

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 3 DECEMBER 2025

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Patcham Court Farm, Vale Avenue BH2025/02142

3rd December 2025



Brighton & Hove
City Council

Application Description

- ▶ Application to vary conditions 1, 9, 10, 11, 12, 13 and 30 of planning permission BH2022/02232 (as amended by BH2025/01893) to allow for revisions to approved storage and distribution building and site layout.

Map of Application Site



The site

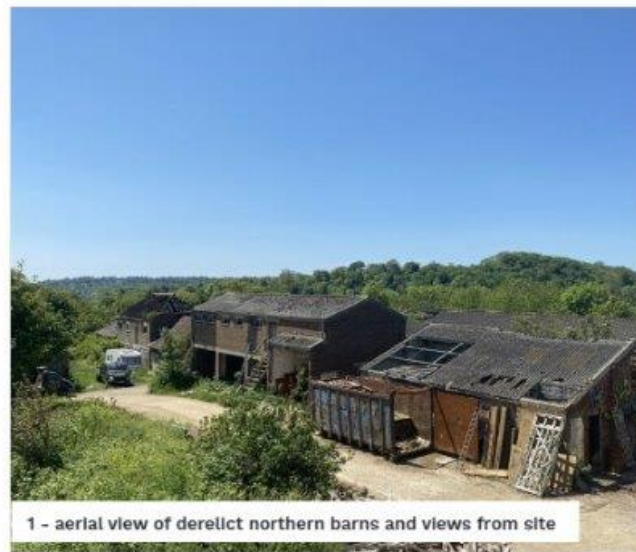
Aerial Photo of Site



3D Aerial Photo of Site



Site Photos



1 - aerial view of derelict northern barns and views from site



2 - View of tenanted property on site



3 - Tree buffer to allotments



4 - Derelict northern barn



5 - Derelict Southern farmhouse



6 - Second floor views to the South Downs

Street Photo from Vale Avenue – facing east, site to left of photo



Street Photo from Vale Avenue – facing west towards A27/A23, site on right hand side



Street Photo from Vale Avenue – facing west towards site, entrance to Church Hill on left



Approved and Proposed Block Plan

Site Plan - Consented Scheme



Site Features

1. Additional Southern Tree Planting
2. External Welfare Zone
3. Sloped Landscape Including Swale
4. Air Source Heat Pump Compound
5. Tree Planting and Swale to Border Allotments
6. Eastern Landscape Belt Including Swale
7. Green Acoustic Fence and Hedge Planting to Shield Adjacent Properties
8. Additional Northern Buffer Planting
9. Border Planting to Operational Parking to Limit Views In
10. Staff Car Park Including Tree & Hedge Planting
11. Operational Parking & Yard
12. Secure Access Barrier

Site Plan - Proposed Scheme



Changes to the Site

Minor changes to the site are proposed, resulting from the requirement to make the operational yard level with the operational floor.

The proposed changes include:

- A. Dock leveller and operational yard moved south to implement consistent 1:20 access gradient, living green visual barrier added.
- B. Secure access barrier omitted, and gate moved west towards main site entrance at Vale Avenue.

C. Building lowered by 1.65m in the street scene and retaining walls introduced along site boundaries.

D. Wash / air / water points/ generator omitted.

E. ASHF compound rationalised and vegetated acoustic fence added to southern location.

F. Substation relocated.

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Approved and Proposed Roof Plan

Roof Plan - Consented Scheme



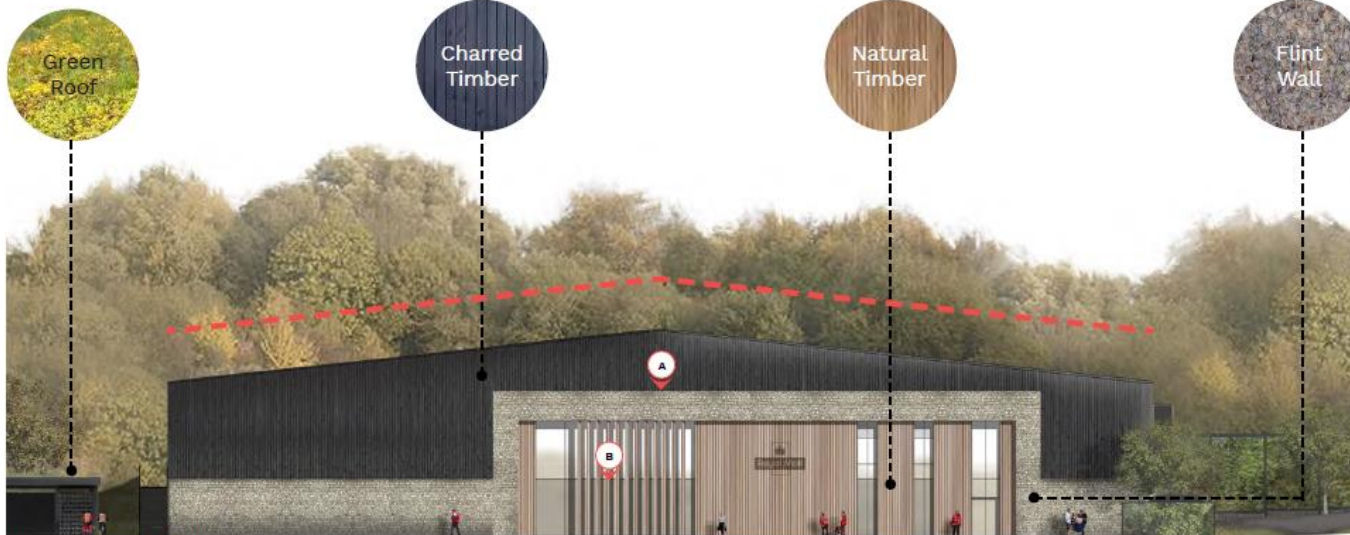
Roof Plan - Proposed Scheme



Approved and Proposed Front Elevation



Consented South Elevation

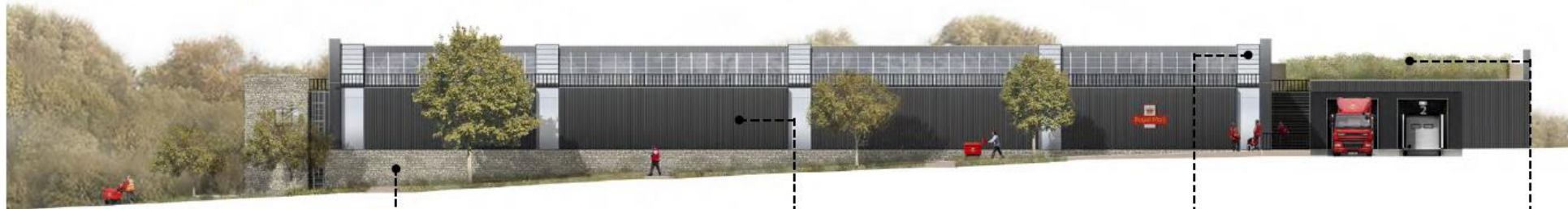


Proposed South Elevation

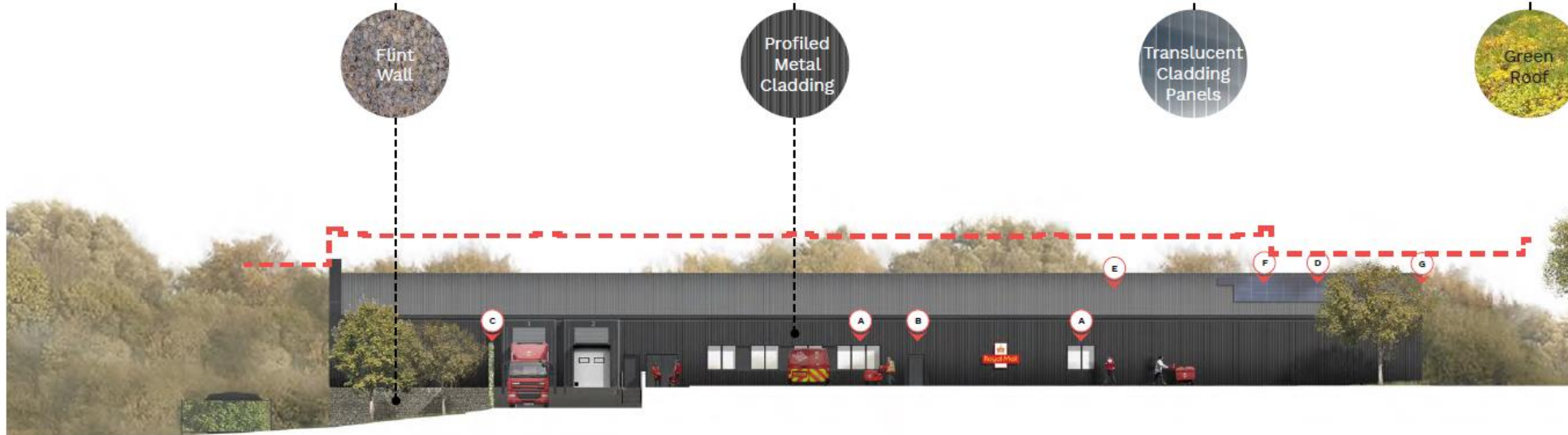
Approved and Proposed East Side Elevation

04: GA Drawings

Eastern Elevation – Consented & Proposed Scheme



Consented East Elevation



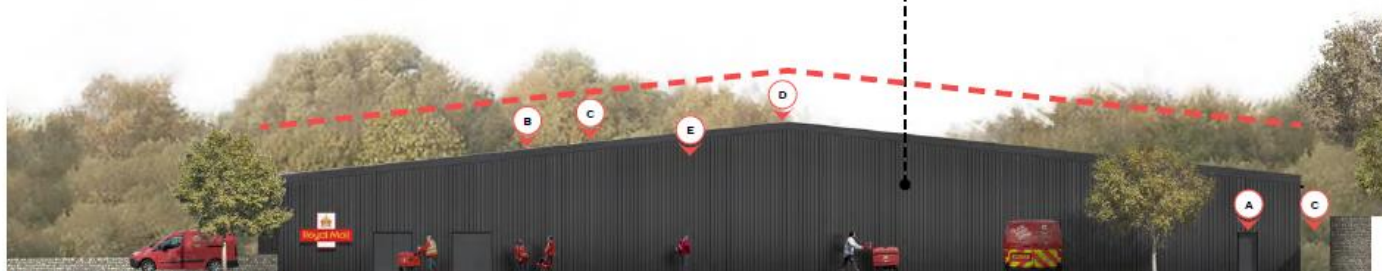
Proposed East Elevation

Approved and Proposed Rear Elevation



Consented North Elevation

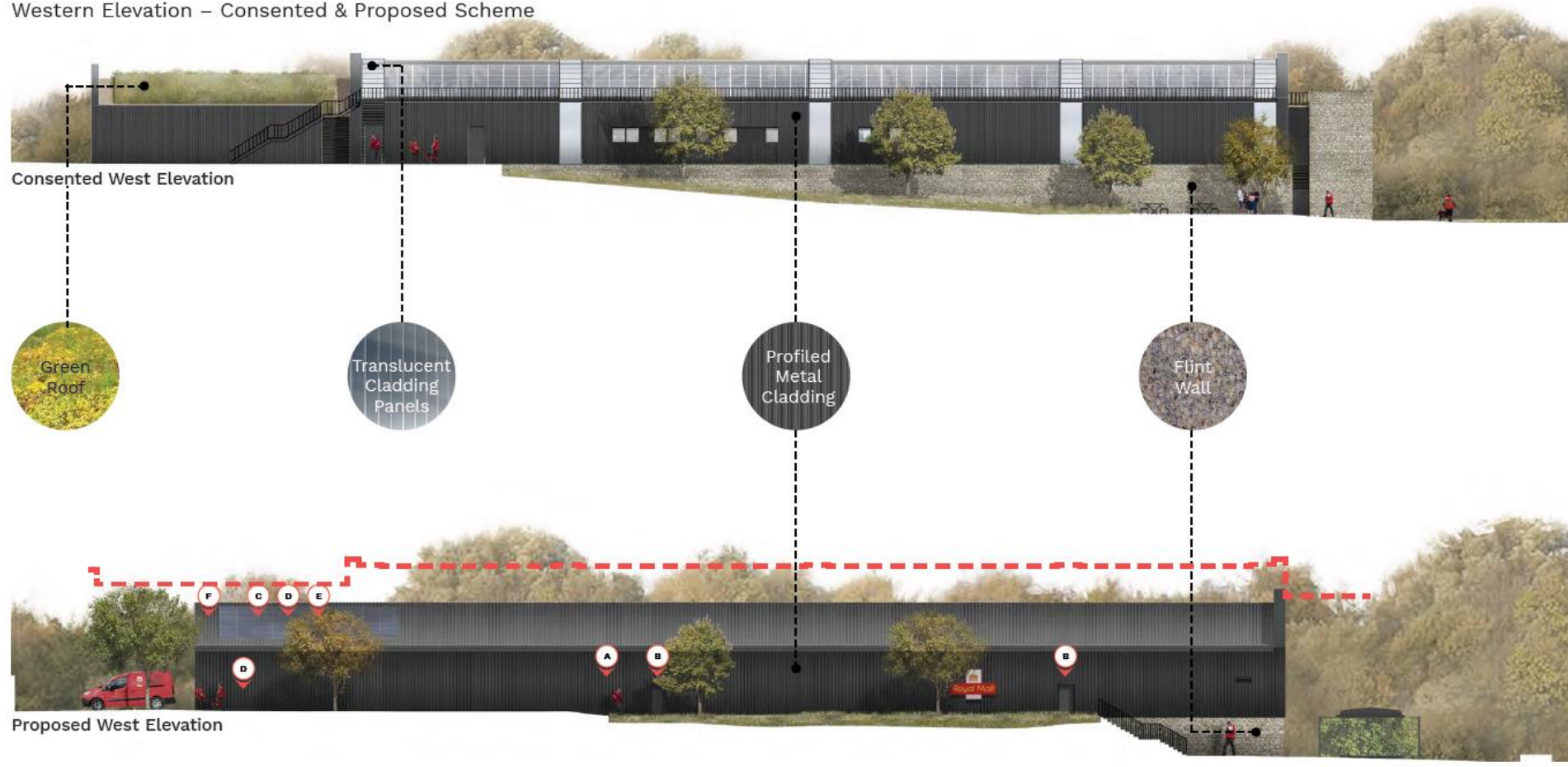
Profiled
Metal
Cladding



Proposed North Elevation

Approved and Proposed West Side Elevation

Western Elevation – Consented & Proposed Scheme



Proposed Visual - Front



Proposed Visual – East side



Representations

- ▶ **Eight (8)** representations have been received objecting to the application for the following reasons:
- ▶ The relocation of the HGV docking yard further south will bring it closer to properties on Vale Avenue and the Village Barn. HGVs will be manoeuvring through the day and night with loud engine noises as well as 'Vehicle Reversing' warnings.
- ▶ Much of the design aesthetic has been stripped back to make this cheaper
- ▶ The development will be much more visible from Vale Avenue.
- ▶ Continue to object to the danger to life this development creates. The road is incredibly busy and the scheme ill thought through.
- ▶ The huge metal gates and fence that will now be visible from the street are not in keeping with the conservation area, nor is the whole development.
- ▶ Loss of PV panels
- ▶ The green wall only covers the loading bay and not the manoeuvring area.
- ▶ The changes move the proposed development closer to the southern boundary and therefore more visible from the road.
- ▶ Challenge the validity of the bat survey.
- ▶ **Councillors McNair and Councillor Meadows** also objected to the proposal.

Key Considerations

- ▶ Principle of development
- ▶ Design, layout appearance, scale and heritage
- ▶ Impact on amenity - particularly outlook and noise
- ▶ Sustainable transport
- ▶ Sustainable drainage and contamination
- ▶ Biodiversity, landscape and arboriculture
- ▶ Sustainability

Conclusion and Planning Balance

- ▶ Both individually and cumulatively, it is not considered that the proposed amendments would have unacceptable impacts on design, layout, appearance, scale, and heritage; impact on neighbouring amenity; sustainable transport; sustainable drainage and contamination; biodiversity; landscape and arboriculture; and sustainability.
- ▶ Whilst the relocation of the HGV docking area, expanded security fencing, reduction in PV panels, and net loss of green roof and loss of other landscaping features are considered to have negative impacts on the overall scheme, the degree of these impacts is limited and not considered to justify a refusal of planning permission.
- ▶ Any impacts are balanced against the more positive amendments proposed including the lowering of the site and a reduction in the height of the main distribution building, and the changes to the location and length of the accessible path-from Vale Avenue which allows for a greater amount of landscaping/vegetative screening along the front boundary.
- ▶ The proposal would therefore, on balance, not conflict with national or local policies and is recommended for approval, subject to the proposed planning conditions, and the S106 agreement for application BH2022/02232 which also applies to this application.

Recommend: Approval

**Saltdean United Football Club,
Saltdean Vale
BH2025/00834**

3rd December 2025



**Brighton & Hove
City Council**

Application Description

- ▶ Application to vary Conditions 21 (BREEAM Certificate) and 26 (Clubhouse Operation Hours) of planning permission BH2021/04508 (as amended by BH2023/02164). (Part Retrospective)

Context

- ▶ **BH2021/04508** - installation of a 3G artificial football pitch, replacement spectator stand and a new two-storey clubhouse
- ▶ Approved in October 2022
- ▶ Minor design changes approved under **BH2023/02164**
- ▶ Works have commenced on site and are well underway.
- ▶ Condition 21 set a BREEAM target of 'Excellent'
- ▶ Condition 26 restricted the hours of use of the first-floor of the clubhouse
- ▶ No other changes to the approved development are proposed as part of this application.

Map of Application Site



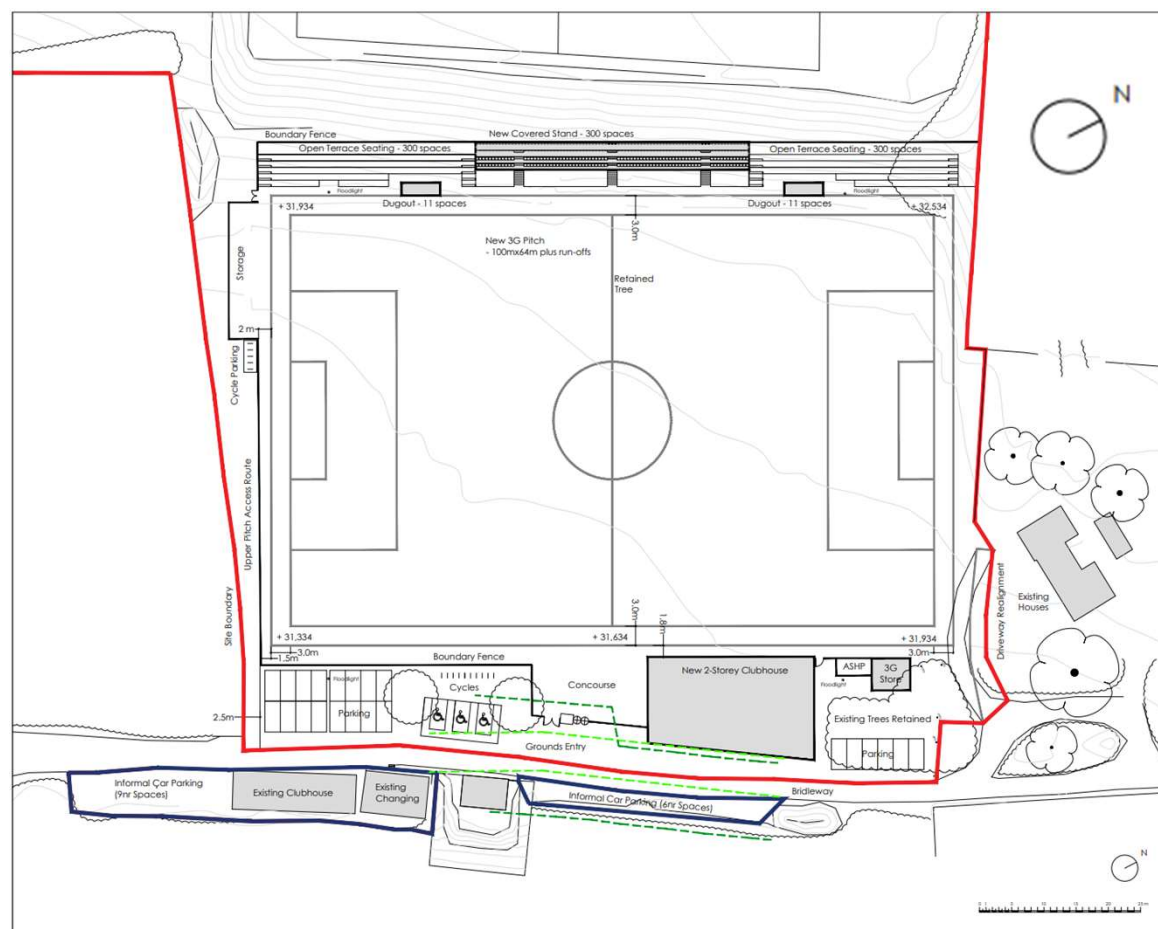
Aerial Photo of Site



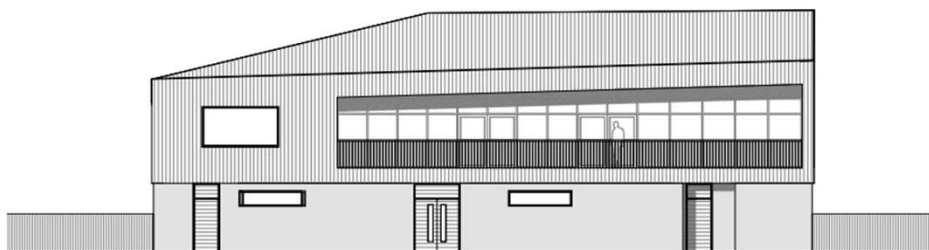
3D Aerial Photo of Site



Block Plan



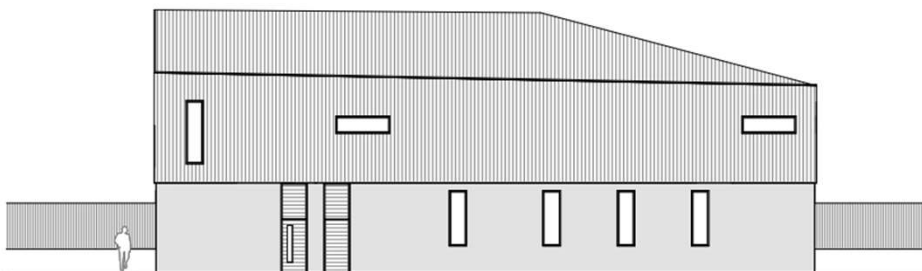
Approved Elevations (BH2023/02164)



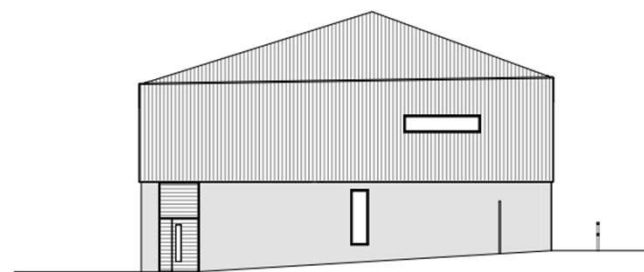
① West Elevation
1 : 100



② South Elevation
1 : 100



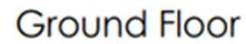
③ East Elevation
1 : 100



④ North Elevation
1 : 100

CGI of Clubhouse, bridleway view





Justification for proposal - BREEAM

- ▶ Financial constraints - community project funded by donations
- ▶ Numerous credits missed at early design stages - now unobtainable
- ▶ Increased build costs
- ▶ Clubhouse in isolation does not meet the threshold for a 'Major' development
- ▶ Remaining credits being maximised where possible
- ▶ Latest (22nd October) Targeted score is 47%, with a Potential score of 52%

Justification for proposal - Opening Hours

- ▶ Pre-existing clubhouse not subject to restrictions
- ▶ To align with the schedule of use of the pitch
- ▶ As the function room is a source of revenue for the club

Approved Opening Hours		
Monday - Thursday	Friday - Saturday	Sunday
07:00 - 22:30	07:00 - 23:00	07:00 - 22:30

Proposed Opening Hours		
Monday - Thursday	Friday - Saturday	Sunday
07:00 - 23:00	07:00 - 23:00	07:00 - 22:30

Representations

Ten (10) letters of objection, including the following points:

- ▶ Noise disturbance, anti-social behaviour
- ▶ Proposed hours of use inappropriate during the week
- ▶ Additional traffic and blocking of bus route on match days
- ▶ Impact on wildlife including from light pollution

Nineteen (19) letters of support, including the following points:

- ▶ Valuable community resource that is considerably run
- ▶ Lowered BREEAM target necessary to make the development achievable
- ▶ Varied opening hours would align with the previous clubhouse and allow for use after evening matches

Key Considerations

- ▶ Sustainability
- ▶ Impact upon amenity

Conclusion and Planning Balance

BREEAM:

- ▶ Lowering the required rating from 'Excellent' to 'Good' is a significant reduction.
- ▶ Regrettable that the necessary actions were not taken to register credits during the early stages of the project. However, these credits can no longer be obtained.
- ▶ Community nature of project noted.
- ▶ Not feasible for the scheme to achieve a higher rating.
- ▶ Still targeting many of the remaining credits that would have been mandatory for 'Excellent', including four out of five 'Energy' credits.
- ▶ Still includes sustainability measures such as Air Source Heat Pumps.
- ▶ There is some public benefit arising from the proposal and lowering the target as requested would assist in the delivery of the scheme.
- ▶ No objection from the Council's Net Zero team on the basis of the latest justification submitted.
- ▶ Accordingly, the variation of condition 21 is recommended for approval.

