

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 1 JULY 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Homewood College, Queensdown Road BH2025/03062

1st July 2026



Brighton & Hove
City Council

Application Description

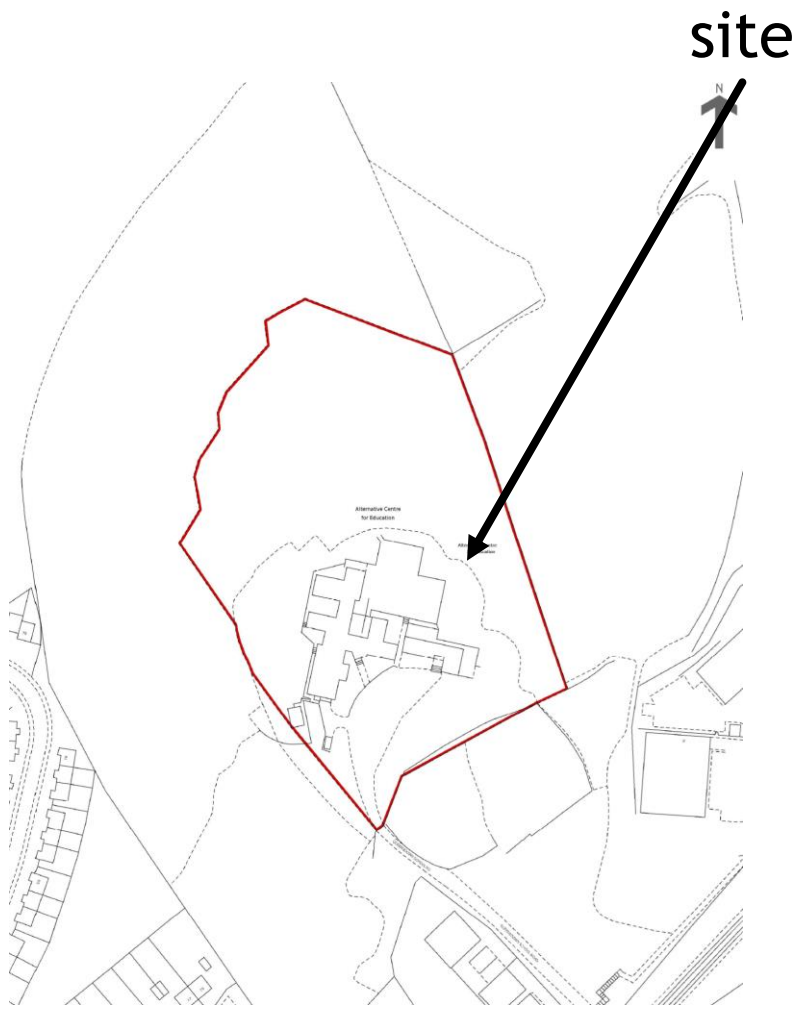
- Change of use from school (F.1 use) to community hub for charities (F.2 use) for a temporary period of 6 years.

Map of Application Site

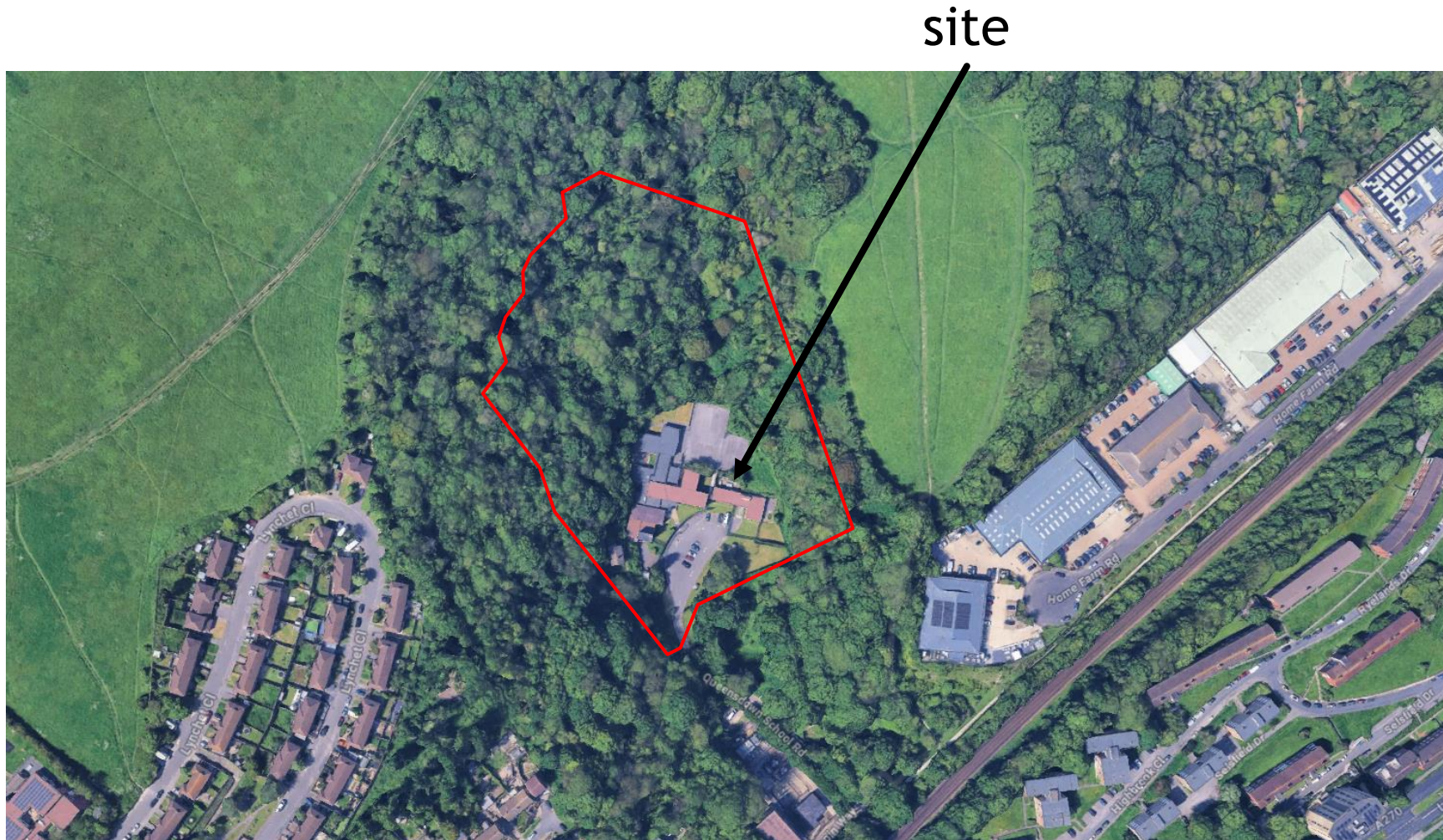
site



Location Plan



Aerial Photo of Site



3D Aerial Photo of Site

site



Access road, facing southeast



Tunnel under railway, facing northwest



Proposed development

- ▶ Temporary change of use (six years) from school (F.1) to hub for charities (F.2)
- ▶ Specific charities to occupy the space not secured as part of this planning application
- ▶ No external alterations or additions proposed

Representations

One (1) letter of objection, summarised as follows:

- ▶ Disturbance to wildlife
- ▶ Risk of accidents on single-width access

One (1) letter of support, summarised as follows:

