

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 5 NOVEMBER 2025

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Site Of Sackville Road Trading Estate

BH2025/01414

5th November 2025



Brighton & Hove
City Council

Application Description

- ▶ Demolition of buildings and structures at land North of the Hove Central access road to allow redevelopment comprising residential units (C3) with associated amenity provision, car and cycle parking, integrated public realm, vehicular access from the access road (via Sackville Road), and other necessary infrastructure.

Application details

The proposal is for the demolition and the redevelopment of the northern plot at Sackville Trading Estate for a residential scheme, with buildings ranging from 5 to 10 storeys. The scale, layout, height and design is closely based on the consented care community scheme approved under application BH2019/03548 approved in August 2020. It comprises the following:

- ▶ 306 residential units (C3)
 - ▶ 109 x one-bedroom,
 - ▶ 137 x two-bedroom,
 - ▶ 58 x three-bedroom,
 - ▶ 2 x four-bedroom
- ▶ A minimum of 40% of affordable housing (55% affordable rent / 45% shared ownership), with the expectation that the remainder of the housing would also be provided as affordable housing, subject to the necessary grant funding.
- ▶ Associated landscaping and public realm
- ▶ Vehicle parking made up of the following:
 - ▶ 32 spaces, with 23 for disabled occupiers and visitors, 5 visitor and 3 car club bays and 1 loading bay
- ▶ cycle parking for residents and visitors
- ▶ Vehicular access via existing entrance from Sackville Road

Details of consented scheme for Northern plot

Care Community Building (C2) of 5 to nine storeys was approved on 6 August 2020 as part of a scheme the redevelopment of the wider site under BH2019/03548. It comprises of the following:

- ▶ 260 units
 - ▶ 37 x one-bedroom,
 - ▶ 223 x two-bedroom,
- ▶ Communal facilities for residential including lounges, dining areas and health and care facilities
- ▶ Under-croft parking for vehicles and cycles. 74 vehicular spaces solely for disabled occupiers, visitors and staff.
- ▶ Raised external landscaped communal amenity area
- ▶ Associated landscaping and public realm
- ▶ Vehicular access via existing entrance from Sackville Road

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Existing site buildings adjacent to Sackville Road



Site entrance off Sackville Road



View north up Sackville Road



Sackville Road Junction to the north of site



View west from inside the site to existing buildings



View north within the site showing existing buildings



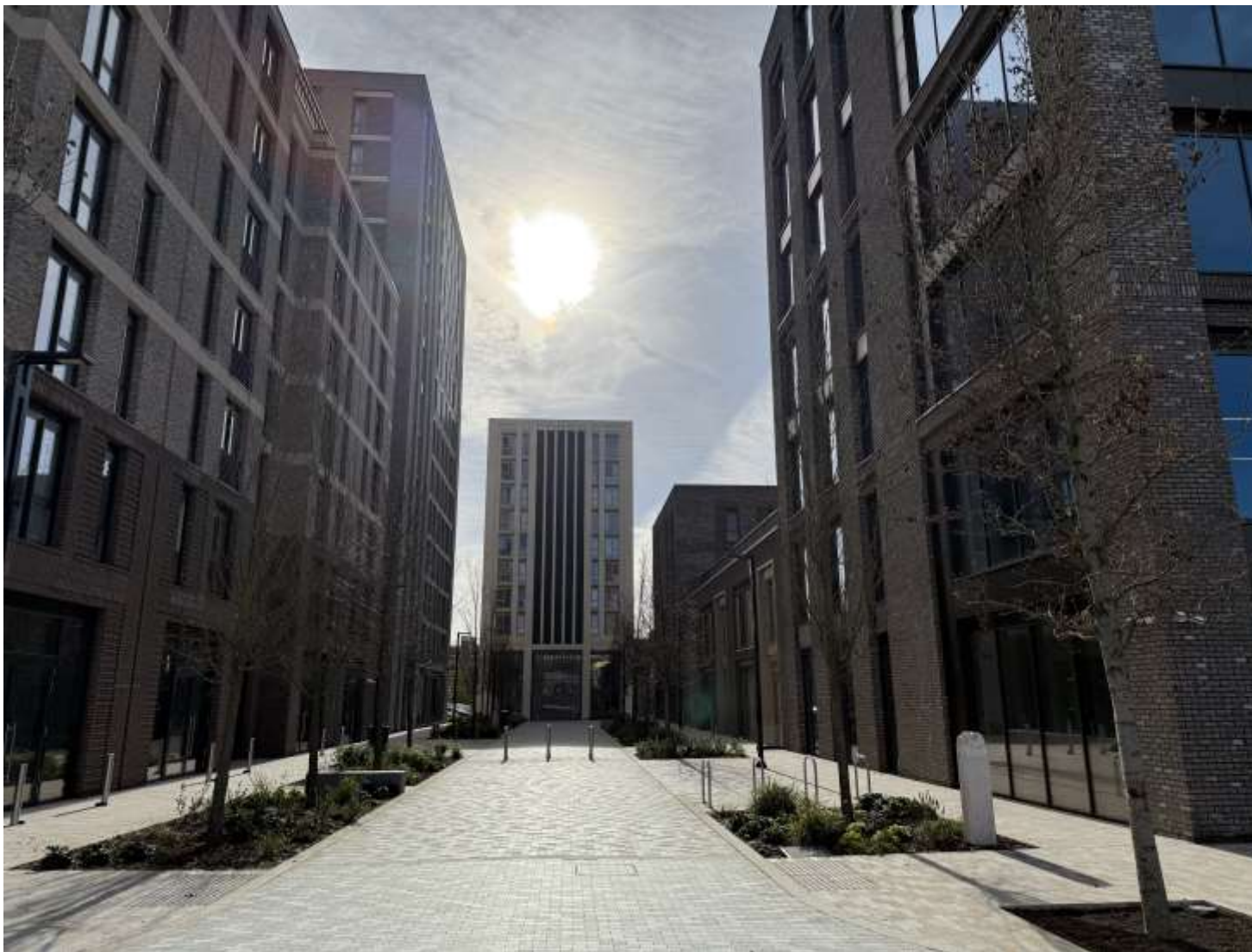
View south from Furniture Village car park showing site, with Hove Central development in the background



Existing bus layby adjacent to proposed site



View of Hove Central scheme from the north within the wider site



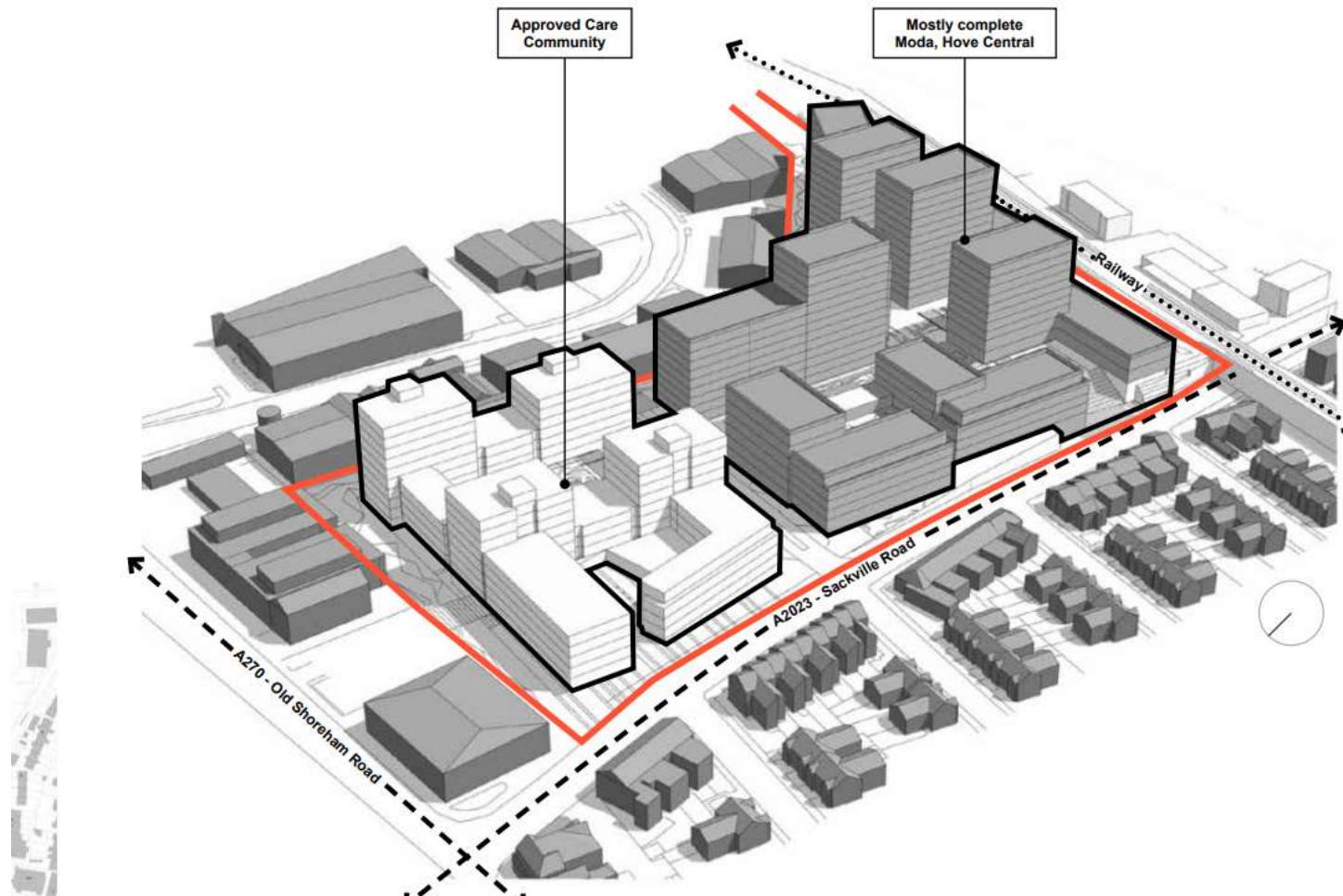
Southern entrance of Hove Central site of Sackville Road



20



Masterplan of consented care home scheme



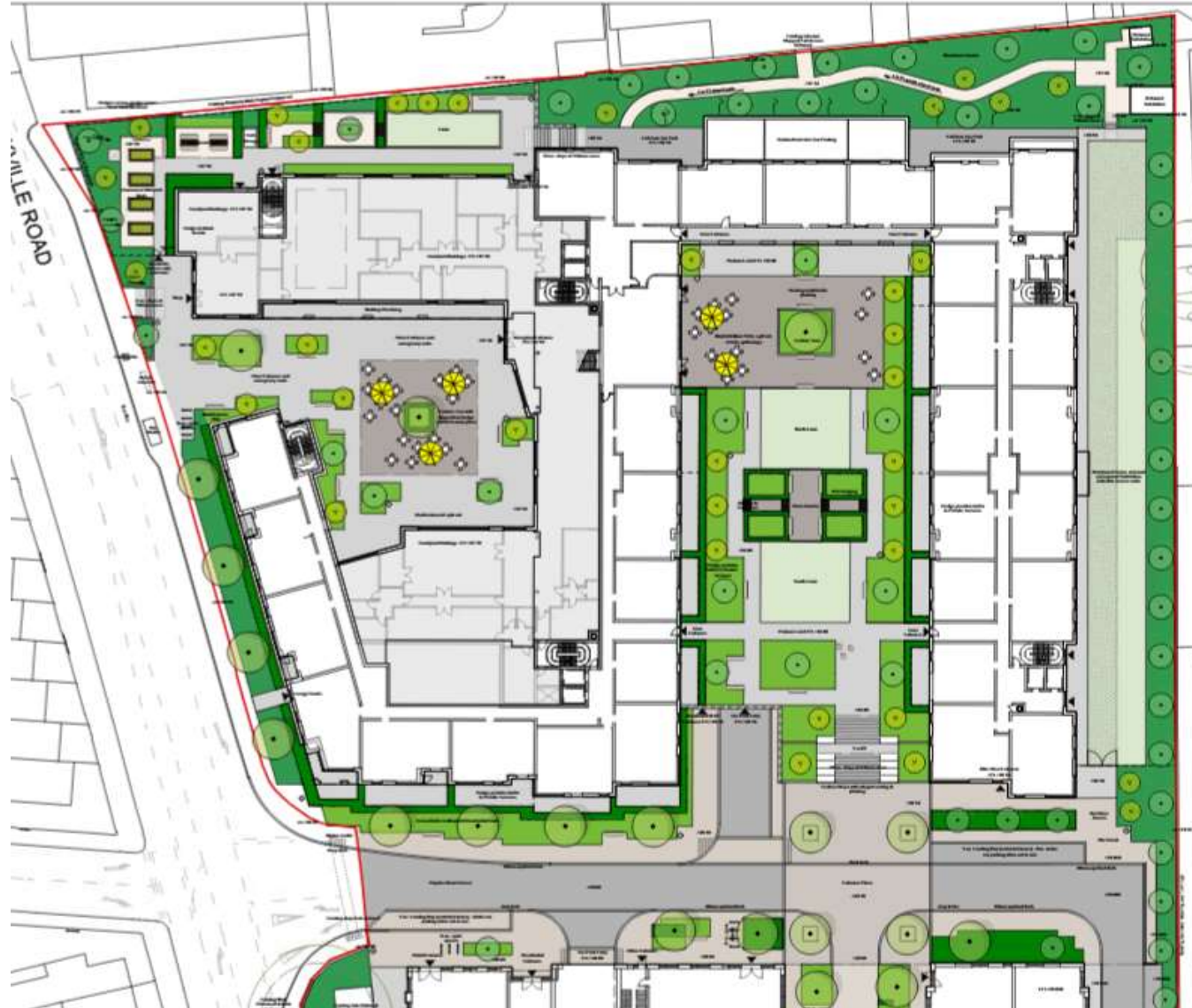
Visual of consented care home scheme



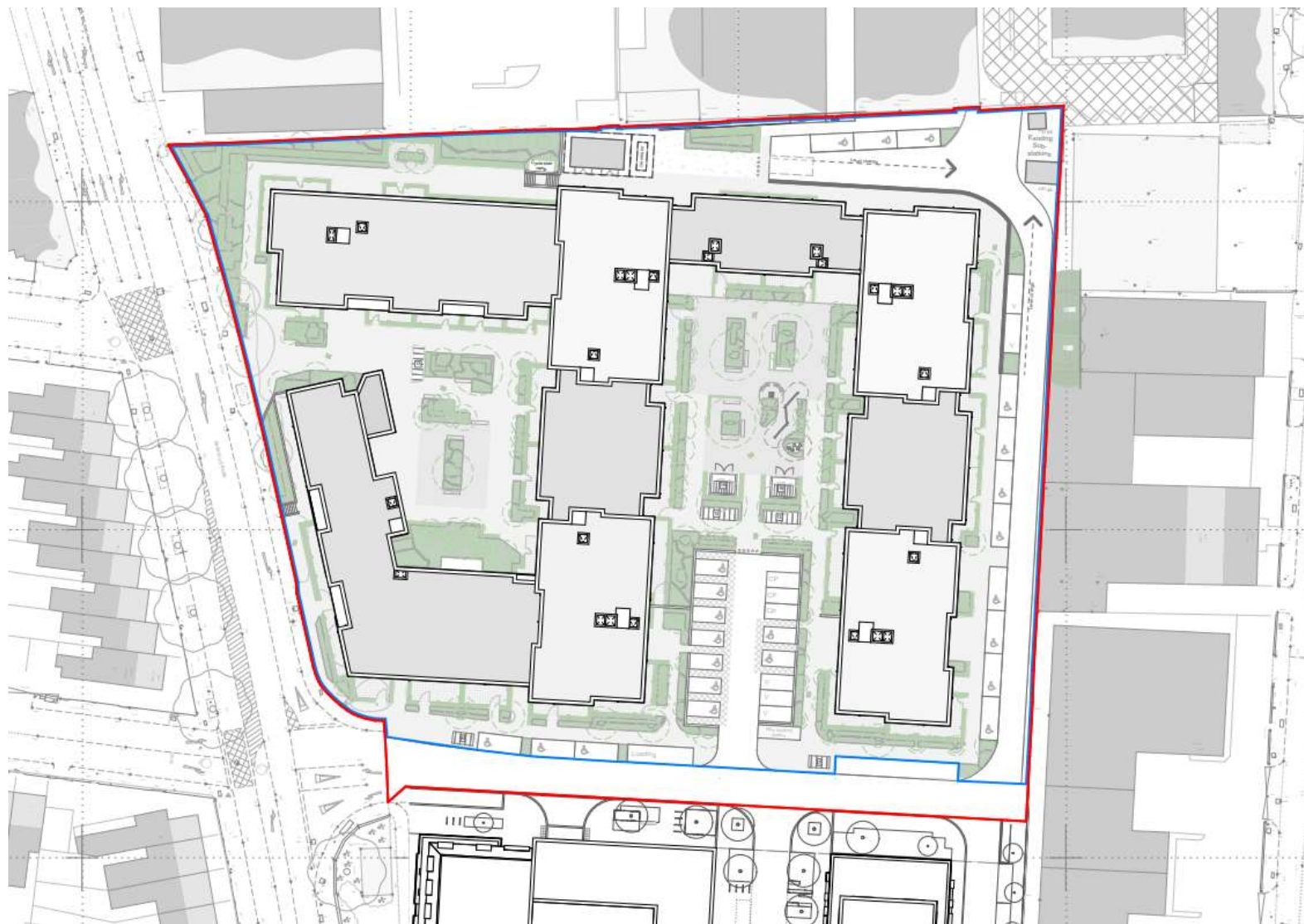
Ground floor of consented scheme showing under-croft car park



Landscaping masterplan of consented scheme



Proposed Block Plan / Site Layout



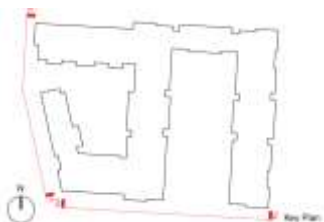
Proposed North elevation



Proposed South Elevation



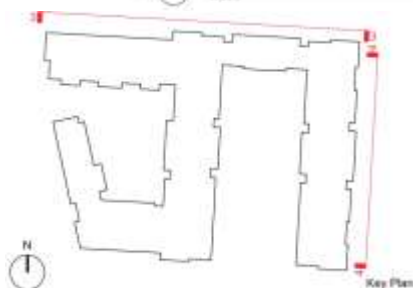
02 South Elevation
1:200



Proposed East elevation



04 East Elevation
1:200



Proposed West Elevation (Sackville Road)



Typical Elevation detail



Contextual elevation from Sackville Road (west)



Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



Proposed Upper Ground Floor Plan



Proposed 1st Floor Plan



Proposed 6th Floor Plan



Soft Landscape and Planting Plan



Hard Landscape Plan



Typical 2 bed 3-person and 1 bed 2-person apartments



40



Material palette



Primary Brick

Buff grey multi brick with pale buff mortar



Secondary Brick

Pale yellow / light buff brick with pale buff mortar

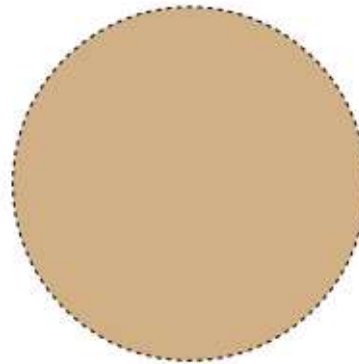


Base Brick

Grey multi brick with pale buff mortar



Metal railings RAL 1001 (Beige)



RAL 1001 (Beige) UPVC window and door frames and, steel work



Perforated wind screen required on some balconies - refer to GA Plans & Elevations

Artist's impression of proposed scheme from the south



Artist's impression of proposed scheme from Pointer Road entrance



Artist's impression of proposed scheme entrance to western courtyard off Sackville Road



Pedestrian, vehicular and cycle access

LEGEND



45

Pedestrian Access / Movement

Building Entrance

Unit Entrance

Entrance corridor

Stair / Lift Core

Vehicular Access / Movement

Car Parking

Cycle Access / Movement

Cycle Storage



Refuse and recycling strategy



Representations (support)

- ▶ **Eight (8)** representations have been made, including from Peter Kyle MP supporting the proposed development, including for the following reasons:
- ▶ Good design
- ▶ Sustainable site near Hove station
- ▶ Much needed homes for the city
- ▶ Affordable homes will be a substantial benefit
- ▶ Strategically important site that should be developed
- ▶ Will add a good balance to the mix of homes in the area
- ▶ **Councillor O'Quinn** supports the application and welcomes the development of a well-located site with affordable homes. Rents and house prices are very high in the surrounding area and the provision of affordable homes in this location is very much needed.