Conclusion and Planning Balance

Opening Hours:

- ▶ Relates to first floor clubhouse only
- ▶ Would not affect noise generated from matches/practice sessions on the floodlit football pitches, or from activity taking place within the ground floor.
- ▶ The outdoor viewing terrace would remain restricted after 21:30.
- ▶ However, the first floor is also intended for hire as an events venue and the proposed later closing time does have the potential to result in a harmful impact upon neighbouring amenity.
- ▶ A Noise Management Plan is considered necessary to set out how this impact can be reduced and mitigated.
- ▶ No objection from the Environmental Protection team (subject to an additional measure in the NMP relating to exit signage).
- ▶ Accordingly, the variation of condition 26 is recommended for approval, subject to an additional condition securing a noise management plan.

Conclusion and Planning Balance

- The updated wording of condition 21 would be:

Within 6 months of first occupation of the non-residential development hereby permitted a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Good' shall be submitted to, and approved in writing by, the Local Planning Authority.

In addition, it shall be demonstrated that the available mandatory credits required for a BREEAM rating of 'Excellent' as set out in Table 2.5 "Minimum BREEAM standards by rating level" of BREEAM UK New Construction Version 6.1 Technical Manual SD5079, and as identified in the submitted BREEAM appraisal as being targeted (Delta Green, received 23rd October 2025), have been achieved.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy CP8 of the Brighton & Hove City Plan Part One.

- The updated wording of condition 26 would be:

The first floor clubhouse hereby approved shall not be open to customers, including club members, between the hours of 23:00 to 07:00 on Mondays to Saturdays, and 22:30 to 07:00 on Sundays. After 21:30, use of the viewing balcony shall not be permitted except for viewing matches already in play.

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

- A new condition 30 would be worded as follows:

The first-floor clubhouse hereby approved shall be operated in strict accordance with the Noise Management Plan (Joynes Nash Acoustic Consultants, received 03/11/2025).

Reason: To safeguard the amenities of the locality and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

Recommendation - Approval

Withdean Sports Complex, Tongdean Lane BH2025/01881

3rd December 2025

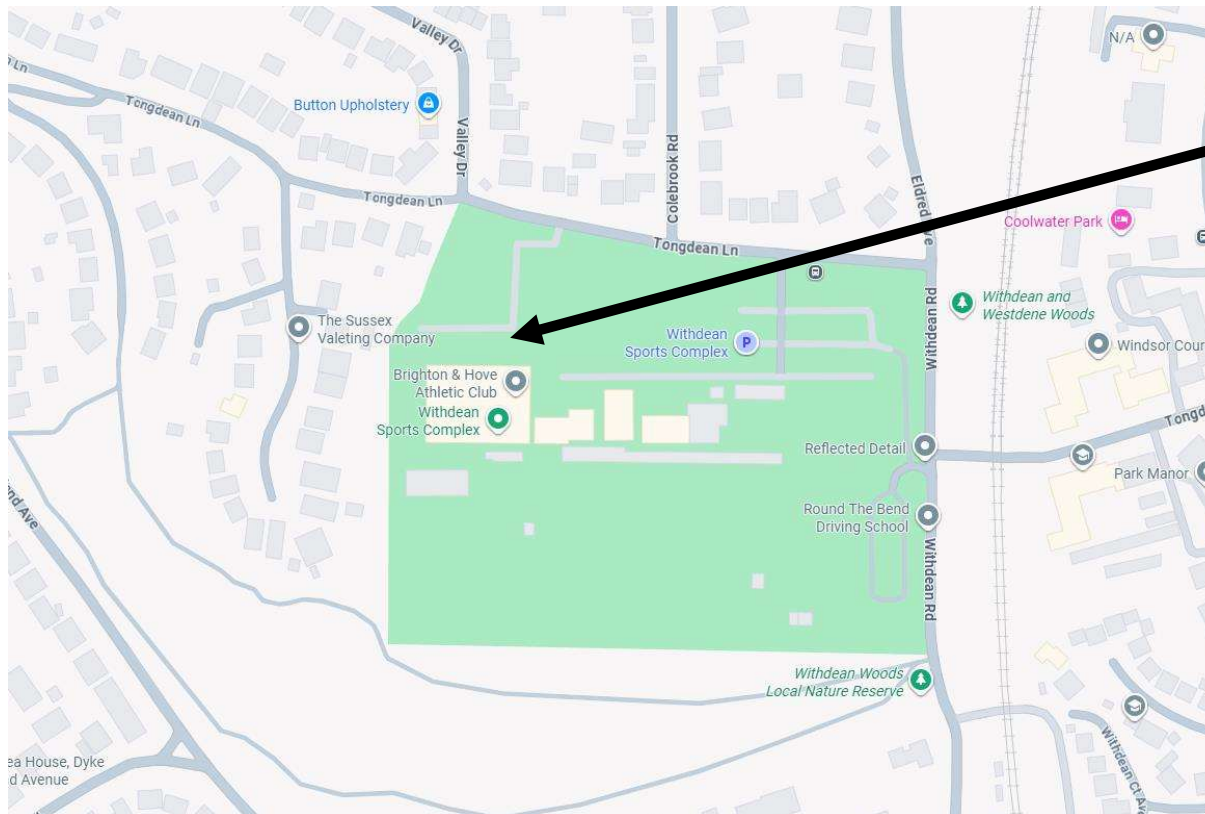


Brighton & Hove
City Council

Application Description

- Extension to North elevation of existing sports complex to include new community swimming pool facility, accessible changing facilities, associated ancillary and plant spaces, overflow carpark, landscaping and refurbishment of reception area to create link to the swimming pool.

Map of Application Site



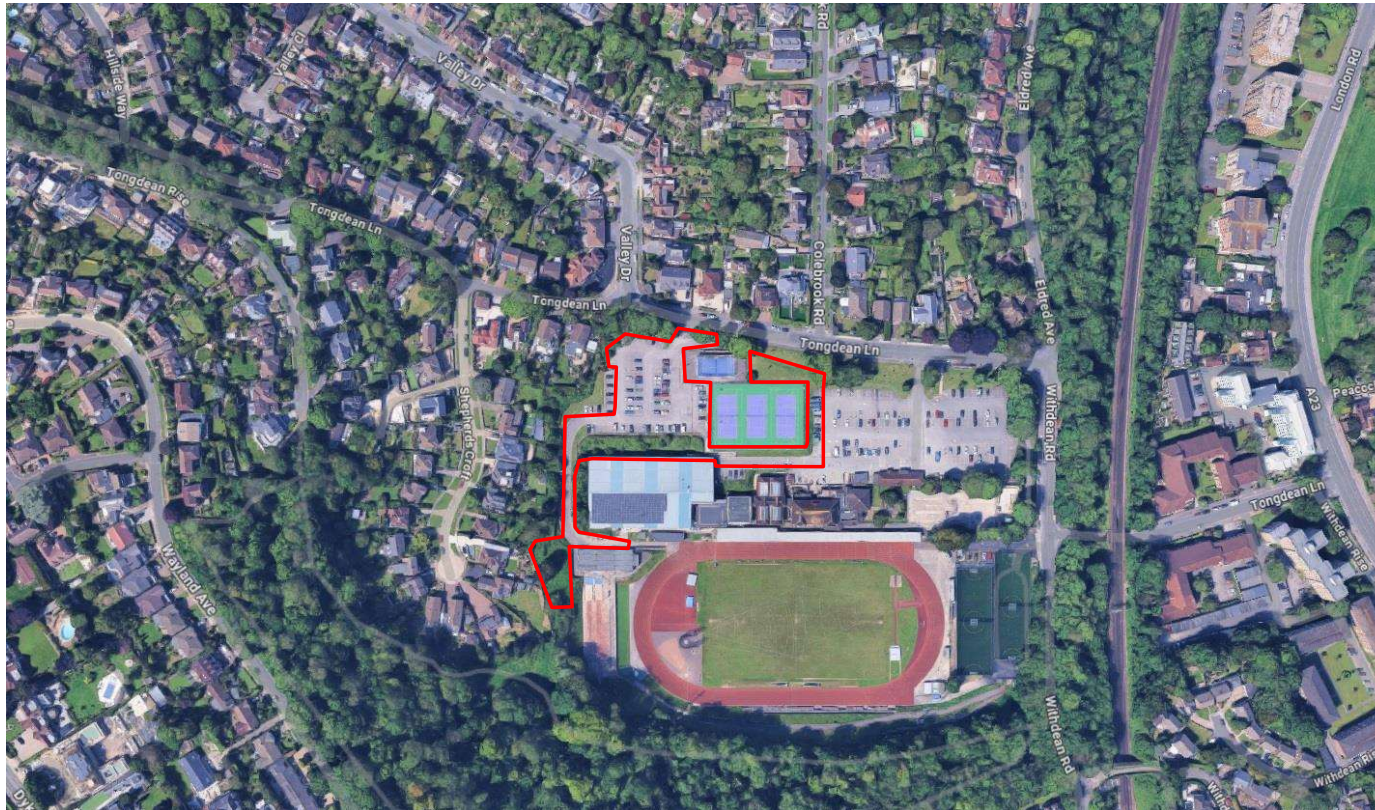
Site

Aerial Photo of Site

Site



Aerial Photo of Site



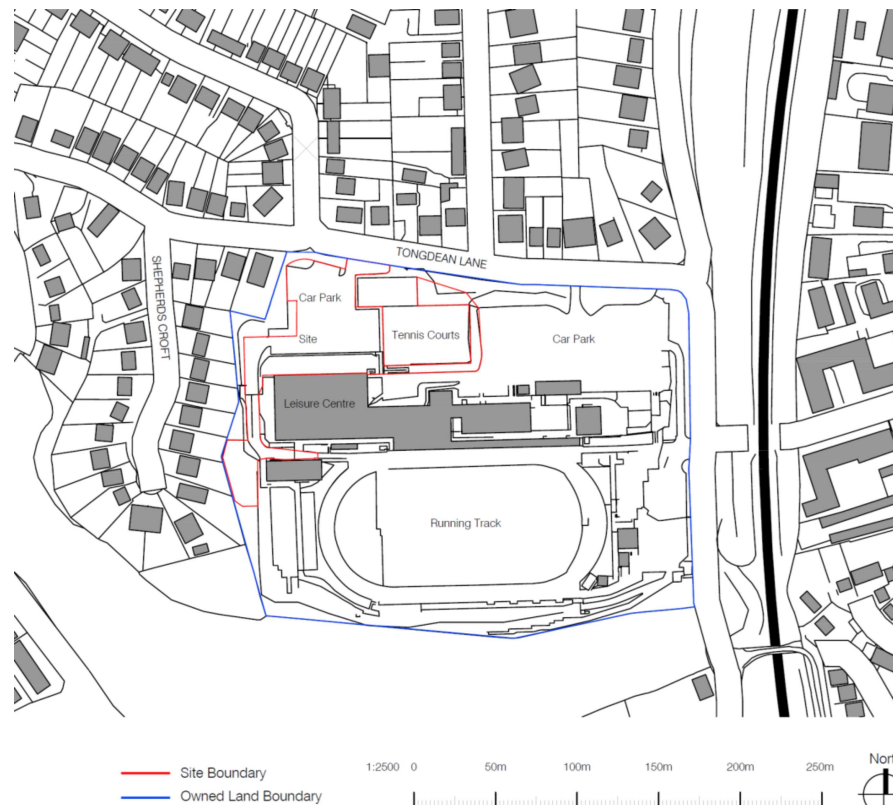
3D Aerial Photo of Site



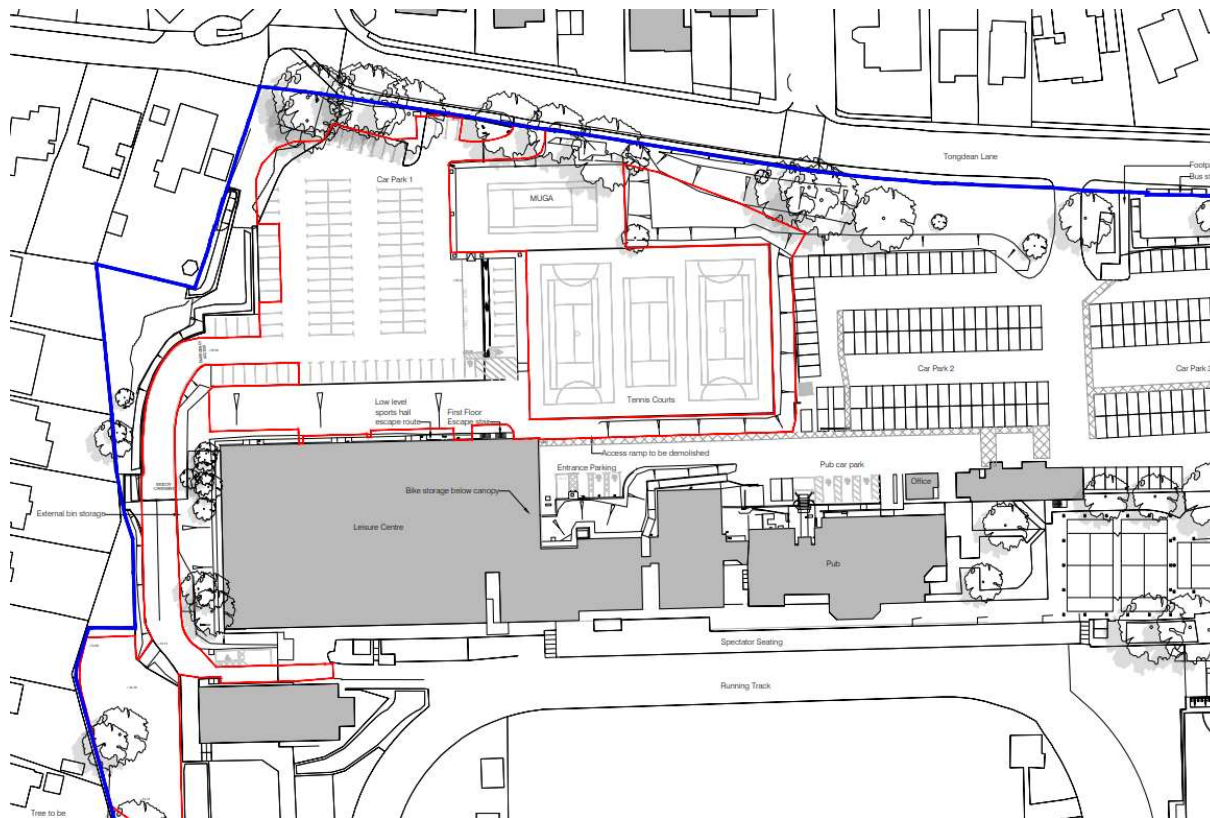
3D Aerial Photo of Wider Site



Existing Location Plan



Existing Site Plan



Existing Building – East and North elevations



Withdean Sports Complex Front view



View from High Level Carpark towards Withdean Sports Complex Entrance

Existing/Proposed Access

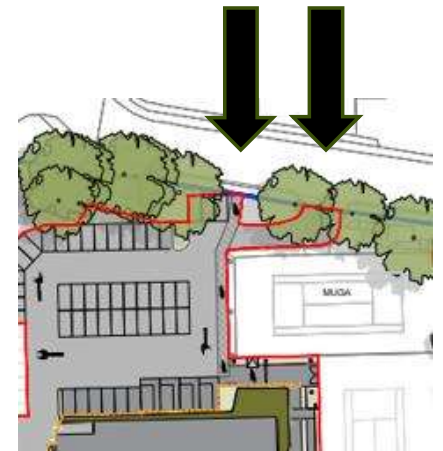


Upper Carpark Entrance from Tongdean Road

Existing Vehicle Access retained

Proposed
pedestrian
access

Existing
Vehicle
Access



Existing & Proposed Parking

Current Parking Provision		Updated Parking Provision Due to new Pool Development	
Large/Lower Car Park		Large/Lower Car Park	
Accessible spaces	10	Accessible spaces	8 (-2)
Large vehicle/minibus spaces	3	Large vehicle/minibus spaces	3
Parent & Child spaces	7	Parent & Child spaces	7
Motorcycle/moped spaces	6	Motorcycle/moped spaces	6
Electric Vehicle (EV) spaces	1	Electric Vehicle (EV) spaces	1
Regular spaces	199	Regular spaces	203 (+4)
Smaller/Upper Car Park		Smaller/Upper Car Park	
Accessible spaces	5	Accessible spaces	7 (+2)
Standard spaces	110	Standard spaces (with the addition of new overflow car park)	94 (66+28)
3G Pitches Car Park		3G Pitches Car Park	
Accessible spaces	2	Accessible spaces	2
Minibus spaces	2	Minibus spaces	2
TOTALS		TOTALS	
Total Regular Spaces	309	Total Regular Spaces	297
Total Parent & Child Spaces	7	Total Parent & Child Spaces	7
Total Accessible Spaces	17	Total Accessible Spaces	17
Total Minibus Spaces	5	Total Minibus Spaces	5
Total Electric Spaces	1	Total Electric Spaces	1
Total Vehicle Parking Spaces	339	Total Vehicle Parking Spaces	327

Table 3.1: Comparison of Existing and Proposed Site-Wide Parking Provision

Taken from Transport Assessment by SK Transport Planning

The existing upper car provides 110 no. spaces.

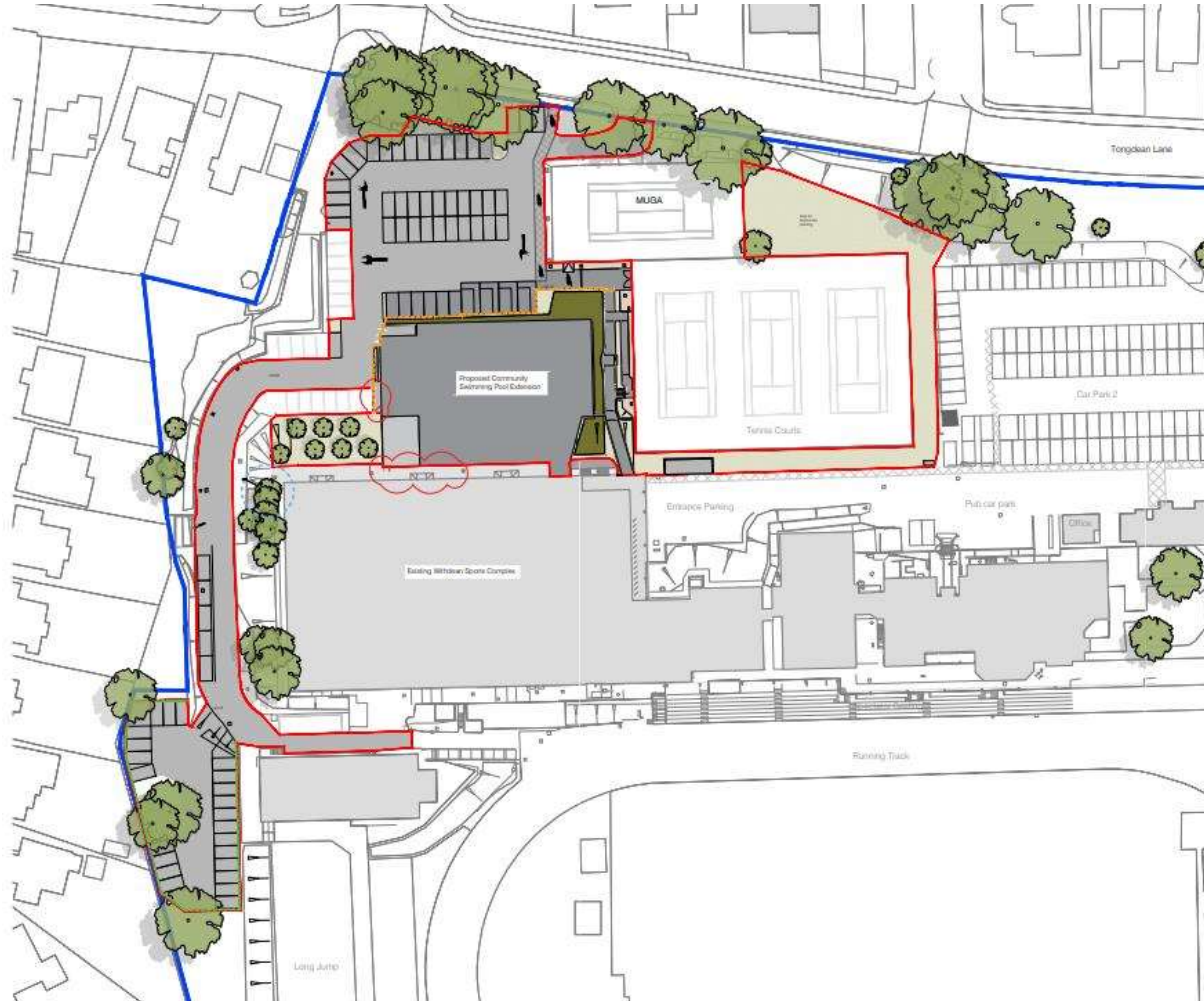
There are also 199 no. available in the Lower Car Park on the wider site.