- ▶ Benefits for charities involved
- ▶ bringing building back into use
- ▶ No negative impact

Key Considerations

- ▶ Principle of change of use
- ▶ Neighbouring amenity
- ▶ Ecology
- ▶ Transport

Conclusion and Planning Balance

- ▶ The school has already closed, with students relocated to other suitable schools
- ▶ The proposed temporary use as a hub for charities would accord with the criteria of Policy DM9 of the City Plan Part Two
- ▶ No significant impact on neighbouring amenity or local wildlife expected, subject to recommended conditions
- ▶ Site access recognised as not perfect, however subject to recommended conditions would not result in unacceptable safety concerns

Recommend: Approval subject to conditions

**St Margarets,
High Street, Rottingdean
BH2025/02913**

1st July 2026

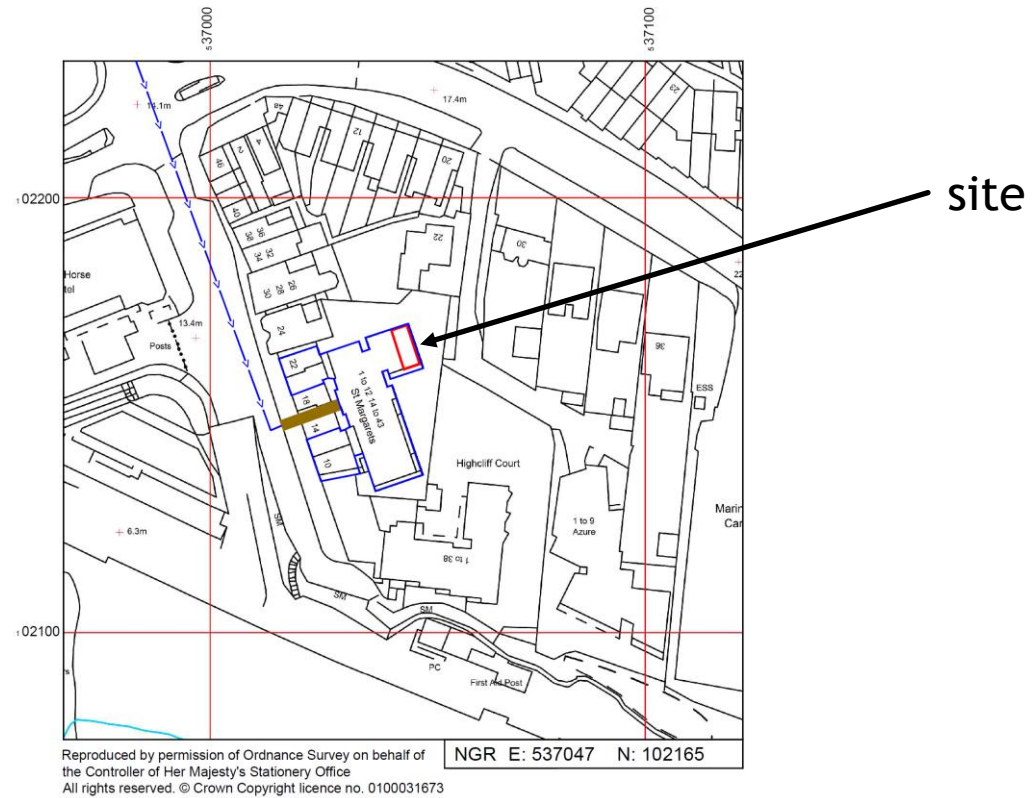


**Brighton & Hove
City Council**

Application Description

- ▶ Installation of 1no EE and 1no H3G Antenna Aperture on Valmont frame on plinths, EE and H3G BOBs behind antennas, 1no H3G unilateral cabinet on steel grillage, 2no EE Unilateral cabinets on steel grillage, EE/H3G MK5 Link AC on steel grillage, 1no EE and 1no H3G antenna aperture on new Valmont frame on plinths, EE & H3G BOB'S behind antennas, 4no EE and 4no H3G RRU'S on pole on Valmont tripod, 2no EE and H3G 600 dishes on antenna pole, 2no EE and H3G 600 dishes on antenna pole (behind) and ancillary equipment for the purposes of telecommunications development.
- ▶ In summary, planning permission is sought for the installation of a telecommunication base station atop of the roof of the locally listed building. The base station would be approximately 35m² in area situated on the northeast corner of the flat roof, accessible via steel access steps. The equipment would include two tripod-mounted antennas, several smaller dish antennas, and associated infrastructure including cabinetry, GPS modules and other hardware.

Location Plan



Aerial Photo of Site



site

3D Aerial Photo of Site



Previous site
at White
Horses, now
removed

Proposed
development
(proposed
equipment in
location
marked in
green)

Existing
temporary
base station

Street Photo of Site (Existing)

View from High
Street



Street Photo of Site (Existing)

View from
Marine Drive,
northeast of
the site



Development location on roof

Street Photo of Site

View from
corner of West
Street Car
Park, north-
west of the
site edge of the
Rottingdean
Conservation
area



Box to show position of
development- not to
scale

Street Photo of Site (Existing)

View from
land east of
Marine Cliffs
Car Park, east
of the site



Development location on roof

Proposed Visual (agent supplied)



Development location
on roof

St Margaret's Court Seen
From the A259, Looking
West - Proposed

Street Photo of Site (Existing)

View from
land west of
White Horses
Car Park, west
of the site

Development location on roof



Proposed Visual (agent supplied)

Development location
on roof



St Margaret's
Court Seen From
the A259, Looking
East - Proposed

Other Photo of Site

View of
existing base
station on
application
site rooftop
(Scaffold
removed now)

