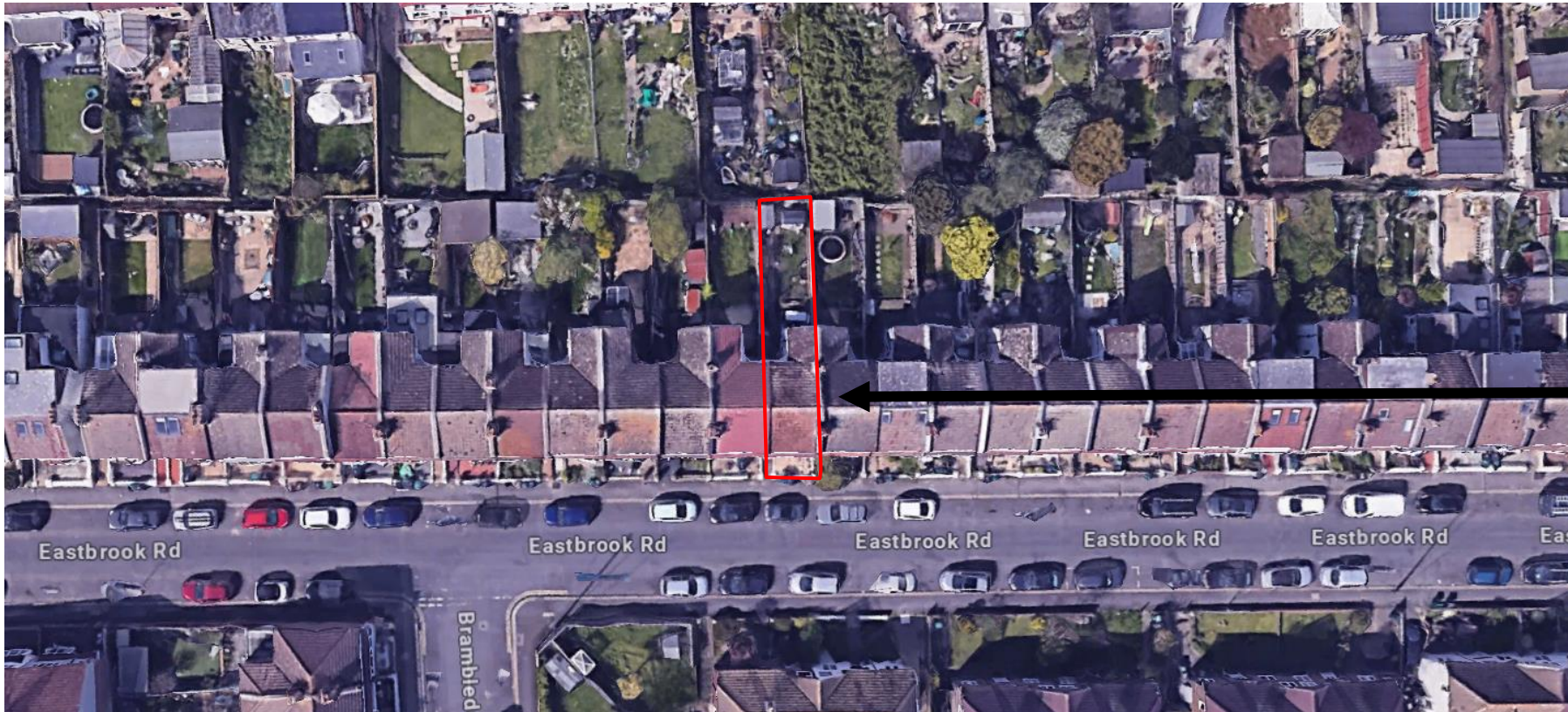
Application Site

Location Plan  
1:1250 @ A1





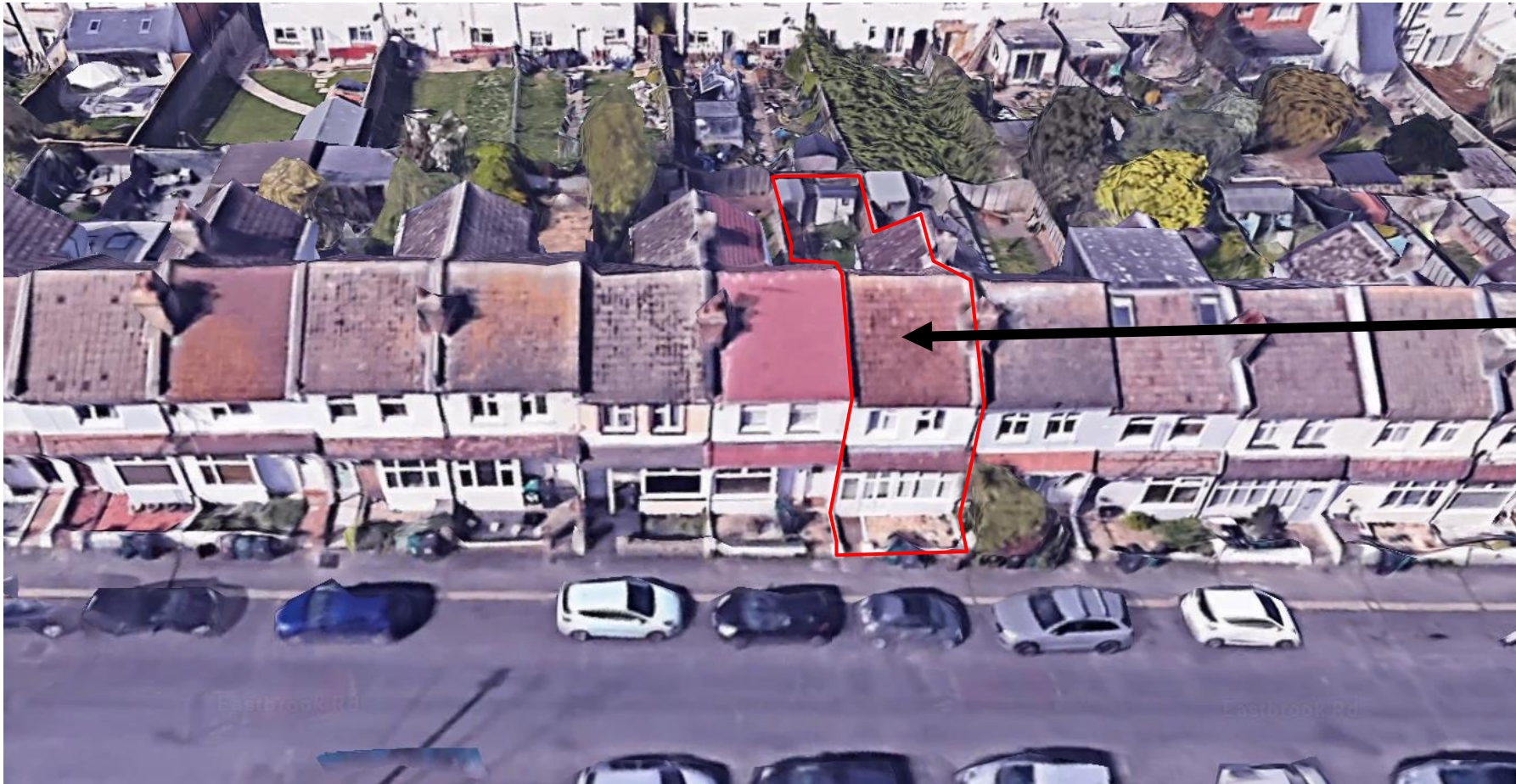
# Aerial Photo of Site



Application Site



# 3D Aerial Photo of Site



Application Site



# Street Photo of Site & Rear Elevation

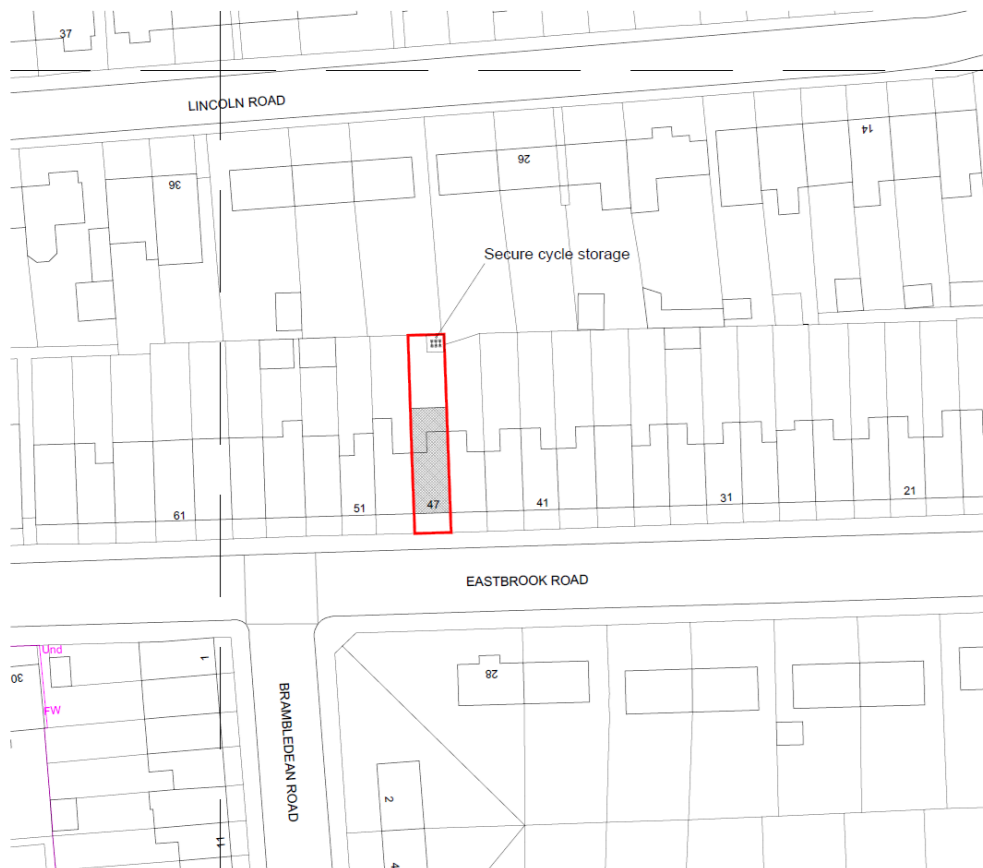


# Photos of Communal Space





# Existing Block Plan

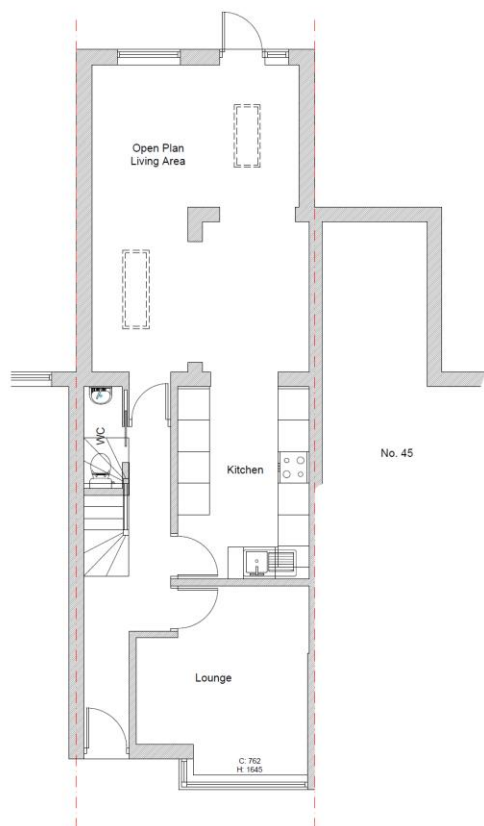


Block Plan  
1:500 @ A1

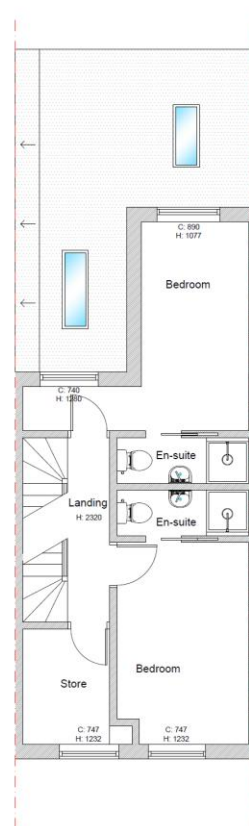


# Proposed Floor Plans

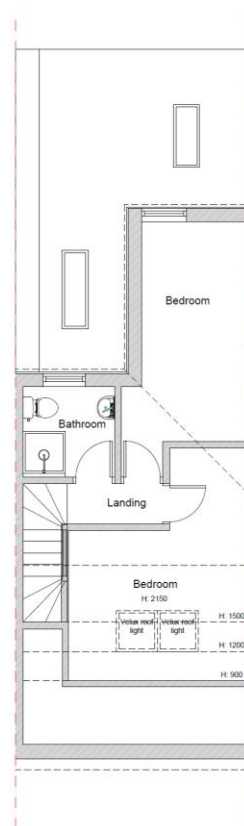
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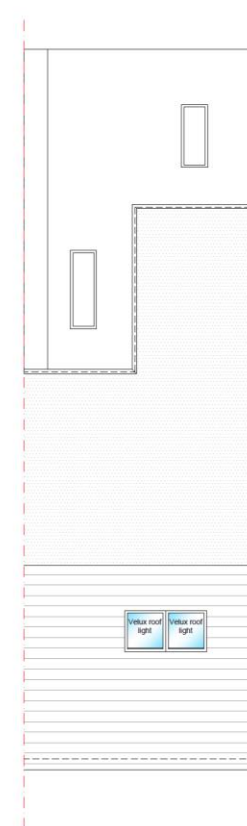
Existing Ground Floor Plan  
1:50 @ A1



Existing First Floor Plan  
1:50 @ A1



Existing Third Floor Plan  
1:50 @ A1



Existing Roof Plan  
1:50 @ A1

No changes  
from the  
existing  
floor plan.

# Representations

Representation have been received from 43 people objecting to the development for the following reasons:

- Overdevelopment
- Increased noise - walls of houses too thin so noise carries
- HMO for six persons plus partners or visitors is too much and would result in increase in anti-social behaviour.
- Increased stress on sewerage network, local services, rubbish.
- Poor design - extensions are jarring and out of character.
- Loss of family home, detracts from family orientated character of street, community cohesion, occupants will be transient, will encourage other HMOs.
- Detrimental effect on property value.
- Increased comings and goings.
- Breaks house up into rooms.
- Lack of parking: Eastbrook Road has unrestricted parking this will make parking more difficult.
- Supportive comments outside of the local community should not be considered.
- Impacts on road safety, and increased traffic
- Increased pollution
- Applicant has sought to encourage support for plans
- Developer doing this for profit.
- Previous application withdrawn - why allowed to apply again?



# Representations (cont'd)

Representations have been received from 9 people supporting the proposed development for the following reasons:

- Good design
- Unfair to assume student/young tenants will cause issues.
- Not all HMO tenants have cars/public transport use is high.
- Developer properties are good and affordable, have soundproofing.
- HMOs are a good option for young working professionals, especially for those on one income. Good alternative to live-in landlord.
- If used as a family home, there is no guarantee it will be problem free.
- Good bedrooms and ensuites.
- Addresses a shortage of this type of housing.
- Accommodation is needed for the Performers' College.

# Key Considerations

- ▶ Principle of Change of use to HMO (CP21 and DM7 densities)
- ▶ Standard of Accommodation
- ▶ Impact on neighbour amenity
- ▶ Transport matters

# Conclusion and Planning Balance

- ▶ Complies with policies CP21 and DM7 regarding HMO densities,
- ▶ The standard of accommodation for up to six persons across five bedrooms is considered acceptable. Communal space is appropriate for up to six occupiers,
- ▶ Impact on neighbouring amenity is considered acceptable,
- ▶ There are no concerns raised in respect of parking,
- ▶ The application is recommended for **APPROVAL**.



**Flat 2, 31 Sussex Square**

**BH2024/03121 &**

**BH2024/03122**

**7<sup>th</sup> May 2025**

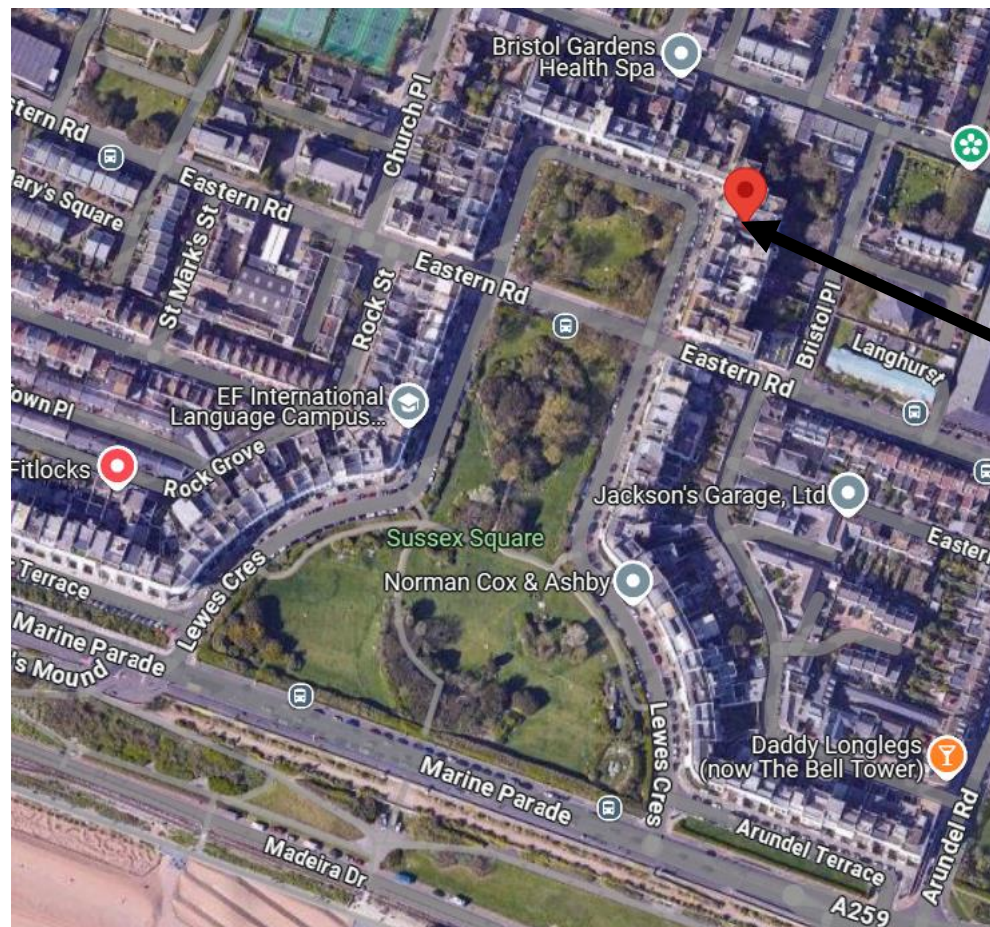


**Brighton & Hove  
City Council**

# Application Description

- ▶ Planning Permission and Listed Building Consent is being sought for the 'Replacement of existing conservatory glazed roof'.

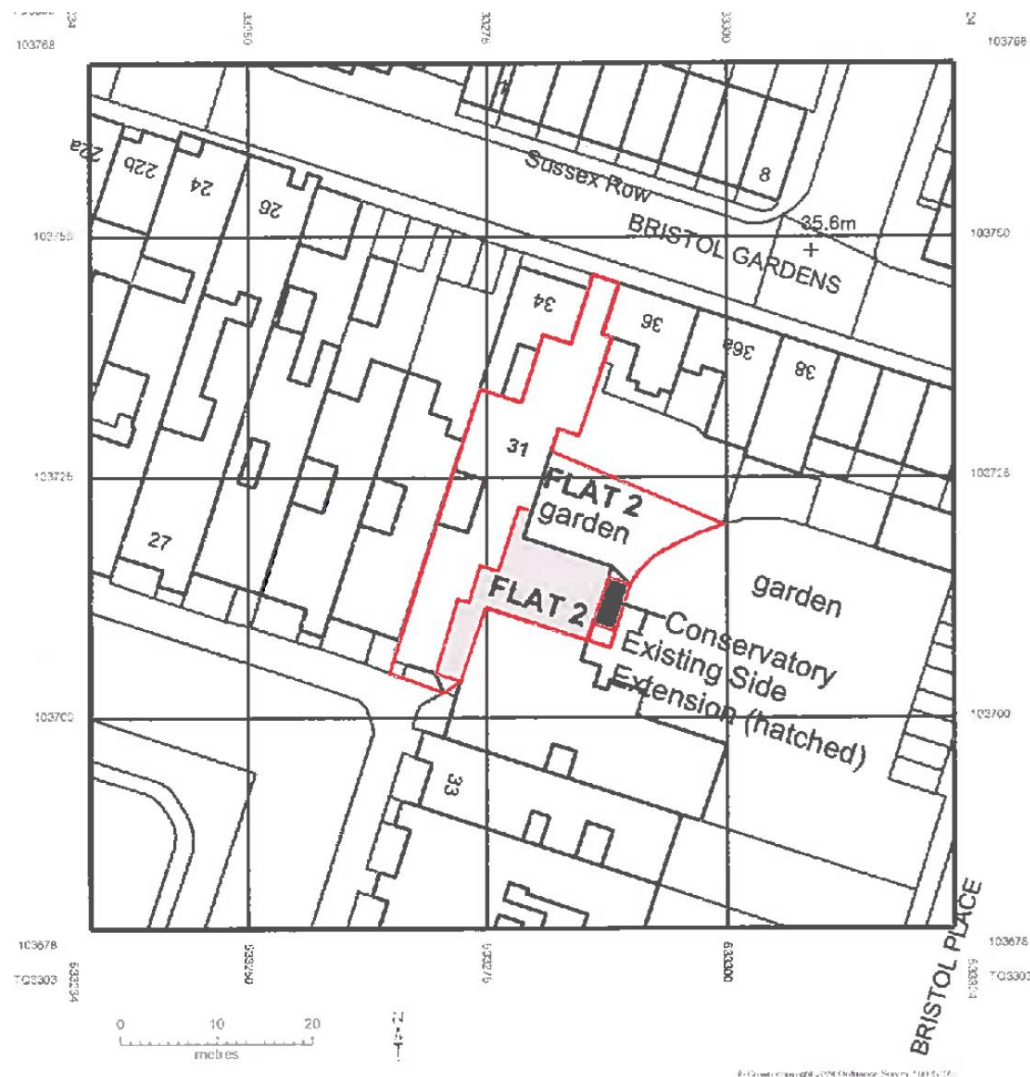
# Map of Application Site



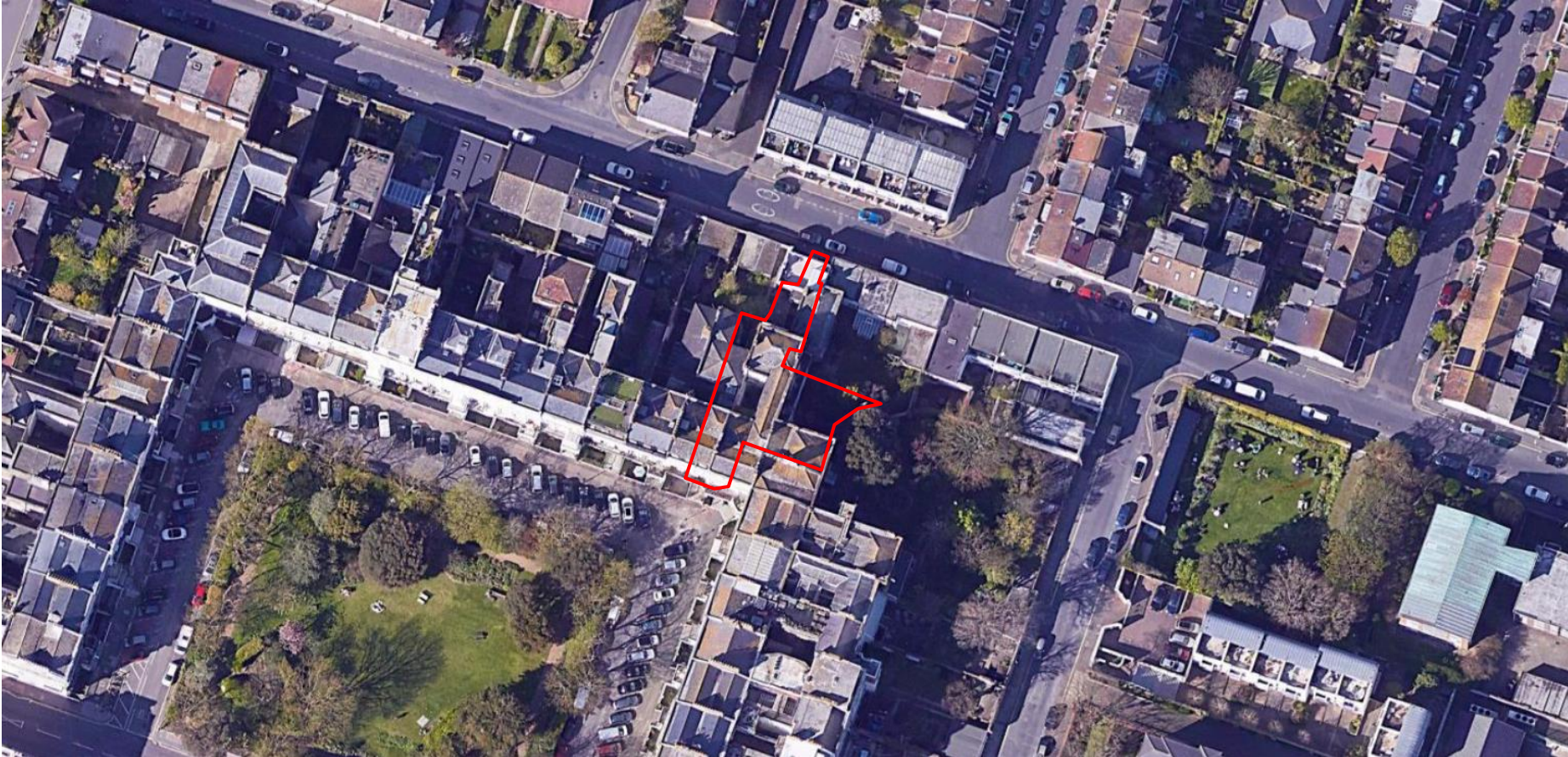
Application Site



# Existing Location Plan

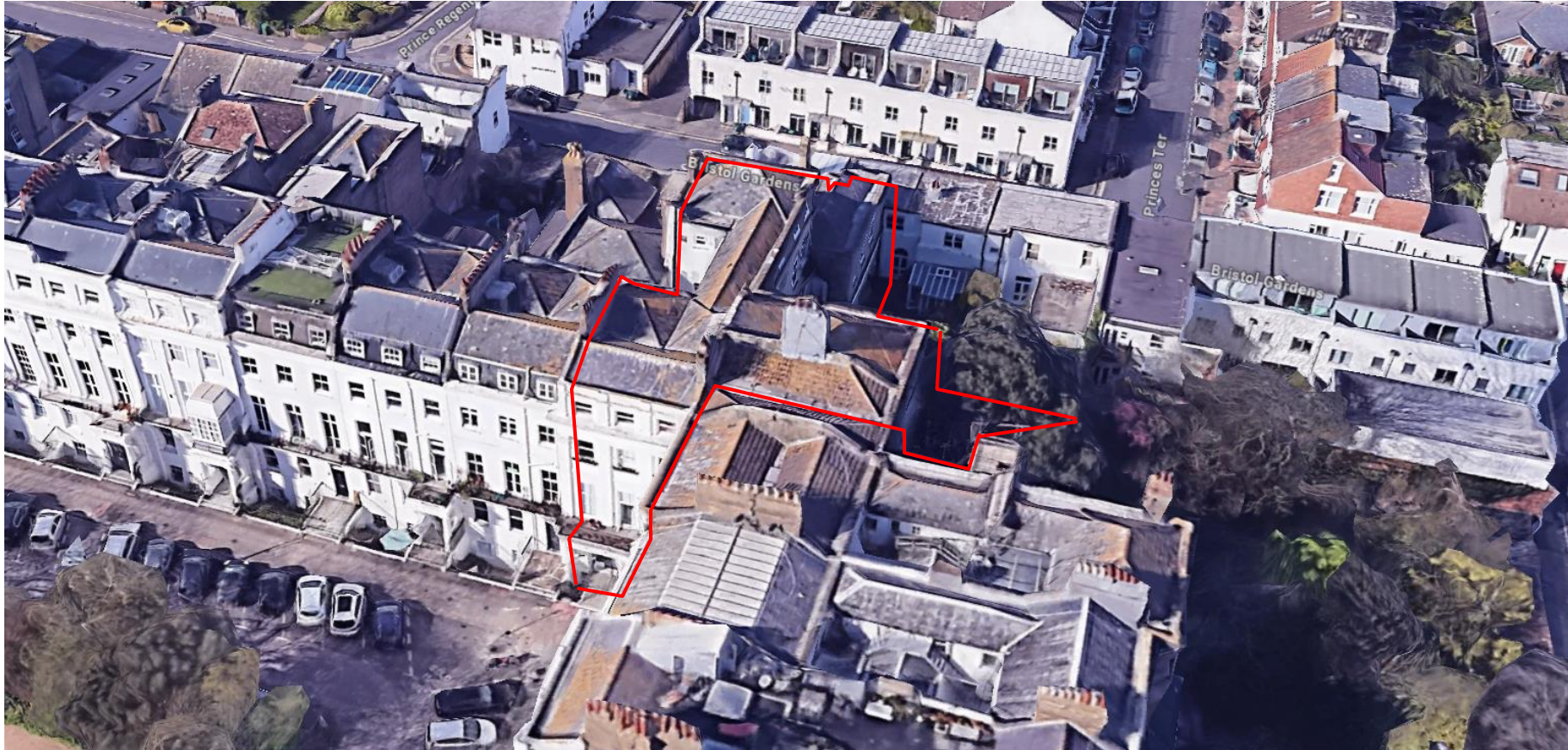


# Aerial Photo of Site





# 3D Aerial Photo of Site





# Street Photo of Site



Application site entrance

# Other Photo of Site



Tiles above the horizontal soil pipe connection through wall to be removed.