Representations (objections)

- ▶ **Eight (8)** representations have been made, objecting to the proposed development, including for the following reasons:
- ▶ Impact on neighbouring amenity including overlooking, loss of privacy, loss of light and overshadowing
- ▶ Noise and disturbance from construction and also from the operation of the completed scheme,
- ▶ Excessive height, overdevelopment of the site and poor quality of the elevations in design and detailing terms
- ▶ Increased traffic and congestion as well as overspill parking
- ▶ Highway safety concerns
- ▶ Impacts on the Air Quality Management Area (AQMA)
- ▶ Conflict of interests - the LPA should not determine a council scheme
- ▶ Lack of infrastructure in the wider area
- ▶ **Councillor Bagaeen** objects to the application on the grounds of poor design, too high density and lack of infrastructure

Key Considerations

- ▶ The main considerations in the determination of this application relate to:
 - ▶ The principle of redevelopment for residential (C3),
 - ▶ Housing: layout, mix, and affordable housing provision,
 - ▶ Impact on the amenity of existing neighbouring occupiers,
 - ▶ Standard of accommodation including provision of private and communal amenity space and accessibility,
 - ▶ Design: including form, density, materiality and impact on the character and appearance of the locality, including the setting of heritage assets,
 - ▶ Sustainable transport: vehicle and cycle parking, access and highway safety,
 - ▶ Sustainability, biodiversity, ecology, land contamination, air quality and flood risk,
 - ▶ Infrastructure and developer contributions.

Conclusion and Planning Balance

- ▶ The Council is currently unable to demonstrate a 5-year housing supply and as such the relevant planning policies relating to housing delivery are considered out-of-date and the tilted balance of paragraph 11 must be applied and sets out that planning permission should be granted... 'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'
- ▶ The proposal is considered acceptable in design terms and would not significantly harm the appearance or character of the area,
- ▶ Whilst some negative highways impact remain the 'low car' proposal strongly aligns with the sustainable transport aims for the city and subject to necessary obligations and conditions the scheme is acceptable in this regard.
- ▶ The standard of accommodation is considered acceptable overall when considered in the context of the need to maximise housing delivery on a site allocated in policies DA6 and SSA4 and DM19.
- ▶ Impacts on neighbouring properties would not be materially different from those of the consented care community scheme and the proposal is acceptable in this regard.

Conclusion and Planning Balance

- ▶ The proposal C3 housing use is acceptable in principle and would provide a significant uplift in housing numbers over and above the consented care community (C2) use.
- ▶ The proposed affordable housing provision provides a significant public benefit over and above the consented scheme and weighs strongly in favour of the scheme.
- ▶ Overall, the benefits of the scheme, which includes the provision of affordable housing on an allocated site, significantly outweigh any deficiencies identified,
- ▶ The proposed development will make a significant contribution towards sustainable development in the city and thus complies with the NPPF and contributes towards meeting the objectives of City Plan 1 and 2 and approval of planning permission is therefore recommended subject to the completion of a s106 planning legal agreement and to the conditions recommended.

S106 – Heads of Terms

► Affordable housing:

- 123 residential units (40%) to be provided as affordable housing in broad alignment with the Council's target mix and tenure split.

► Public Realm Improvements:

- The provision of two street trees in Sackville Road in close proximity to the site.

► Sustainable Transport and Highways:

► Sustainable Transport Contribution

- A contribution of £200K to be put towards the design and modelling of a scheme of improvements to the junction at Sackville Road/Old Shoreham Road to support safe cycling and bus movements.

► Bikeshare Hub Safeguarding

- Land safeguarded onsite for future bike docking station

► Car Club Bays

- The provision of three car club bays within the site

S106 – Heads of Terms continued

▶ Highway works

- ▶ A scheme of highway works should be secured via a section 278 agreement (to be secured in turn via a section 106 agreement). The agreement should incorporate a final set of agreed detailed drawings that have achieved full technical acceptance and include:
- ▶ A scheme to amend the bus layby on Sackville Road (southbound) to enable refuse collections to be carried out with minimum of interference with the operation of the bus stop
- ▶ A scheme for pedestrian/cyclist shared use of Sackville Road footway

▶ Permissive Path Agreement

- ▶ Public access through the site shall at all times shall be secured via a permissive path agreement.

▶ **Employment:**

- ▶ Submission of an Employment & Training Strategy to set how the developer, contractor (and their sub-contractors), as well as any other relevant agents will collaborate in order to meet the Local Employment Scheme's key objectives

▶ **Monitoring fees:**

- ▶ Contribution of **£6,622.21** for the 30-year monitoring of Biodiversity Net Gain (BNG)
- ▶ Contribution of **£7,612** for the monitoring of the measures and objectives within the Travel Plan
- ▶ Contribution for the necessary monitoring of the s106 agreement

13-14 Sydney Street
BH2025/00877

5th November 2025



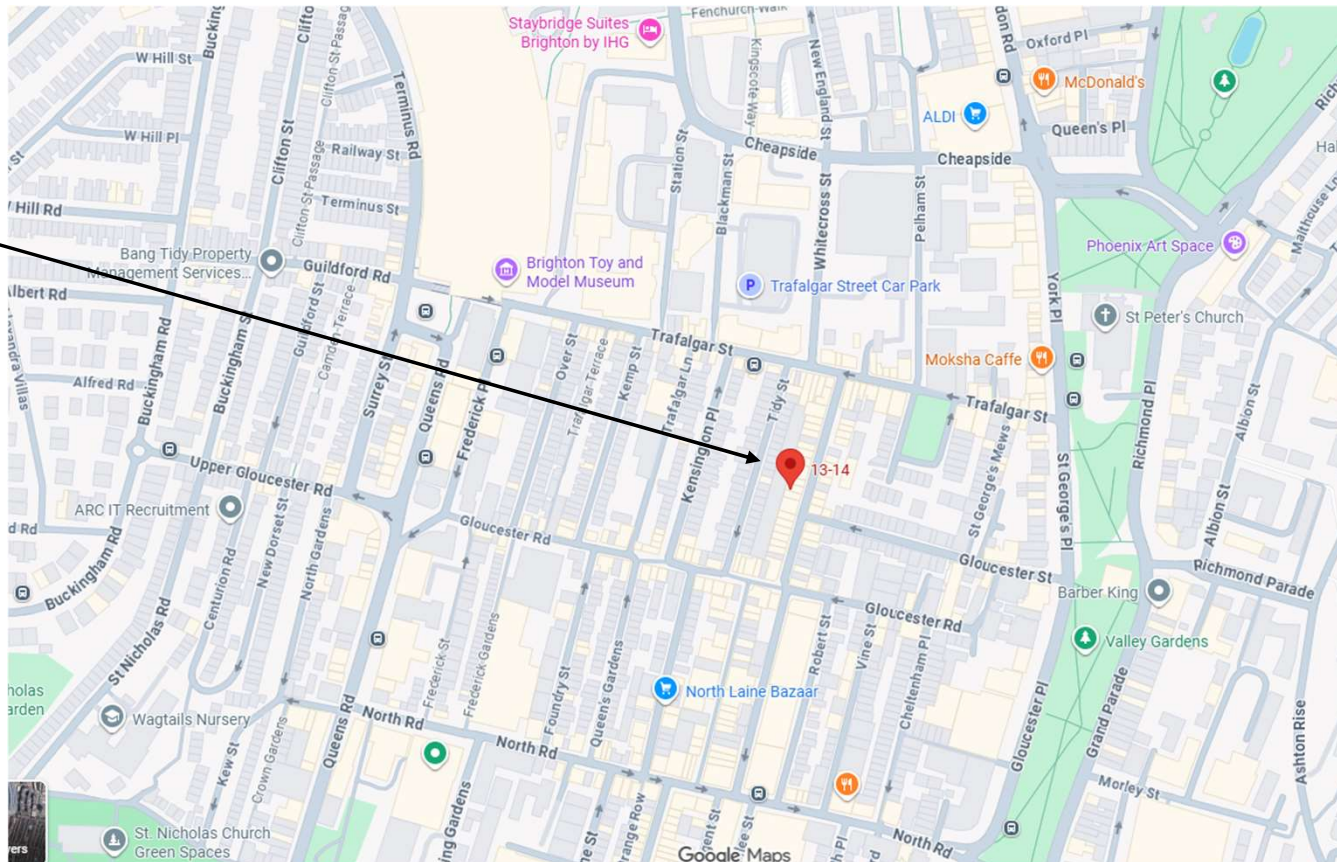
Brighton & Hove
City Council

Application Description

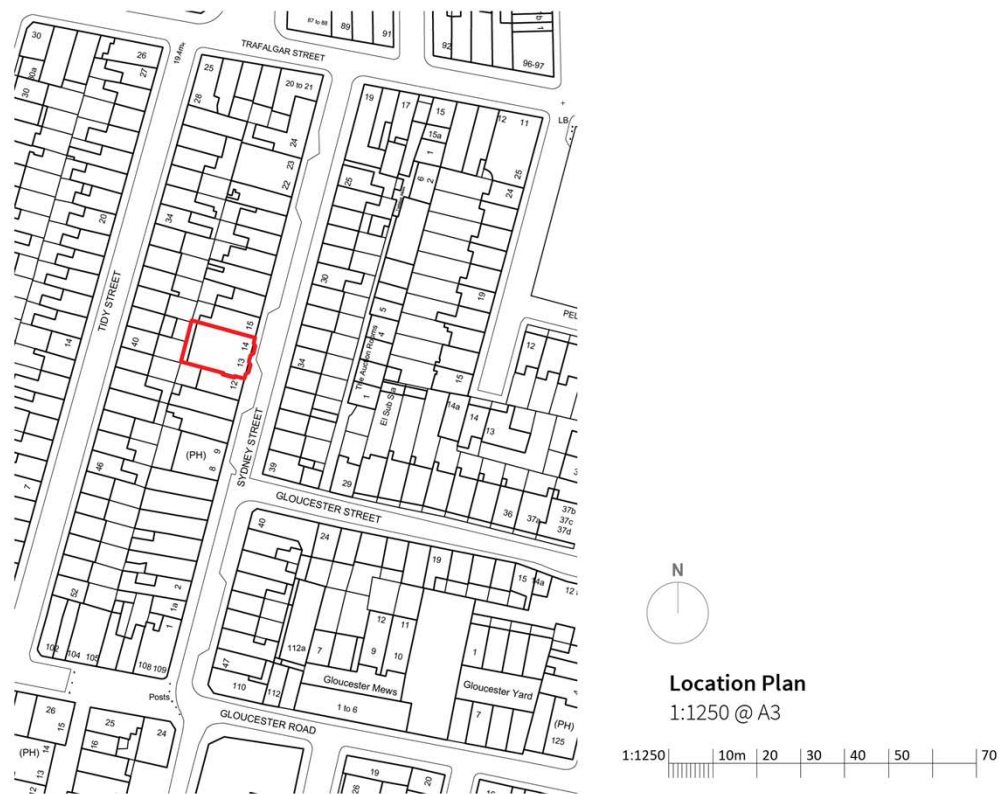
- Erection of an additional storey roof to create a 3no bedroom flat (C3). Alterations to front façade including 2no first floor bay windows, replacement shopfront with new commercial and residential access and pitched roof with parapet. Creation of second floor roof terrace with privacy screening.

Map of Application Site

SITE



Existing Location Plan



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Front elevation Photo of Site (looking west)



Built form looking south



Built form looking North

SITE



Site context 3 Storey buildings

SITE



Aerial View of Context



Street View of Context



DWG Number
24071B-P-019 F

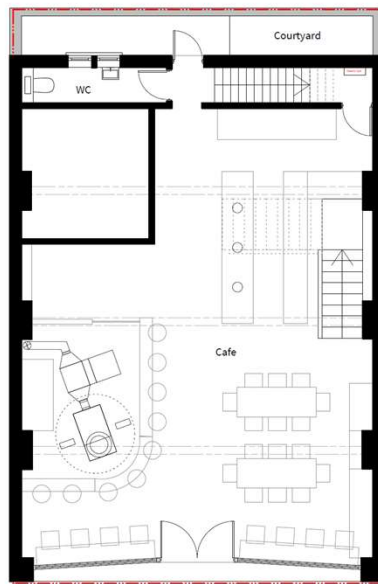
Existing Block Plan and proposed hatched



Split of uses/Number of units

- ▶ Creation of one new C3 dwelling in new second floor
- ▶ Retention of existing commercial use at ground and first floor (small loss of commercial floorspace (circa 9m²) to enable new access to C3 dwelling)

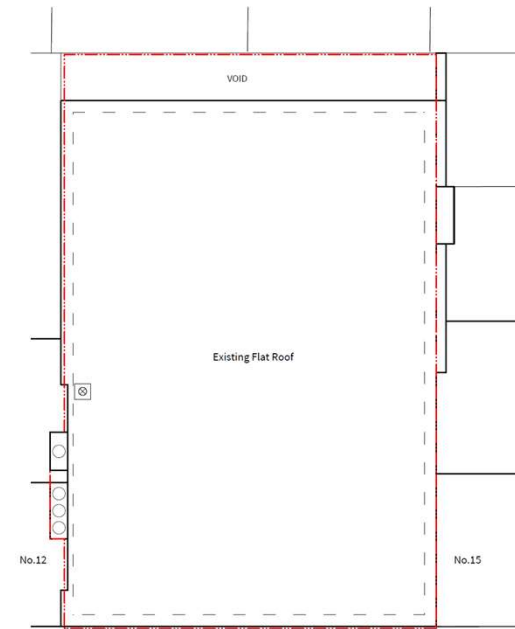
Existing Floor Plans



Existing Ground Floor Plan
1:100 @ A3



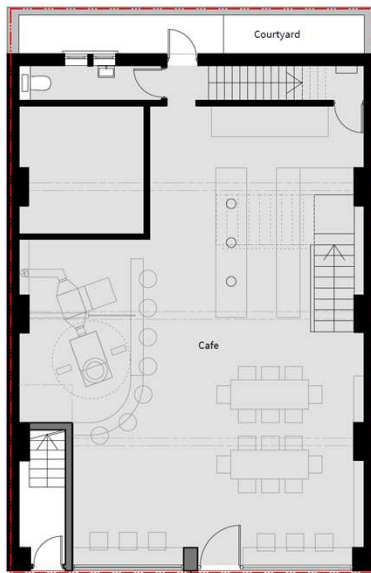
Existing First Floor Plan
1:100 @ A3



Existing Roof Plan
1:100 @ A3



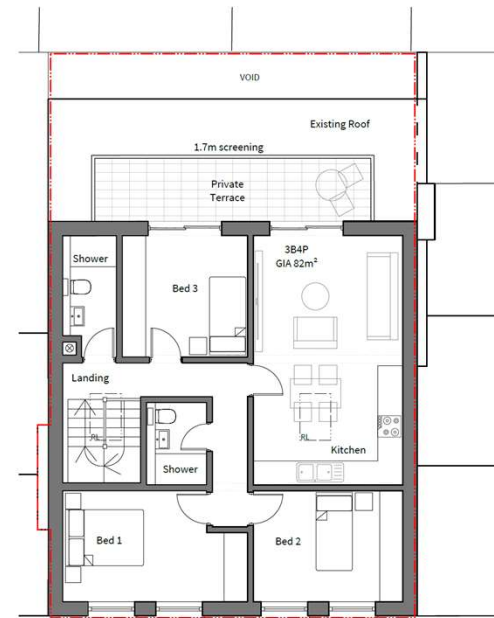
Proposed Floor Plan



Proposed Ground Floor Plan
1:100 @ A3



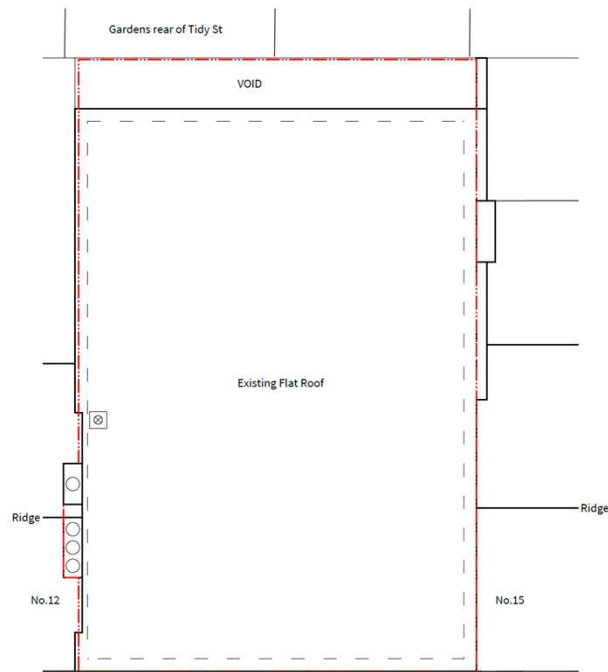
Proposed First Floor Plan
1:100 @ A3



Proposed Second Floor Plan
1:100 @ A3

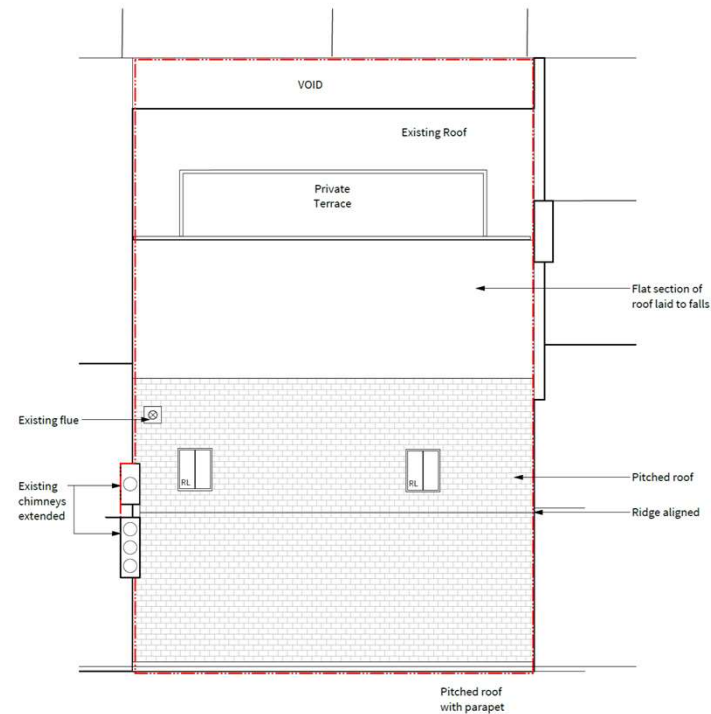


Existing & Proposed Roof Plan



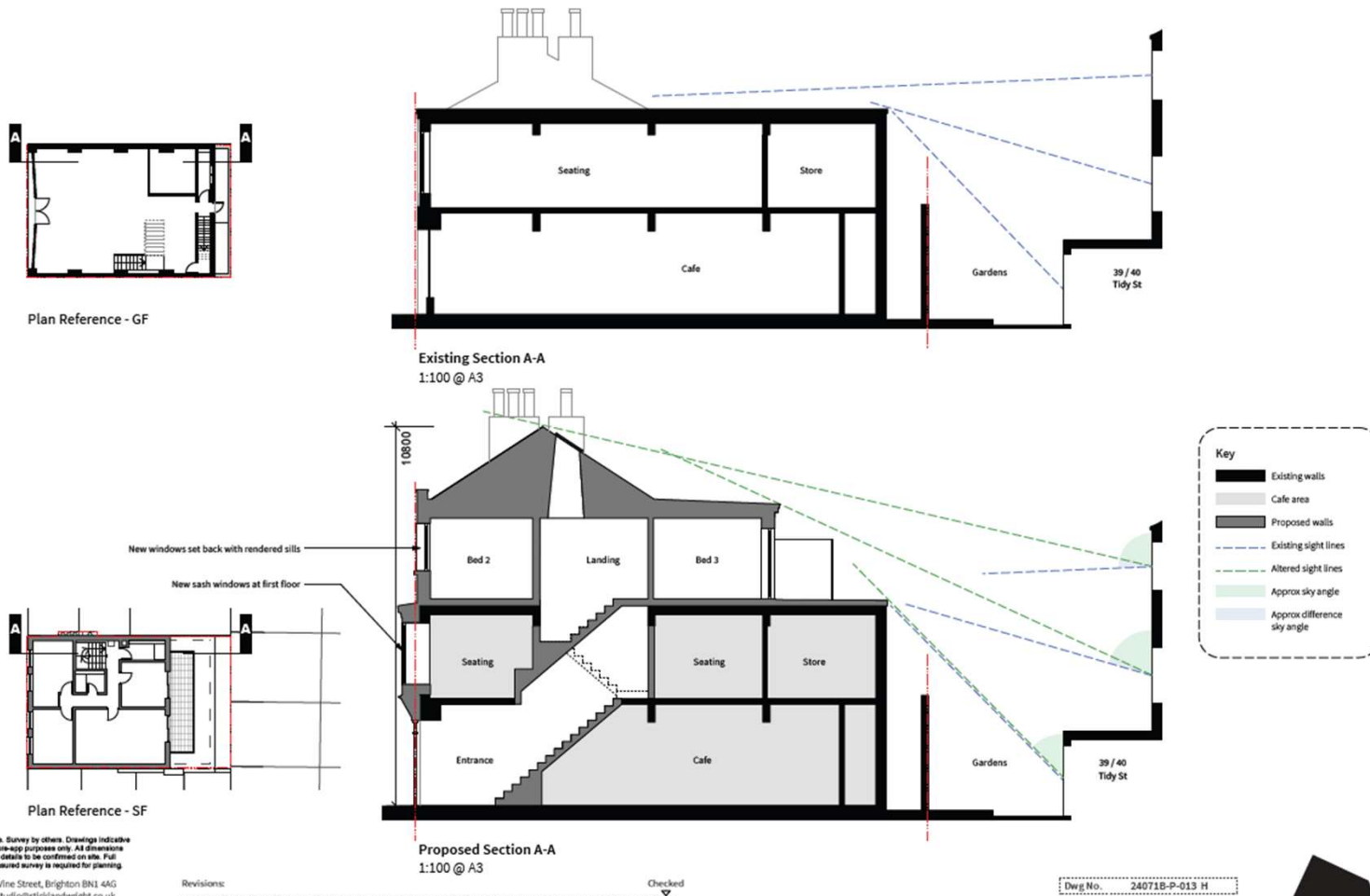
Existing Roof Plan
1:100 @ A3

1:100 1m 2 3 4 5 6



Proposed Roof Plan
1:100 @ A3

Existing & Proposed Sections



Existing & Proposed Front Elevation (East)



