

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 6 MAY 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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267 Old Shoreham Road
BH2025/00019

6th May 2026



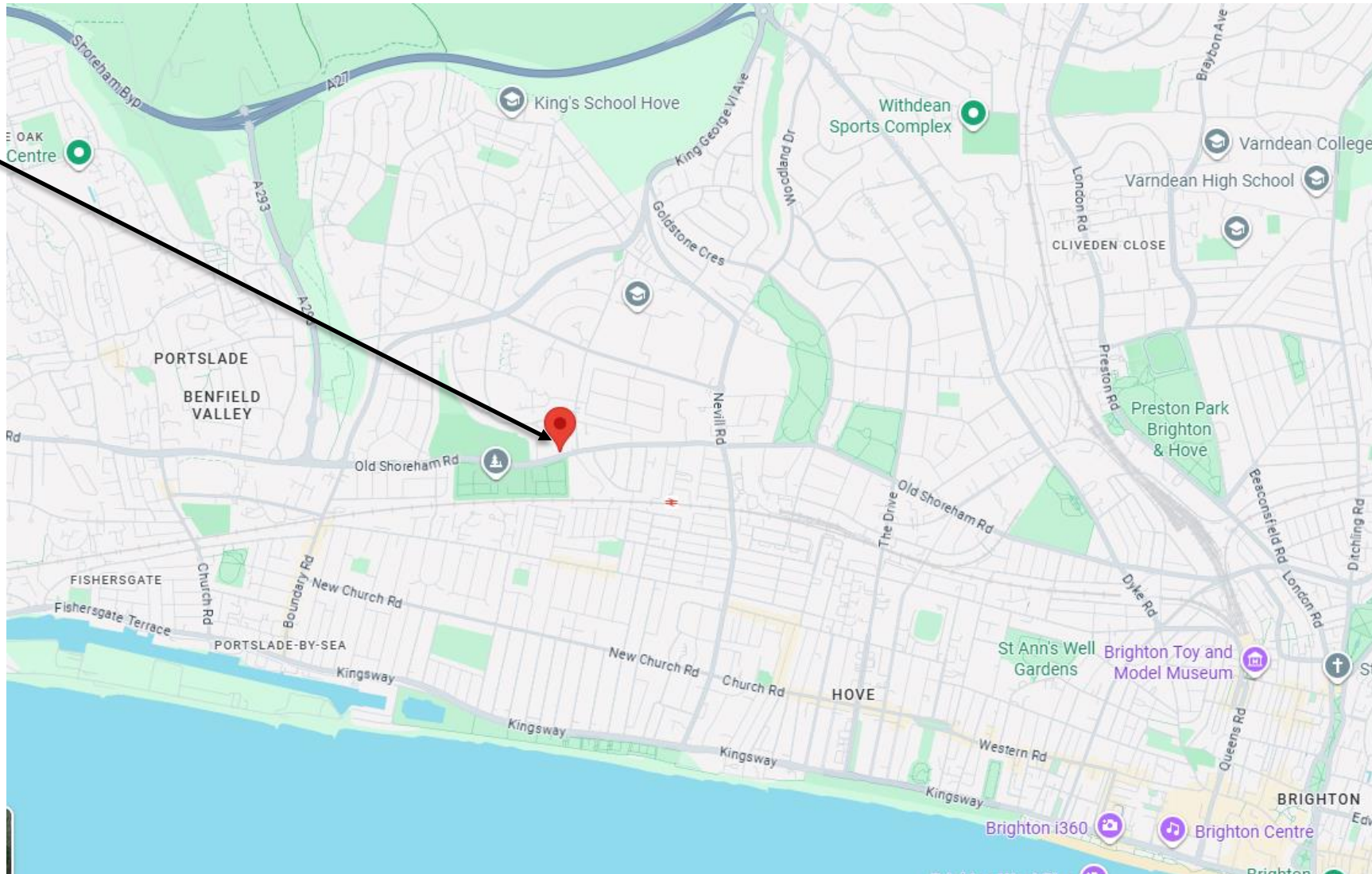
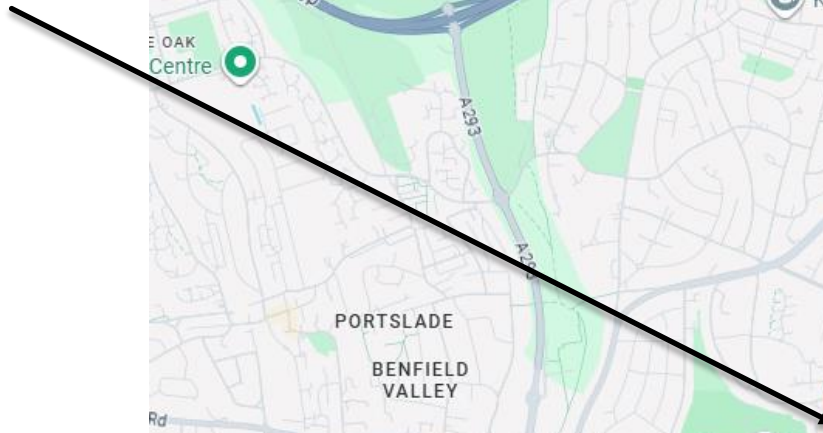
Brighton & Hove
City Council

Application Description

- ▶ Erection of a freestanding drive-thru restaurant, landscaping, car parking and associated works, including Customer Order Displays (COD) and demolition of existing buildings.

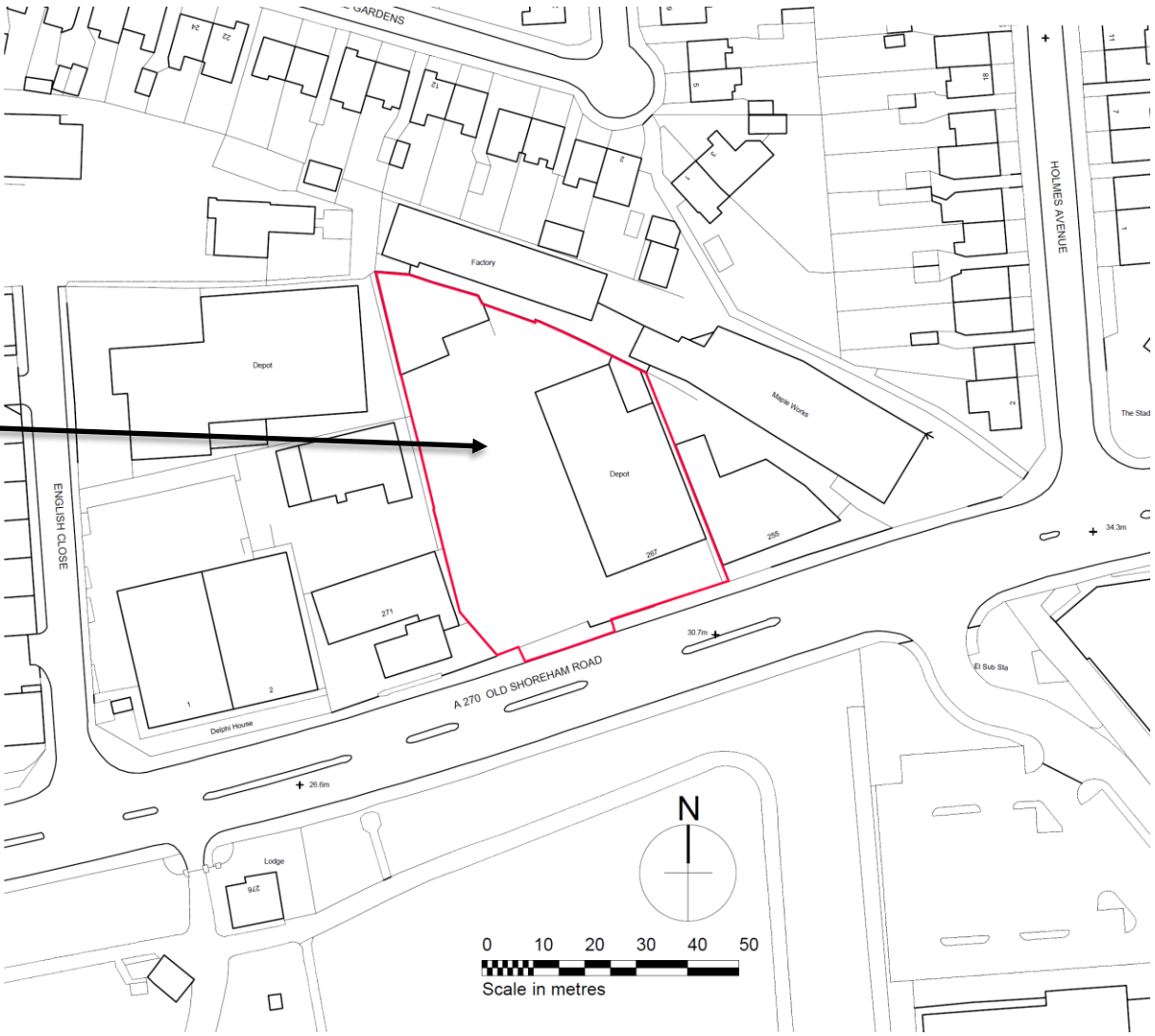
Map of Application Site

SITE



Existing Location Plan

SITE



Aerial Photo of Site



SITE



3D Aerial Photo of Site



8

SITE

Street Photo of Site – looking north from Old Shoreham Road

Building
not in site

Buildings in site boundary to be demolished

Building
not in site



Photos of Street – looking west and east from Old Shoreham Road



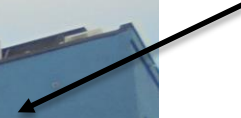
Internal Photos of Site – North Building