Rendered finish to be overlaid with leadwork

# Other Photo of Site



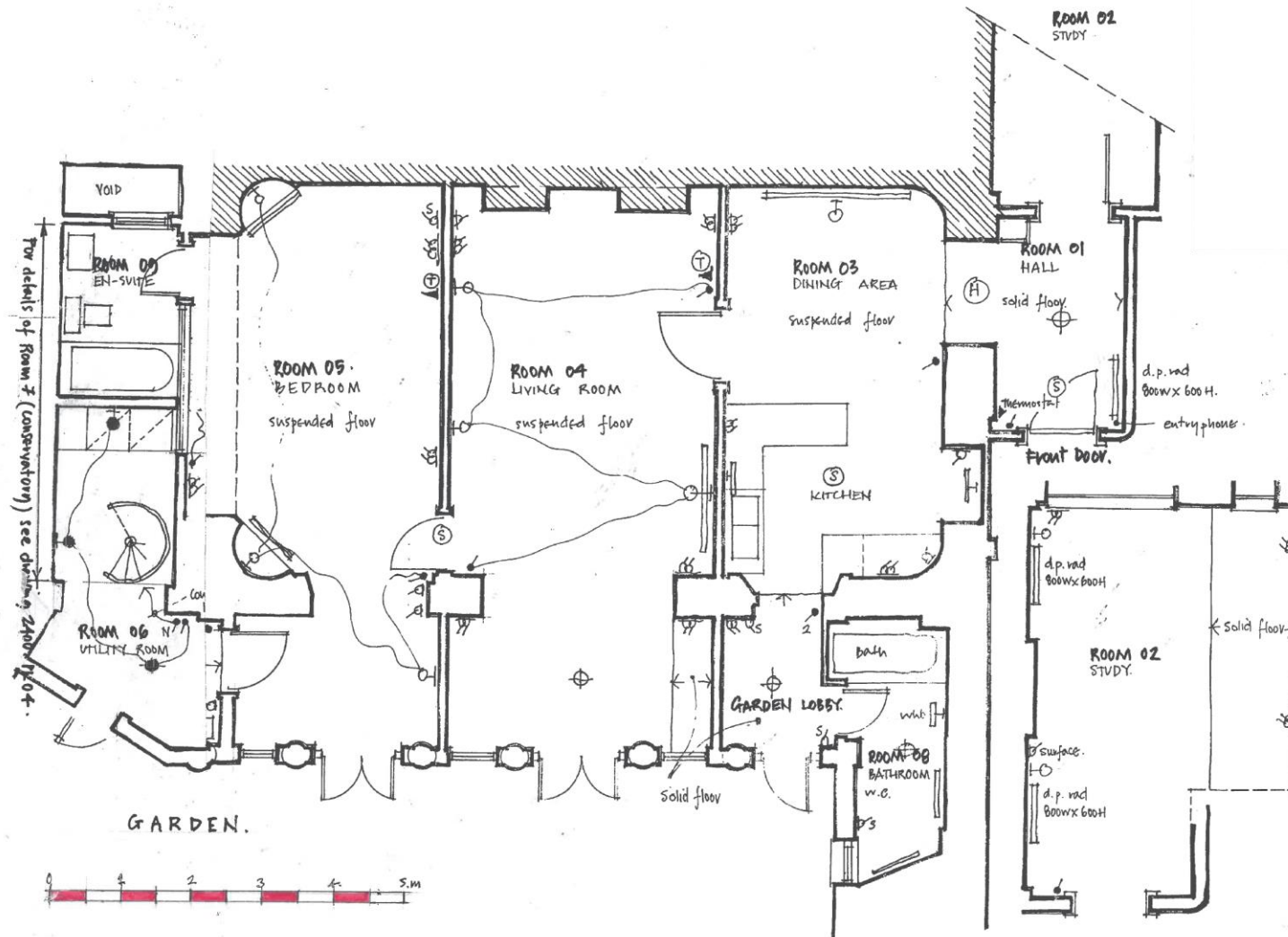
View from adjoining property. No work below stone coping to wall beneath



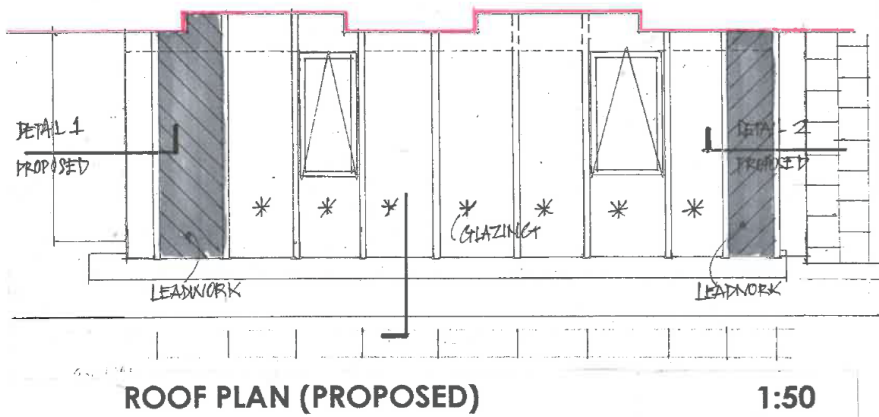
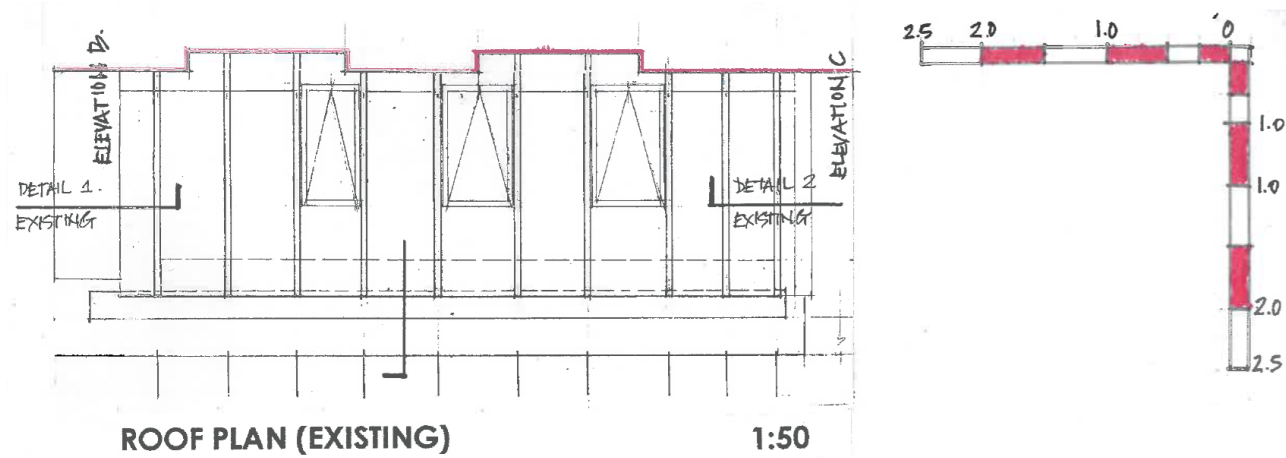
Hardwood rafters retained beneath new roof finishes



# Existing Floor Plan



# Roof Plans



# Representations (BH2024/03121)

Representations have been received from 16 people, objecting to the proposed development for the following reasons:

- Roof covering is an eyesore and is not in keeping with the listed building.
- New glass windows would cause a loss of privacy and cause light pollution to neighbours.
- Concern about flat being used as a 'party house'.
- Potential safety impacts for asbestos and fire
- Noise from building works.
- Adverse impact on conservation area
- Land on which the lean-to structure sits is not within Flat 2's demise.
- Compromises lower level of the building.
- Restriction of view
- Inappropriate height of the development
- Overdevelopment
- Lack of planning permission for existing structure.
- Weight from a lead roof not sufficiently considered.



# Representations (BH2024/03122 - LBC)

Representations have been received from 15 people, objecting to/supporting the proposed development for the following reasons:

- Roof covering is an eyesore and is not in keeping with the listed building.
- New glass windows would cause a loss of privacy and cause light pollution to neighbours.
- Concern about flat being used as a 'party house'.
- Potential safety impacts for asbestos.
- Noise from building works.
- Adverse impact on conservation area
- Land on which the lean-to structure sits is not within Flat 2's demise.
- Fire safety concerns.
- Compromises lower level of the building.
- Restriction of view
- Inappropriate height of the development
- Overdevelopment
- Lack of planning permission for existing structure.
- Weight from a lead roof not sufficiently considered
- Ownership/leasehold issues

# Key Considerations

- ▶ Design and appearance
- ▶ Impacts on the Grade I listed Building
- ▶ Impacts on the Kemp Town Conservation Area
- ▶ Impacts on amenity.

# Conclusion and Planning Balance

- ▶ As existing the conservatory is a modern addition to the Grade I listed building. It does not affect the special character of the listed building.
- ▶ The existing structure was regularised through a listed building consent application in 2004.
- ▶ No amenity harm is expected from the proposed development as the number of openable windows would decrease from three to two, the amount of clear glazing would also reduce with the revised roof design.
- ▶ A condition is recommended to seek details of internal works to make good the walls.
- ▶ The Planning Application and Listed Building Consent are both recommended for **APPROVAL**.





# 9 Princes Square

## BH2024/02834

7<sup>th</sup> May 2025



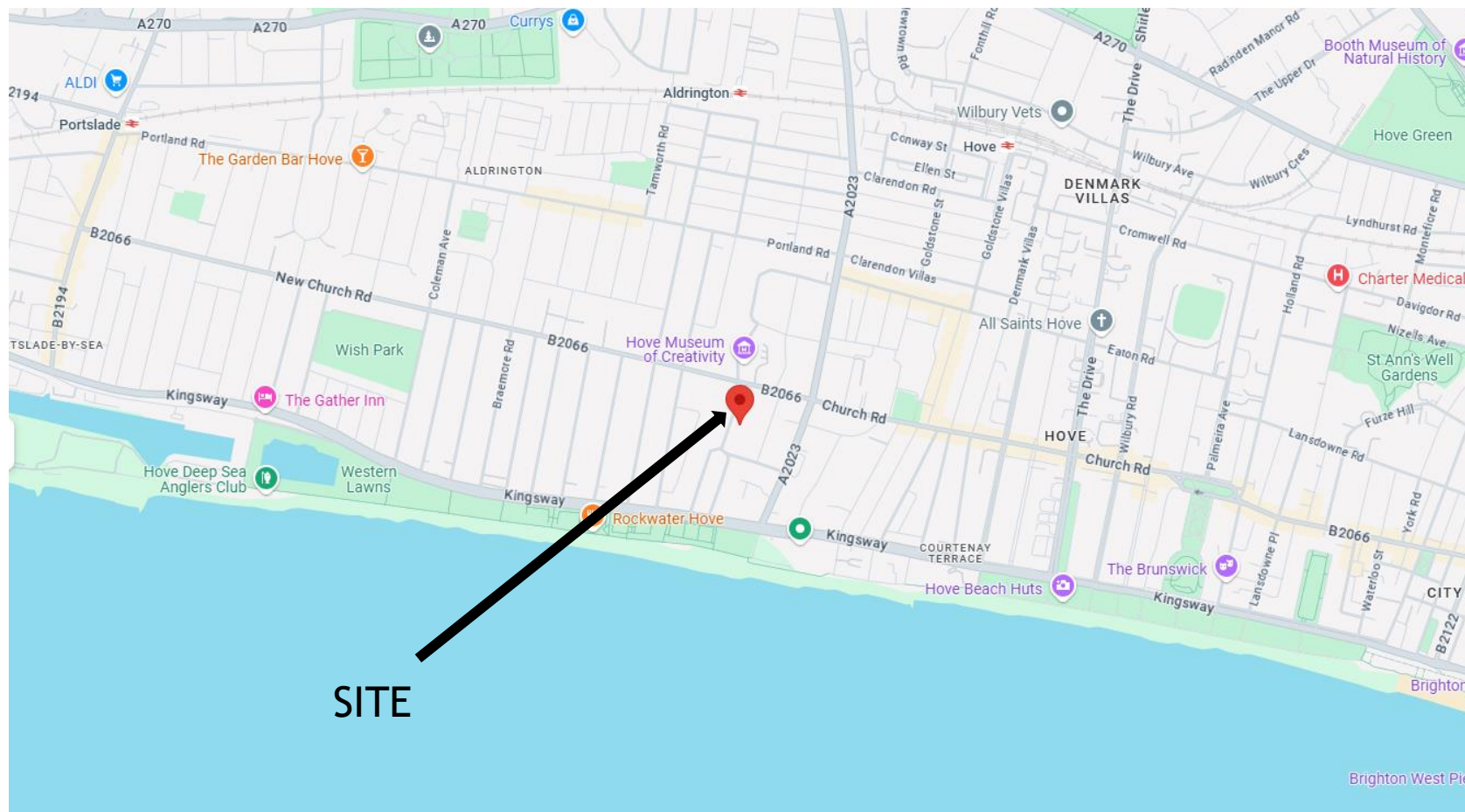
Brighton & Hove  
City Council

# Application Description

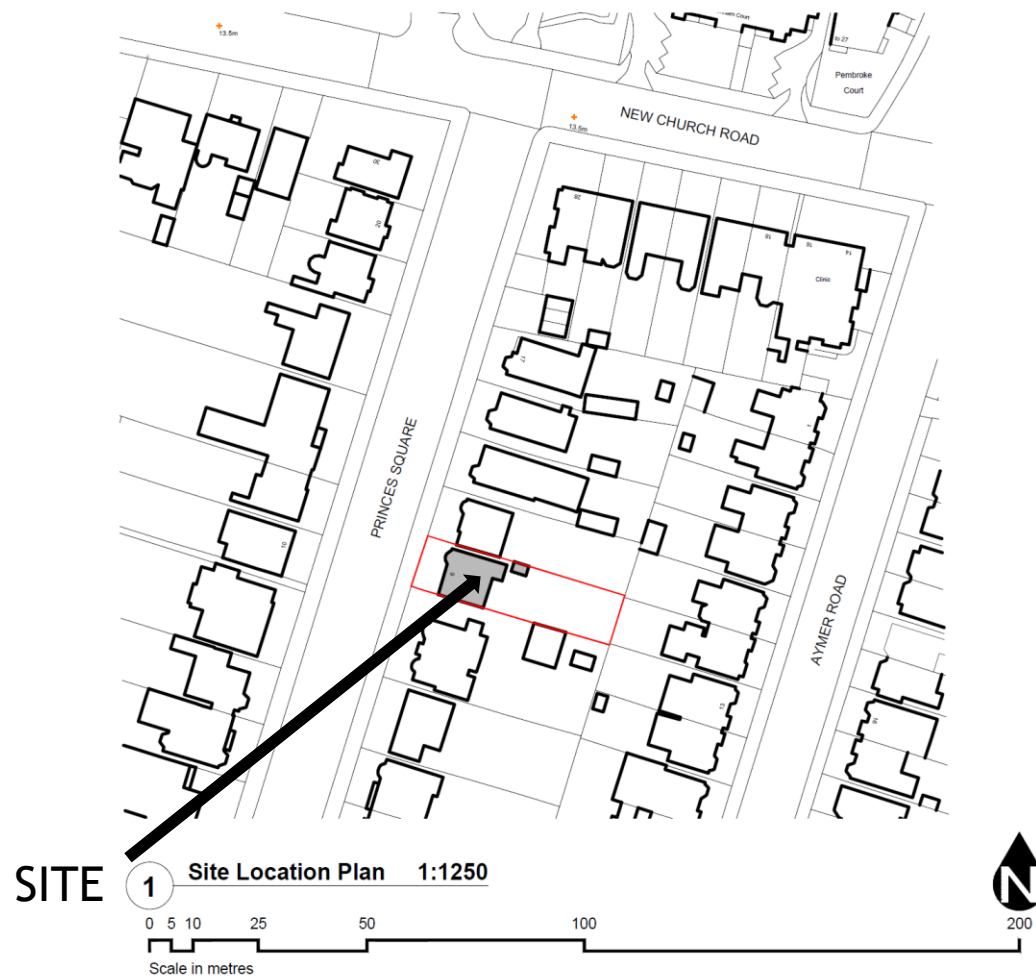
- Erection of single storey rear extension with rooflights to replace existing rear extension and bay window,
- roof replacement and alterations to include hipped roof and rear dormer extensions, construction of basement,
- revised fenestration,
- alterations to boundary wall to include enlargement of vehicle access,
- landscaping alterations and any associated works.



# Map of Application Site



# Existing Location Plan





# Aerial Photo of Site

SITE





# 3D Aerial Photo of Site



82

SITE



## Street Photo of Site – Taken from Princes Square



## Front Photo of Site to each side – Taken from Princes Square





# Rear Photo of Site





# Rear Photo of Site to each side of boundary

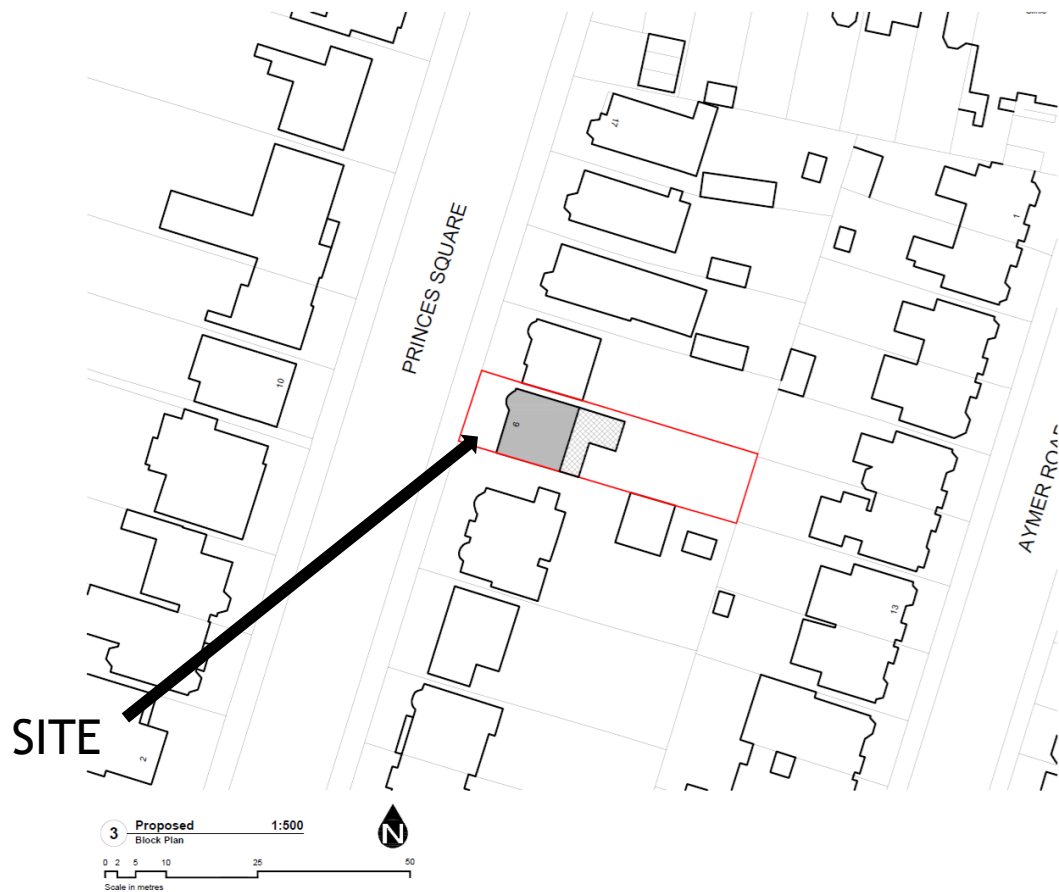


# Existing Block Plan





# Proposed Block Plan



# Existing Front & Rear Elevations



1 Existing 1:100  
West Elevation (Front)



2 Existing 1:100  
East Elevation (Rear)

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

Notes:  
1. All dimensions are in millimetres unless otherwise stated.  
2. All dimensions are to the face of the work unless otherwise stated.  
3. All dimensions are to the centre of the work unless otherwise stated.  
4. All dimensions are to the edge of the work unless otherwise stated.

## Materials Key

- ① White Pebble Dash
- ② Red Brick
- ③ Clay Tiles
- ④ PVC Windows
- ⑤ Grey PPC Aluminium Window
- ⑥ PVC Glazed Exterior Doors
- ⑦ Rainwater Goods
- ⑧ Timber Double Garage Doors

Drawn By: [Name]  
Check By: [Name]  
Rev: [Number]  
Date: [Date]  
Scale: [Scale]

**MortonScarr**

Unit 8, The Mill, 111 North Road, Brighton, BN1 1TB  
Tel: 01273 222222 | info@morton-scarr.com | www.morton-scarr.com

Client: Mr & Mrs Chand

Project: 9 Princes Square  
Hove, BN2 4GE

Drawing:  
Existing  
Front & Rear Elevations

Drawn By: [Name]  
Check By: [Name]  
Rev: [Number]  
Date: [Date]  
Scale: [Scale]  
**2333(30)000** /



# Existing Side Elevations



1 Existing 1:100  
South Elevation (Side)



2 Existing 1:100  
North Elevation (Side)

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

## Materials Key

- ① White Pebble Dash
- ② Red Brick
- ③ Clay Tiles
- ④ PVC Windows
- ⑤ White Render
- ⑥ White Brick
- ⑦ Rainwater Goods

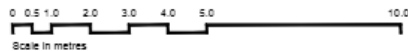
Morton & Scarr			
Landscape Architects			
Units 1 & 2, The Arcade, 100 North Road, Brighton, BN1 1UB			
Tel: 01273 233301 / 01273 233302 / 01273 233303			
Fax: 01273 233304			
Email: info@mortonandsarr.co.uk			
Web: www.mortonandsarr.co.uk			
Drawn By: Mr & Mrs Chard			
Project: 9 Princess Square, Hove, BN3 4GE			
Drawing: Existing Side Elevations			
Date:	Drawn By:	Drawn By:	Drawn By:
10/10/22	UC	UC	UC
2333(30)001	/		







## 66

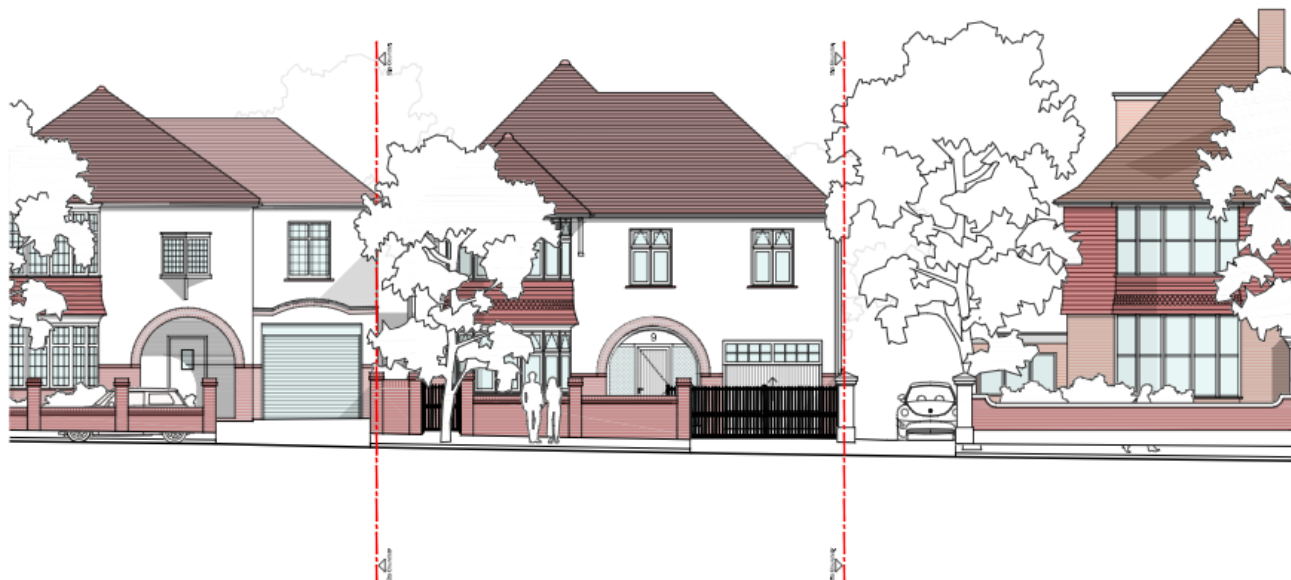


2333(30)002





# Proposed Streetscene



0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

Not to scale  
For information only  
Not for construction

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2019/0001 - Street Scene Elevation  
No. Date Name Exam. Checked

**MB MortonScarr**

Level 2, Pinner Point, 22 North Road, Brighton, BN1 1TB  
Tel: 01273 555557 | info@morton-scarr.com | www.morton-scarr.com