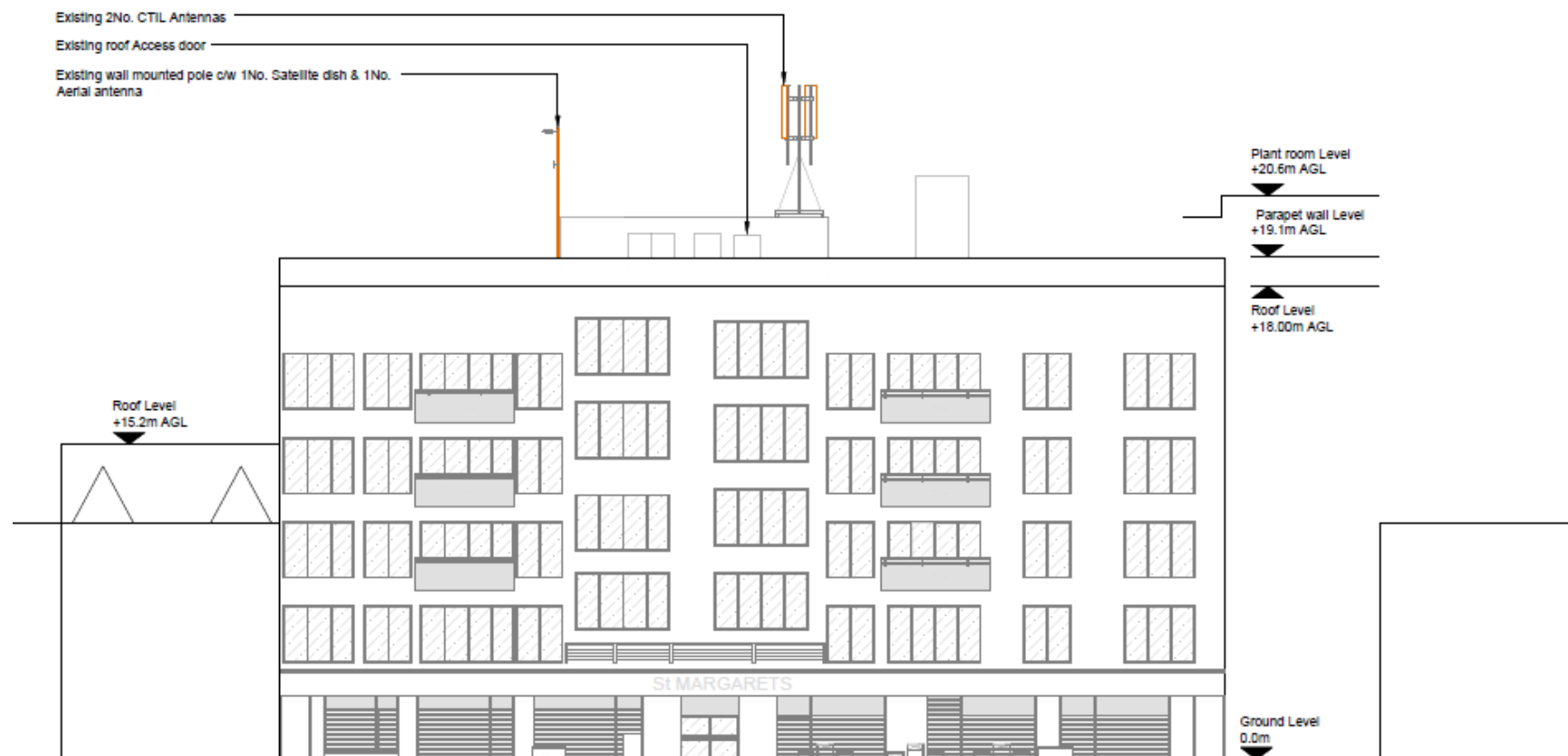


Photo of temporary site

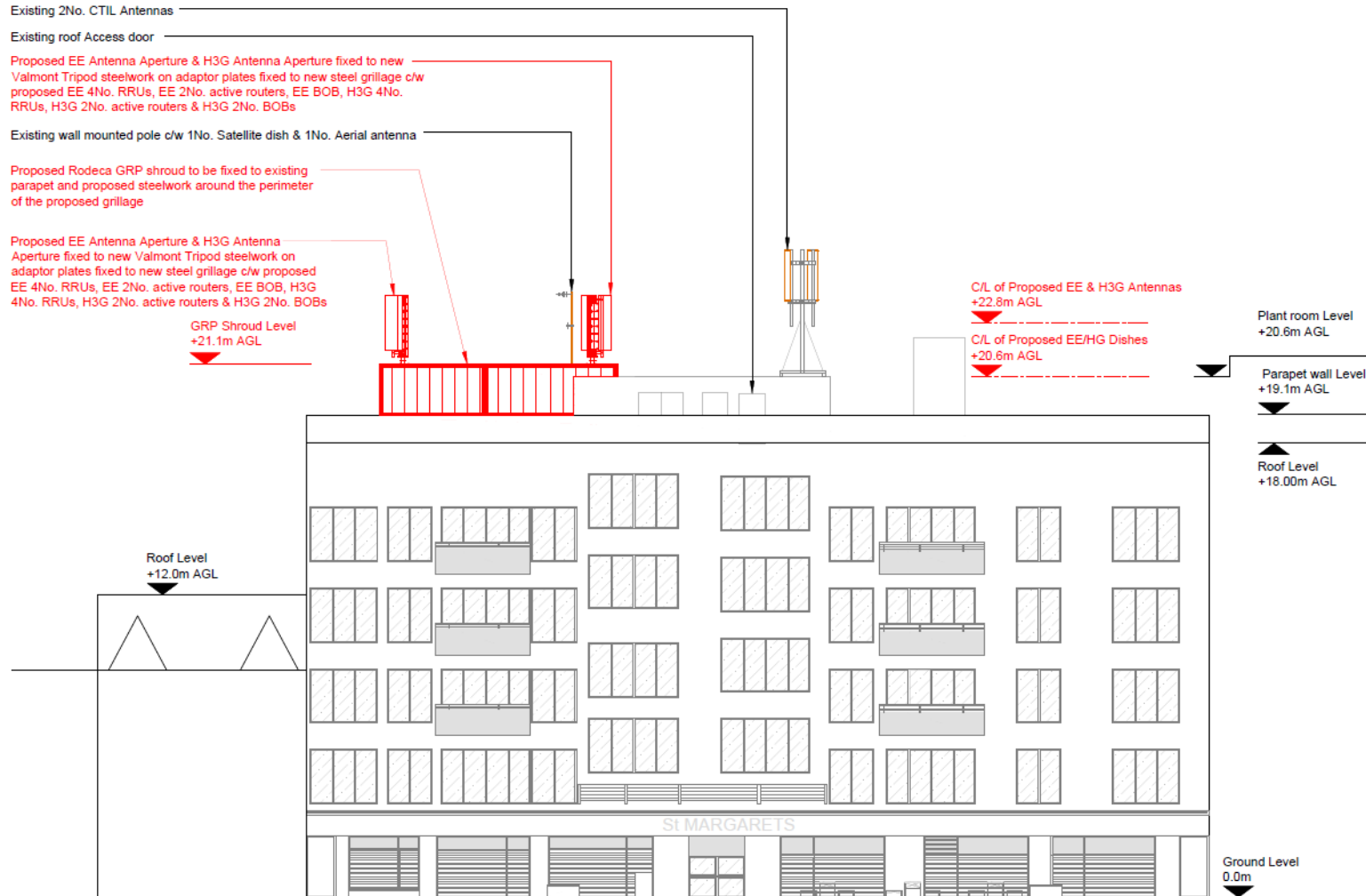


Temporary Site

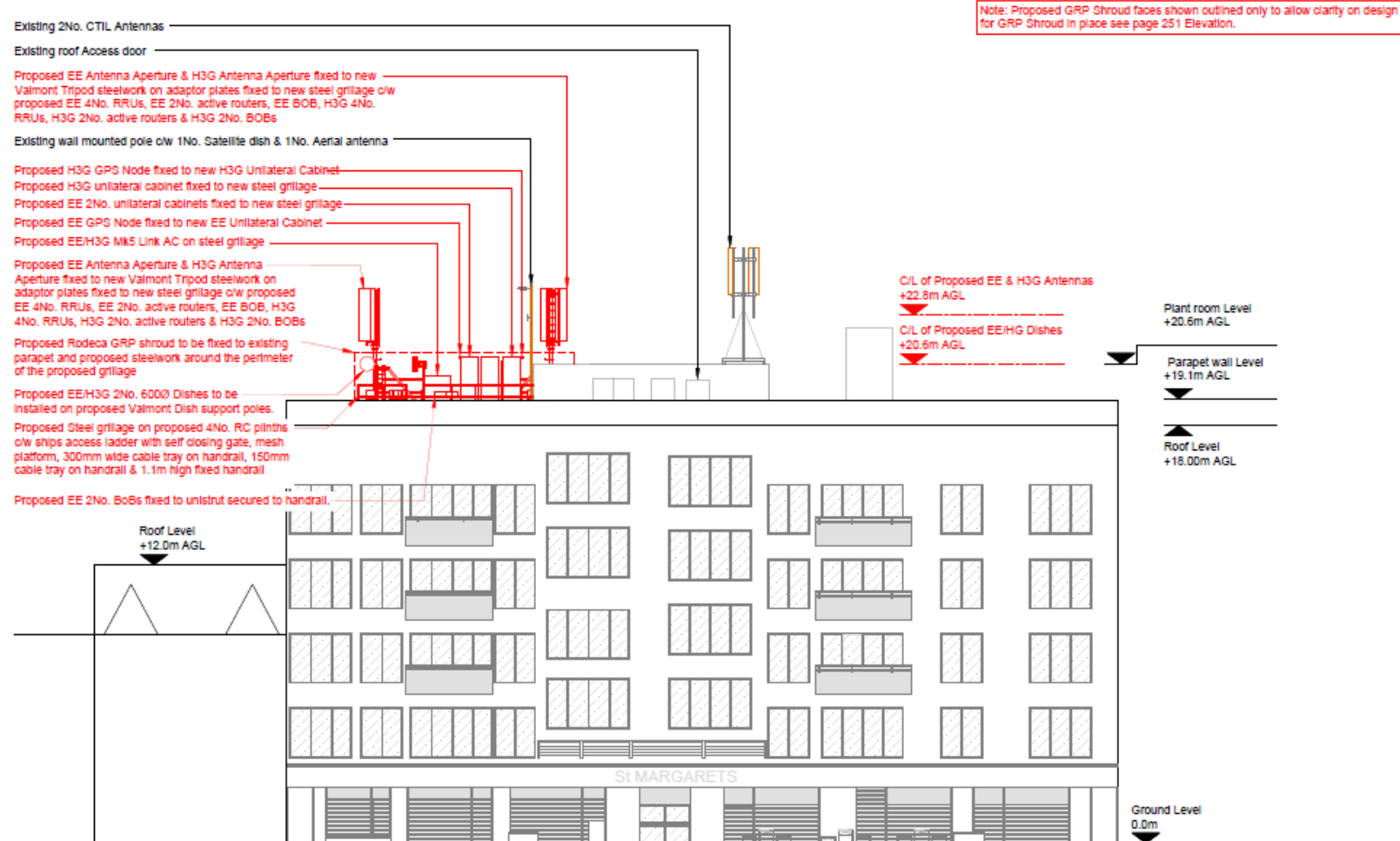