Existing Street Elevation (East)
1:100 @ A3

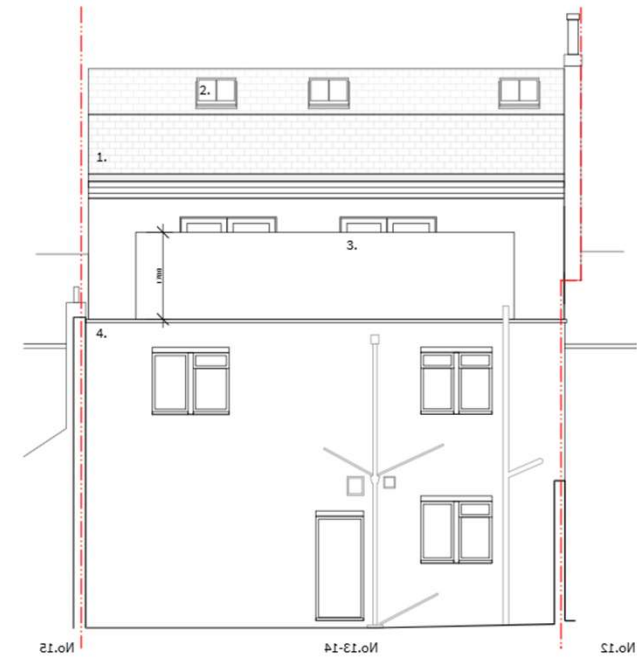


Proposed Street Elevation (East)
1:100 @ A3

Existing & Proposed Rear Elevation (West)

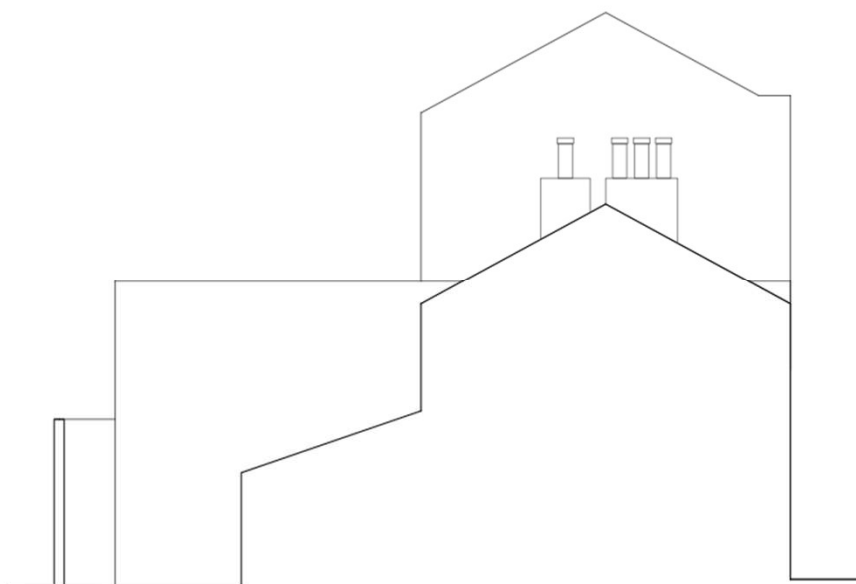


Existing Rear Elevation (West)
1:100 @ A3

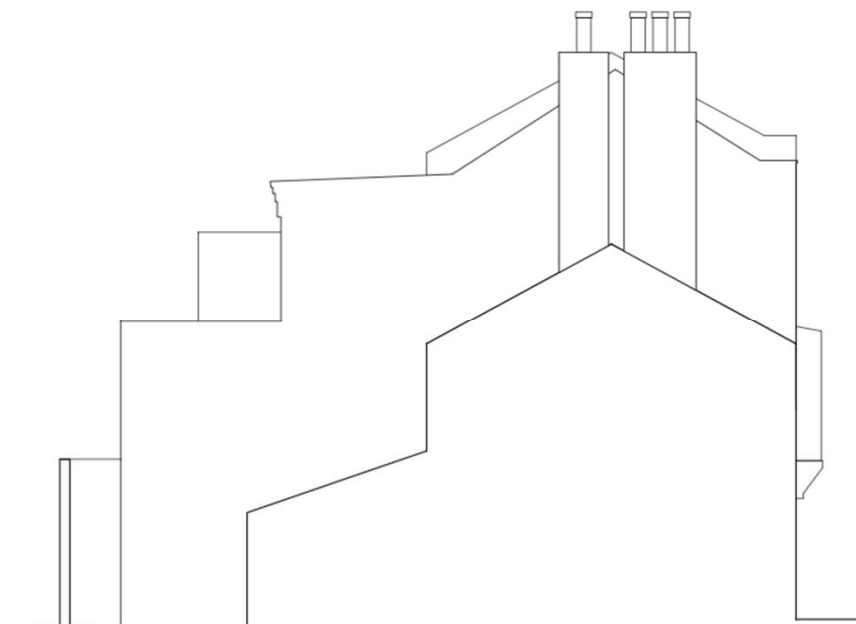


Proposed Rear Elevation (West)
1:100 @ A3

Existing & Proposed Side Elevation (South)



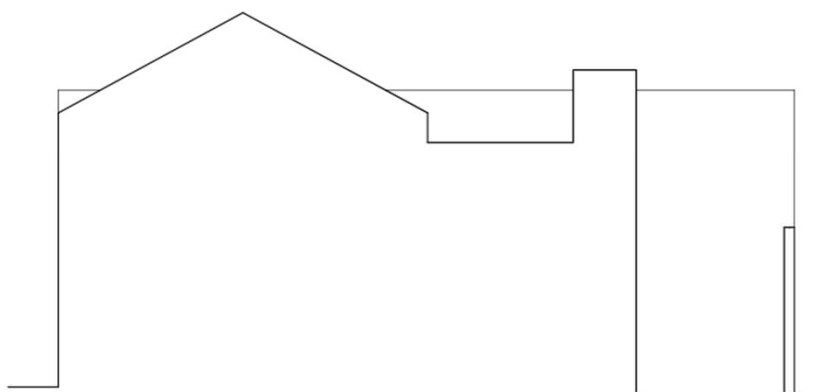
Existing Side Elevation (South)
1:100 @ A3



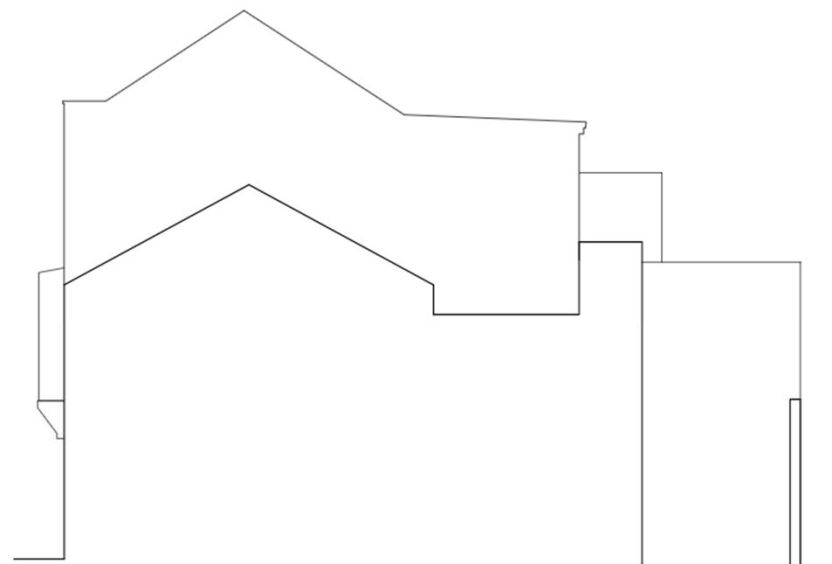
Proposed Side Elevation (South)
1:100 @ A3

Existing & Proposed Side Elevation (North)

74

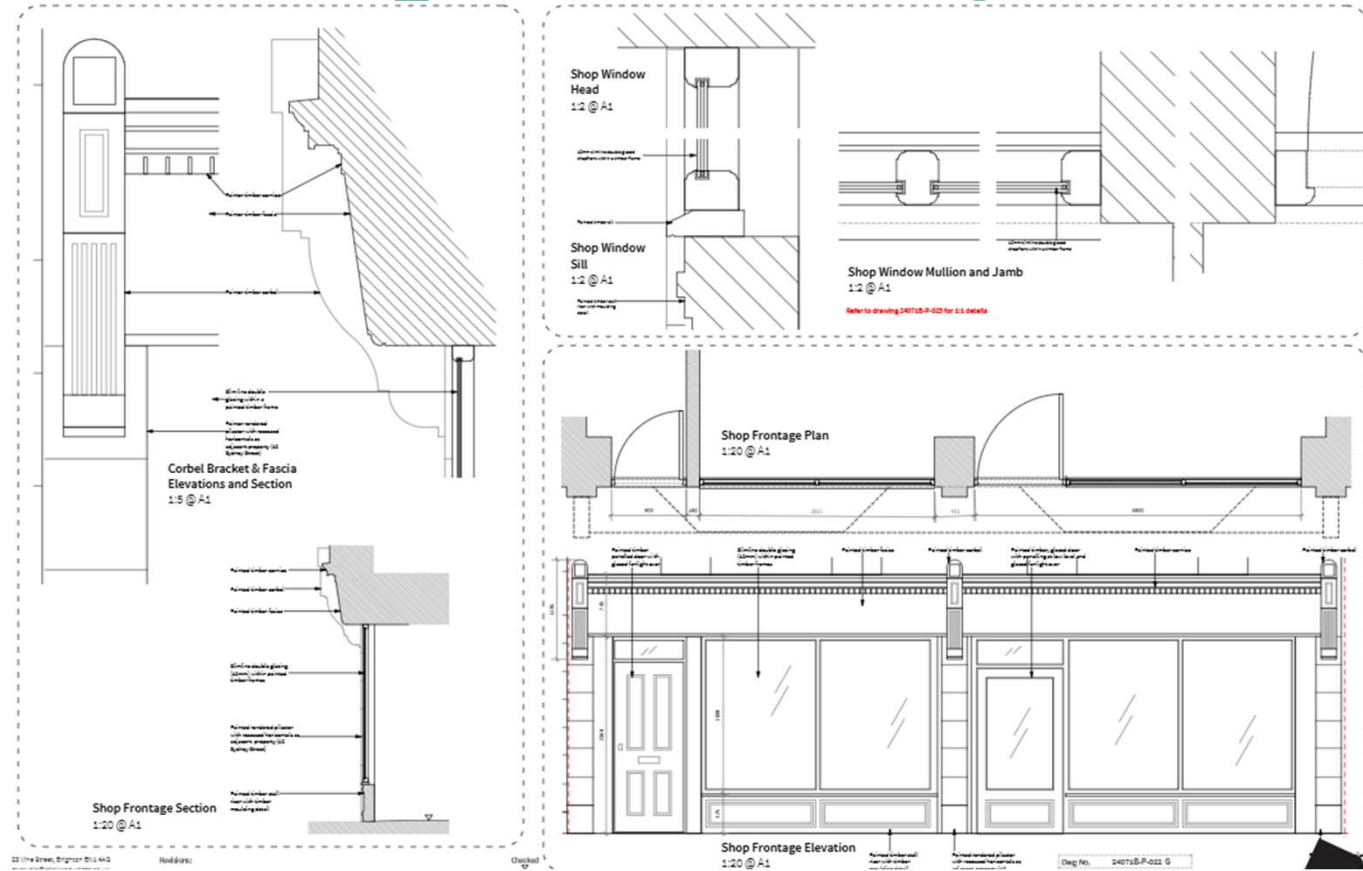


Existing Side Elevation (North)
1:100 @ A3



Proposed Side Elevation (North)
1:100 @ A3

Proposed Shopfront Design



Representations

- ▶ **Eighteen (18)** representations have been received including from the **North Laine Community Association**, objecting to the proposal on the basis of:
- ▶ Amenity impacts (noise, smells, loss of views, overshadowing and loss light predominantly)
- ▶ Design (height, harms conservation area appearance, out of keeping)
- ▶ Current operator of commercial unit (communication/interaction with residents)
- ▶ **Councillor McLeay** has objected to the proposal in relation to amenity and design impacts. The full representation is attached to this report.

Key Considerations

- ▶ Heritage impacts - on the Conservation Area
- ▶ Amenity impacts - future and surrounding residents
- ▶ Design

Conclusion and Planning Balance

- ▶ The existing building detracts from the Conservation Area. The proposed would have improved front elevations and shopfront designs taking design cues from existing historic building in street and improve the appearance of the building in the Conservation area. Heritage Officers have been involved in the design from pre application advice stage and concur.
- ▶ The proposed development would have suitable accommodation for future residents, and the amenity impacts for surrounding residents are not considered so significant that refusal is warranted. Subject to the recommended conditions.
- ▶ The design is considered appropriate considering the context of the site and the appearance in the public realm, with the improvements to the front elevation.
- ▶ On balance, and taking into account the housing shortfall in the City, the positive impacts of the scheme are considered to outweigh the negative impacts.

Recommend: Approval

First Floor And Second Floor Flat, 7 St Johns Place

BH2025/01792 (FP)

And

BH2025/01793 (LBC)

5th November 2025

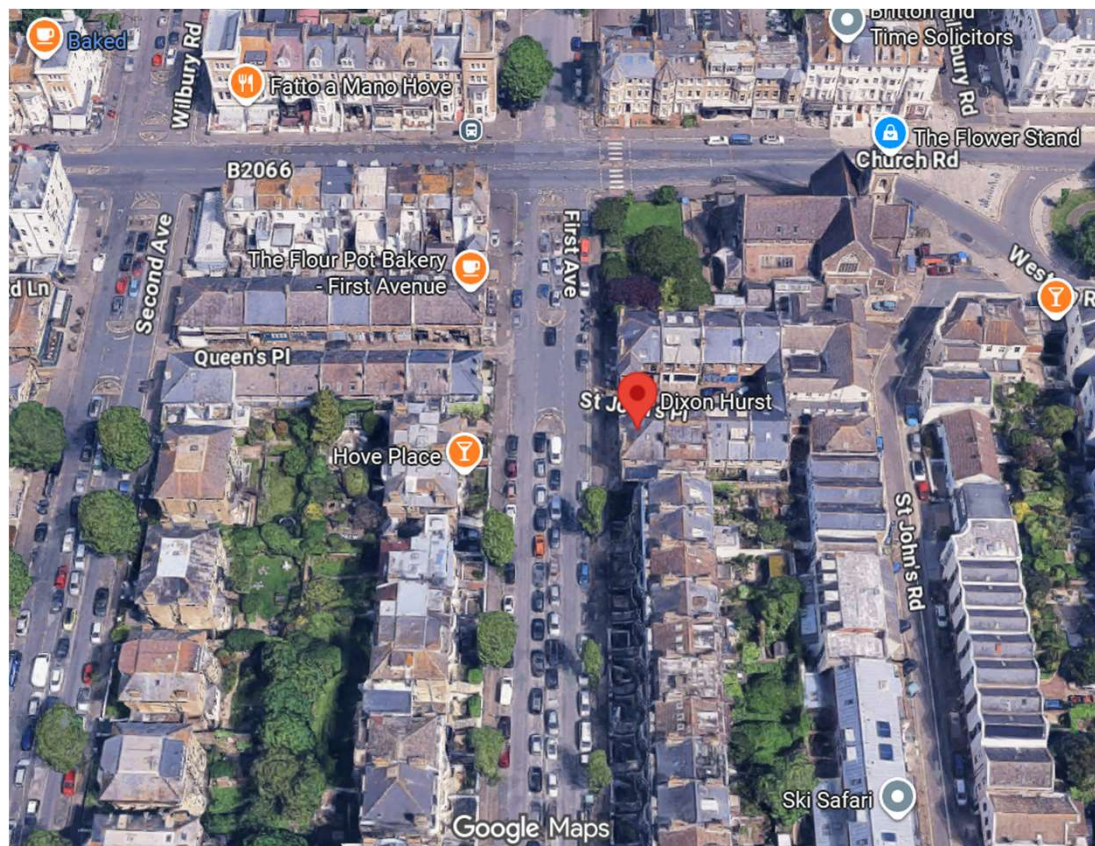


Brighton & Hove
City Council

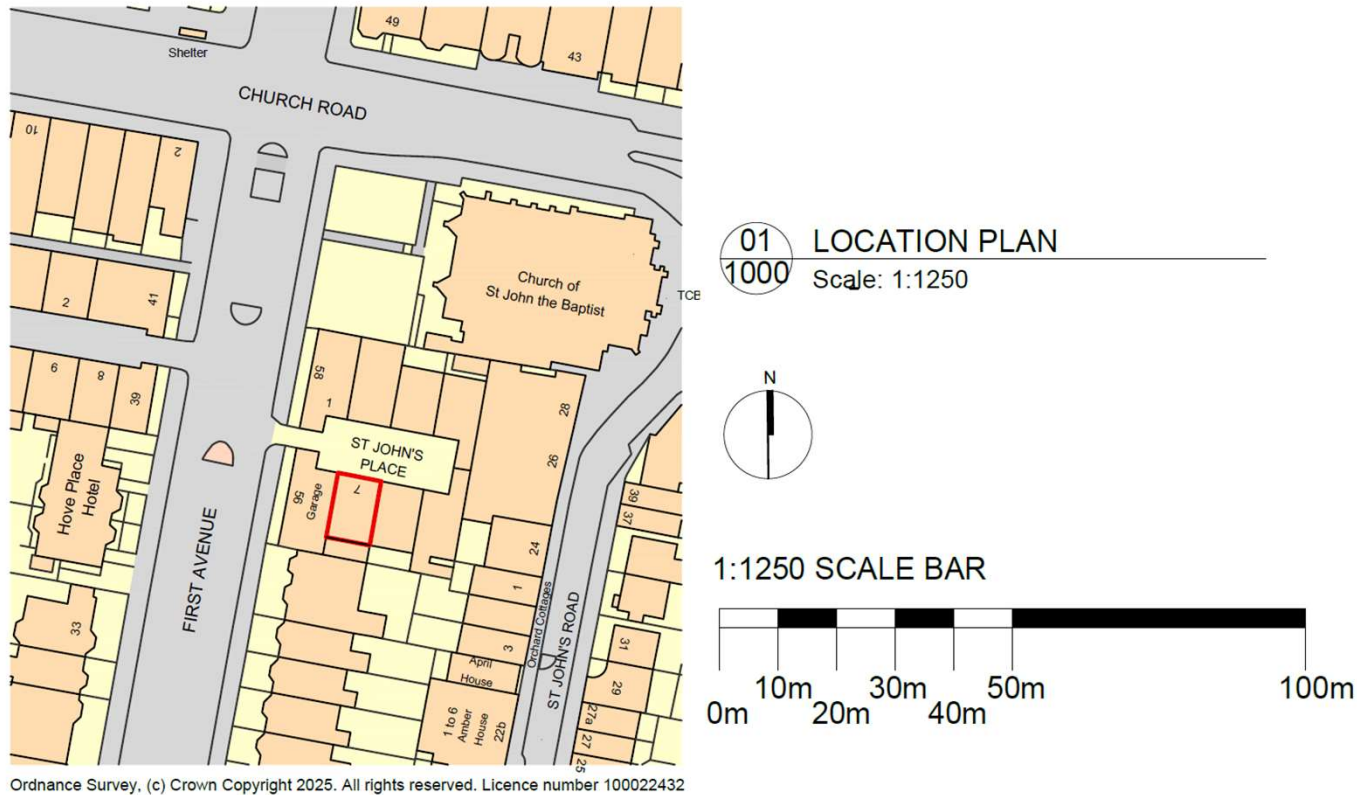
Application Description

- ▶ Listed Building Consent and Planning Permission is sought for external and internal alterations including new fenestration, entrance door, repairs and restoration of the brickwork, new slate roof tiles, refurbishment of the existing flat roofed dormer with a new recessed internal roof terrace.