Client  
Mr & Mrs Chard

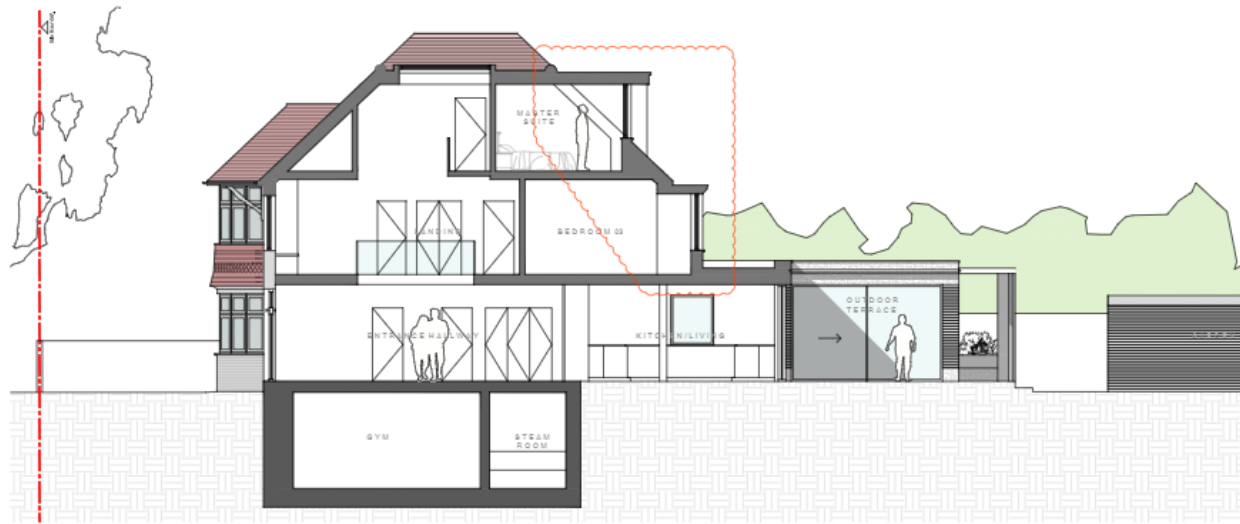
Project  
8 Princes Square  
Hove, BN2 4GE

Drawing  
Proposed  
Street Scene Elevation

Scale Drawing By Checked By Issues No  
1/10/20 1/10 2/11 General

2333(31)002 /

# Proposed Site Section



1 Proposed Section AA 1:100



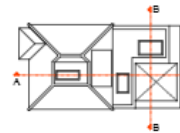
2 Proposed Section BB 1:100

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

**Key**

- Existing Walls
- New Walls

**Key Plan**



A 1:100 Section AA as per design 1:10 01  
1:100 Section BB as per design 1:10 01

**MortonScarr**

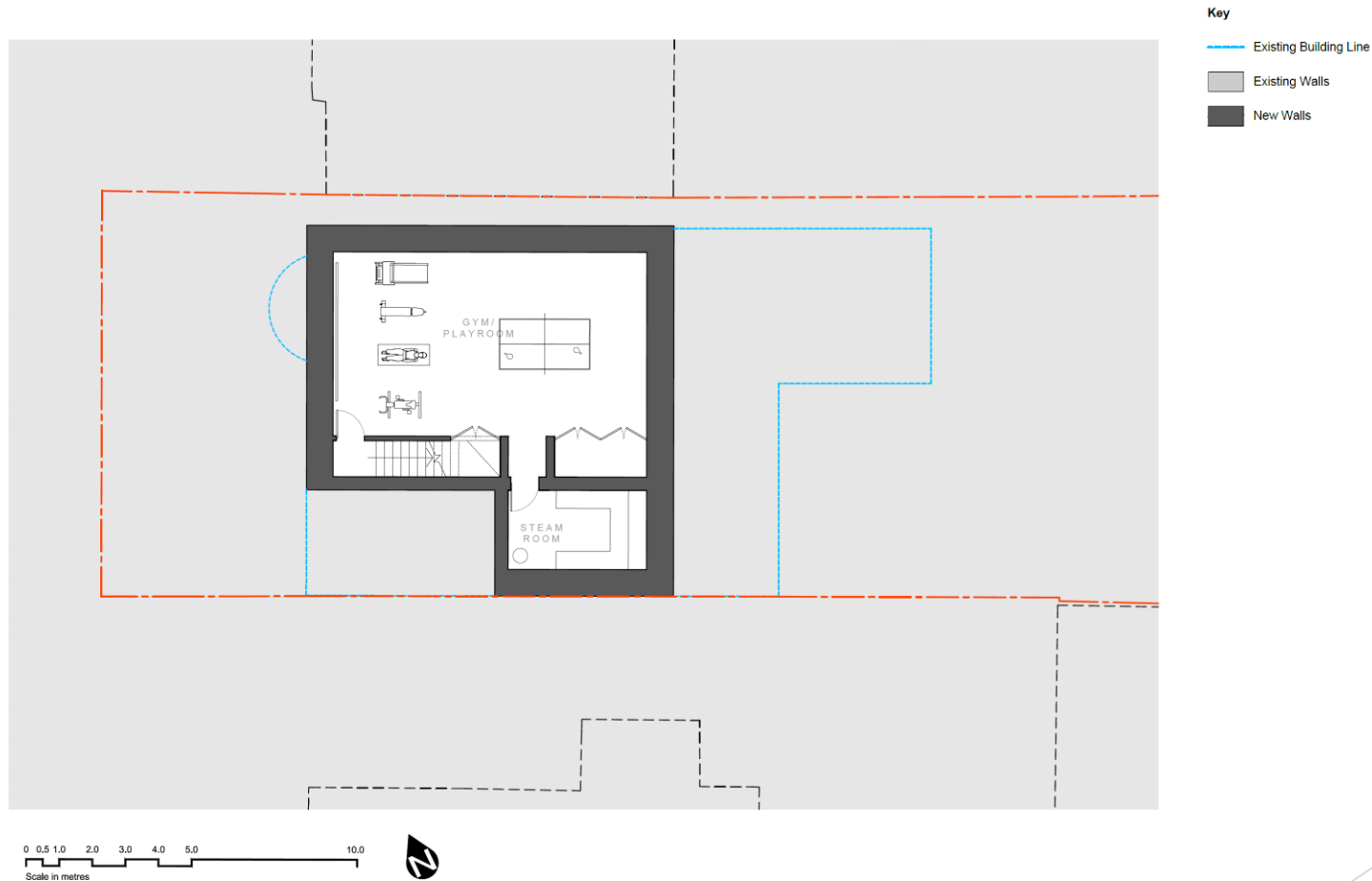
Mr & Mrs Chard

9 Princes Square  
Hove, BN3 4GE

Drawn:  
Proposed  
Sections

Drawn By: 1:10 01  
Checked By: 1:10 01  
Drawing No: 2333(41)000  
Revision: A

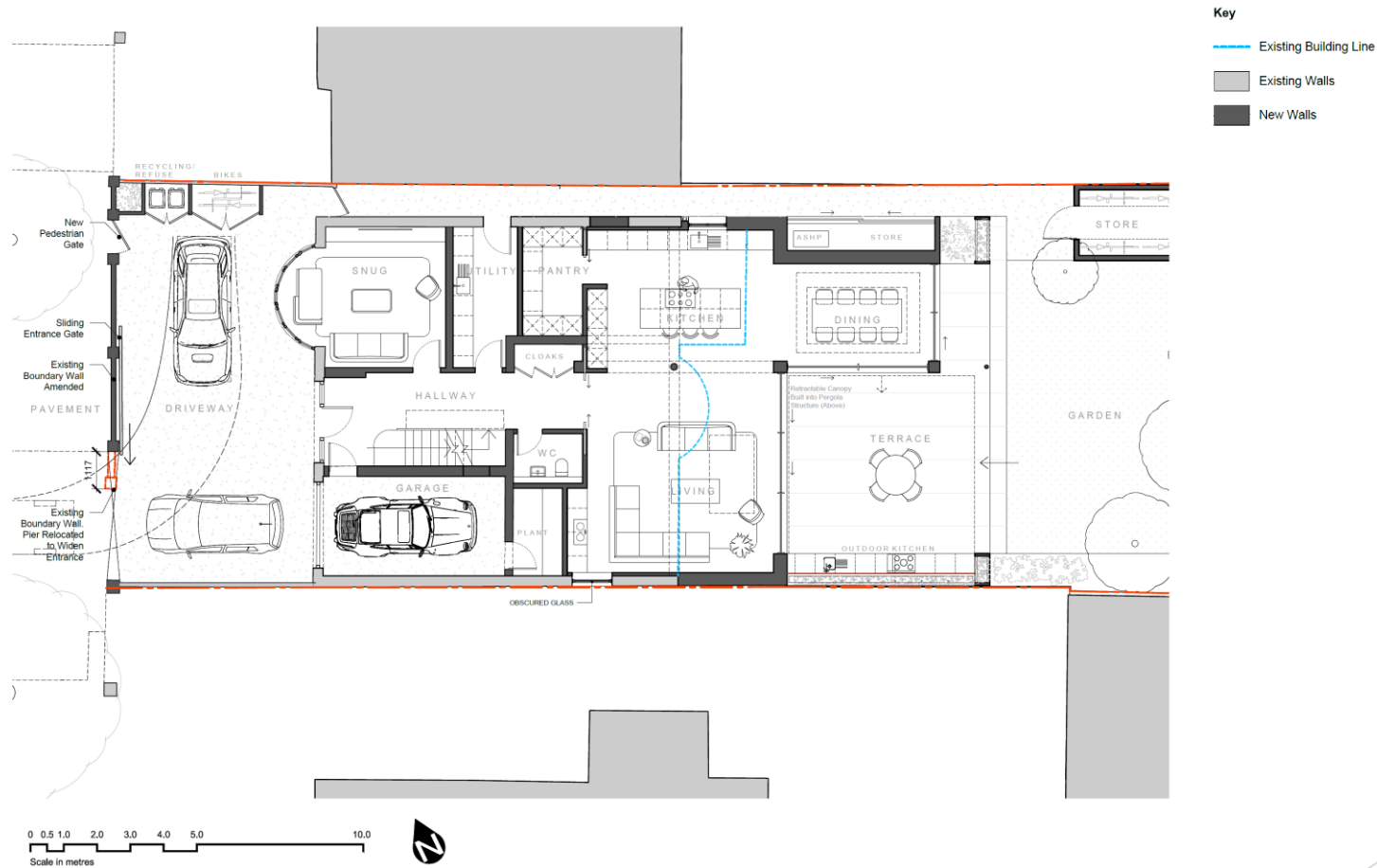
# Proposed Basement Floor Plan



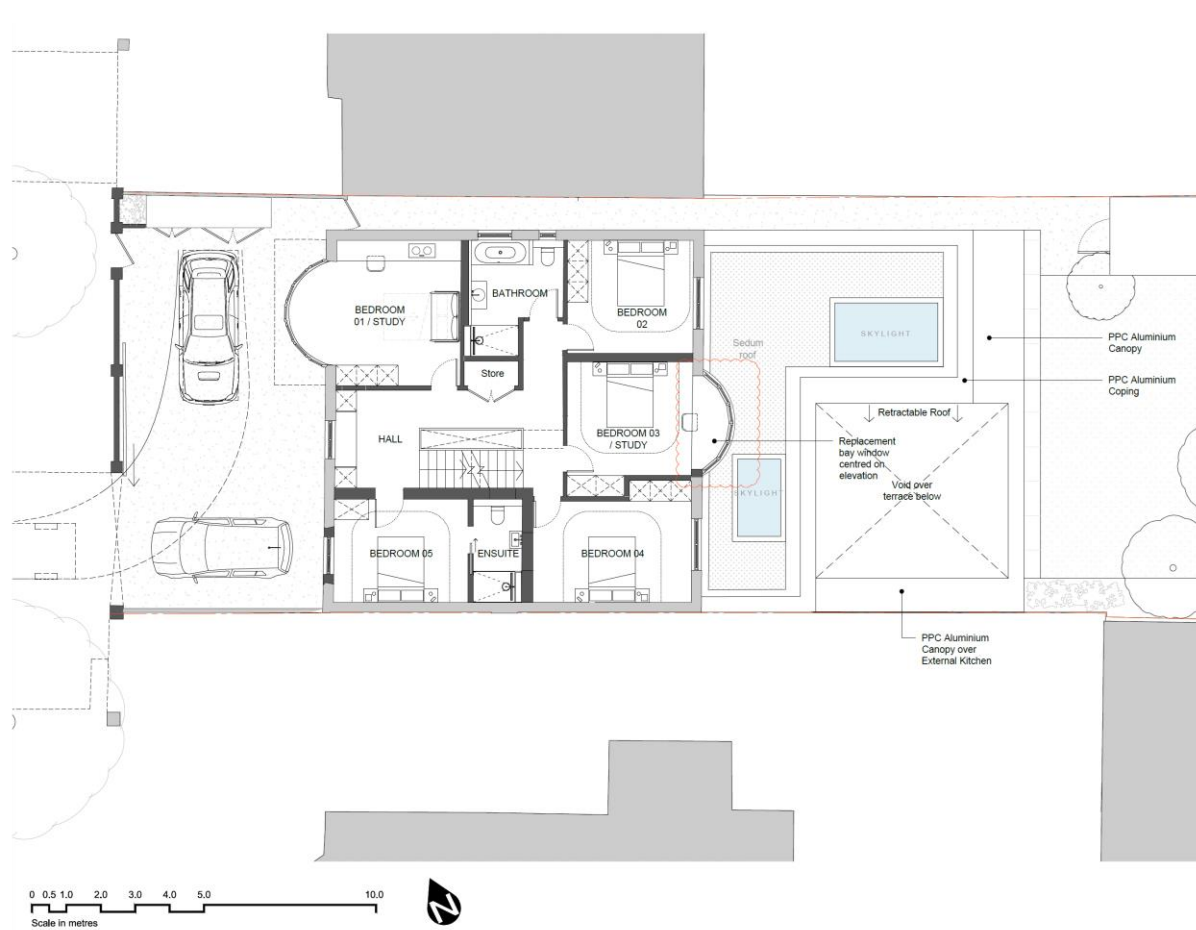
2333(20)000



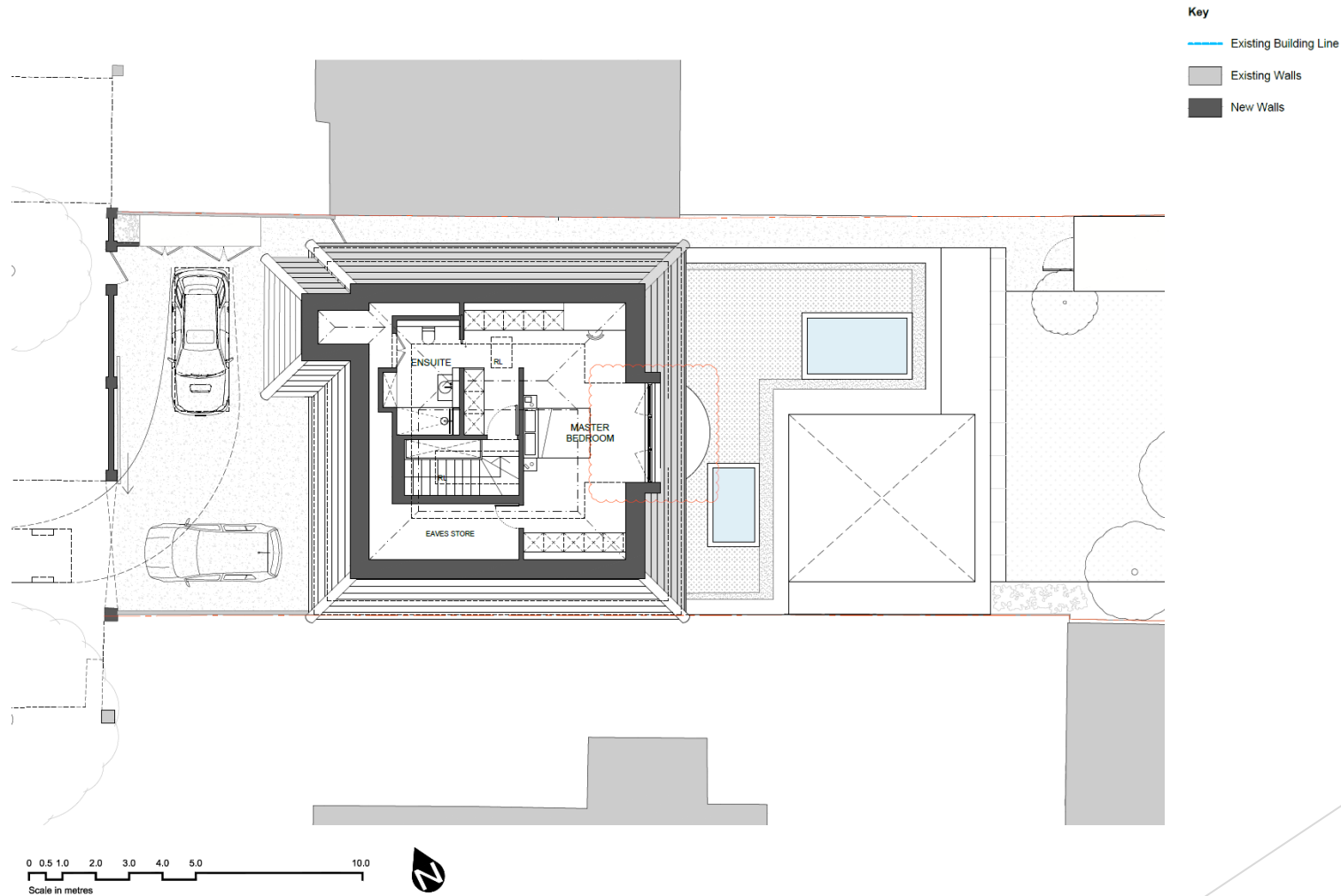
# Proposed Ground Floor Plan



# Proposed 1<sup>st</sup> Floor Plan

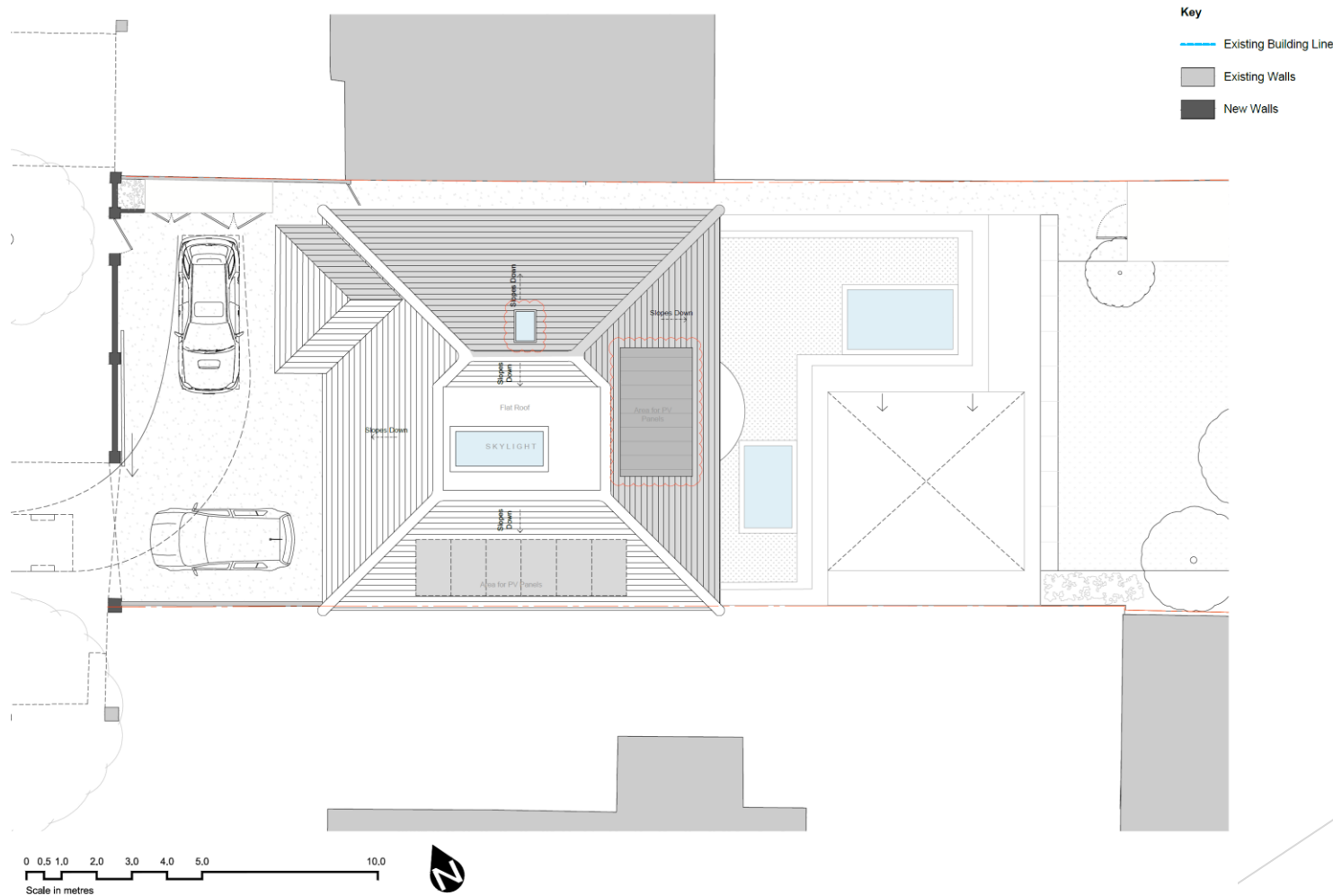


# Proposed 2<sup>nd</sup> Floor Plan





# Proposed Roof Plan



# Representations

## Original Scheme

**Fifteen (15)** representations were received objecting to the application for the following reasons:

- ▶ The works harm historic character of the building and the conservation area/poor design
- ▶ The basement will cause instability to ground/steam venting
- ▶ Construction work will be noisy/dusty
- ▶ The works will cause amenity harm (overdevelopment, overshadow, overlooking, noise, overlooking)

**Eight (8)** representations were received supporting the application for the following reasons:

- ▶ Good design
- ▶ Sensitive to neighbours, no amenity harm
- ▶ Respects heritage assets
- ▶ Similar schemes approved and built with no objections

## Revised Scheme

**Eight (8)** representations were received objecting to the application for the following reasons

- ▶ Design still harmful
- ▶ Dormer too big still
- ▶ The basement will cause instability to ground/steam venting
- ▶ The works harm historic character of the building and the conservation area/poor design

# Key Considerations

- Heritage impacts
- Design
- Amenity impacts



# Conclusion and Planning Balance

- ▶ No harm to the setting of the surrounding heritage assets, the dormer would be to the rear and not highly visible in the wider public realm.
- ▶ Overall improvement to appearance of host property in the wider public realm, due to the replacement of the flat roof and contrasting window styles.
- ▶ Would increase the amount of residential floorspace and flexibility of existing house.
- ▶ No significant amenity harm should occur from the development, the ground floor extension is set back from neighbours and single storey, and the dormer would introduce higher views, but not considered harmful, as area already surveilled at first floor and higher.
- ▶ **Recommend: Approval**



# 1 And 1A Pembroke Crescent BH2024/02767

7<sup>th</sup> May 2025



Brighton & Hove  
City Council

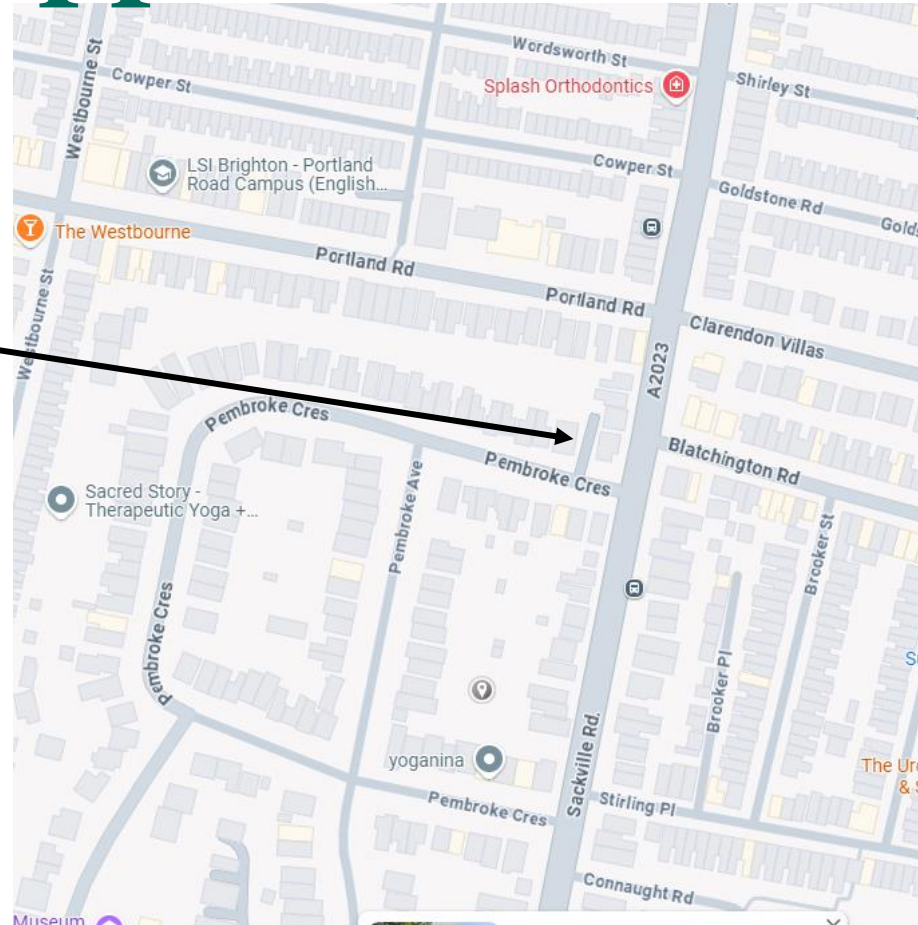


# Application Description

- Change of use of 2no flats (C3) to a three bedroom small house in multiple occupation (C4) and a five bedroom small house in multiple occupation (C4).