Existing Elevations



Proposed Elevation



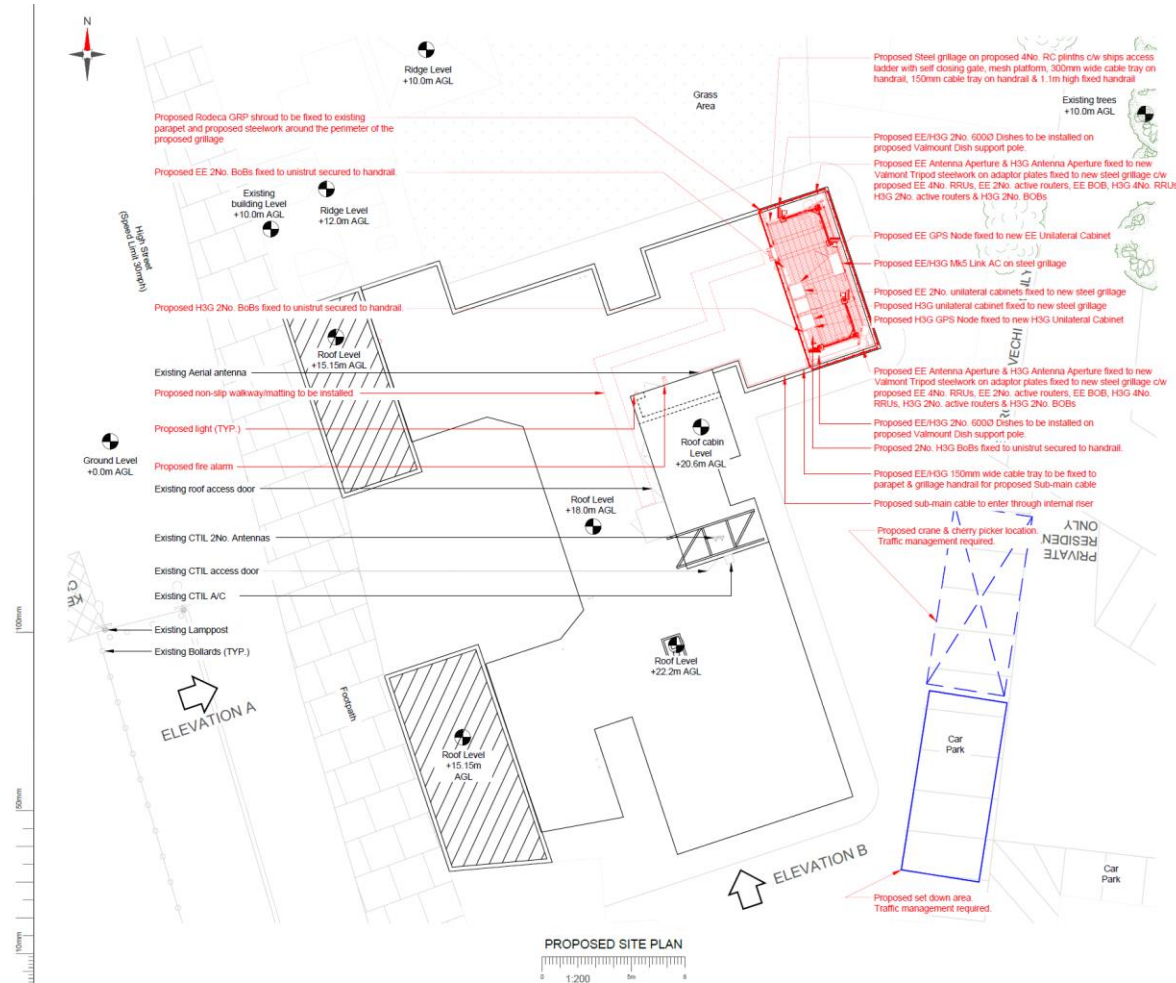
Proposed Elevation (without shrouding to equipment behind)



