

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 4 JUNE 2025

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD,
HOVE, BN3 3BQ - HTH/CC**

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ADDENDUM

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182 Old Shoreham Road

BH2025/00387

4th June 2025

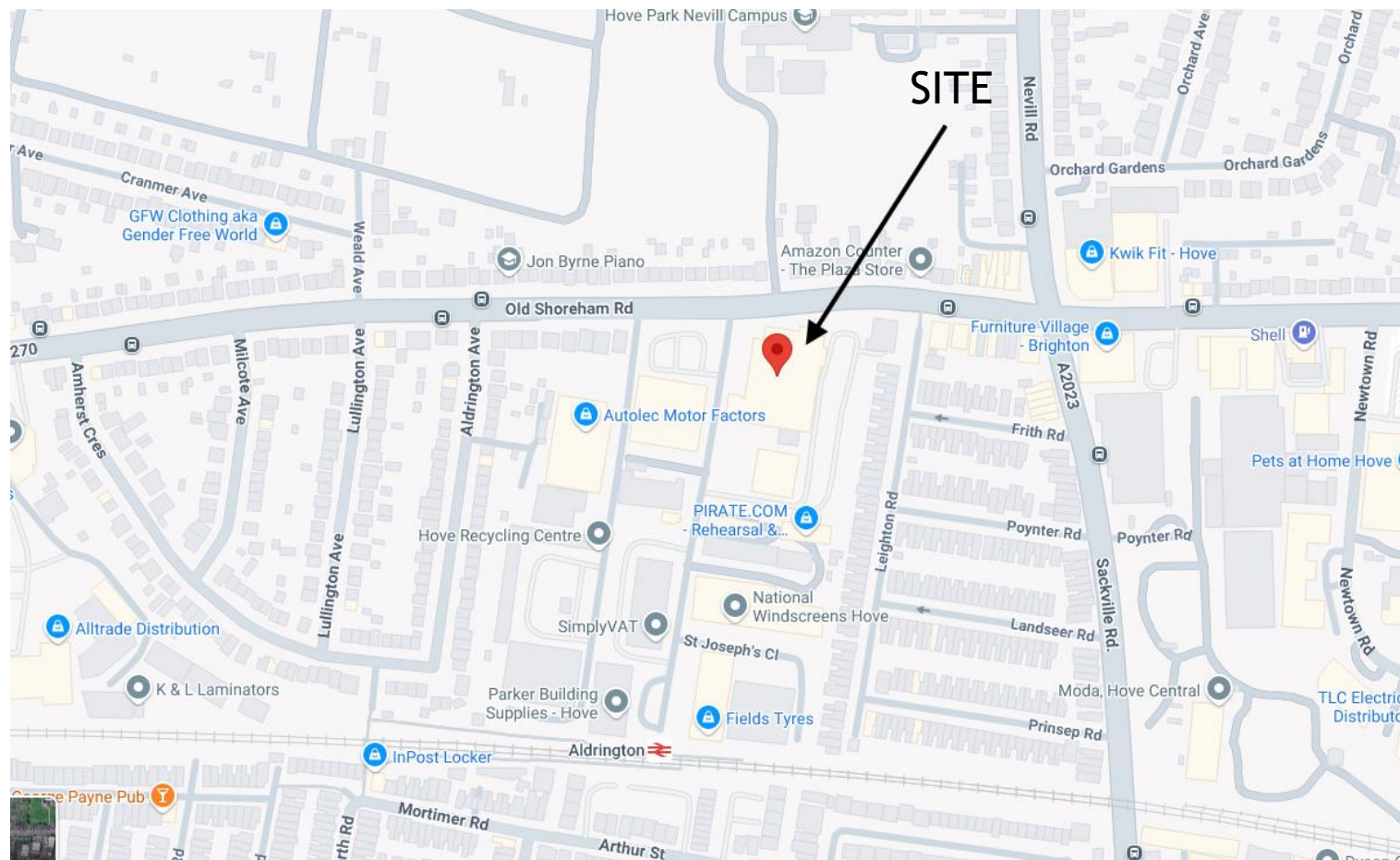


Brighton & Hove
City Council

Application Description

- ▶ Planning permission is sought for shopfront alterations to doors, fascia and glazing with alterations to the servicing area and a new loading bay arrangement with associated works.
- ▶ No change of use of the retail premises is proposed (or required)

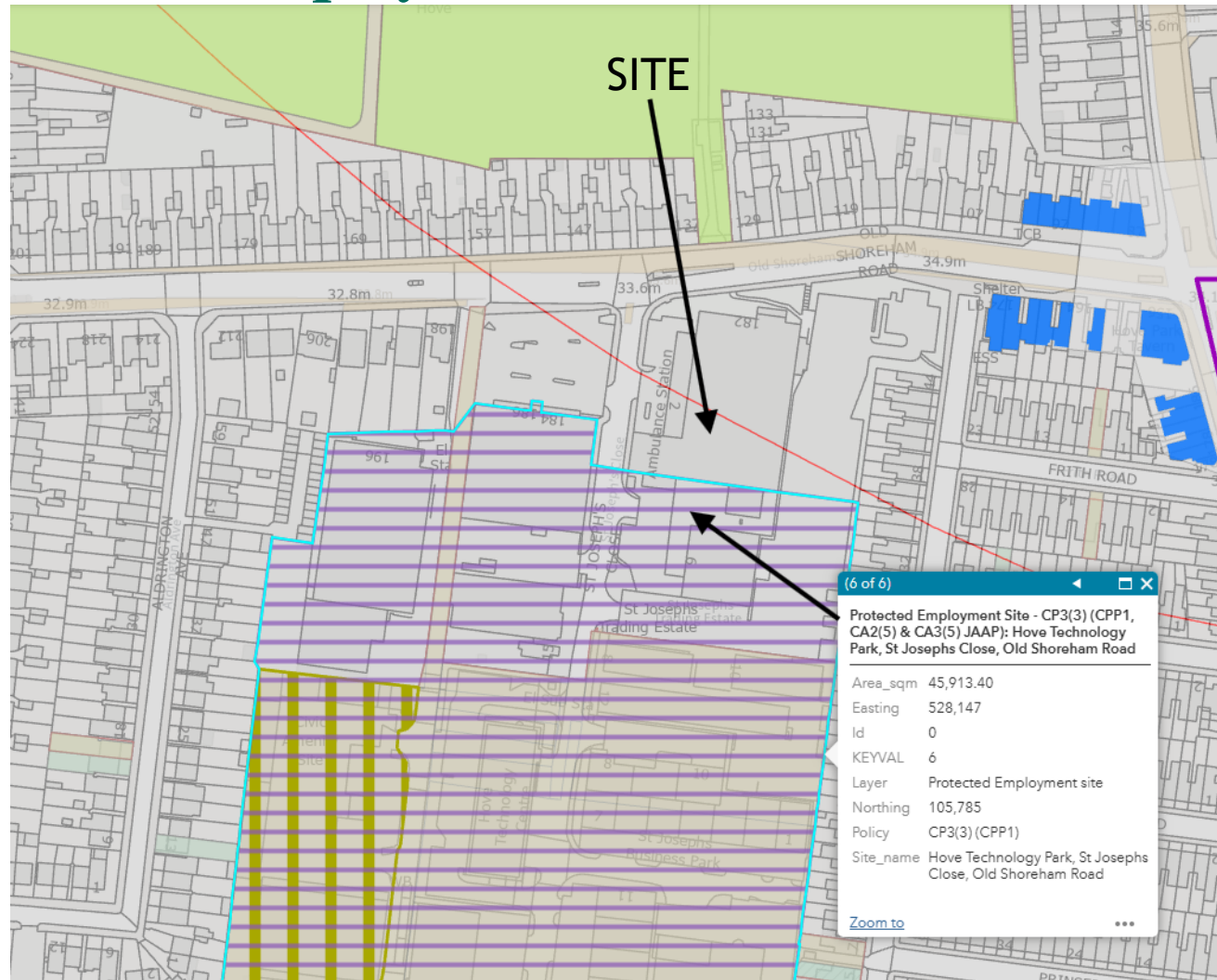
Map of Application Site (former Homebase)



Existing Location Plan



Extent of Protected Employment Site (Hatched Mauve – outlined blue)



Aerial Photo of Site



SITE

3D Aerial Photo of Site



East Elevation – Main Entrance – looking west



View from Old Shoreham Road



North Elevation – looking south east from Old Shoreham Road



View from Old Shoreham Road looking east



East Elevation and Car Park– looking north



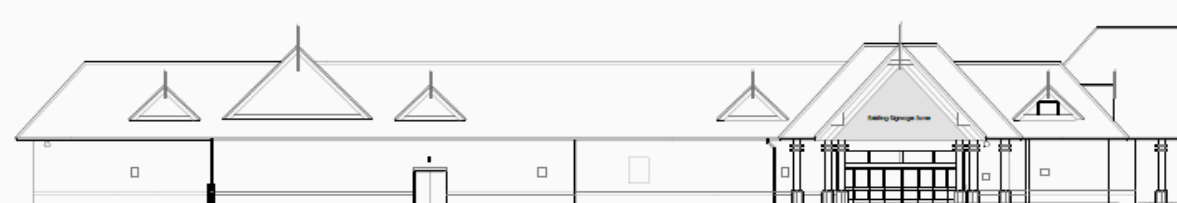
Loading Bay Area (behind fence) – South Elevation – looking west



Loading Bay Area (behind fence) – South Elevation – looking north



Existing Elevations



01 - Existing Front Elevation (East)



02 - Existing Side Elevation (North)

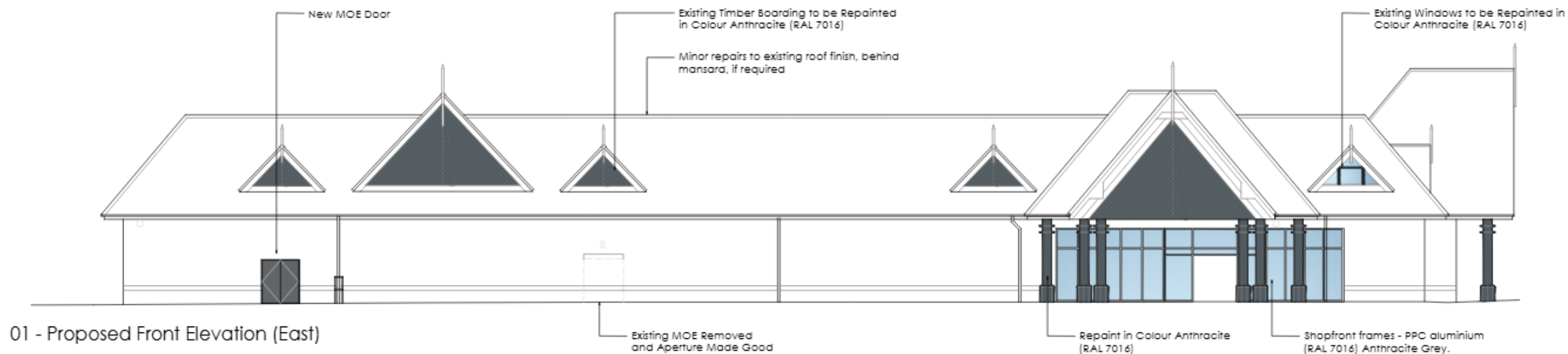


03: Existing Side Elevation (South)

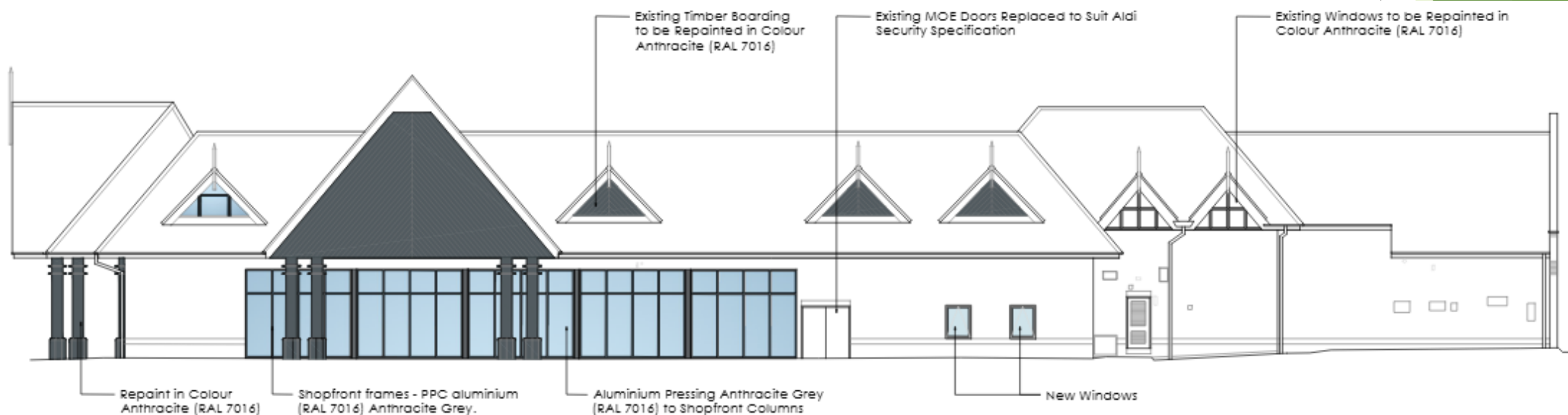


04: Existing Rear Elevation (West)