The resultant proposal would result in the loss of 44 Lower Car Park spaces.

Proposed overflow car park provides 28 new spaces.

Overall net reduction is stated as 12 regular car parking spaces on wider site.

Proposed Site Plan



59



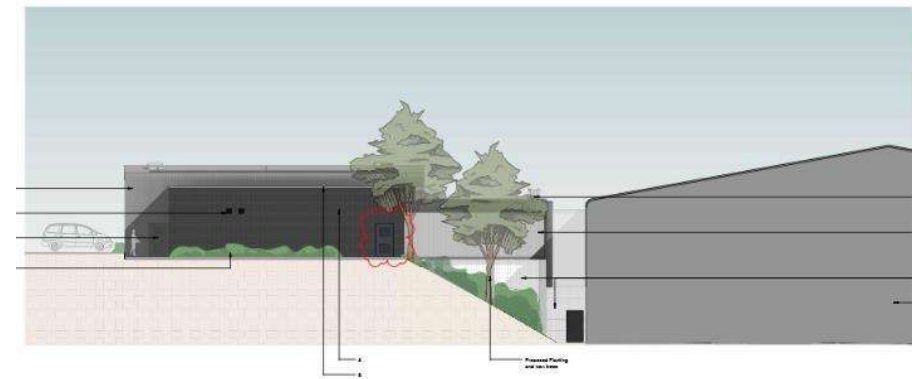
Proposed Elevations



North Elevation



East Elevation



West Elevation

Proposed External Materials



Metal Roof and Cladding



Block-work



Brick Plinth



Recessed Metal Cladding to Elevation



Curved eaves with recessed gutter

Proposed Landscaping and Accessibility



Proposed 34 small trees

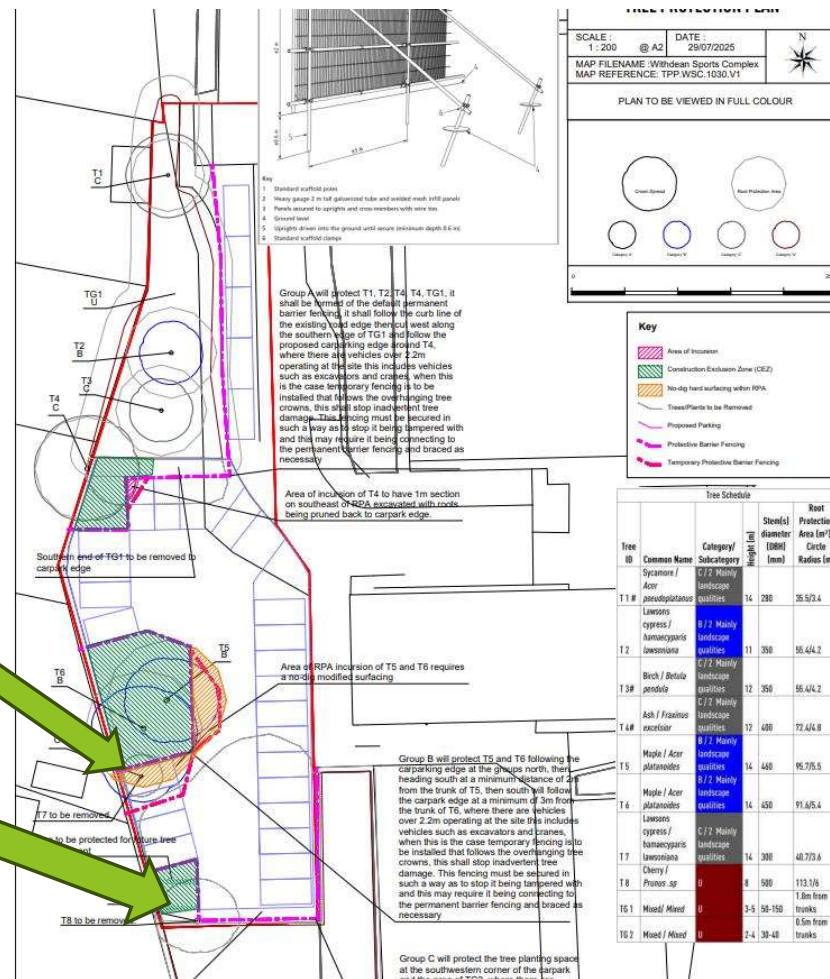
- 7 to the west of the sports hall
- 11 to the north-east and
- 16 to the south and east of the tennis courts/5-a-side pitches).

Tree Protection and Loss of Trees

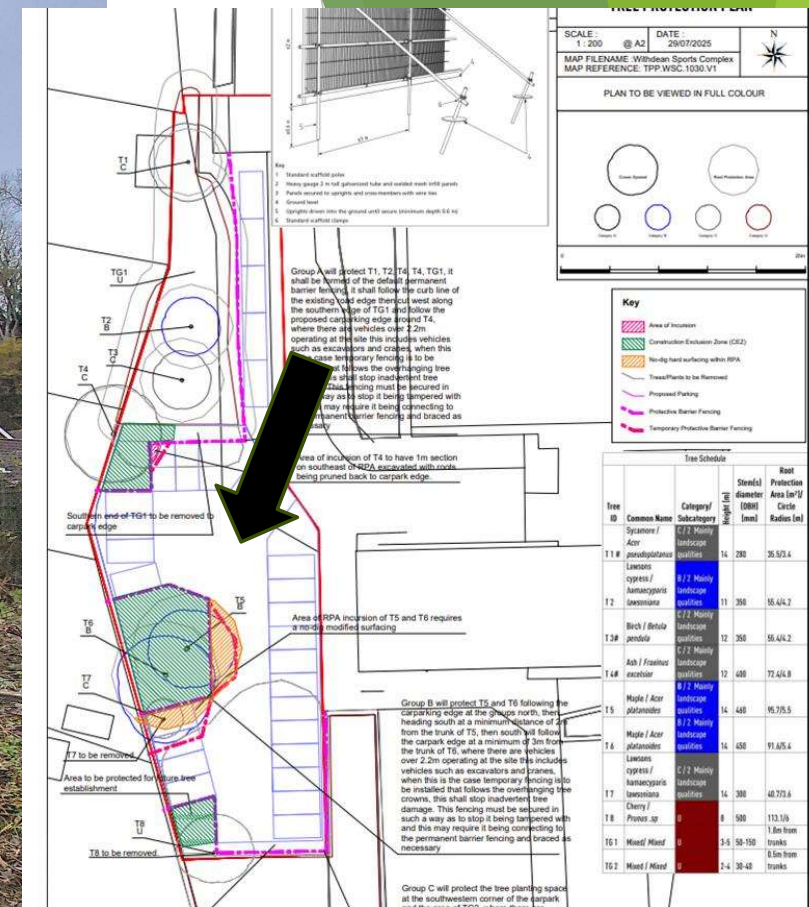
Loss of Trees (area of overflow car park/Shepherds Croft)

T8 Cherry tree – removed

T7 cypress – removed



Proposed overflow car park south-west of site



Proposed Visuals



North Elevation View



Aerial CGI



Bridge Link View from Main Entrance

Proposed East Elevation Visual



View towards Main Entrance

Representations

9 objections from individuals received - main reasons as follows:

- ▶ Lack of public consultation
- ▶ Unnecessary development
- ▶ Car park would cause noise and light pollution
- ▶ Loss of parking creating parking overspill in locality and congestion
- ▶ Design of the building is insensitive to the area
- ▶ The development will make existing flooding issues worse
- ▶ Concern regarding removing any trees

3 representations of support received:

- ▶ A hub for sport is exciting for the community
- ▶ Pool will greatly enhance the existing facilities
- ▶ Relocating parking will help relieve congestion
- ▶ The pool will also promote and encourage healthier lifestyle

Key Considerations

- Principle of development
- Provision of sports facilities
- The impact on the visual amenities of the surrounding area
- The impact on neighbouring amenity
- Landscaping and impact on trees
- The impact on highways
- Accessibility issues
- Biodiversity
- Drainage/flooding
- Sustainability.

Conclusion and Planning Balance

- ▶ The proposed pool use would add to the overall visitor offer of the wider sports complex.
- ▶ The proposals would bring part of the open space land into more effective use and complement other uses
- ▶ The site is well connected to public transport links and in walking distance to many nearby local residential areas.
- ▶ It is considered that the positioning/design of the extension would work well alongside the existing building.
- ▶ The overall design, including external materials, is considered appropriate in the context of the appearance of the existing building and the character of the surrounding area.
- ▶ General access for pedestrians in and around the site improved.
- ▶ The proposed soft landscaping would enhance the site in appearance.
- ▶ Trees lost are not of a condition to justify their retention, and consideration is given to the loss being mitigated with replacement planting.
- ▶ Biodiversity Net Gain can be achieved via the purchasing of off-site habitat units and is secured by condition.
- ▶ Distance of swimming pool from residential properties would limit impact on amenity. Noise from car park can be limited by condition for car park management.
- ▶ Appropriate to restrict opening hours during the week until 22.00 by condition.
- ▶ The impacts of any additional trip generation or parking overspill are not considered to be so significant here.
- ▶ Impact on congestion on surrounding streets can be mitigated by condition.

Recommend: Approval

67

54 Auckland Drive

BH2025/02421

3rd December 2025



Brighton & Hove
City Council

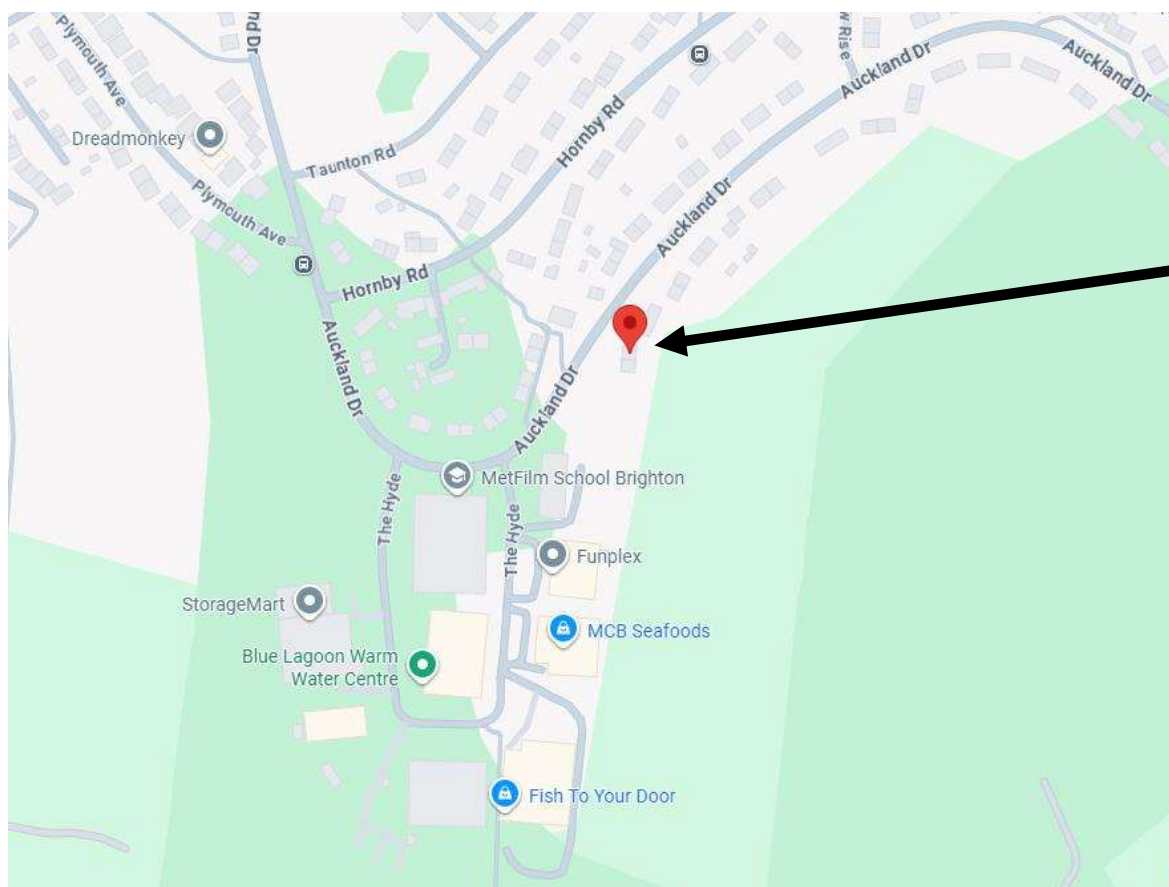
Application Description

Change of use from residential dwelling (C3) to 6no bedroom small house in multiple occupation (C4) with associated alterations.

‘Associated alterations’ includes:

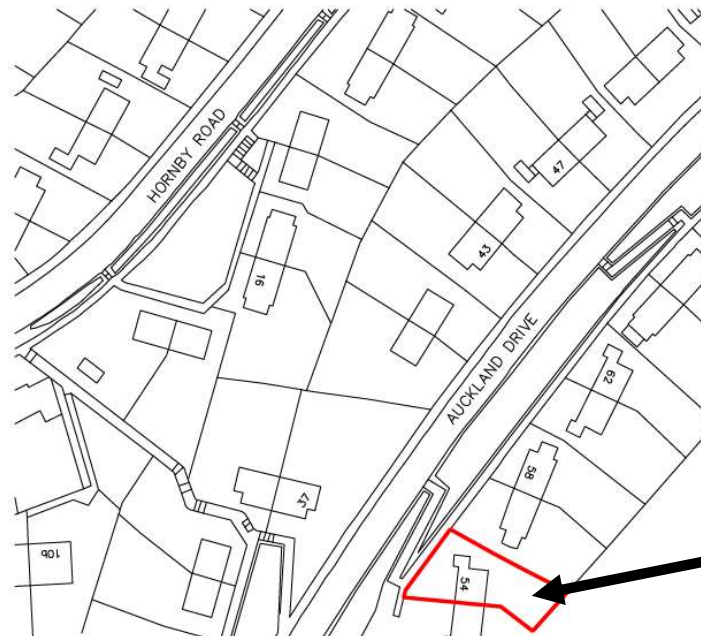
- ▶ New window opening on front elevation at first floor and reduced size of existing first floor opening.
- ▶ Reduction of window openings in the side elevation.
- ▶ Changes to rear fenestration at ground floor openings to allow the existing door position to be moved to the side extension and the existing door replaced with a window.