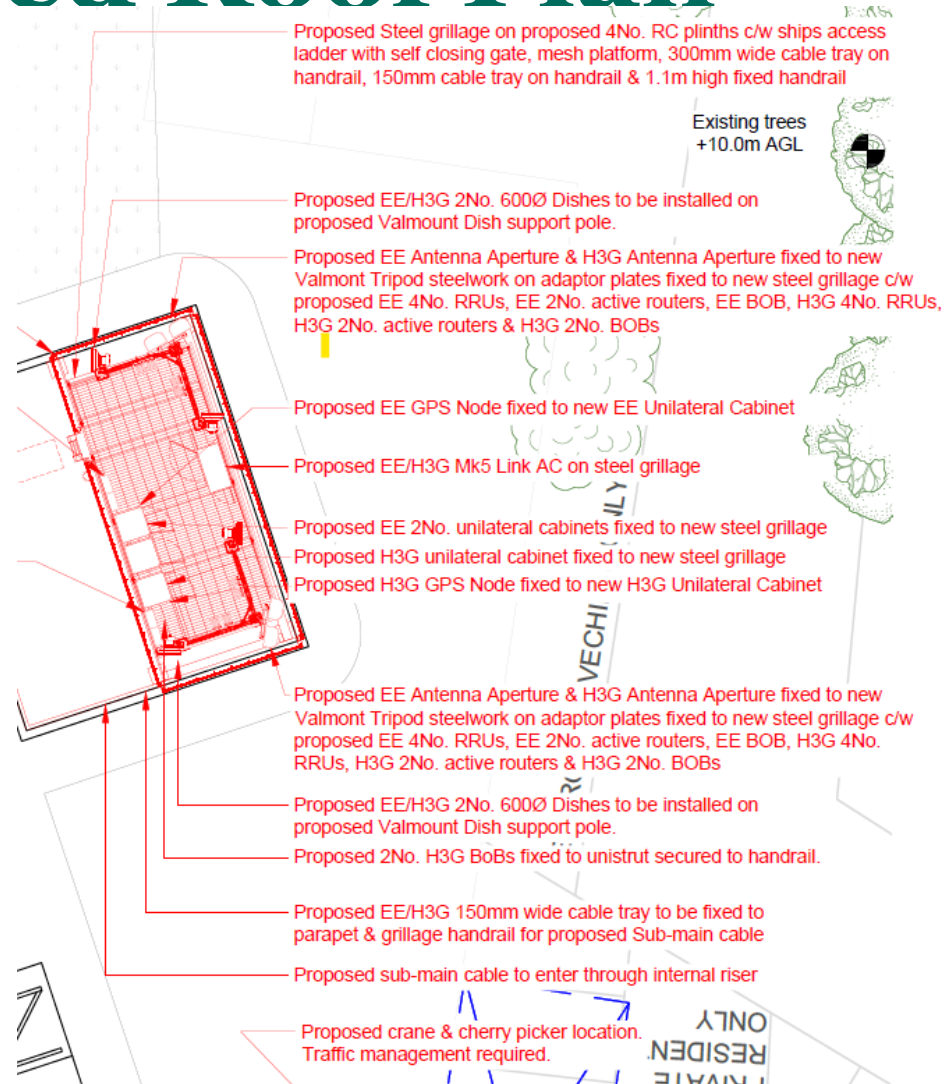
Existing Roof Plan



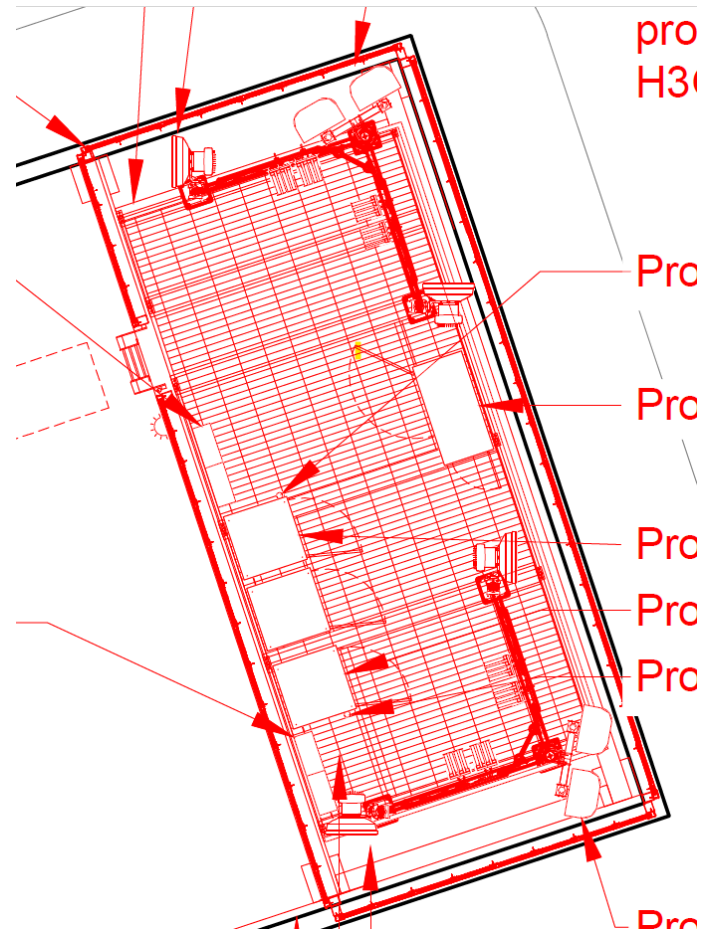
Proposed Roof Plan



Proposed Roof Plan



Proposed Equipment Layout



Representations - Objections

- ▶ Thirty-two (32) **objections** have been received, on the following grounds:
- ▶ Loss of rooftop amenity space
- ▶ Detrimental impact on historic significance of locally listed building
- ▶ Highly visible
- ▶ Detrimental impact on human health/wildlife
- ▶ Noise nuisance
- ▶ Alternative sites should be utilised

Representations – Supporting Comments

- ▶ **Seven (7) supporting** comments have been received, on the following planning grounds:
- ▶ Improvement/Update to existing telecommunications base station
- ▶ Impact on residents is acceptable
- ▶ Improved mobile signal would benefit local business and visitors
- ▶ Would allow the removal of the temporary base station within the Marine Cliffs car park

Key Considerations

- ▶ Principle of Development, and the maintenance of a robust telecommunications network.
- ▶ Design and Appearance, and the impact on the historic significance of the locally listed building and surrounding designated heritage assets.
- ▶ Impact on Amenity, for residents and visitors to Rottingdean.

Conclusion and Planning Balance

- ▶ The proposed development is considered to have a detrimental impact on the visual amenity of the local built environment, the historic significance of the locally listed St Margarets block of flats, and the setting of the Rottingdean Conservation Area and Rottingdean Windmill by reason of its incongruous and cluttered appearance that would be highly visible atop the roofscape in views from the north, east and west.
- ▶ Inadequate justification for mounting the equipment in this location as the submitted site location assessments are insufficiently robust to discount an alternative, less harmful location for the telecommunication equipment.
- ▶ The proposed development would provide public benefits in terms of maintaining a robust telecommunications network, but this is not considered to justify the harm to the heritage assets.
- ▶ For the foregoing reasons the proposal is considered to be in conflict with policies SA1, CP12 and CP15 of the Brighton & Hove City Plan Part One, DM18, DM25 and DM28 of the Brighton & Hove City Plan Part Two, and S1 and H2 of the Rottingdean Neighbourhood Plan.
- ▶ **Recommendation - Refuse**