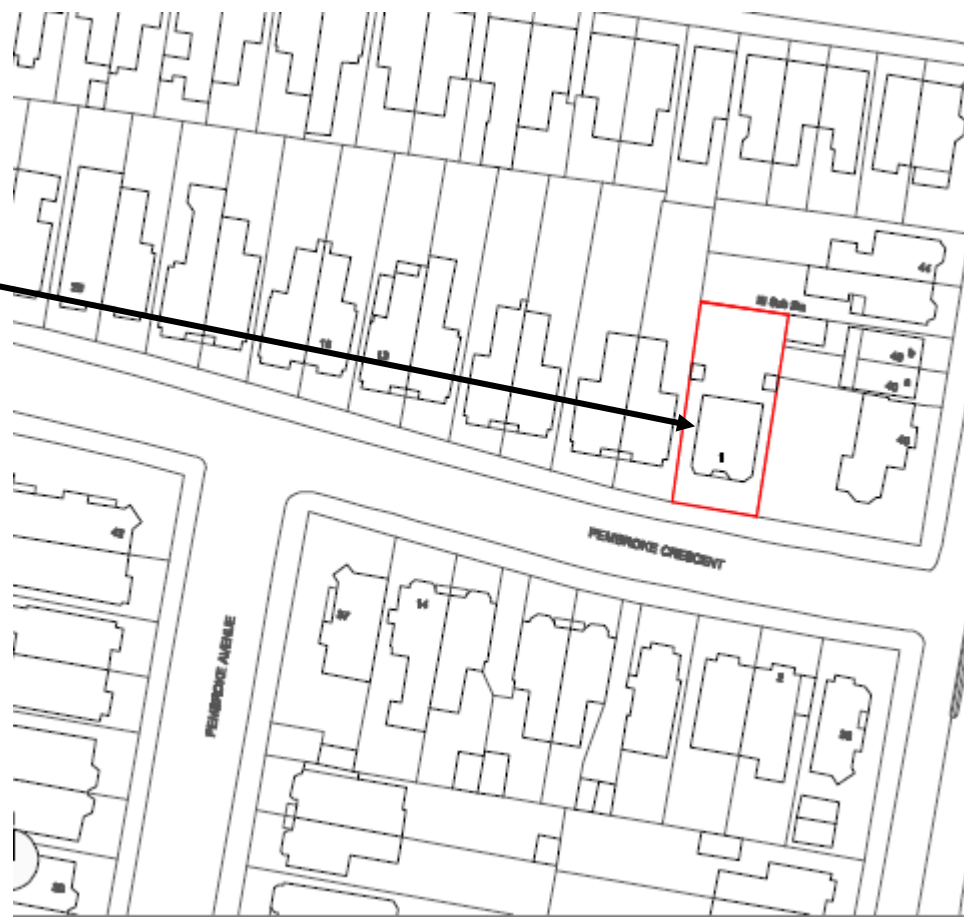
# Map of Application Site

Application  
Site



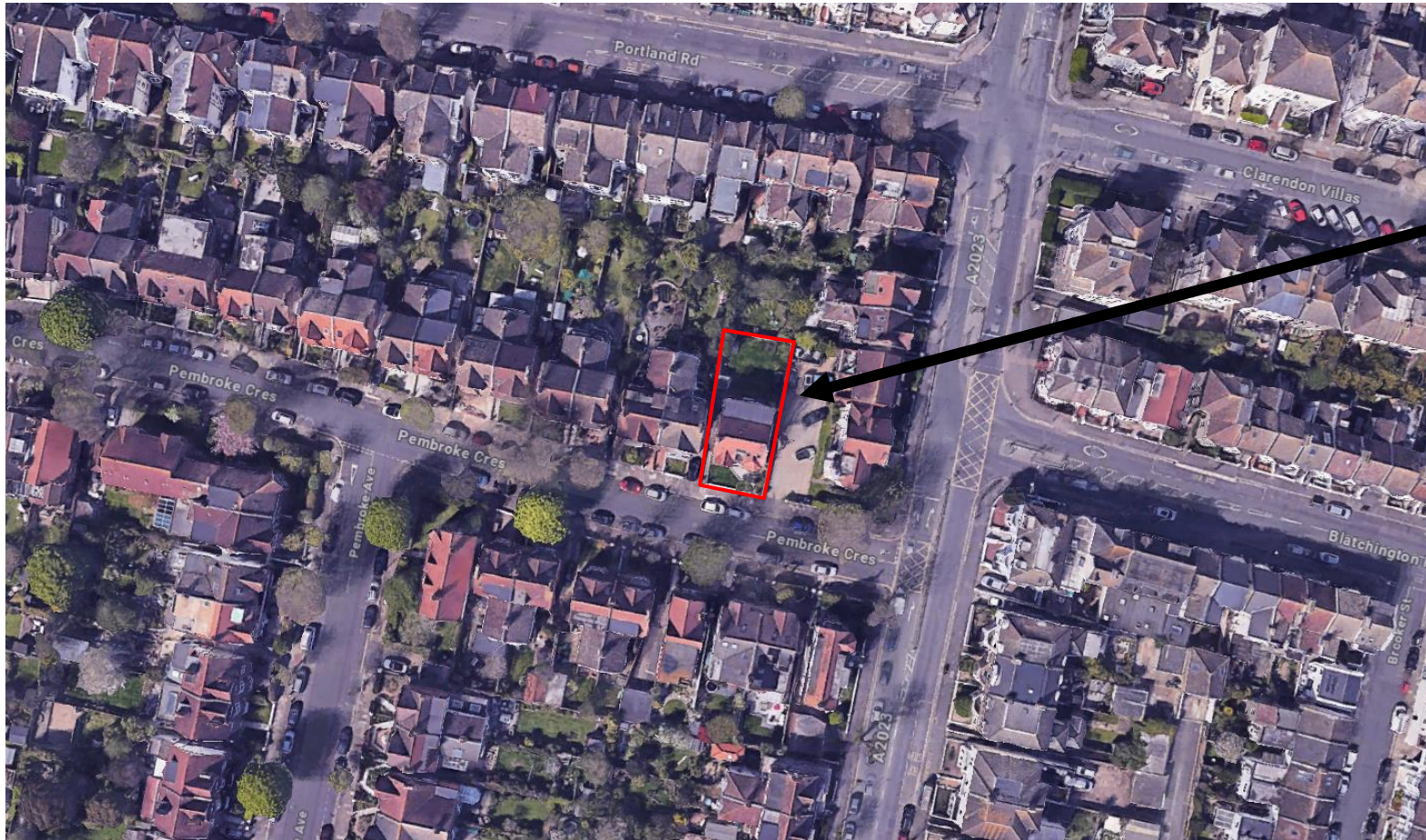
# Existing Location Plan

Application Site





# Aerial Photo of Site



Application Site



# 3D Aerial Photo of Site



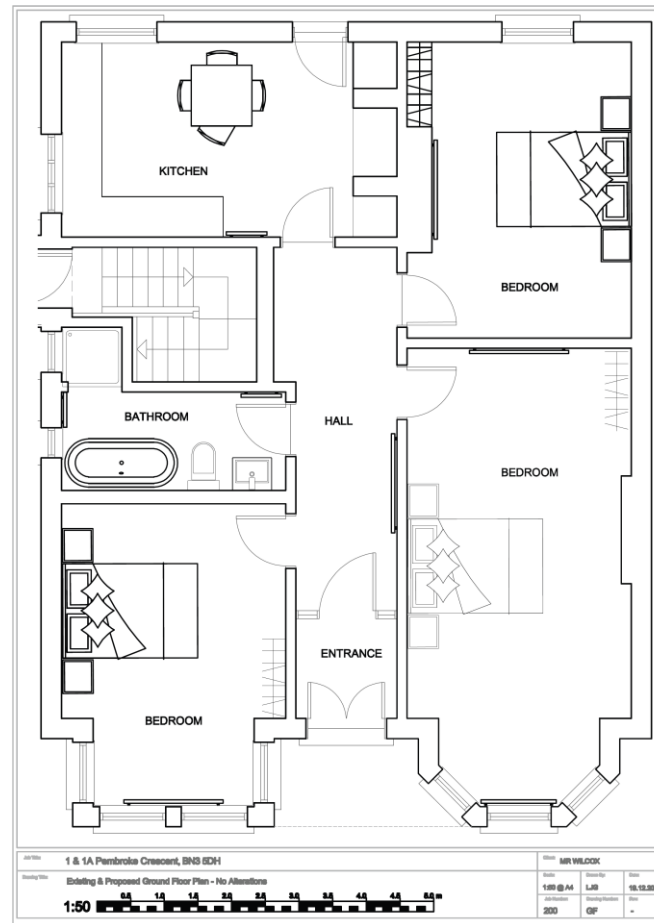
Application Site

# Street Photo of Site

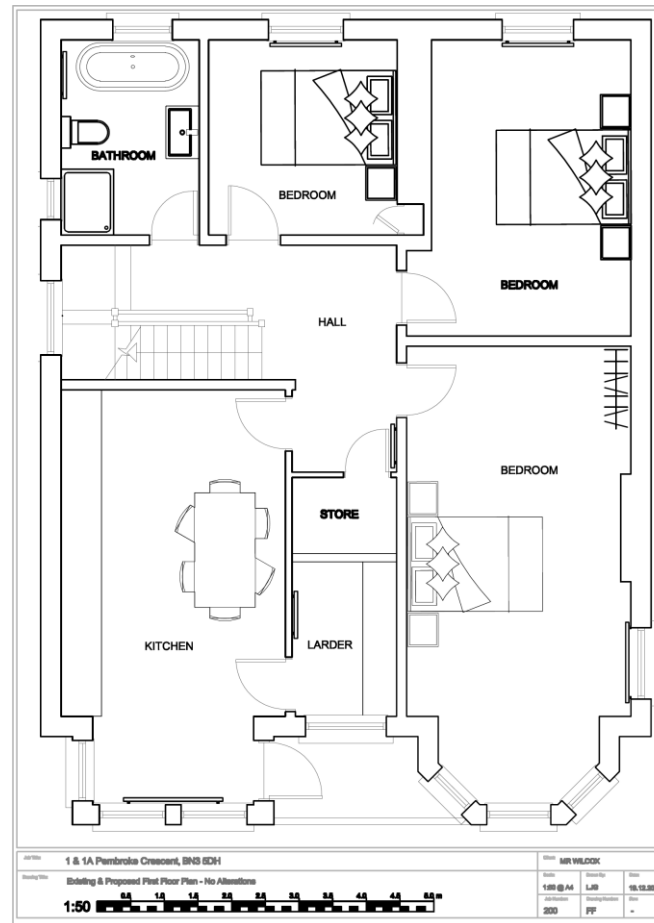




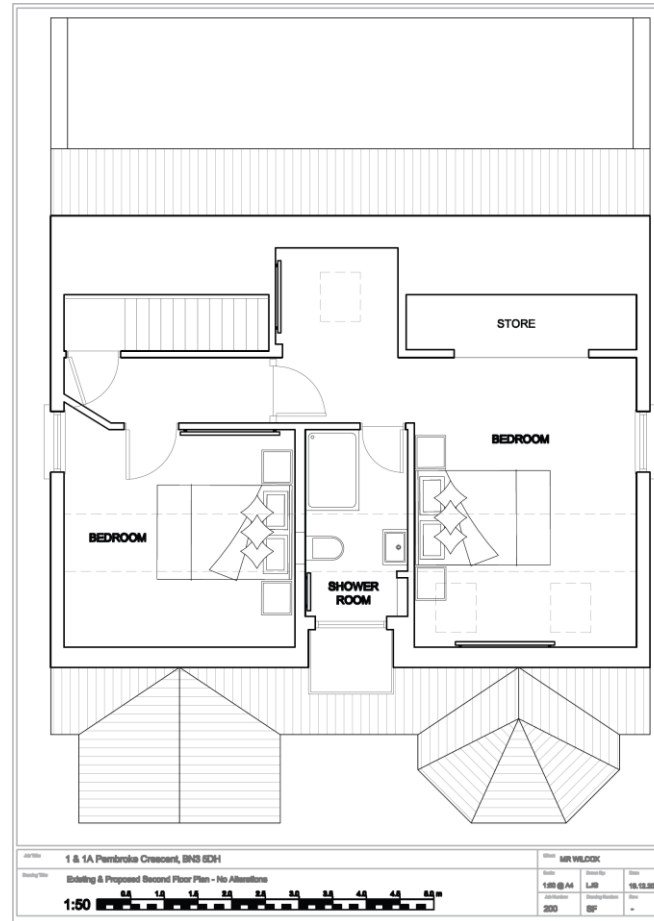
# Existing & Proposed Ground Floor Plan



# Existing & Proposed 1<sup>st</sup> Floor Plan



# Existing & Proposed 2<sup>nd</sup> Floor Plan





# Representations

**Ten (10)** representations were received objecting to the application for the following reasons;

- ▶ Pressure on local services
- ▶ Antisocial behaviour and increase in noise disturbance
- ▶ Number of HMO's in the area
- ▶ Overdevelopment
- ▶ Impact on parking
- ▶ Loss of family housing
- ▶ Impact on property prices
- ▶ Impact on conservation area

# Key Considerations

- ▶ Acceptability of the Change of Use to HMO
- ▶ Impact on Amenity
- ▶ Standard of Accommodation
- ▶ Heritage Impact
- ▶ Transport Impact

# Conclusion and Planning Balance

- ▶ The principle of the change of use is acceptable and complies with policies CP21 and DM7.
- ▶ There would be no significant impact on amenity, given the previous use as two flats with the same number of bedrooms.
- ▶ The two HMO's would provide a good standard of accommodation.
- ▶ There are no external alterations and the change of use would not impact on the character and appearance of the streetscene or the surrounding area.
- ▶ The development would not have a significant impact on the highway.





# 9A Harrington Road

## BH2024/02554

7<sup>th</sup> May 2025



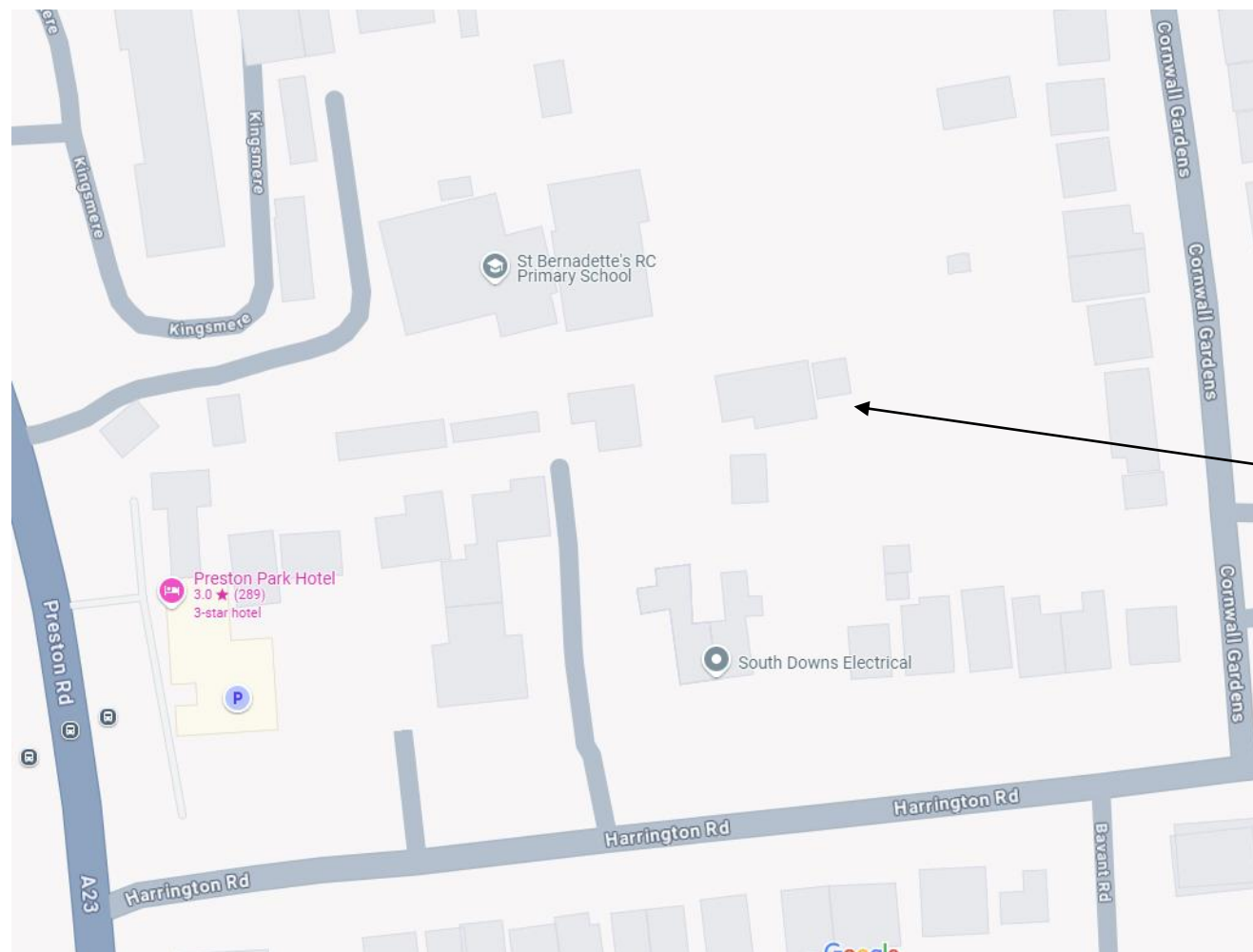
Brighton & Hove  
City Council

# Application Description

- ▶ Roof alterations including gable end extensions, addition of dormers to north & south elevations, installation of rooflights & solar panels to east and west elevations.



# Map of Application Site



Site

# Location Plan



**Location Plan**  
**Scale: 1:1250**



# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



North



# Front Elevation of Property





# Front Elevation of Property





# Front Elevation of Property





# Garage and Driveway





# Garage and East Side of House





# West Side and Front of House





# West Side of House





# Existing Views Towards Front (South)



Ground Floor Level



# Existing Views Towards Front (South)



First Floor Level



# Existing Views Towards Front (South)



First Floor Level



# Existing Views Towards Rear (North)



First Floor Level - Facing School Playing Field



# Existing Views Towards Rear (North)



First Floor Level - Facing School Playground



# Existing View Towards Side (East)



First Floor Level



# Existing Views Towards Side (West)



First Floor Level



# Existing Views Towards Side (West)



Ground Floor Level



# Existing Views Towards Side (West)



Ground Floor Level

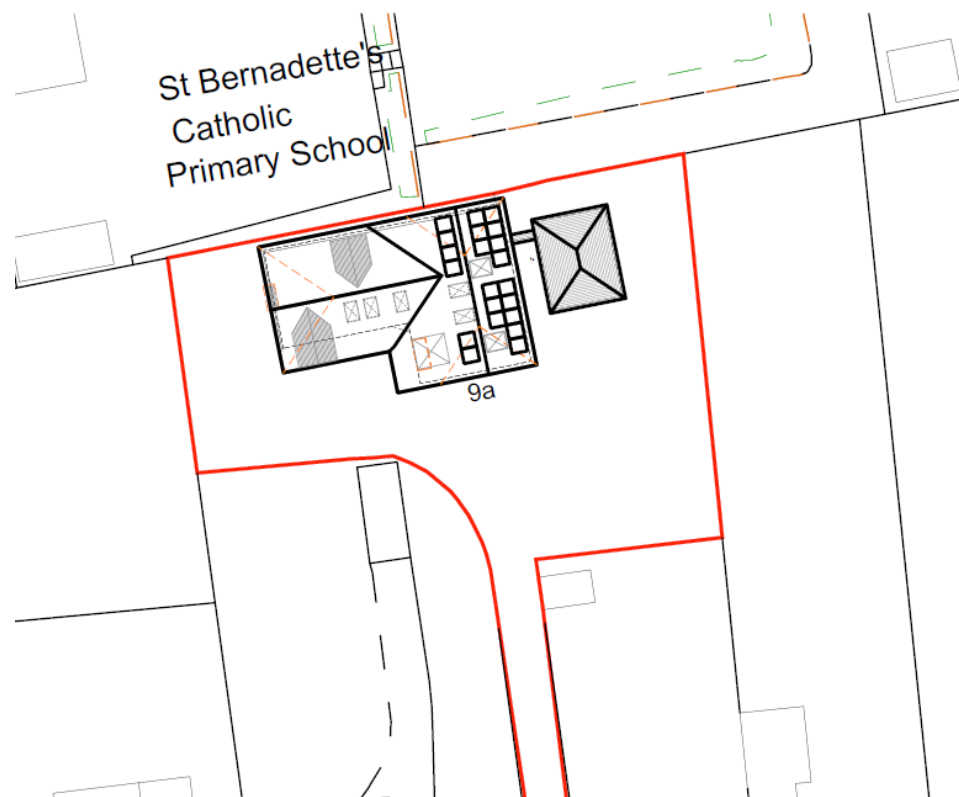


# Existing Views Towards Southwest



Ground Floor Level

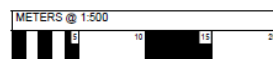
# Proposed Block Plan



**SITE AREA - 901.5m<sup>2</sup>**

**Block Plan**

**Scale: 1:500**





# Existing Front Elevation

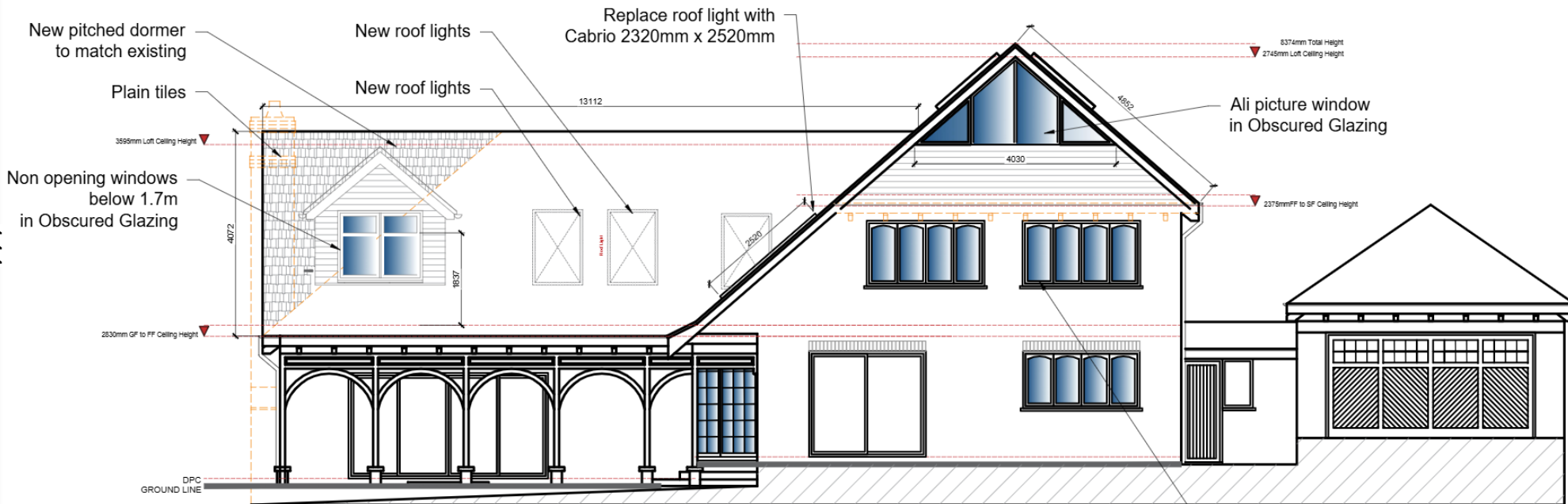


**Existing South Elevation**  
**Scale: 1:100**



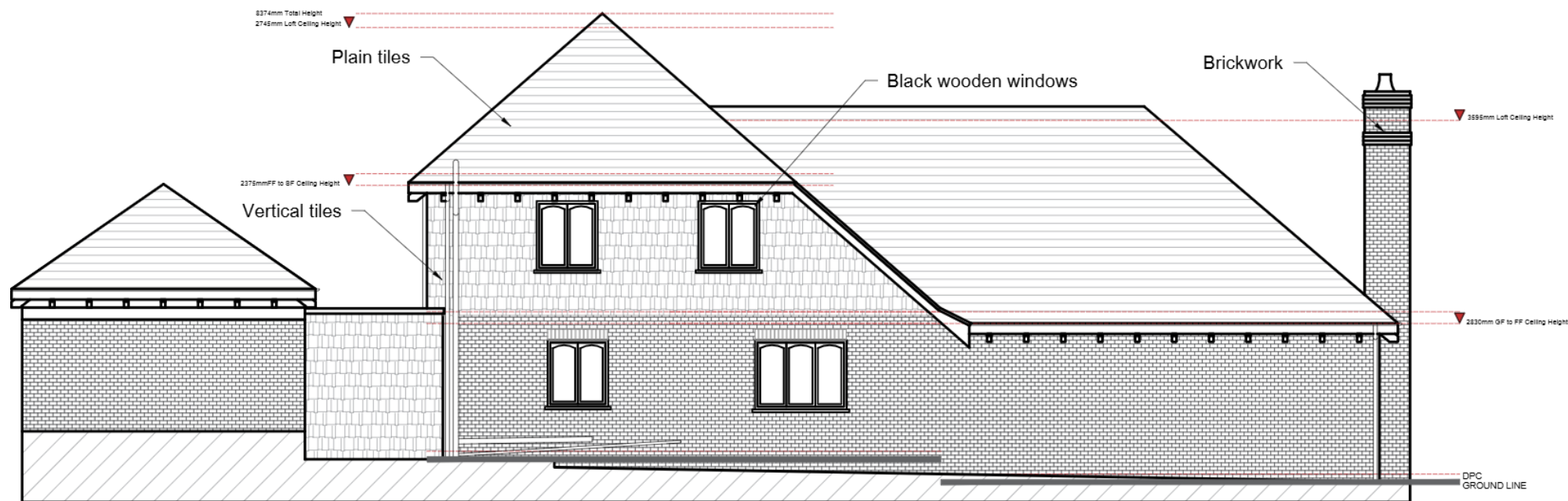
# Proposed Front Elevation

144



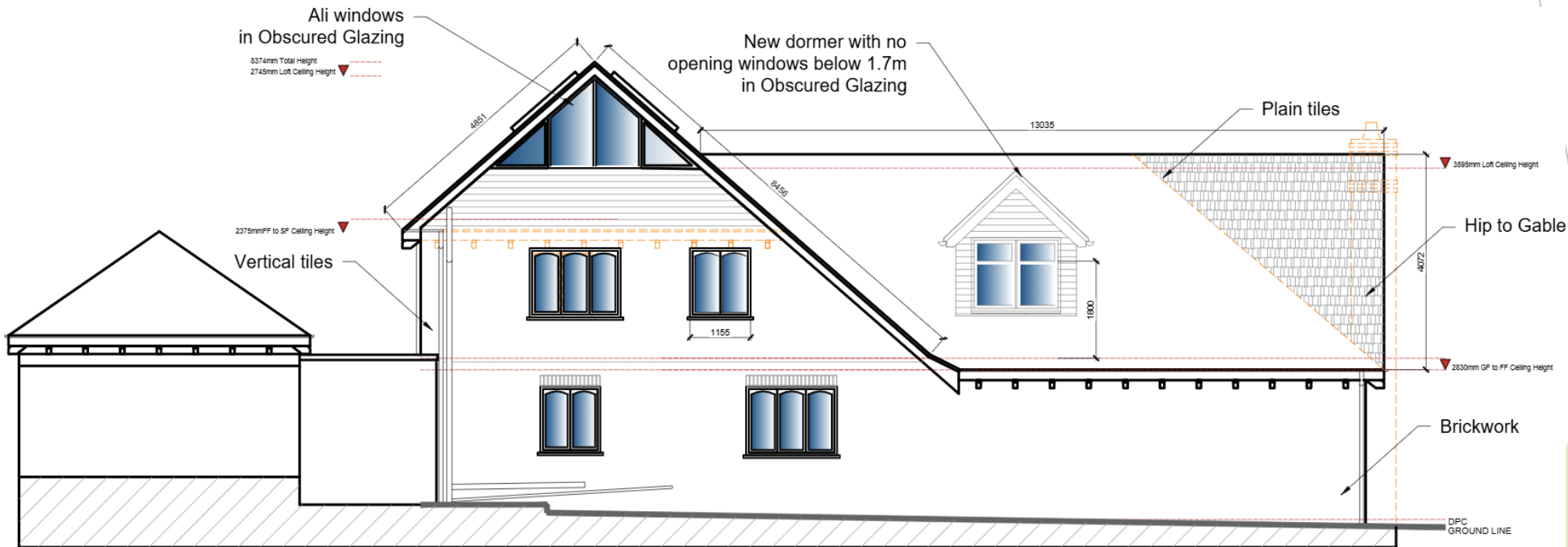
**Proposed South Elevation**  
**Scale: 1:100**