Proposed Elevations - East

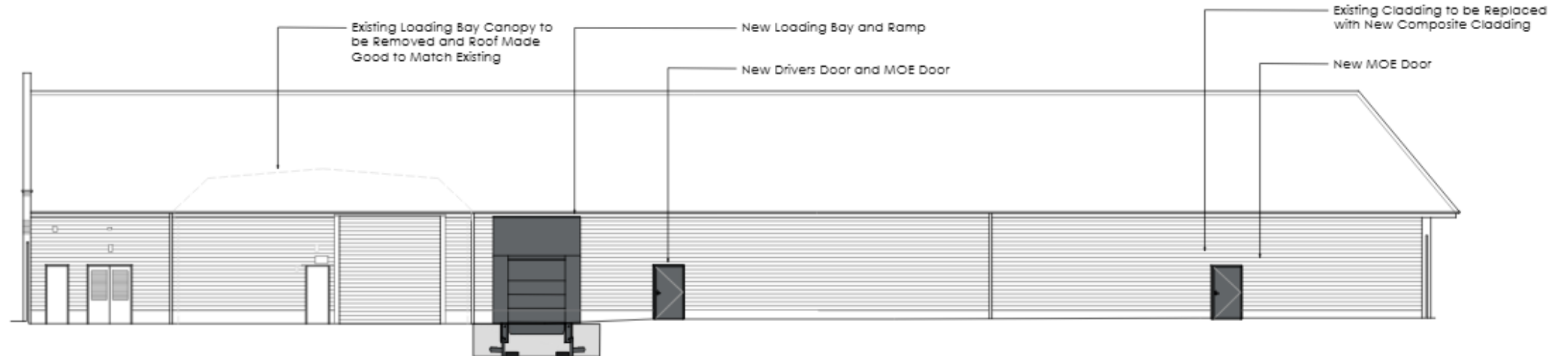


Proposed Elevations - North



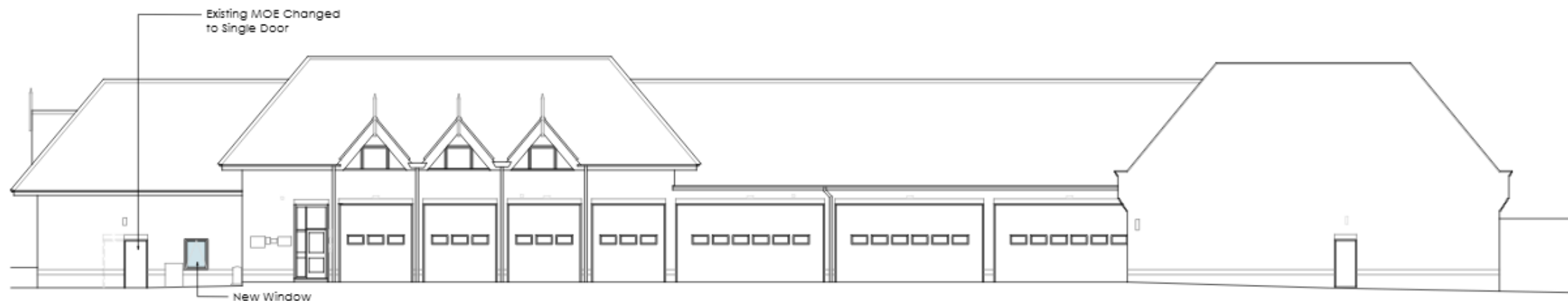
02 - Proposed Side Elevation (North)

Proposed Elevations – South (loading bay)



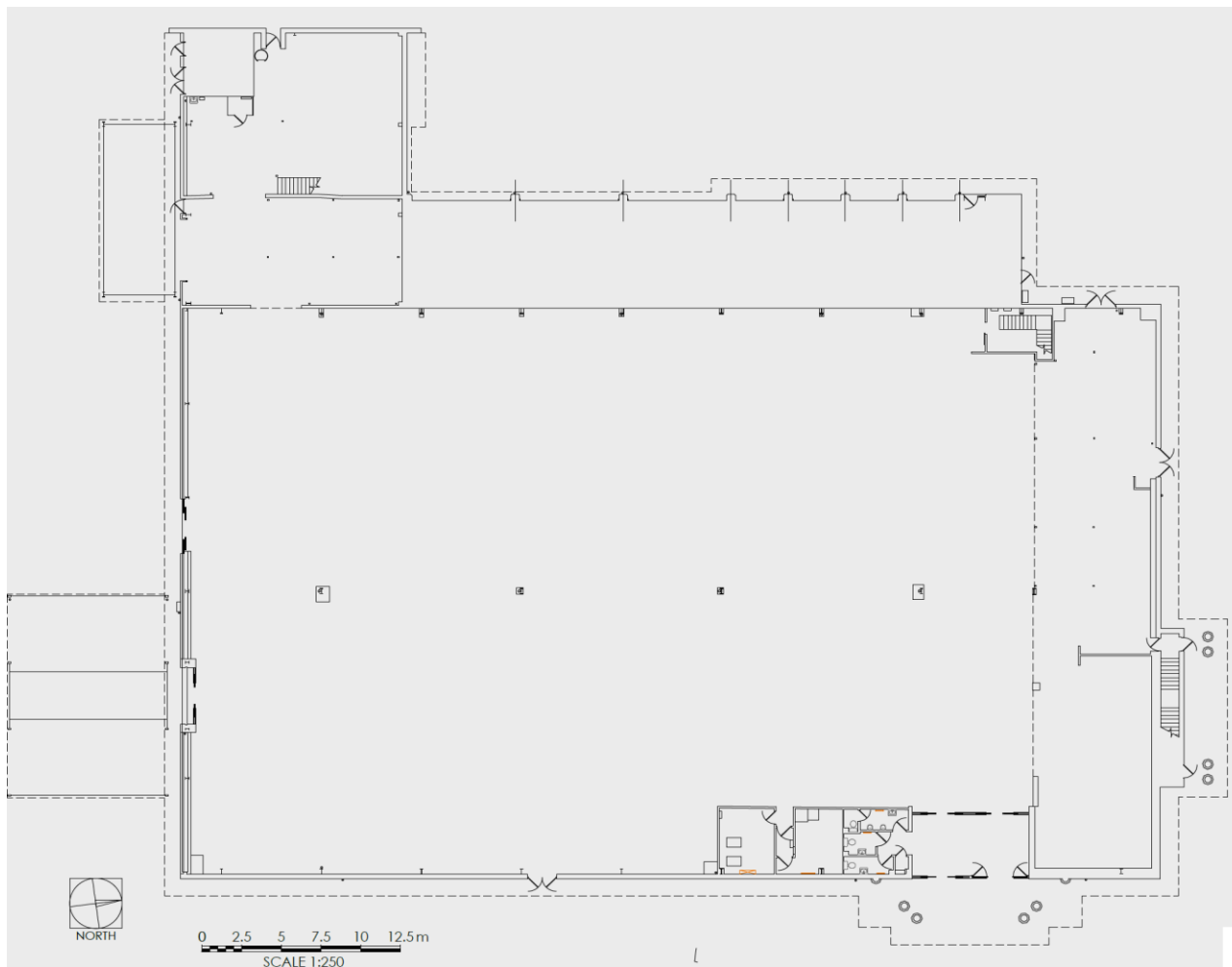
03: Proposed Side Elevation (South)

Proposed Elevations - West

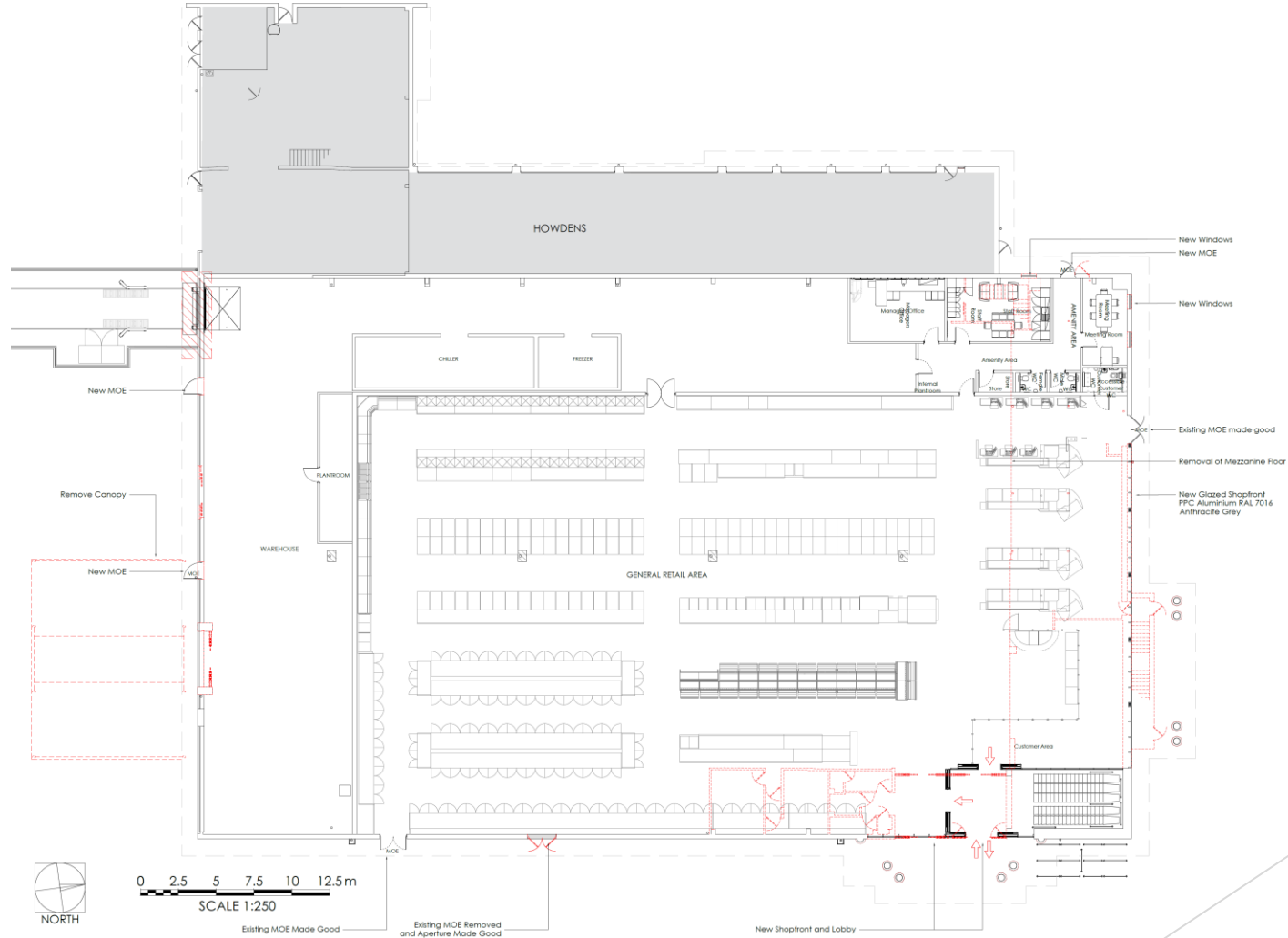


04: Proposed Rear Elevation (West)

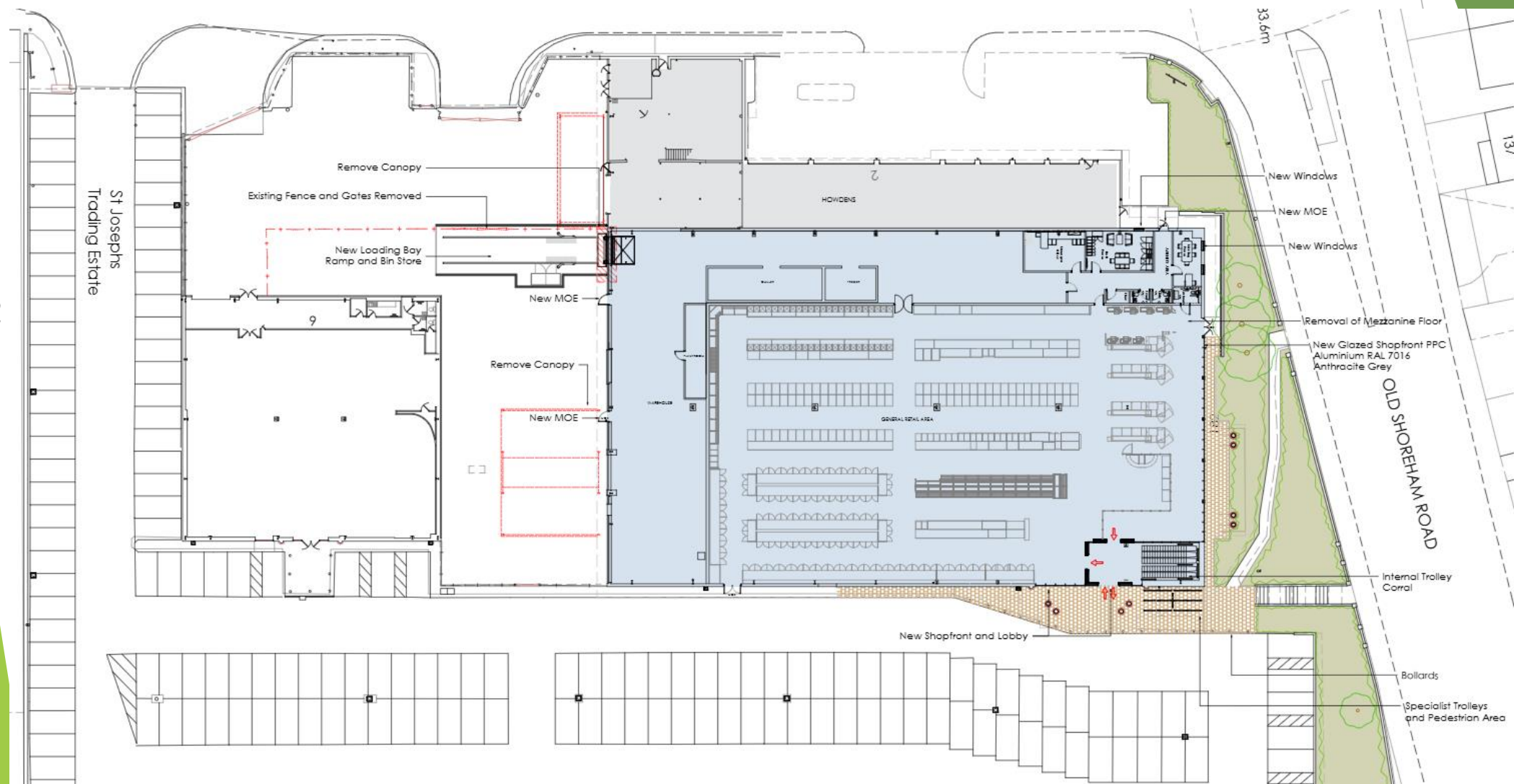
Existing Ground Floor Plan



Demolition/Proposed Ground Floor Plan



Proposed Siteplan



Representations

Five (5) representations were received objecting for the following reasons:

- ▶ Highway safety impacts
- ▶ Loss of DIY store/over-provision of food supermarkets
- ▶ Detrimental effect on property value
- ▶ Amenity harm (overdevelopment, overshadow, overlooking, noise)

Four (4) representations were received supporting for the following reasons:

- ▶ Welcome refurbishment of site
- ▶ Regeneration and new jobs
- ▶ Good to have a pedestrian accessible food store to walk too

Comment from Brighton & Hove Buses has been received raising the following:

- ▶ Broadly support, but request review of nearby junctions by the LHA, a Service Management plan, and enhancements to bus stops in proximity.