Internal Photos of Site – East Building



Building not in site



Internal Photos of Site – North and East Building



Internal Photos of Site – Parking area centre and west of site

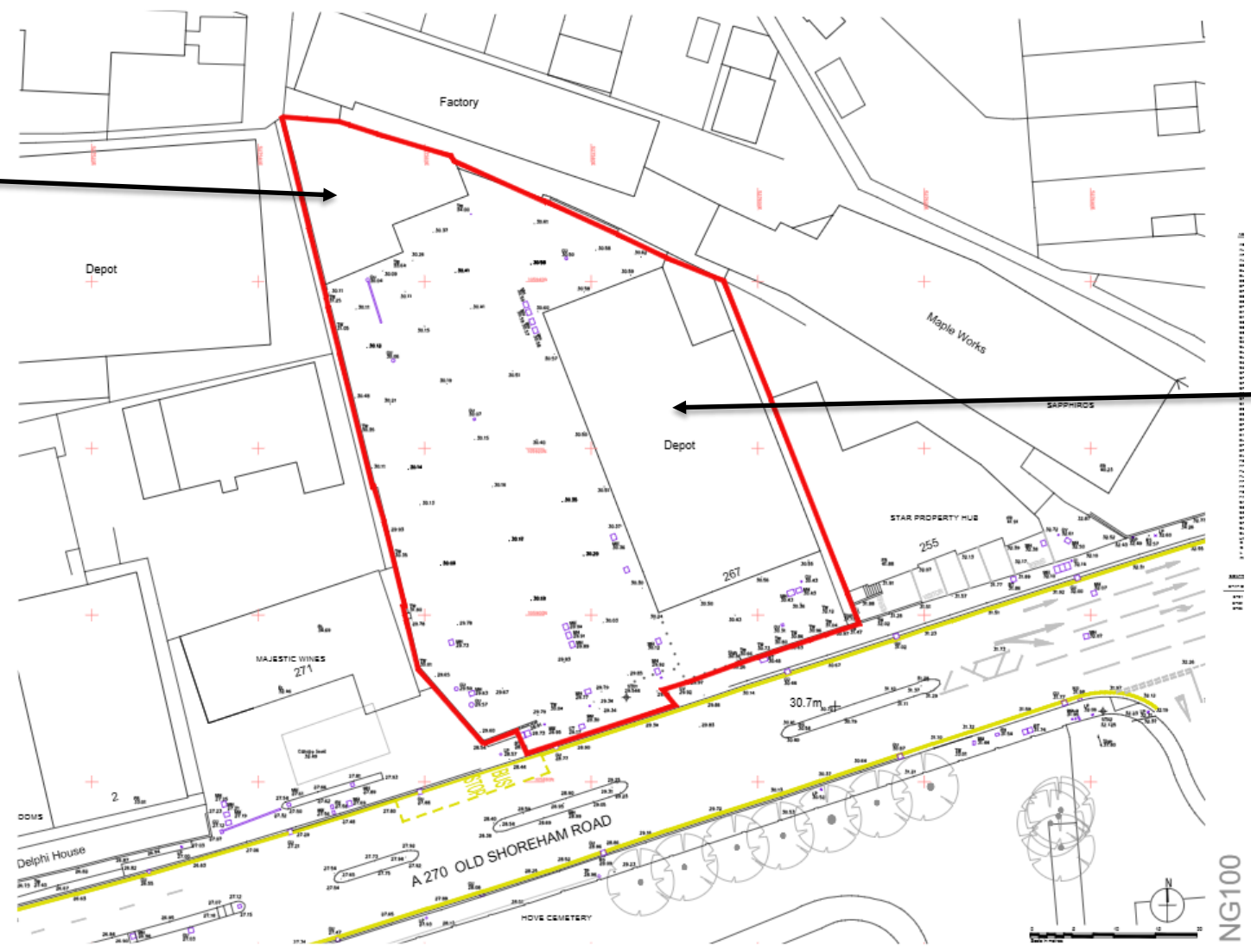


Existing Block Plan

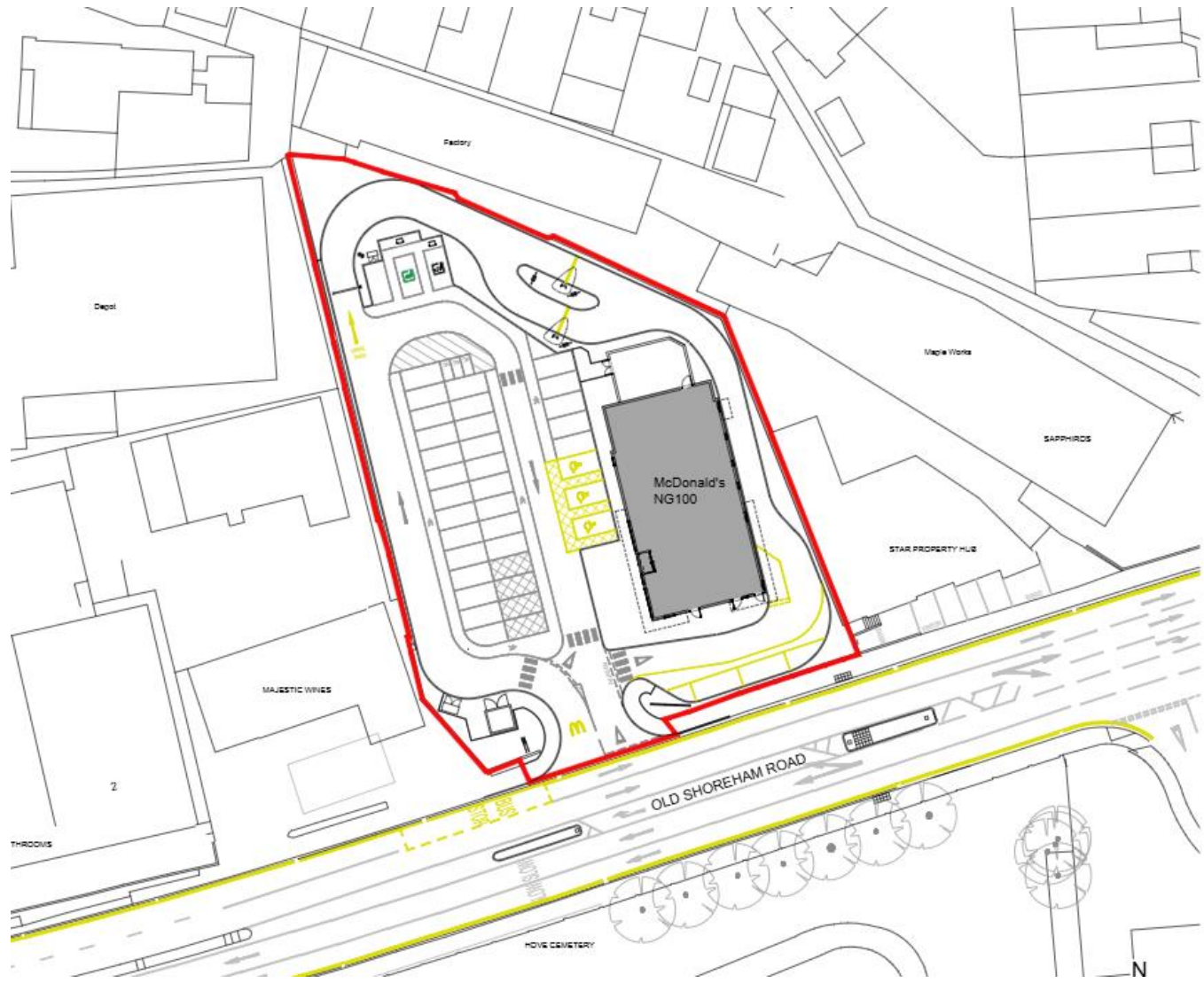
North Building



East Building



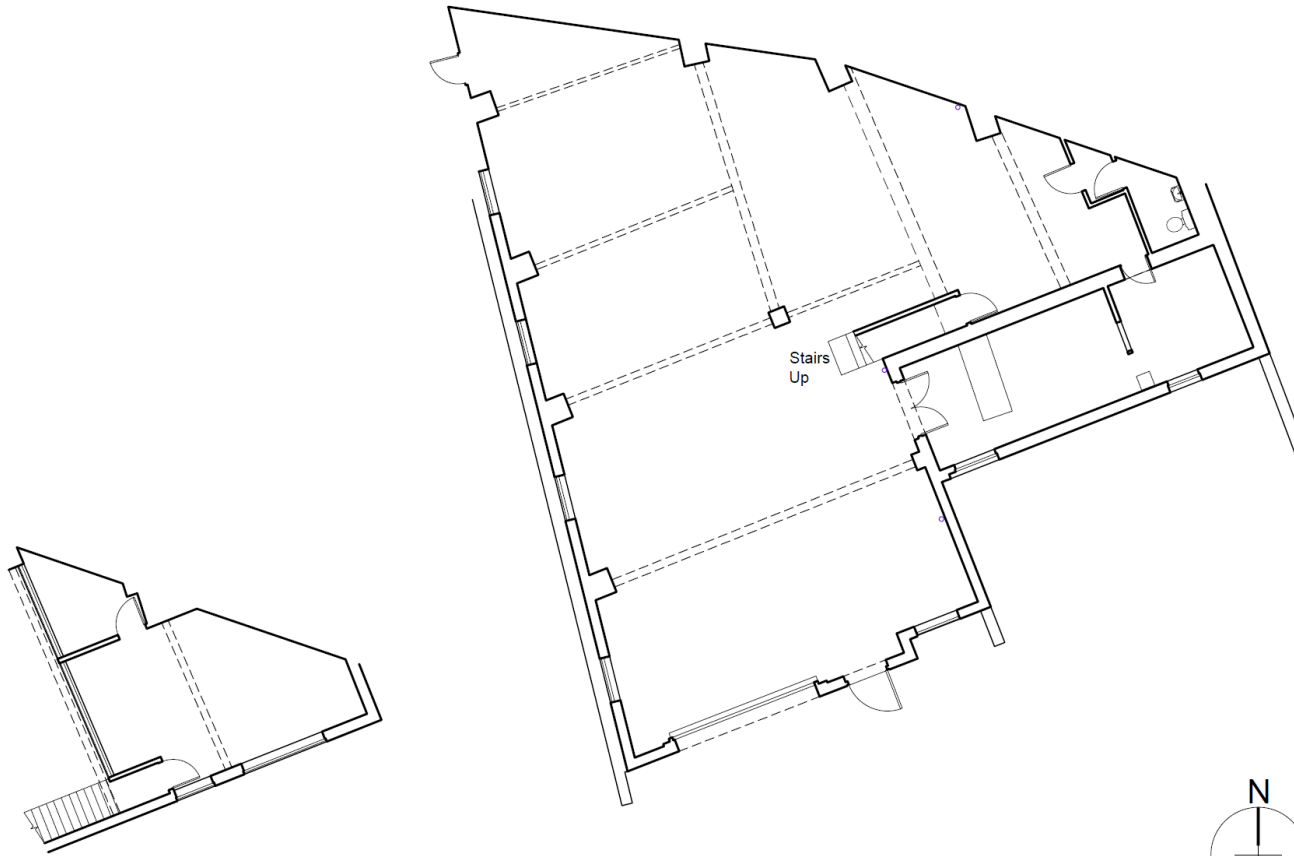
Proposed Block Plan



Split of uses/Number of units

- ▶ The proposal is for a drive thru/dine in restaurant and takeaway facility, approximately 356 sqm in size which is identified as a 'main town centre use' within the NPPF glossary. The existing Sui Generis business use buildings onsite would be demolished, and this would lead to a loss of total loss of 984 sqm of employment floorspace, with a net loss of 628 sqm.
- ▶ The use as a restaurant would fall within Use Class E, the hot food takeaway and drive through element would be a Sui Generis use. The proposal is therefore considered overall to be Sui Generis use due to the blending of the differing Use Class classification.