Site Of Amex House Edward Street BH2025/03092

1st July 2026

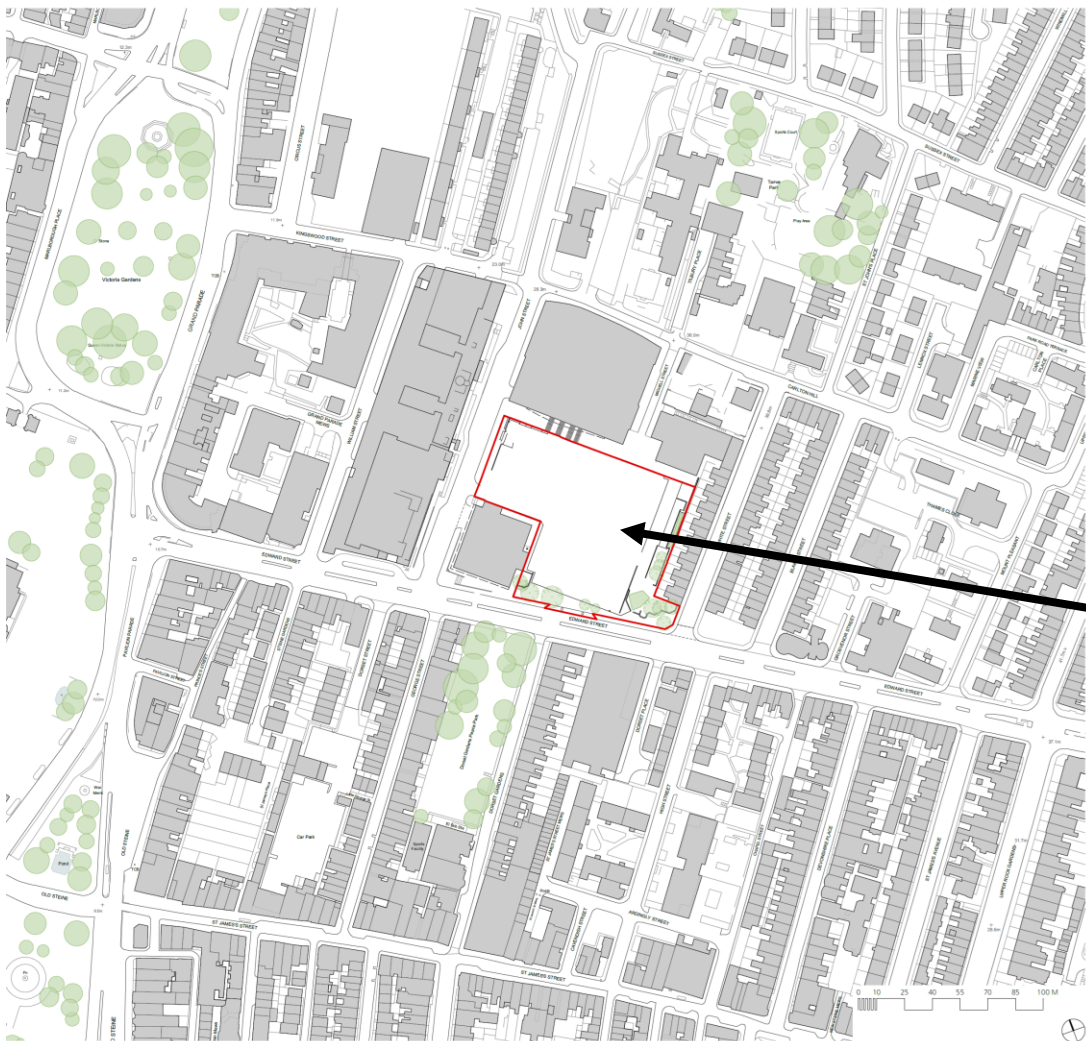


Brighton & Hove
City Council

Application Description

- ▶ Change of use of Lower Ground Floor of Block F to include Use Class E(d) (indoor sport, recreation or fitness) further to approved Use Class E(g)(i) (Office)
- ▶ 24 Hour Operation
- ▶ In effect permission is requested for the flexibility to provide indoor sport, recreation and fitness uses in addition to the existing approved office use.