Key Considerations

- ▶ Design
- ▶ Amenity impacts
- ▶ Highways

Conclusion and Planning Balance

- ▶ No change of use is proposed or required to operate a supermarket here
- ▶ Sympathetic design - no harm to the appearance of host property or wider public realm.
- ▶ Would help bring currently vacant store back into use.
- ▶ No significant amenity harm: no change of use is occurring; no increase in floorspace is proposed; the loading bay alterations are not near to residential neighbours; hours of delivery and opening will now be restricted - improvement over current situation as no restrictions apply to the unit at present.
- ▶ The impacts of the proposed development would not be so significant or lead to a material change in the character of traffic generated from the site. No change of use, increase in floorspace, or changes to the car parking or access points is occurring. Loading bay alterations would be safe. Consideration being given by the Local Highway Authority to the issues raised in comment by Brighton & Hove Buses, separately to planning.
- ▶ **Recommend: Approval**

4/4A Church Place

BH2024/02796

4th June 2025



Brighton & Hove
City Council

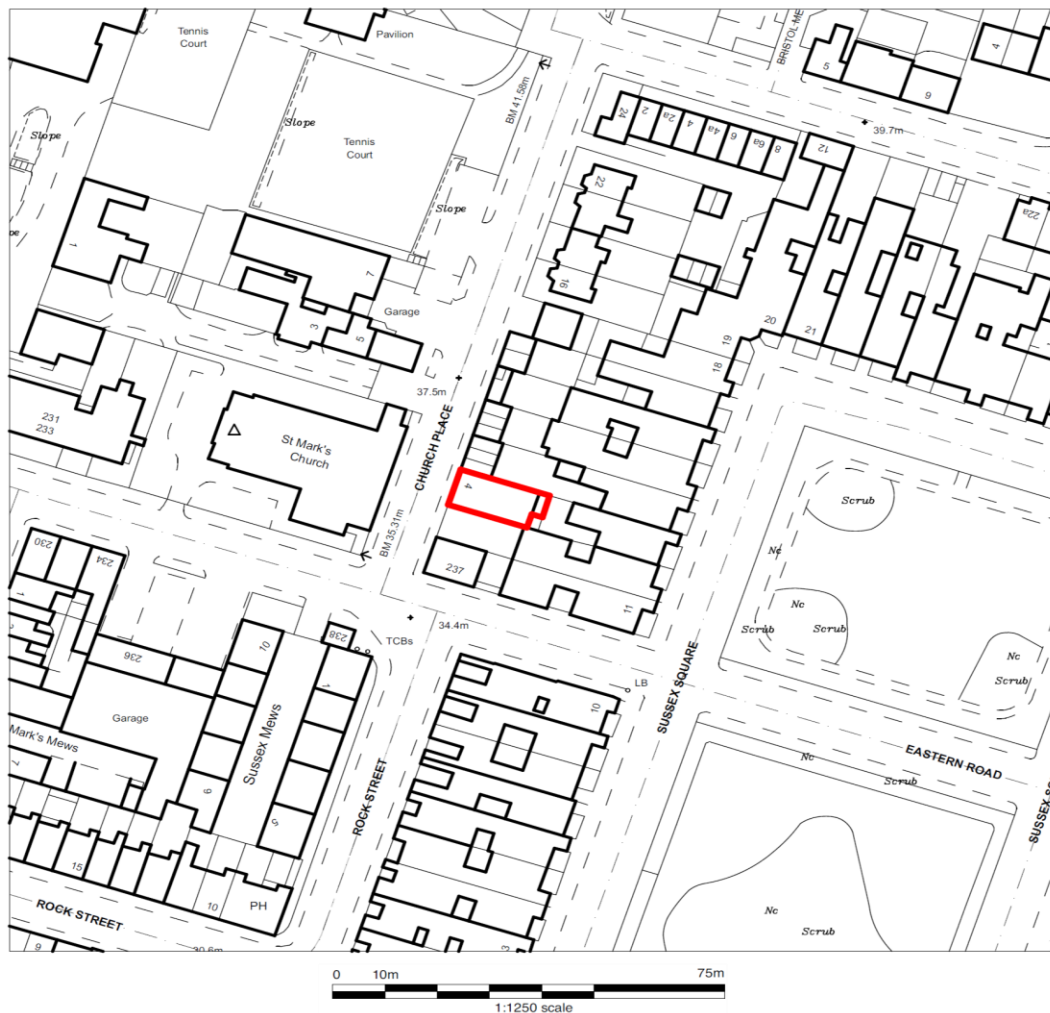
Application Description

- ▶ Planning permission is sought for external alterations to include removal of tile hanging, rendering, revised fenestration and regularisation of the shopfront fenestration.

Map of Application Site



Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Front and Side Elevations of the property