Existing Plan (Building A) North

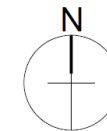


BUILDING A
FIRST FLOOR

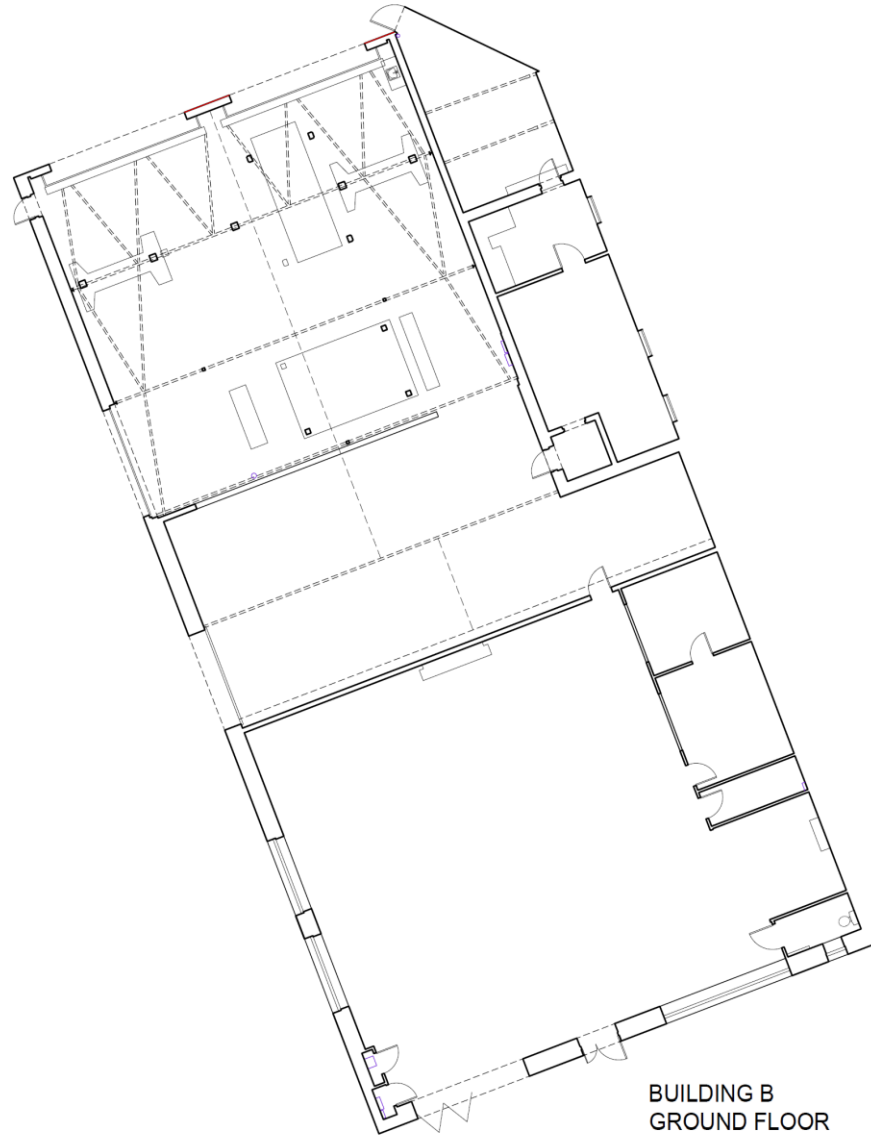
BUILDING A
GROUND FLOOR



KEY PLAN



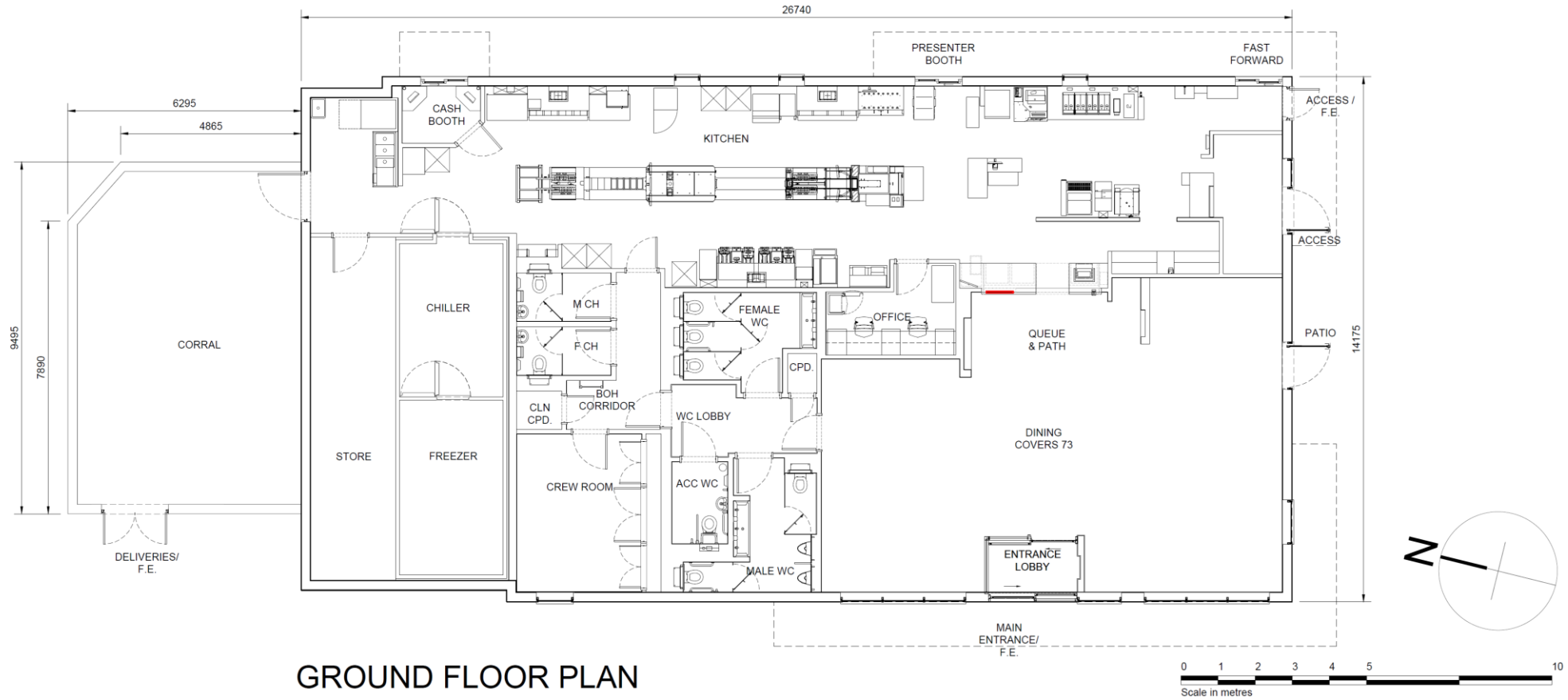
Existing Plan (Building B) East



BUILDING B
GROUND FLOOR



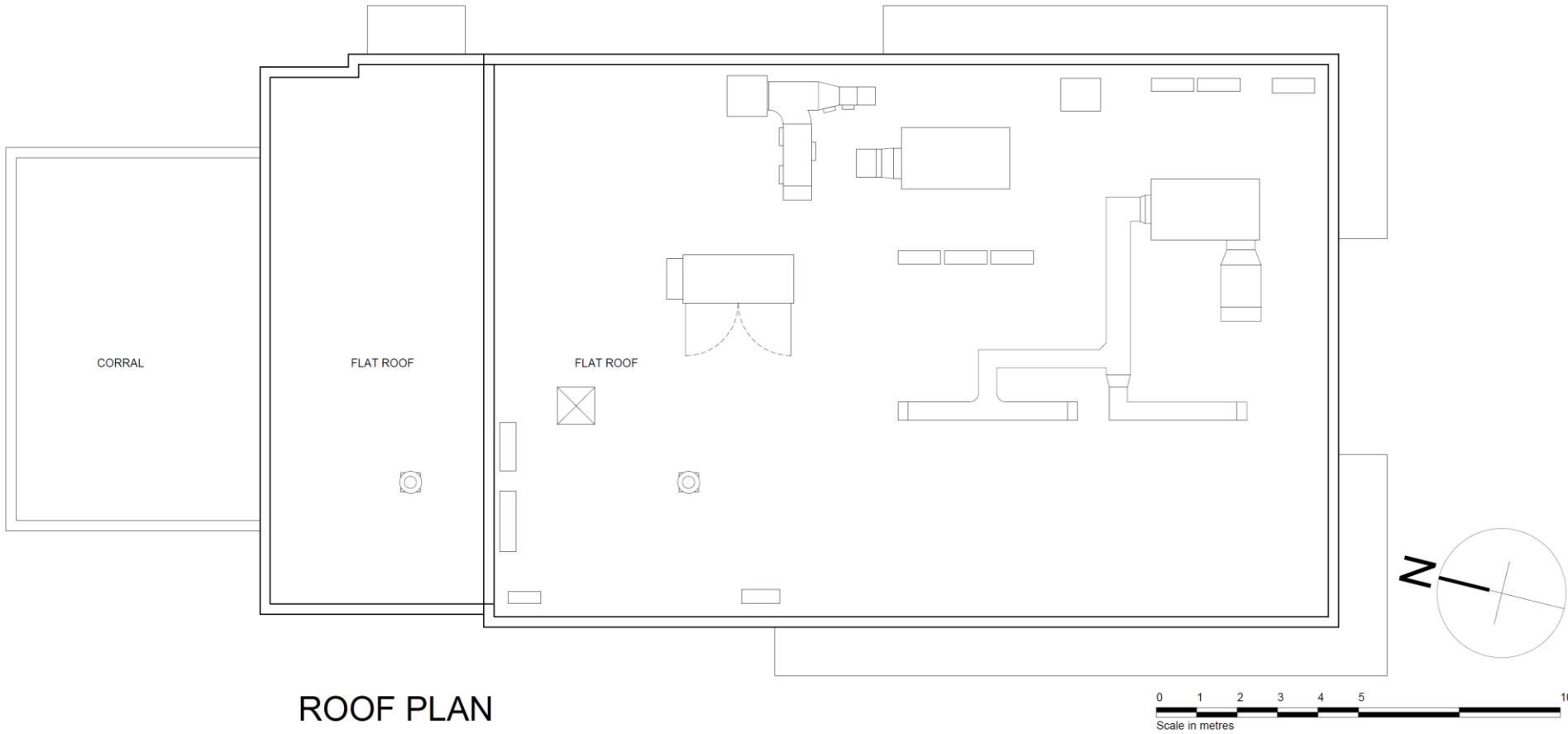
Proposed Ground Floor Plan



GROUND FLOOR PLAN



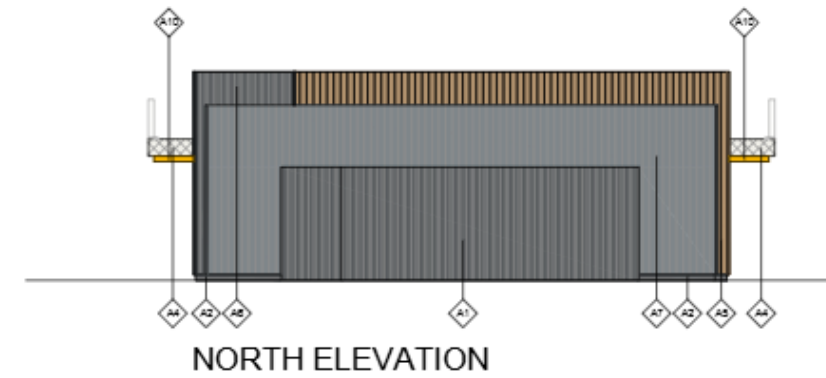
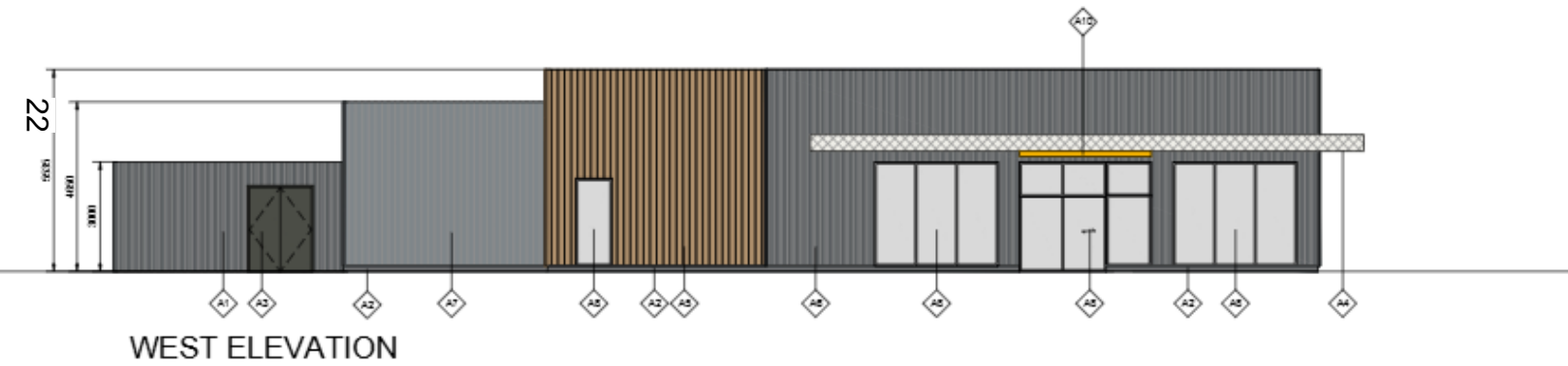
Proposed Roof Plan



ROOF PLAN

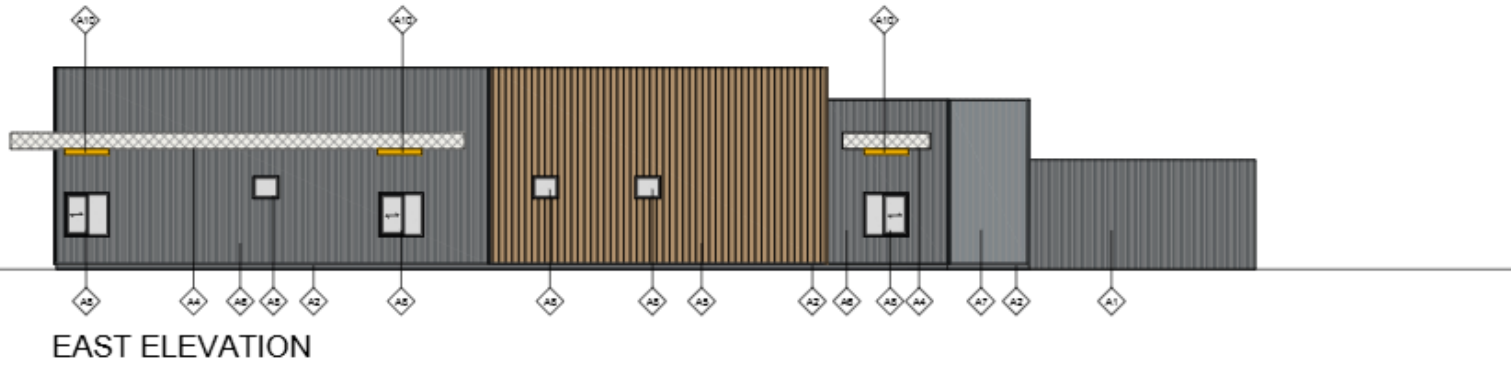


Proposed Elevations



Proposed Elevations

23



Representations

Three hundred and thirty six (336) representations received, including from the following groups, Aldrington Primary School, Cardinal Newman Catholic School, Hove Park School, Blatchington Mill School, Goldstone Primary School, Hove Civic Society and The Regency Society objecting based on:

- ▶ Amenity impacts (noise, overshadowing, light pollution, air pollution, traffic)
- ▶ Design (height/design of building, harms area appearance, illumination/signage)
- ▶ Transport (increase in traffic, lack of/impact on highway capacity, highway safety)
- ▶ Environmental concerns (noise, rubbish, antisocial behaviour, health impacts, emissions)
- ▶ Community concerns (Proximity to schools/areas used by young people, Public Health/Obesity/Diet/Processed Foods, Conflict with NPPF para 97, Out of town use unsuitable location, Prevalence of fast-food outlets, Site should be housing or amenity space)
- ▶ Economic considerations (Conflicts City Food Strategy, no workforce nearby - so children targeted by use, Conflict CP3 for this use, impacts other local outlets, profits to multinationals)
- ▶ **Councillor Hewitt, Councillor Allen and Councillor Baghoth object on grounds of: lack of consultation, additional traffic and road safety, public health concerns, harm to community, adverse impact on character of area, and residential amenity.**

Representations

One hundred and eleven (111) representations received, supporting based on:

- ▶ Vacant site needs development - Note: the site is not vacant
- ▶ Meets a local demand.
- ▶ Generates employment and increased tax and business rates
- ▶ Negative impacts on public health are overstated.
- ▶ Reduces congestion and emissions as closer than McDonalds drive-thru in Shoreham.
- ▶ Good design and in keeping with Listed Building. Note: the site contains no listed building.

Key Considerations

- ▶ The loss of employment floorspace and the addition on an inappropriate use on a protected employment site.
- ▶ Design and appearance
- ▶ Transport and highway matters
- ▶ Impacts on neighbour amenity
- ▶ Public Health issues

Conclusion and Planning Balance

- ▶ The proposal would be acceptable in terms of its design and appearance, given the context of this industrial location.
- ▶ Amenity – some harm to neighbouring properties but could likely be mitigated by conditions.
- ▶ Transport – unresolved concerns regarding highway safety (queueing on highway, pedestrian safety at crossing), and also over the over-provision of parking
- ▶ Public Health – concerns regarding out-of-town fast-food outlet (close proximity to schools, high prevalence of fast-food outlets in City, existing high levels of obesity potentially exacerbated, fast food outlet menu choices, contrary to Healthy City Strategy)
- ▶ Employment/Policy – concerns on loss of employment floorspace, and that the site is a safeguarded employment site (English Close Industrial Area) for industrial space (E(g) (iii), B2 and B8 Use Classes), which the drive-thru use does not meet.
- ▶ On balance and taking account of the relevant policies and the NPPF, the application is:
- ▶ **Recommended for refusal.**

23 Byron Street
BH2025/02640

6th May 2026

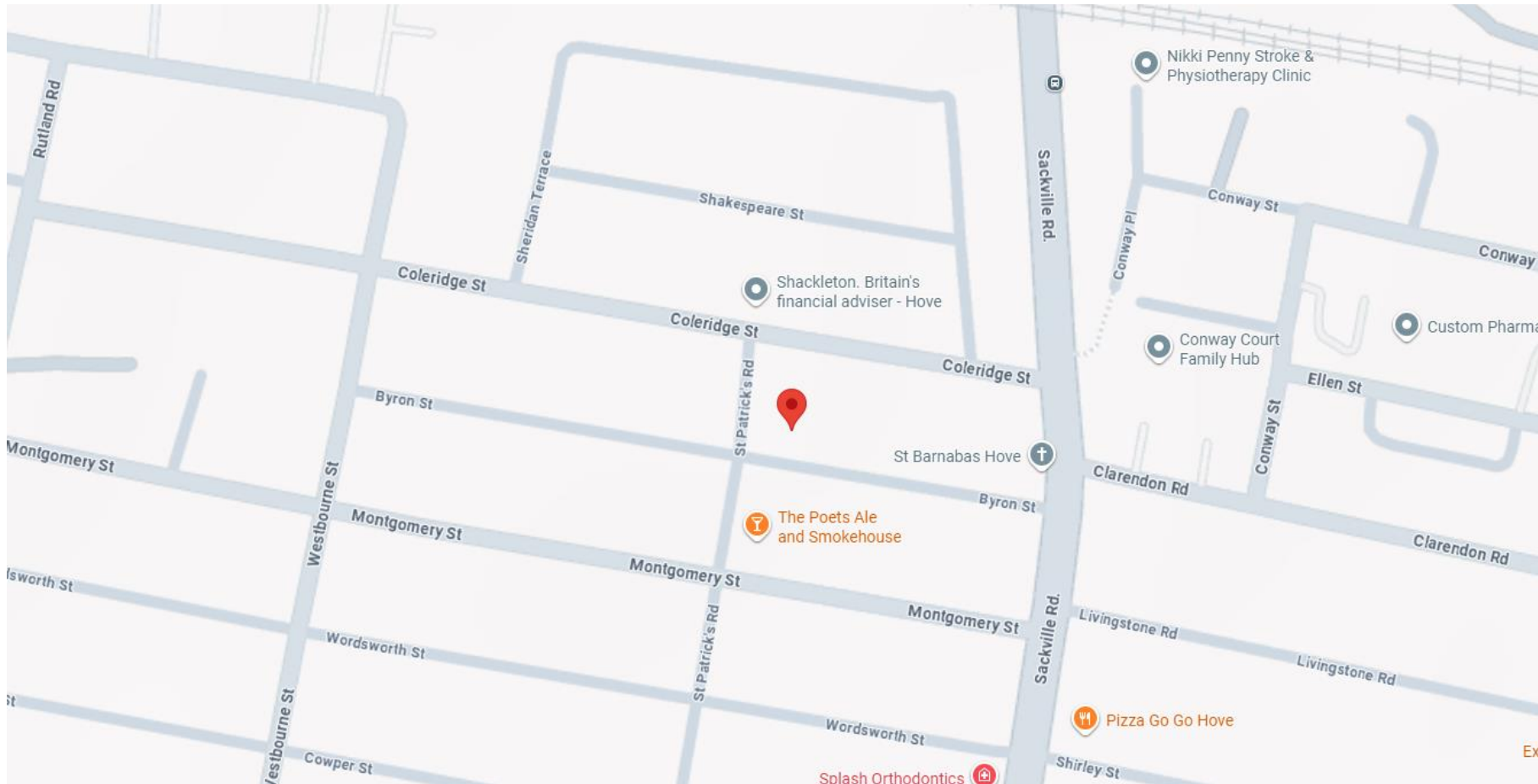


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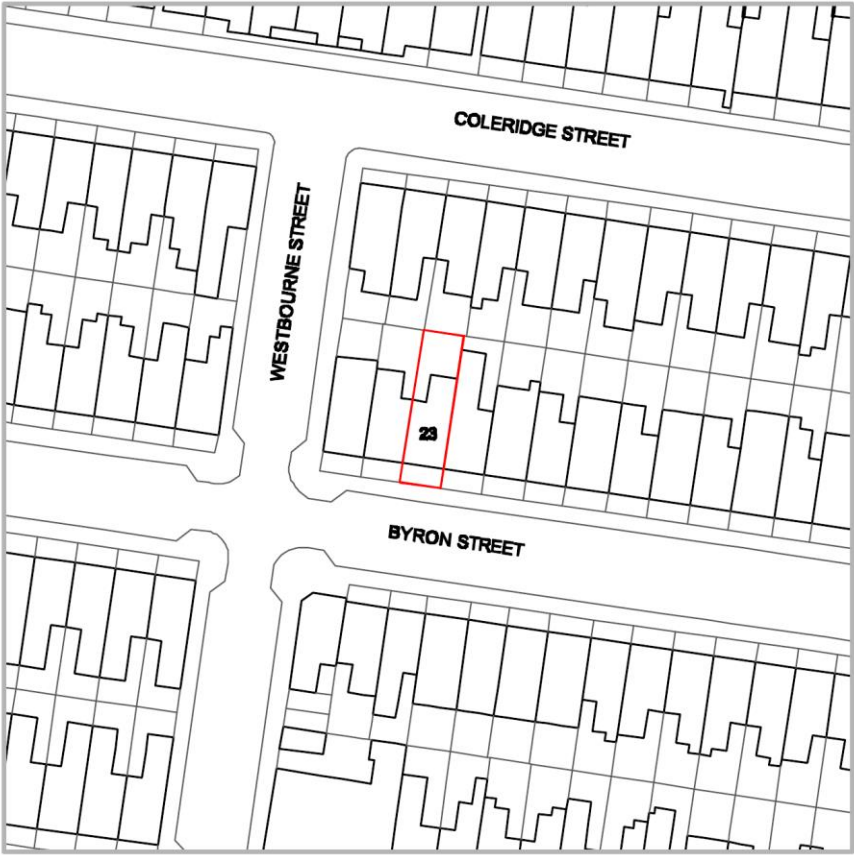
Application Description

- ▶ Change of use from residential dwellinghouse (C3) to four-bedroom small house in multiple occupation (C4). (Retrospective).