Existing Location Plan



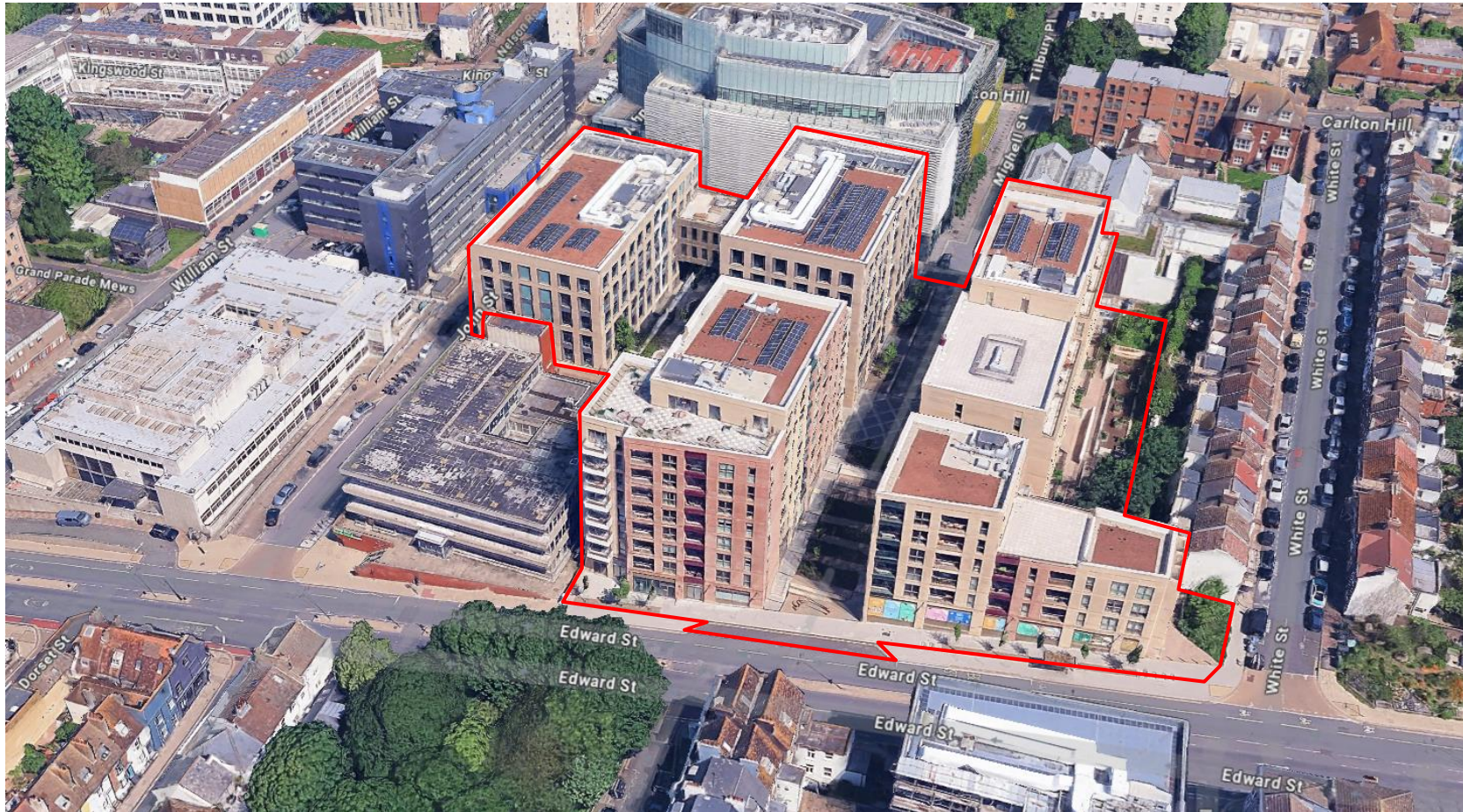
The site

Aerial Photo of Site



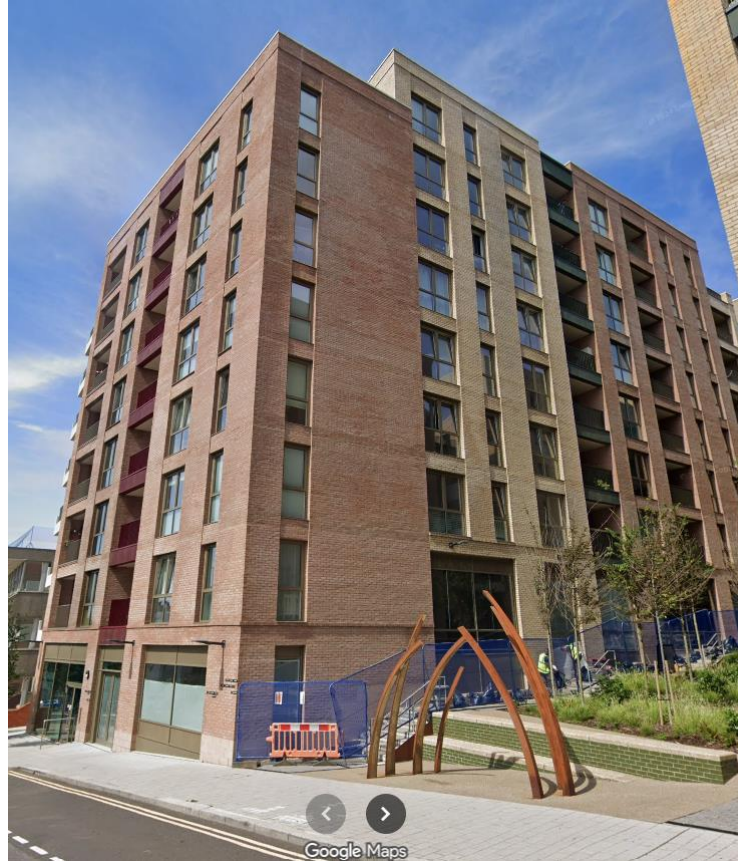
The site

3D Aerial Photo of Site



Street Photo of Site (from Edward Street)

46



Edward Street Elevation



Lower Ground Floor Plan



Representations

Eighteen **(18)** public representations received objecting:

- ▶ Noise and vibration
- ▶ Increased activity
- ▶ Parking issues
- ▶ Traffic movements
- ▶ Highway safety
- ▶ Anti-social behaviour
- ▶ Light pollution
- ▶ Poor quality/ omissions in submission

One (1) public representation received supporting:

- ▶ Health and wellbeing
- ▶ Amenity for residents
- ▶ Encourage business
- ▶ Reducing traffic movement

A representation has been received from **Councillor Marina Lademacher** which is attached to the committee report

Key Considerations

- ▶ Principle of Development
- ▶ Impact on Neighbour Amenity
- ▶ Highways Issues

Conclusion and Planning Balance

- ▶ The increased flexibility to include leisure uses is a practical approach to ensure that the vacant units remain in an employment-generating use and of importance to the local economy.
- ▶ Appropriate and sufficient marketing has been undertaken to justify the increased flexibility.
- ▶ A noise assessment and mitigation measures are recommended to be secured by condition, prior to occupation of the units.
- ▶ The proposed development is considered unlikely to generate a harmful uplift in trips or parking demand.