Side Elevations



Rear elevation/Windows and doors proposed to be replaced



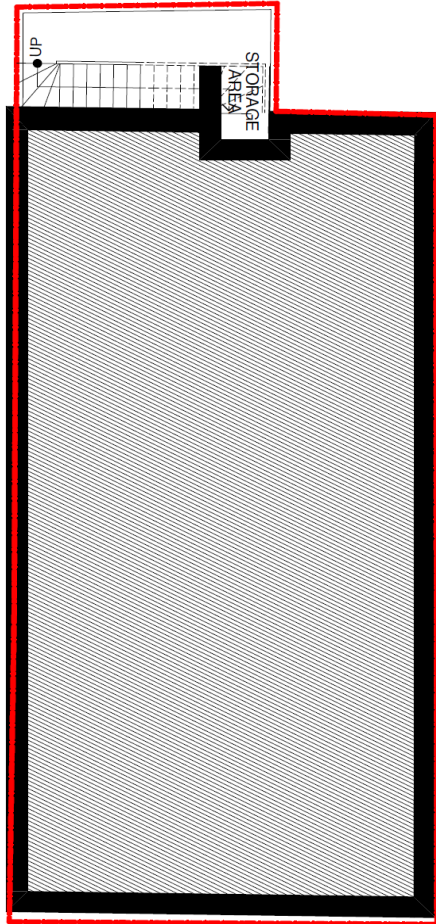
Properties located to the rear



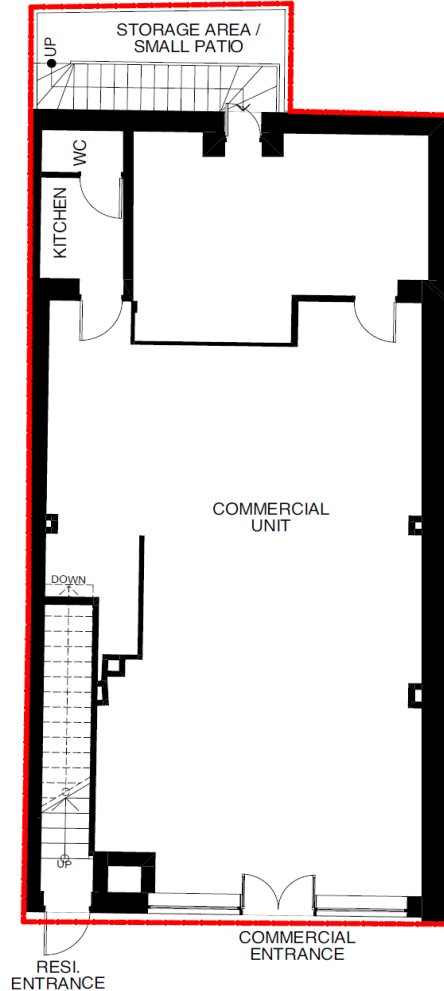
Existing Block Plan



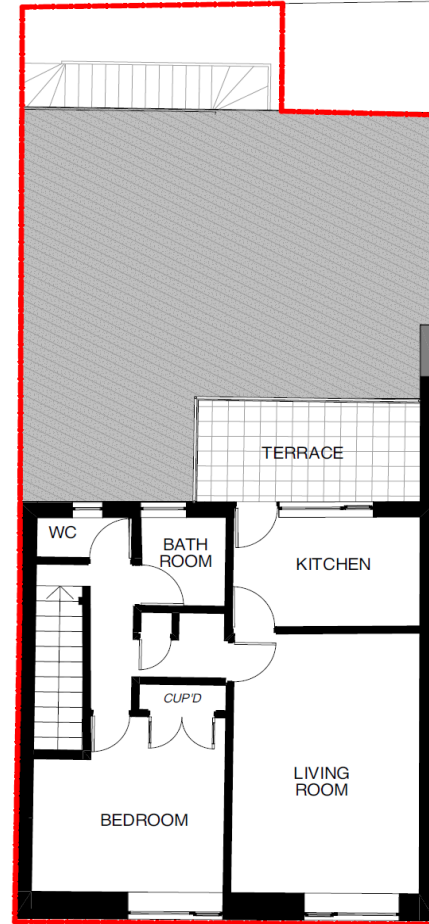
Existing Floor Plans



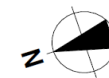
BASEMENT FLOOR PLAN 1:100



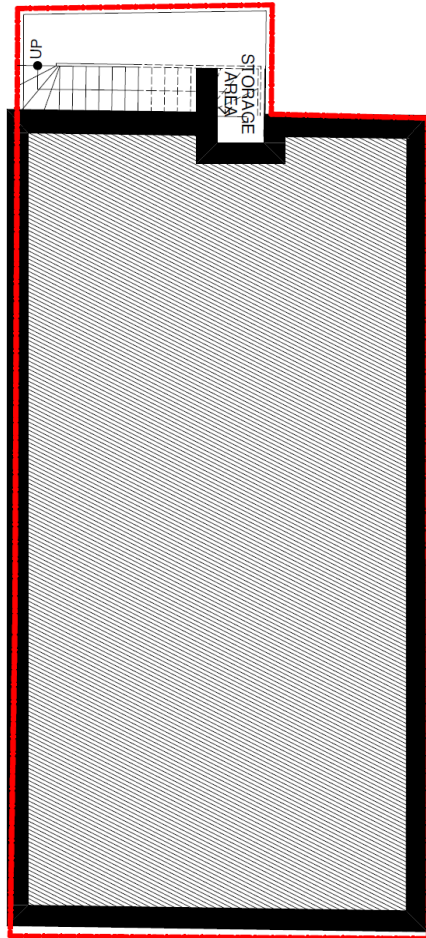
GROUND FLOOR PLAN 1:100



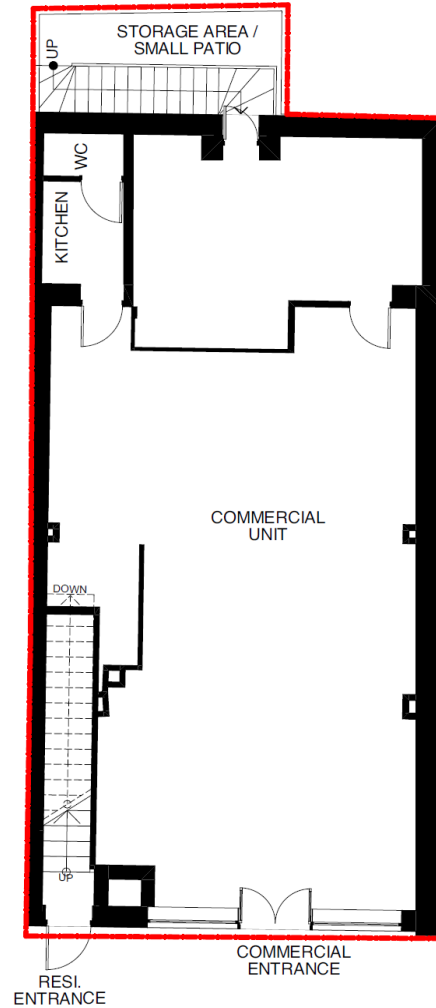
FIRST FLOOR PLAN 1:100



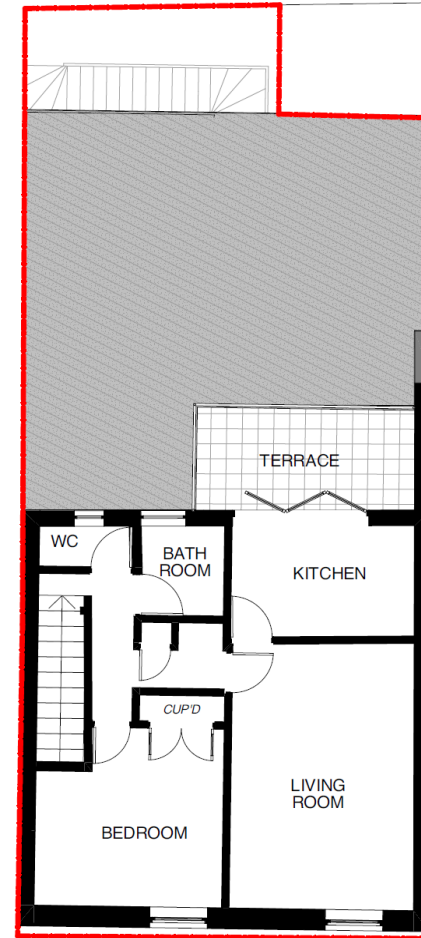
Proposed Floor Plans



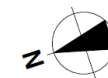
BASEMENT FLOOR PLAN 1:100



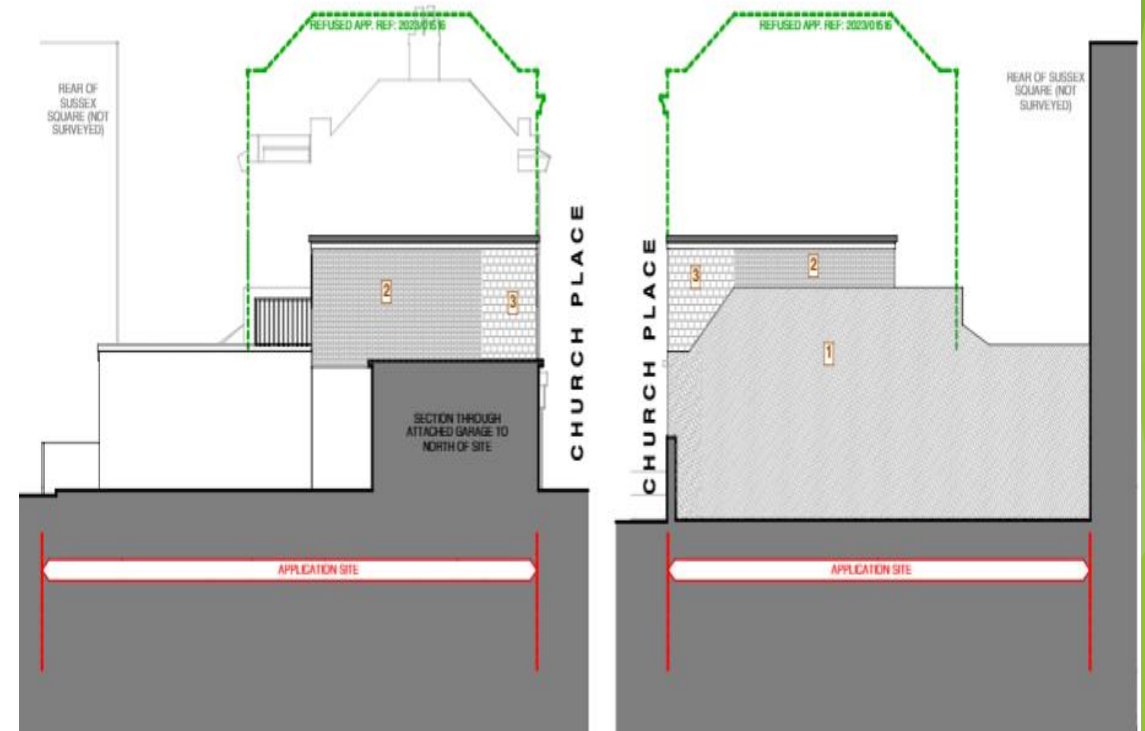
GROUND FLOOR PLAN 1:100



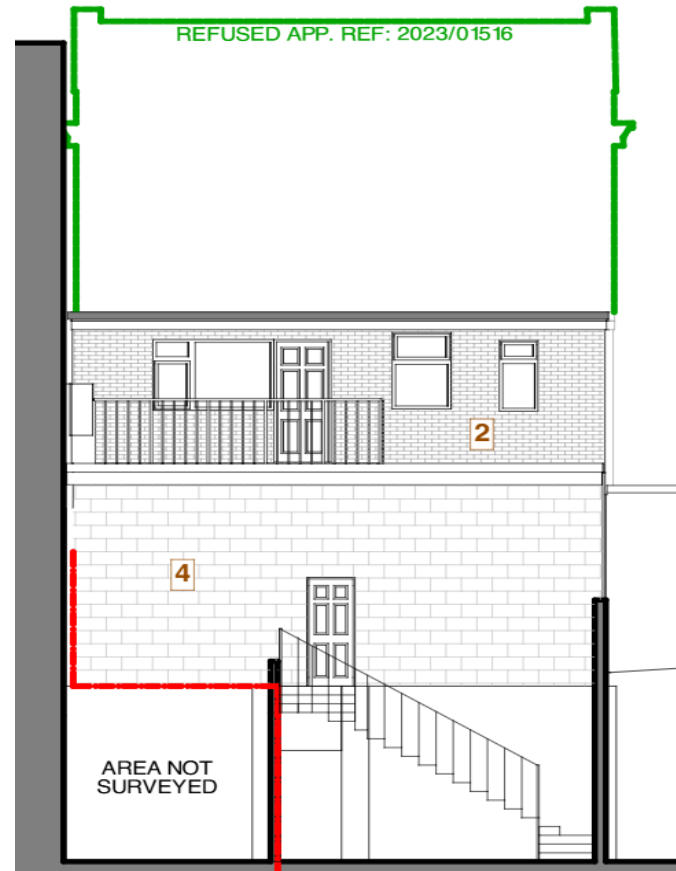
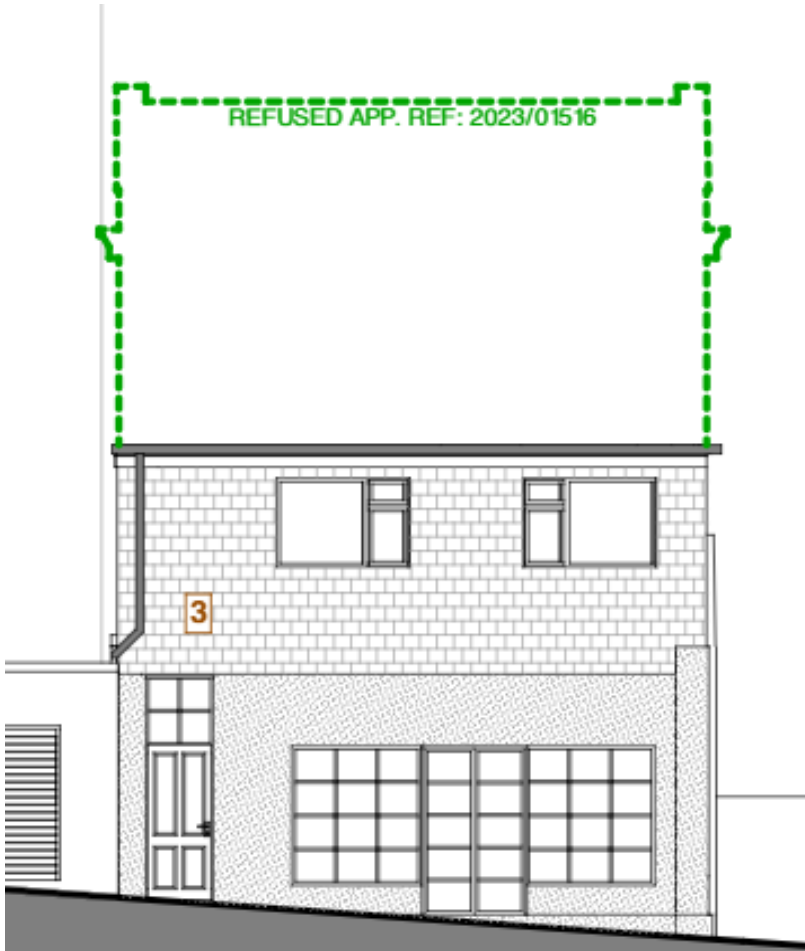
FIRST FLOOR PLAN 1:100



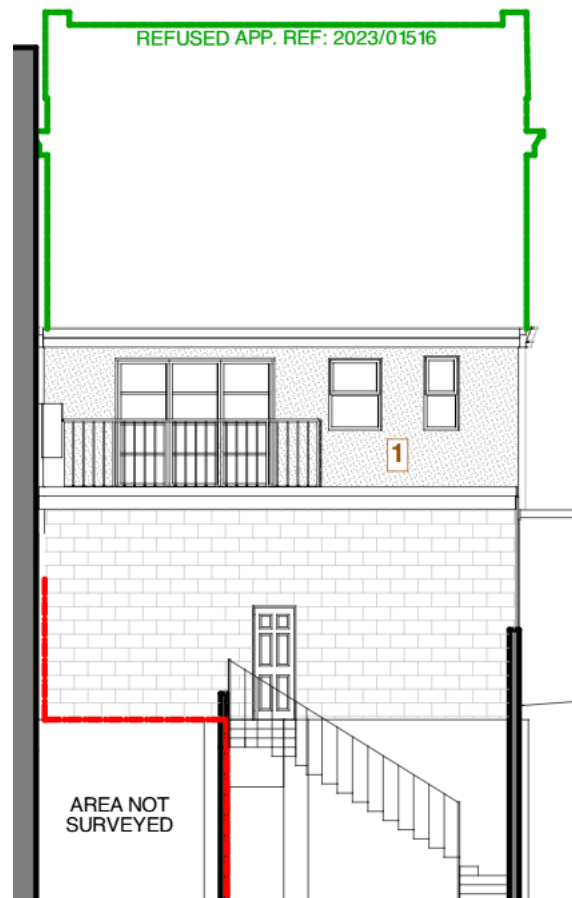
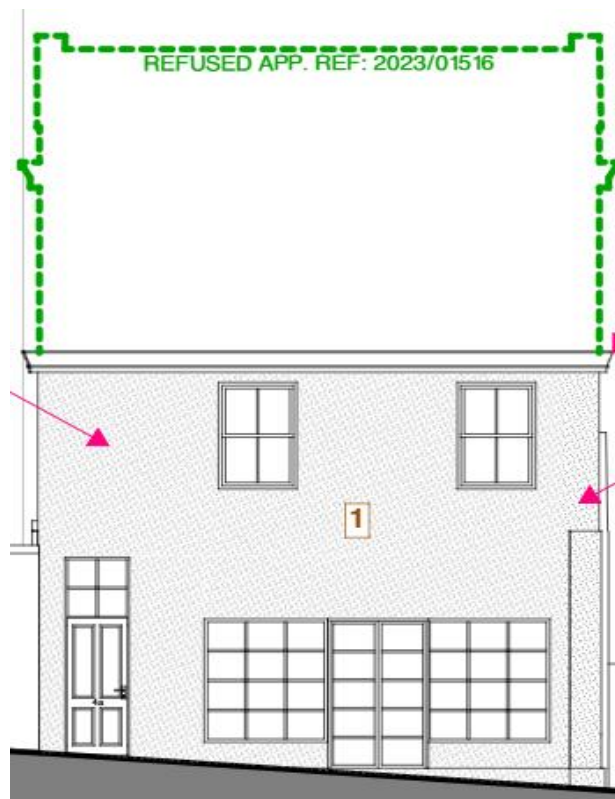
Pre-existing Elevations (note previously refused scheme in green)



Current existing Front and Rear Elevations

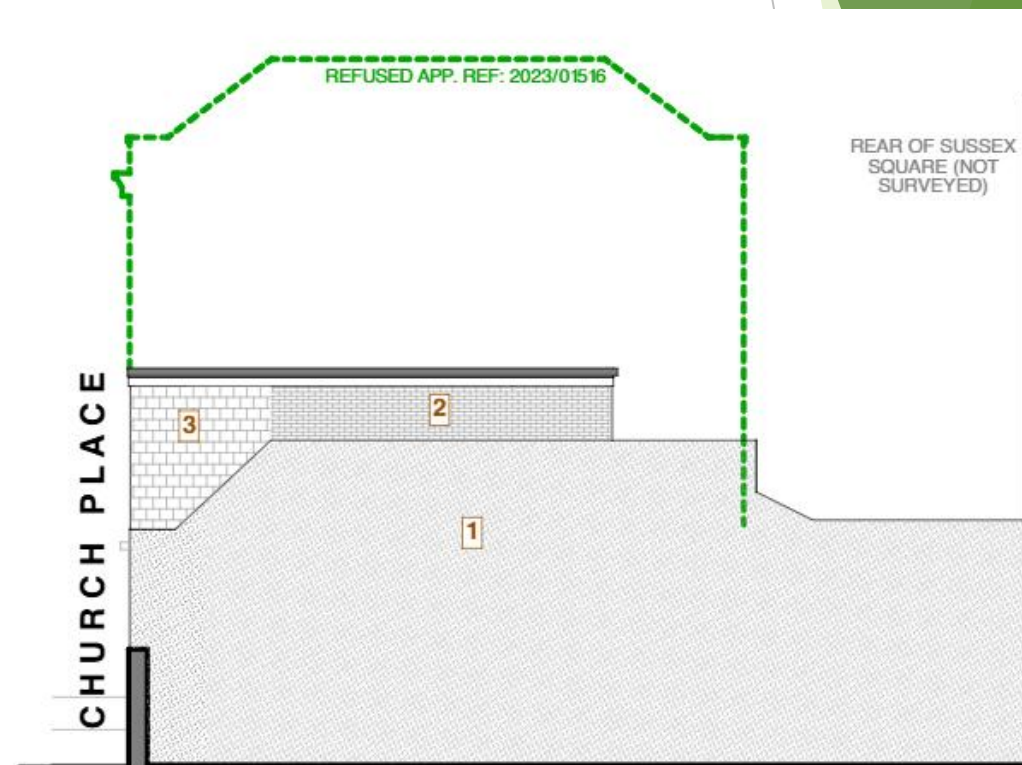
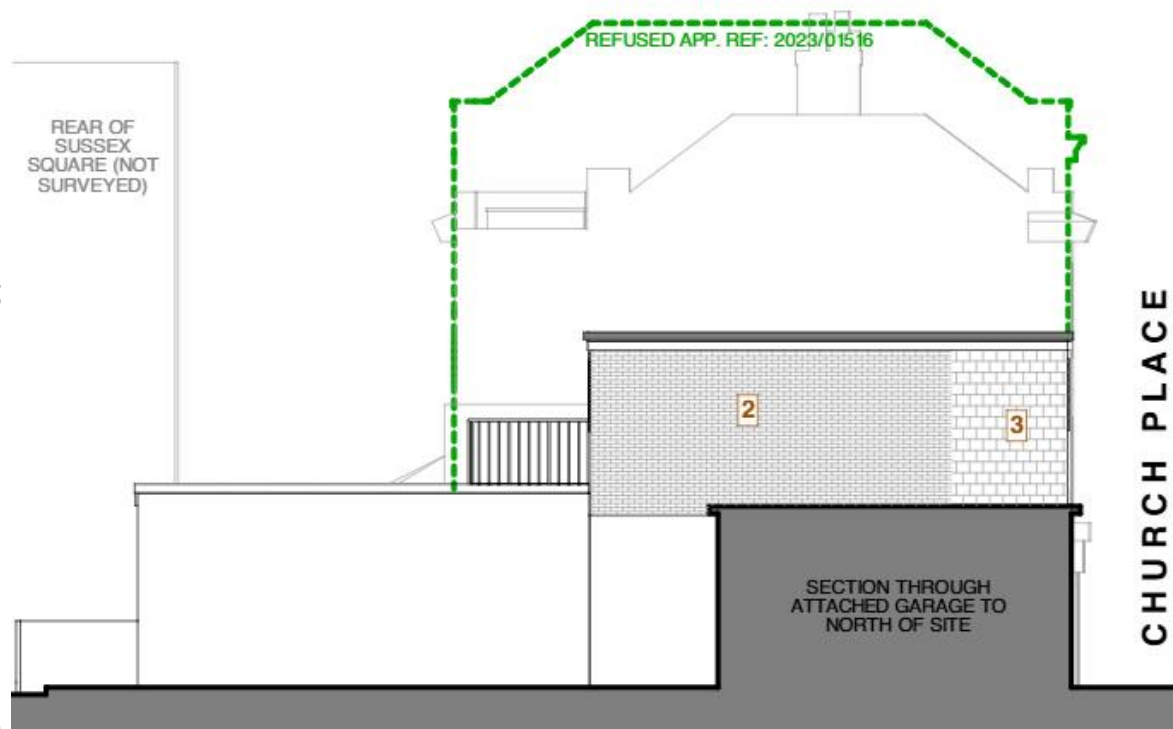