Map of Application Site



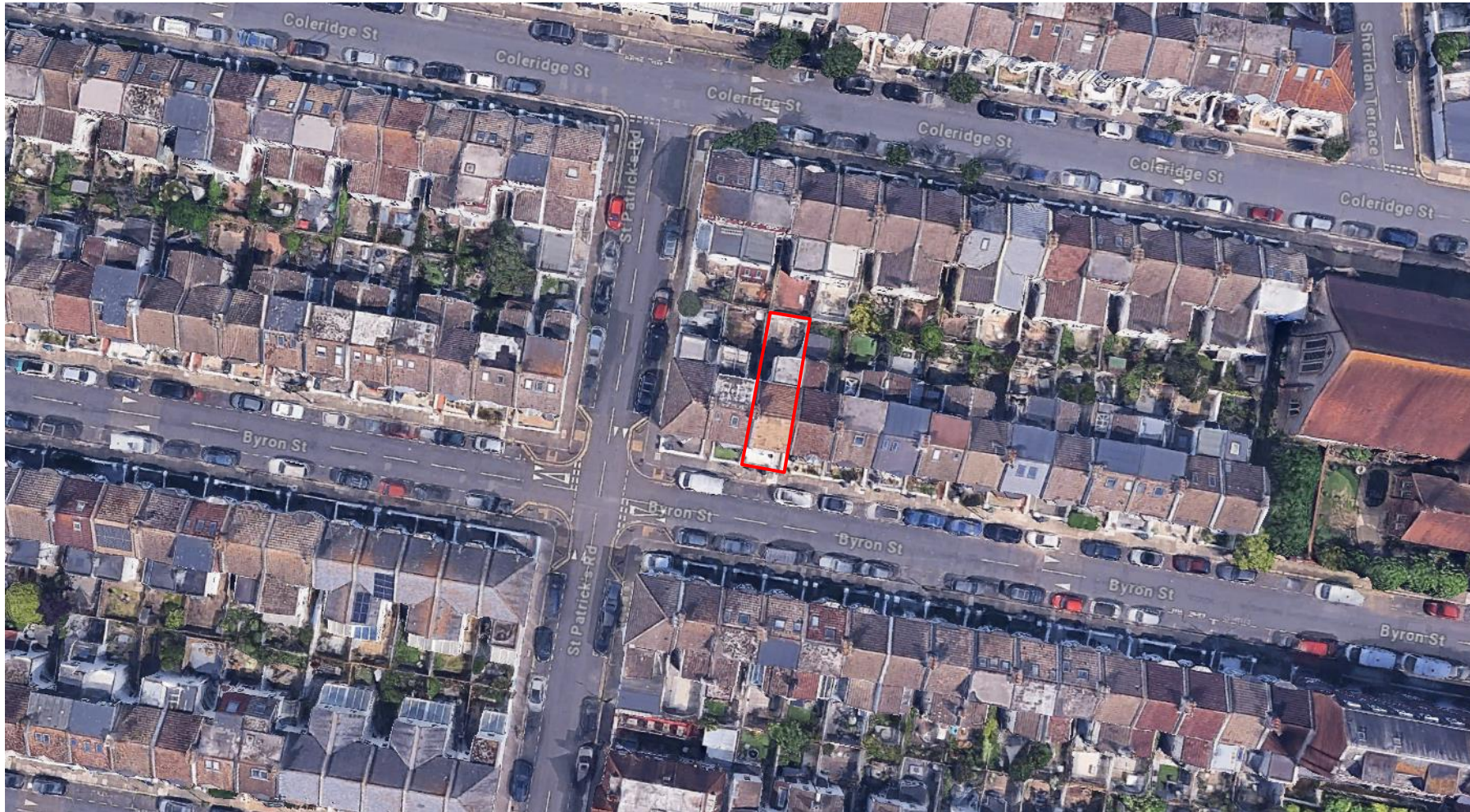
Existing Location Plan



01 SITE PLAN



Aerial Photo of Site



3D Aerial Photo of Site



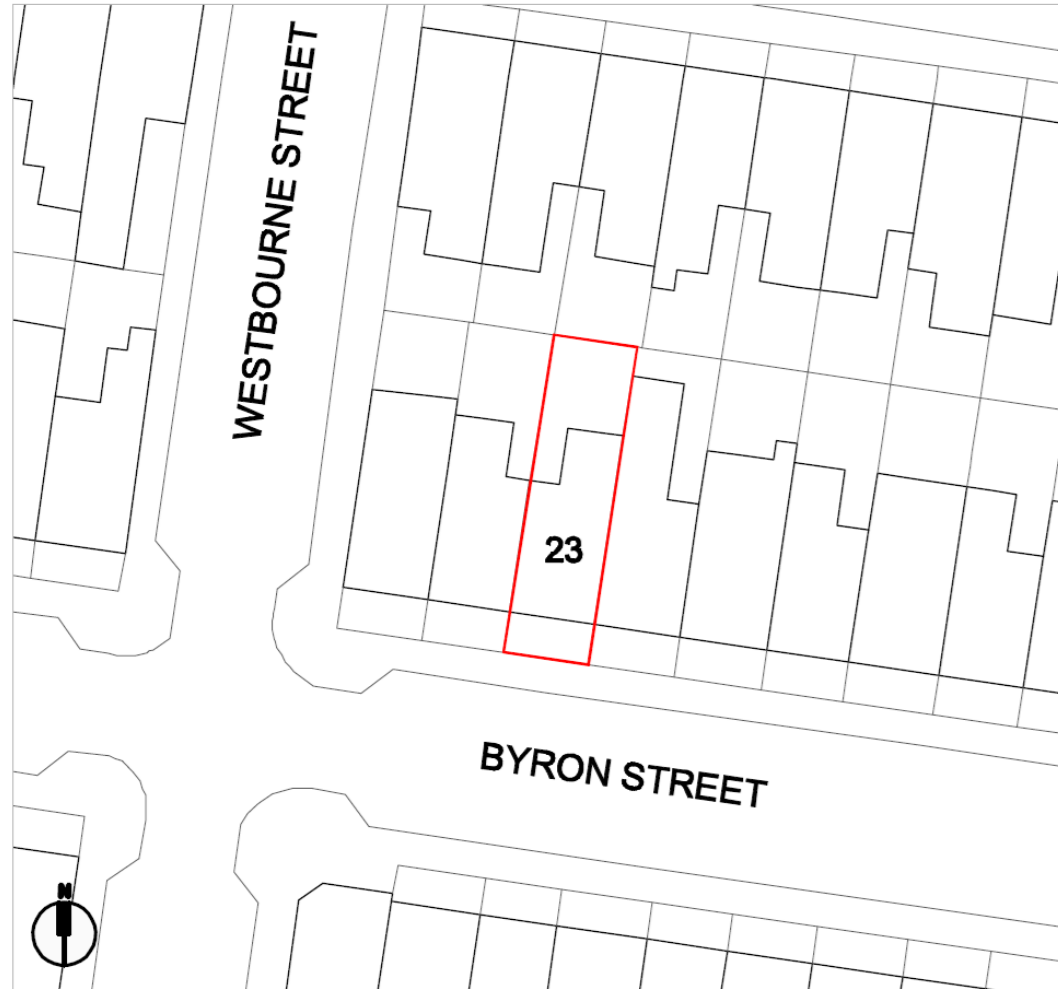
Front of 23 Byron Street



Rear Elevation



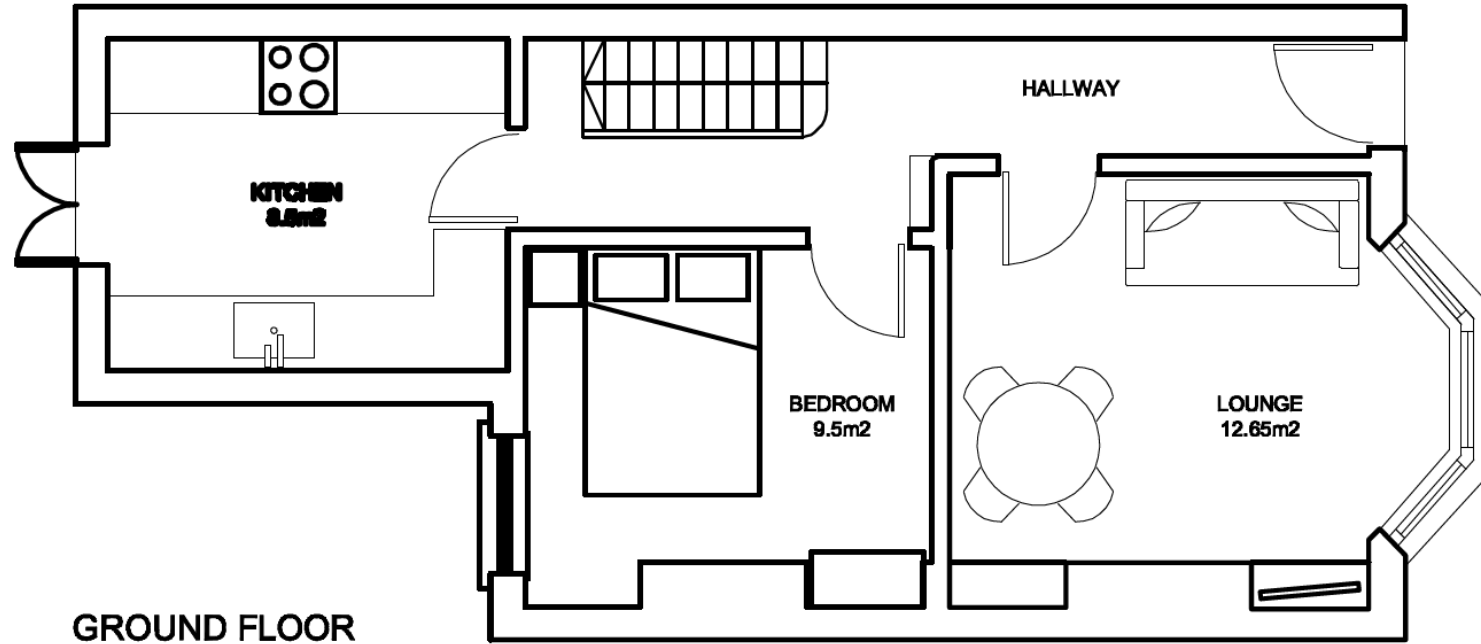
Block Plan



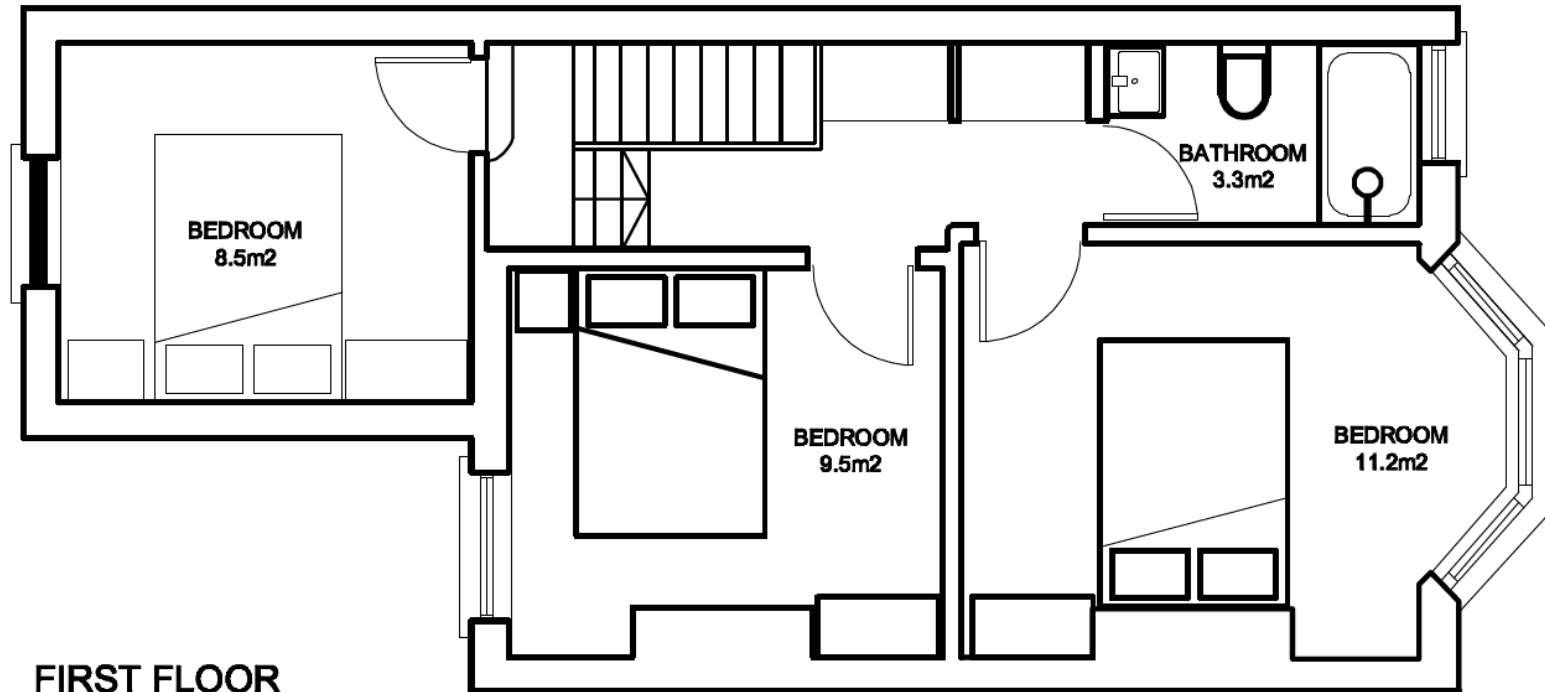
02 BLOCK PLAN



Existing & Proposed Ground Floor Plan



Existing & Proposed 1st Floor Plan



CP21 and DM7

- ▶ The development is in an area where less than 10% of properties within 50m of the application site are in an HMO use.
- ▶ The development is in an area where the wider neighbourhood area does not have more than 20% of properties in HMO use.
- ▶ The development 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

- ▶ **Seven (7)** representations received, objecting on the basis of:
- ▶ The houses in the street are mainly occupied by families, couples or single residents.
- ▶ The houses have poor sound insulation and tiny backyards
- ▶ High-use communal areas and a bedroom now sit directly beside neighbouring ground-floor rooms
- ▶ Intensifies the property's use far beyond normal and reasonable residential occupation
- ▶ Character of the area has changed
- ▶ Harm to neighbouring amenity through noise and disturbance, loss of privacy and light pollution,
- ▶ Increased rubbish and waste
- ▶ Security issues
- ▶ Traffic and parking issues
- ▶ The interior living space is inadequate for 6 unrelated occupants
- ▶ The property has not been properly regulated or managed as an HMO
- ▶ Long-term impact on neighbouring property values

Key Considerations

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

Conclusion and Planning Balance

- ▶ The HMO (C4) is located 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).
- ▶ The HMO does not 'sandwich' a non-HMO dwelling between HMO uses and it does not create a terrace of three or more HMOs. Compliance with DM7 (b & c) is achieved.
- ▶ The standard of accommodation is considered to be acceptable for a 4 person HMO.
- ▶ The HMO is not considered to result in negative impacts on neighbouring amenity which are so harmful that they would warrant refusal. The densities of existing HMOs do not suggest that a mixed and balance community would not be achieved with this HMO.
- ▶ There are no significant impacts on the highways network or on local parking.
- ▶ The application is in accordance with the development plan and is recommended for approval.