Map of Application Site

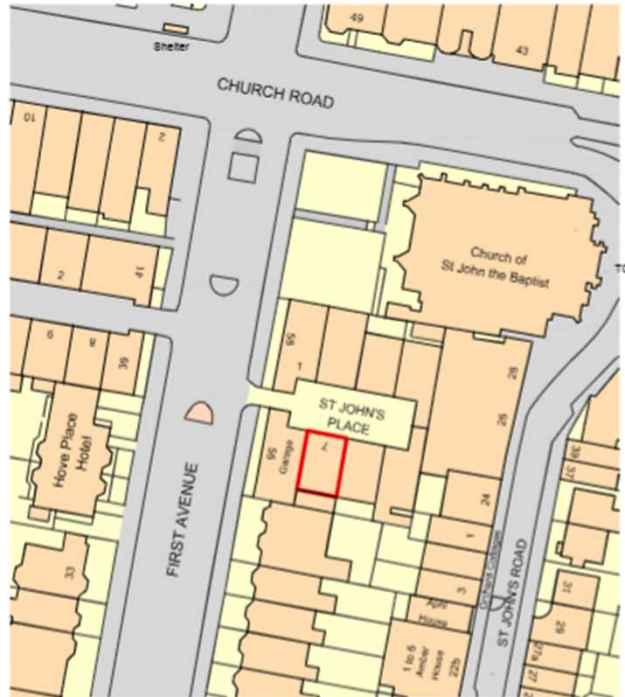


Existing Location Plan



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Proposed Location Plan



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01 LOCATION PLAN
1000 Scale: 1:1250

Aerial Photo of Site



3D Aerial Photo of Site



North

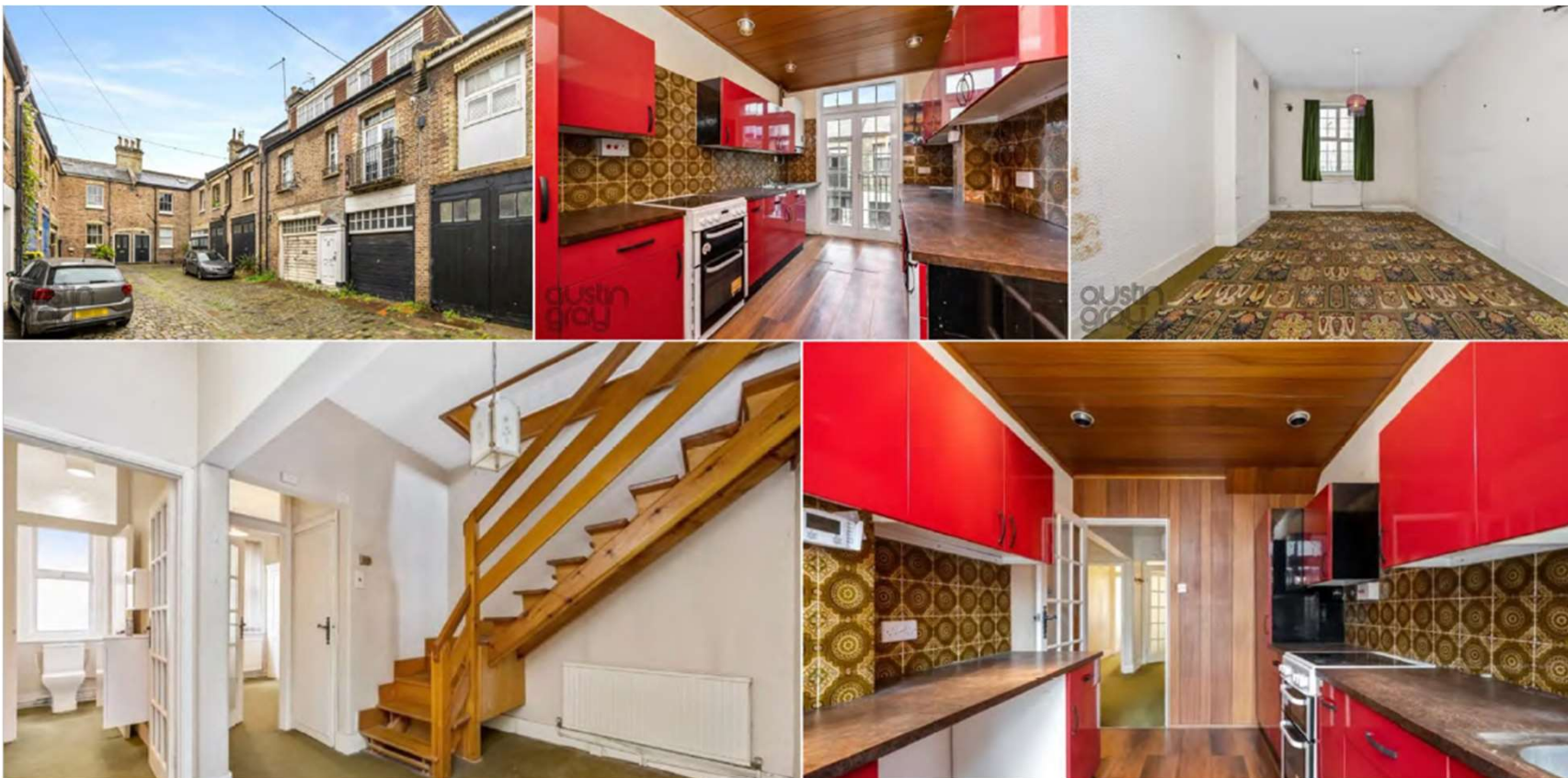
Street Photo of Site



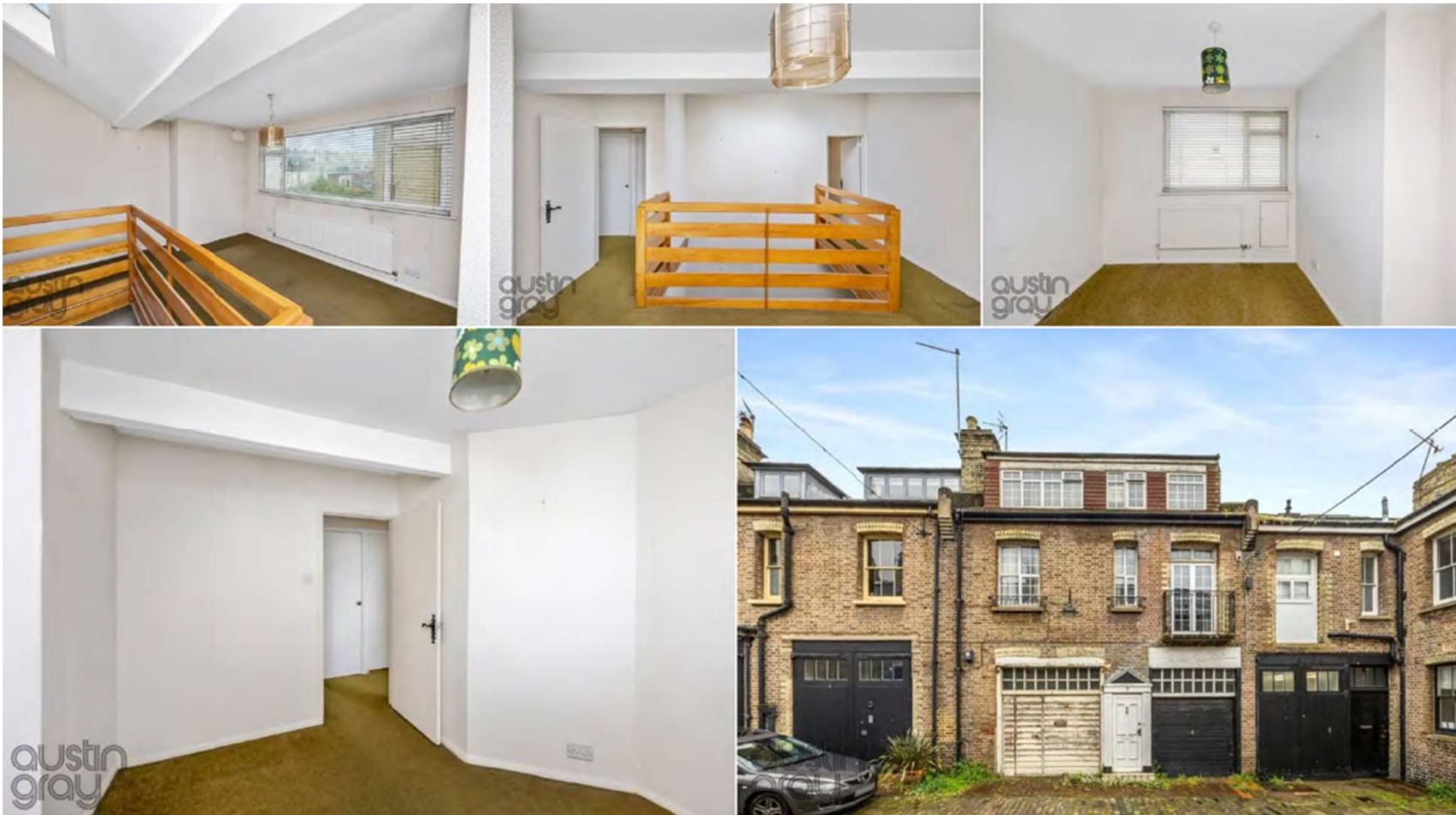
Street photo & view from existing dormer windows to south of site



Internal photos



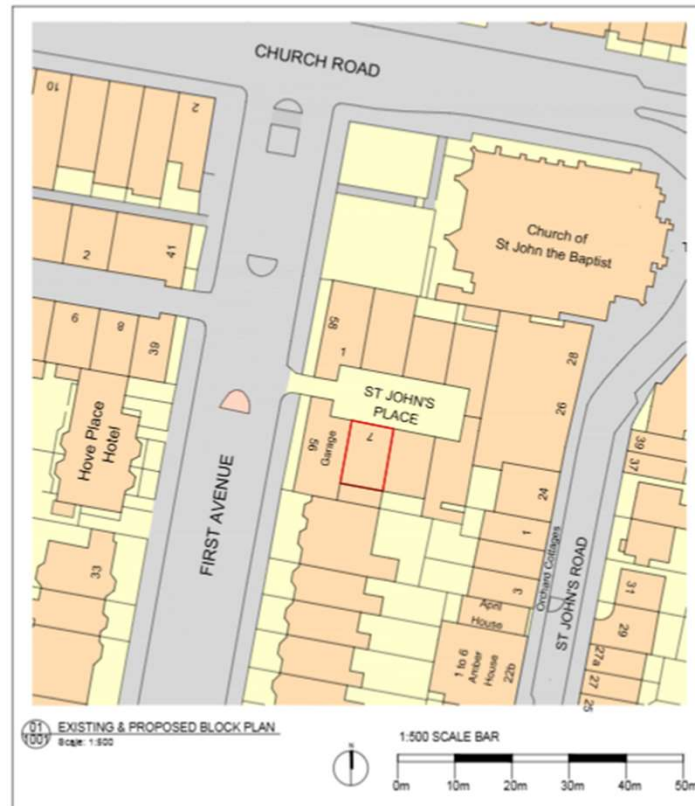
Internal photos



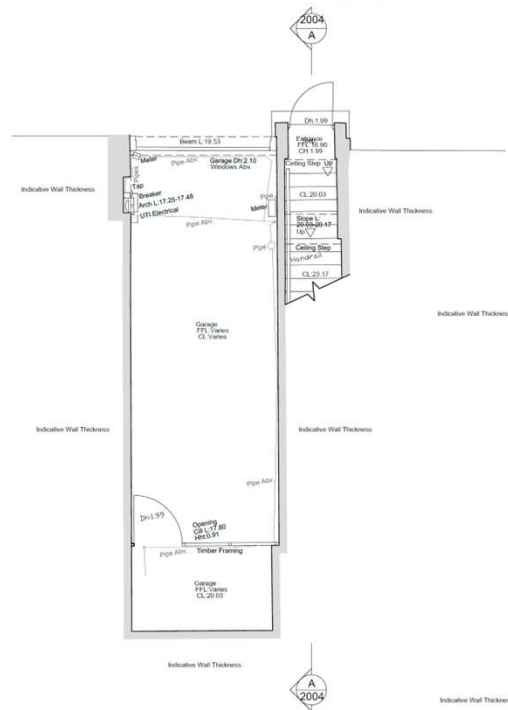
Internal photos



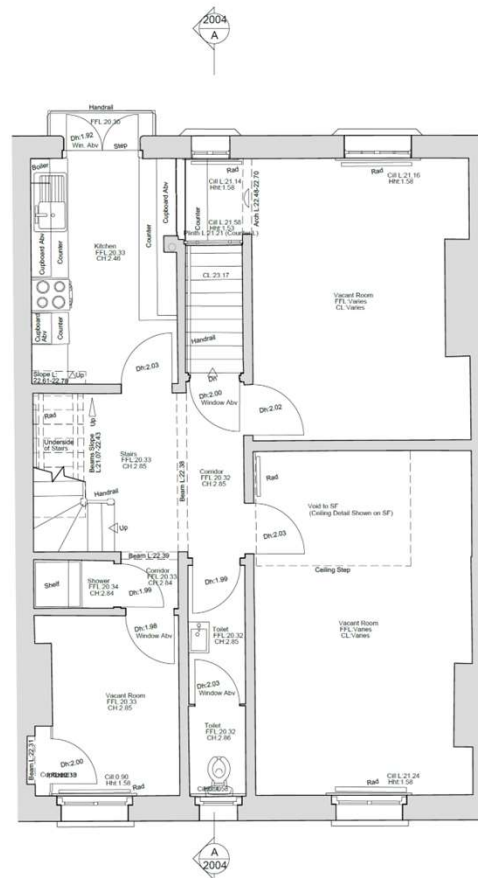
Existing & Proposed Block Plan



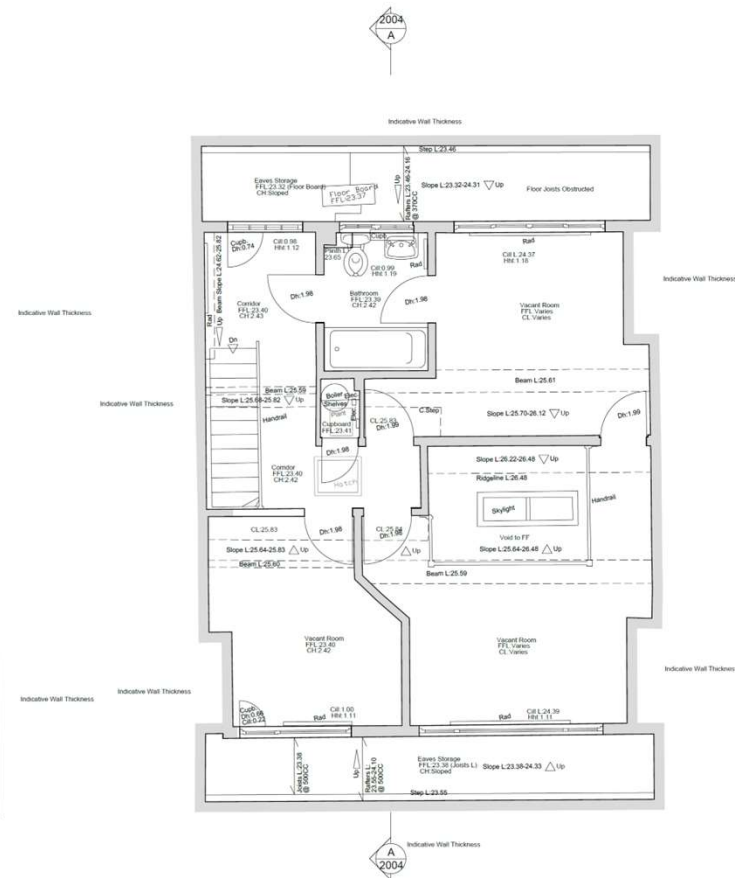
Existing Floor Plans



01 EXISTING GROUND FLOOR
2002 Scale: 1:50

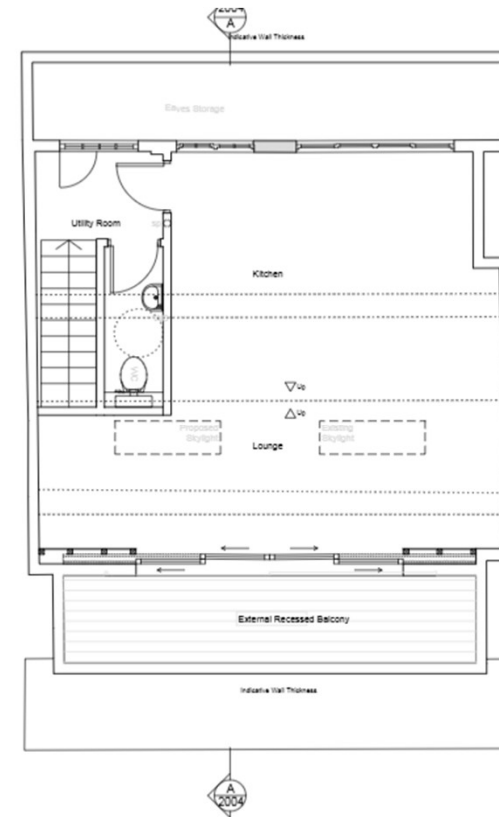
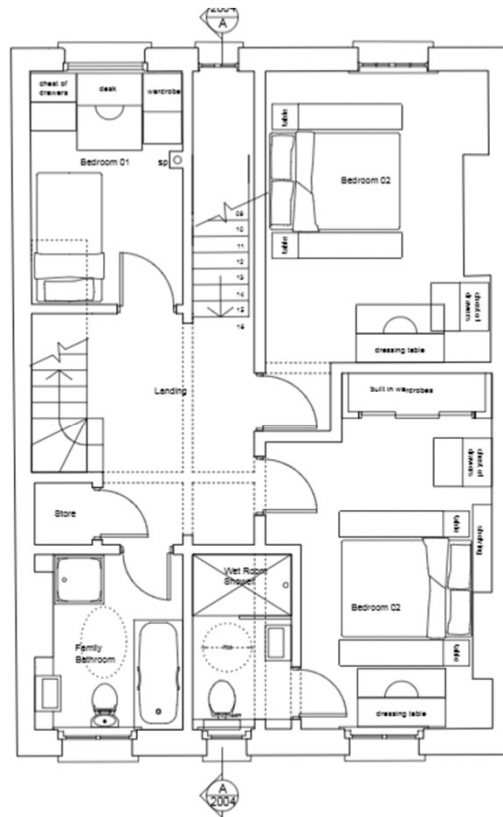
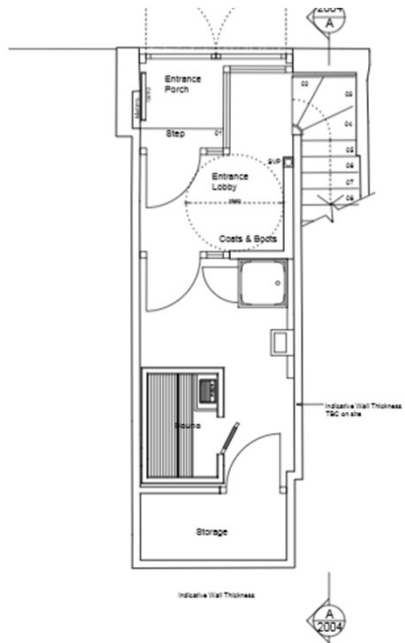