Proposed front and Rear Elevations

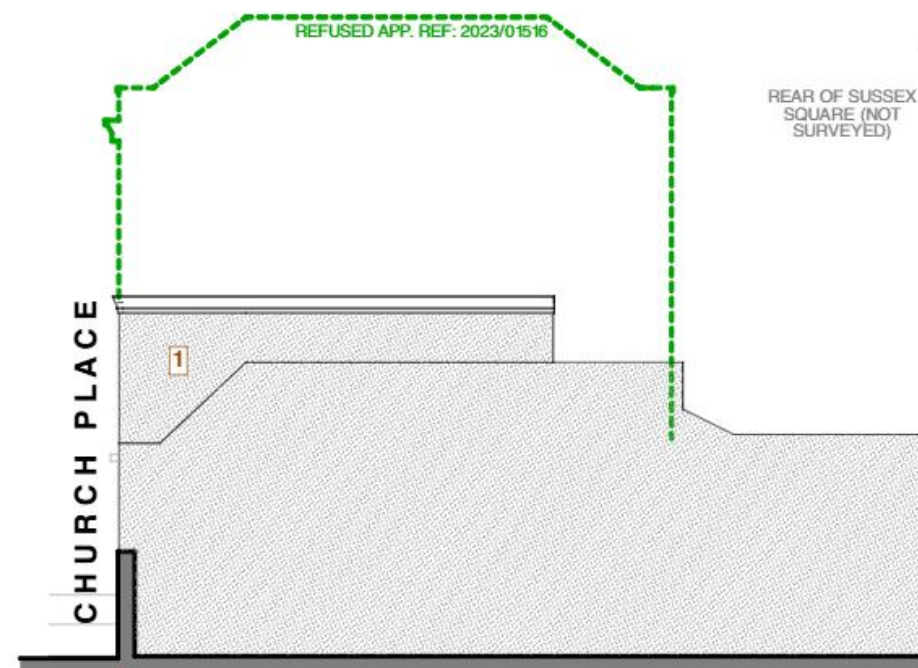
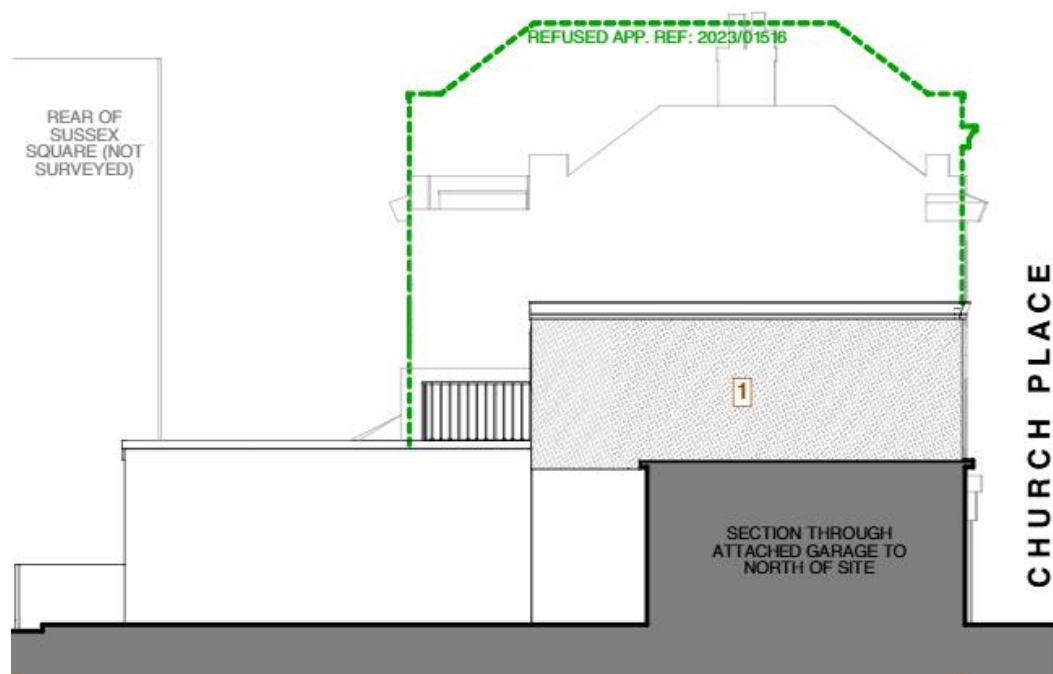


Existing Side Elevations

46



Proposed Side Elevations



Proposed Visual

48



CHURCH PLACE: PROPOSED VIEW LOOKING NORTH



CHURCH PLACE: PROPOSED VIEW LOOKING SOUTH

Proposed Visual



Representations

- ▶ Ten (10) representations have been received objecting to the proposal for the following reasons:
 - Adversely affects the Conservation Area
 - Retrospective works to the shopfront
 - Adverse affect on listed building
 - Noise
 - Too close to the boundary
 - Overdevelopment
 - Inappropriate Materials

Key Considerations

- Design and impacts on the character and appearance of the host building and setting of wider conservation area and heritage assets
- Impacts on the amenity of neighbouring occupiers

Conclusion and Planning Balance

- ▶ Shopfront presents a neutral appearance that integrates well with the host building and the surrounding area.
- ▶ The removal of the tiles for render, and revised fenestration to more sympathetic sash style timber windows, would enhance visual consistency and would contribute positively to the overall appearance of the building and wider conservation area.
- ▶ The proposed bi-fold doors to the rear and other fenestration changes would replace existing openings and would not intensify the existing use and therefore are considered to have an acceptable impacts on neighbours.
- ▶ Heritage Team raise no objection.

Hanover Crescent Enclosure

BH2025/00363

4th June 2025

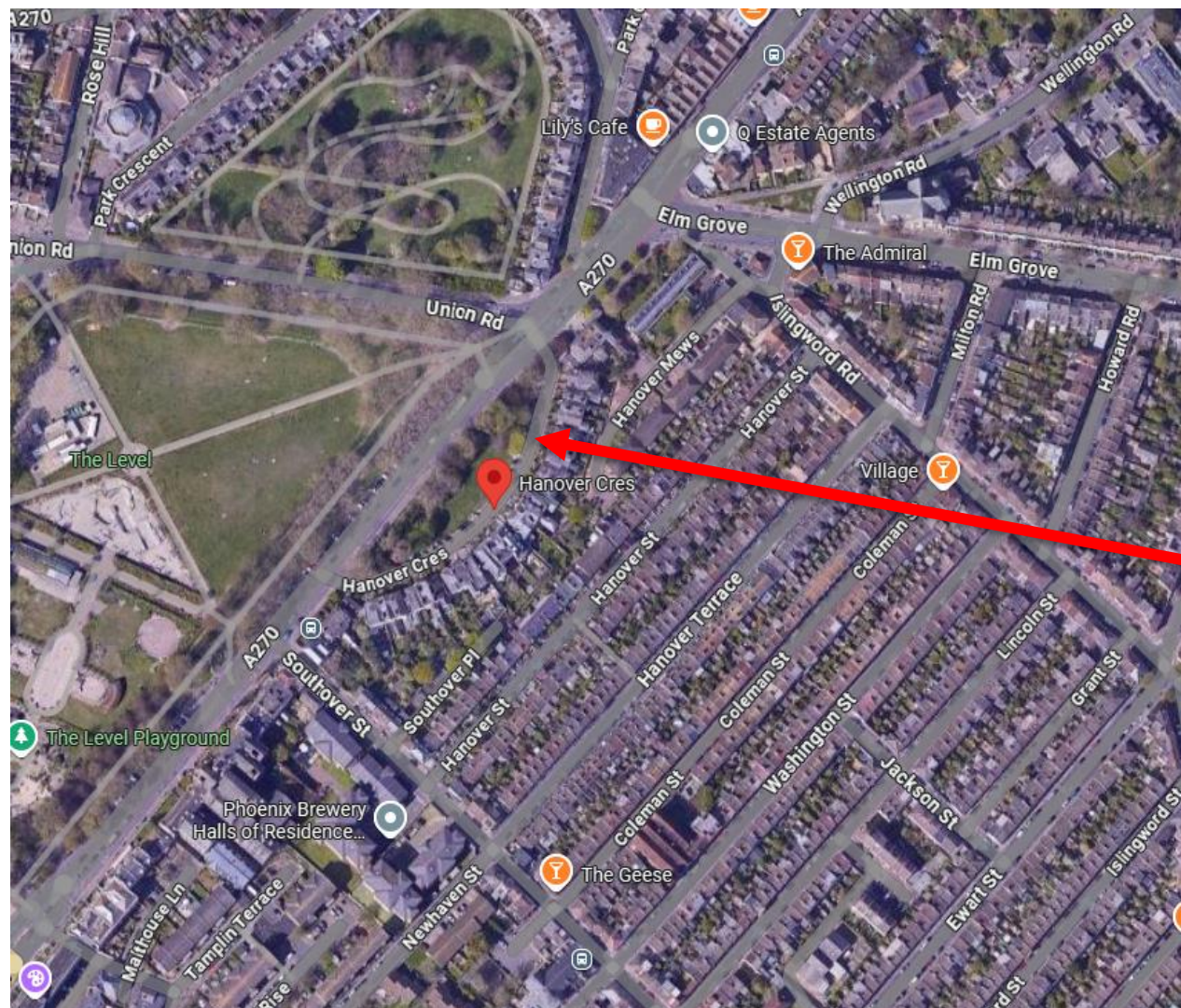


Brighton & Hove
City Council

Application Description

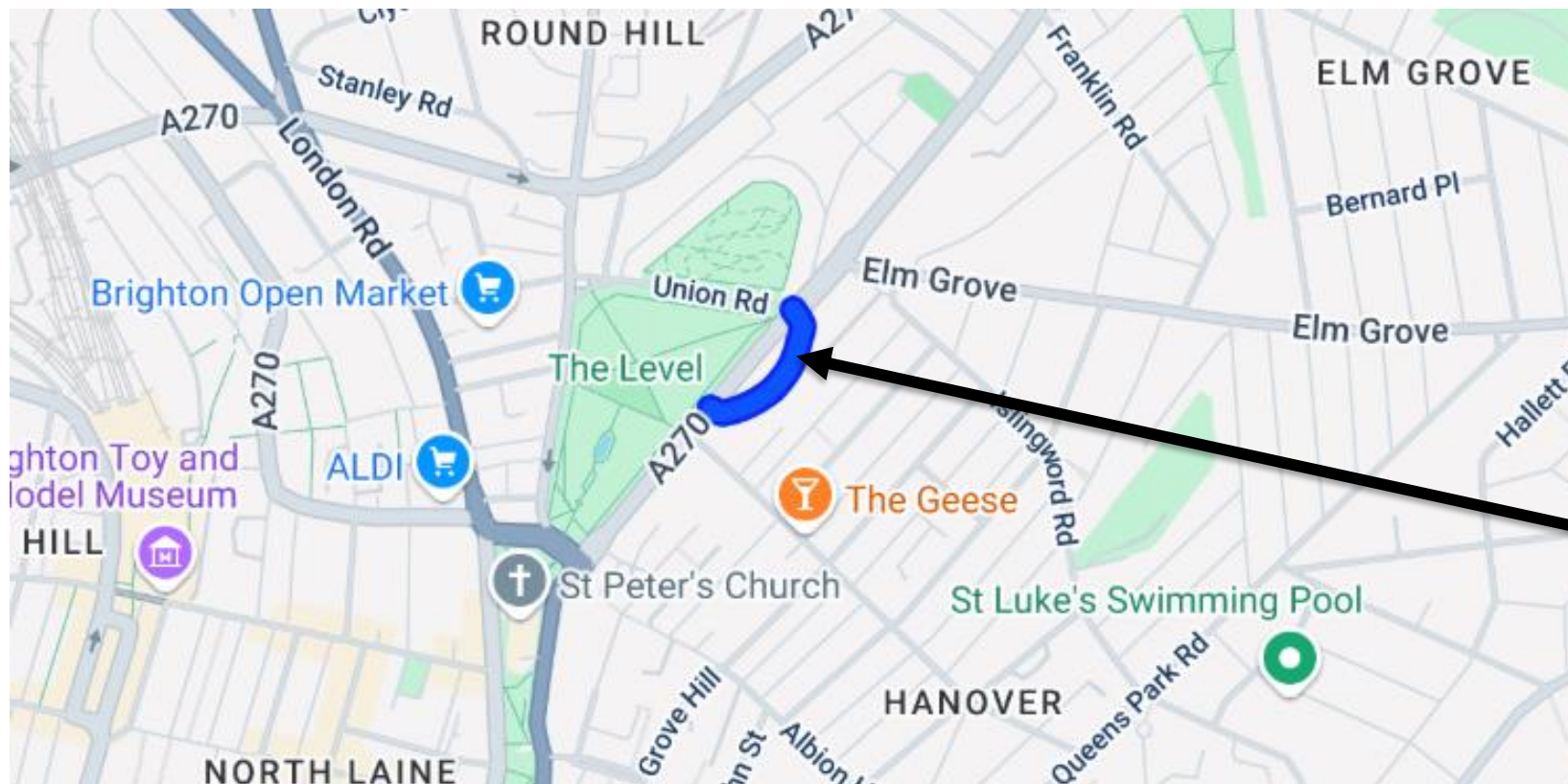
- Installation of electric vehicle chargers for use by residents including new power hook-up and kiosk.