Map of Application Site



Application site

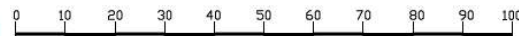
Existing Location Plan



Application site



1:1250

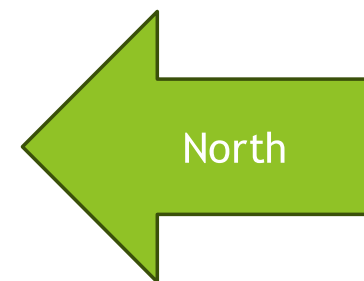


Location plan 1:1250

Aerial Photo of Site



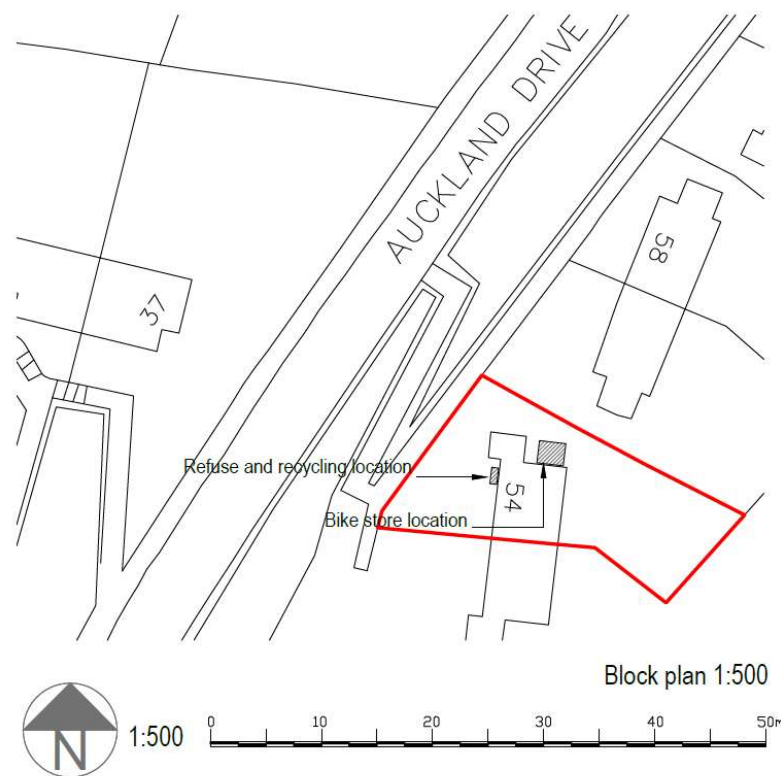
3D Aerial Photo of Site



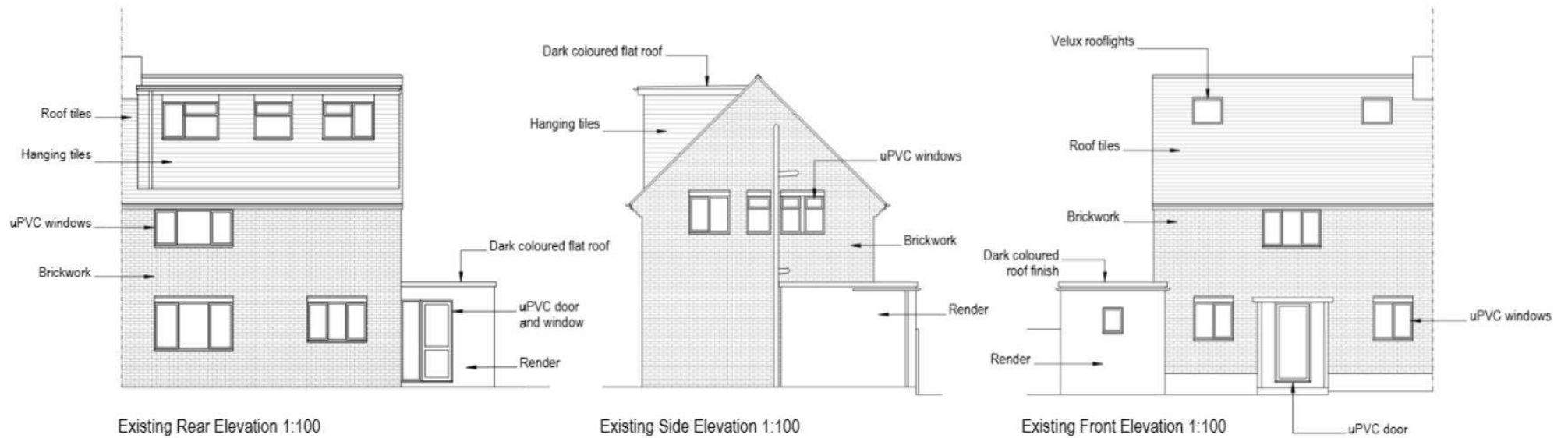
Existing Street Photo of Site



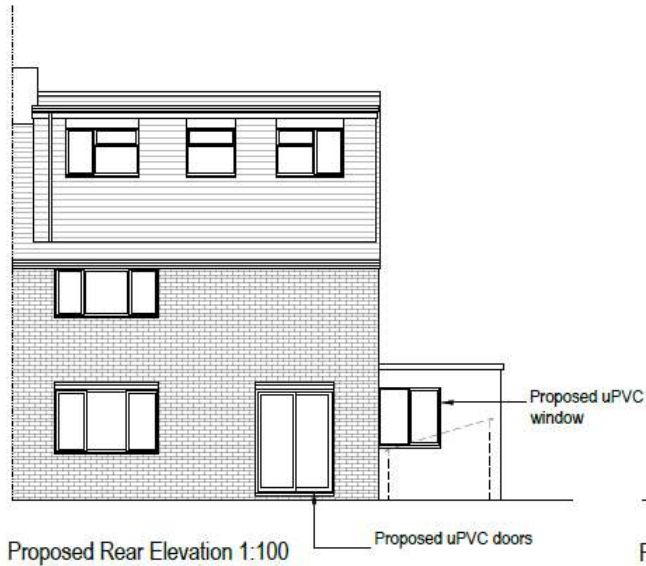
Proposed Block Plan



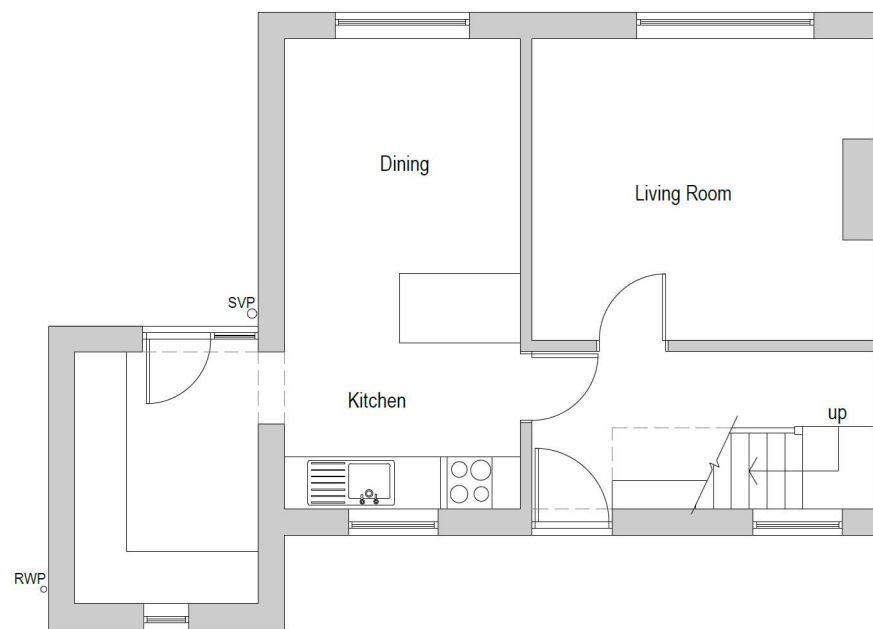
Existing Elevations



Proposed Elevations



Existing Ground Floor Plan

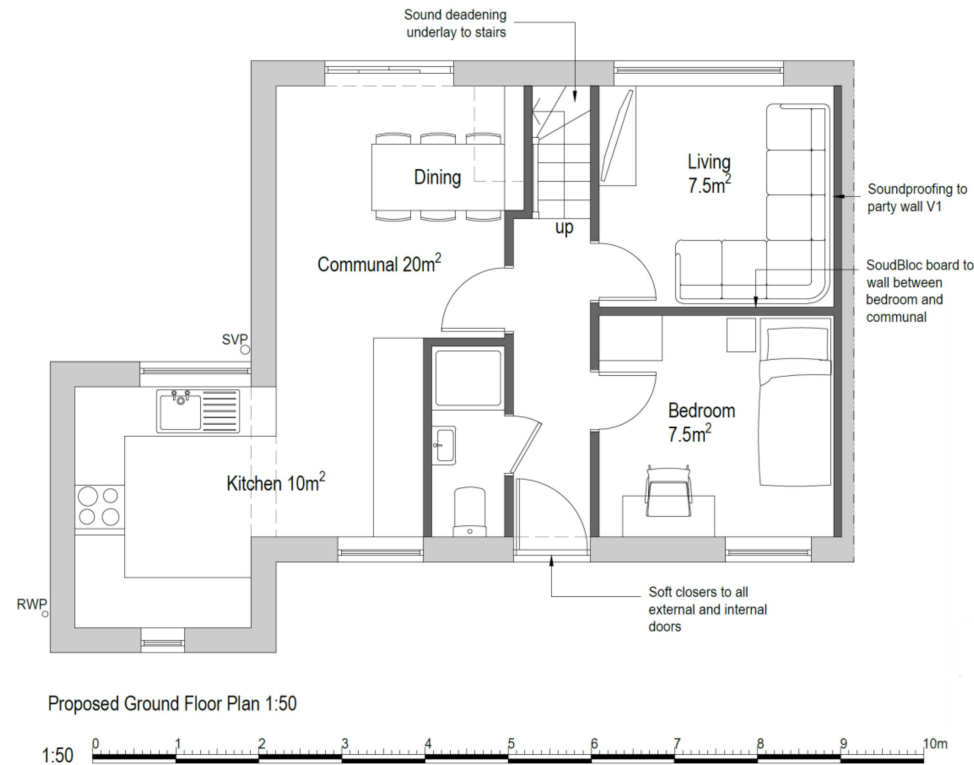


Existing Ground Floor Plan 1:50



Proposed Ground Floor Plan

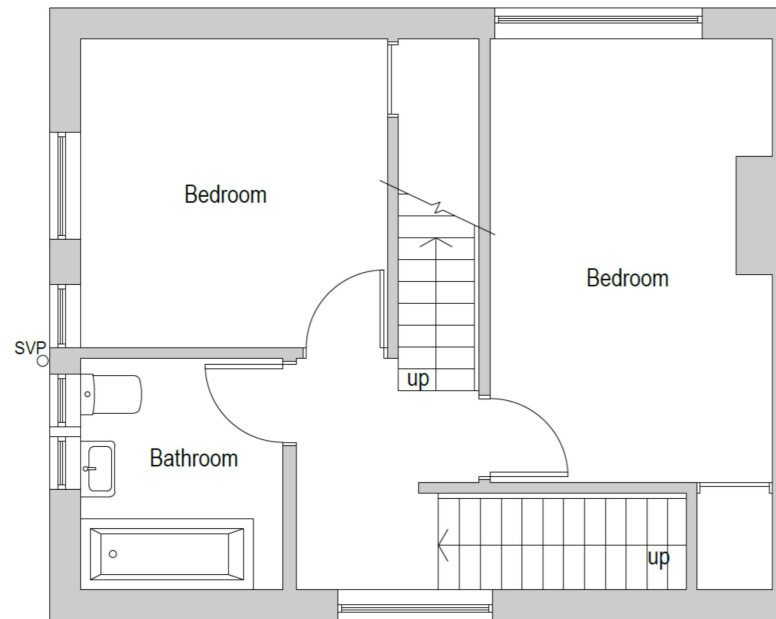
More than 4sqm of communal space is provided per future occupier in accordance with policy DM7.



The minimum bedroom size of 7.5sqm is met for bedrooms of future occupiers in accordance with policy DM7.

There are WC and washing amenities within one floor of bedrooms and communal spaces.

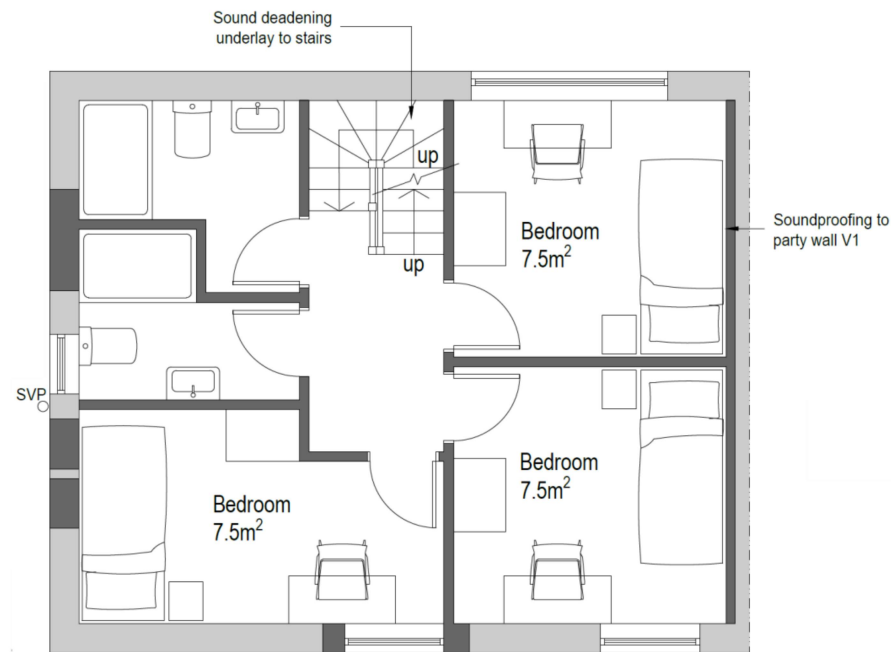
Existing 1st Floor Plan



Existing First Floor Plan 1:50



Proposed 1st Floor Plan



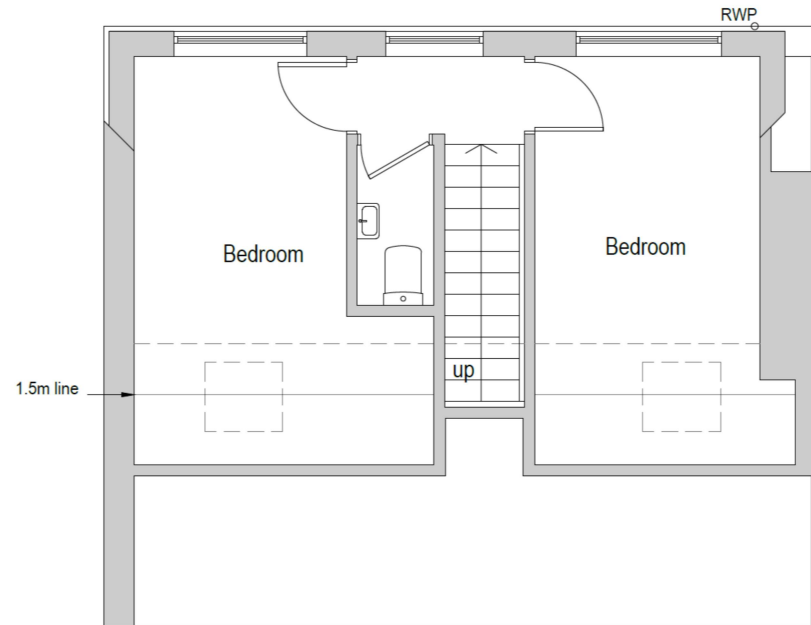
Proposed First Floor Plan 1:50



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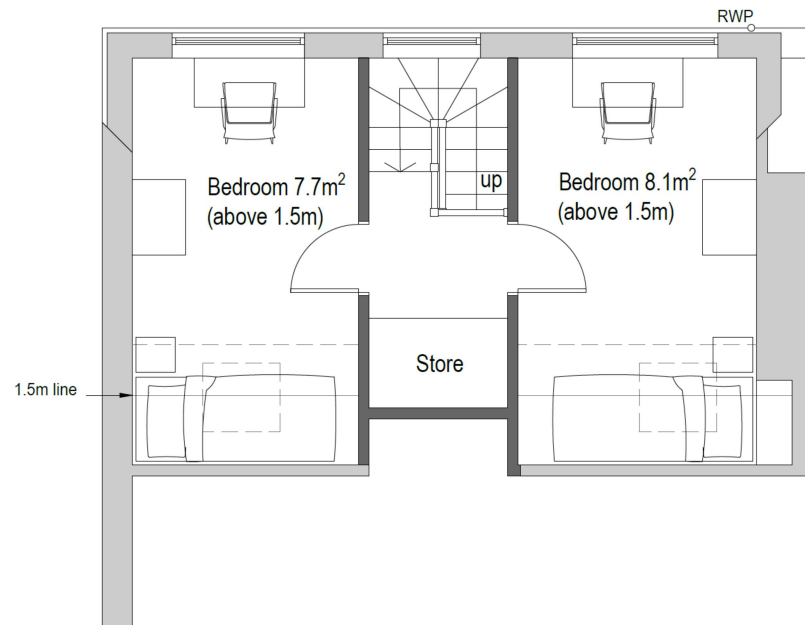
Existing Loft Floor Plan



Existing Loft Floor Plan 1:50



Proposed Loft Floor Plan



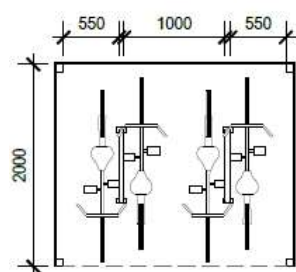
Proposed Loft Floor Plan 1:50



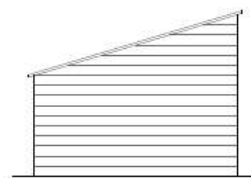
The minimum bedroom size of 7.5sqm is met for bedrooms of future occupiers in accordance with policy DM7. For this floor this has been considered with regard to the amount of floor area with a head height of 1.5m.

There are WC and washing amenities within one floor of bedrooms and communal spaces.

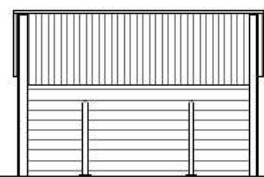
Cycle parking details



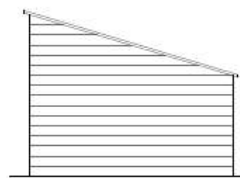
Proposed cycle store plan x4
(2 sheffield stands) 1:50



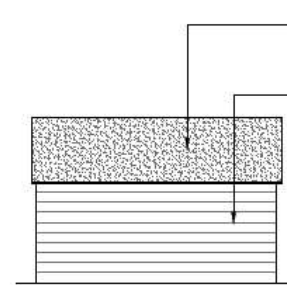
Proposed cycle side
elevation x4 1:50



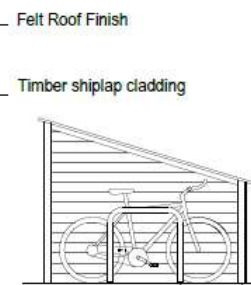
Proposed cycle front
elevation x4 1:50



Proposed cycle side
elevation x4 1:50



Proposed cycle rear
elevation x4 1:50



Proposed cycle
section x4 1:50

Sheffield stand

Structure supported by 75mm x 75mm
posts

Felt Roof Finish

Timber shiplap cladding

CP21 and DM7

- ▶ The proposal is in an area where there are not more than 10% of properties within 50m of the application site.
- ▶ The proposal is in an area where the wider neighbourhood area does not have more than 20% of properties in HMO use.
- ▶ The proposal would not result in a terrace of more than 3 HMOs, and it would not result in a non-HMO being sandwiched between two HMOs.
- ▶ The application meets the density test of policies CP21 and DM7.

Representations

Representations have been received from 26 (Twenty-Six) individuals, objecting to the proposed development for the following reasons:

- ▶ Family area does not need more HMOs
- ▶ Detrimental effect on property values
- ▶ Noise
- ▶ Impact on residential amenity
- ▶ Overdevelopment
- ▶ Overshadowing
- ▶ Additional traffic and highway stress
- ▶ Increased demand for parking
- ▶ Poor waste management with student properties/HMOs
- ▶ Antisocial behaviour and drug taking
- ▶ Council stated no more HMOs would be created.
- ▶ Negative impact on the wellbeing of existing residents
- ▶ Overcrowded and overdeveloped HMO accommodation.
- ▶ Impact on safety
- ▶ Not the right area for students to be housed
- ▶ Lack of ventilation
- ▶ Impacts on drainage
- ▶ Loss of dwelling for family occupation.
- ▶ Noise and inconvenience from conversion works.
- ▶ Development is not for local people or those wanting to own a home of their own.
- ▶ Degradation of community
- ▶ Travel is not easy from this location.
- ▶ Too many HMOs within the Moulsecoomb & Bevendean ward
- ▶ Development will bring transient tenants
- ▶ Existing extension to the property was accepted on the basis a family lived there
- ▶ Loss of privacy
- ▶ Impacts on local schools
- ▶ Additional comings and goings of visitors to the occupants of the HMO
- ▶ Not close to universities.
- ▶ Not in accordance with Policy DM20

Councillor Taylor has objected to the application.

Key Considerations

- ▶ Principle of a new small HMO
- ▶ Standard of Accommodaion for future occupiers
- ▶ Design and appearance of the fenestration alterations
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters

Conclusion and Planning Balance

- ▶ The proposed creation of a small HMO (C4) in this location would be in an area where the concentration of HMOs is less than 10% within 50m of the site (CP21) and less than 20% within the wider neighbourhood area (DM7 2(a)).
- ▶ The proposed HMO would not 'sandwich' a non-HMO dwelling between HMO uses and it would not create a terrace of three or more HMOs. Compliance with DM7 2 (b & c) is achieved.
- ▶ The proposed standard of accommodation for a maximum of six persons (the upper limit of occupation within the C4 class) is considered to meet the requirements of DM7 2 (d&e) regarding bedroom sizes and communal spaces for the maximum number of occupiers within the C4 class.
- ▶ The proposed alterations to fenestration across the dwellings to ensure that the pattern and position of window openings and the rear double doors to the garden are considered acceptable in terms of their external appearance.
- ▶ The proposal is not considered to result in significant neighbour amenity impacts which would warrant refusal. The densities of existing HMOs do not suggest that a mixed and balance community would not be achieved with this proposed HMO. The new and amended fenestration is not considered to result in harmful overlooking or loss of privacy for existing residents.
- ▶ The proposal would secure cycle parking and is not considered to result in significant overspill on-street parking. Connectivity with local buses is possible within a short walk of the site. There has been no objection from the Highway Authority to the proposals.

Recommend: Approval

69

70 North Street, Portslade

BH2025/01397

3rd December 2025



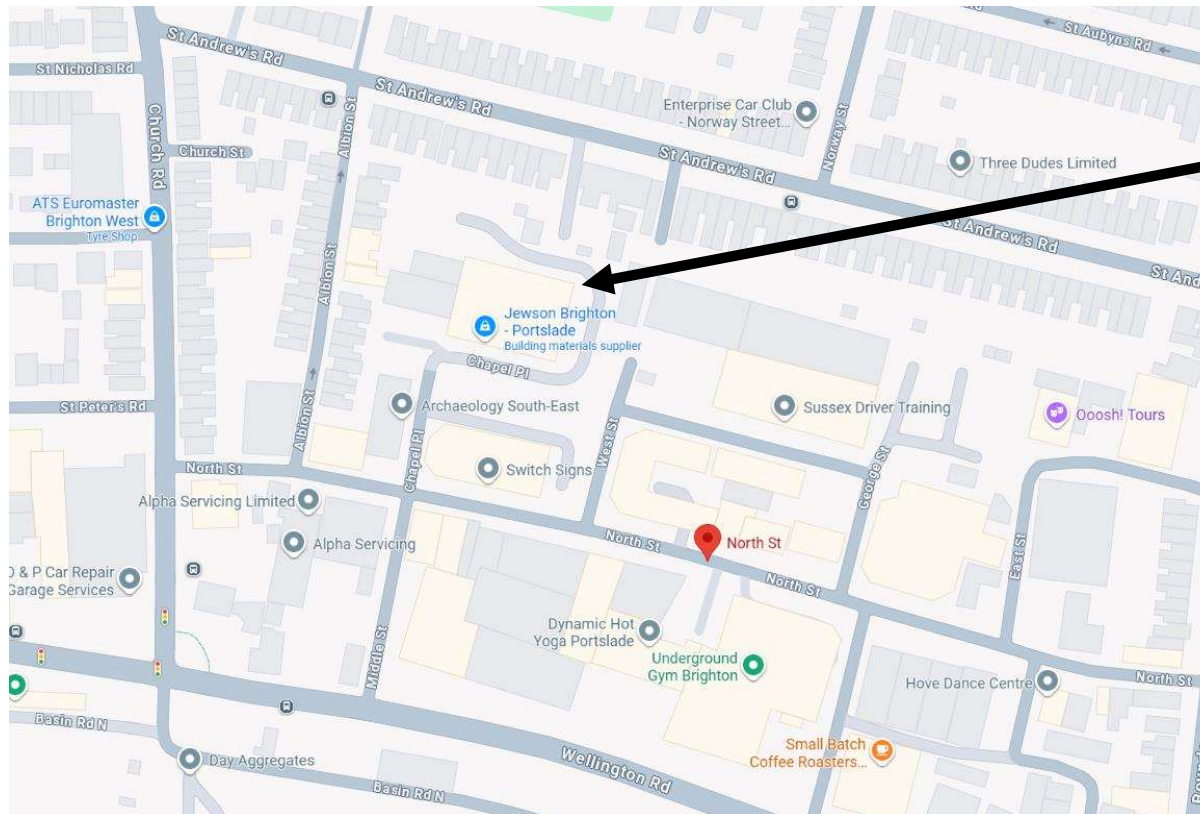
Brighton & Hove
City Council

Application Description

Refurbishment of existing builders merchants including single storey extension to South elevation of customer service building and reconfiguration of site layout.

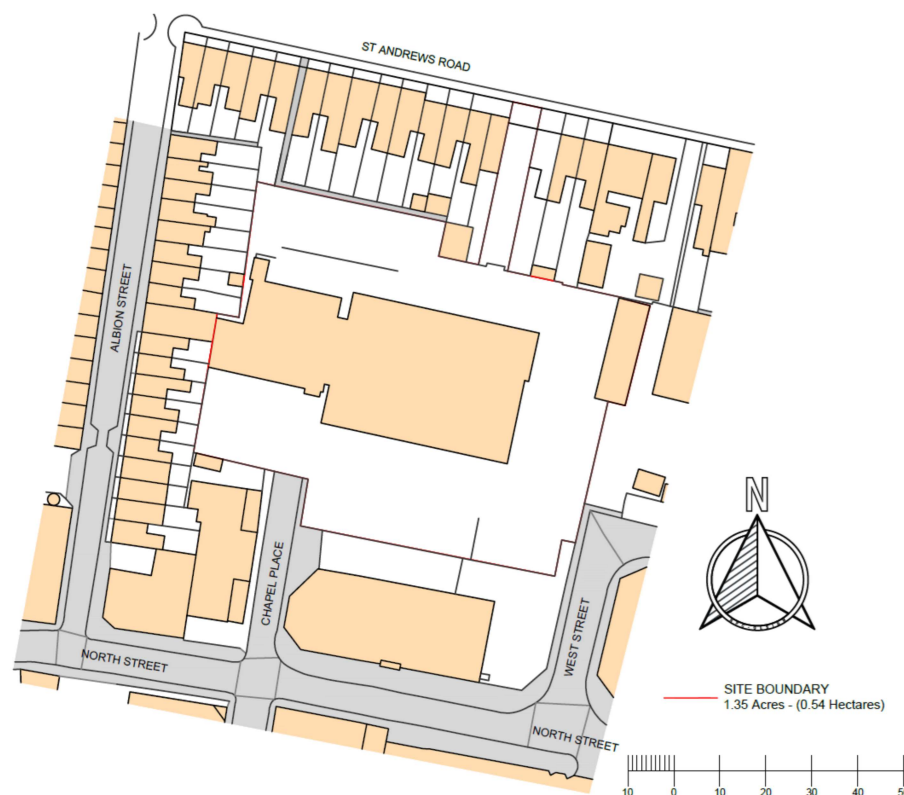
The application has been subject to several amendments to reduce the scale of the proposed extension and to ensure greater separation from the boundary with Albion Street. A Daylight and Sunlight Report has also been received in support of the amendments during the lifetime of the application.