02 EXISTING FIRST FLOOR
2002 Scale: 1:50



03 EXISTING SECOND FLOOR
2002 Scale: 1:50

Proposed Floor Plan

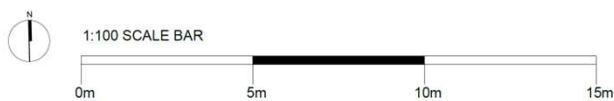




Proposed Roof Plan



01 PROPOSED ROOF PLAN
1003 Scale: 1:100



Existing & Proposed Front Elevation

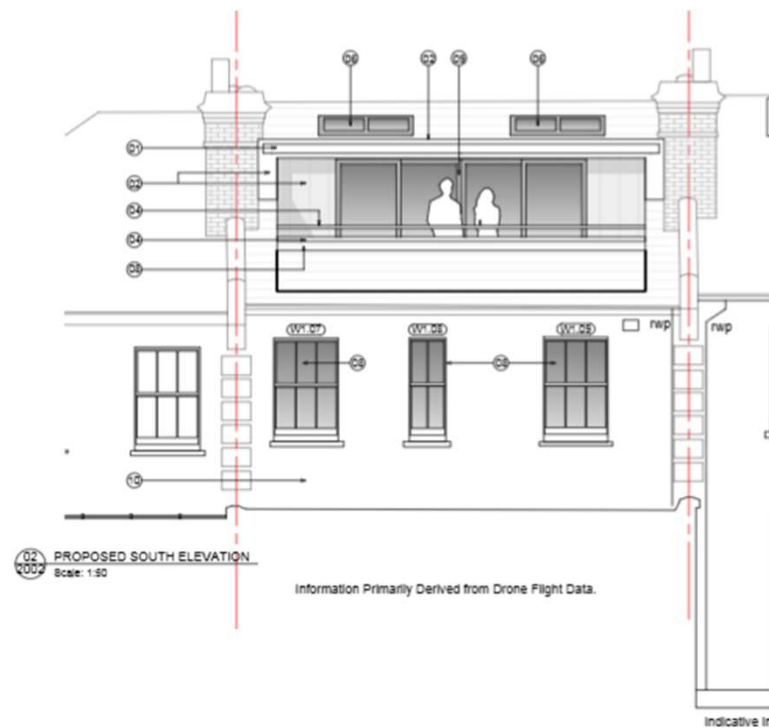
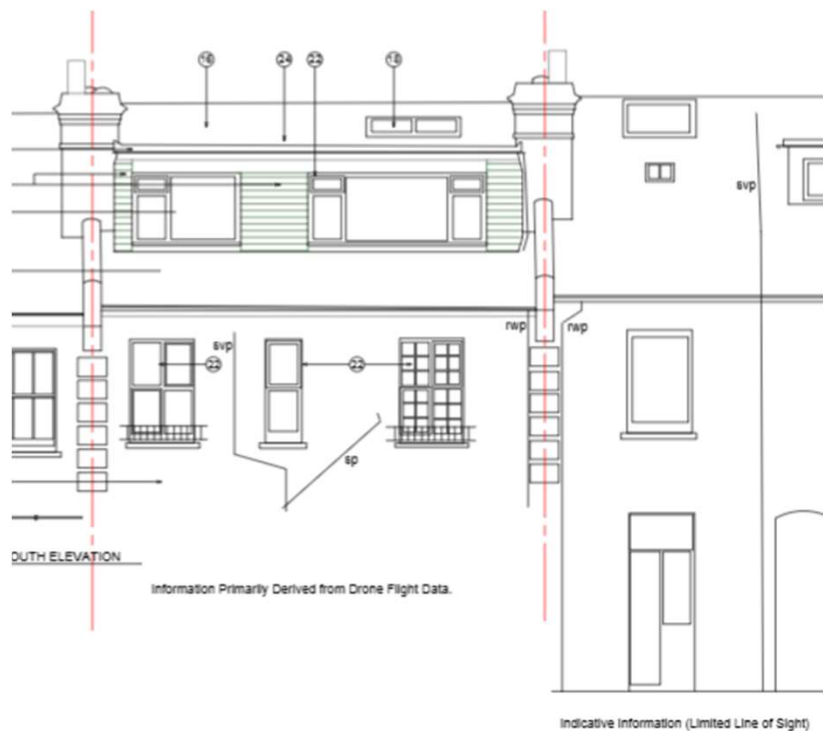
96



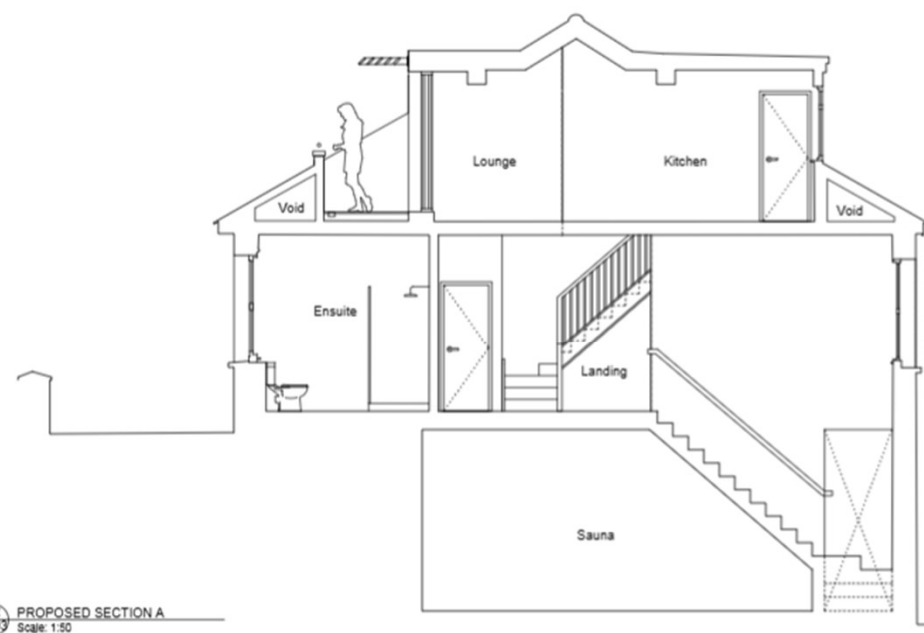
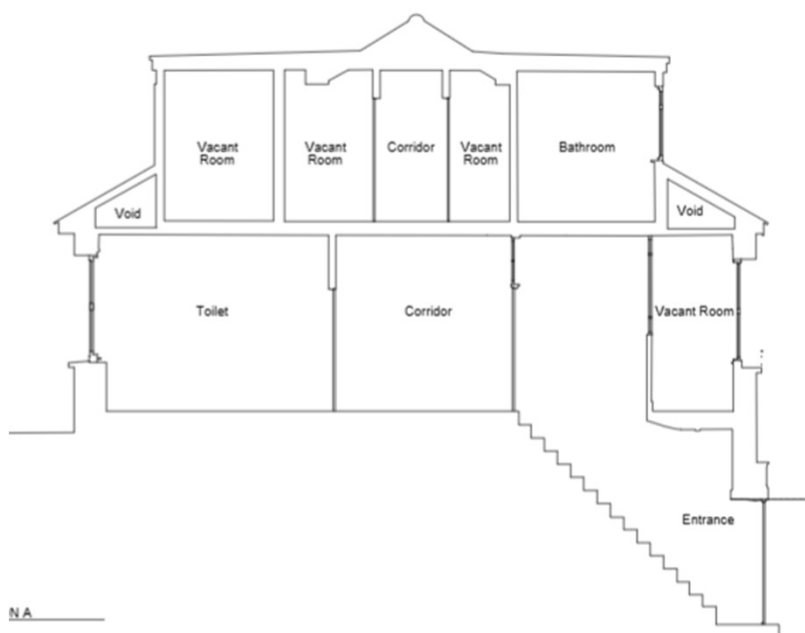
Proposed Front Elevation showing new entrance stable doors when open



Existing & Proposed Rear Elevations



Existing & Proposed Section



Representations

- ▶ The alterations would be detrimental to the Listed Building and Conservation Area
- ▶ Noise disturbance from the new internal layout and recessed balcony
- ▶ Concerns that the plans are inaccurate and not compliant with Building Regulations
- ▶ Concerns on structural integrity
- ▶ Concerns of drainage and rainwater run off
- ▶ Loss of parking
- ▶ The balcony is not in keeping with the heritage of the area
- ▶ Concerns to the future use of building as an Airbnb
- ▶ Loss of privacy

Recommended Key Conditions

- ▶ The development hereby permitted shall not be commenced until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a) Details of brick and tiling (including details of the colour of paintwork to be used on the timber stable door)
 - b) Details of all cladding to be used, including details of their treatment to protect against weathering
- ▶ No cables, wires, aerials, pipework meter boxes, ventilation grilles, flues, rainwater goods shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.
- ▶ Soundproofing of the party walls between no. 6 and no. 8 shall be implemented prior to the first occupation of the development and shall thereafter be retained as such.

Key Considerations

- ▶ The effect of the proposed development to the Grade II Listed Building, the setting of the Listed Buildings in the Mews and the effect on the Conservation Area.
- ▶ The effect of the development on neighbouring amenity, character of the area and highway (full planning application).

Conclusion and Planning Balance

- ▶ The building is currently in poor condition and the alterations that have taken place previously have result in significant harm to the appearance and planform of the Listed Building and Conservation Area.
- ▶ The proposed development would result in significant heritage gains, improving the front and rear elevation and removing some of the harmful alterations that have taken place previously. Heritage officers have been engaged since pre application advice stage and approve of the alterations.
- ▶ The proposed development would have a neutral impact on the heritage assets subject to the recommended conditions.
- ▶ The development would not have an unacceptable impact upon the amenity of neighbouring occupiers over and above the existing situation.
- ▶ On balance, and taking into account the improvements to the Grade II Listed Building, the positive impacts of the scheme are considered to outweigh the negative impacts.
- ▶ **Recommend: Approval**

22A Wilbury Crescent
BH2025/01442

5th November 2025

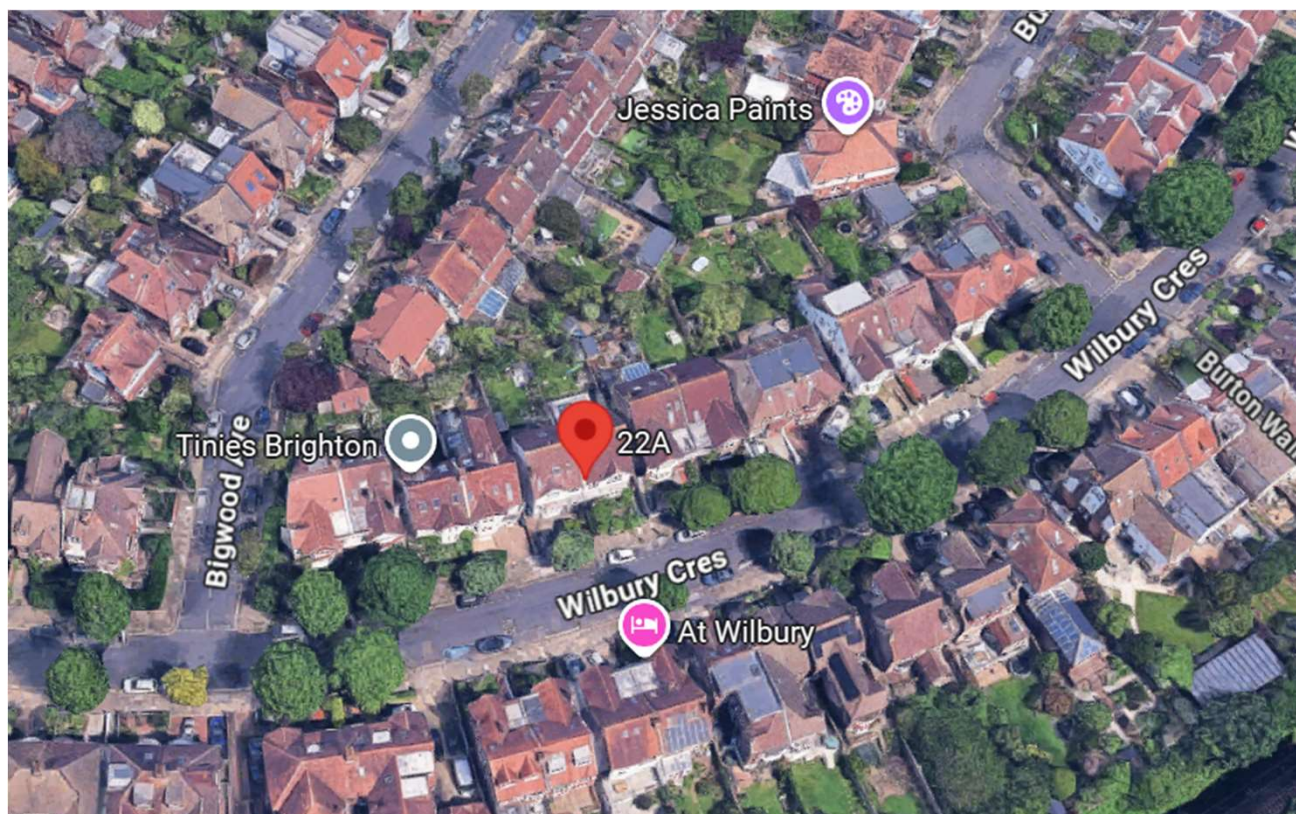


Brighton & Hove
City Council

Application Description

- Alterations to the roof including a flat roofed rear dormer, fitment of 2no. Velux rooflights to the front roof slope with new fenestration at the rear.

Map of Application Site



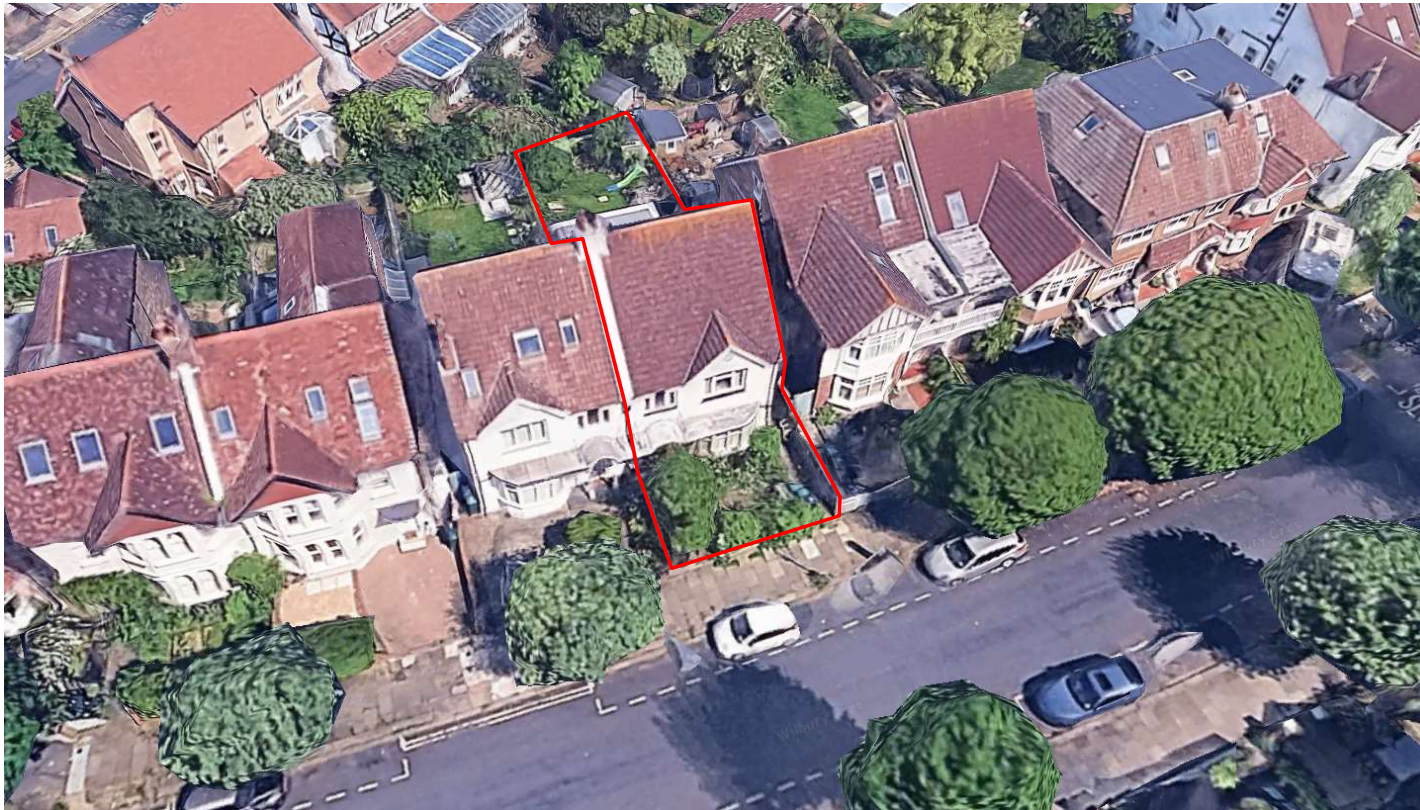
Location Plan



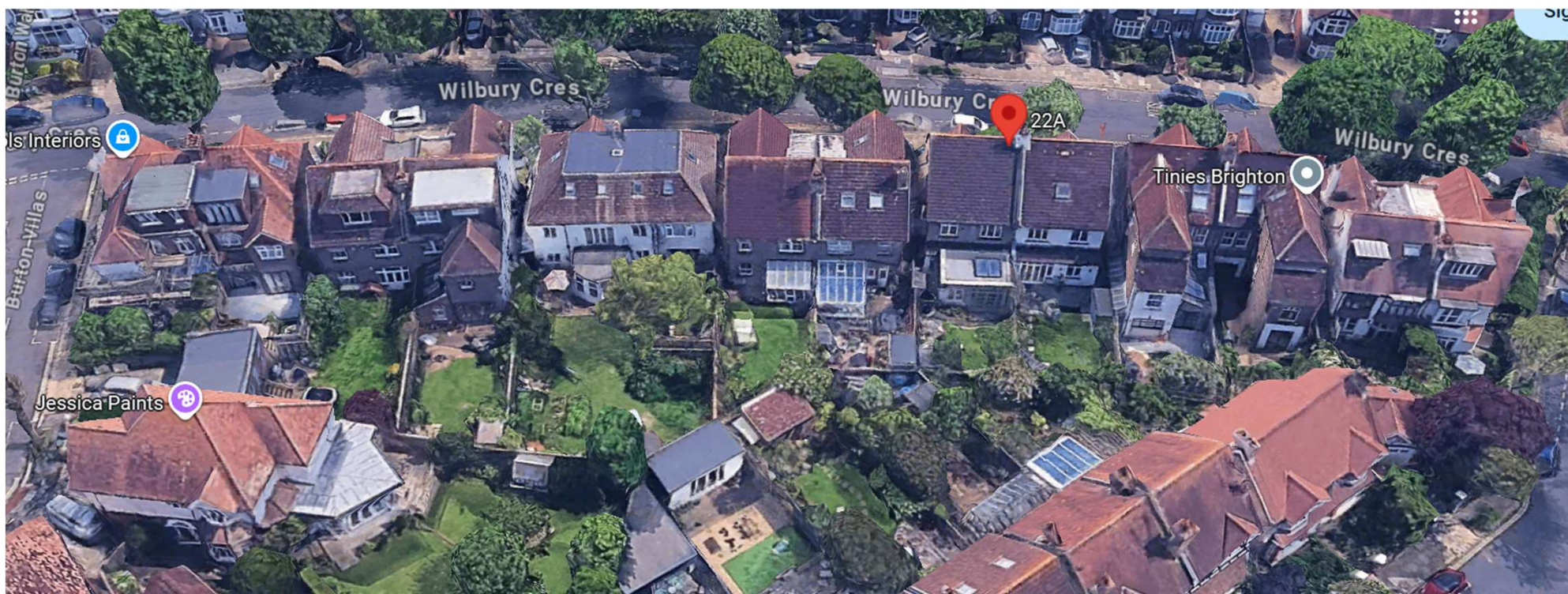
Aerial Photo of Site



3D Aerial Photo of Site



3D Aerial Photo of the rear elevations of Wilbury Crescent



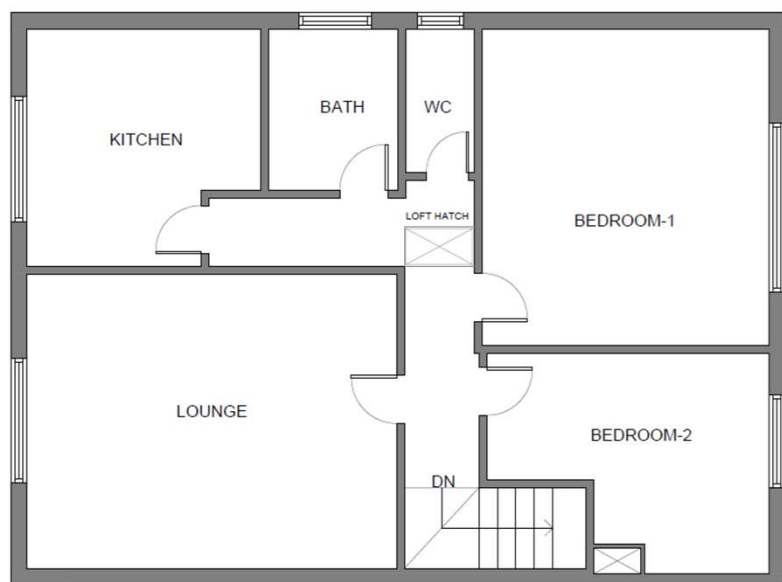
Street Photo of Site



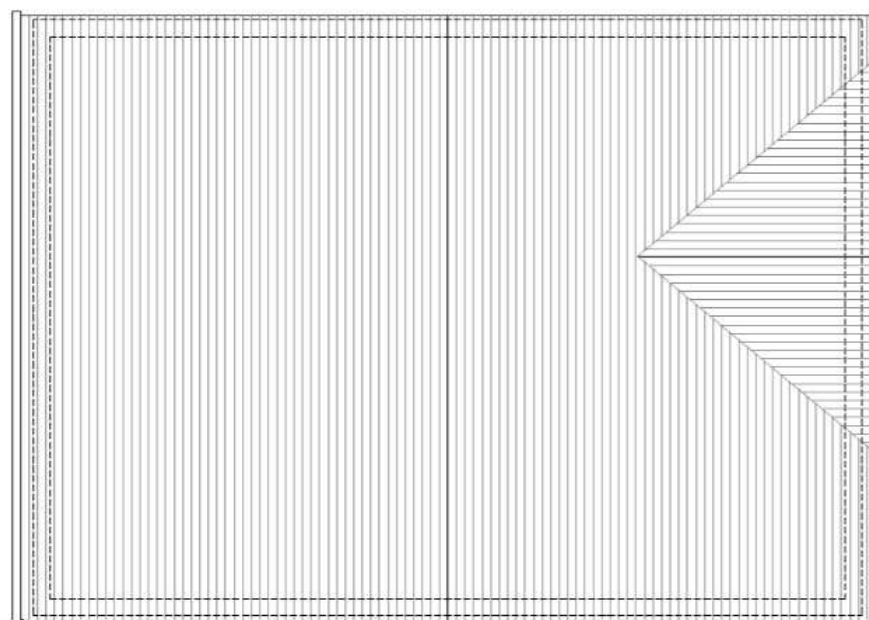
Rear Elevation



Existing Floor Plan & Roof Plan



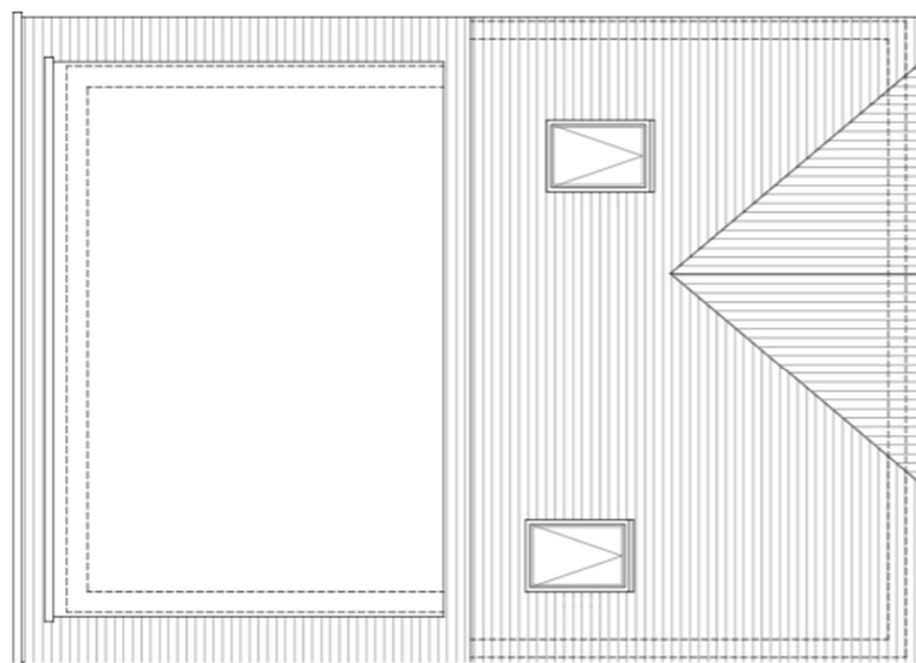
FIRST FLOOR PLAN (SCALE 1:50)