# Existing Rear Elevation



**Existing North Elevation**  
**Scale: 1:100**

# Proposed Rear Elevation



**Proposed North Elevation**  
**Scale: 1:100**

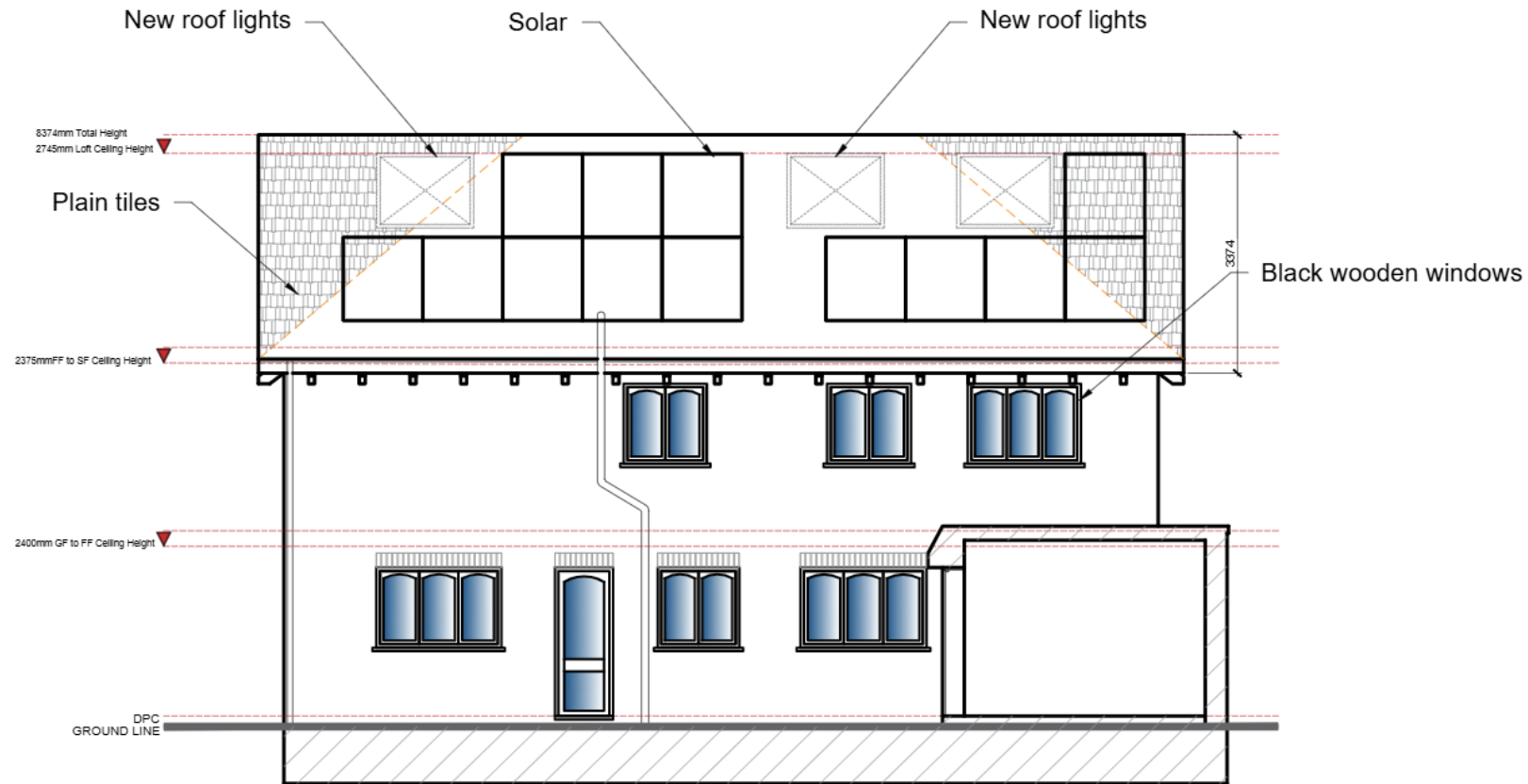


# Existing East Side Elevation



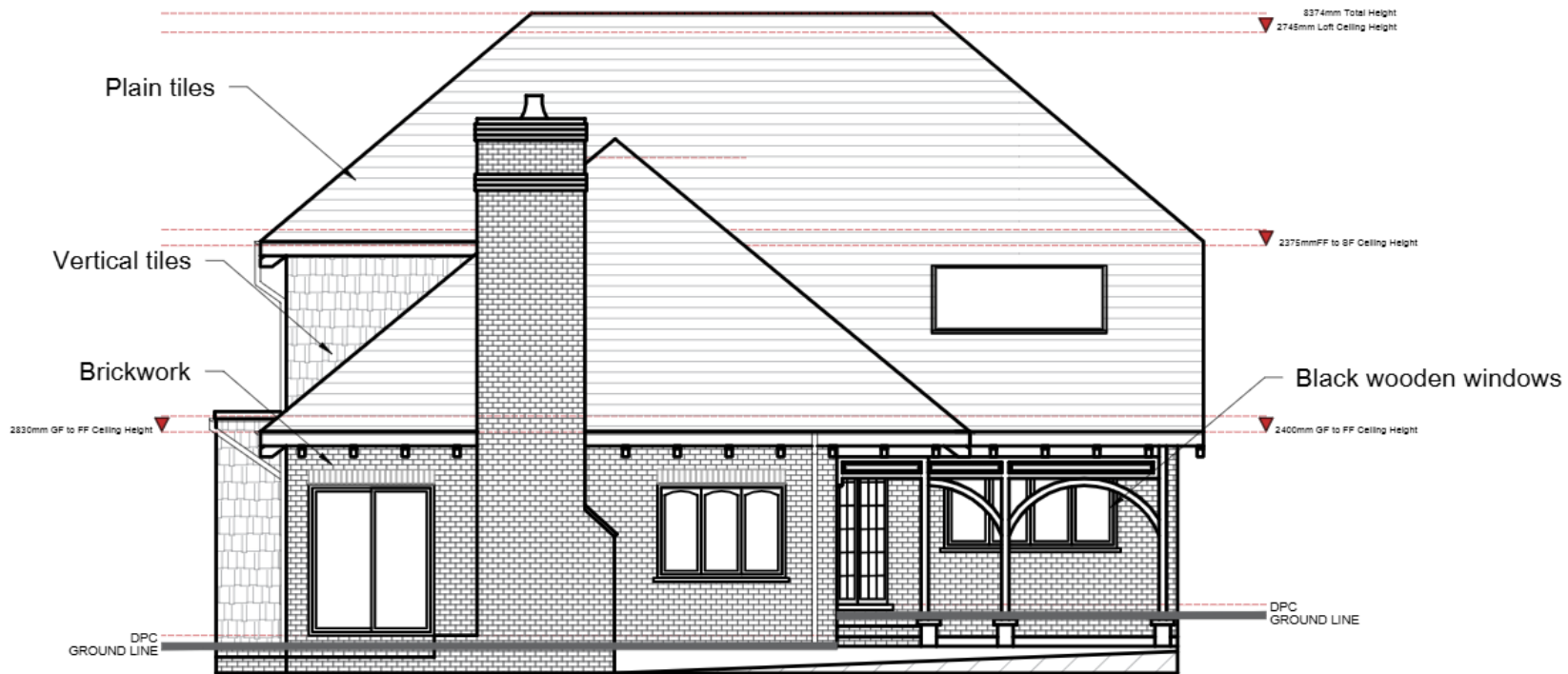
**Existing East Elevation**  
**Scale: 1:100**

# Proposed East Side Elevation



**Proposed East Elevation**  
**Scale: 1:100**

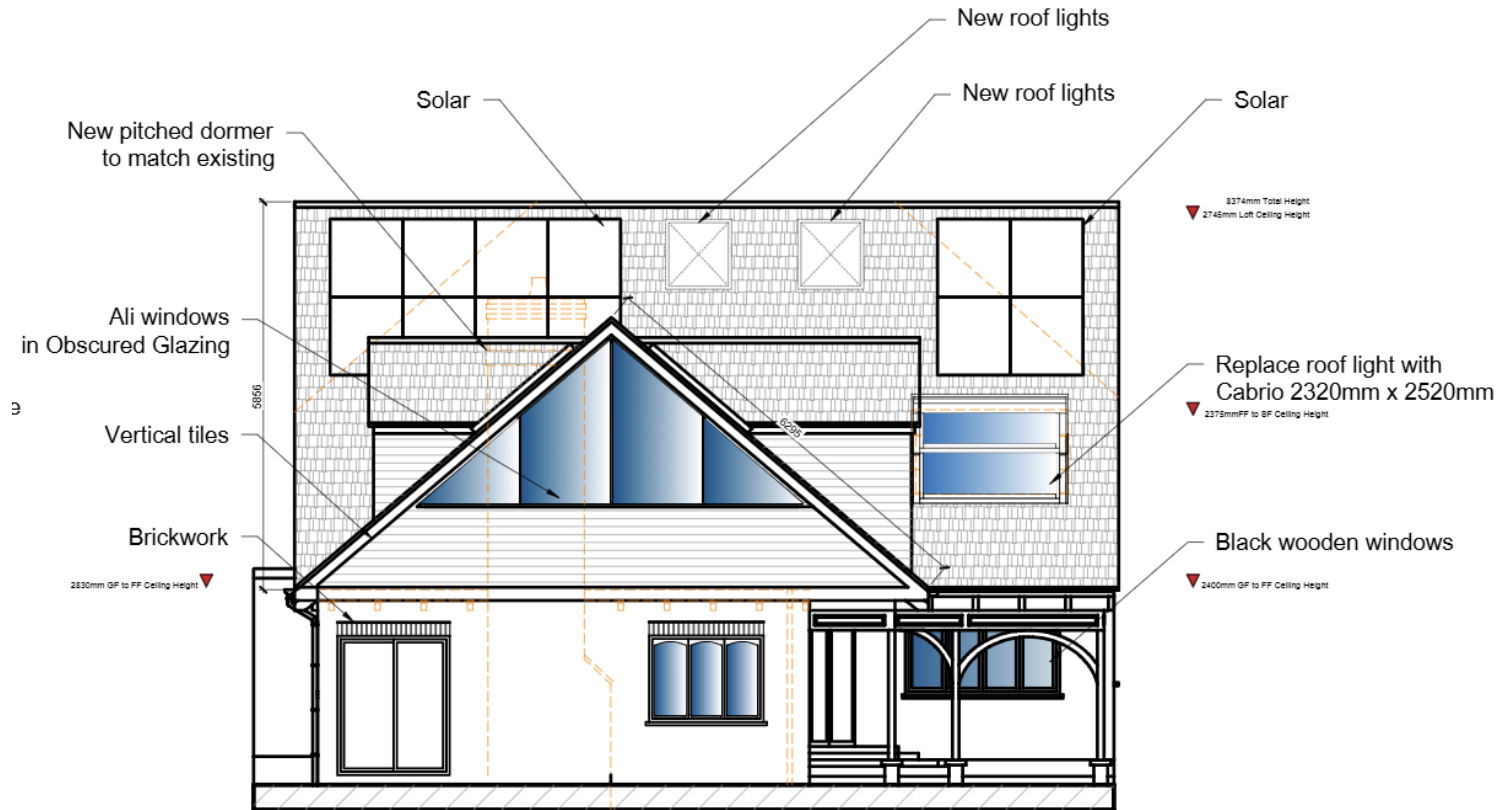
# Existing West Side Elevation



**Existing West Elevation**  
**Scale: 1:100**

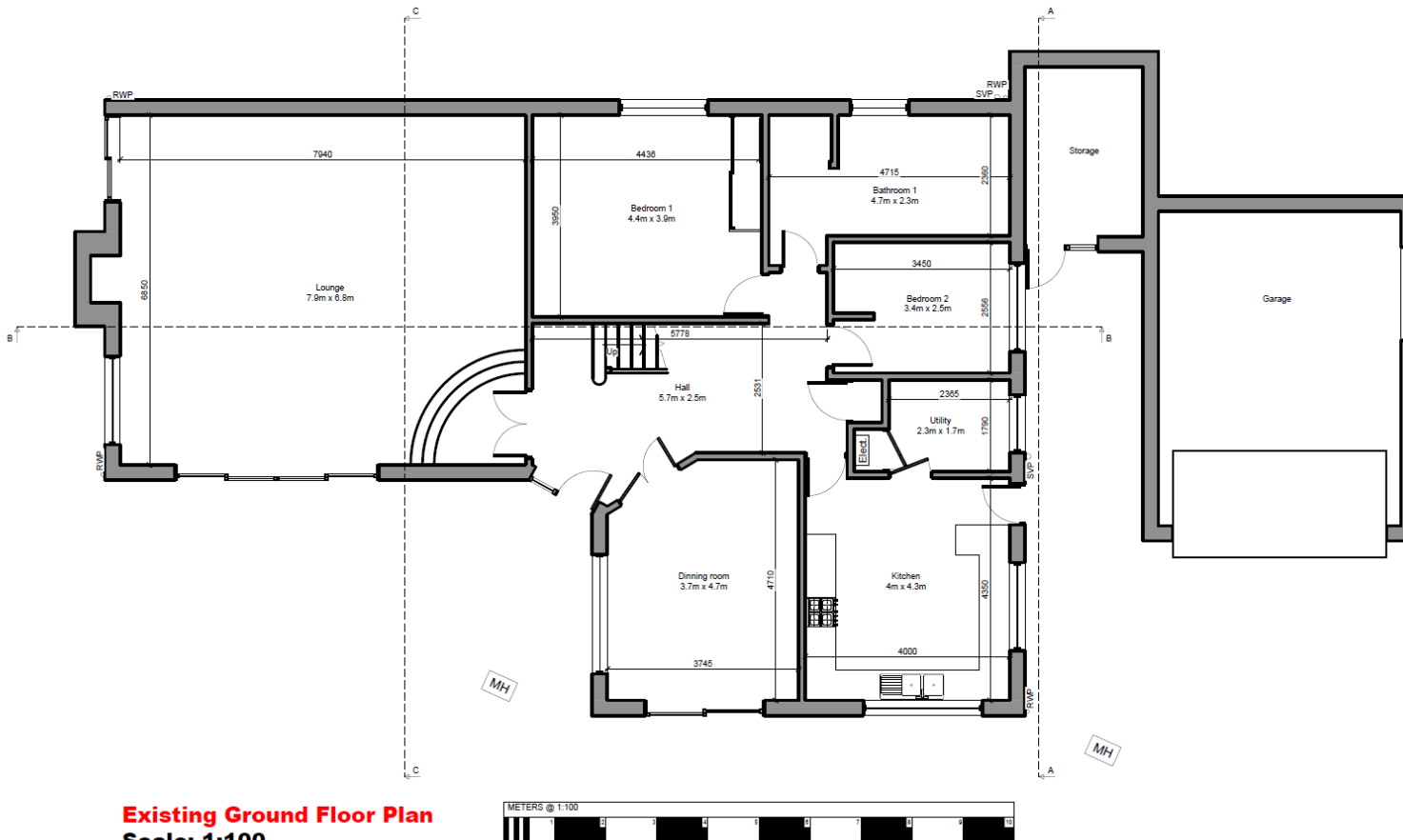


# Proposed West Side Elevation

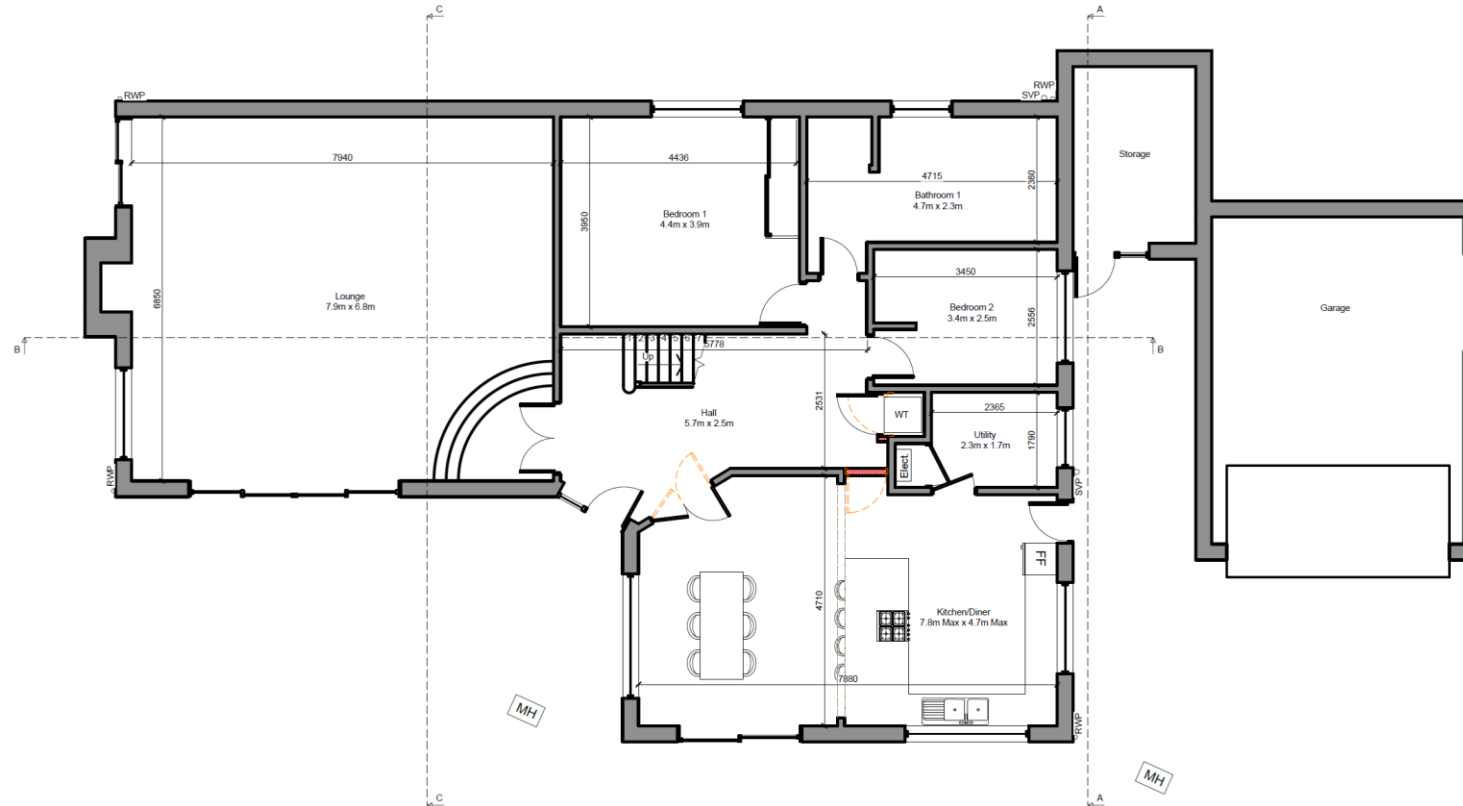


**Proposed West Elevation**  
**Scale: 1:100**

# Existing Ground Floor Plan



# Proposed Ground Floor Plan

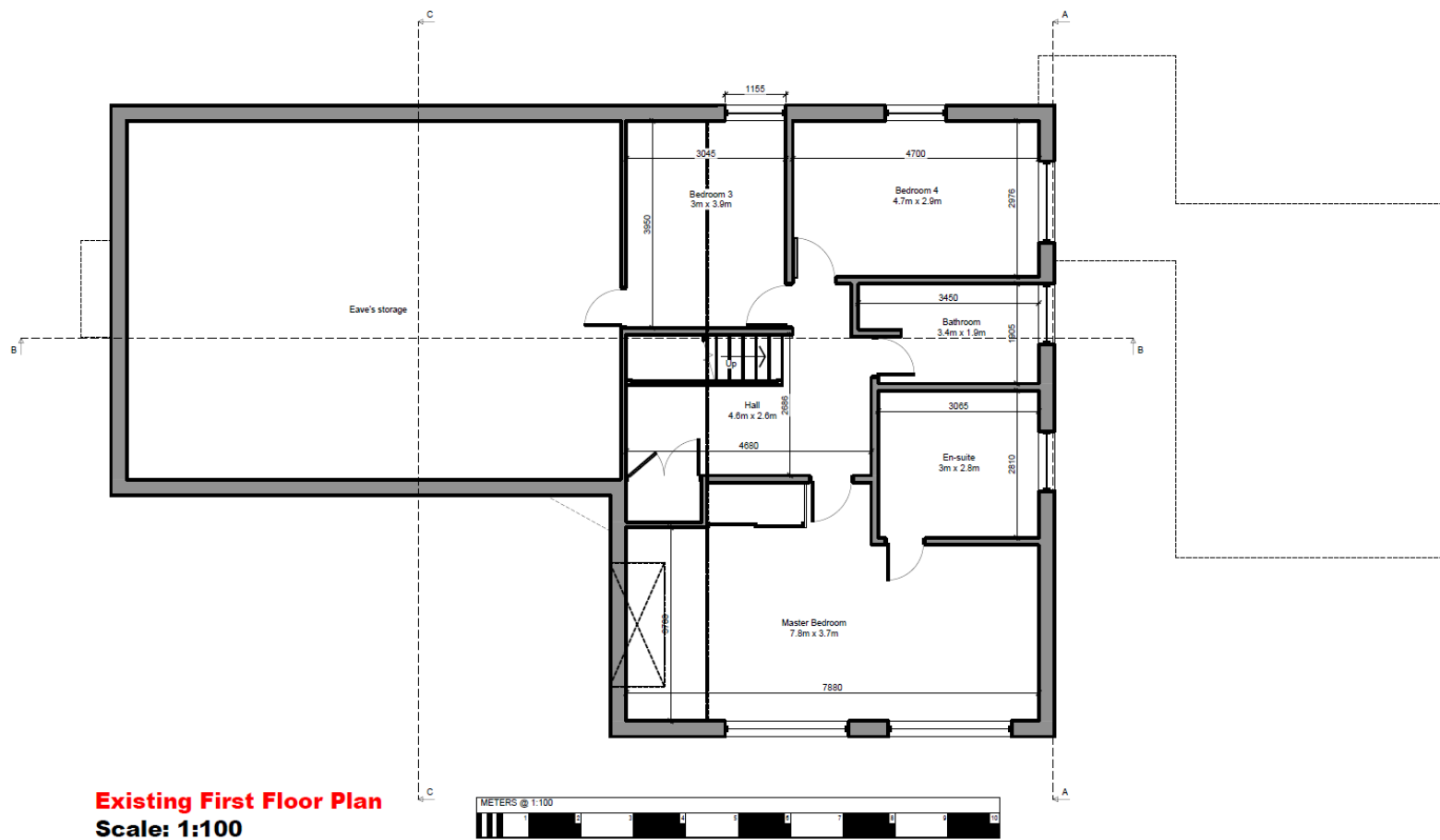


**Proposed Ground Floor Plan**  
**Scale: 1:100**



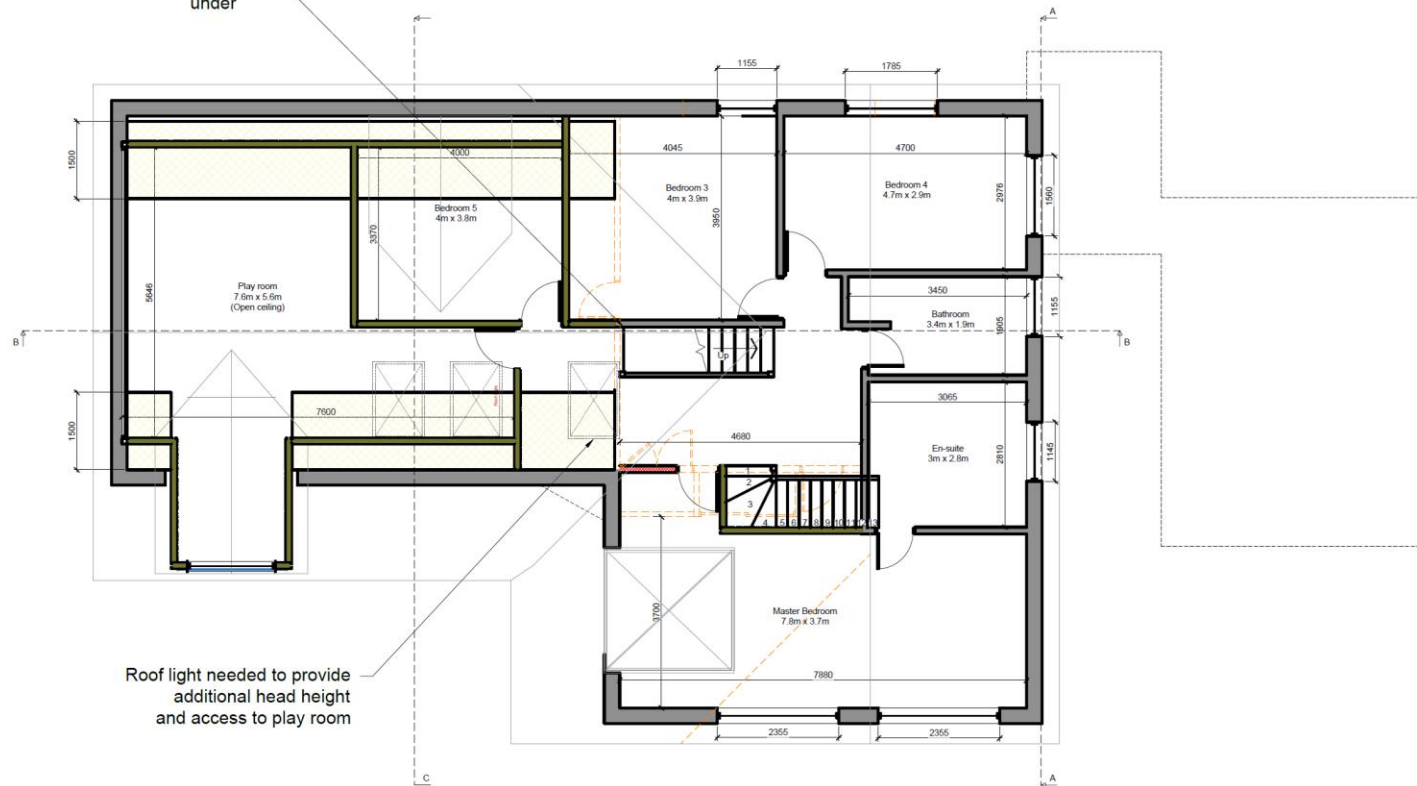


# Existing 1st Floor Plan



# Proposed 1<sup>st</sup> Floor Plan

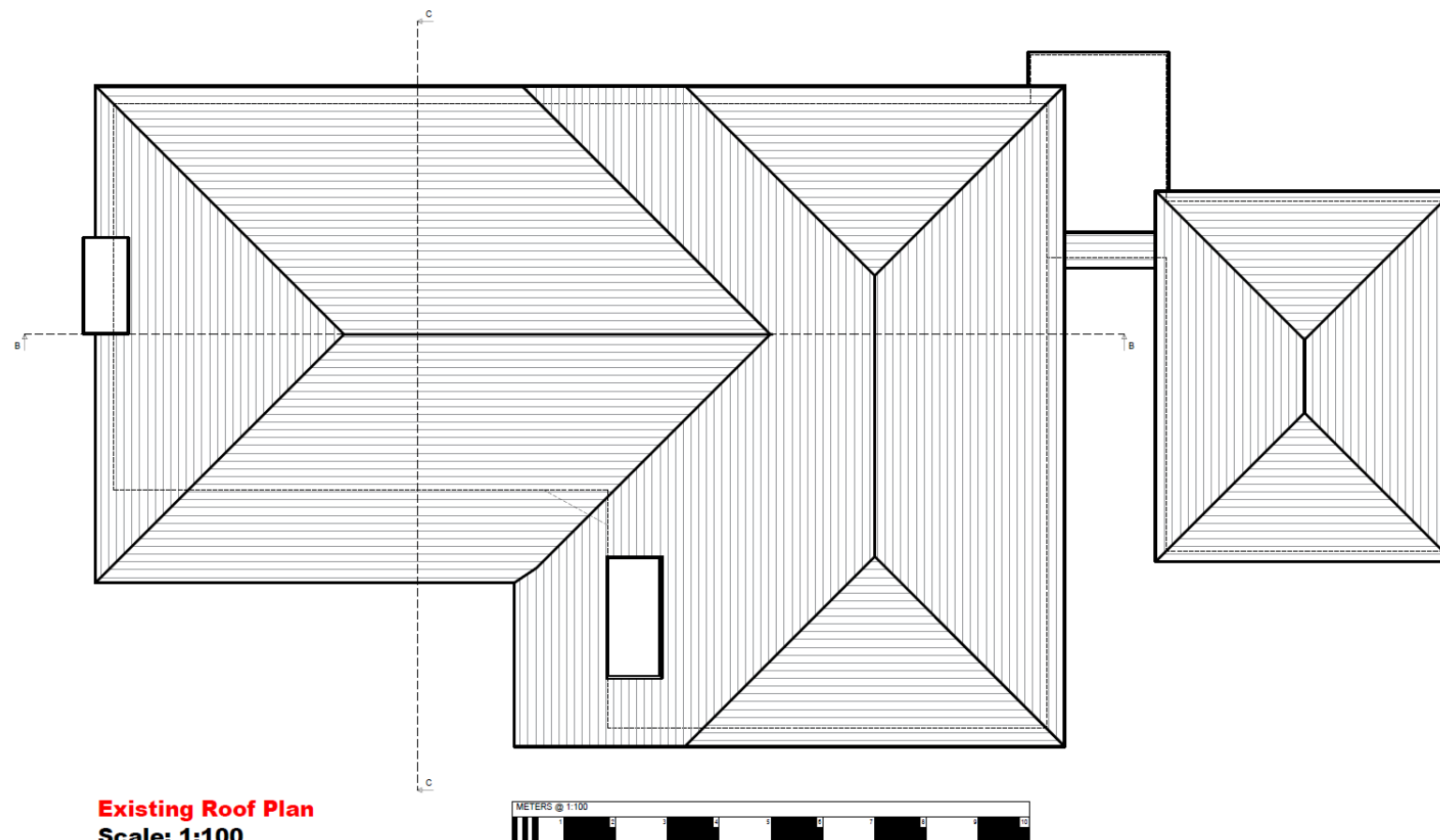
Push banister back as far as possible  
and retain head height to stairs  
under