63 Hallyburton Road
BH2026/00046

6th May 2026

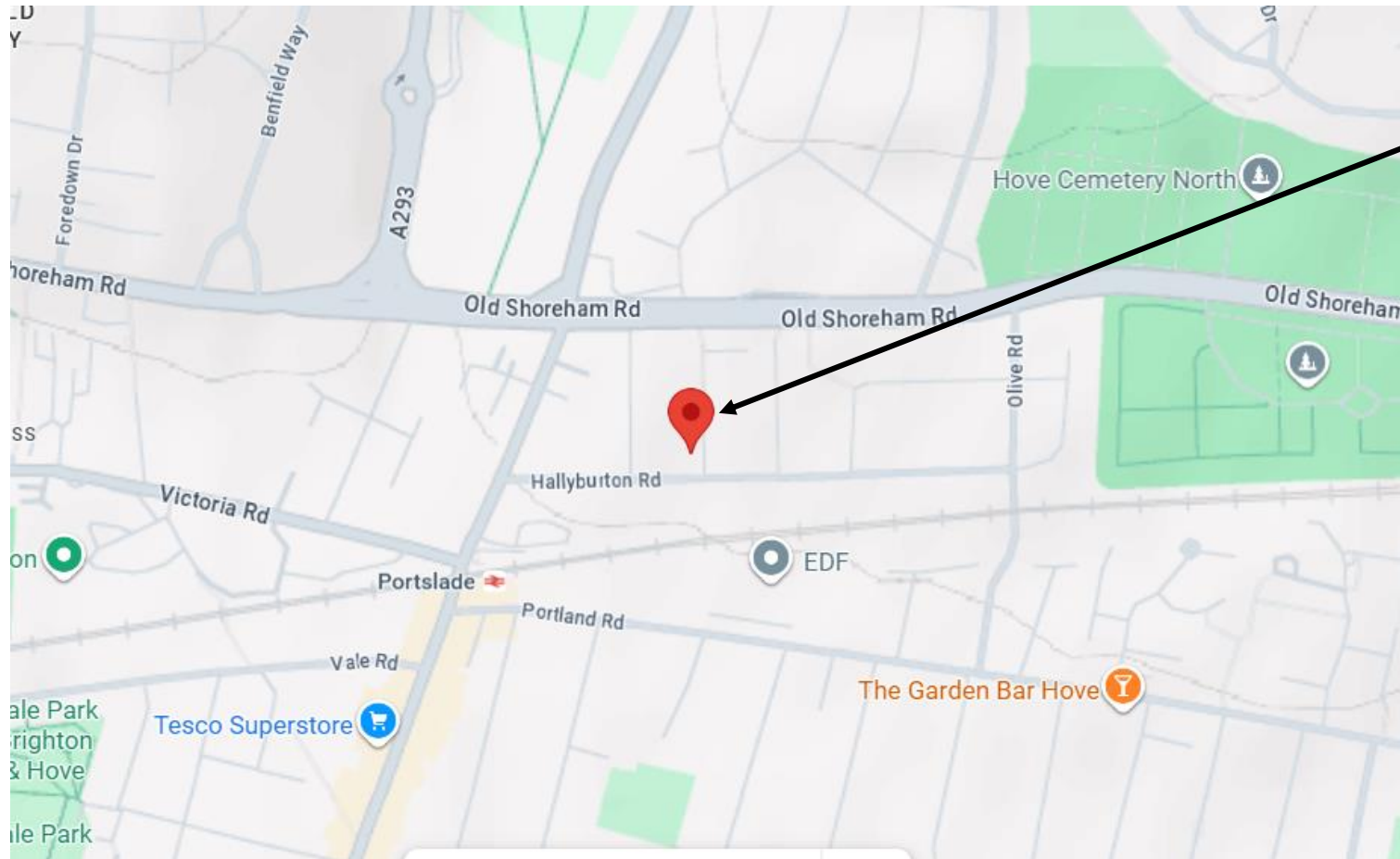


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Application Description

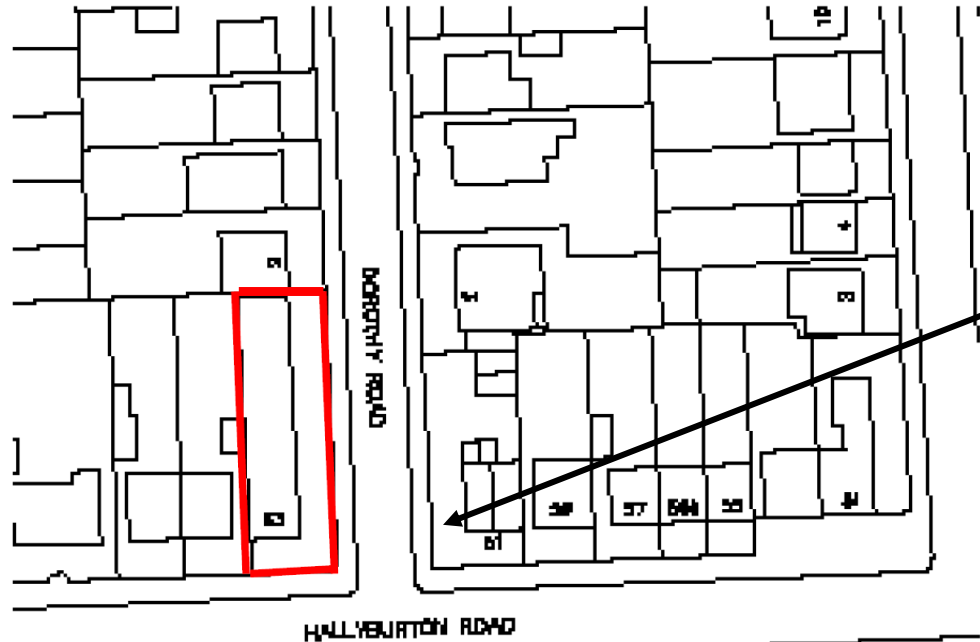
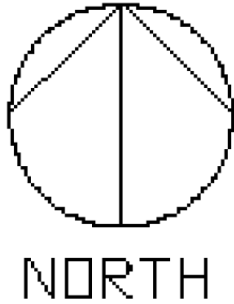
- ▶ The application relates to an existing Martial Arts club
- ▶ The application to vary condition 2 of planning permission BH2023/02277 to extend the operating hours to the following:
- ▶ 07.00 - 21.00 Monday to Friday and 08.00 - 17.00 on Saturday and Sunday.

Map of Application Site



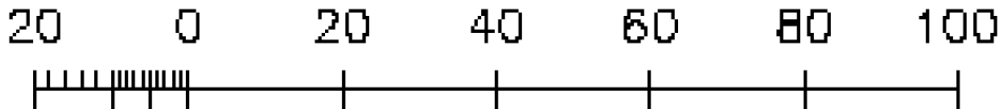
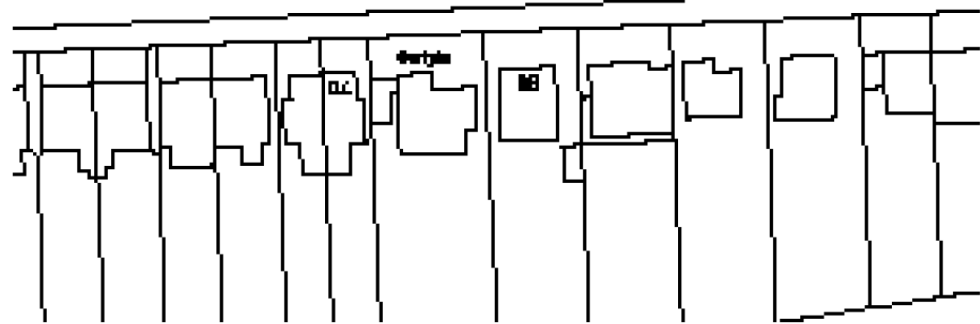
Site

Existing Location Plan



Site

HALLVEURTON ROAD



Metres



Aerial Photo of Site



Site

3D Aerial Photo of Site



Street Photo of Site - Front Elevation



51



Street Photo of Site- Side Elevation

52



Street Photo of Site- Side Elevation from within Dorothy Road



Existing Opening Hours Condition

- ▶ The premises shall only be used between the hours of 08.00 to 21.00 Monday to Friday inclusive and 09.00 to 15.00 on Saturday and at no time on Sundays. The external movements of any commercial vehicles, plant or machinery associated with the use of the premises shall not take place outside the opening hours permitted.
- ▶ Reason: To safeguard the amenities of local residents and in accordance with policies DM20 and DM40 of the Brighton and Hove City Plan Part Two.

Proposed Opening Hours Condition

- ▶ The premises shall only be used between the hours of 07.00 to 21.00 Monday to Friday inclusive and 08.00 to 17.00 on Saturday and Sunday. The external movements of any commercial vehicles, plant or machinery associated with the use of the premises shall not take place outside the opening hours permitted.
- ▶ Reason: To safeguard the amenities of local residents and in accordance with policies DM20 and DM40 of the Brighton and Hove City Plan Part Two.

Representations

- ▶ **Sixteen (16)** representations received, objecting to the proposed development for the following reasons:
 - ▶ - Increased traffic and congestion issues
 - ▶ - Noise and disturbance
 - ▶ - Parking and safety
 - ▶ - No public benefit
 - ▶ - Out of character and non-residential

- ▶ **Eleven (11)** representations received, supporting the proposed development for the following reasons:
 - ▶ - Increase in the amenity provision within the local area
 - ▶ - Great sporting facility
 - ▶ - Well run
 - ▶ - Well used facility

Key Considerations

- ▶ Impact on Neighbouring Amenity
- ▶ Impacts on the Highway, including parking pressures
- ▶ Public benefits of the extended hours (economic and community benefits)

Conclusion and Planning Balance

- ▶ The proposed increase in opening hours are considered reasonable and due to the use of the building, there would be no significant harm caused to neighbouring properties, particularly with consideration to noise and disturbance.
- ▶ Given the location of the site and nature of the use, the development would not impact the highway network.
- ▶ **Recommended for Approval**

19 New England Street
BH2026/00393

6th May 2026

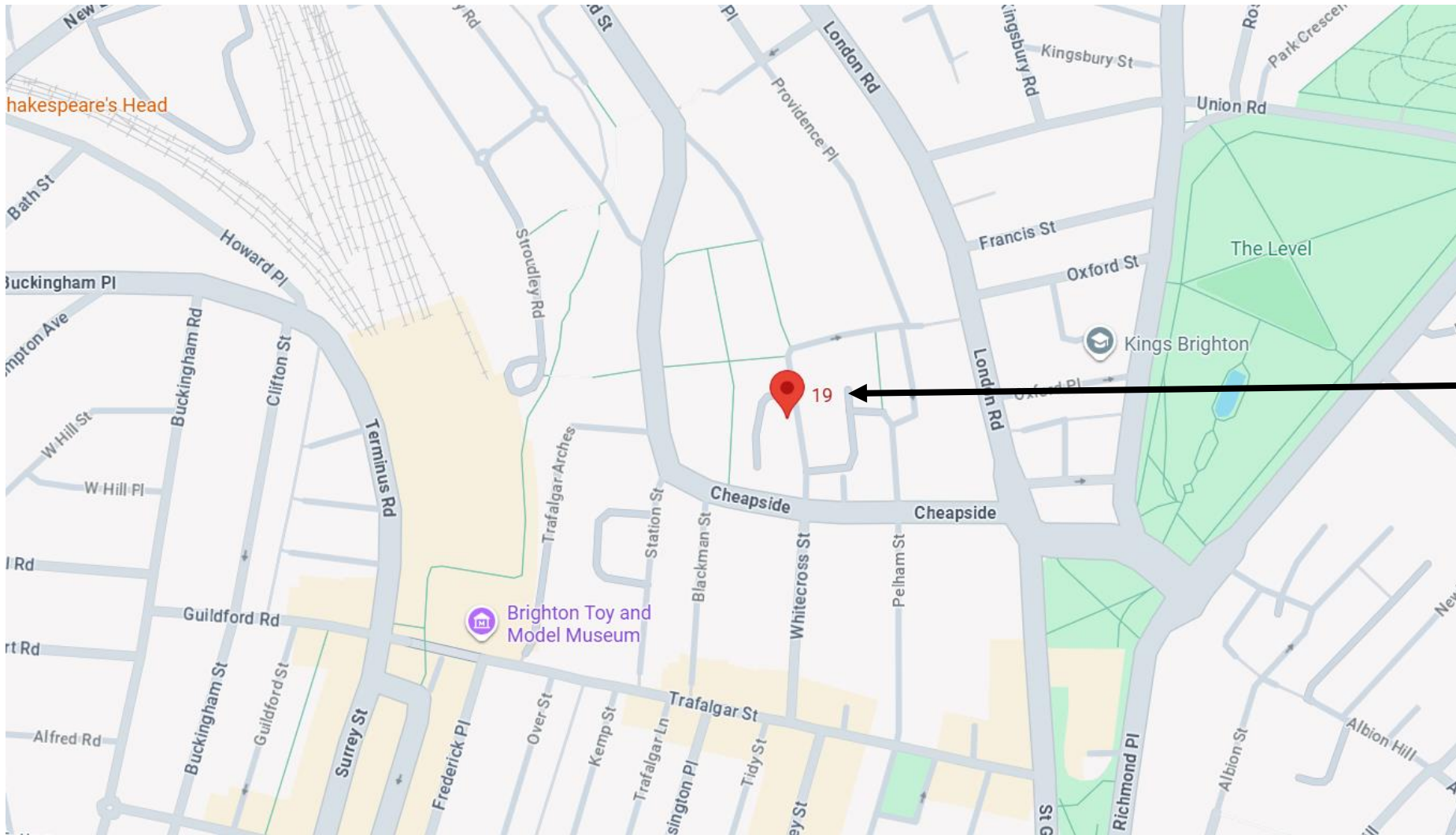


Brighton & Hove
City Council

Application Description

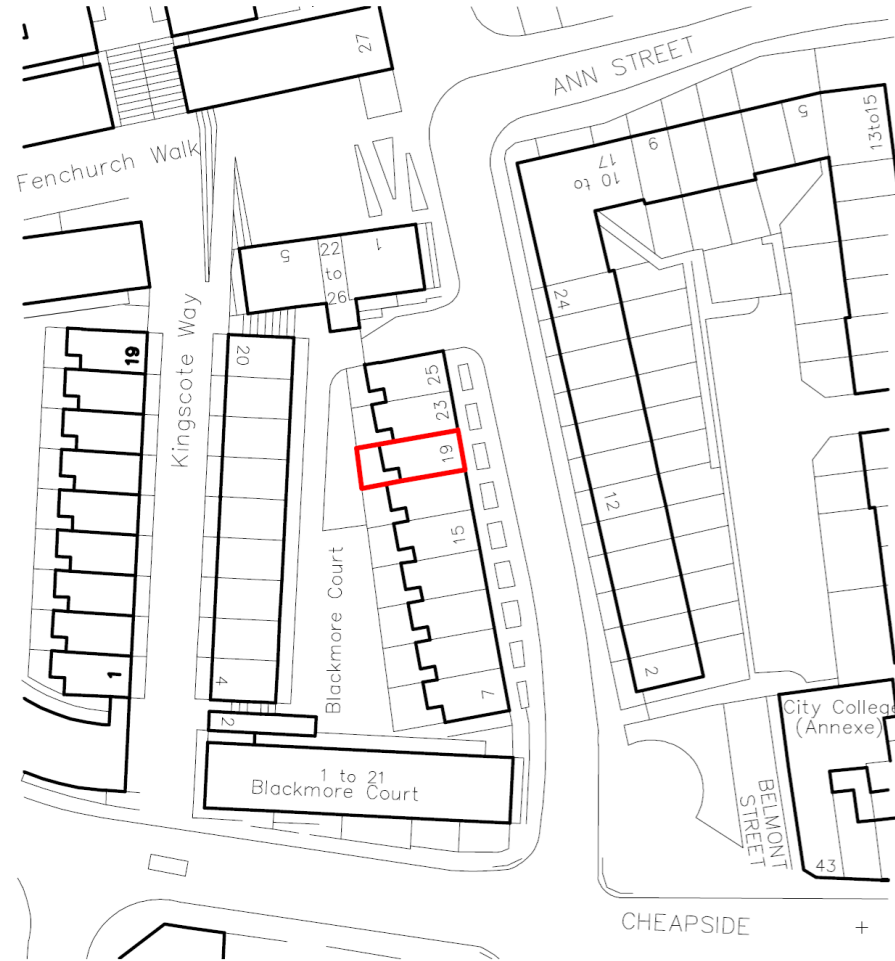
Change of use from Class C3 (dwellinghouse) to Sui Generis (Large House in Multiple Occupation), including associated internal alterations.