Map of Application Site



Site

Map of Application Site



Site

Aerial Photo of Site



Aerial Photo of Site



Hanover crescent
indicated in yellow

A: North entrance

B: South entrance

Not to scale

Photo of Entrance to Site



North entrance from Lewes Road

Photo of EV Charger Stand Location



View from terrace towards parking bays and gardens

Photo of EV Charger Stand Location



View from gardens towards parking bays and terrace

Location Plan



Block Plan

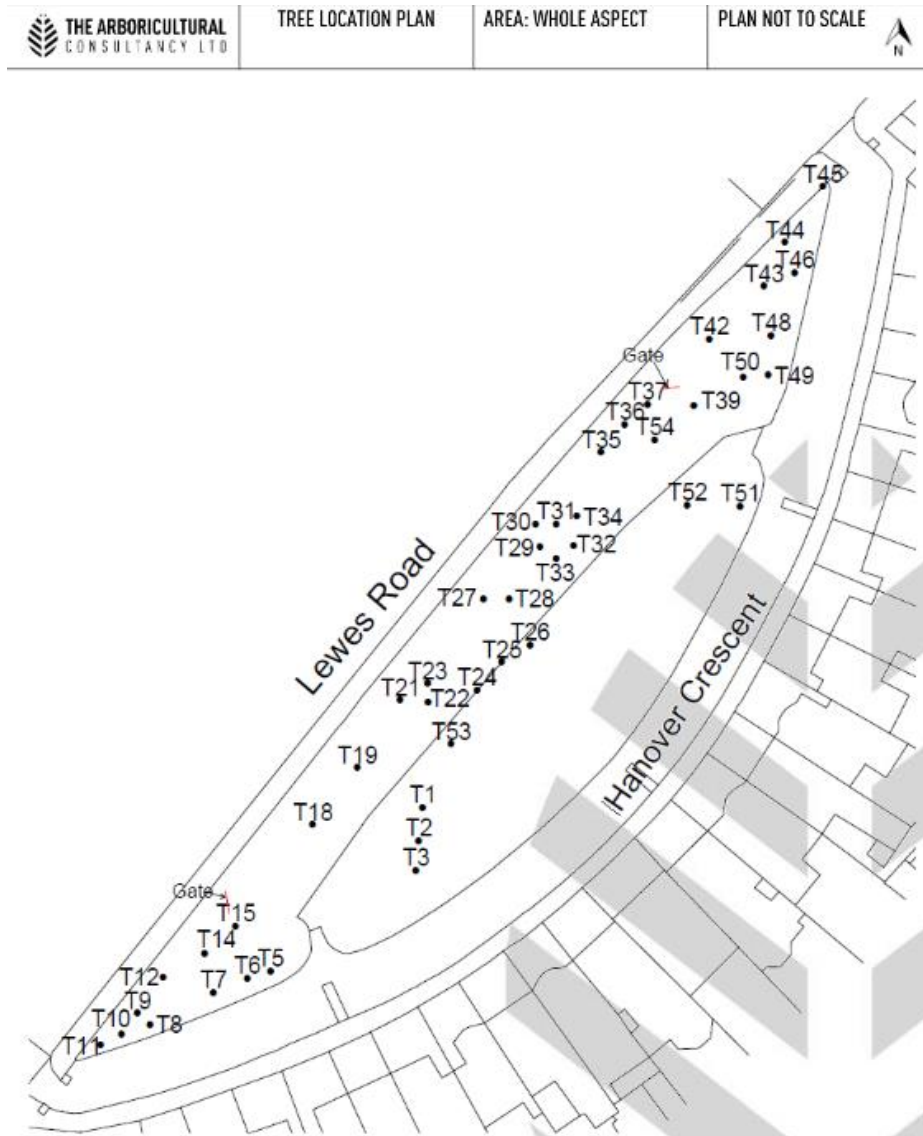
20, Hanover Crescent, Brighton, Brighton Hove, BN2 9SB



Block Plan with TPO Trees



Tree Location Plan



EV Charger Stand Example (1 metre high)



Dual Charging Stand

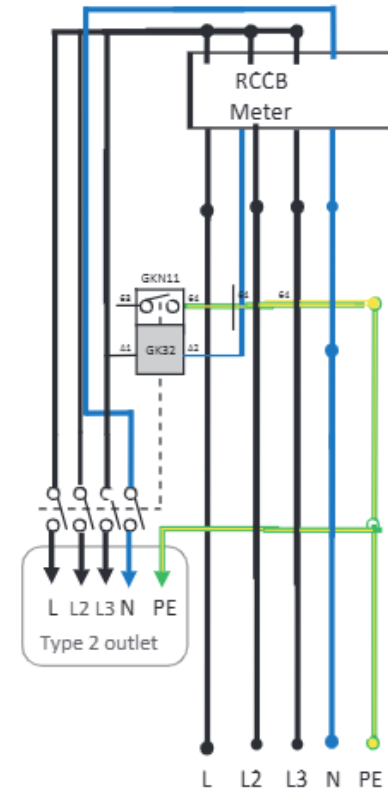
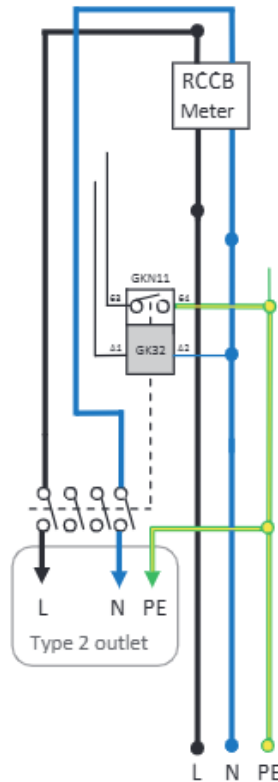
EV Charger Details

ENTITY Chargers

Type: EPCSO00332SIGI



Charging Mode	Mode 3
Socket or Tethered Lead	Socket (type 11)
AC Output Current (A)	6,10,16,20,25,32
Power outlet [kW]	3.7KW, 7.4KW, 11KW, 22KW
Rated voltage [V AC]	230 / 400
Frequency [Hz]	50
Temperature range [C]	-25...+40
Degree of protection (IP)	54
Weight(KG)	4.2
Location	Wall or Stand
DC Monitoring	Standard
Load management	Standard with ext. sensor
Meter	Standard
Auto Phase rotation	Standard
Communication	4G, Dual LAN, Mesh WiFi
RFID	Standard
Protocol	OCPP1.5 / 1.6 (Ethernet)
Certification	EN 61851-1, IEC 61439-7 ISO 15118



Typical Kiosk Details

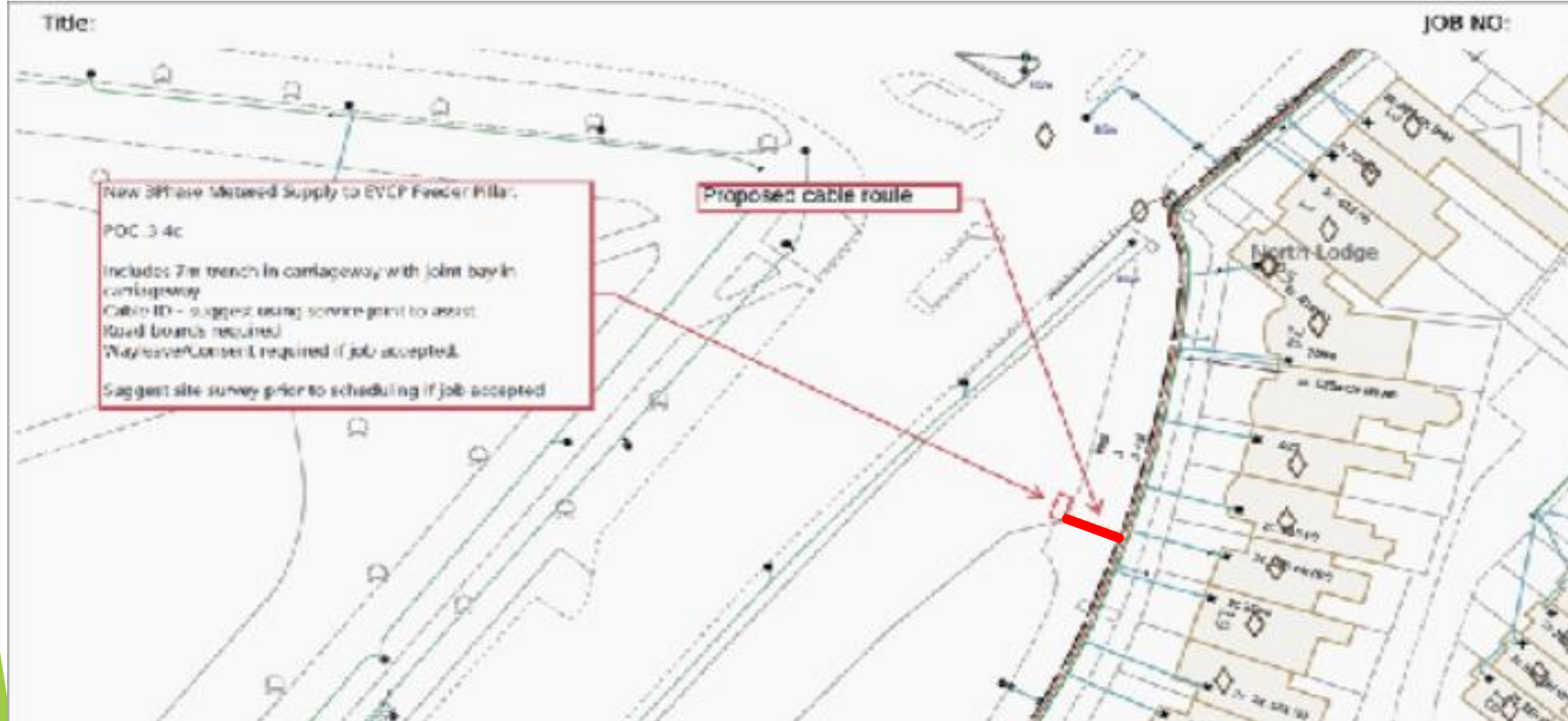


GRP Enclosure Model: NX85

Typical Kiosk Details



Proposed Site Plan with Cable Route



Representations

- ▶ **Eight (8)** letters have been received **supporting** for the following reasons:
- ▶ Sustainability/environmental benefits
- ▶ Better alternative to in-house charging cables
- ▶ Encourages the use of electric vehicles
- ▶ In keeping with Listed Building
- ▶ Improvement in air quality by reduction in traffic pollution
- ▶ Lack of available chargers in area
- ▶ Limited visual impact on gardens and listed buildings
- ▶ Cost effectiveness
- ▶ In line with national and local government policy

Representations

- ▶ **Six (6)** letters have been received **objecting** for the following reasons:
- ▶ Adverse effect on listed building/conservation area
- ▶ Additional traffic/parking issues
- ▶ EV parking bays would no longer be accessible to residents with non-electric vehicles
- ▶ Poor design and overdevelopment
- ▶ Residential Amenity
- ▶ Safety concerns
- ▶ Unlawful development: East Sussex Act 1981 and Brighton & Hove (Hanover Crescent) Act 1985; building on council land needs lease/licence or legal authority
- ▶ Unfairly spending communal funds

Key Considerations

- ▶ Impact on heritage setting - listed buildings and conservation area
- ▶ Sustainability
- ▶ Impact on highway
- ▶ Residential Amenity
- ▶ Impact on TPO trees and landscaping

Conclusion and Planning Balance

- ▶ The proposed electric vehicle charging facilities would improve the sustainability of the site, accords with Policy CP8 of the Brighton & Hove City Plan Part One.
- ▶ No harm to neighbouring amenity is identified, set away from buildings.
- ▶ Modest scale of proposal would cause less than substantial harm to setting of Conservation Area/Listed Buildings and is outweighed by benefits of the scheme
- ▶ No objection from Heritage Team
- ▶ No loss of parking spaces
- ▶ Trees would be protected during construction/new landscaping proposed
- ▶ Legal issues raised by residents not planning considerations
- ▶ Recommendation: **APPROVE** subject to conditions