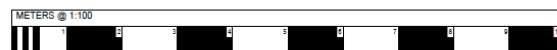
**Proposed First Floor Plan**  
**Scale: 1:100**



# Existing Roof Plan

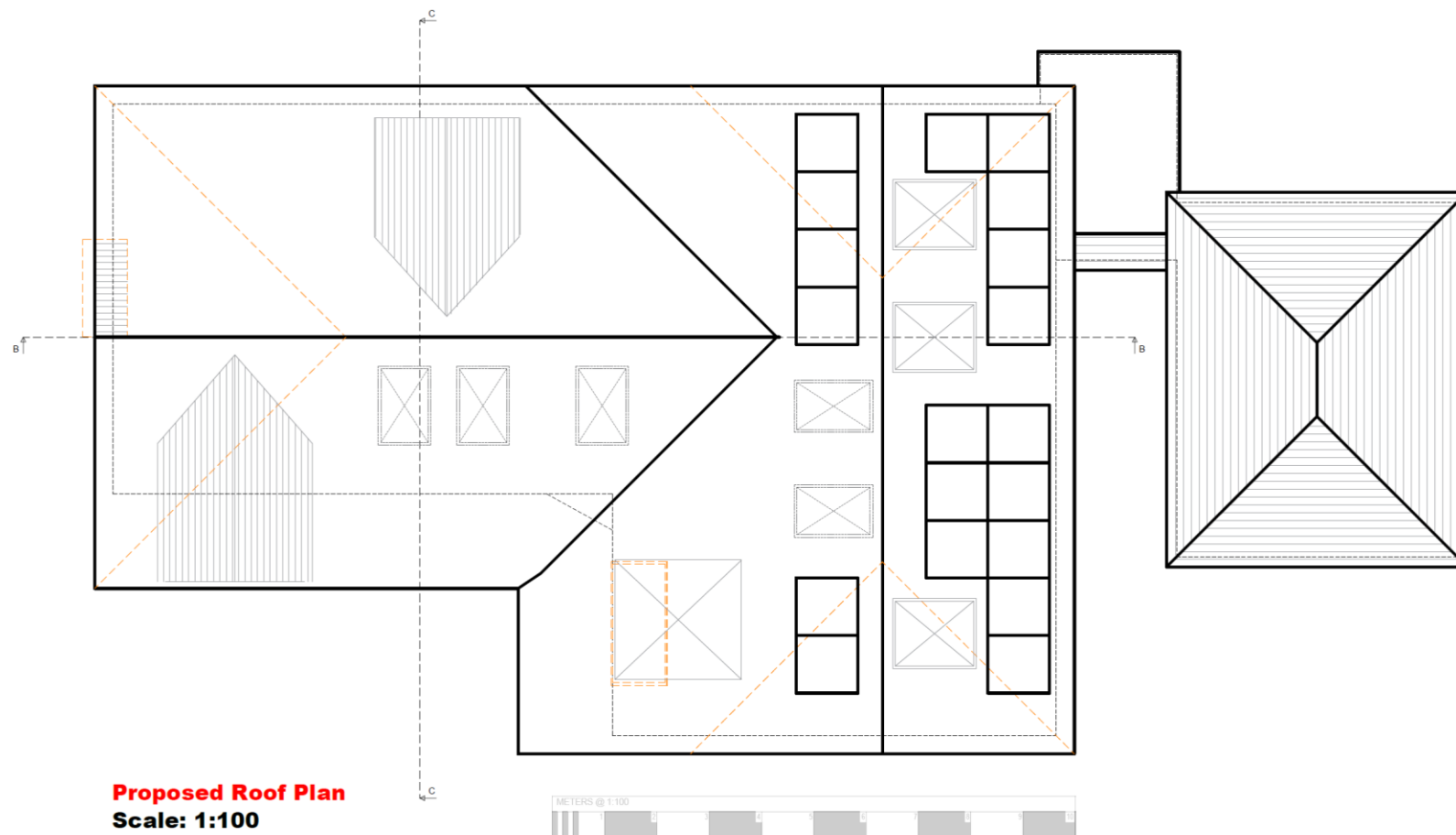


**Existing Roof Plan**  
**Scale: 1:100**



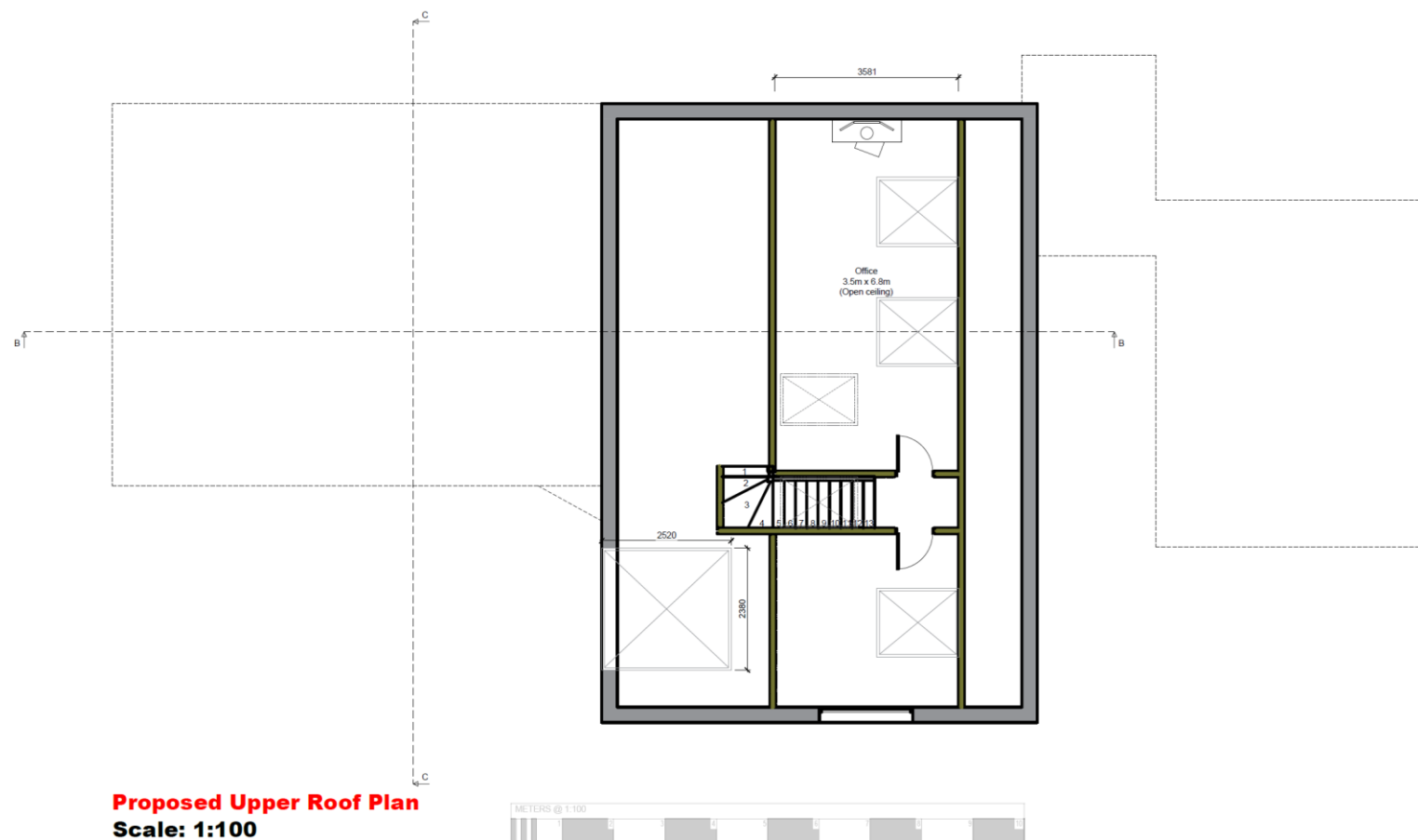


# Proposed Roof Plan



PL1 C

# Proposed Upper Roof Plan



# Representations

- ▶ Seven objections on the basis of:
- ▶ Overlooking/loss of privacy
- ▶ Noise disturbance
- ▶ Not in keeping with conservation area
- ▶ Overbearing dominant design
- ▶ UPVC windows not appropriate



# Re-consultation Representations

- ▶ **Five objections** were received from previous objectors raising no additional material considerations.
- ▶ **One representation** was received from a previous objector confirming that they no longer have any objection.
- ▶ **One additional representation** was received neither objecting to nor supporting the planning application

# Key Considerations

- ▶ Design and appearance
- ▶ Impact on heritage assets
- ▶ Impact on amenity

# Conclusion and Planning Balance

- ▶ No significant harm to the setting of the surrounding heritage assets given secluded location of site.
- ▶ Amended design has reduced loss of privacy and overall amenity impact and as such is considered acceptable in this regard.
- ▶ **Recommend: Approval**





163

# Imperial House, 40-42 Queens Road BH2025/00222

7<sup>th</sup> May 2025



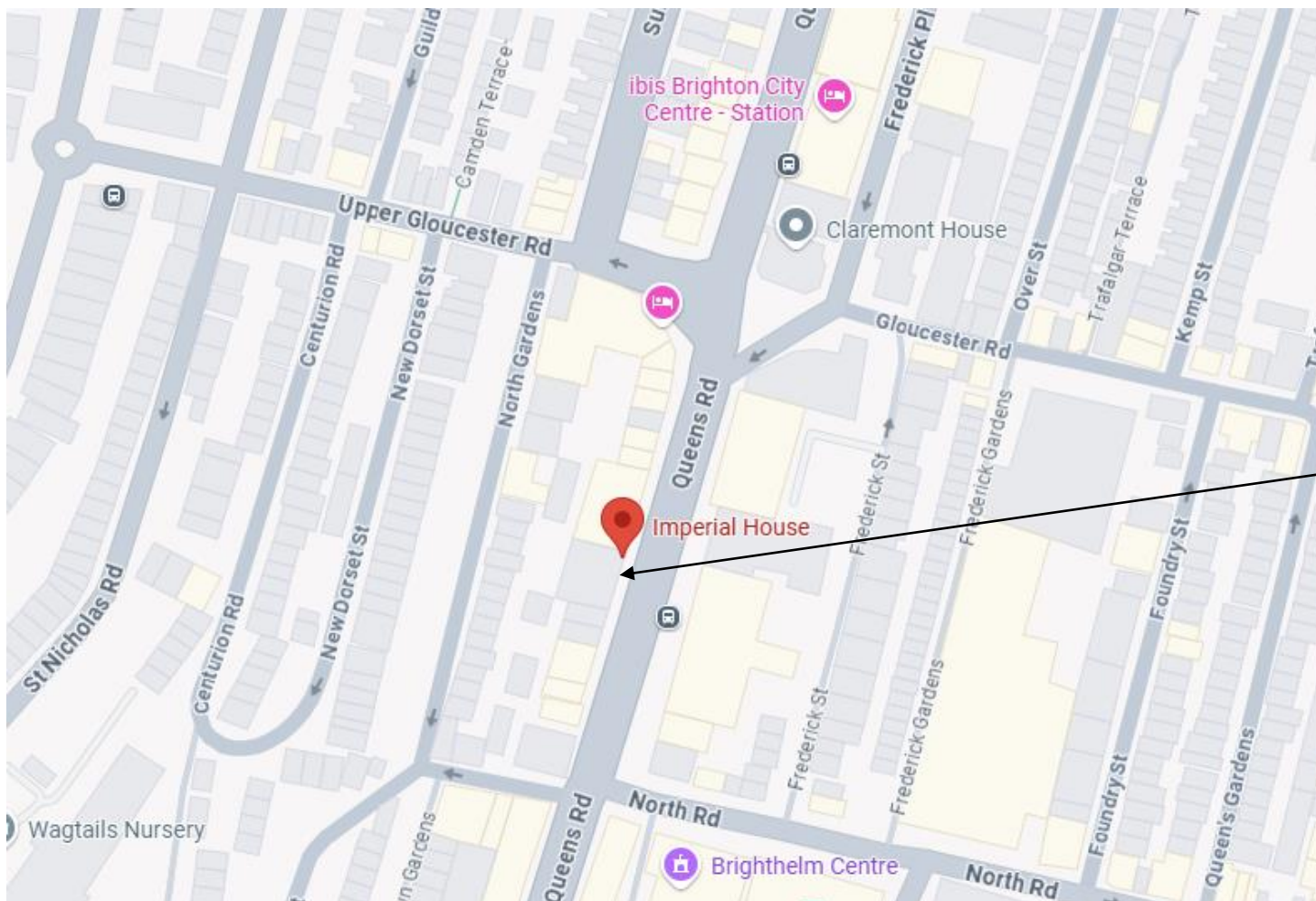
Brighton & Hove  
City Council

# Application Description

- Replacement of existing windows with timber framed double glazed windows. Erection of rear external deck area with covered bin and bike stores and partially covered outside seating area. Painting of ground floor front elevation.



# Map of Application Site



Site

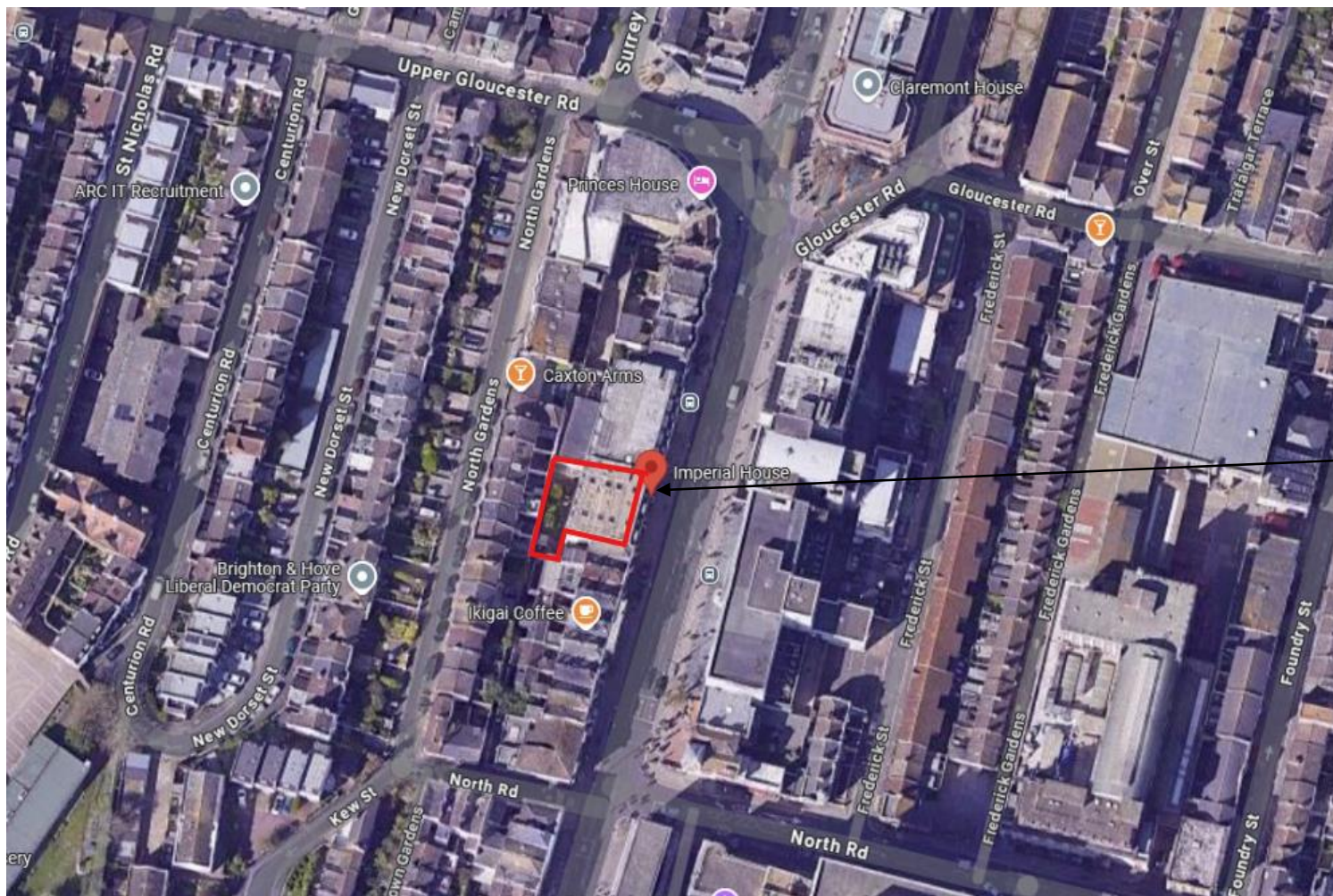
# Location Plan



Site



# Aerial Photo of Site



Site



# 3D Aerial Photo of Site



Site



# Street Photo of Front Elevation



# Photos of Rear Courtyard



Towards rear of courtyard



Towards front of courtyard



# Photos of Rear Courtyard



Towards south upper courtyard



Towards south lower courtyard

# Photos of Rear Courtyard



Towards north lower courtyard



Towards alleyway upper courtyard

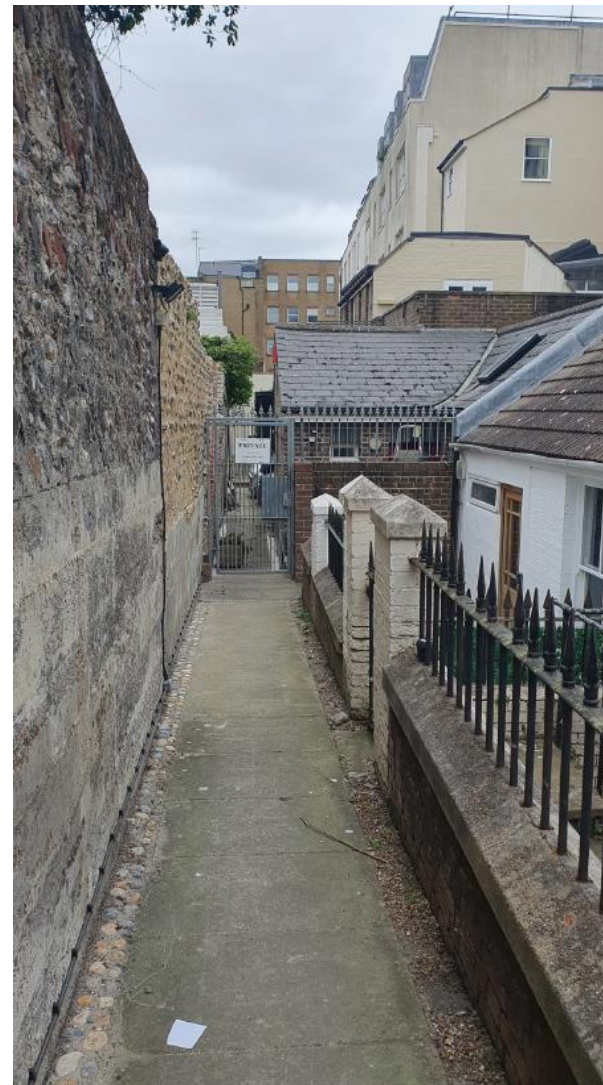
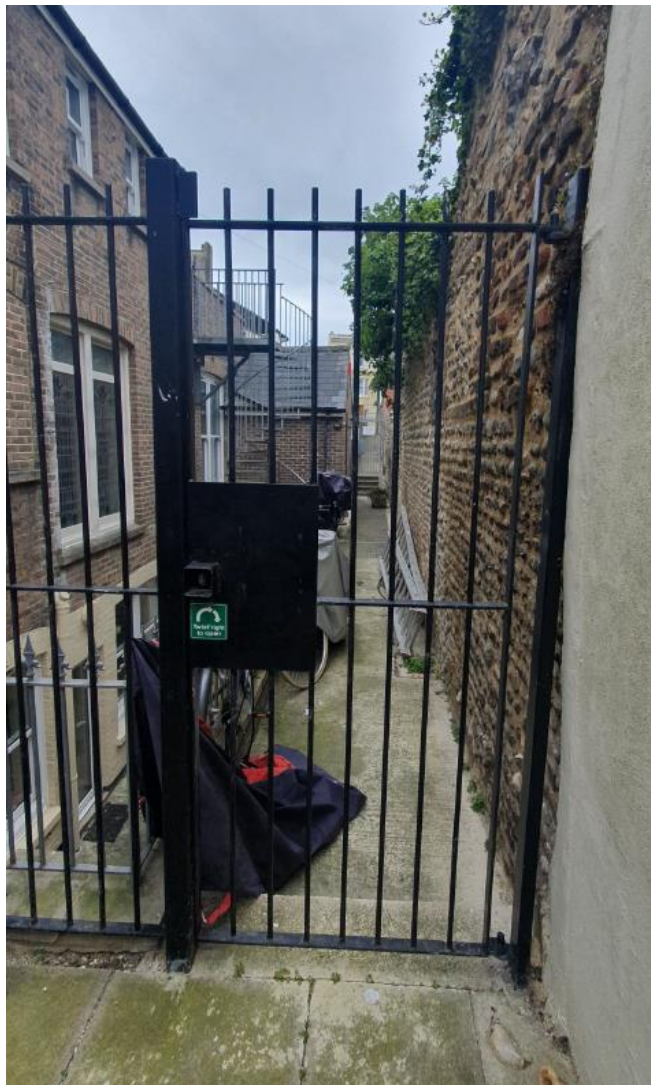


# Existing Bin and Cycle Storage

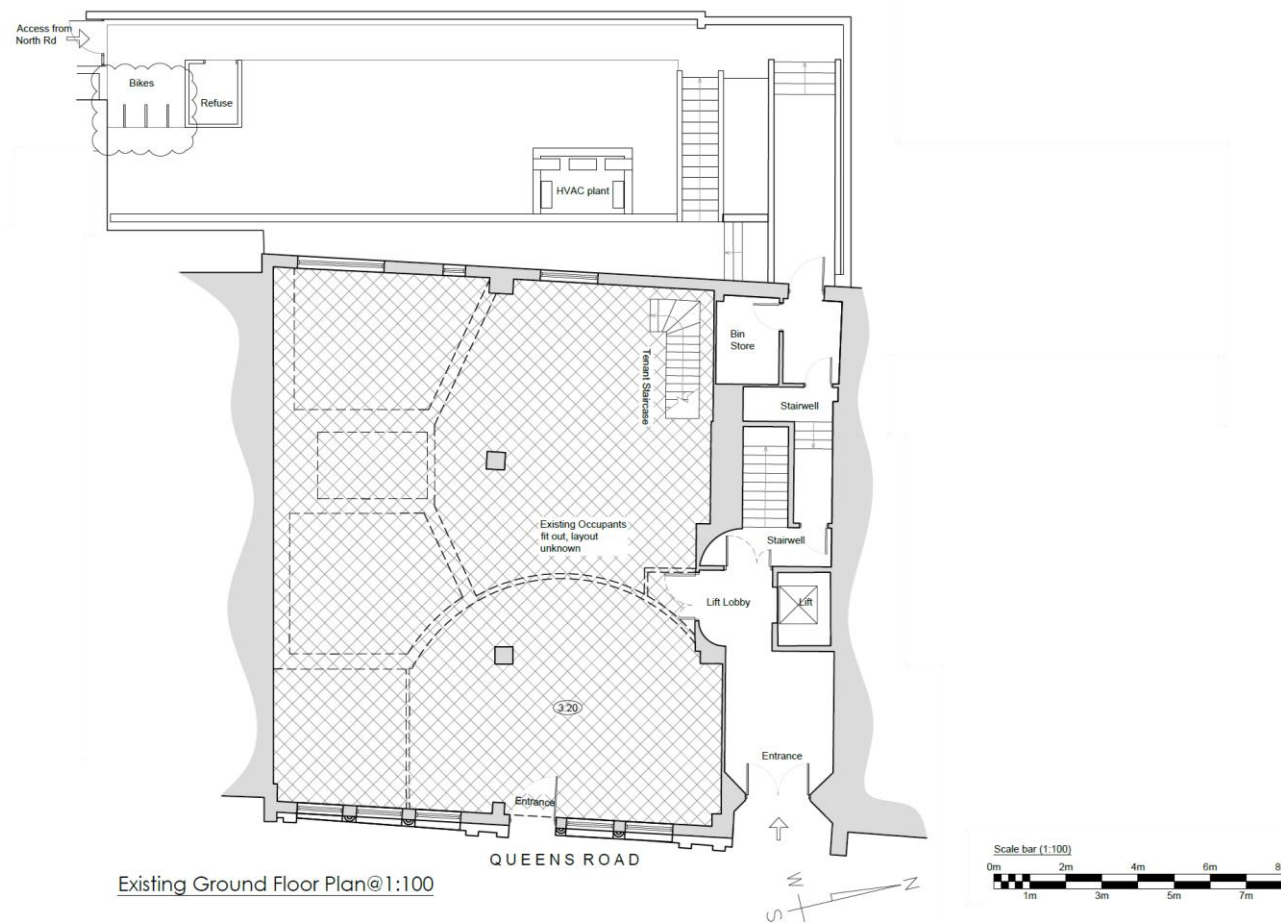




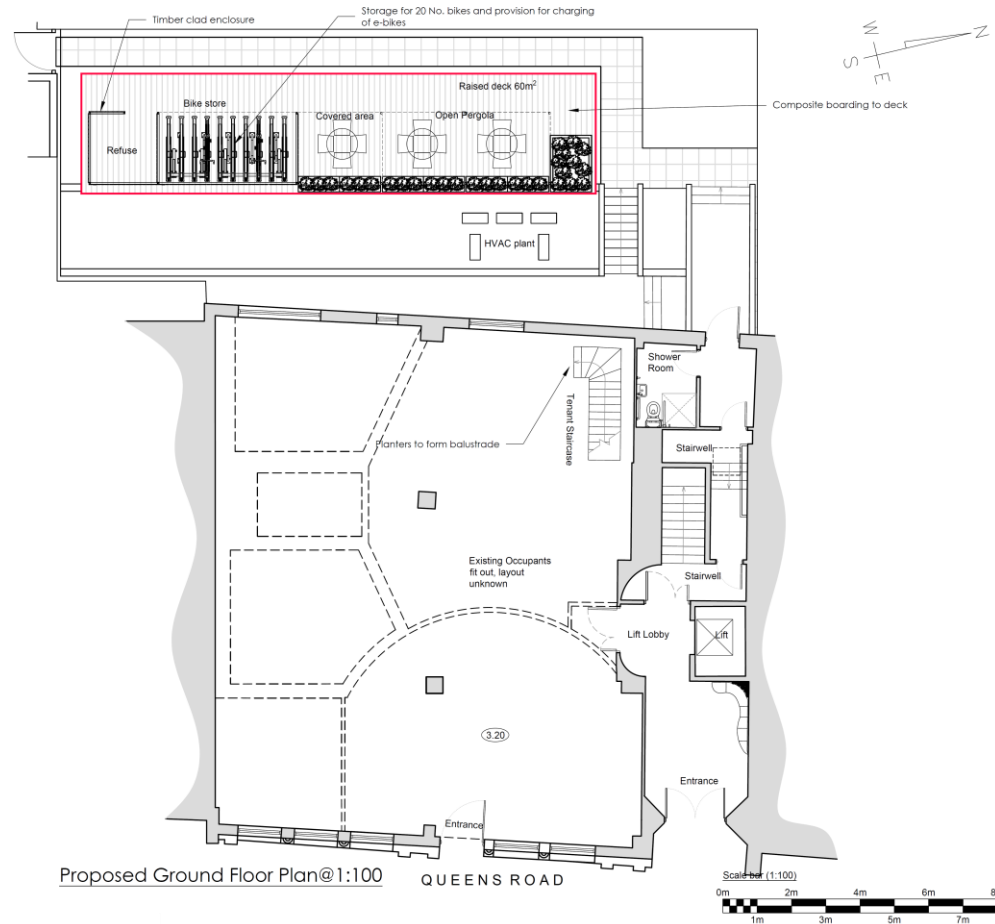
# Photos of Alleyway



# Existing Ground Floor Plan



# Proposed Ground Floor Plan





# Existing Front Elevation



Existing Front Elevation @1:100

# Proposed Front Elevation



Proposed Front Elevation @1:100

Ground floor portion of elevation including plaster top details to be painted Graphstone. Ecopaint colour 'Indigo' - closest RAL match is RAL 7301 'Blue Grey'.