Map of Application Site



Application Site

Existing Location Plan



Location plan 1:1250



1:1250



Aerial Photo of Site



3D Aerial Photo of Site



Front and Rear Photos of Site

65



Front of property



Rear of property

Internal photos as existing



Living/dining room

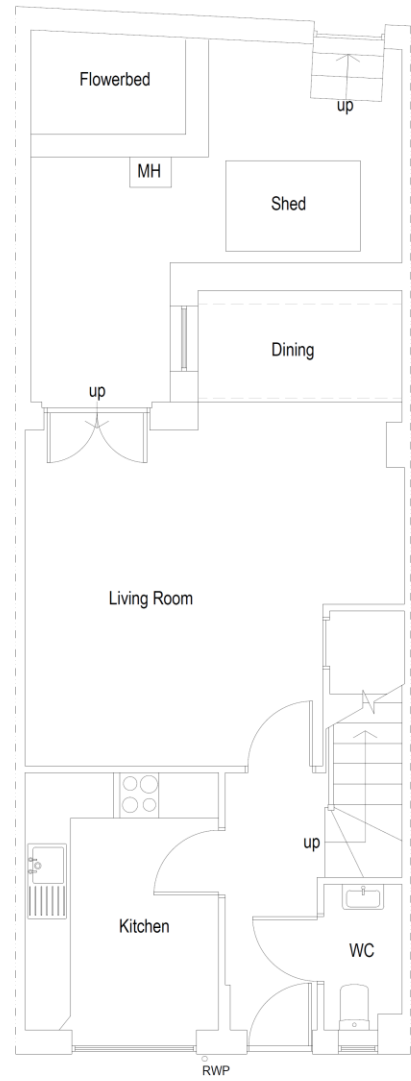


First floor rear bedroom - single occupancy bedroom

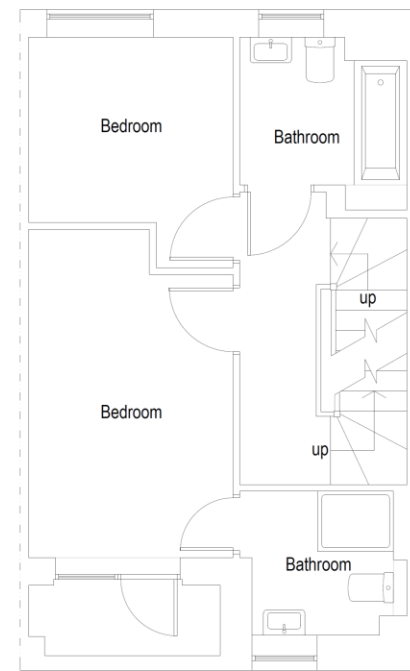


Example of one of the larger double occupancy rooms, this is the first-floor front room.

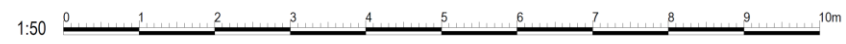
Existing Ground and 1st Floor Plans



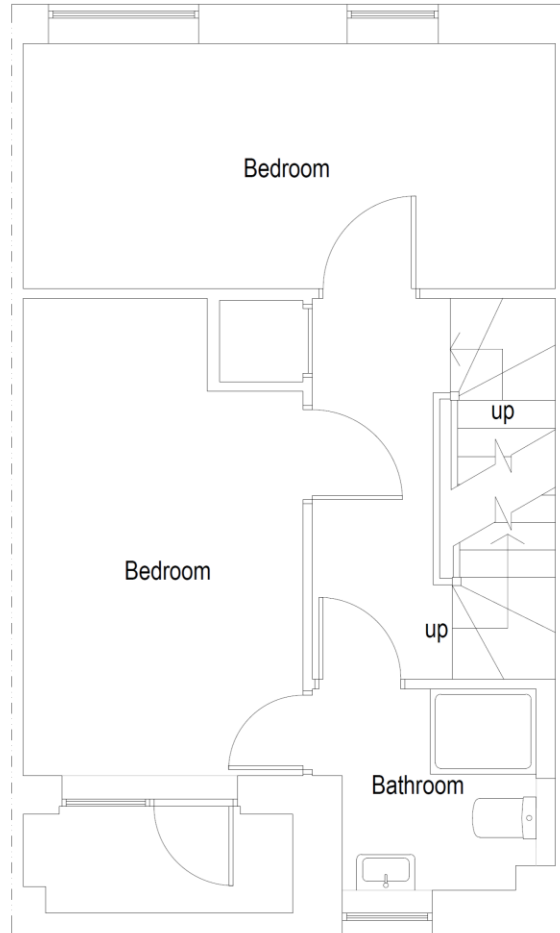
Existing Ground Floor Plan 1:50



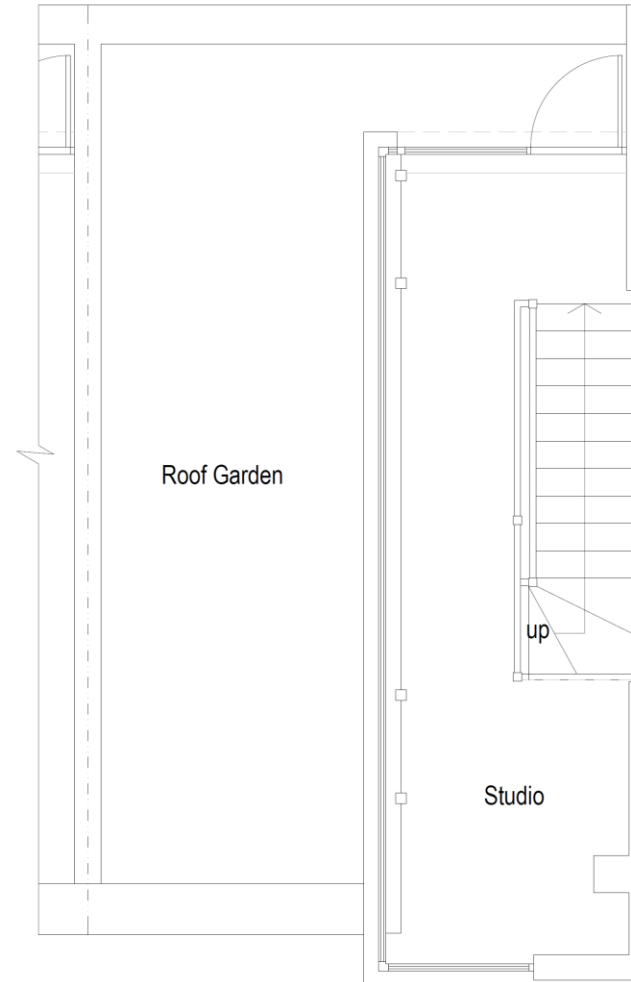
Existing First Floor Plan 1:50



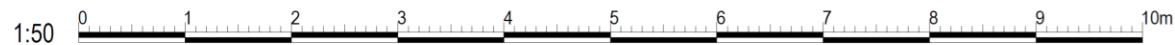
Existing 2nd and 3rd Floor Plans



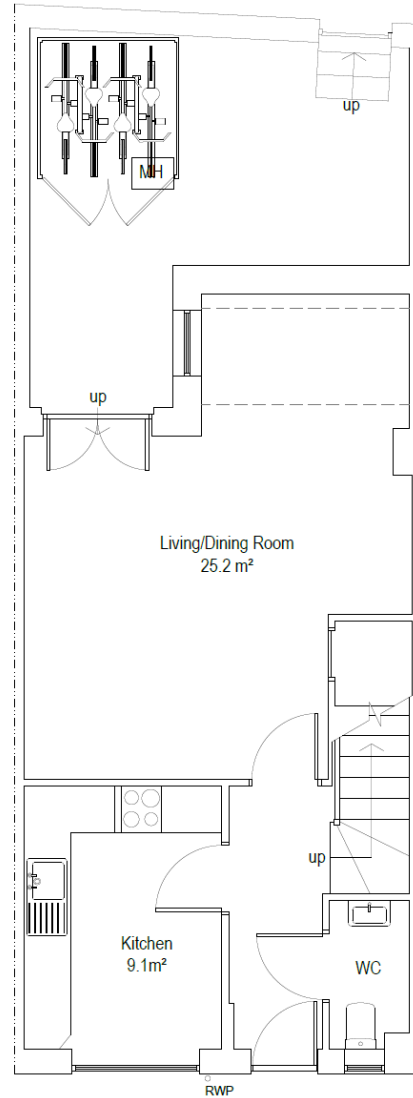
Existing Second Floor Plan 1:50



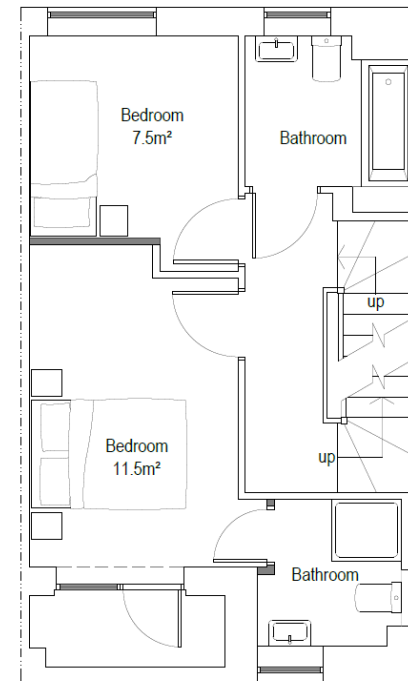
Existing Third Floor/Roof Plan 1:50



Proposed Ground and 1st Floor Plans



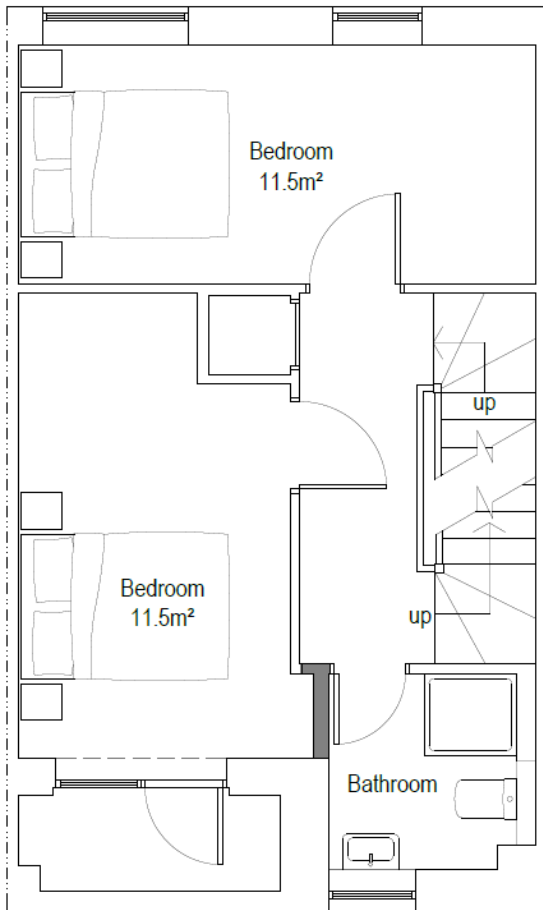
Proposed Ground Floor Plan 1:50



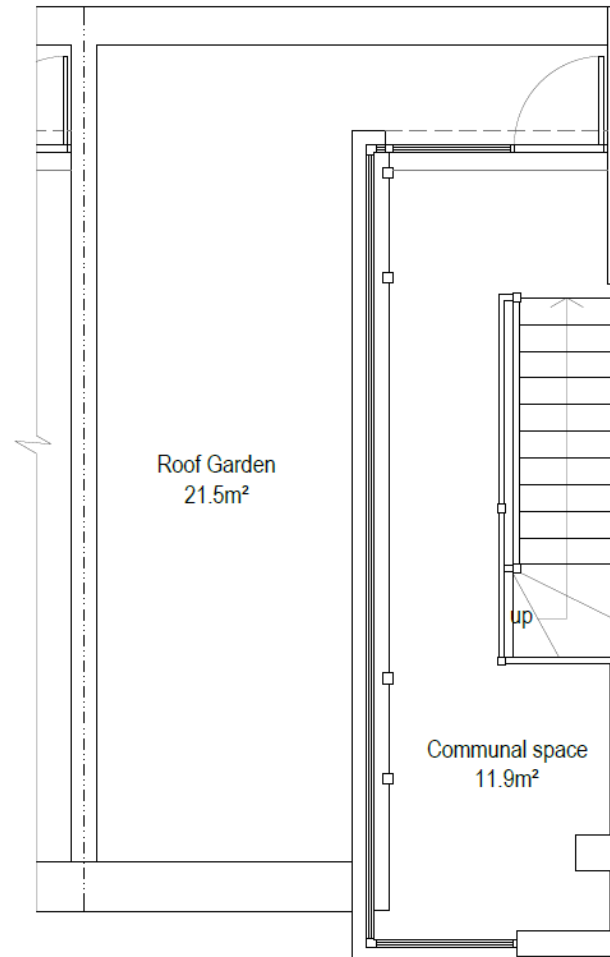
Proposed First Floor Plan 1:50



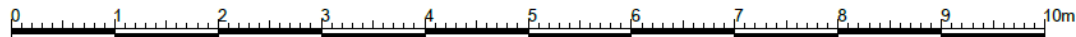
Proposed 2nd and 3rd Floor Plans



Proposed Second Floor Plan 1:50



Proposed Third Floor/Roof Plan 1:50



Representations

Representations have been received from 7 people, objecting to the proposed development for the following reasons:

- ▶ Negative impact on character of neighbourhood
- ▶ Increased noise levels
- ▶ High turnover of occupants
- ▶ Additional pressure on parking and local services including refuse collections
- ▶ Loss of family homes
- ▶ Other homes have already been lost to short-term holiday lets.
- ▶ Overdevelopment
- ▶ Detrimental impact on property value
- ▶ Loss of further home puts further school places at risk due to reduced demand.
- ▶ Additional impact on the local highway network
- ▶ Local community needs more family homes with less transient occupiers.