ROOF PLAN (SCALE 1:50)

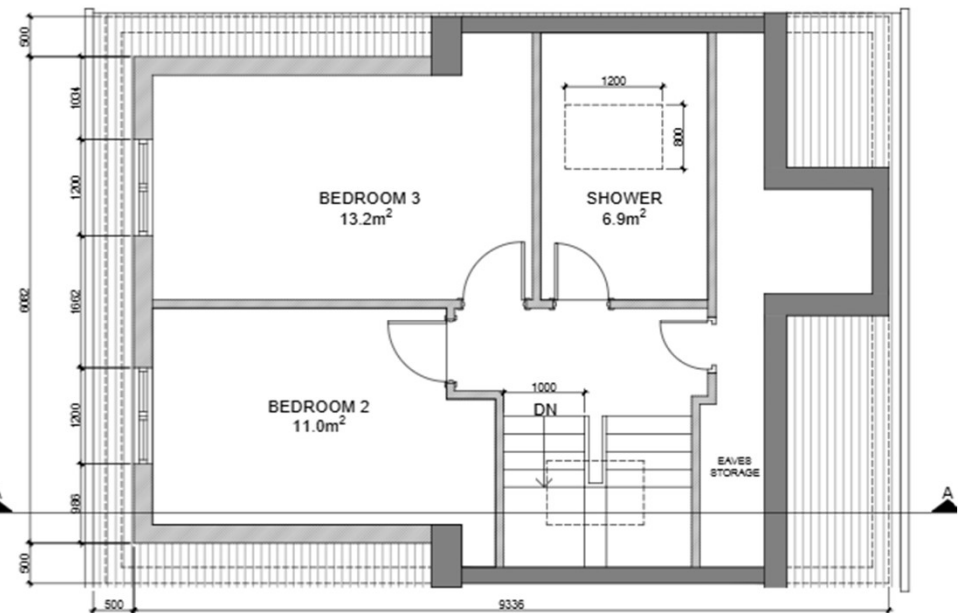
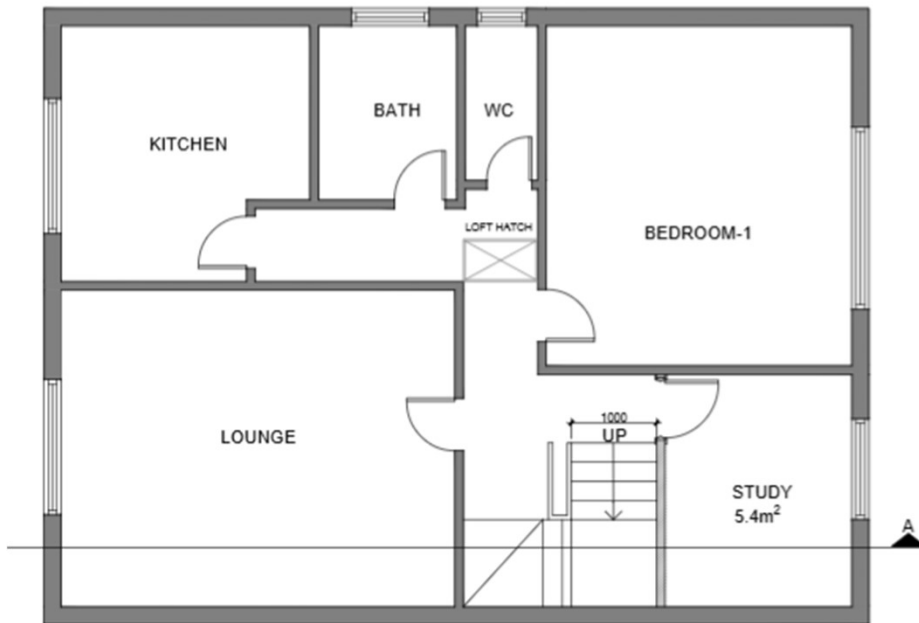


Proposed Roof Plan



ROOF PLAN (SCALE 1:50)

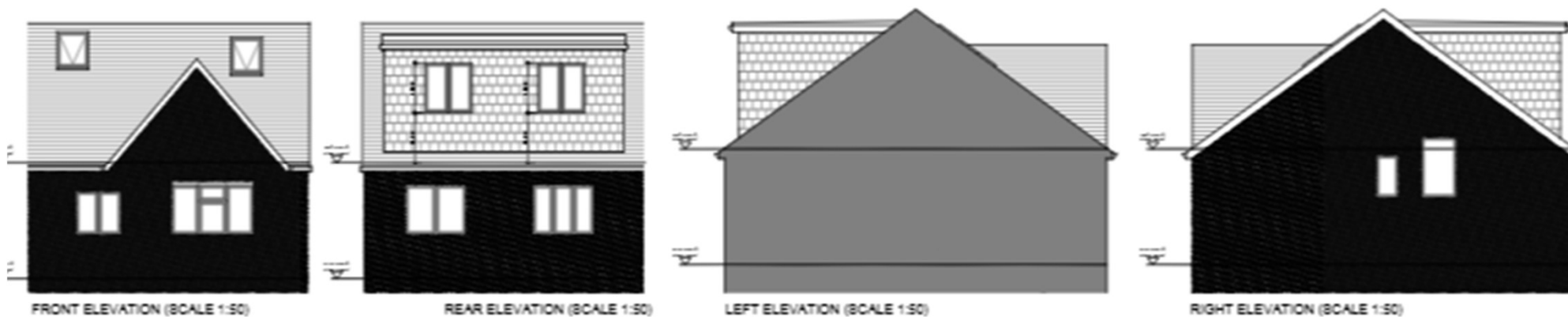
Proposed Floor Plans



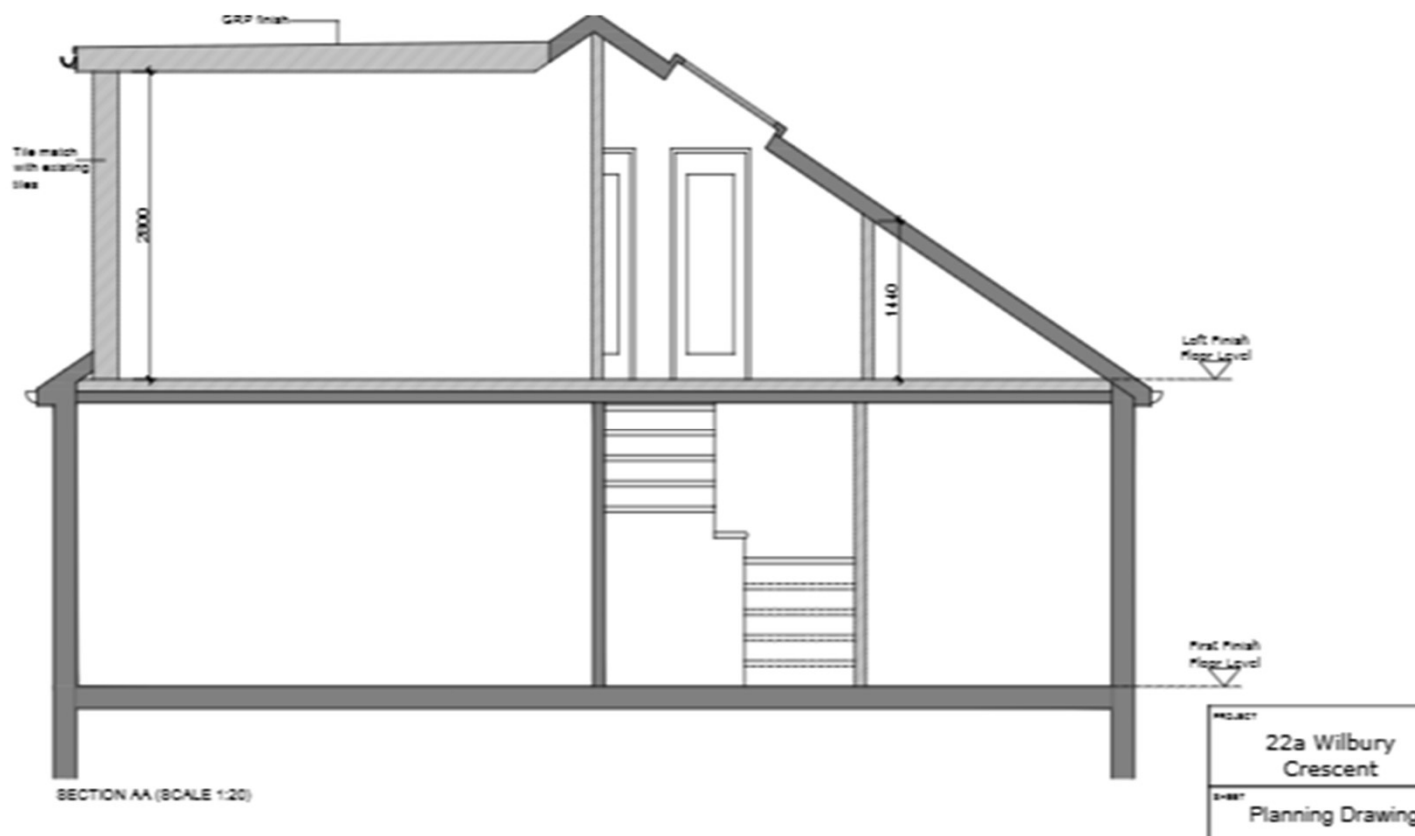
Existing Elevations



Proposed Elevations



Proposed Section



Representations

- ▶ Overlooking and loss of privacy
- ▶ Overbearing
- ▶ Noise
- ▶ Insufficient parking
- ▶ Overdevelopment of the site
- ▶ Loss of light/ Overshadowing
- ▶ Detrimental effect on property value

Key Considerations

- ▶ The impact the proposed development would have on the appearance of the building
- ▶ The impact of the proposed development on the neighbouring amenity
- ▶ The standard of accommodation offered for the existing and future occupiers

Conclusion and Planning Balance

- ▶ The proposed development would not cause harm to the appearance of the building or street scene.
- ▶ The design and scale of the dormer is considered appropriate considering the context of the site.
- ▶ The proposed development would have suitable accommodation for future residents.
- ▶ The proposed development would not have a detrimental impact on the neighbouring amenity.
- ▶ **Recommend: Approval**

Corn Exchange, Church Street

BH2025/01654

And

BH2025/01655

5th November 2025

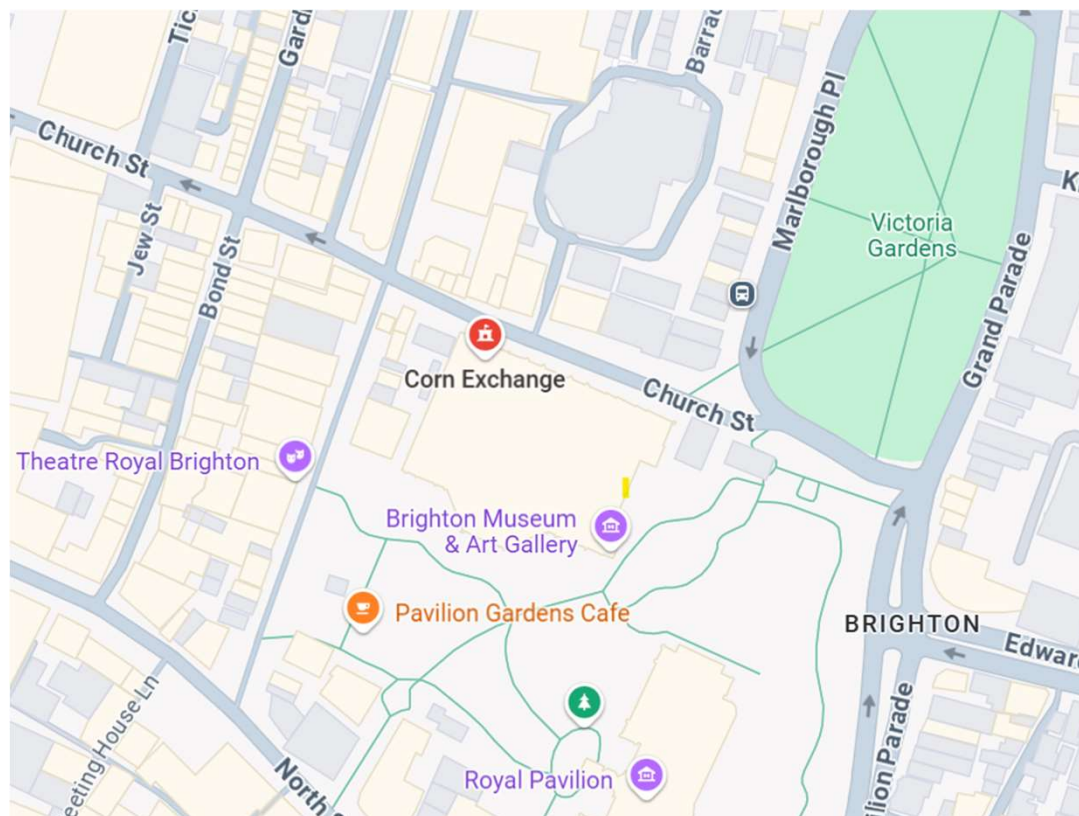


Brighton & Hove
City Council

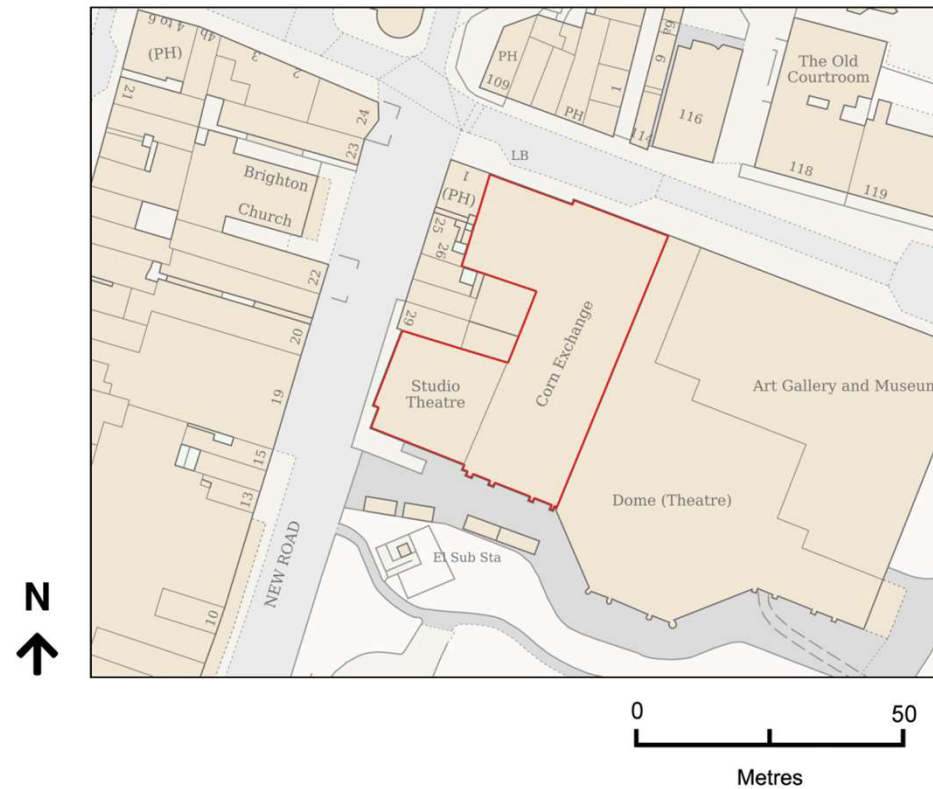
Application Description

- Planning permission is sought for the installation of roof access systems. The proposed roof access system comprises the installation of guard rails to the existing rooflights; replacement of the existing caged ladder; gates added to the existing ladders; new ladders and steps; and new guard rails.