# Existing Rear Elevation



Existing Rear Elevation @1:100



# Proposed Rear Elevation



Proposed Rear Elevation @1:100

# Proposed Rear Yard Elevations



# Representations

- ▶ Six objections on the basis of:
- ▶ Increased disturbance - noise and smoking
- ▶ Increased use of the access alley - security issues
- ▶ Poor design - adverse impact on conservation area



# Key Considerations

- ▶ Design and appearance
- ▶ Impact on heritage assets
- ▶ Impact on amenity

# Conclusion and Planning Balance

- ▶ No harm to the setting of the surrounding heritage assets.
- ▶ Overall improvement to existing facilities.
- ▶ Proposed conditions ensure any amenity impact to neighbouring properties is mitigated and the proposal is considered acceptable in this regard.
- ▶ **Recommend: Approval**

# 3 Merston Close

## BH2024/03089

2<sup>nd</sup> April 2025



Brighton & Hove  
City Council



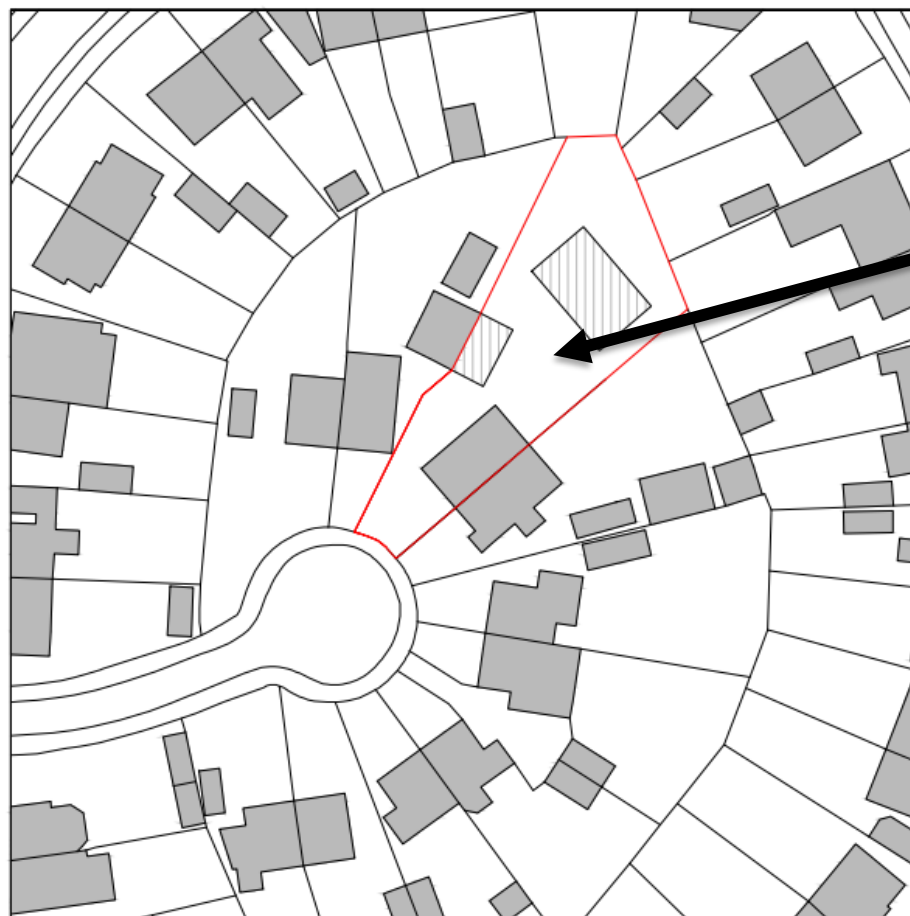
# Application Description

- Demolition of side extension, porch and garage to existing dwelling and erection of 1no new dwellinghouse (C3) to rear with carport and associated landscaping.

# Existing Location Plan



# Proposed Block Plan





# Aerial Photo of Site





# 3D Aerial Photo of Site



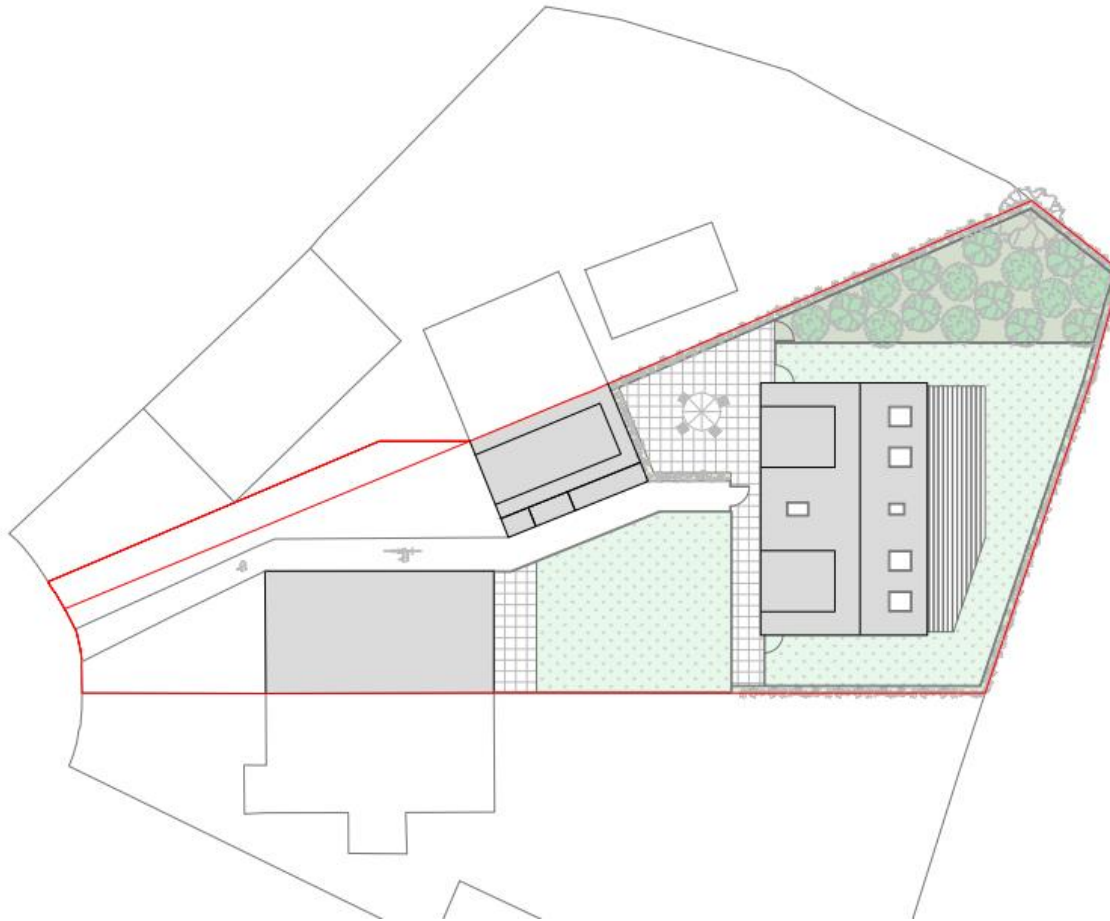


# Street Photo of Site

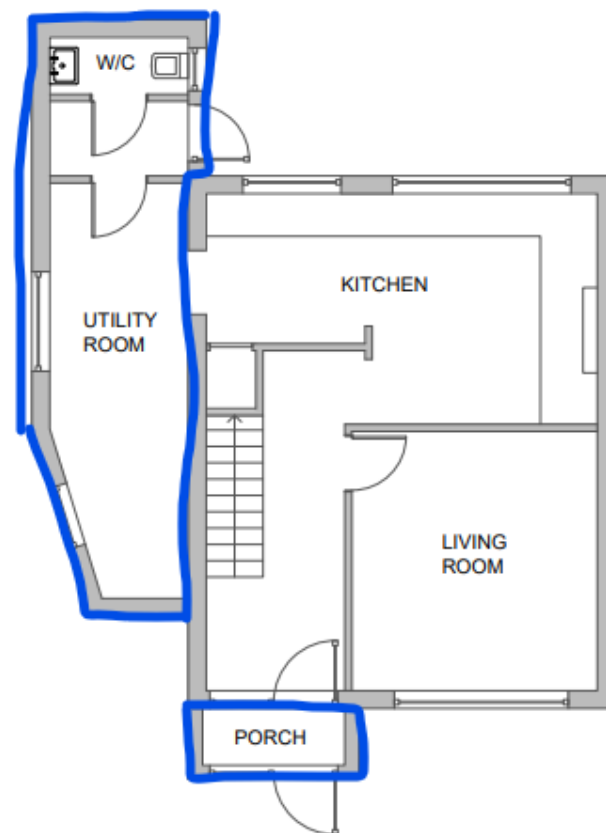




# Proposed Site Plan



# Parts to be demolished



EXISTING GROUND FLOOR PLAN

# Proposed Front & Rear Elevations



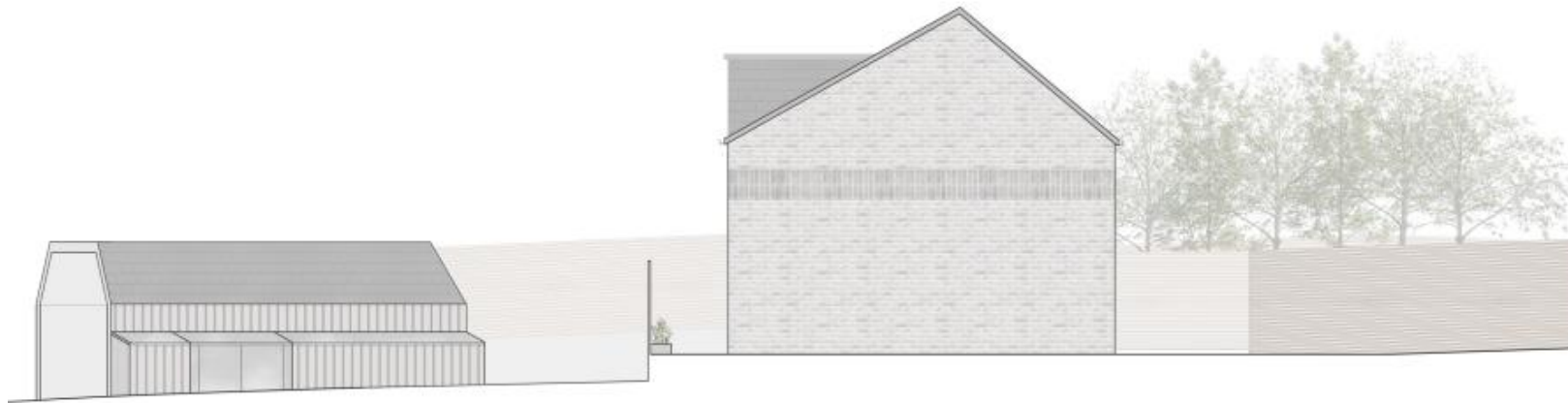
PROPOSED FRONT ELEVATION



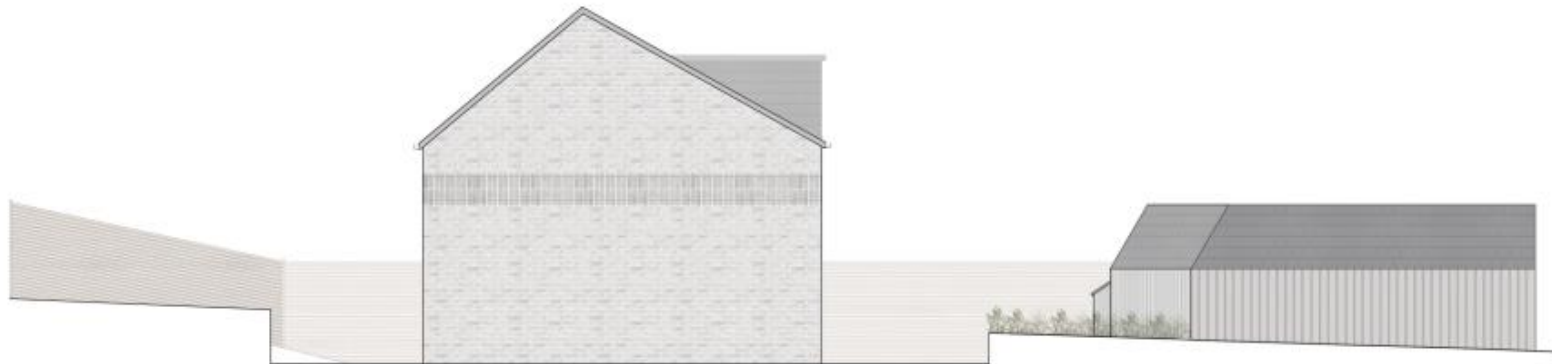
PROPOSED REAR ELEVATION



# Proposed Side Elevations

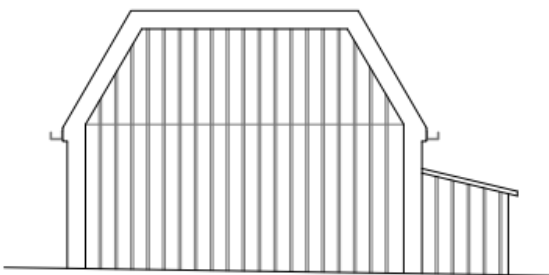


PROPOSED SOUTH EAST ELEVATION

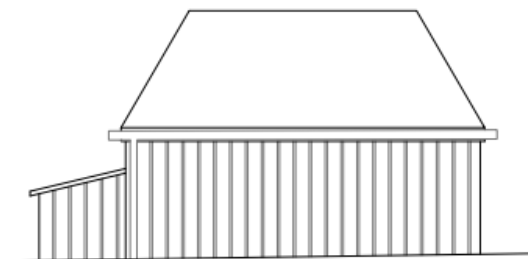


PROPOSED NORTH WEST ELEVATION

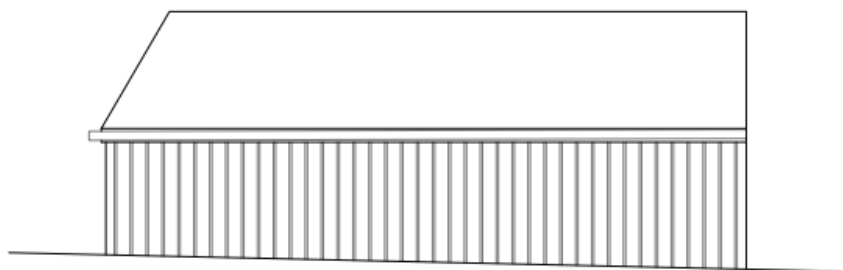
# Proposed Car Port Elevations



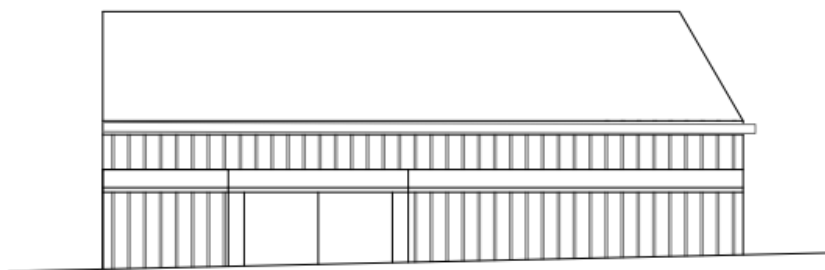
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

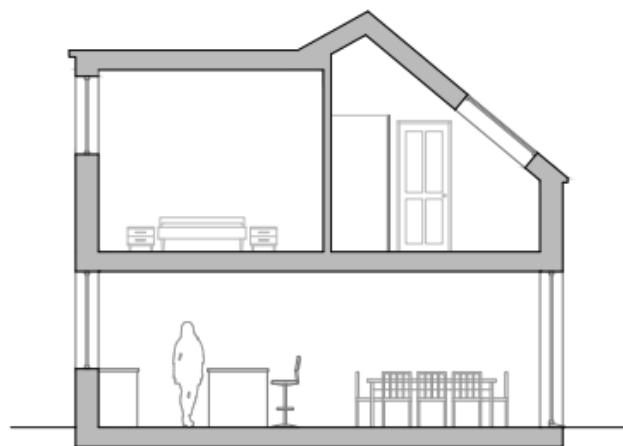


PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

# Proposed Sections



PROPOSED CROSS SECTION AA



PROPOSED LONG SECTION BB



# Representations

- ▶ Eight objections received, raising the following planning considerations:
  - ▶ - Unsuitable site access for emergency vehicles and waste collection
  - ▶ - Increased highway safety risks, and noise, from additional traffic
  - ▶ - Loss of habitat
  - ▶ - Noise disruption
  - ▶ - Light pollution
  - ▶ - Lack of information regarding drainage

# Key Considerations

- ▶ A net gain of one dwelling to housing stock
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation
- ▶ Impact on highway safety

# Conclusion and Planning Balance

- ▶ A net gain of one family dwelling, considered to be acceptable in scale and appearance
- ▶ The site is large enough to be subdivided
- ▶ Access would be similar as to the existing garage
- ▶ Habitat loss has already occurred (site was cleared prior to submission), but Biodiversity Net Gain BNG will be provided to mitigate this
- ▶ Impact on local amenities considered to be acceptable in all regards
- ▶ Initial drainage information has been accepted; further information will be secured by condition.



# 6B College Place

## BH2025/00268

7<sup>th</sup> May 2025

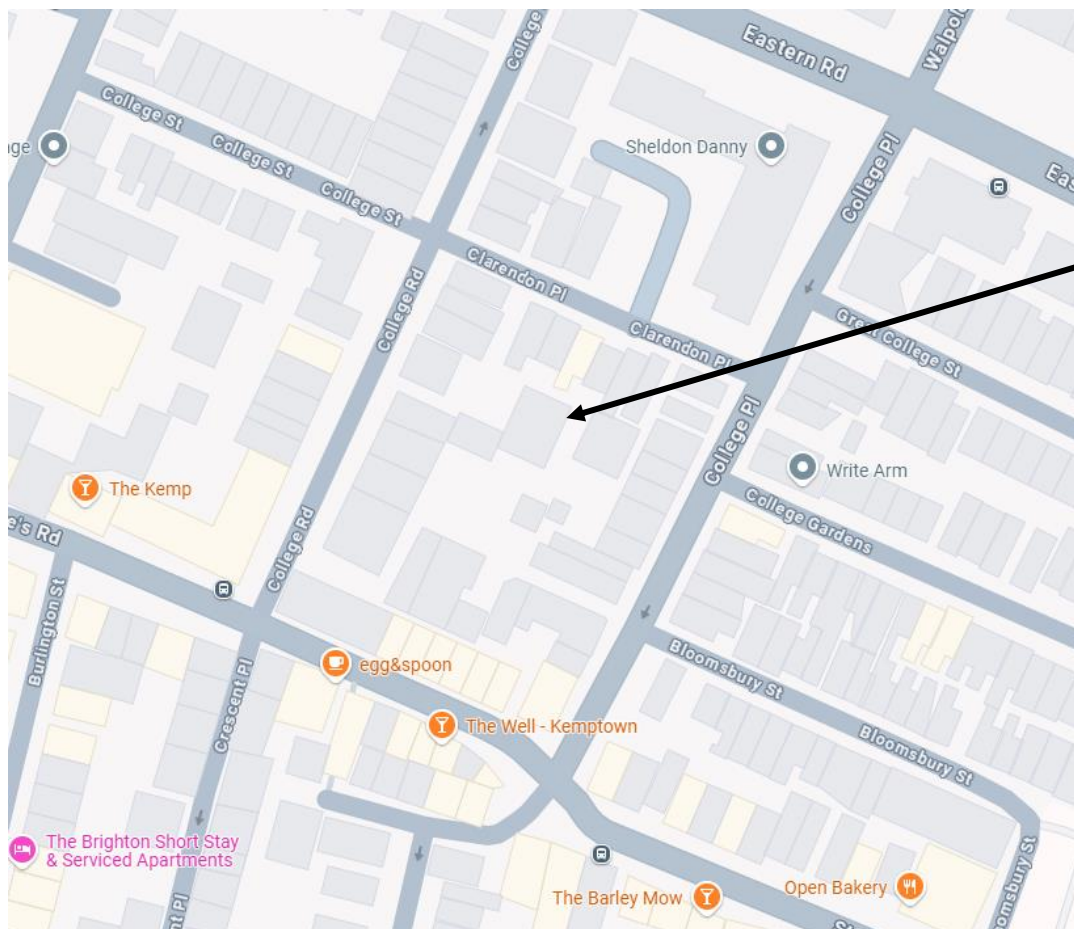


Brighton & Hove  
City Council

# Application Description

- Demolition of existing office and storage buildings and the erection of 3 new dwellinghouses (C3).