31 Wanderdown Road

BH2025/00150

4th June 2025

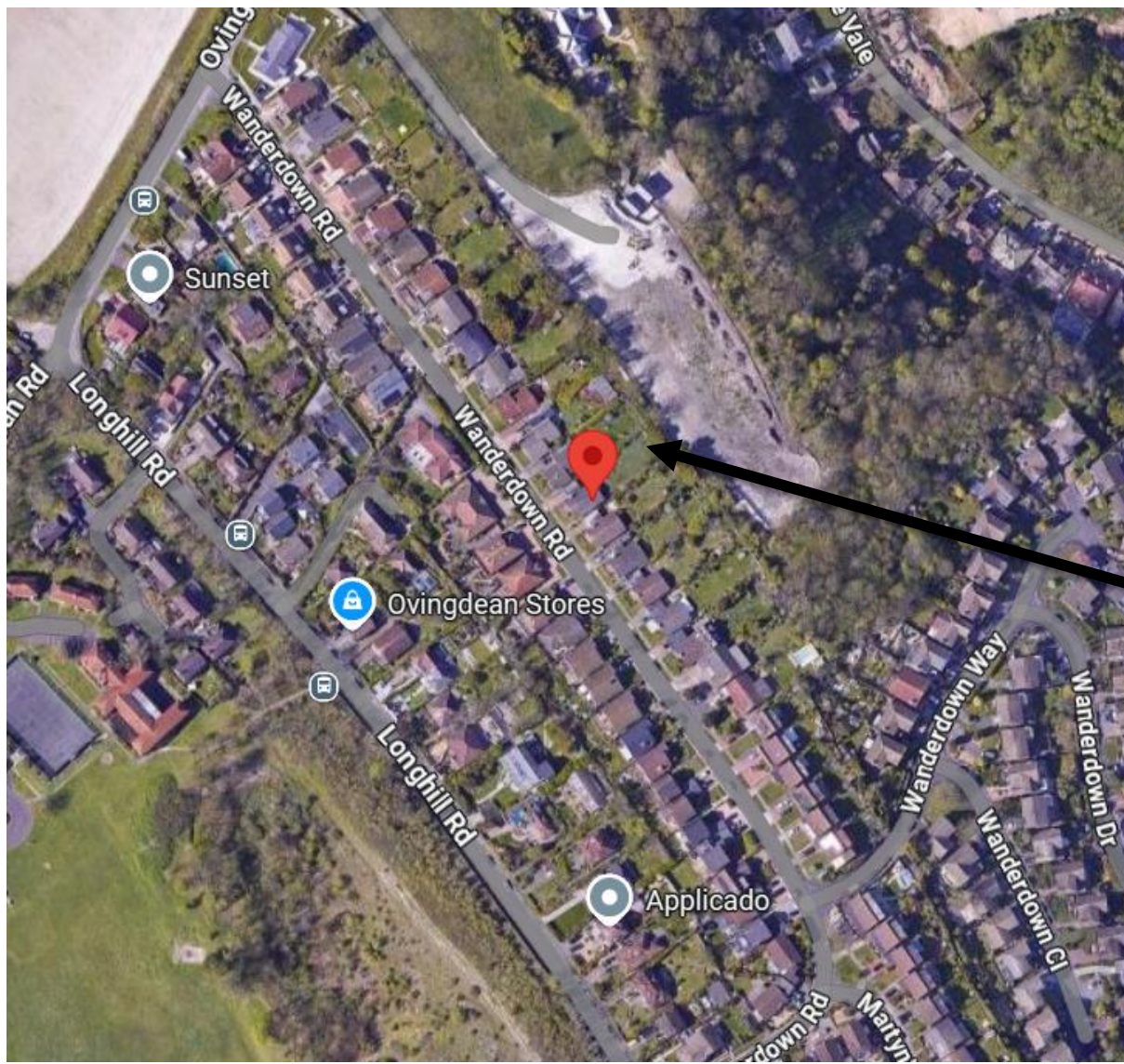


Brighton & Hove
City Council

Application Description

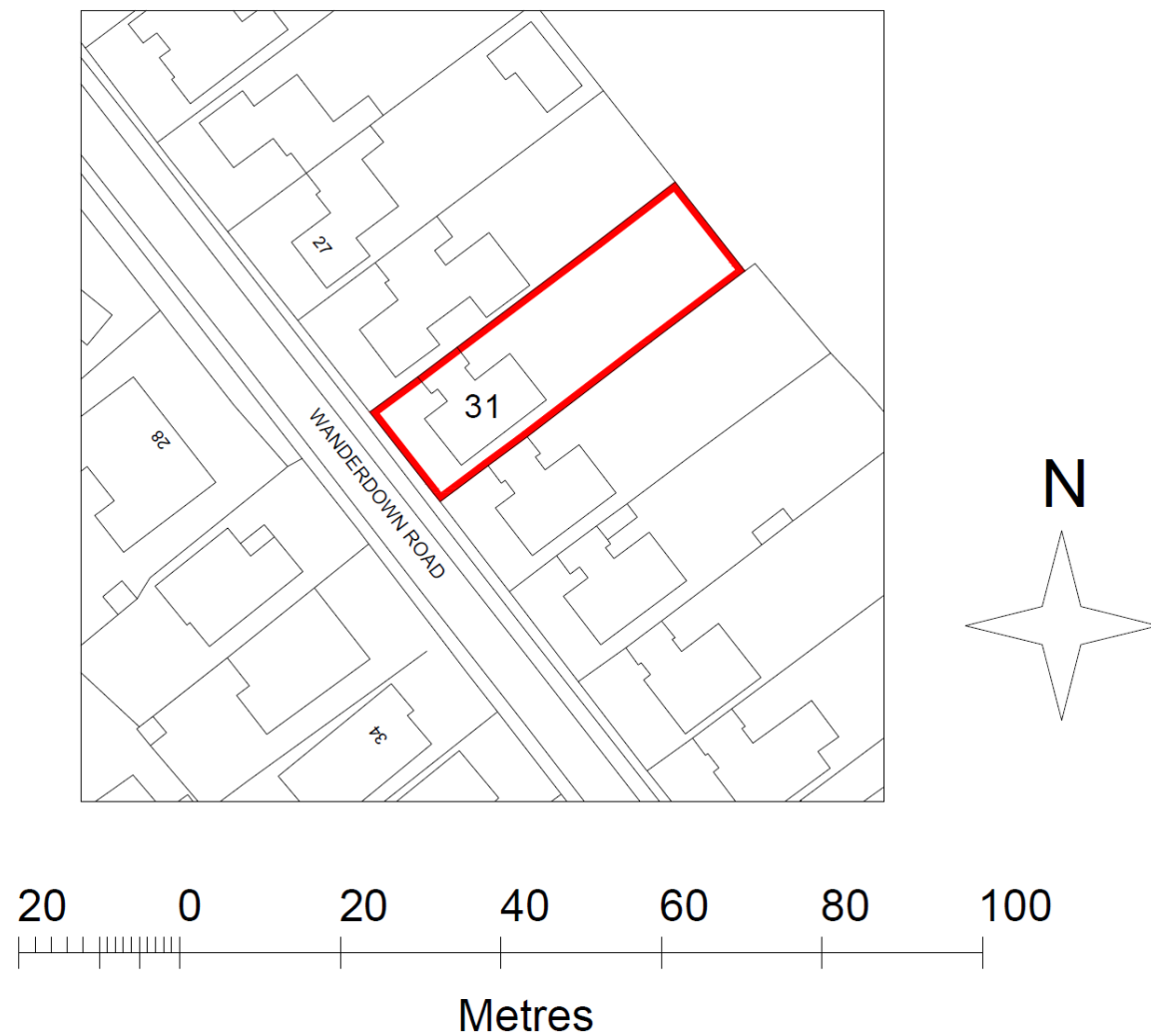
- ▶ Single-storey rear and side extensions, extended front porch with a new canopy and associated alterations. (Amended description and drawings)