Map of Application Site



Existing Location Plan

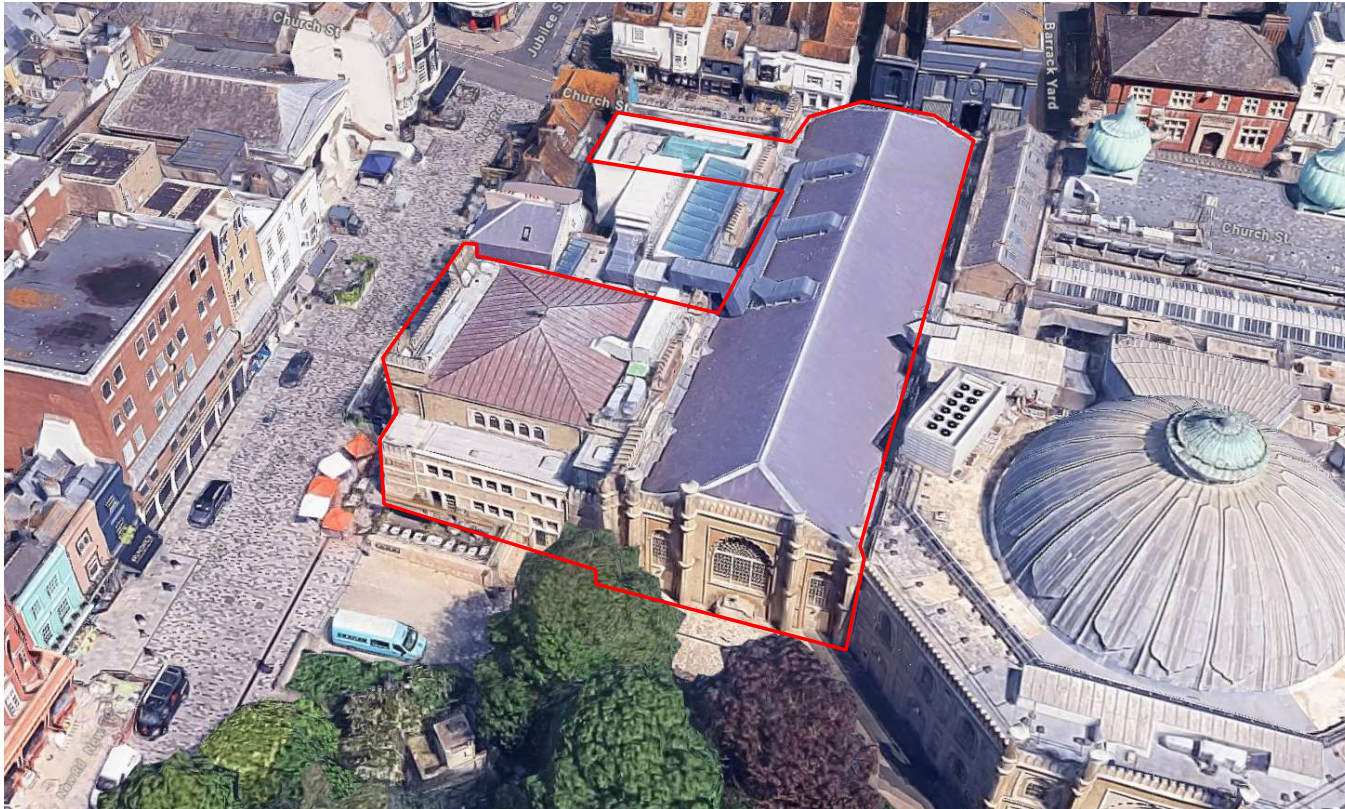


Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



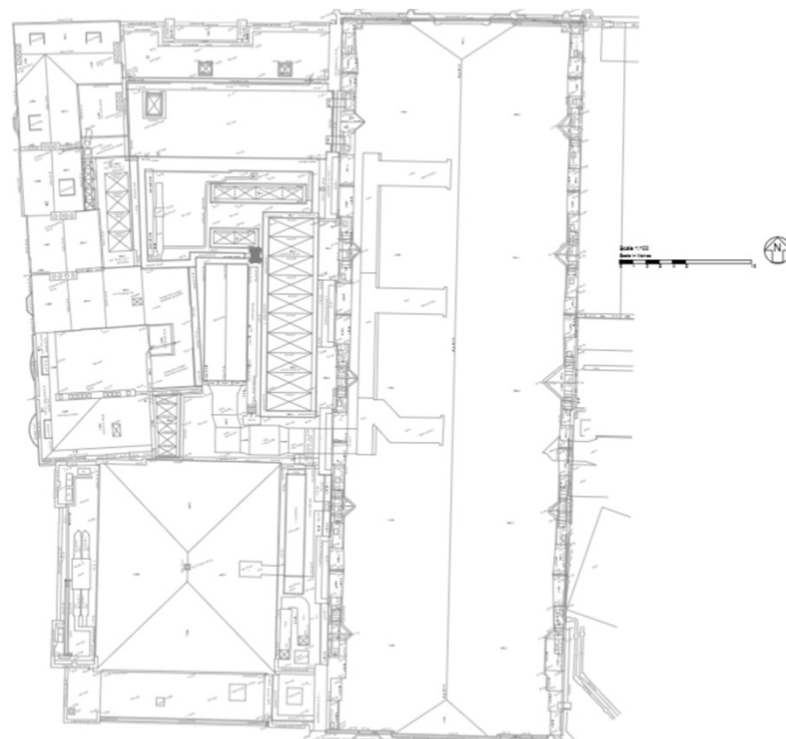
Street Photo of Site (North Elevation)



Other Photo of Site



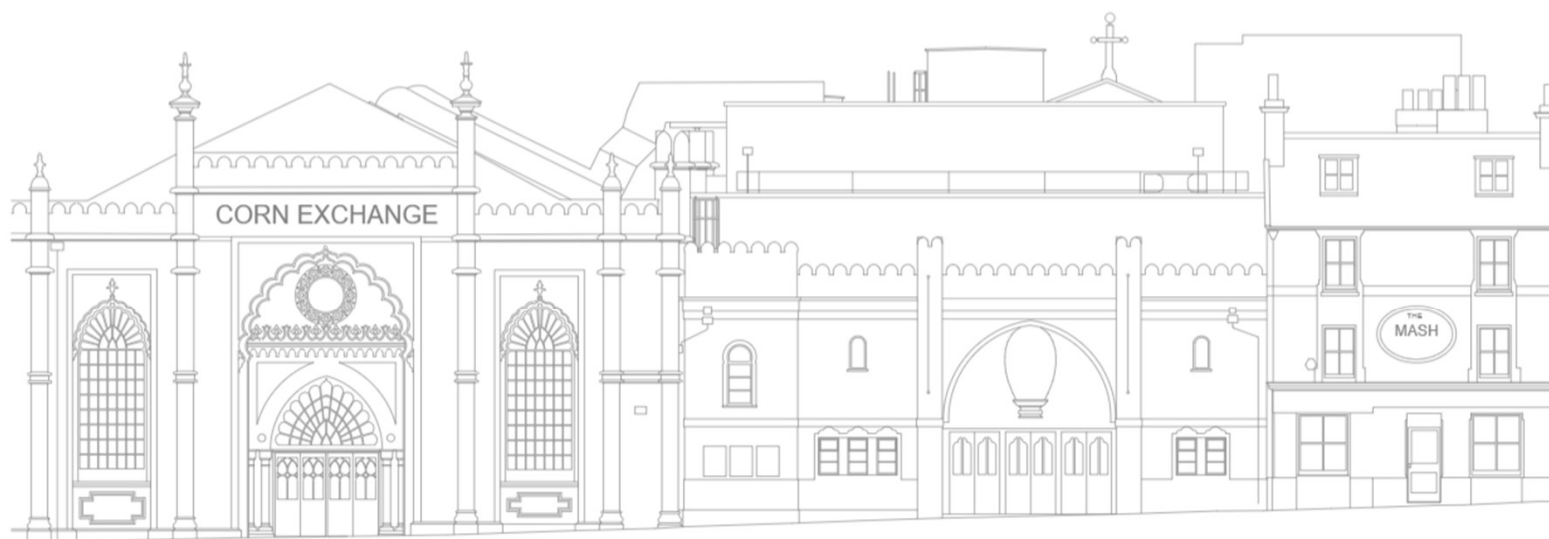
Existing Roof Plan



Proposed Roof Plan

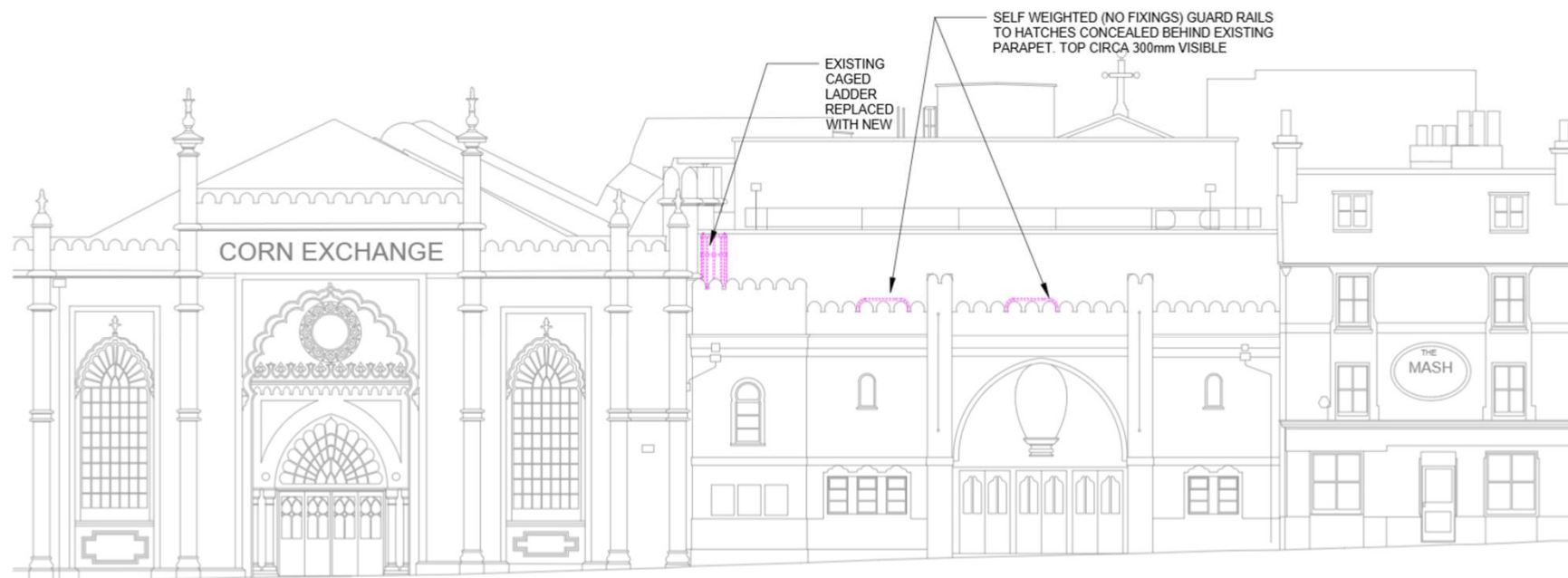


Existing North Elevation



NORTH ELEVATION

Proposed North Elevation



NORTH ELEVATION

Existing West Elevation



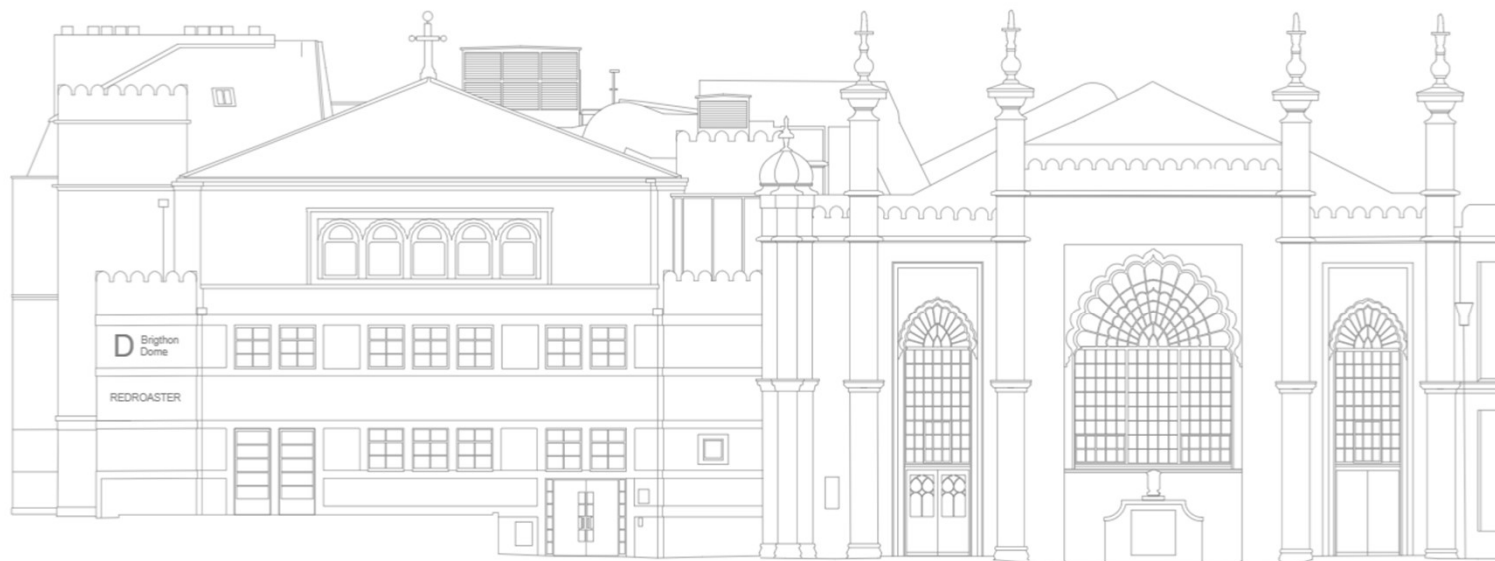
WEST ELEVATION

Proposed West Elevation



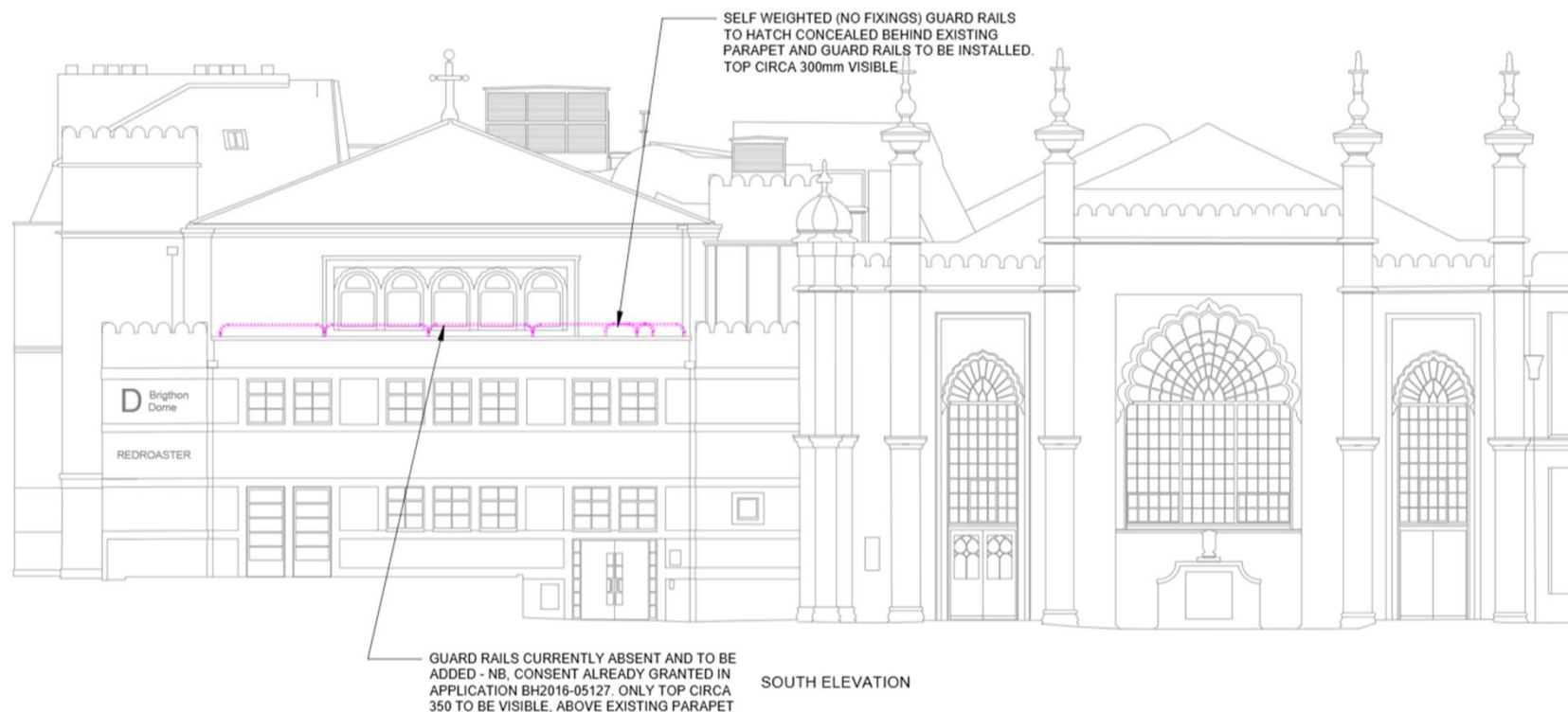
WEST ELEVATION

Existing South Elevation



SOUTH ELEVATION

Proposed South Elevation



Key Considerations

- ▶ Design and appearance of the proposed roof access system
- ▶ Impact on Royal Pavilion Gardens
- ▶ Impact on Grade I and Grade II listed buildings
- ▶ Impact on Valley Gardens conservation area.
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ All proposed works are located at roof level. The majority of these would not be visible from the public realm.
- ▶ A guard rail is proposed on the south elevation. While it may be partially visible from the public realm, its impact is limited as the works are situated adjacent to the park area to the rear and are largely screened by existing tree coverage.
- ▶ The replacement caged ladder and new guard rail on the north elevation would be set back from the front façade and positioned behind the parapet wall. As a result, these elements would not be readily visible from the public realm.
- ▶ The remaining roof-level works would not be visible from public viewpoints and are considered to have an acceptable impact on both the listed building and the wider conservation area.

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28 Herbert Road

BH2025/02245

5th November 2025

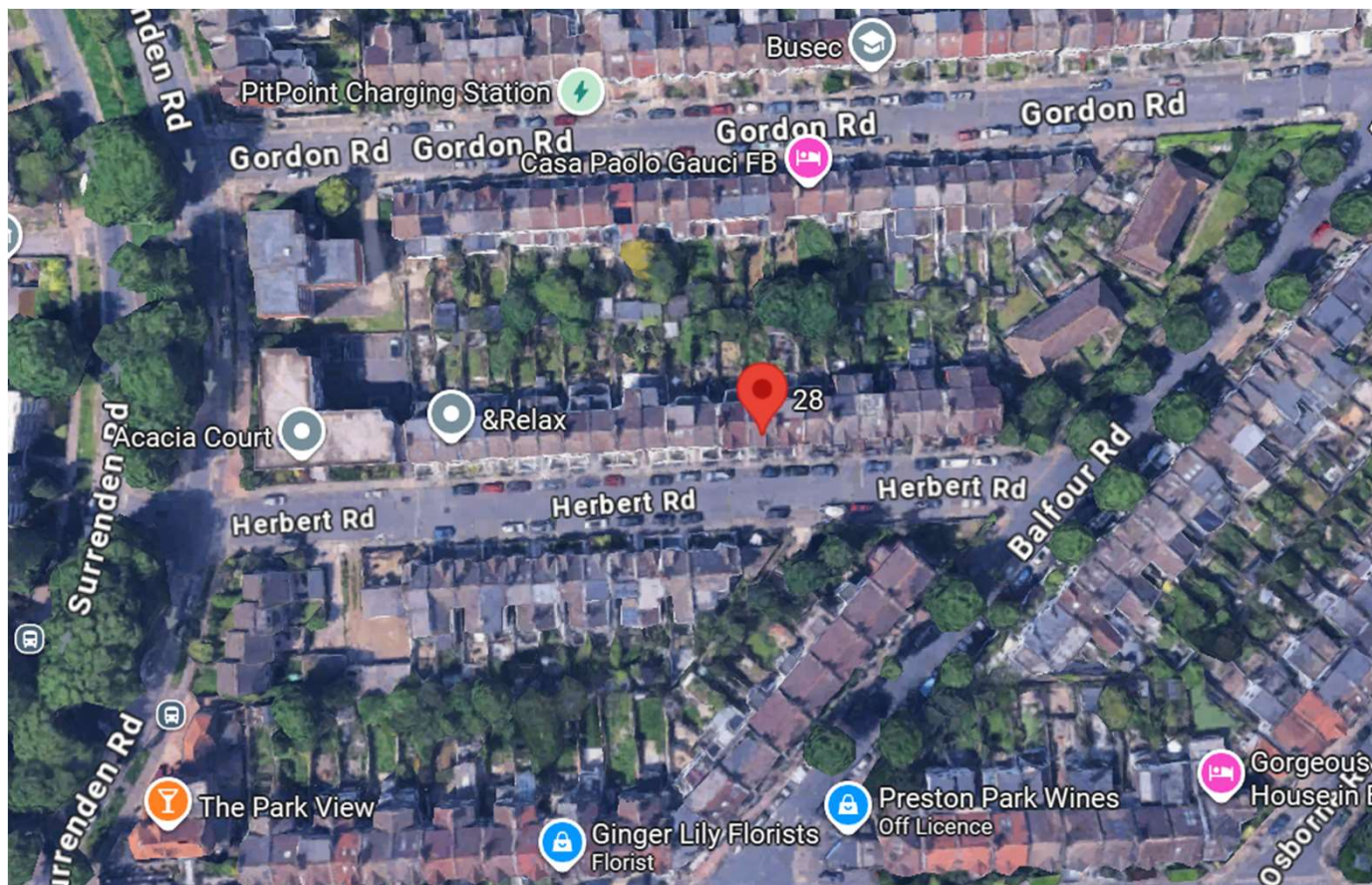


Brighton & Hove
City Council

Application Description

- ▶ Loft conversion with rear dormer and 3no. front rooflights.