Key Considerations

- ▶ Principle – Policies CP21 and DM7
- ▶ Standard of Accommodation for future occupiers
- ▶ Impact on neighbour amenity
- ▶ Transport and parking matters

Conclusion and Planning Balance

- ▶ The principle of development is supported. HMO concentrations are within policy thresholds (<10% for CP21 and <20% for DM7); 7.06% within 50m (CP21) and 2.07% within the wider neighbourhood area (DM7).
- ▶ The standard of accommodation is acceptable. Three bedrooms are suitable for double occupancy and one for single occupancy. The communal areas on the ground and third floors are sufficient in size. The spatial minimum for internal areas as set out within policy DM7 are met.
- ▶ The impacts on neighbour amenity is not considered to be unacceptable in relation to DM20.
- ▶ The proposal is within a sustainable location with public transport and cycling routes nearby. It is also within a controlled parking zone so overspill parking is not expected and could be controlled, trip generation is not expected to increase significantly. Cycle parking will be provided. Transport matters are acceptable.
- ▶ Conditions recommended to secure cycle parking, maximum occupancy (7 persons) and retention of the approved internal layout.
- ▶ Overall, subject to conditions, the proposal has met the requirements of the development plan.
- ▶ **Recommendation: Approve**

8 Windmill Drive

BH2026/00158

6th May 2026

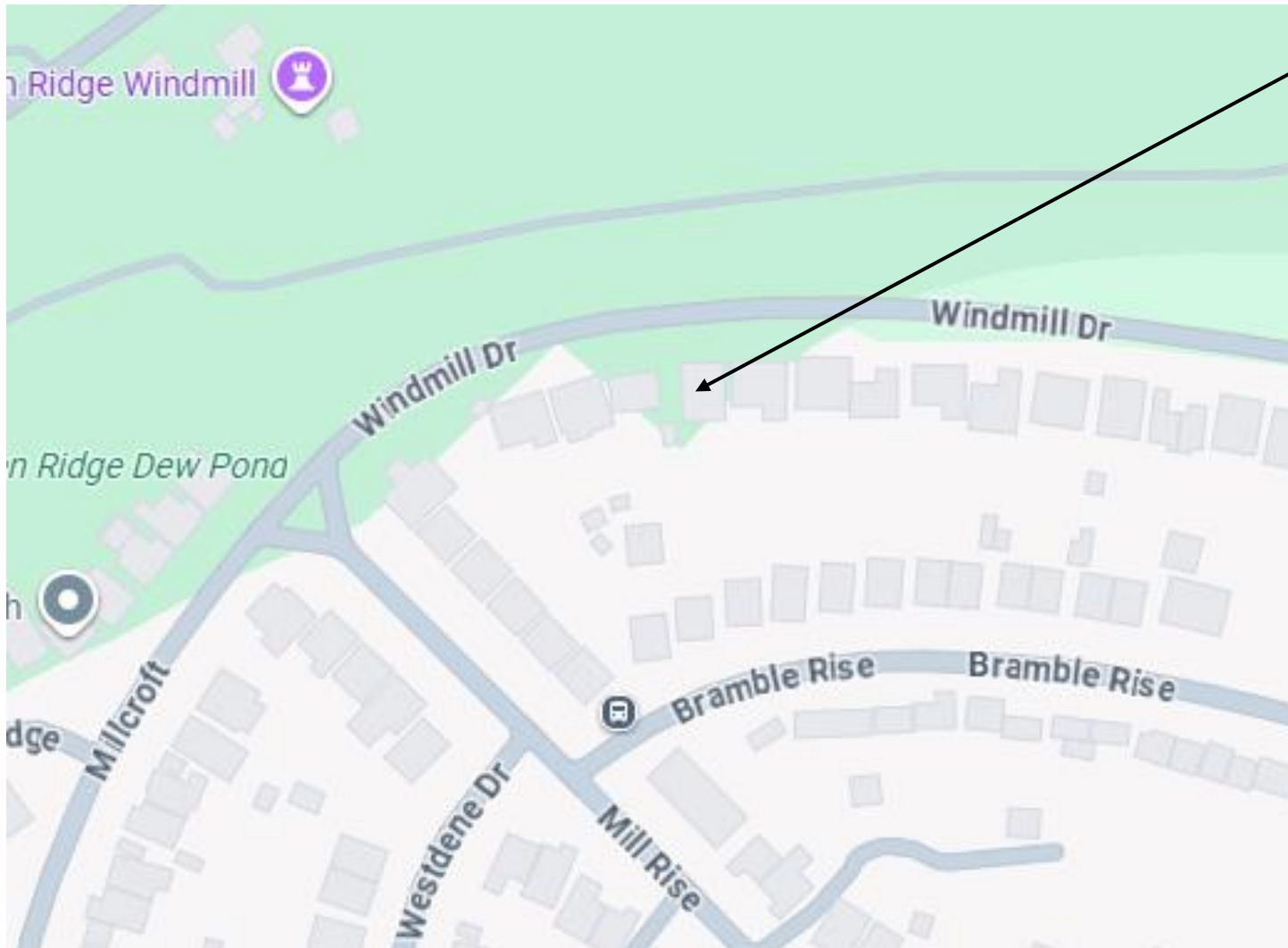


**Brighton & Hove
City Council**

Application Description

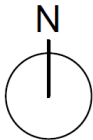
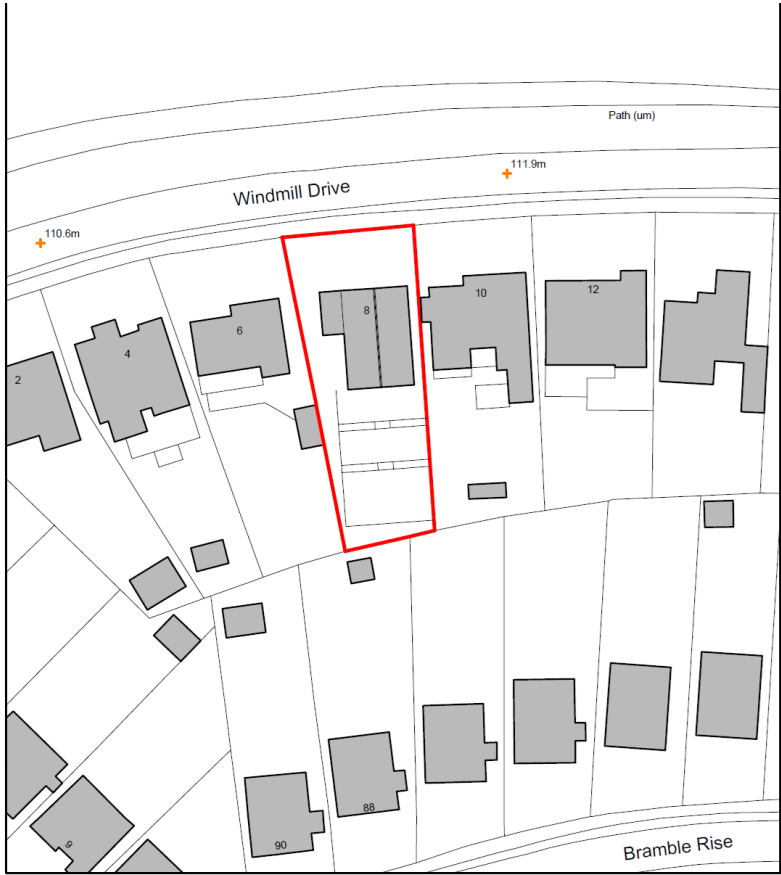
- ▶ Creation of first floor with balcony within new roof extension,
- ▶ Erection of single storey side extension with undercroft garden store,
- ▶ Creation of new rear terrace and revised fenestration.

Map of Application Site



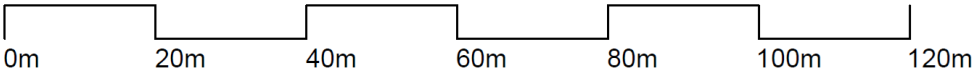
Site Location

Existing Location Plan



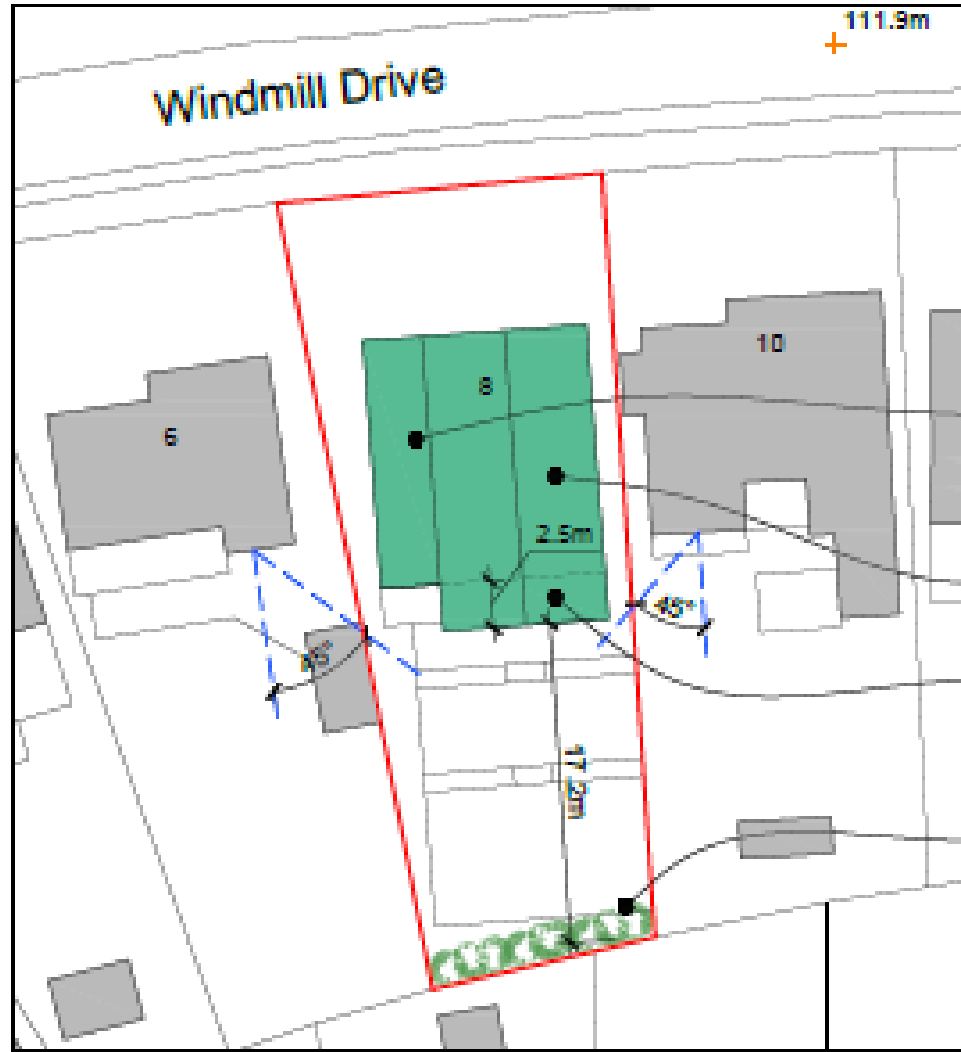
Location Plan

@ 1:1250 Scale



Scale Bar @ 1:1250

Proposed Block Plan



Single storey side extension with flat roof replacing existing flat roof garage.

New roof structure to create first floor rooms within roof pitch.

Creation of new covered rear terrace and first floor balcony enclosed within roof pitch.

Planting to rear boundary along existing fence line.

A
16

Aerial Photo of Site



3D Aerial Photo of Site



3D Aerial of Site



Street Photo of Site



Other Photos of Site

Site Photos:

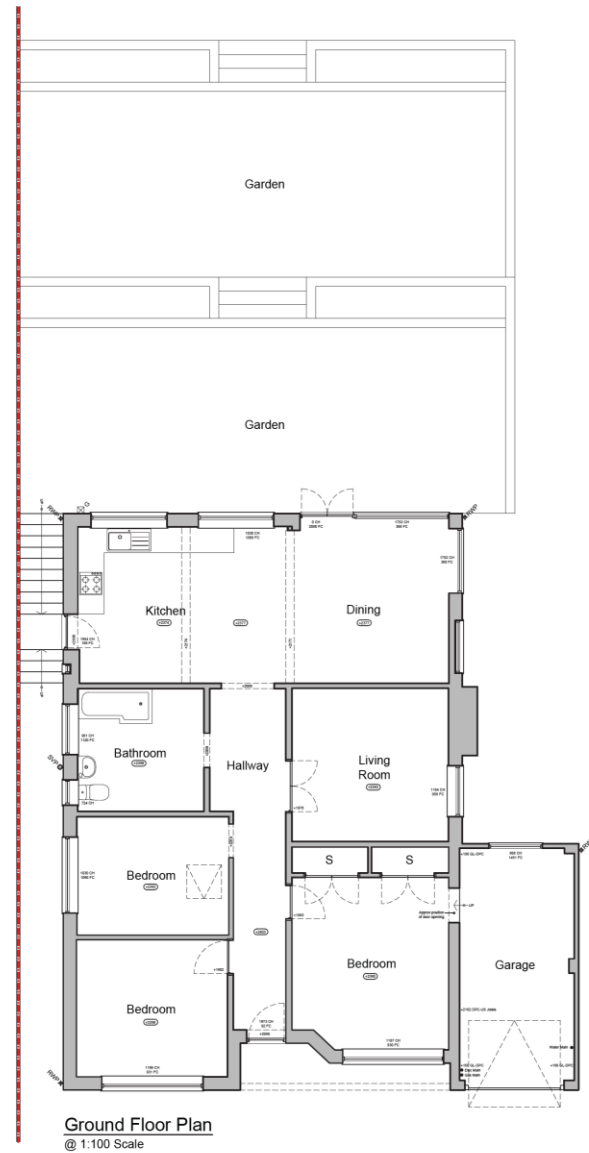
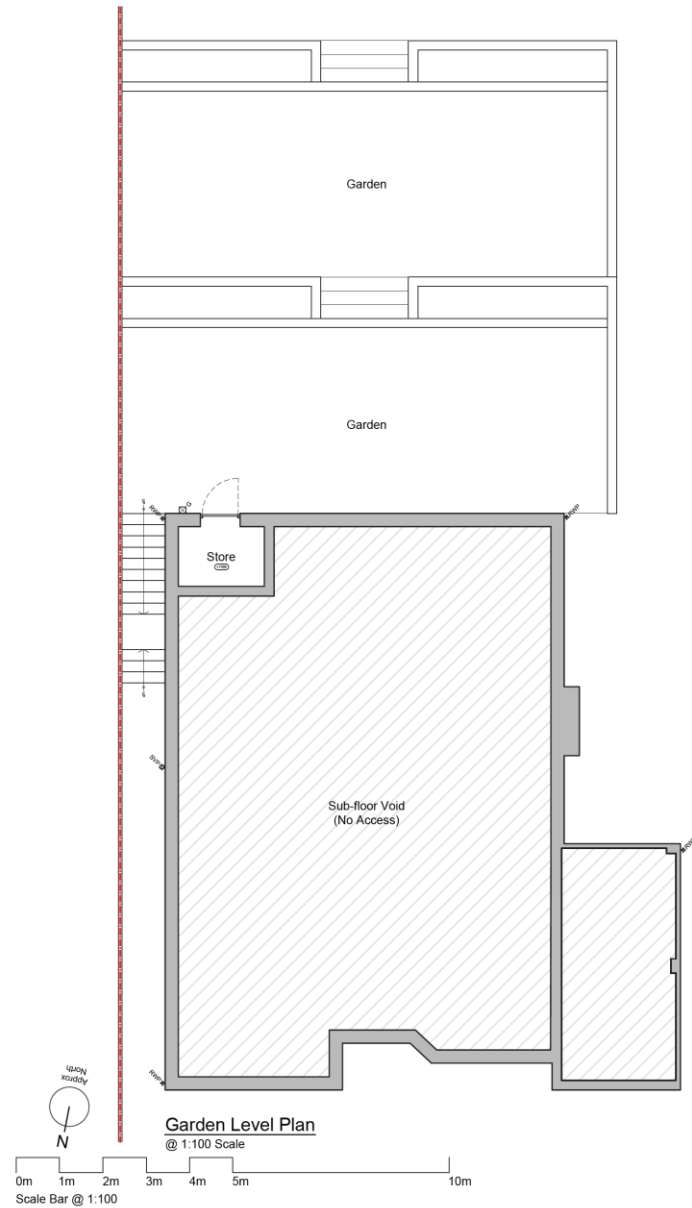