Map of Application Site



Application Site

Existing Location Plan



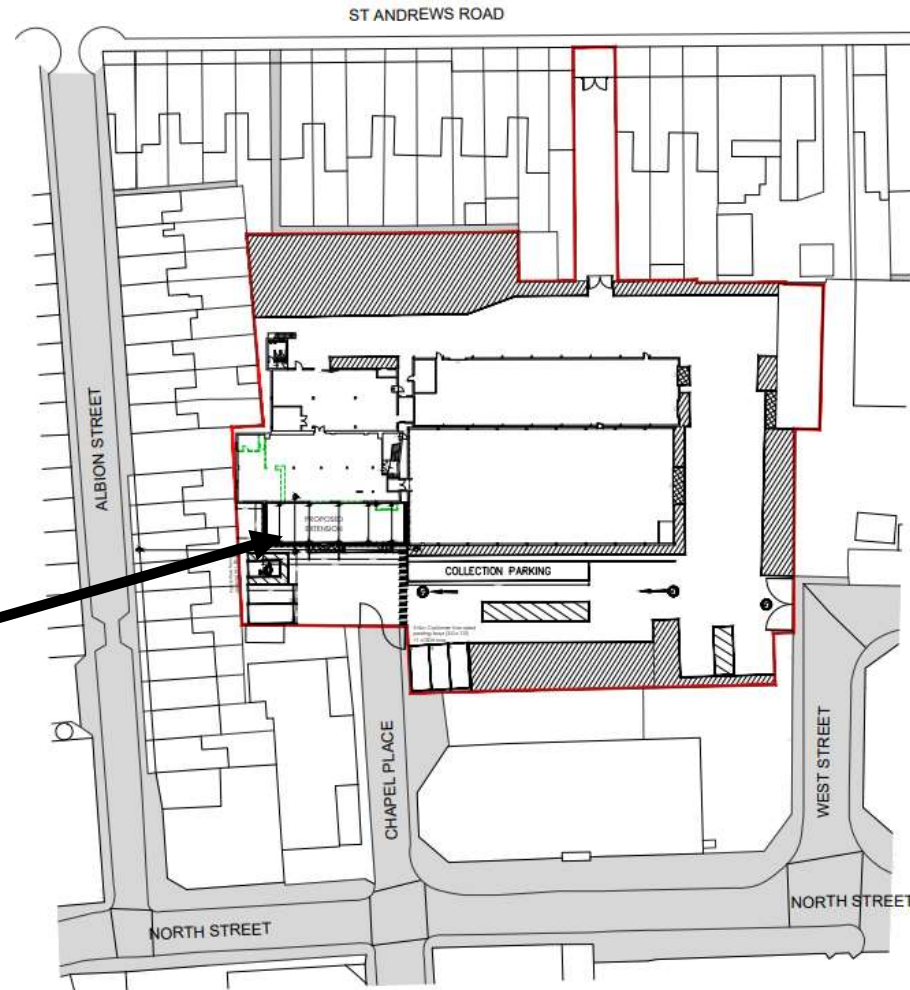
Aerial Photo of Site



3D Aerial Photo of Site



Proposed Site Plan



Proposed Extension

66



Proposed Design finish

All doors to be painted
Anthracite Grey: RAL7016



Roof materials to be insulated steel
composite, powered coated Goosewing
Grey RAL080 70 05



Trims to be painted Light blue : RAL5012



RENDERED VISUAL (STARK, UK)



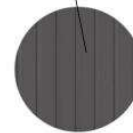
Retained existing chain-link
fencing & concrete post
fencing



New cladding -
Anthracite Grey
RAL7016

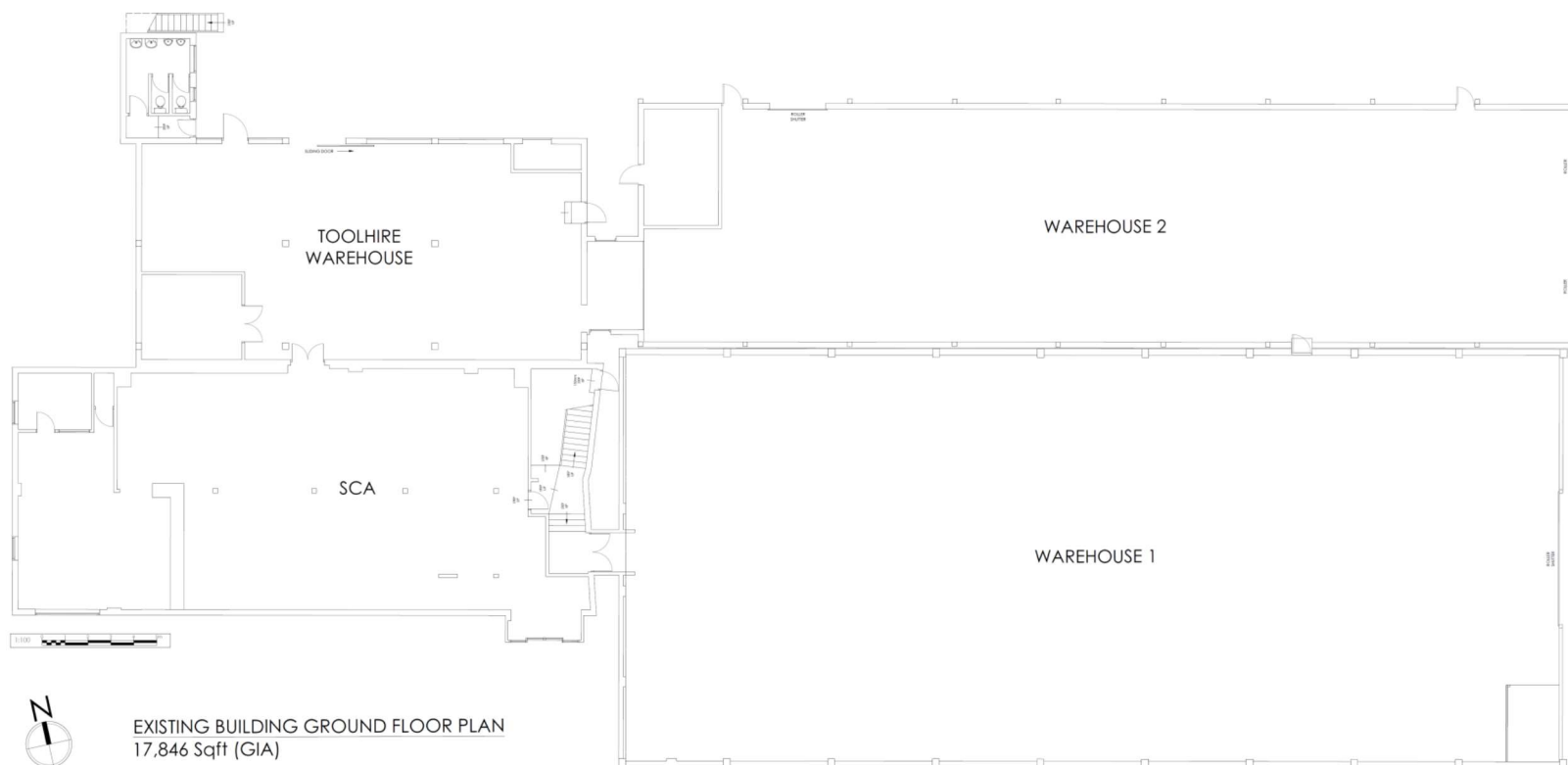


Repair/Replace window
frames with PVCu in
Anthracite Grey RAL7016



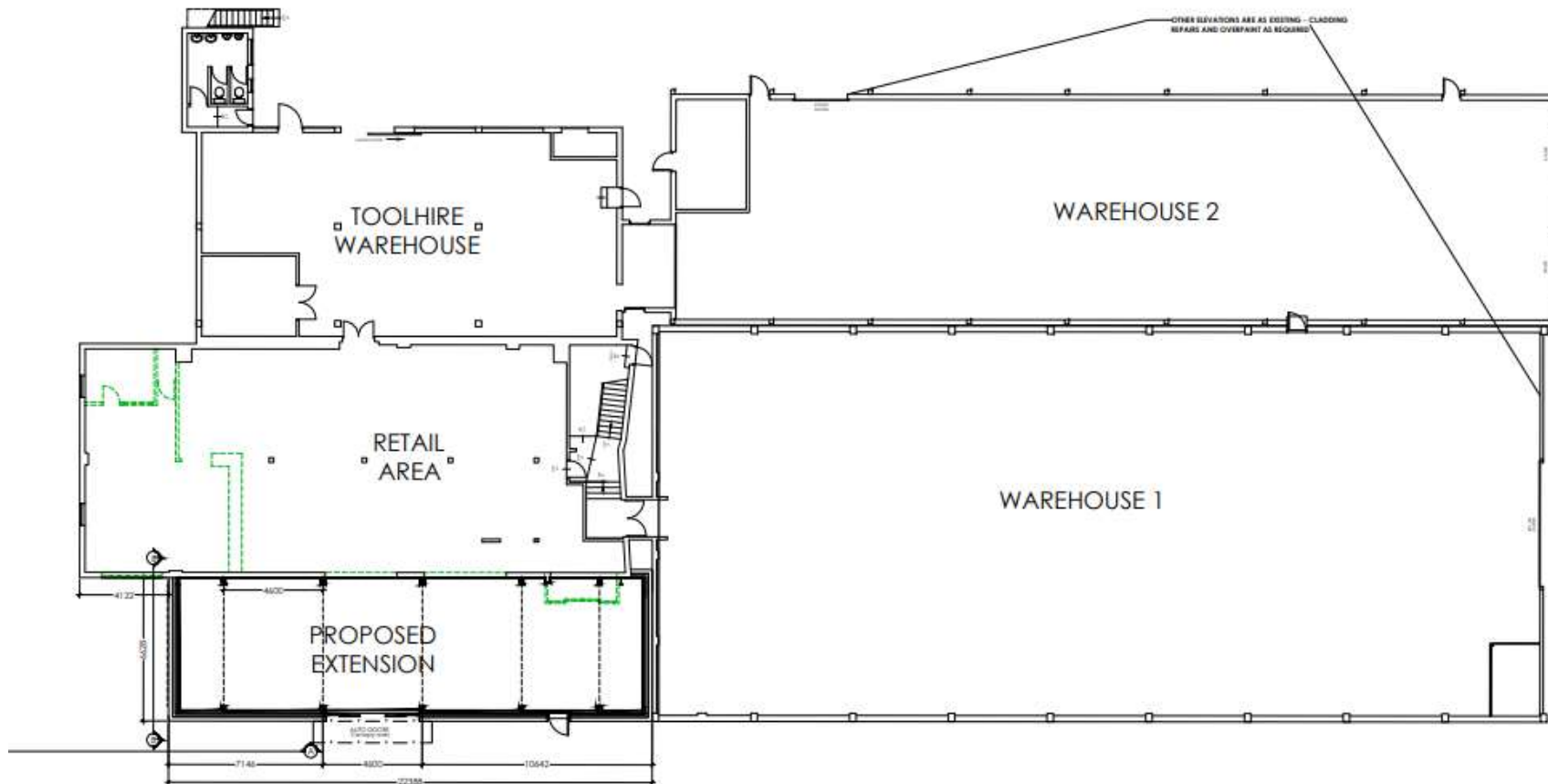
Existing cladding repair &
paint-Anthracite Grey
RAL7016

Existing Floor Plan

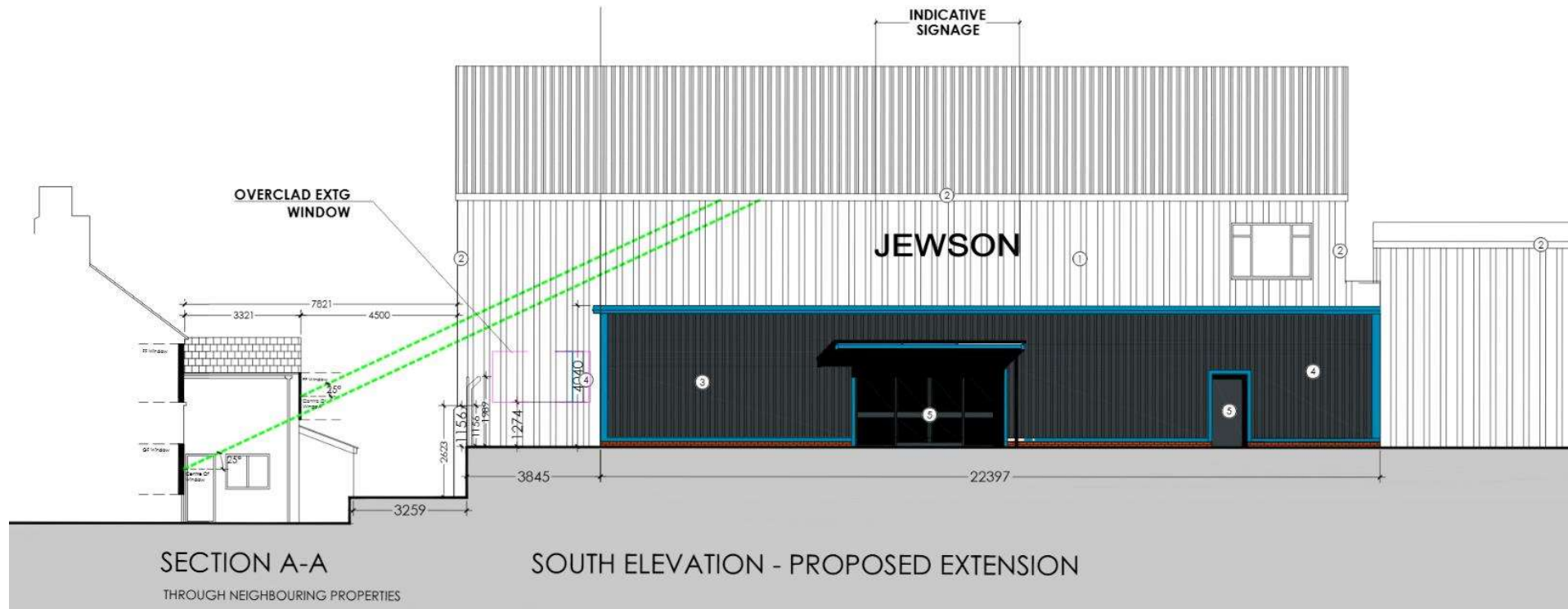


EXISTING BUILDING GROUND FLOOR PLAN
17,846 Sqft (GIA)

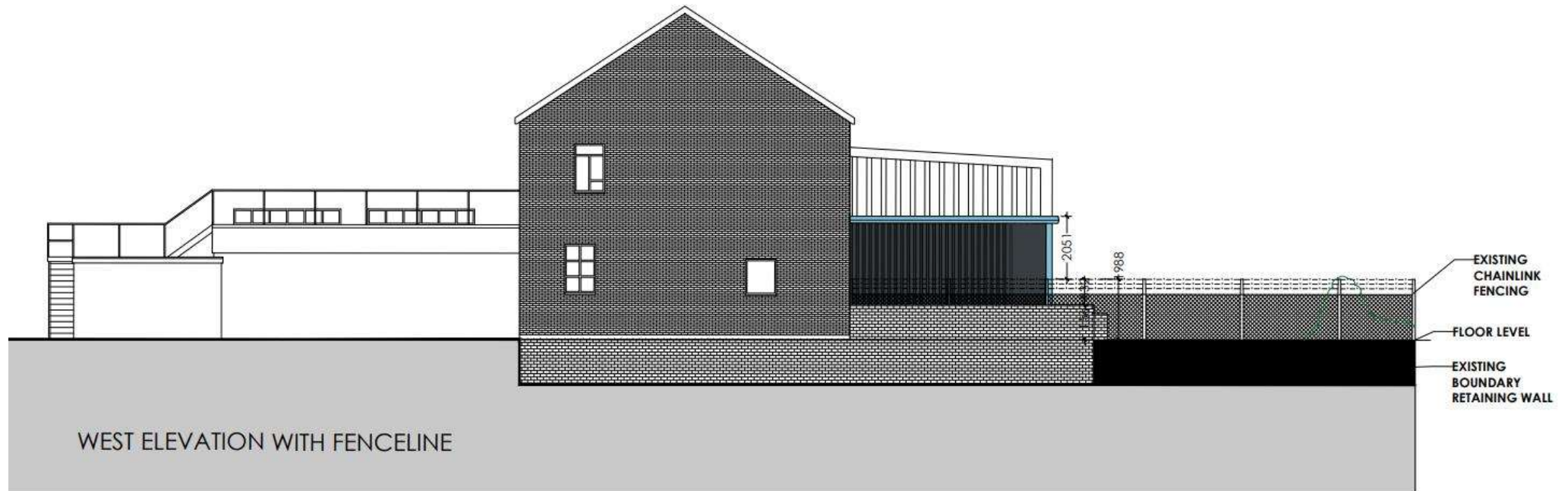
Proposed Floor Plan



Proposed Front Elevation (South)



Proposed West elevation with fenceline



Proposed West elevation



Existing/Proposed Visuals – Parking area



RENDERED VISUAL – EXISTING PARKING AREA (STARK UK)



RENDERED VISUAL – PROPOSED PARKING AREA (STARK UK)

Existing/Proposed Visuals – view from Chapel Place



EXISTING VIEW FROM CHAPEL PLACE



PROPOSED VIEW FROM CHAPEL PLACE

Note: signage is indicative

Existing/Proposed Visuals – View from West Street



EXISTING VIEW FROM WEST STREET



PROPOSED VIEW FROM WEST STREET

Photo of the Albion Street boundary

Existing chain
link fencing

Existing
window - to
be overlaid
in proposals

Existing moveable sample materials



Photo through the Albion Street boundary



Looking towards Albion Street



Photo of the site exit to Chapel Place



Representations

Representations have been received from **13 (Thirteen)** people, objecting to the proposed development for the following reasons

- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Overshadowing, particularly due to lower land level of neighbours
- ▶ Loss of views
- ▶ Loss of light/sunlight
- ▶ Loss of property value for adjacent houses
- ▶ Oppressive nature of proposed structure
- ▶ Too close to the boundary
- ▶ Construction noise and dust
- ▶ Loss of privacy
- ▶ No need to extend this branch
- ▶ Additional traffic
- ▶ Additional demand for parking in the vicinity of the site
- ▶ Concerns about public consultation

Councillor Robins has objected to the proposals.

Key Considerations

- ▶ Design and Appearance of the extension and refurbishment
- ▶ Impact of proposed extension on neighbours
- ▶ Site layout changes, including reduction of parking.

Conclusion and Planning Balance

- ▶ The proposed extension in the amended form has an acceptable design, and any overbearingness has been significantly reduced through the revised design.
- ▶ The proposed material finish and colour scheme of the refurbished existing structures to match in with the new extension is considered acceptable.
- ▶ The extension is now sufficiently set off the boundary with Albion Street, and the scale and massing of the extension is supported by a Daylight and Sunlight report which concludes no harmful impacts in terms of loss of light.
- ▶ The reduction of parking spaces is not considered to be of concern with regard to overspill parking.
- ▶ Cycle parking has been requested by the Highway Authority and details are secured by condition.

Recommend: Approval

113

4 Benett Drive

BH2025/01832

3rd December 2025



Brighton & Hove
City Council

Application Description

- ▶ Planning permission is sought for the erection of single storey rear extension, enlargement of rear first floor dormers and installation of rear terrace, and associated alterations.