Map of Application Site



Site

Location Plan

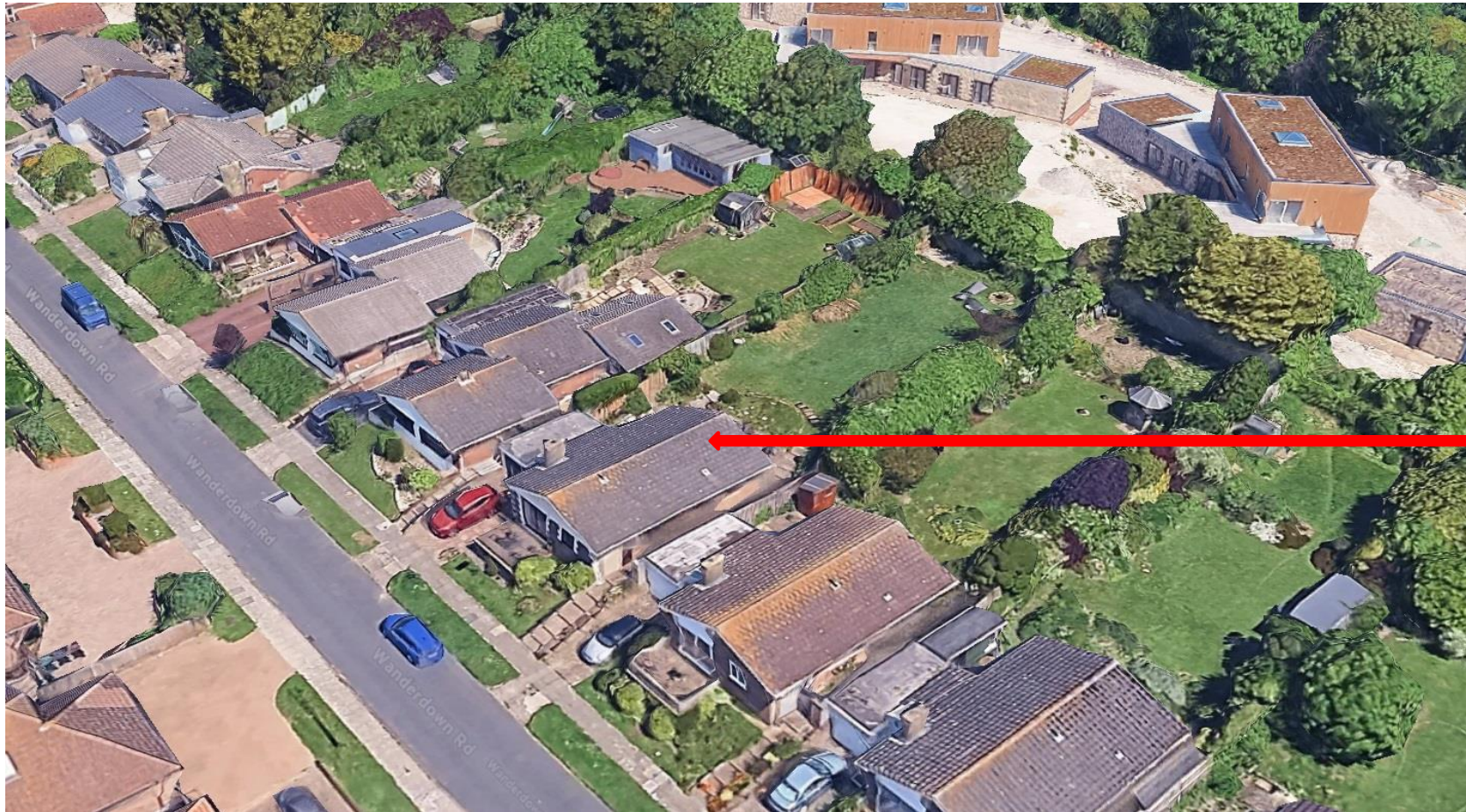


Aerial Photo of Site



site

3D Aerial Photo of Site



site

Street Photo of Site



Front elevation

Street Photo of Site



Street Photo of Site

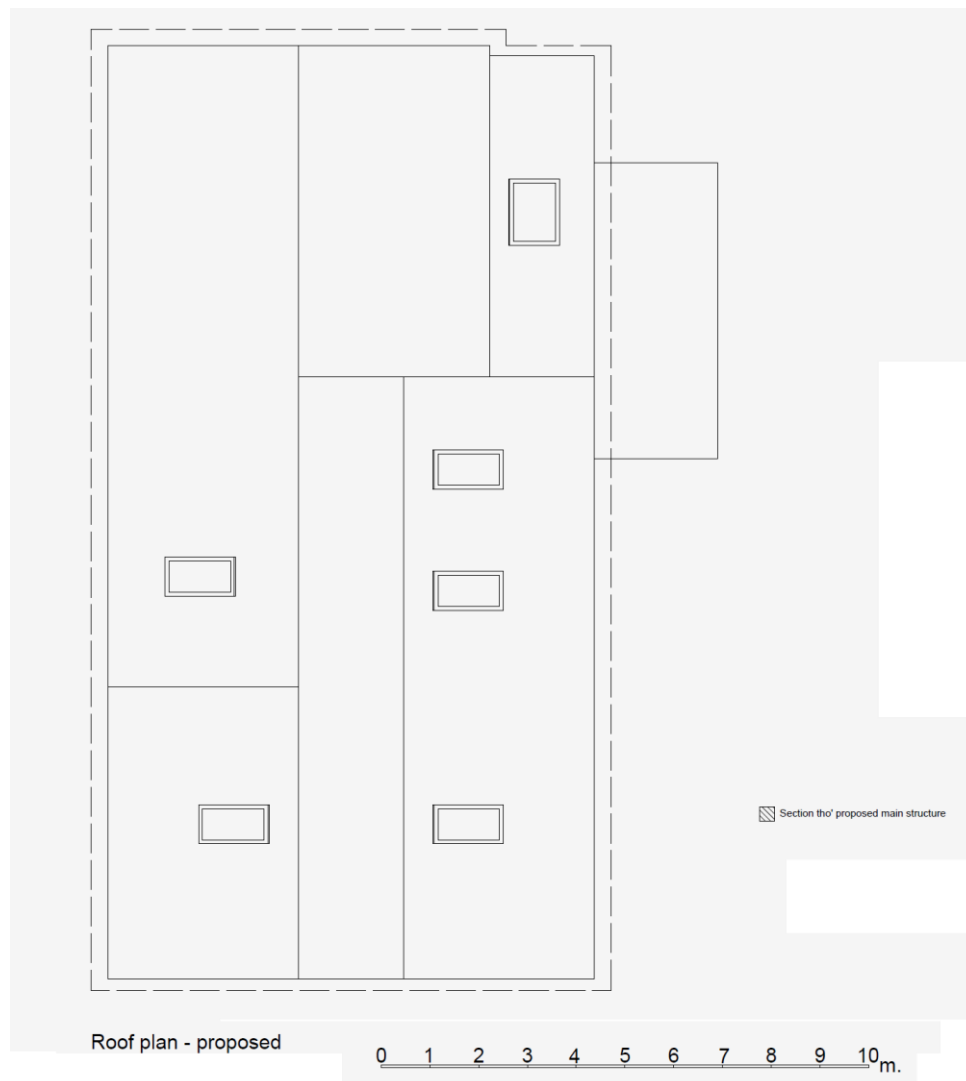


Front elevation - facing southeast

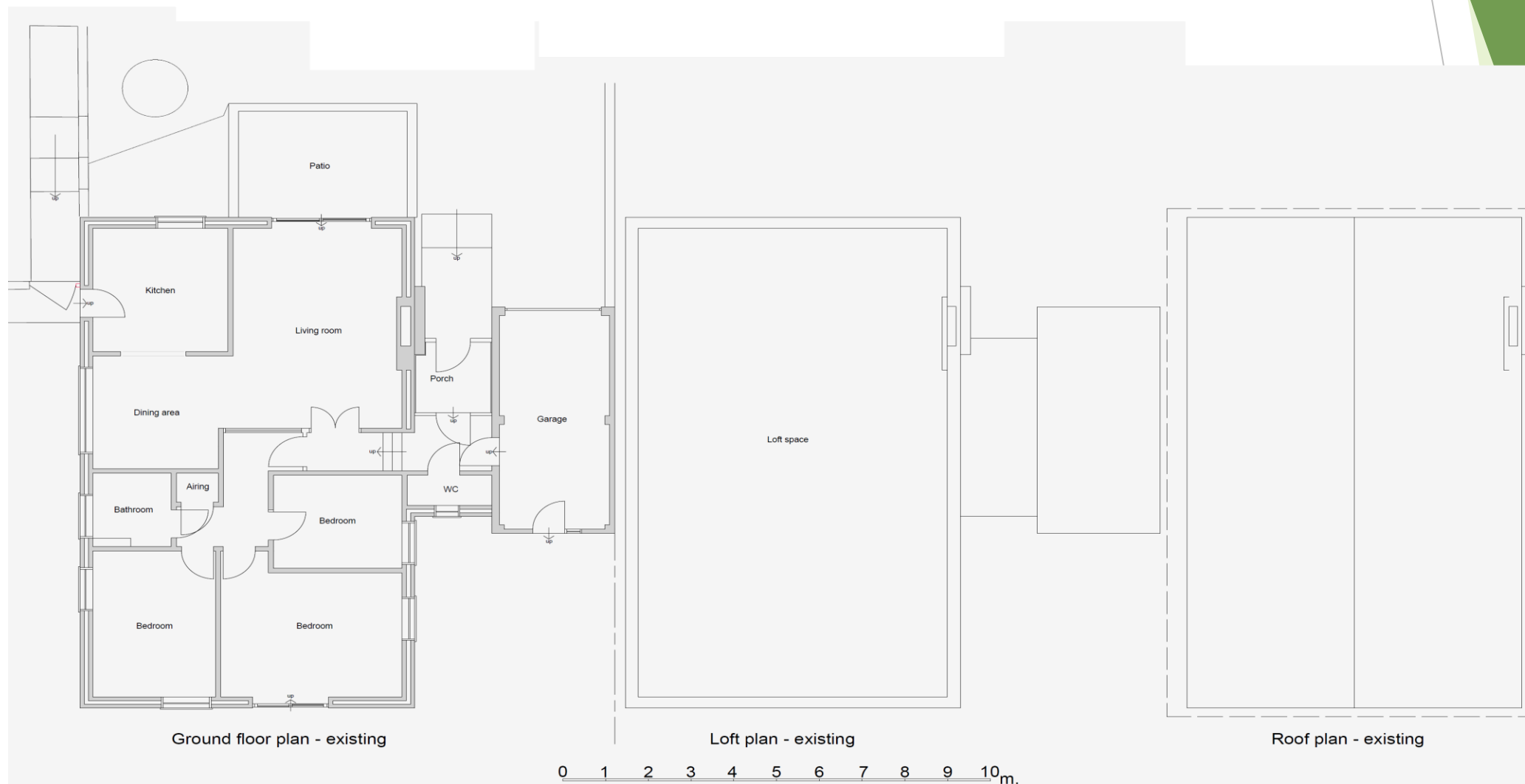
Block Plan



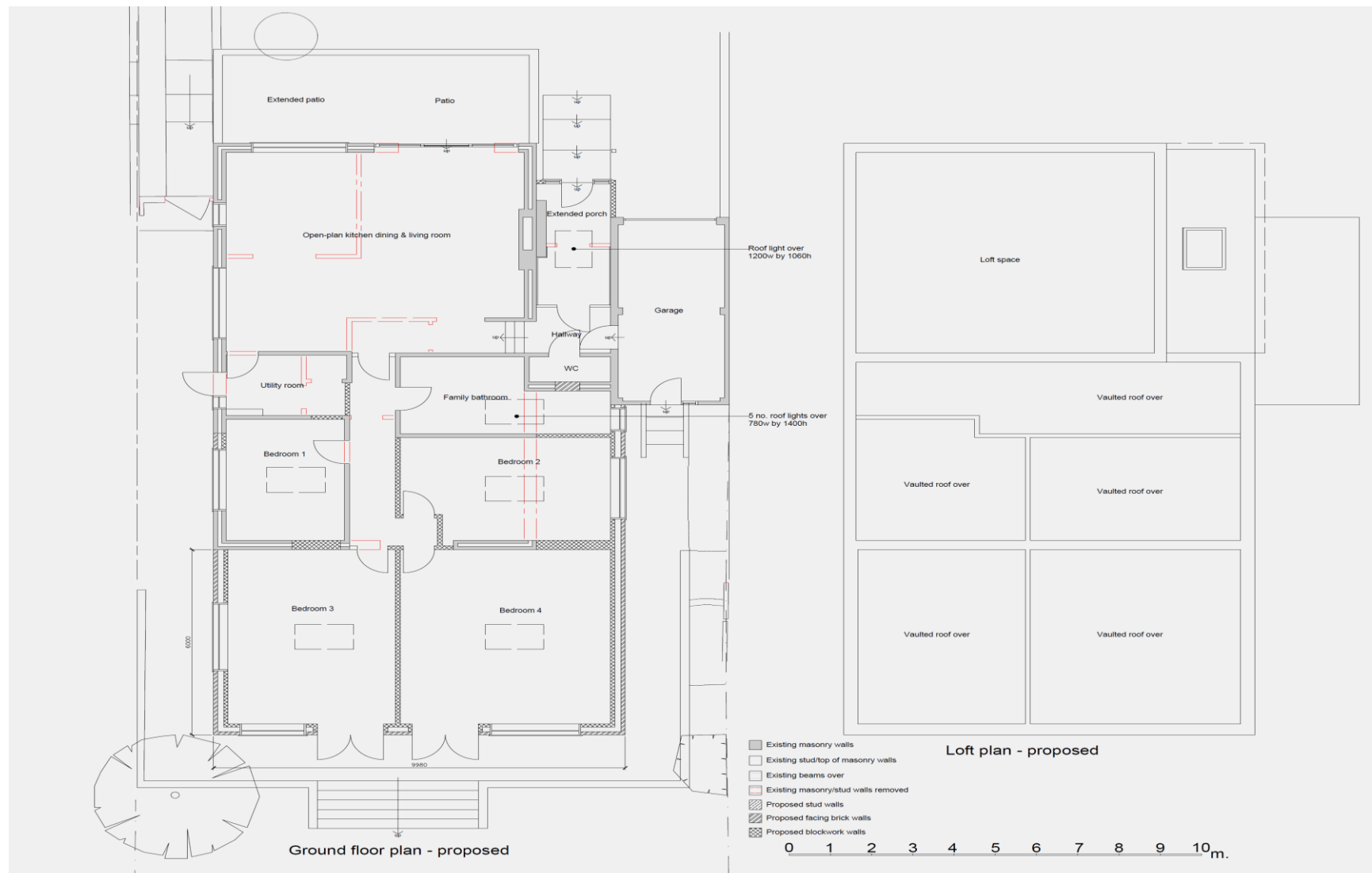
Proposed Roof Plan



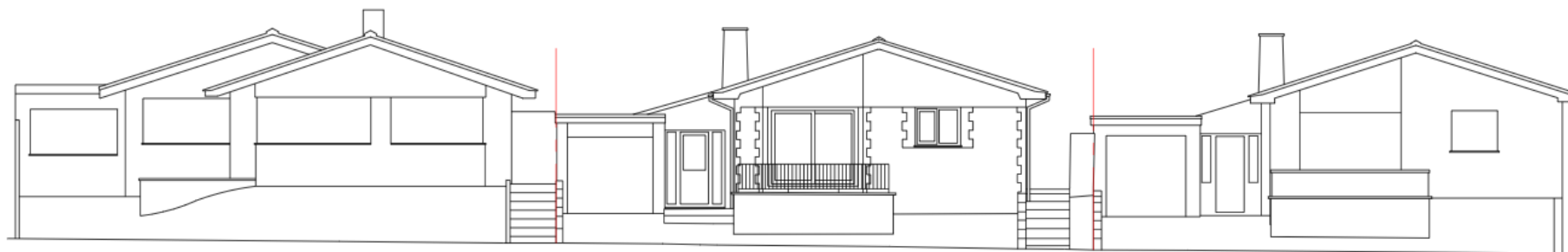
Existing Ground Floor and Loft Plans



Proposed Ground Floor and Loft Plans



Existing & Proposed Streetscene



No. 29 Wanderdown Road

No. 31 Wanderdown Road (the property)

No. 33 Wanderdown Road

Front (south west) elevation - existing



No. 29 Wanderdown Road

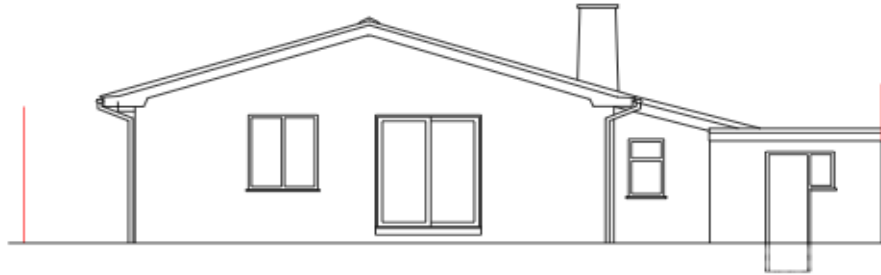
No. 31 Wanderdown Road (the property)

No. 33 Wanderdown Road

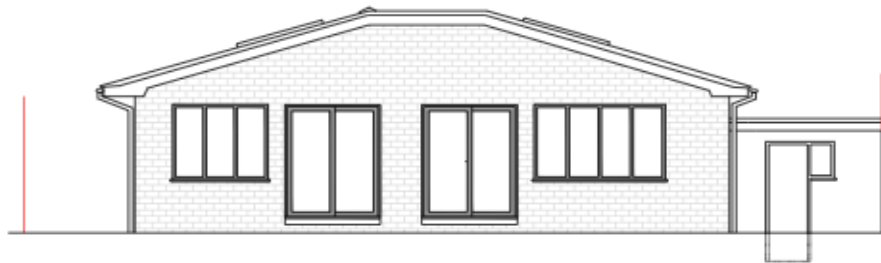
Front (south west) elevation - proposed

0 1 2 3 4 5 6 7 8 9 10m.

Existing & Proposed Rear Elevation

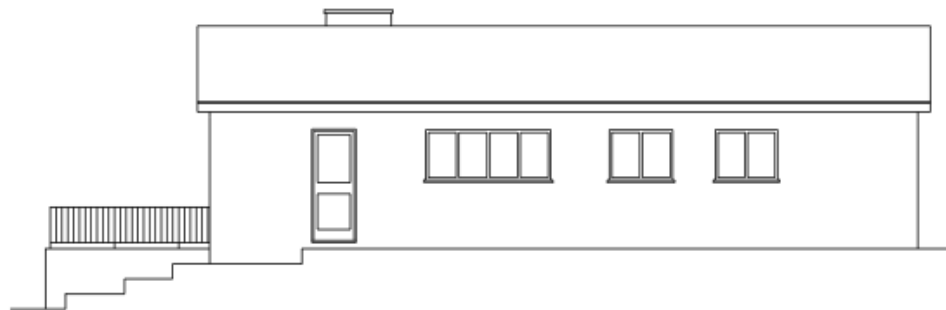


Rear (north east) elevation - existing

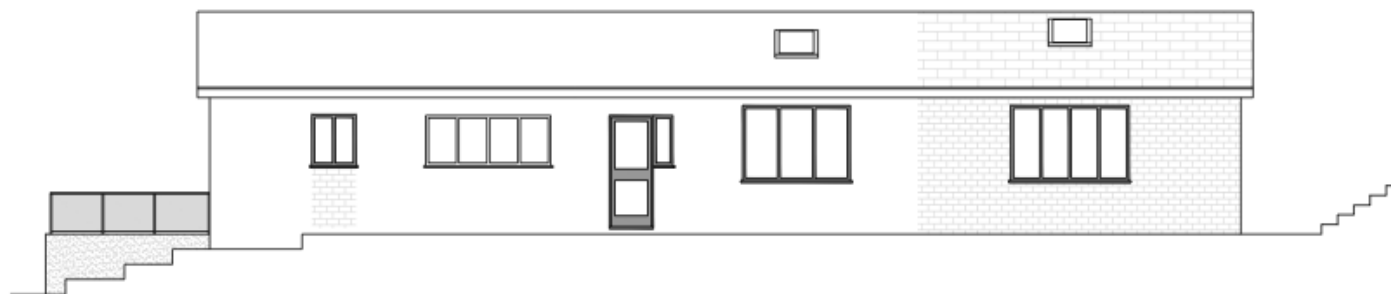


Rear (north east) elevation - proposed

Existing & Proposed Side Elevations

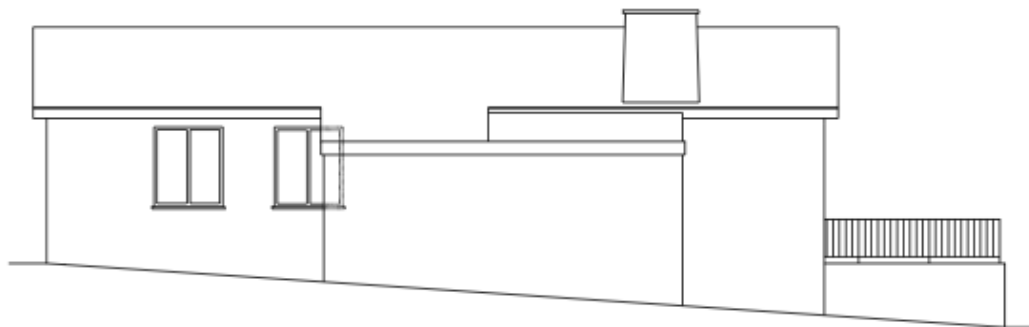


Side (south east) elevation - existing

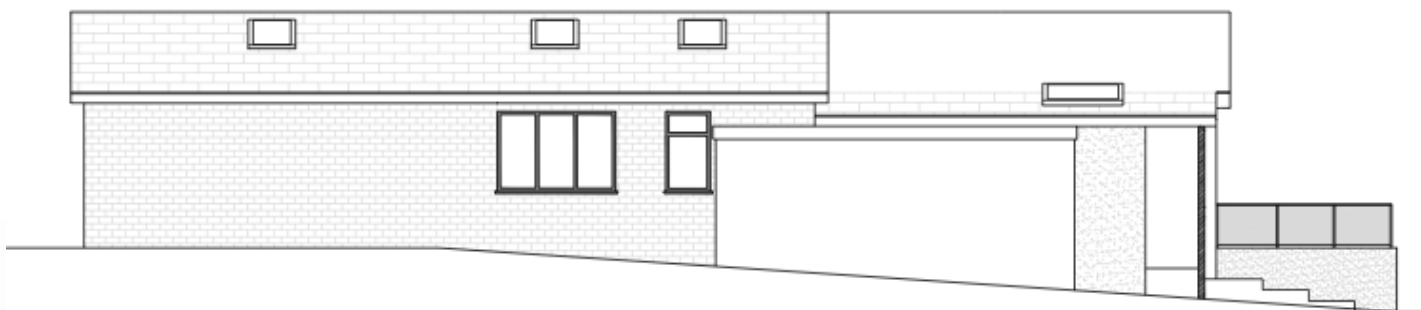


Side (south east) elevation - proposed

Existing & Proposed Side Elevations



Side (north west) elevation - existing



Side (north west) elevation - proposed

Representations (on scheme pre-amendments)

- ▶ Ten (10) letters have been received objecting for the following reasons:
 - ▶ Inappropriate height of development/large dominant structure
 - ▶ Noise
 - ▶ Overdevelopment
 - ▶ Restriction of view
 - ▶ Loss of privacy/overlooking
 - ▶ Loss of sunlight/overshadowing
 - ▶ Overbearing
- ▶ Two (2) letters have been received in support on the following grounds:
 - ▶ Enhances the property
 - ▶ No impact

Representations - Re-consultation on amended drawings

Five (5) letters have been received in the re-consultation period:

- Two (2) from previous objectors which have now withdrawn
- Two (2) from previous supporters and one (1) new supporter.
- *It should be noted that most of the objections received relate to elements of the design which have since been removed such as the loft conversion and raising of the ridge.*

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity of neighbours

Conclusion and Planning Balance

- ▶ Unacceptable roof works including raising of ridge height removed from design and application
- ▶ Design, scale and appearance of revised scheme sympathetic to main dwelling and streetscene
- ▶ Revised scheme has acceptable impact on the amenity of neighbours
- ▶ Recommendation: Approval