Views from rear

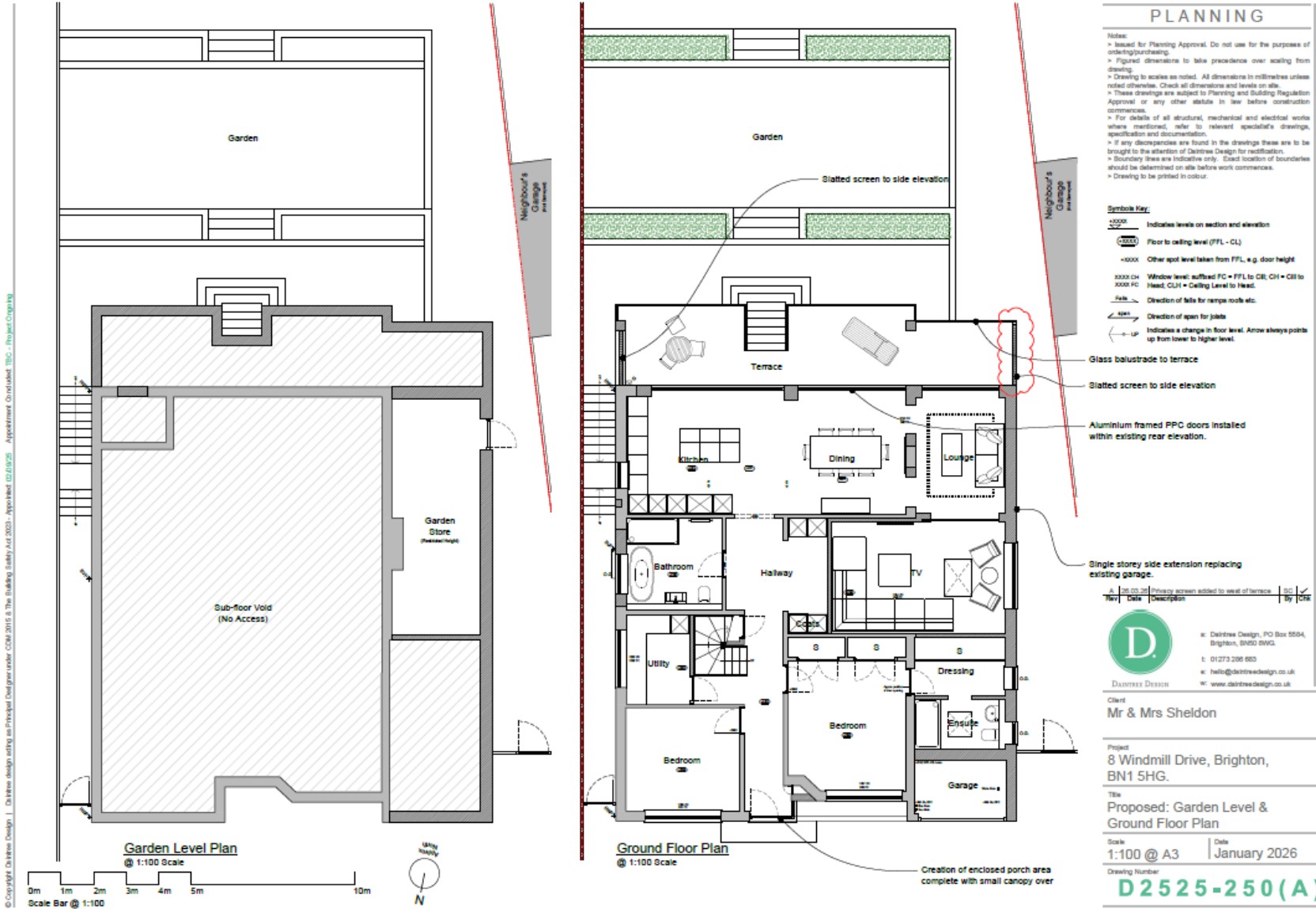
85



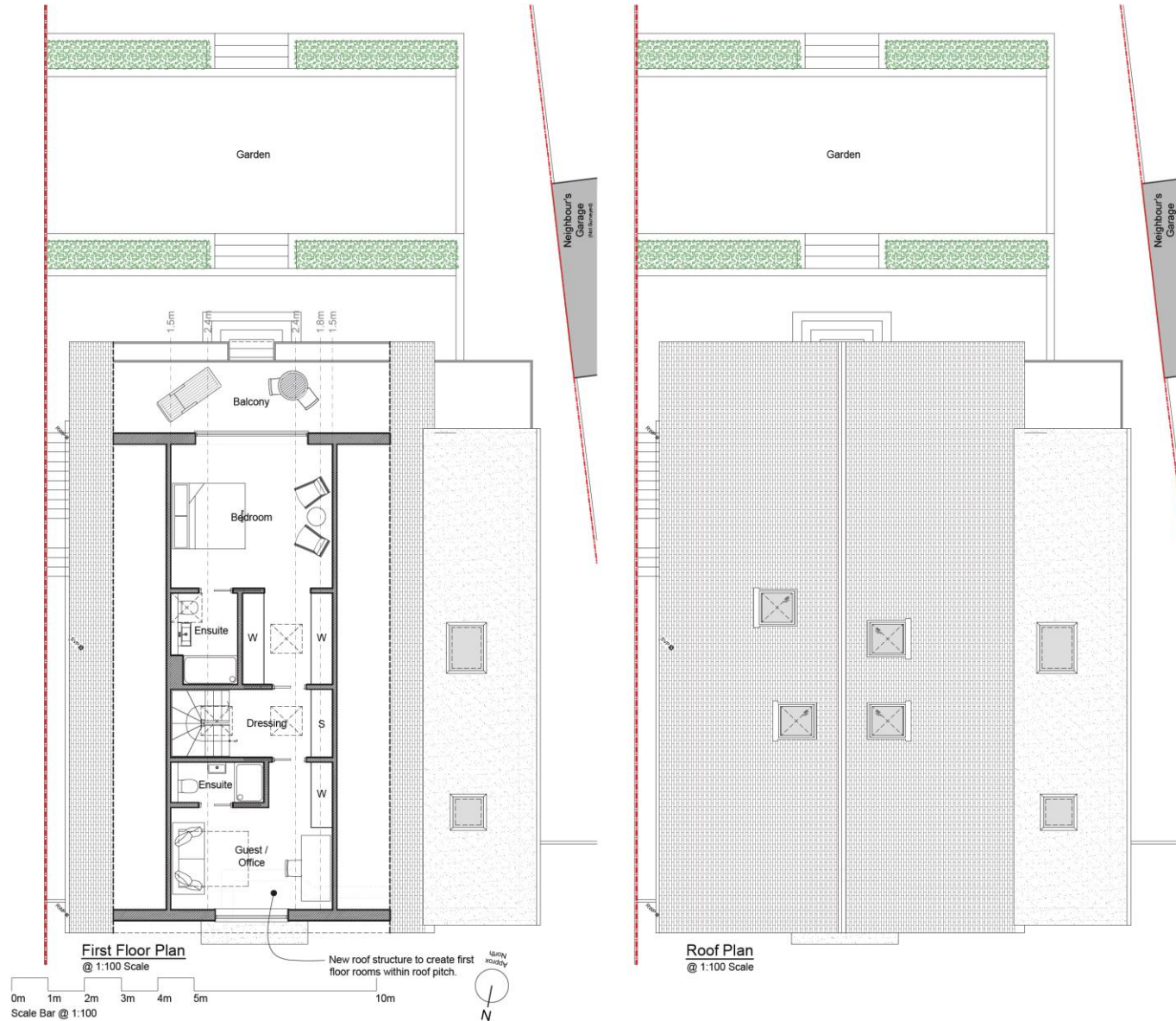
Existing Garden and Ground Floor Plans



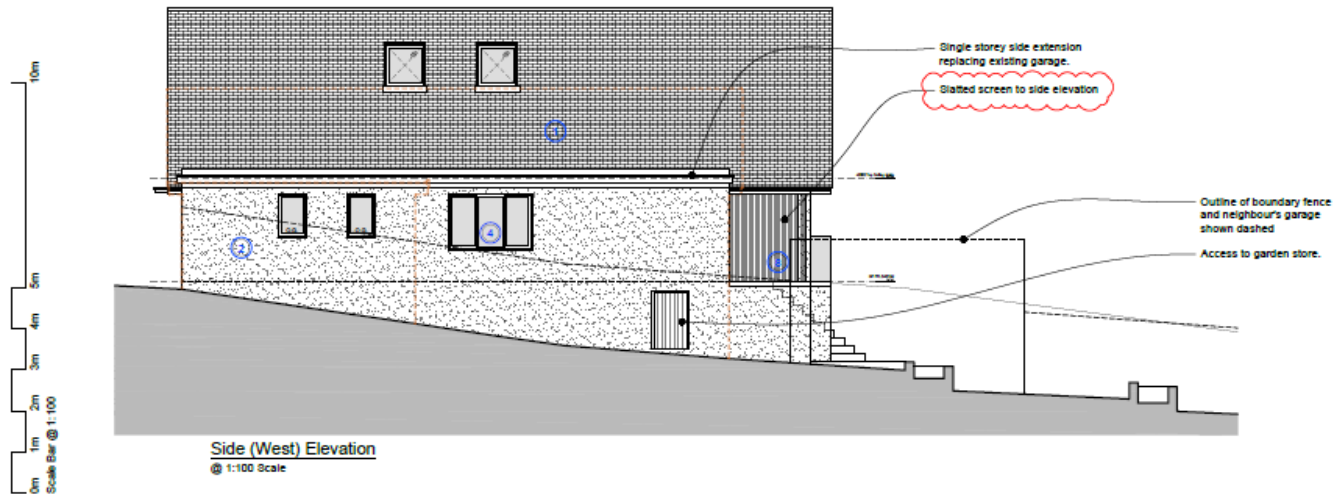
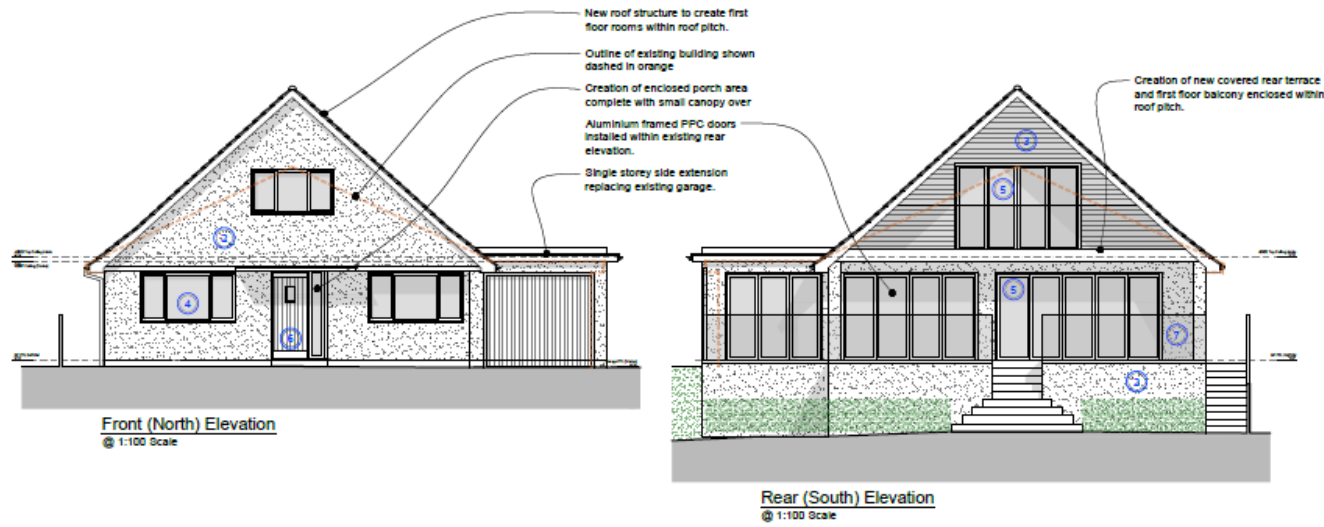
Proposed Garden and Ground Floor Plans



Proposed 1st Floor and Roof Plans



Proposed Elevations



Existing vs Proposed Rear Elevation



Representations

Four (4) objections received. Key concerns raised include:

- ▶ Overlooking and loss of privacy from balcony and terrace
 - ▶ Increased height, scale and perceived overdevelopment
 - ▶ Loss of light and overshadowing
 - ▶ Noise and disturbance from balcony use
 - ▶ Impact on outlook from neighbouring properties
 - ▶ Ecology concerns (including proximity to South Downs National Park and submitted information)
 - ▶ Parking and general residential amenity
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- ▶ Councillor Ivan Lyons has objected to the development on the grounds of a loss of privacy for neighbouring properties.

Key Considerations

- ▶ Design and impact on appearance and character of the area
- ▶ Impact on neighbouring amenity
- ▶ Biodiversity and ecological impacts
- ▶ Impact on neighbouring amenity (including overlooking and privacy)

Conclusion and Planning Balance

- ▶ The proposal represents a domestic extension and roof alteration within an established residential area
- ▶ The scale and form of development are considered acceptable and would sit comfortably within the varied character of Windmill Drive, in accordance with Policies CP12 of the Brighton & Hove City Plan Part One and DM18 and DM21 of the City Plan Part Two
- ▶ The increase in roof height (approx. 1.9m) retains the existing eaves level and avoids the appearance of a full additional storey
- ▶ The main amenity concern raised relates to overlooking and loss of privacy from the proposed balcony and terrace, however, separation distances of approximately 40m between rear elevations and the sloping topography limit direct impacts
- ▶ A condition requiring a 1.8m privacy screen to both sides of the terrace ensures direct views to adjoining properties are prevented, in compliance with Policy DM20 of the City Plan Part Two
- ▶ In terms of outlook, overbearing impact and light, the proposed extension would be viewed across separation distances of approximately 20m to the rear boundary and approximately 40m to neighbouring dwellings beyond. These substantial distances, together with the site's orientation and sloping topography, ensure no harmful sense of enclosure or material loss of light arises.
- ▶ The proposal would not result in any significant transport or parking impacts
- ▶ Overall, the proposal is considered to accord with the development plan and there are no material considerations that indicate planning permission should be refused
- ▶ **Recommendation: Approval**