Map of Application Site



Site

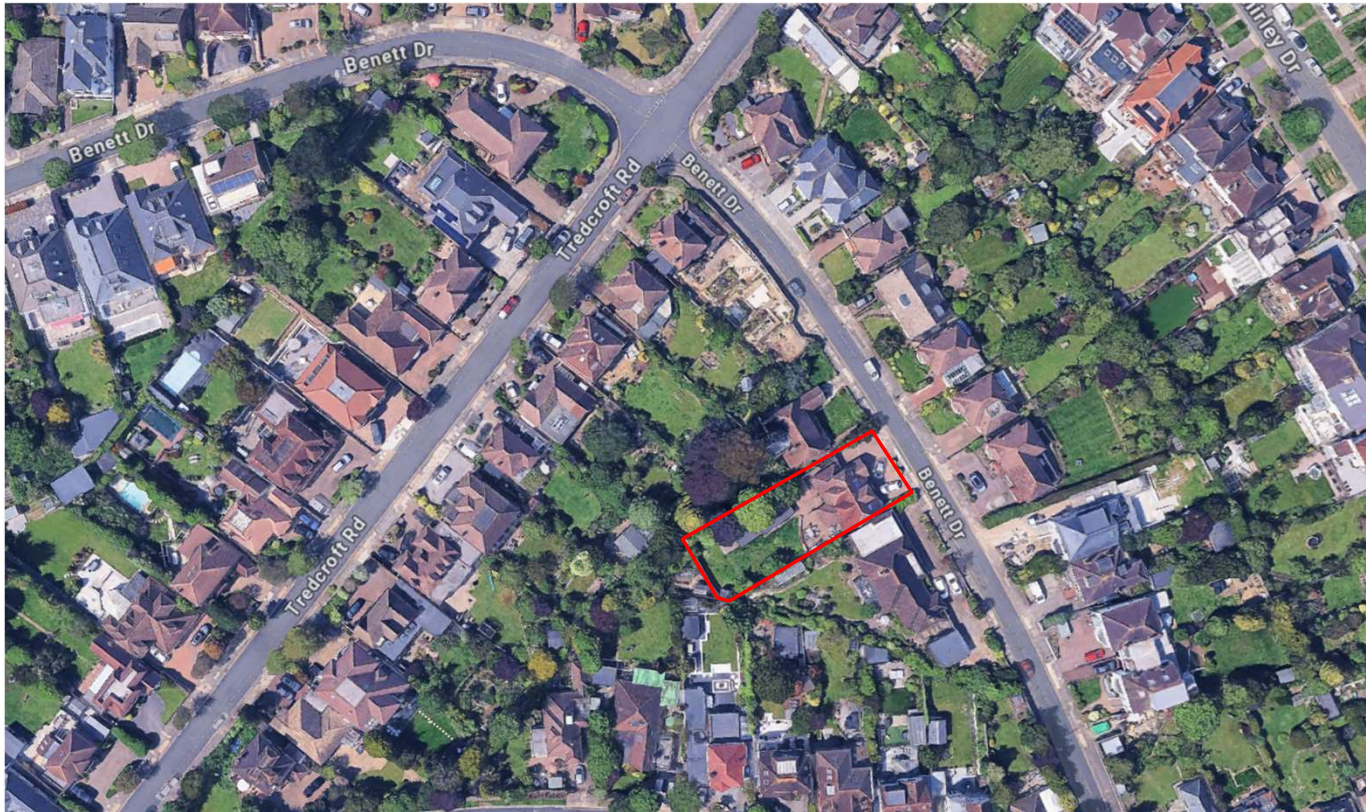
Location Plan



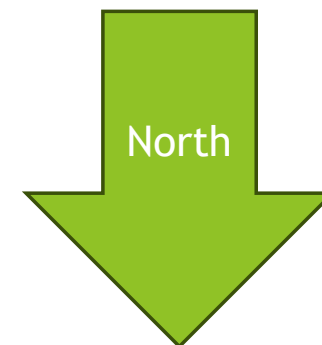
Location Plan

1:1250 @ A3

Aerial Photo of Site



3D Aerial Photo of Site



Existing Front (east) elevation



Existing Rear (west) elevation



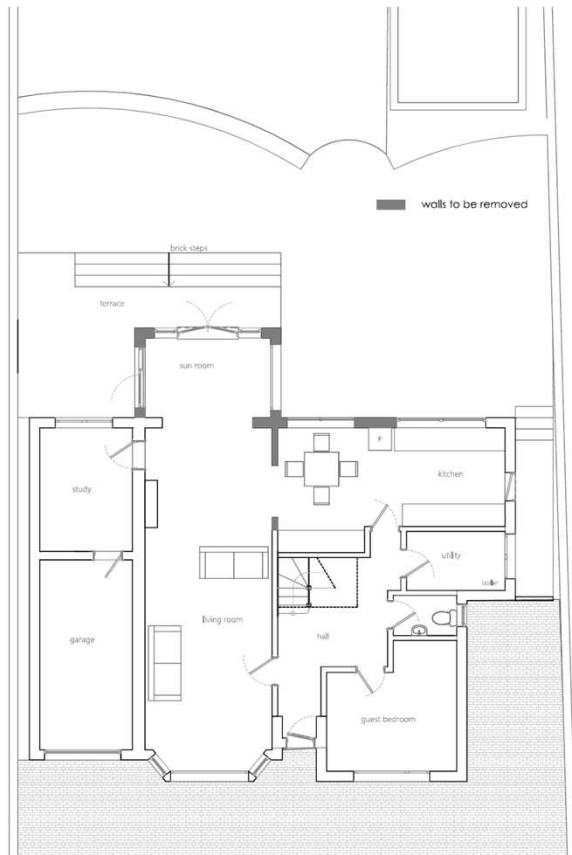
Existing Side (north) Elevation



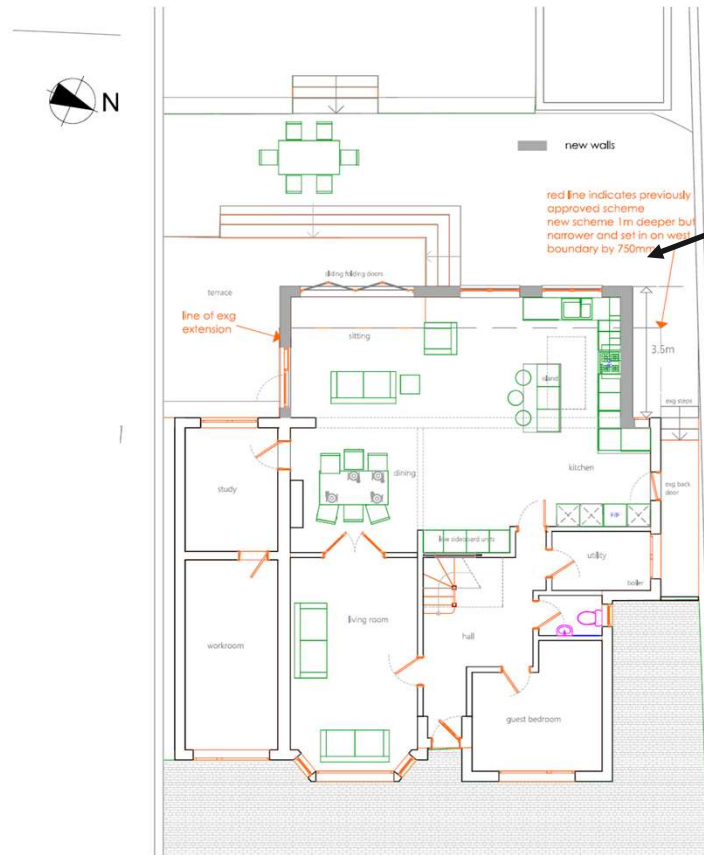
122



Existing and Proposed Ground Floor Plans



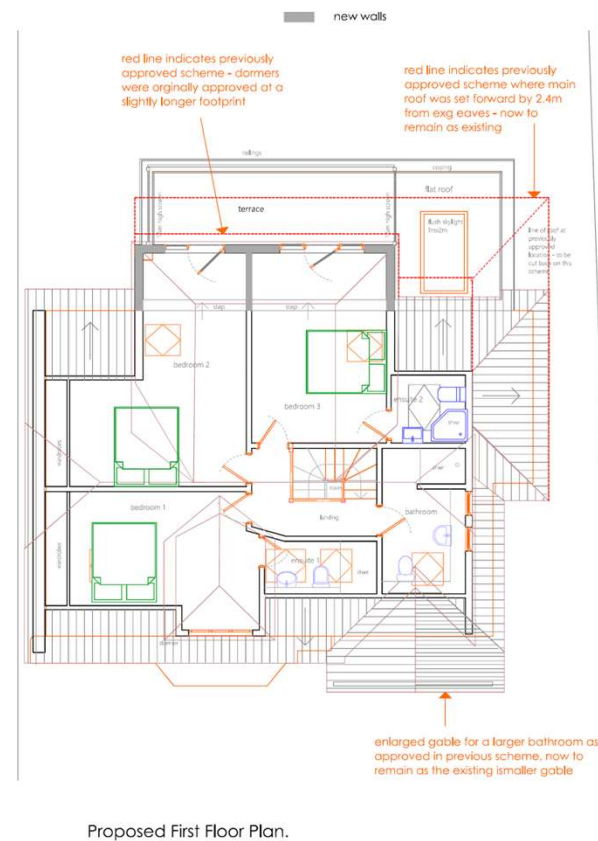
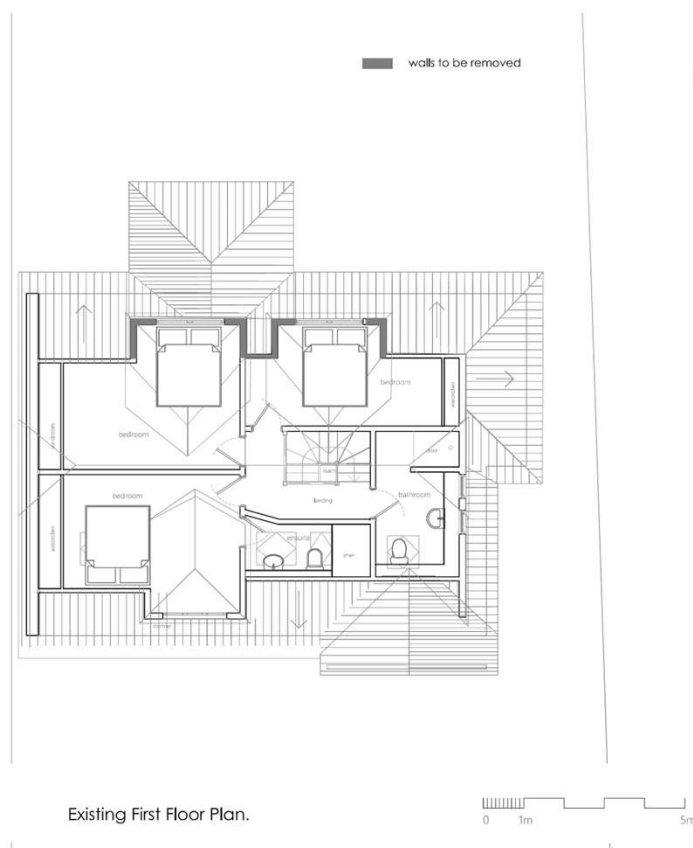
Existing Ground Floor Plan.



Proposed Ground Floor Plan.

Proposed extension would project only 1 metre further than the previously approved extension

Existing and proposed 1st Floor Plans



Existing Front (East) Elevation



Existing East Elevation.

Proposed Front (East) Elevation



Proposed East Elevation.

Existing Rear (West) Elevation



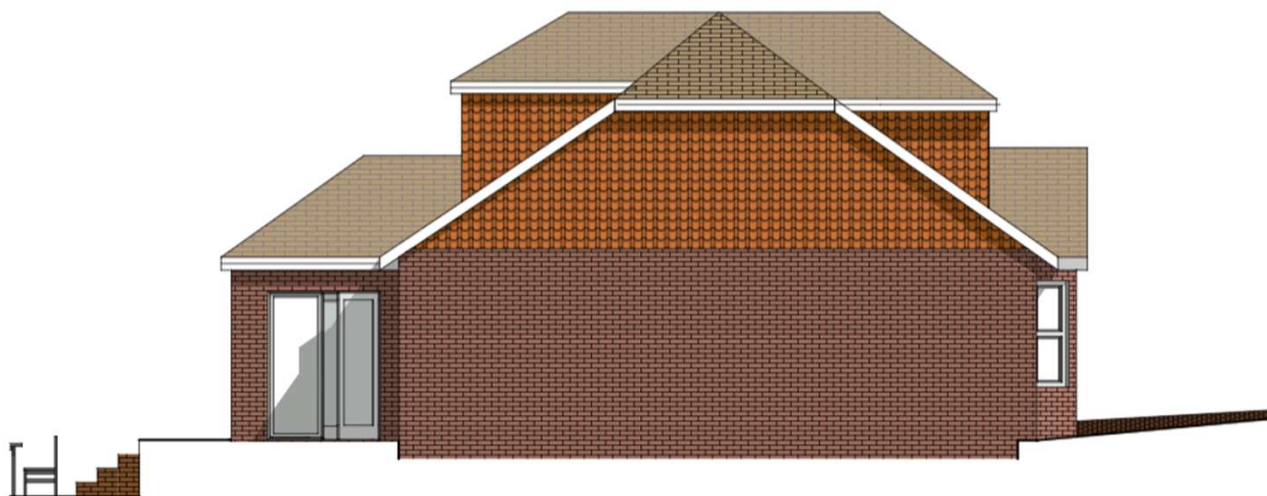
Existing West Elevation.

Proposed Rear (West) Elevation



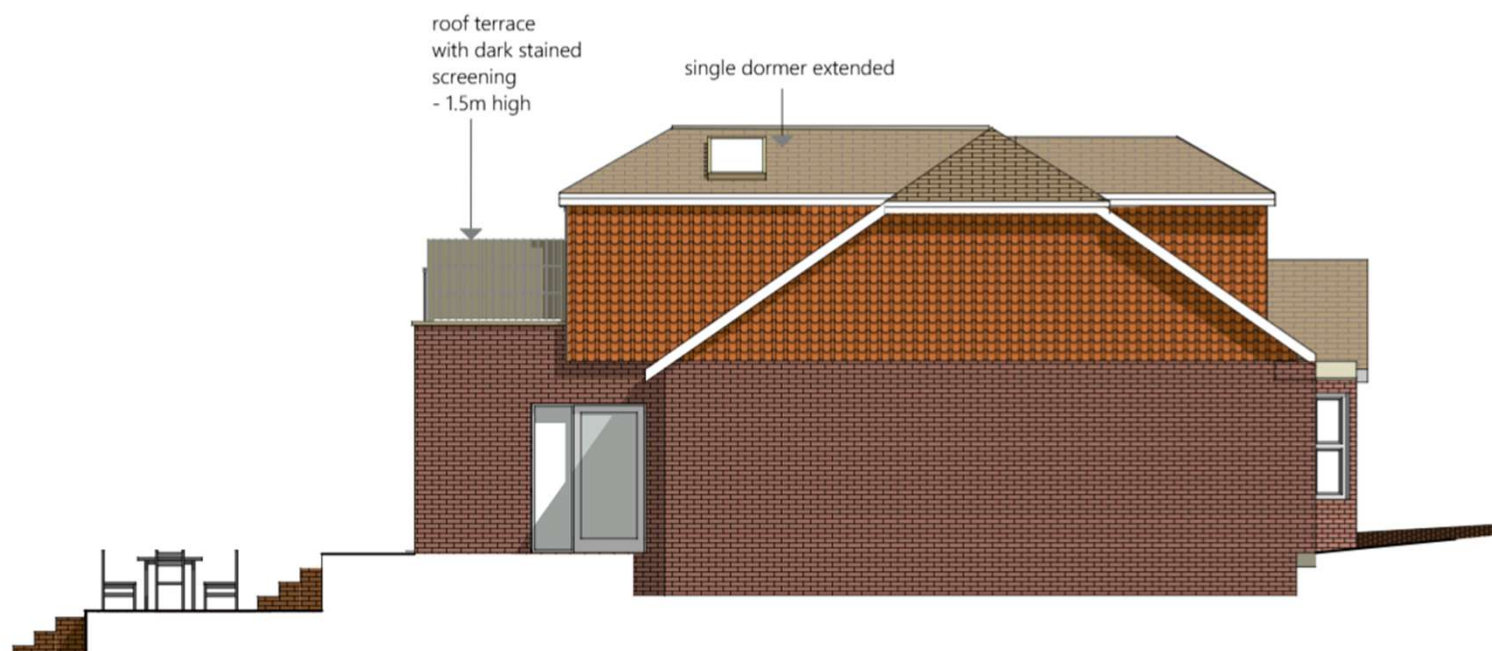
Proposed West Elevation.

Existing Side (South) Elevation



Existing South Elevation.

Proposed Side (South) Elevation



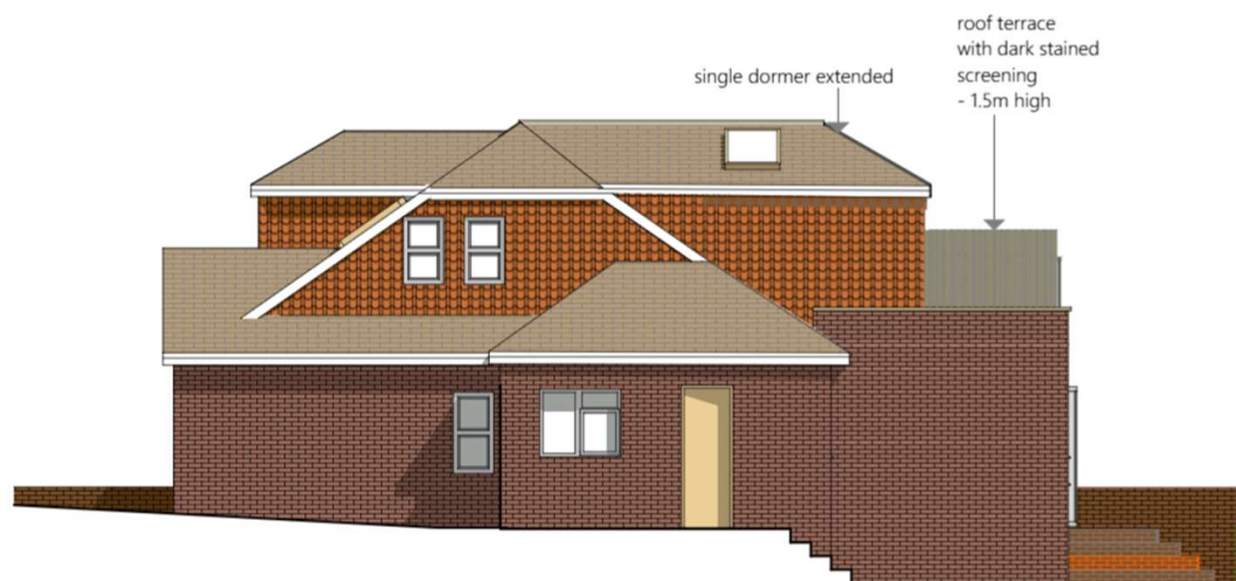
Proposed South Elevation.

Existing Side (North) Elevation



Existing North Elevation.

Proposed Side (North) Elevation



Proposed North Elevation.

Representations

- ▶ **Eight (08) objections** to the proposal were received and the following issues were raised:
 - ▶ Inappropriate Height of Development
 - ▶ Overdevelopment
 - ▶ Overshadowing
 - ▶ Restriction of view
 - ▶ Overlooking

- ▶ **One (1)** comment has been received **supporting** the proposal for the following reason:
 - ▶ - Good Design

- ▶ **Councillor Ivan Lyons** has **objected** to the proposal on the grounds of overdevelopment.

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The proposed rear extension would measure 3.5 metres in depth, representing only a 1-metre increase beyond the previously approved extension under application reference BH2019/00603. Given the size of the site, this modest increase is not considered to result in overdevelopment and would not cause any harm to neighbouring properties or the wider area.
- ▶ The roof works and other proposed alterations, including the replacement doors and installation of rooflights, would have an impact comparable to the existing situation for neighbouring properties. The use of matching materials would ensure the proposals are acceptable in design terms and sympathetic to the character of the property.
- ▶ **Recommend: Approval**

Rear Of 187 Kingsway

BH2025/01647

3rd December 2025

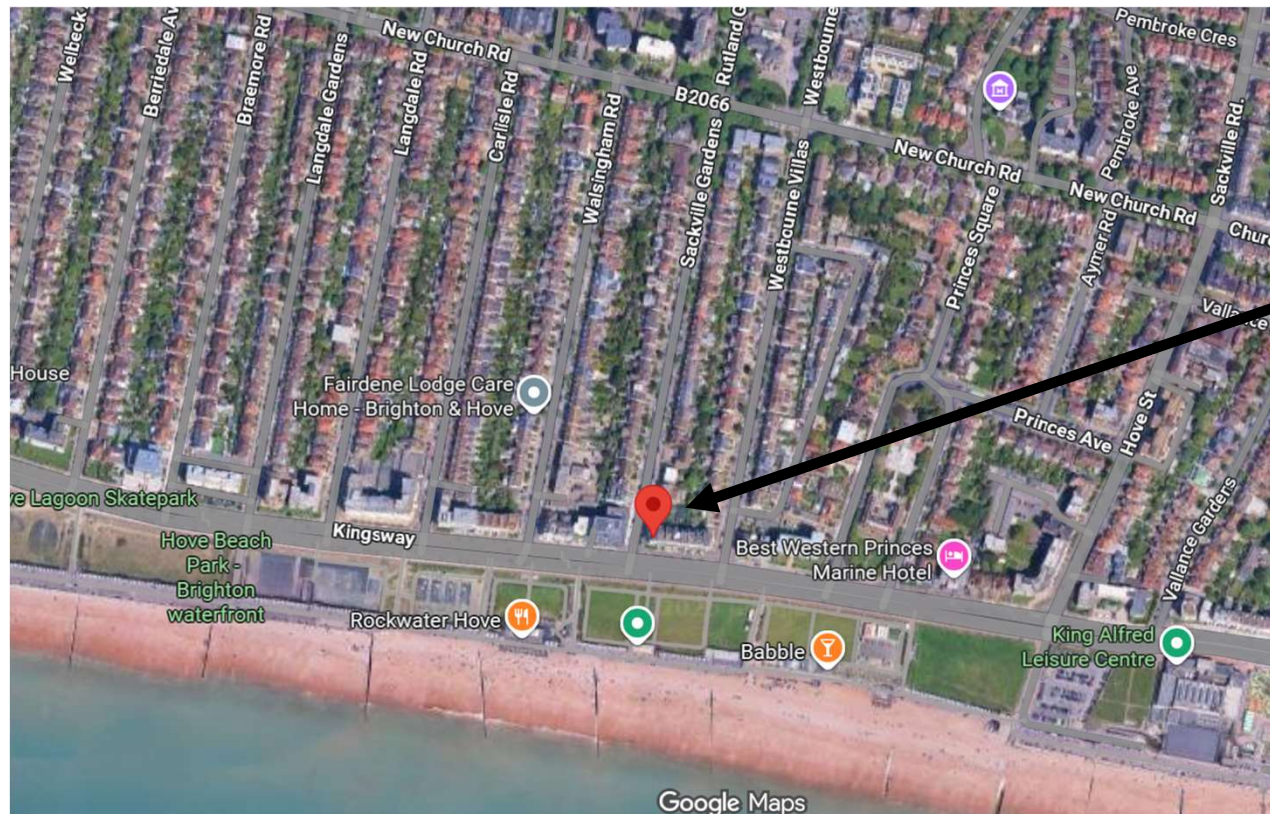


Brighton & Hove
City Council

Application Description

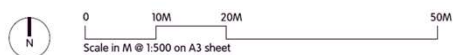
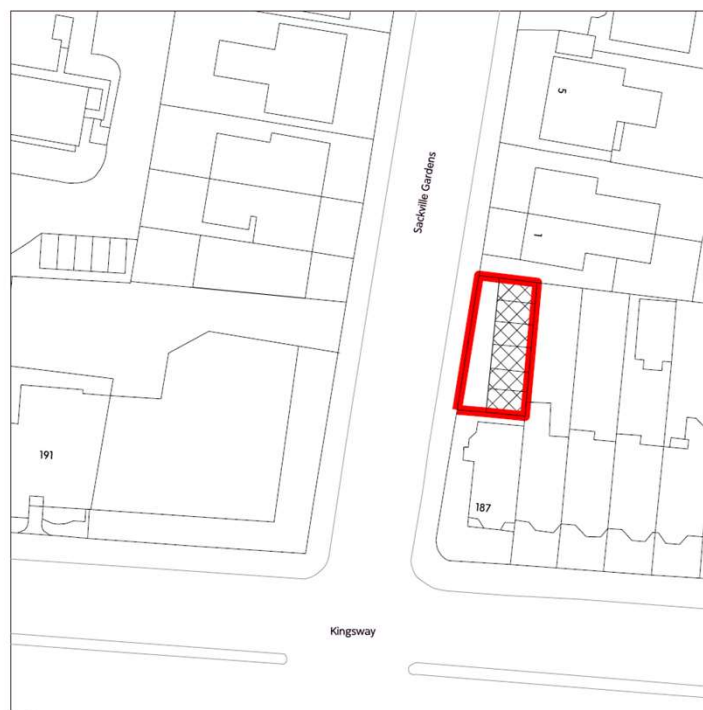
- ▶ Demolition of existing garage buildings and the erection of 2.No residential units