# Map of Application Site



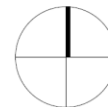
Application  
Site



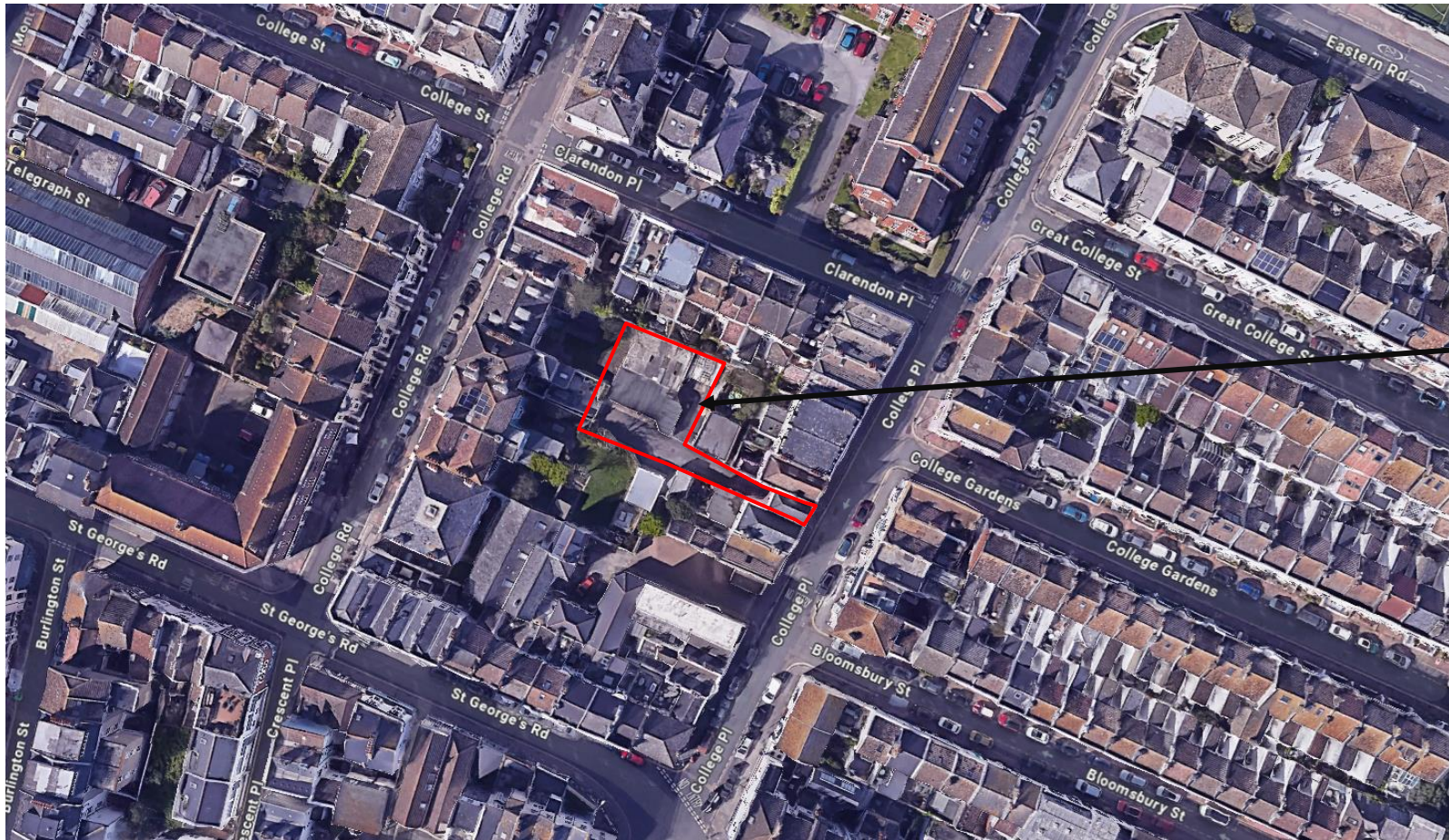
## 204



- EXISTING CROSSOVER



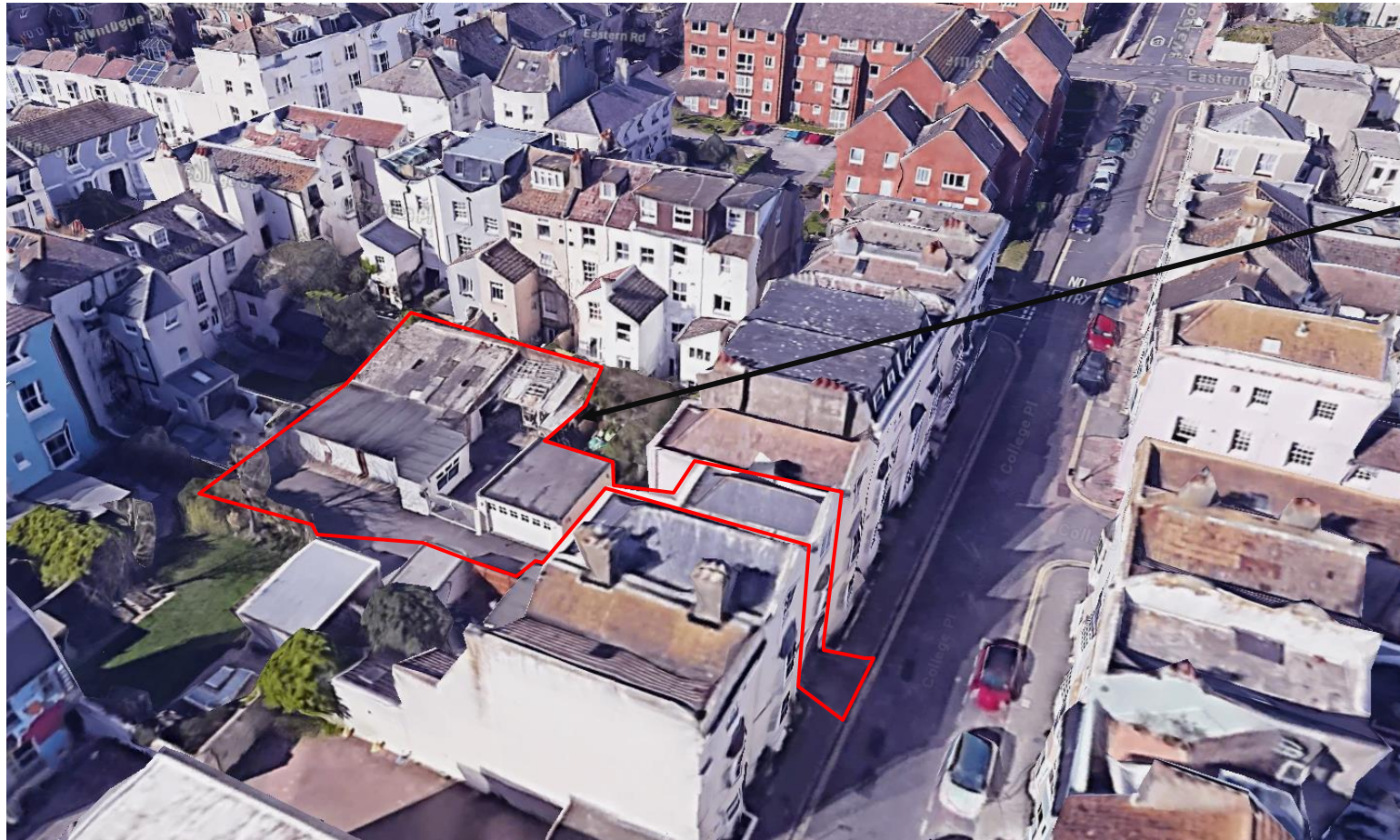
# Aerial Photo of Site



Application Site



# 3D Aerial Photo of Site



Application Site



# View of site access from College Place



## Photos of Site

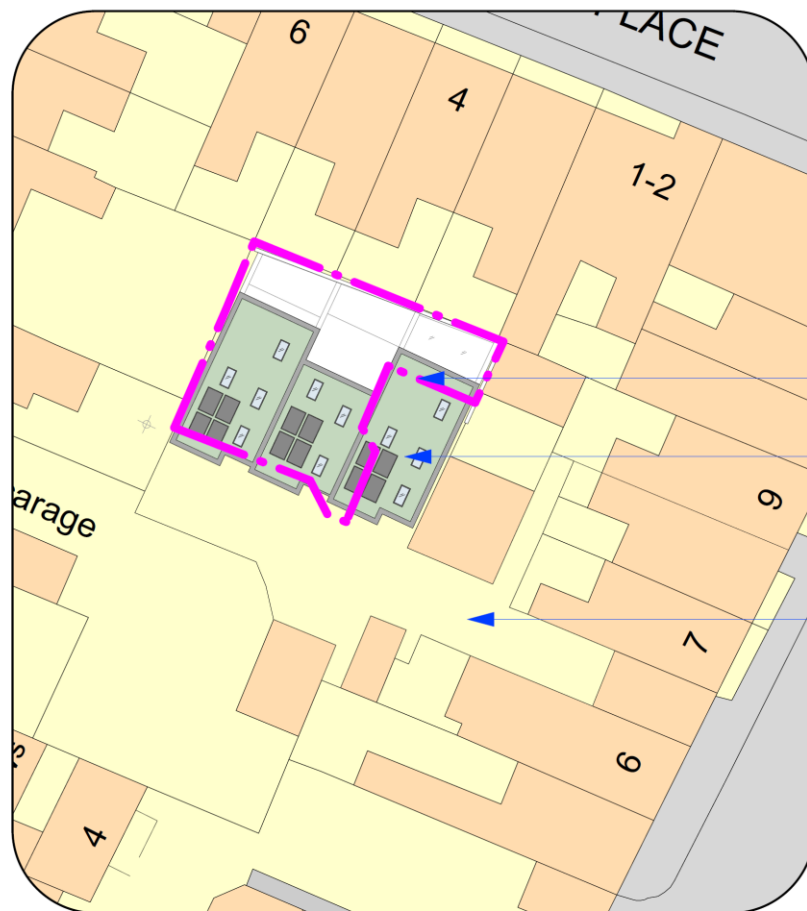
### Views to north



### Views to west



# Proposed Block Plan



OUTLINE OF EXISTING  
BUILDINGS SHOWN DASHED

PROPOSED BUILDINGS

SHARED FORECOURT

02 Block Plan  
Scale 1:500

Scale Bar @ 1:500





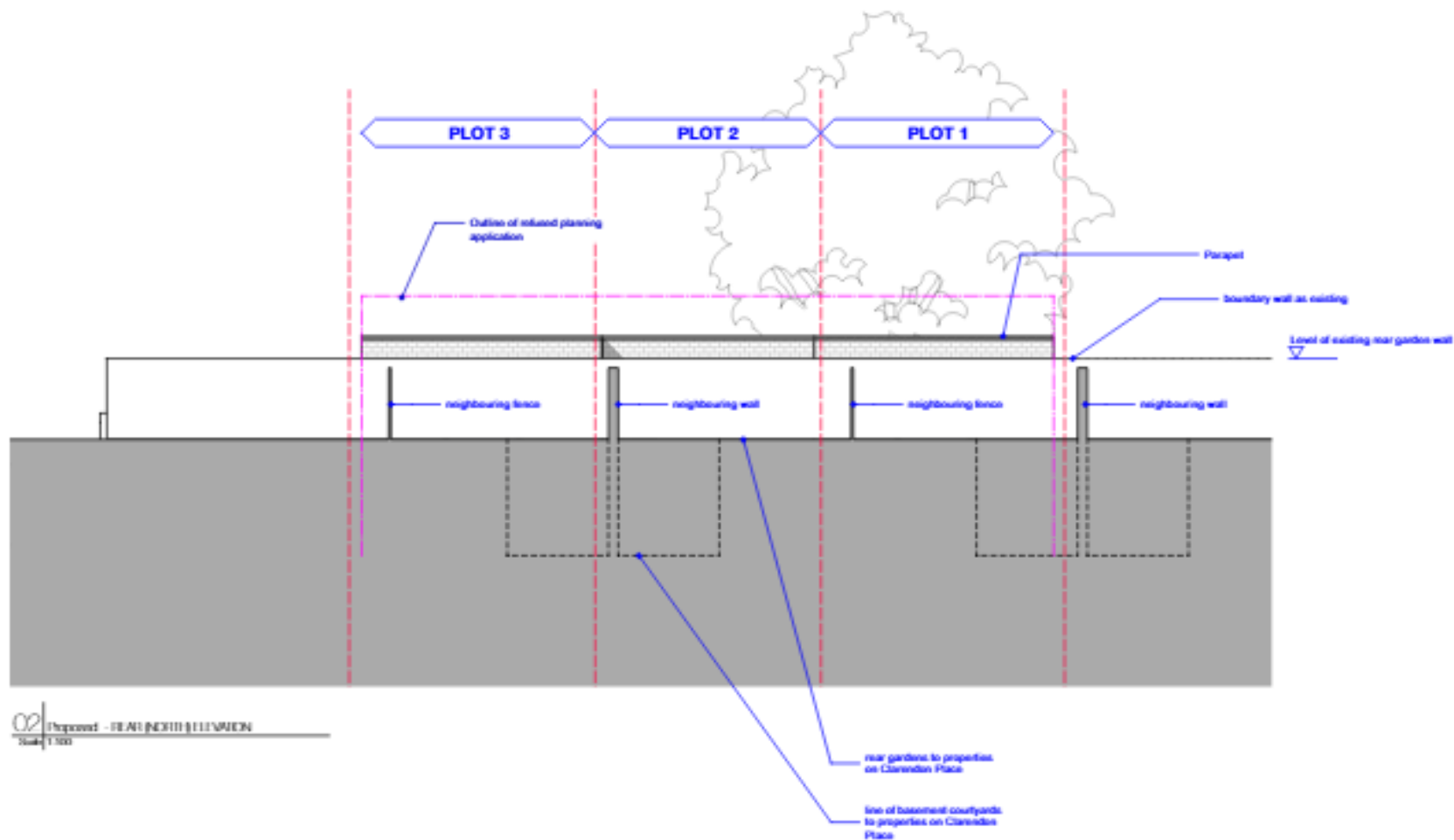
# Proposed Front Elevation



## 211



# Proposed Rear Elevation (showing the existing rear boundary wall)

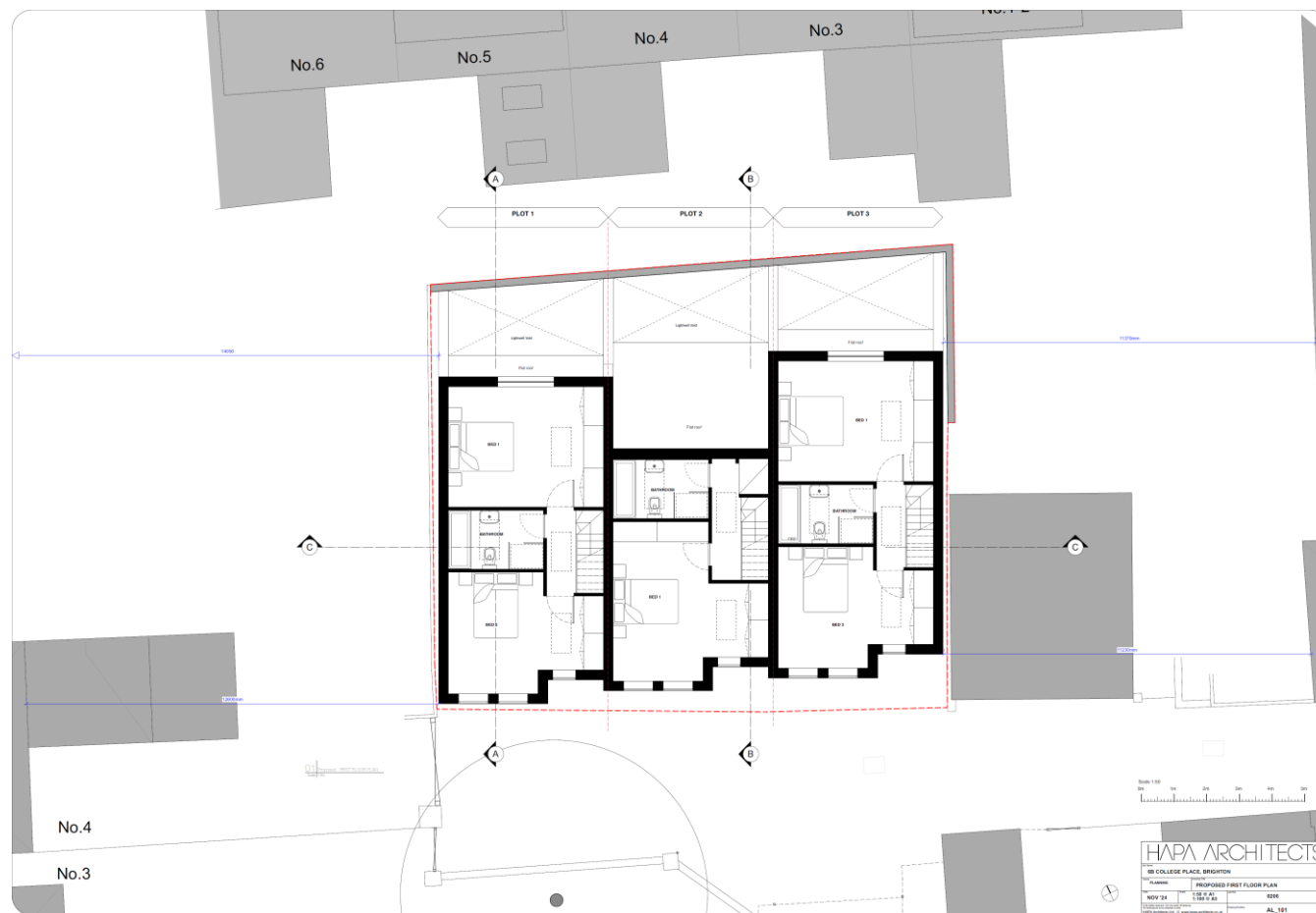




# Proposed Ground Floor Plan



# Proposed 1st Floor Plan

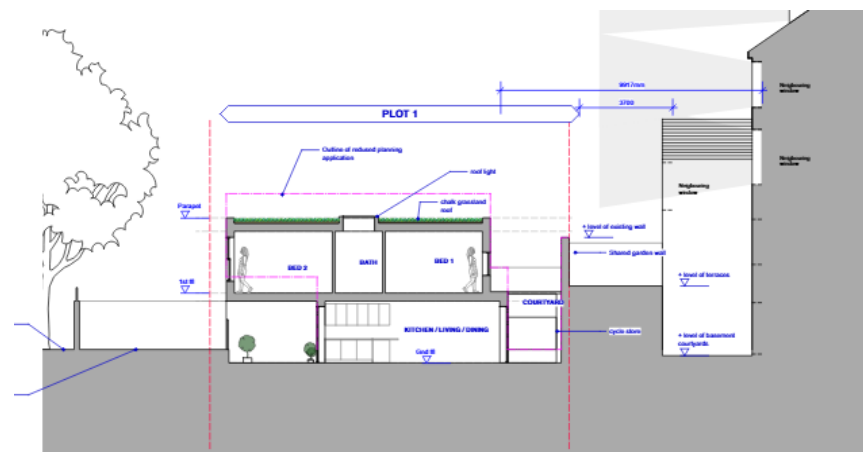


# Proposed Roof Plan

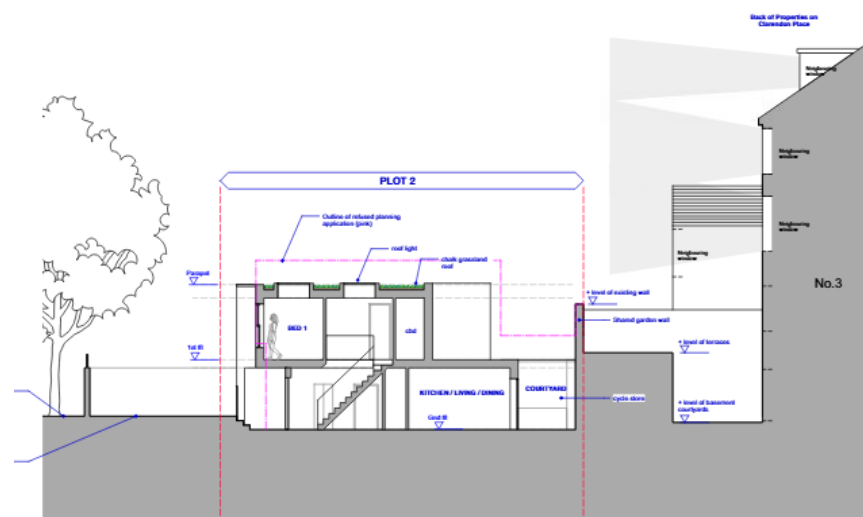




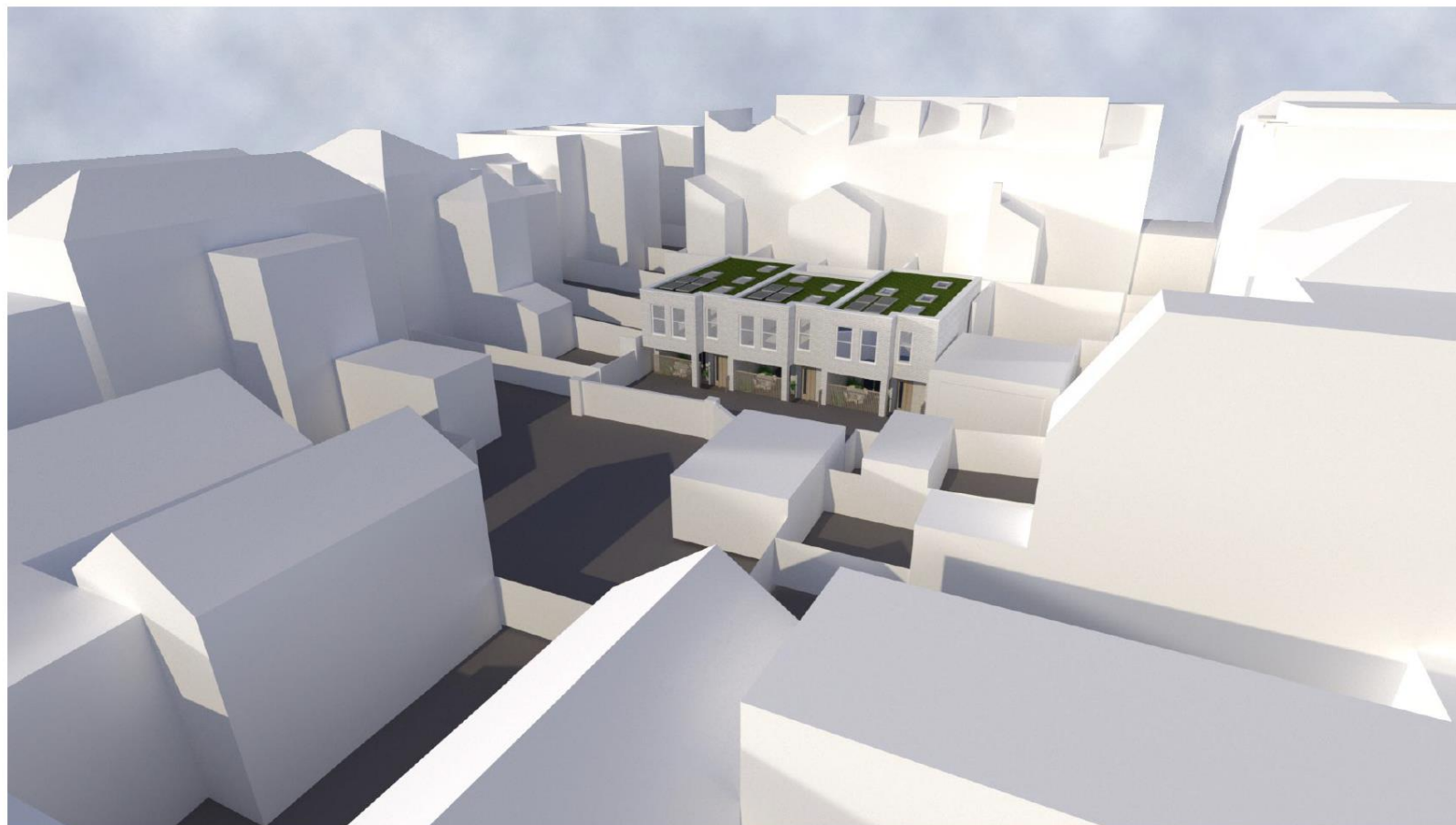
# Proposed Site Section



01 | SECTION  
Scale 1:50



# Proposed Visual



VIEW 1  
Proposal sheltered in context of urban Victorian residential block

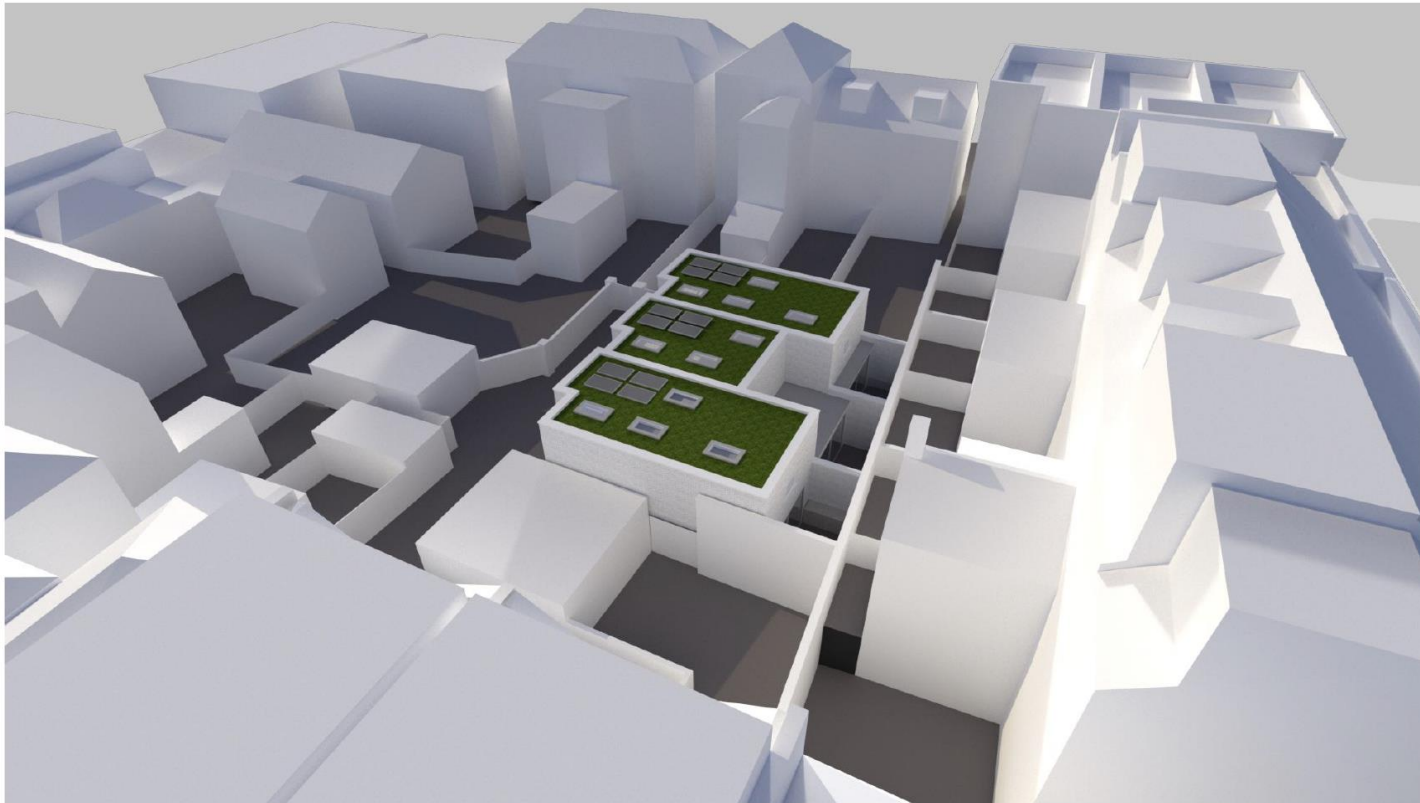
# Proposed Visual (front elevation)



VIEW 3  
Proposal front elevation



# Proposed 3D Visual



VIEW 2  
Overview with rear condition view

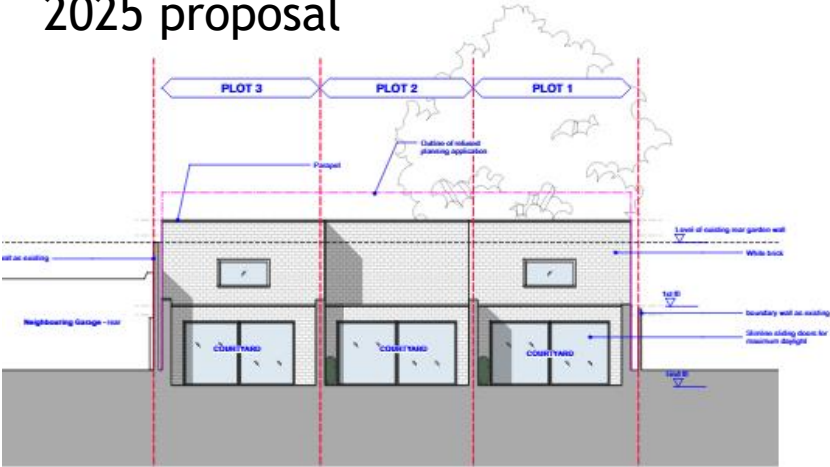
# Proposed Visual (front elevation)



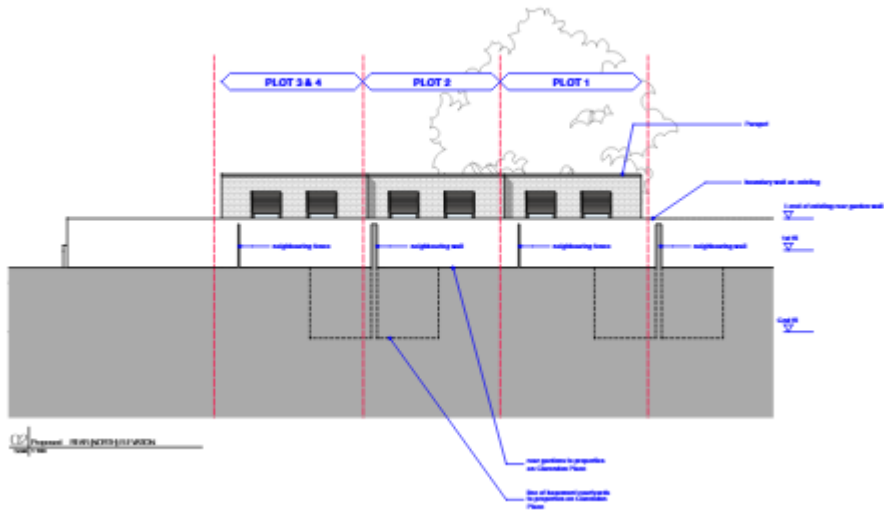
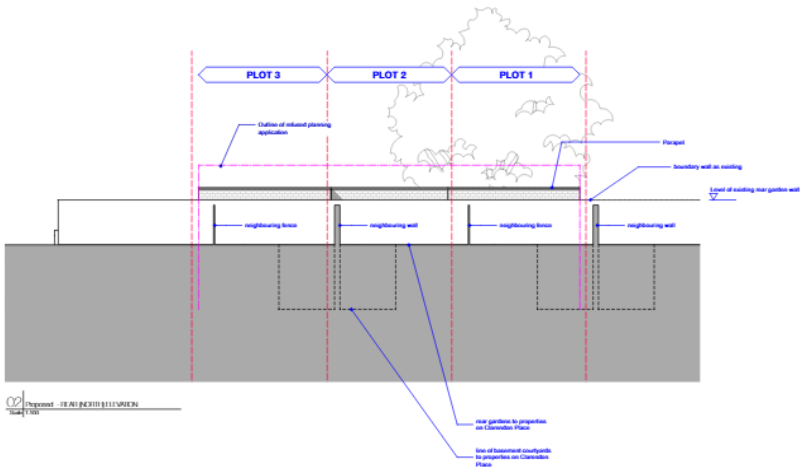
VIEW 4  
View of proposal from courtyard entry

# Comparisons between the current scheme and the refused 2023 scheme

2025 proposal



2023 proposal





# Representations

Six (6) representations were received objecting to the application for the following reasons;

- ▶ Impact on easement/right of way
- ▶ Location of the bins
- ▶ Impact on noise and disturbance during construction
- ▶ Dust and pollution
- ▶ Loss of privacy
- ▶ Loss of light
- ▶ Loss of outlook
- ▶ Overdevelopment
- ▶ Loss of privacy
- ▶ Lack of information regarding biodiversity and any net gain
- ▶ Impact on trees/wildlife

# Key Considerations

- ▶ Principle of the Change of Use
- ▶ Design and Impact on Heritage
- ▶ Impact on Amenity
- ▶ Standard of Accommodation
- ▶ Transport Impact
- ▶ Sustainability and Biodiversity

# Conclusion and Planning Balance

- ▶ The scheme is considered to have overcome the previous reasons for refusal of the 2023 application.
- ▶ The loss of the employment use is considered acceptable. The provision of three dwellings is also given increased weight and although minor, contributes to the city's housing land supply.
- ▶ The design of the proposal is considered acceptable and would not cause any significant harm to the surrounding conservation area and heritage assets.
- ▶ The proposal would not cause significant harm to the amenity of neighbouring properties. The reduction of height and bulk at the rear of the dwellings has address the main concerns of 2023 application.
- ▶ The standard of accommodation is considered acceptable.
- ▶ The proposal would not have a negative impact on the transport network and cycle parking will be secured by condition.