Map of Application Site



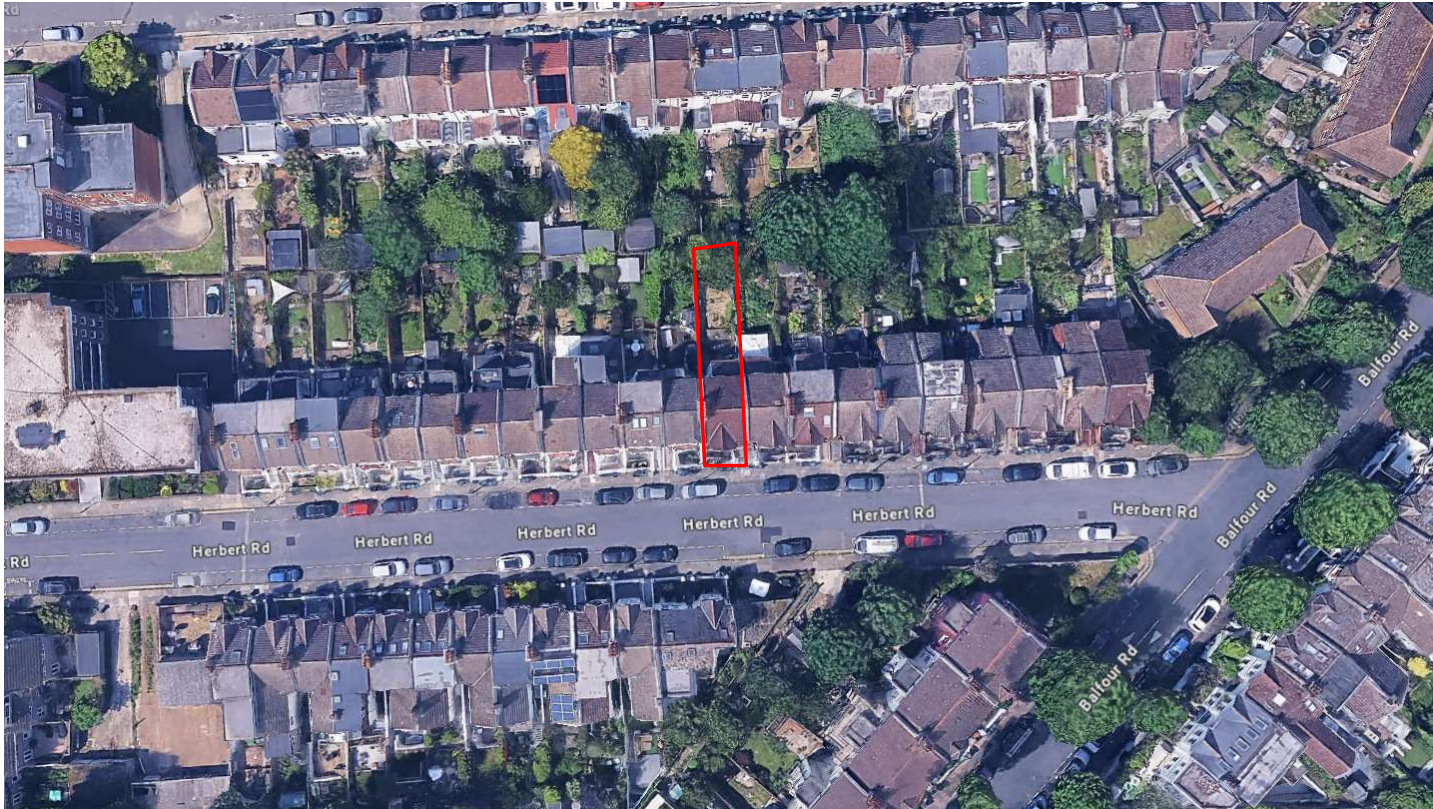
Location Plan



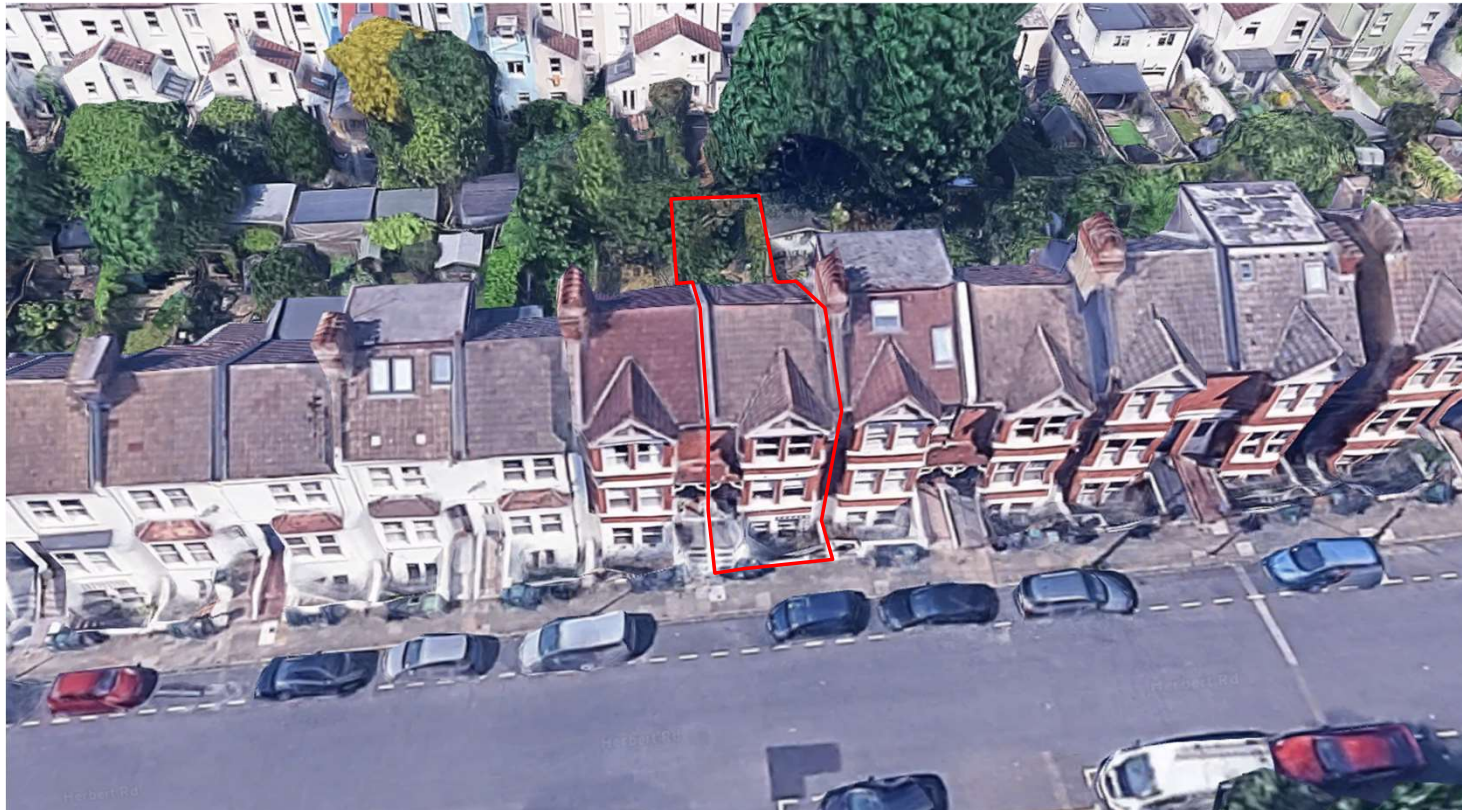
Location Plan

1:1250

Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Rear Elevation



Dormers present at the rear of the site on Gordon Road

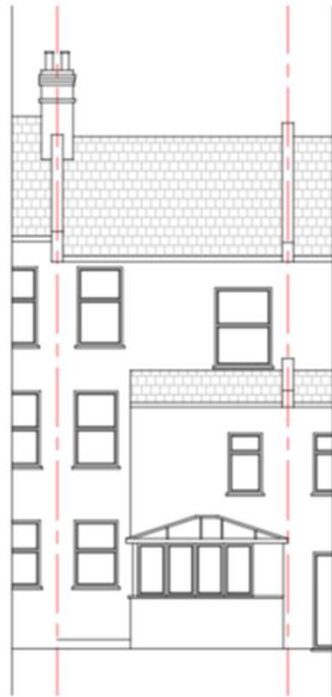


Existing & Proposed elevations

150



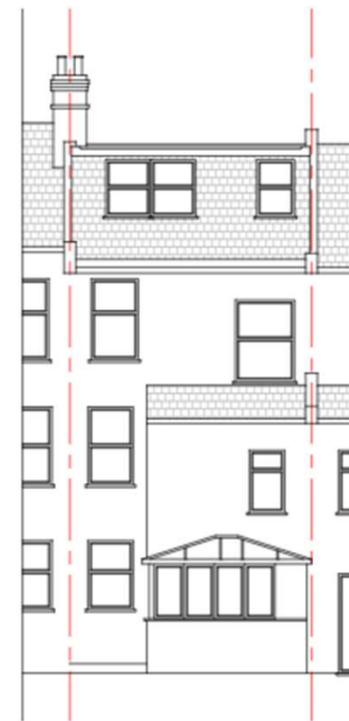
FRONT ELEVATION (1:50)



REAR ELEVATION (1:50)



FRONT ELEVATION (1:50)

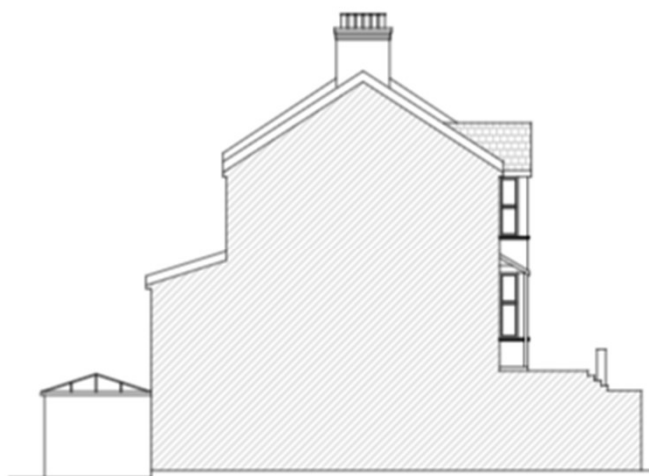


REAR ELEVATION (1:50)

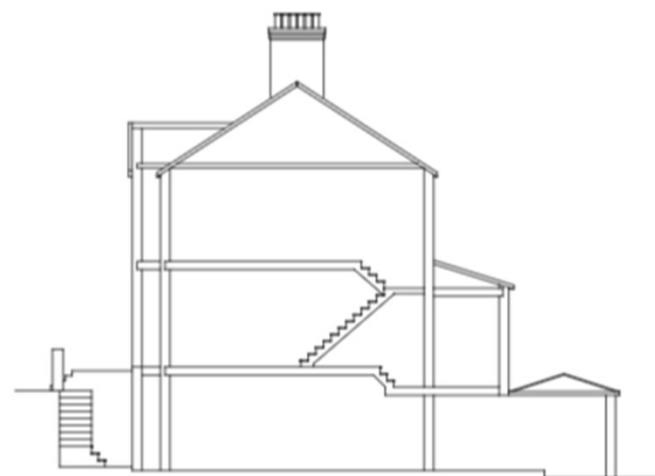
Existing Side Elevations & Section



RIGHT SIDE ELEVATION (1:100)



LEFT SIDE ELEVATION (1:100)

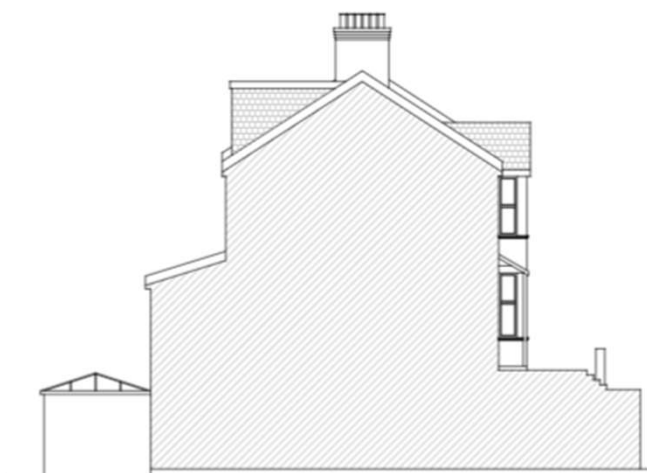


RIGHT SIDE SECTION (1:100)

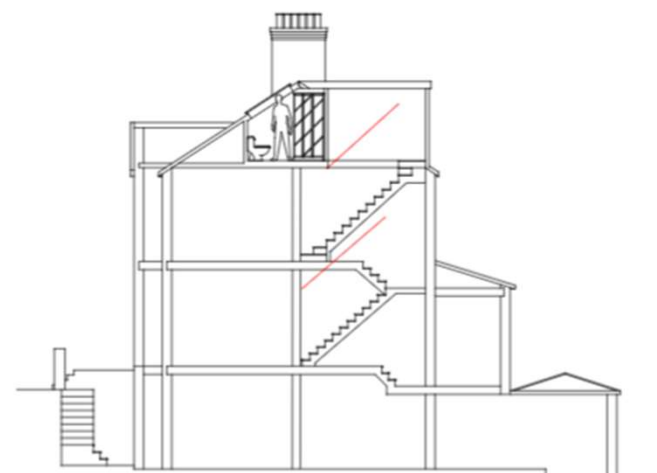
Proposed Side Elevations & Sections



RIGHT SIDE ELEVATION (1:100)

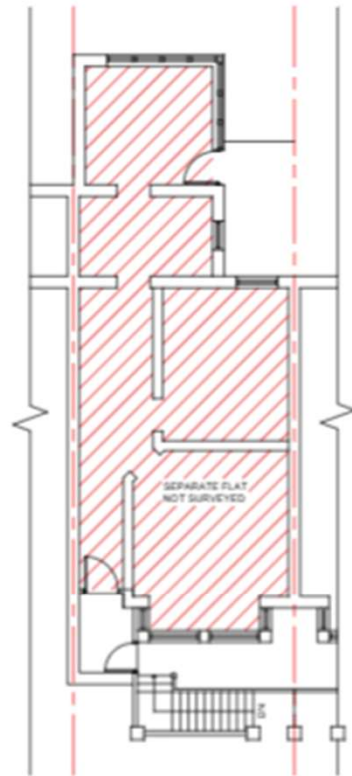


LEFT SIDE ELEVATION (1:100)

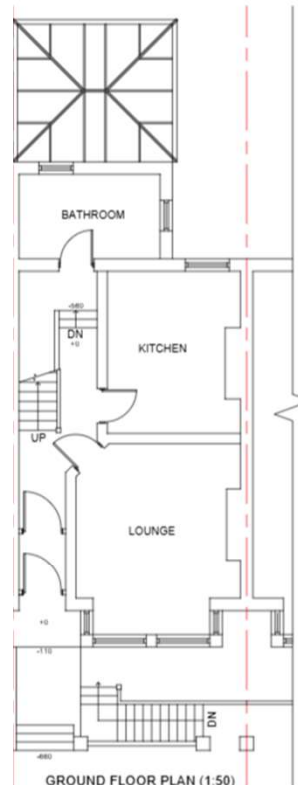


RIGHT SIDE SECTION (1:100)

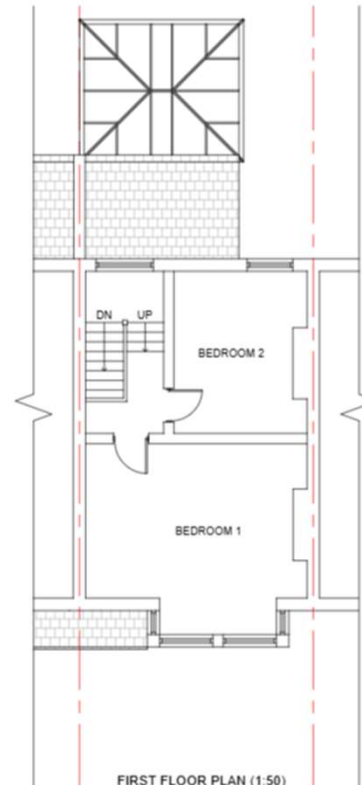
Existing Floor Plan



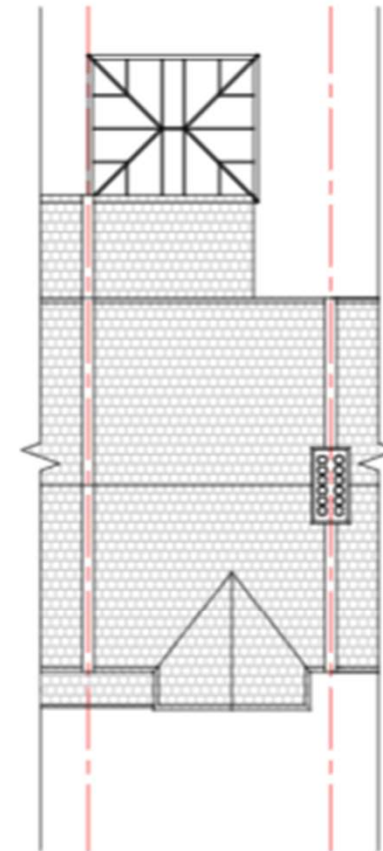
BELOW GROUND FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:50)

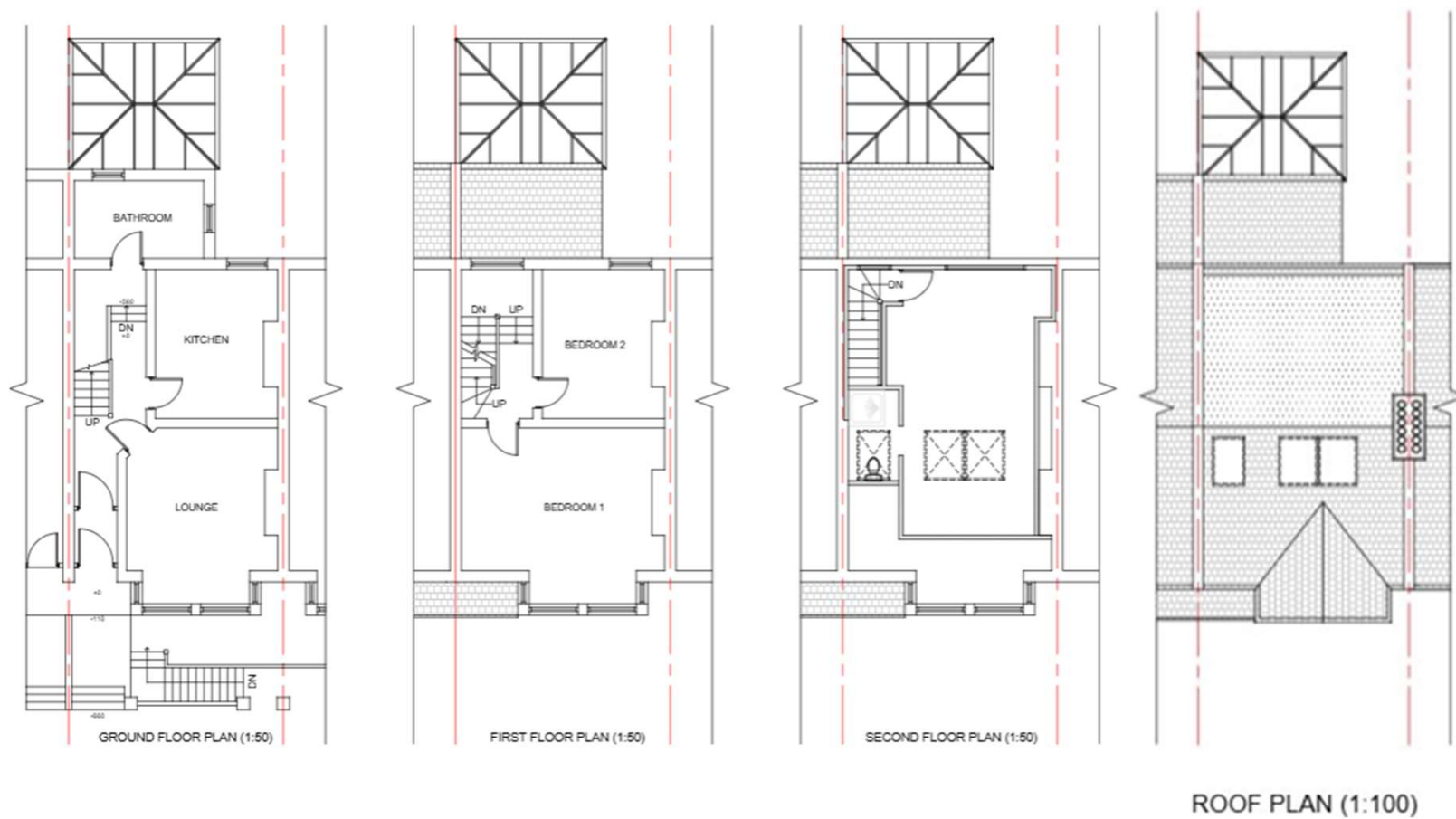


FIRST FLOOR PLAN (1:50)



ROOF PLAN (1:100)

Proposed Floor Plan



Representations

► None received

Key Considerations

- ▶ Design and Appearance of the proposal
 - ▶ Impact on the Neighbouring Amenity
 - ▶ Standard of Accommodation
-
- ▶ This application has been referred to Planning Committee for a decision as the applicant is a relative of a member of staff.

Conclusion and Planning Balance

- ▶ The proposed development would not cause harm to the appearance of the building or street scene.
- ▶ The design and scale of the dormer is considered appropriate considering the context of the site.
- ▶ The proposed development would have suitable accommodation for future residents.
- ▶ The proposed development would not have a detrimental impact on the neighbouring amenity.
- ▶ **Recommend: Approval**