Map of Application Site

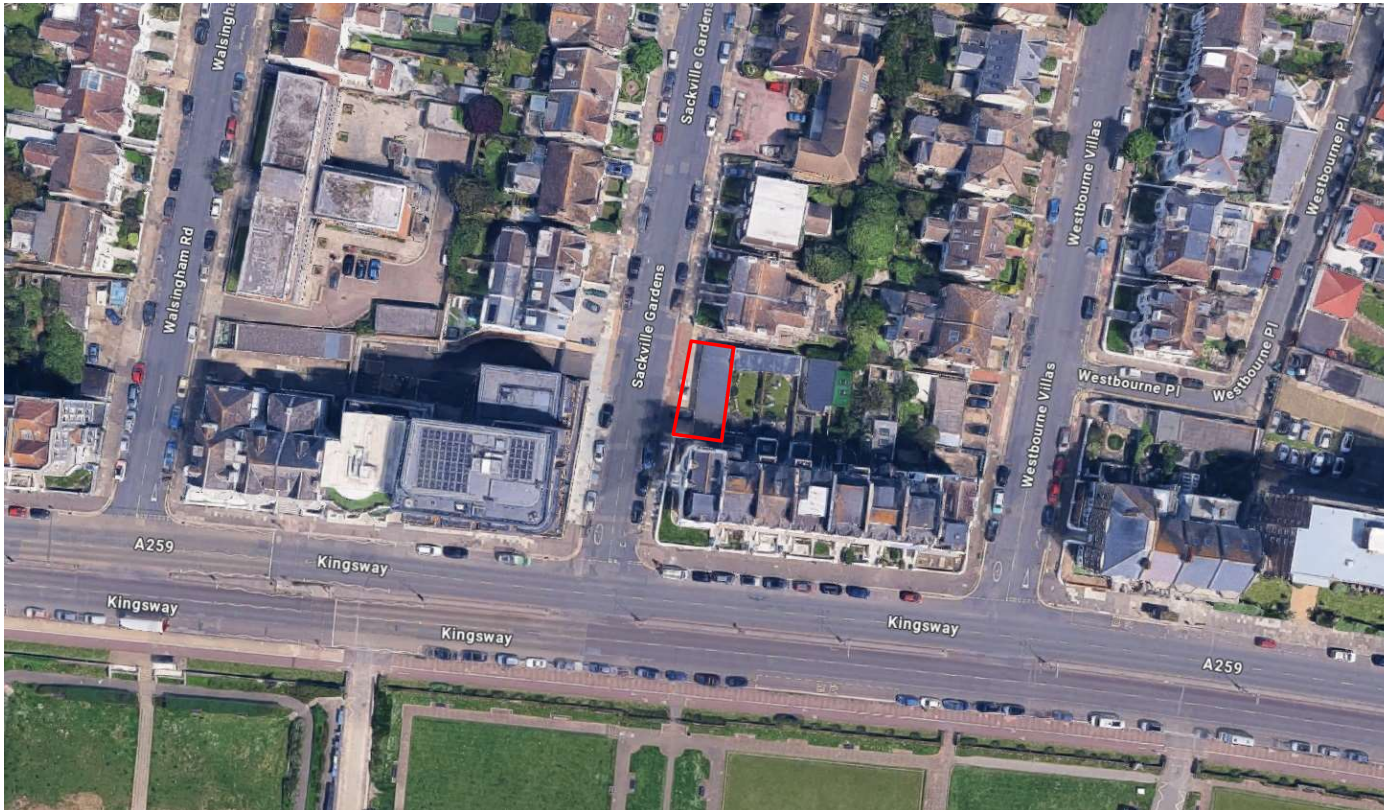


Site

Existing Location Plan



Aerial Photo of Site



Aerial Photo of Site



Site

3D Aerial Photo of Site

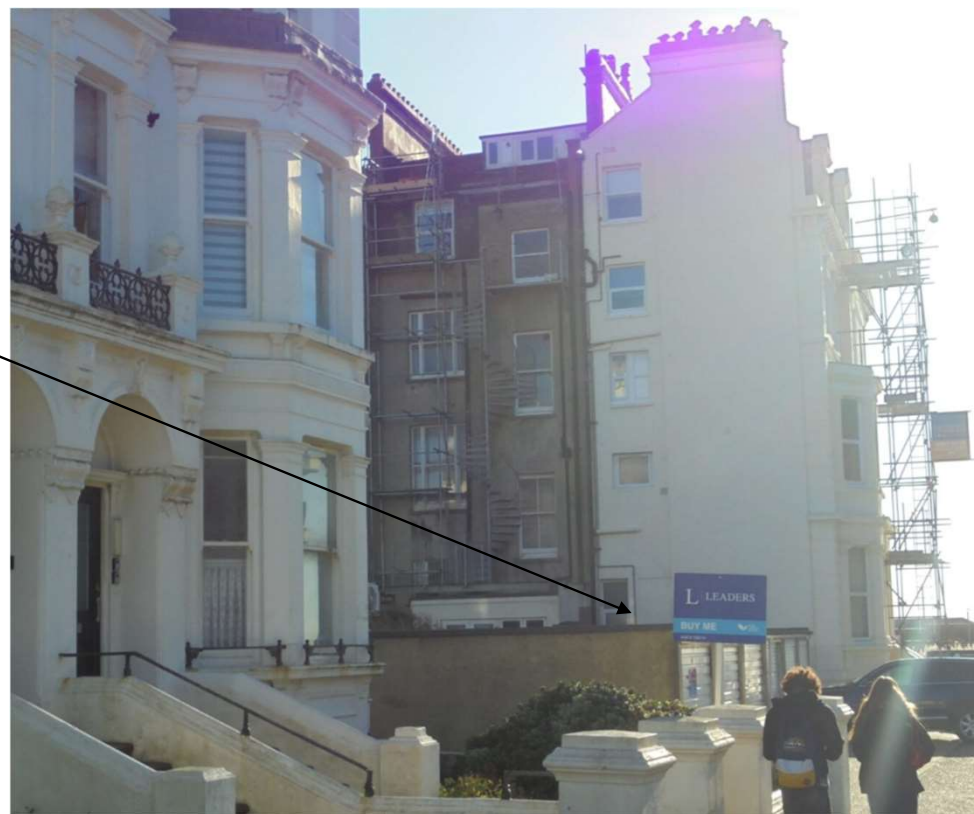


Site Photograph – Front Elevation



Site Photograph – looking South towards the Rear of 187 Kingsway

Existing garages



Site Photograph – relationship of the existing garages and the rear of 187 Kingsway



Site Photograph – Looking North



Existing garages

Site Photograph – relationship between existing garages and 1 Sackville Gardens



Site Photograph – Opposite the site, looking west

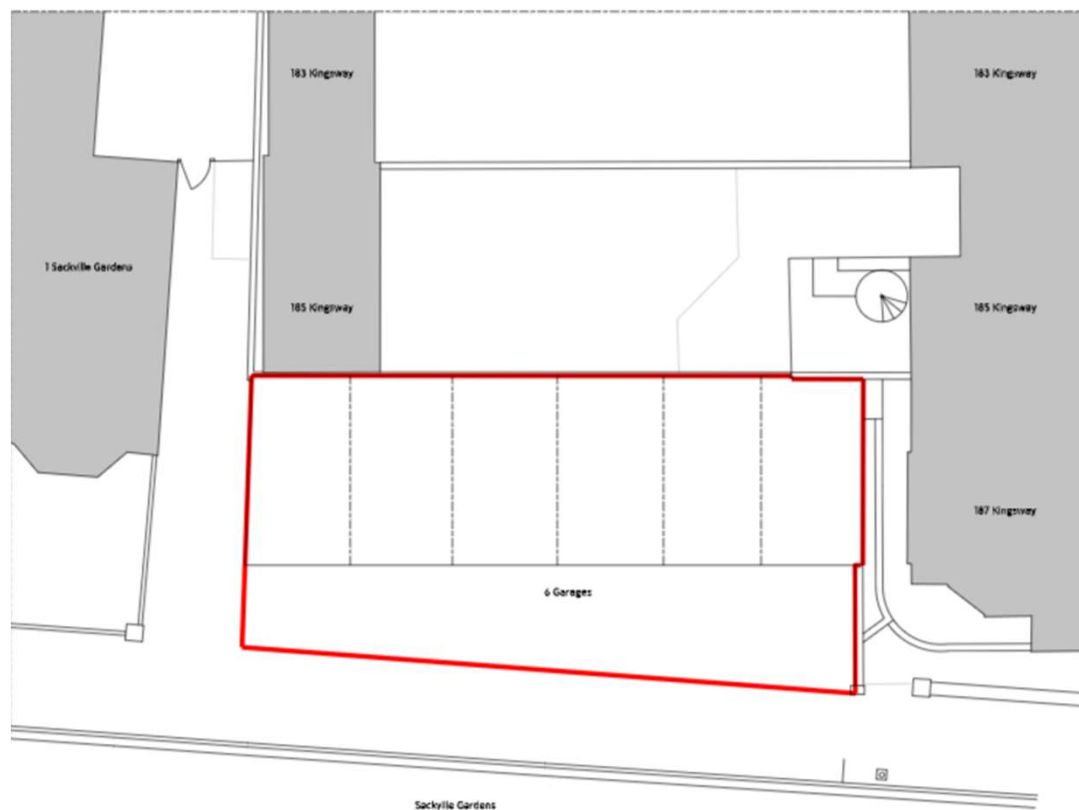


Site Photograph – looking north along Sackville Gardens



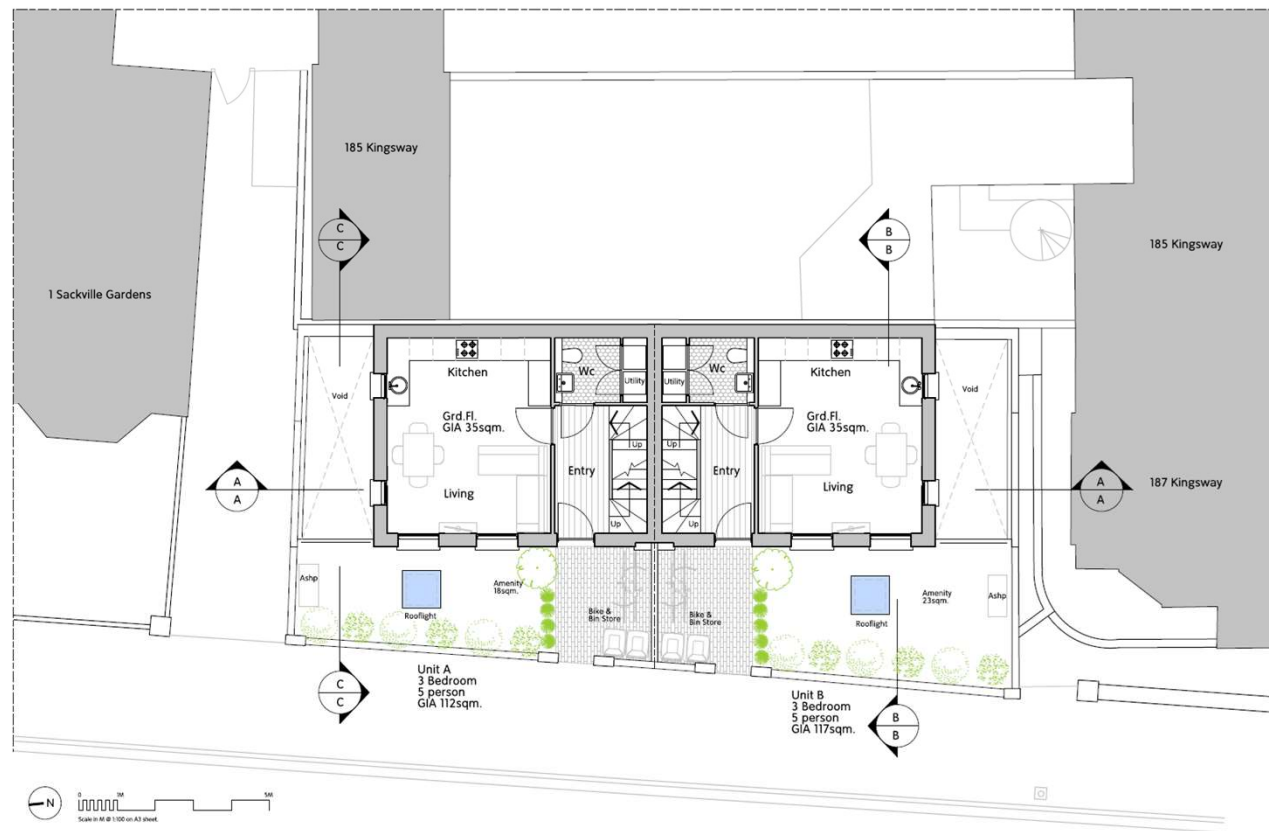
Existing Garages

Existing Block Plan

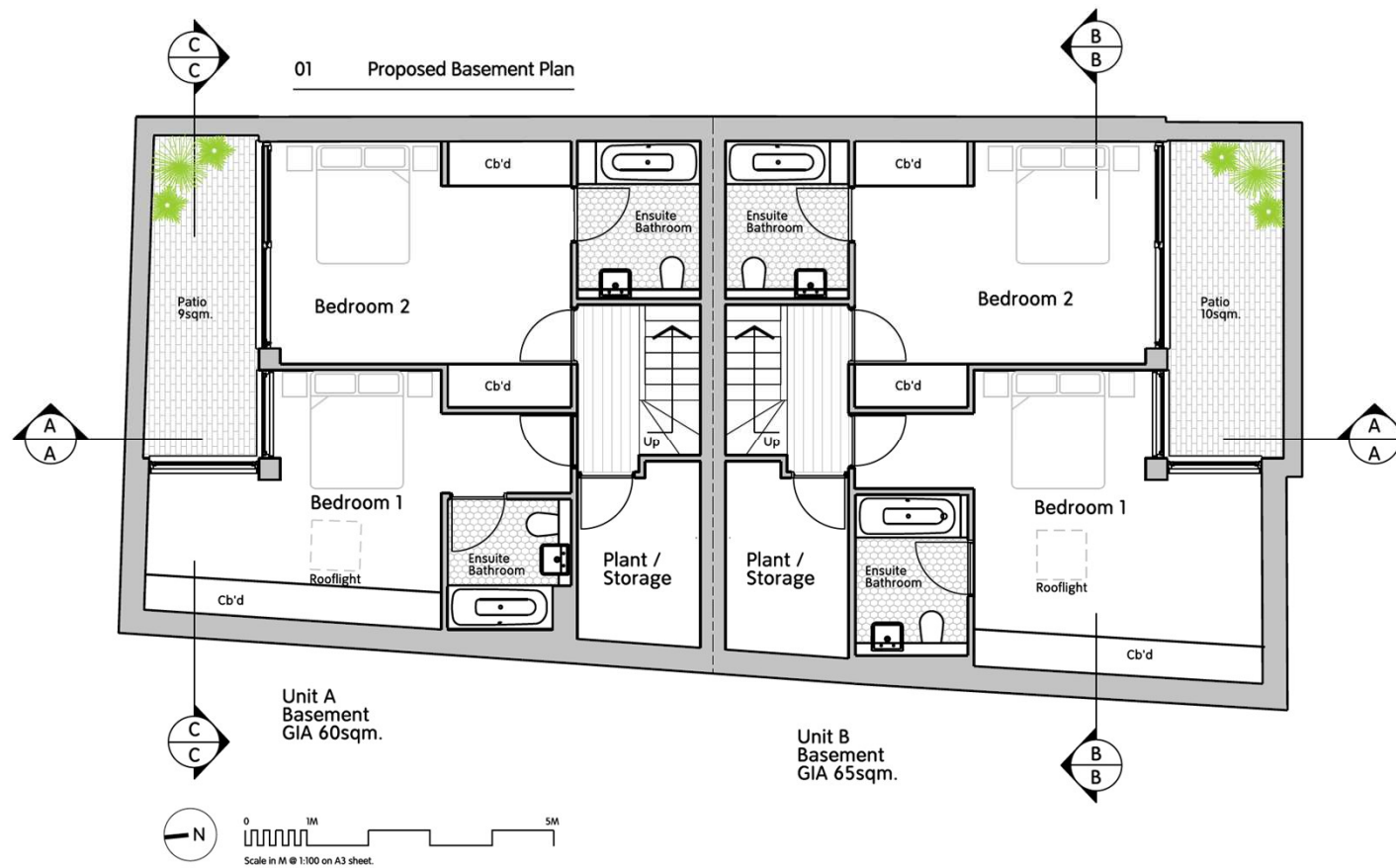


Proposed Ground Floor Plan

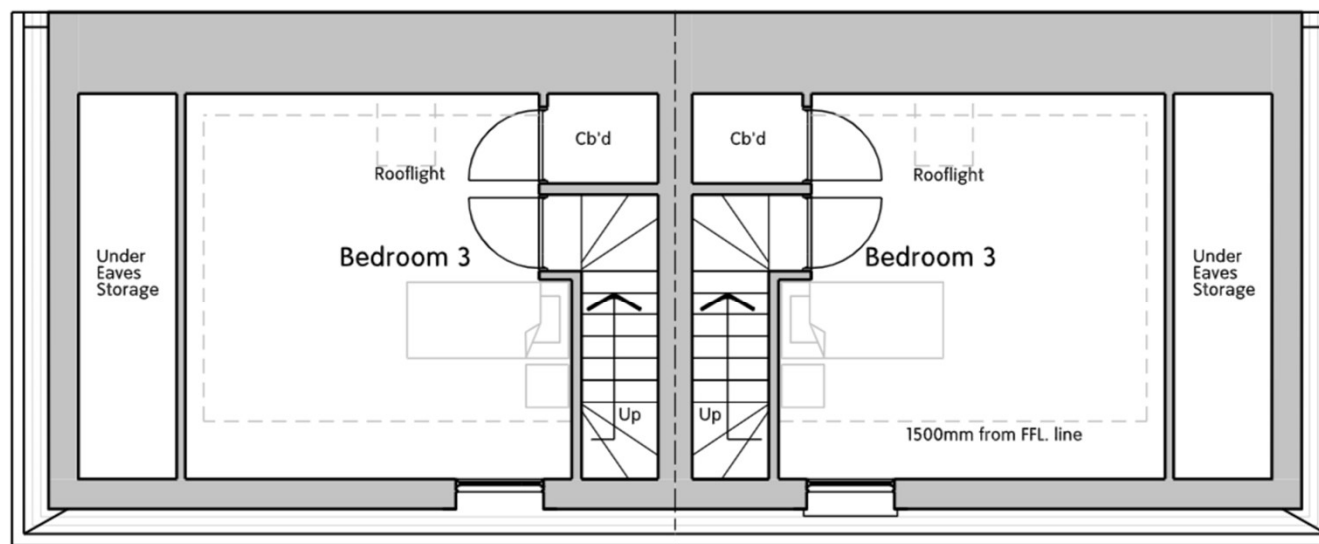
01 Proposed Ground Floor / Site Plan



Proposed Basement Floor Plan



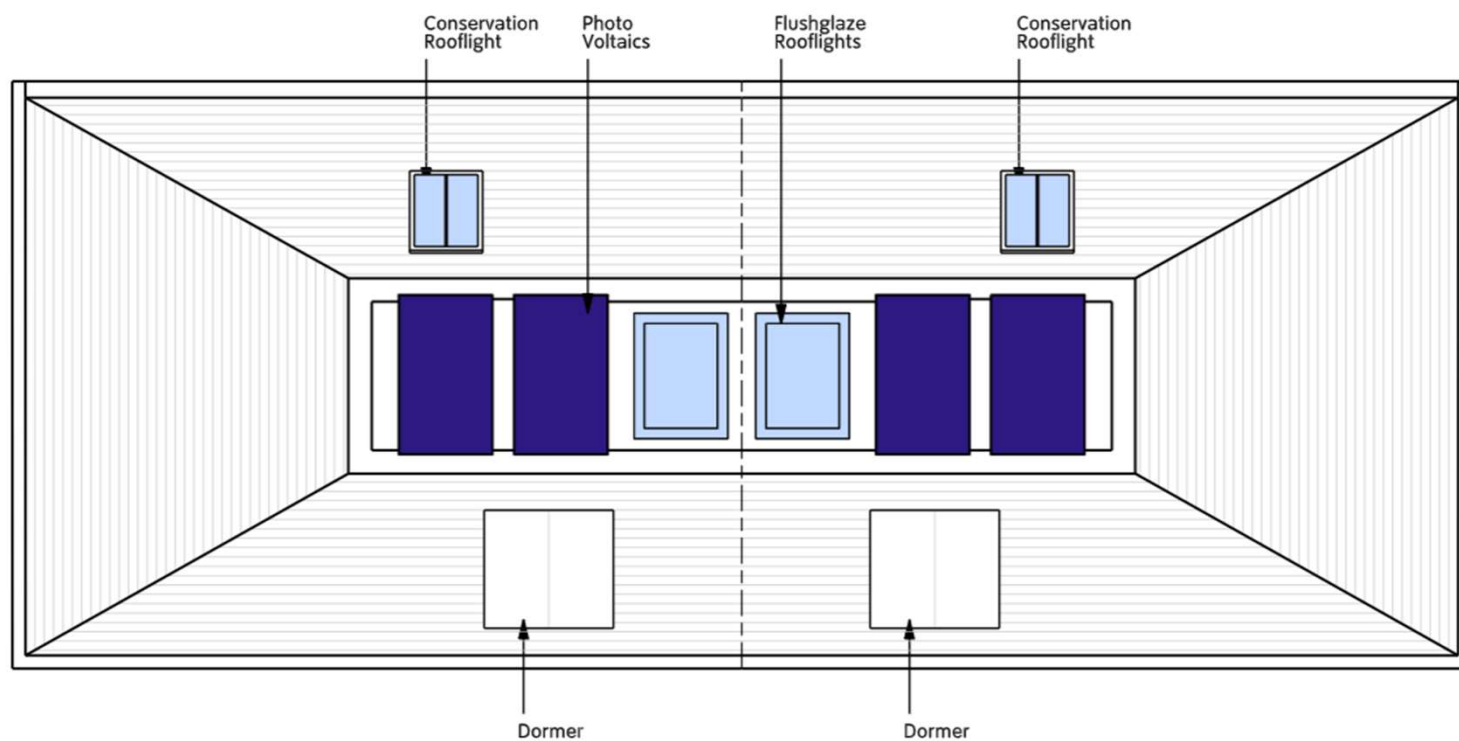
Proposed Attic Floor Plan



Unit A
First Floor
GIA 17sqm.

Unit B
First Floor
GIA 17sqm.

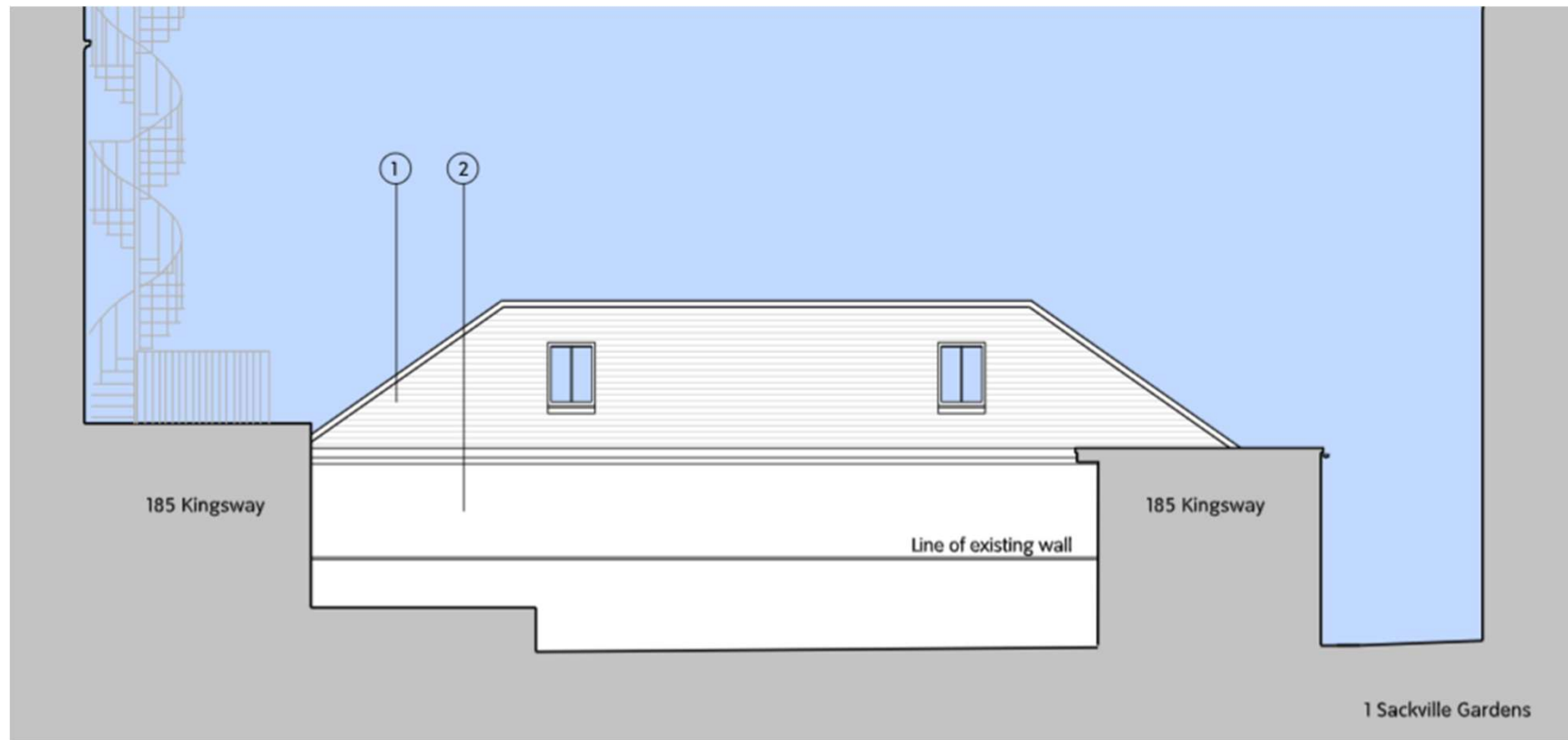
Proposed Roof Plan



Proposed Front (West Facing) Elevation



Proposed Rear (East Facing) Elevation



Proposed North and South Elevations



South Facing Elevation



North Facing elevation

Proposed Visual



Representations

- ▶ In response to publicity, responses were received from **Seven (7)** individuals, objecting to the application for the following issues:
 - ▶ - Loss of light
 - ▶ - Loss of garages
 - ▶ - Increase in parking
 - ▶ - Overshadowing
 - ▶ - Overlooking
 - ▶ - Noise and disturbance
 - ▶ - Overdevelopment
 - ▶ - Unsuitable site family housing

- ▶ Responses were received from **Fourteen (14)** individuals, supporting the application for the following issues:
 - ▶ - Good design
 - ▶ - Housing need
 - ▶ - Loss of unsightly garages
 - ▶ - Increase in parking spaces by removing the garages
 - ▶ - Improvement to the conservation area

Key Considerations

- ▶ Design and appearance, including the impact on the conservation area.
- ▶ Impact on amenity
- ▶ Standard of accommodation
- ▶ Impacts on transport
- ▶ Biodiversity and sustainability

Conclusion and Planning Balance

- ▶ The proposed development is considered to be of an acceptable design and appearance and would not cause harm to the character and appearance of the site or the surrounding conservation area.
- ▶ The scale and siting of the development ensures that no significant impacts to neighbouring amenity occurs.
- ▶ The dwellings would provide a good standard of accommodation.
- ▶ No adverse impacts on the highways would occur subject to the inclusion of conditions relating to cycle parking, reinstating the highway and further details of the boundary walls which would adjoin the highway.
- ▶ The development would not impact on a priority biodiversity habitat and sustainability measures will be secure by condition.

Recommend: Approval

Land East Of 5 Nolan Road

BH2025/01008

3rd December 2025

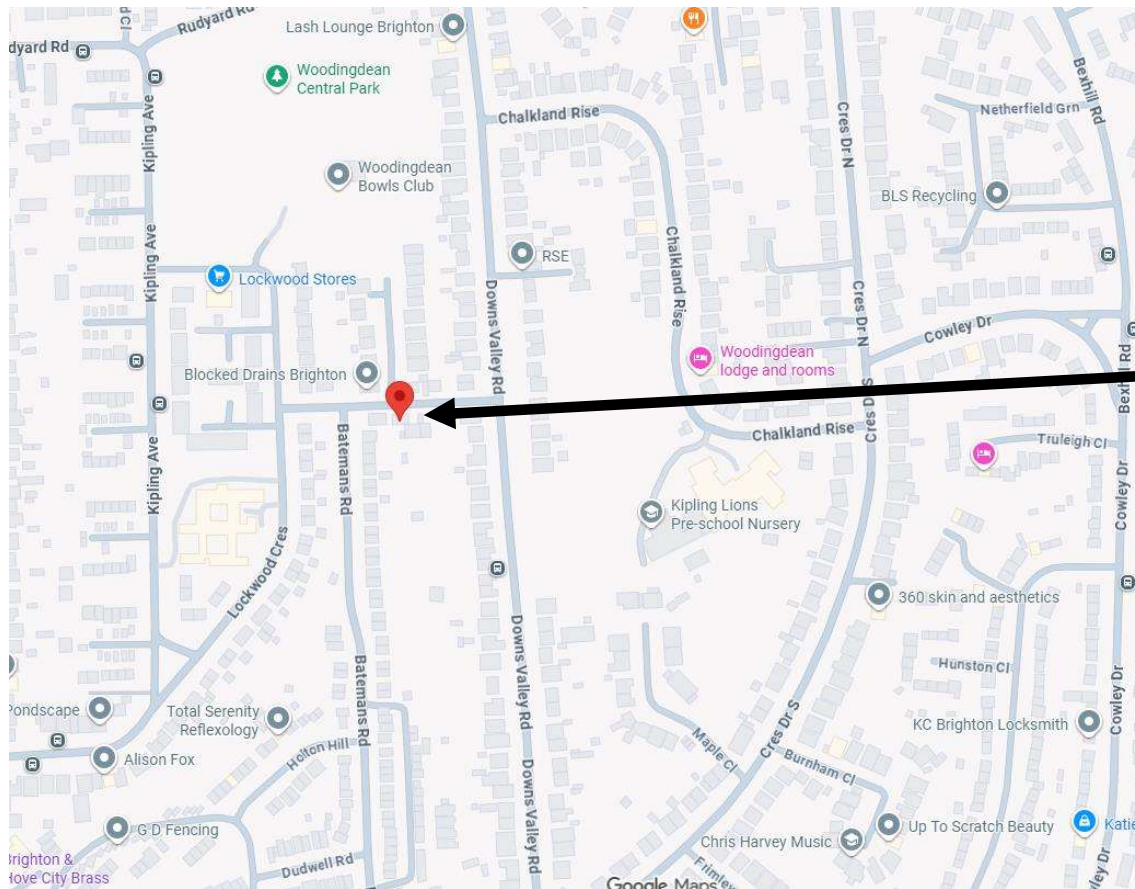


**Brighton & Hove
City Council**

Application Description

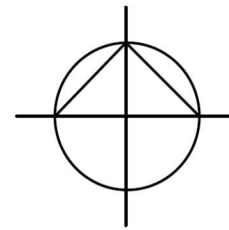
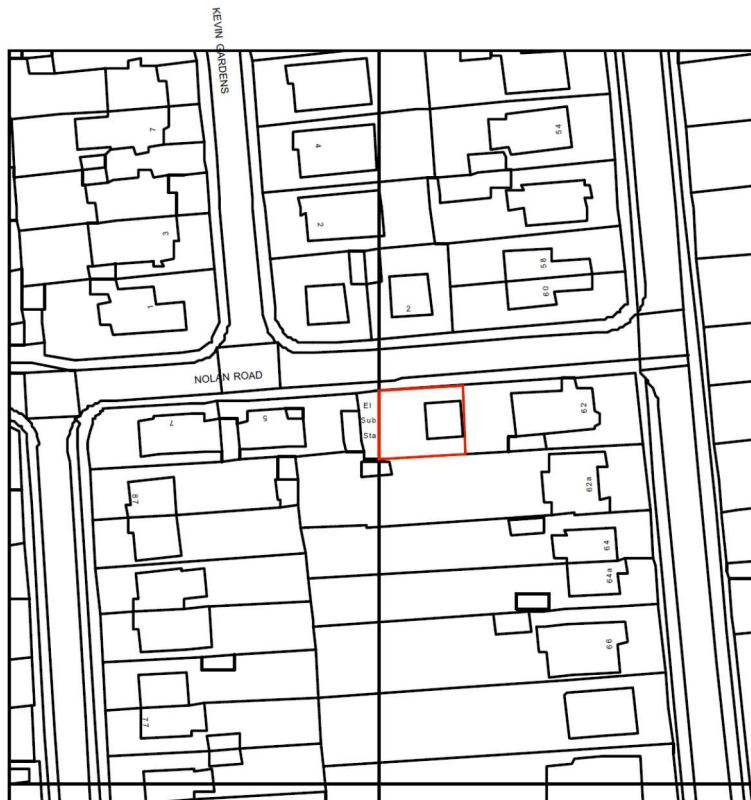
Demolition of existing garage and erection of 1no. one storey, two-bedroom dwelling (C3) with associated landscaping.

Map of Application Site

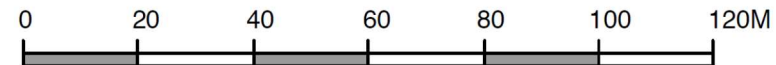


Application Site

Existing Location Plan



SITE PLAN scale 1:1250



A1 Drawing

3D Aerial Photo of Site



3D Aerial Photo of Site



Photo of Site



Close up of the garage and existing boundary treatment



Garage and hardstanding



Looking down Nolan Road



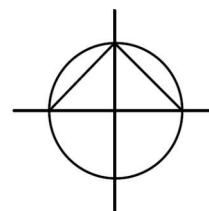
Existing
garage

Corner of Nolan Road and Kevin Gardens



Existing
garage

Existing Block Plan



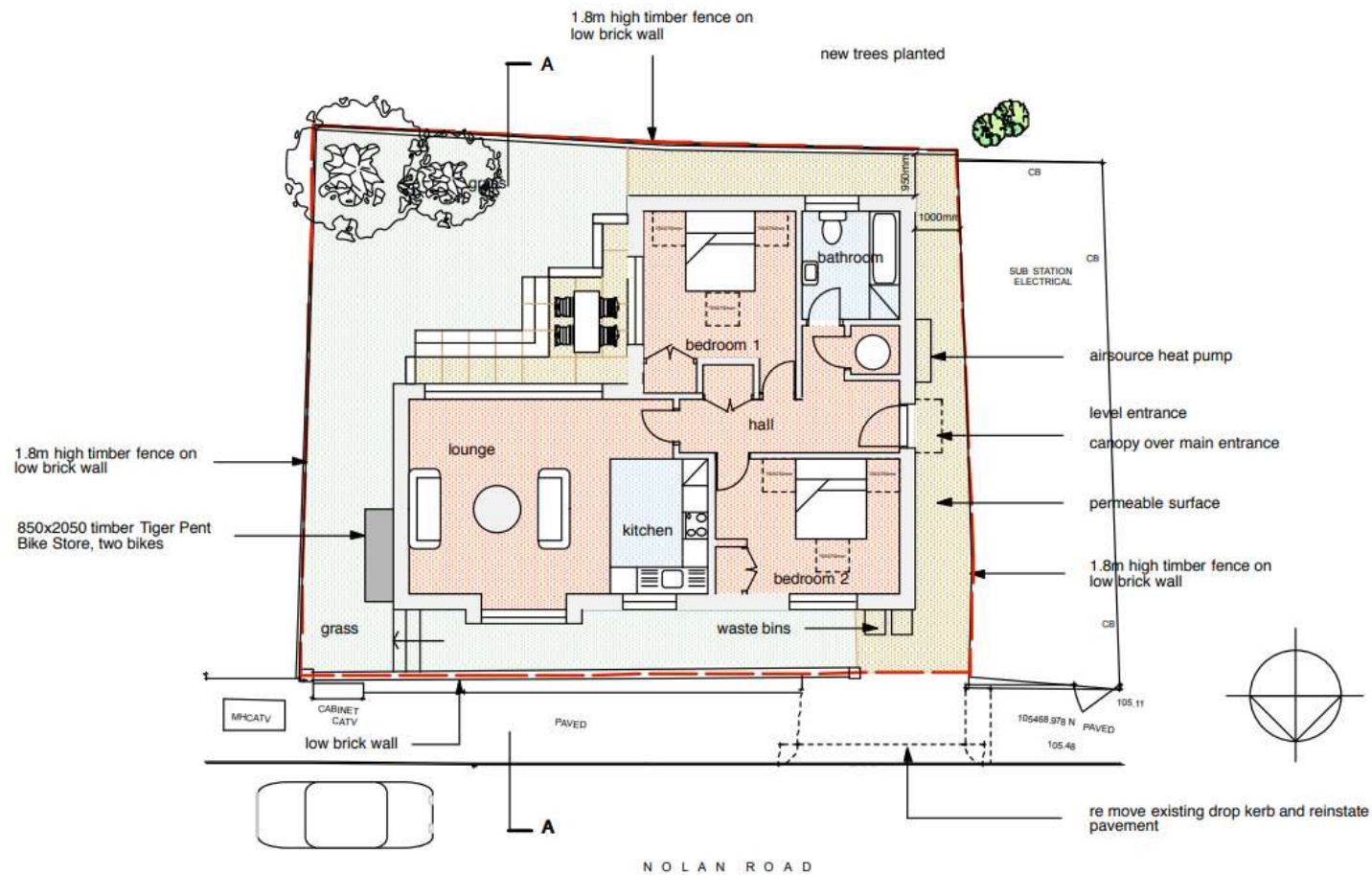
SITE PLAN scale 1:1250

0 20 40 60 80 100 120M



A1 Drawing

Proposed Floor Plan



Proposed Front Elevation - North



FRONT ELEVATION north facing

Proposed side Elevations – West and South

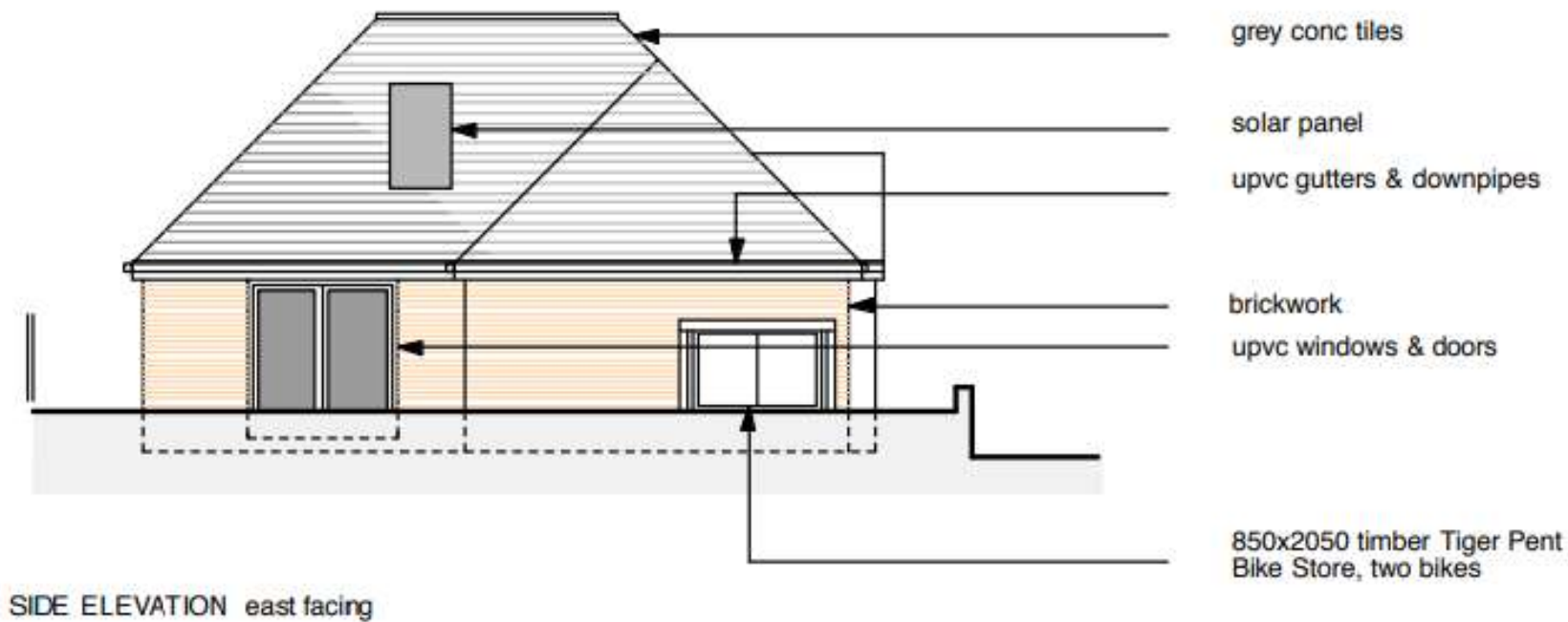


SIDE ELEVATION west facing



SIDE ELEVATION south facing

Proposed Elevation - East



Proposed Section



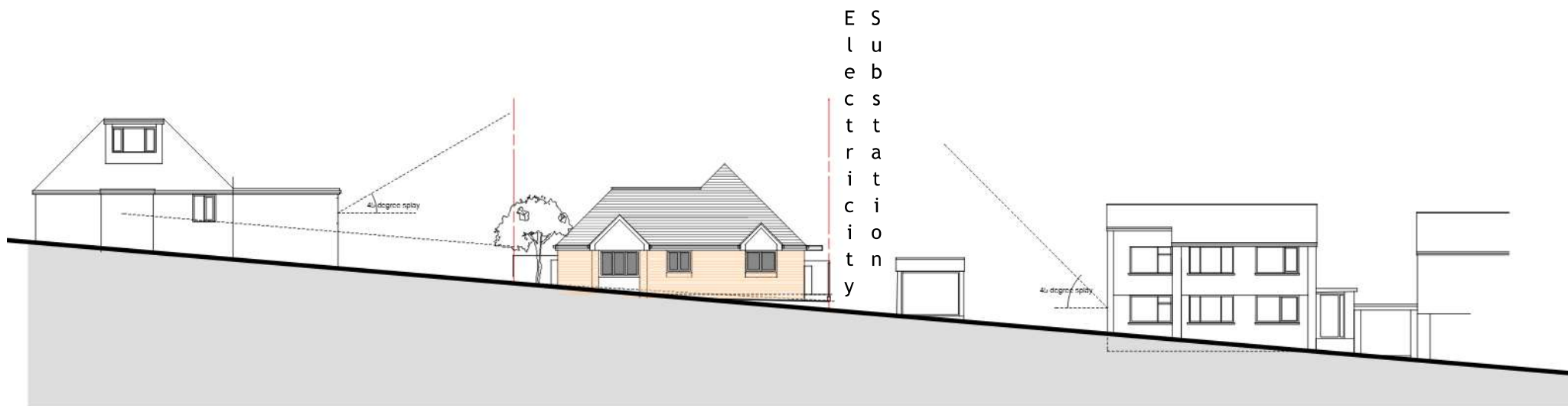
SECTION A - A and part ELEVATION

Proposed Streetscene

62 Downs Valley Road

Application site

5 Nolan Road



Representations - objections

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

- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Overshadowing to no. 62
- ▶ Poor design
- ▶ Too close to the boundary
- ▶ Consultation with Southern water is needed for a suitable connection
- ▶ Site address does not match land registry title
- ▶ Double yellow lines should be applied to the highway if development approved to prevent parking congestion
- ▶ Additional traffic
- ▶ Restriction of view
- ▶ The site is not large enough for what is proposed.
- ▶ Contaminated land
- ▶ Substation not adequately considered
- ▶ Drainage
- ▶ Development has not addressed previous refusal reasons

Representations - support

A representation has been received from 1 (One) individual, supporting the proposed development for the following reasons:

- ▶ Good and sensitive design
- ▶ Site is currently an eyesore and is the perfect site for a new dwelling
- ▶ Applicants have engaged with neighbours
- ▶ Access to the site will be easy and there is always parking on Nolan Road

Key Considerations

- ▶ Principle of new dwelling
- ▶ Design and appearance of new dwelling
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation
- ▶ Transport and highway matters
- ▶ Contamination from previous garage use, impacts of the adjacent substation.

Conclusion and Planning Balance

- ▶ The proposal for a single storey with pitched roof, two-bedroom dwelling is considered acceptable for the plot and would sit comfortably within the street scene. The dwelling would assimilate into the downward slope of Nolan Road.
- ▶ The proposed dwelling can be considered suitable for family occupation as there would be two bedrooms, and it is above the 70sqm minimum for family accommodation. The rear/side garden would also support future family accommodation.
- ▶ The amended internal layout and repositioning of the dwelling has addressed internal concerns about the siting of the dwelling being too close to the substation.
- ▶ The proposal has included cycle parking and addressed the Highway Authority concerns by removing off-street parking and reinstating the footway.
- ▶ The recommendation is subject to several conditions to ensure that matter such as contamination and noise from the substation are satisfactorily attended to. Other conditions are also recommended to ensure that the site is sustainable and enhances ecology and biodiversity.
- ▶ **Recommend: Approval**