Recommendation to **Approve**

Site Of Amex House Edward Street BH2025/03092

1st July 2026

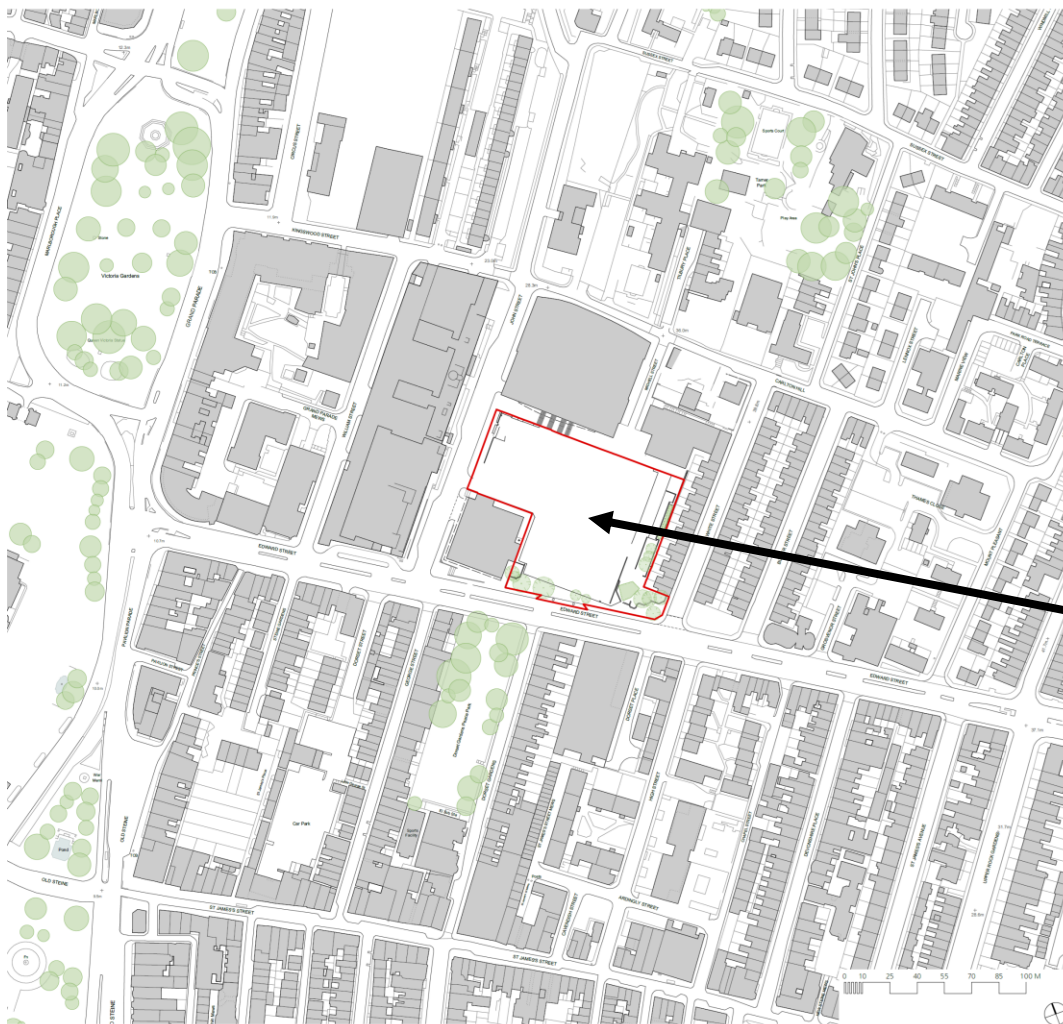


Brighton & Hove
City Council

Application Description

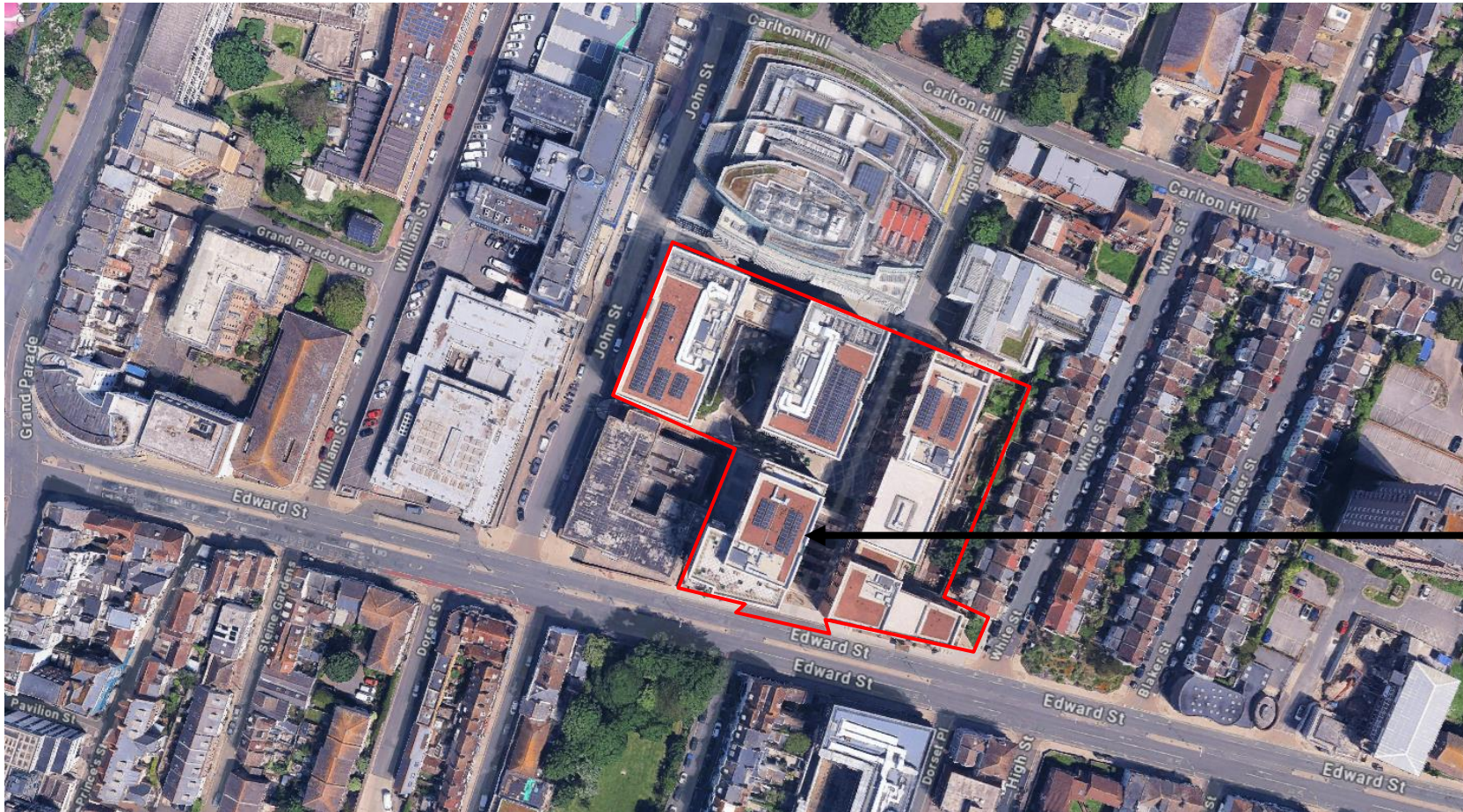
- ▶ Change of use of Ground Floor of Block F - to include Use Class E(d) (indoor sport, recreation or fitness) further to approved Use Class E(g)(i) (Office)
- ▶ 24 Hour Operation
- ▶ In effect permission is requested for the flexibility to provide indoor sport, recreation and fitness uses in addition to the existing approved office use.

Existing Location Plan



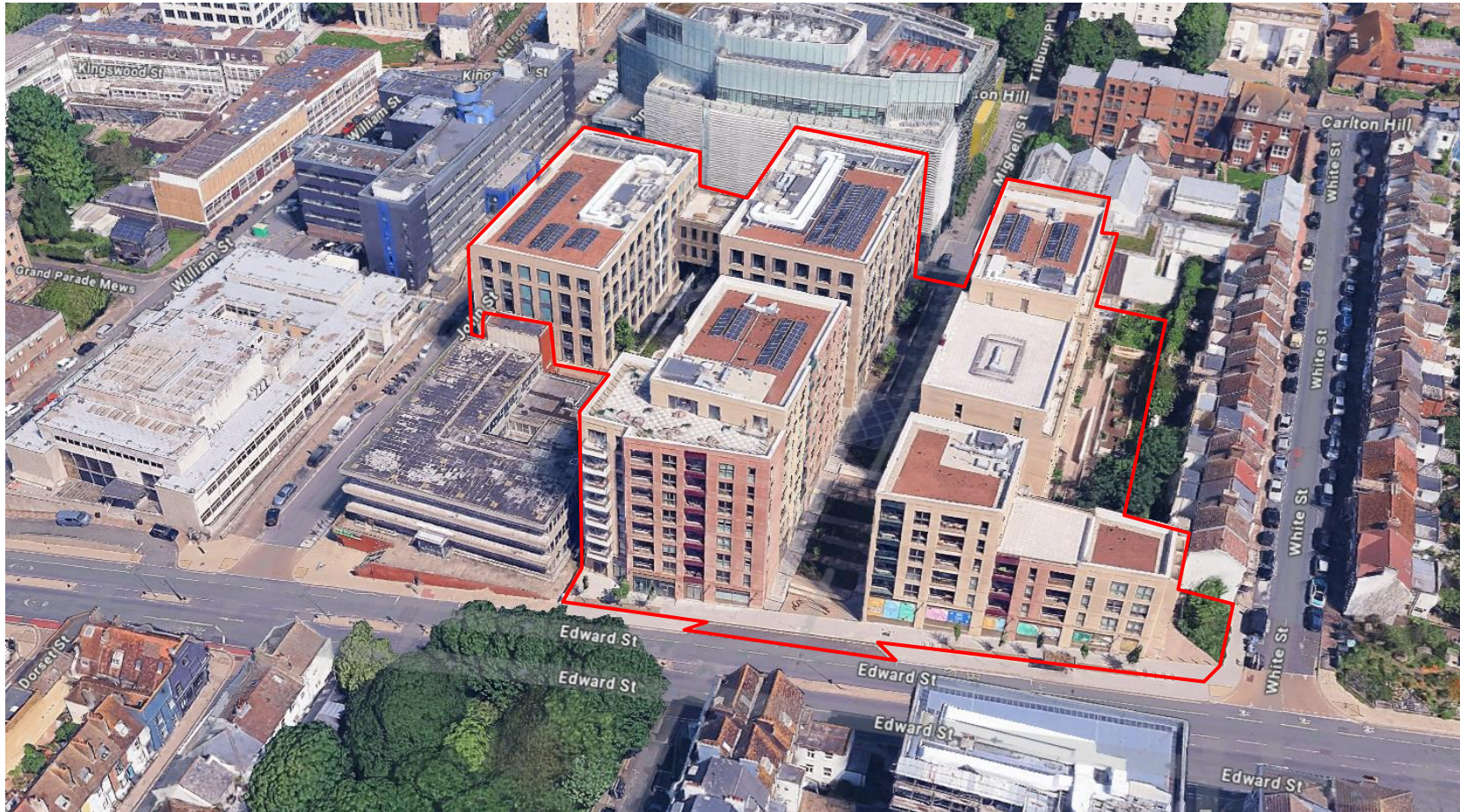
The site

Aerial Photo of Site



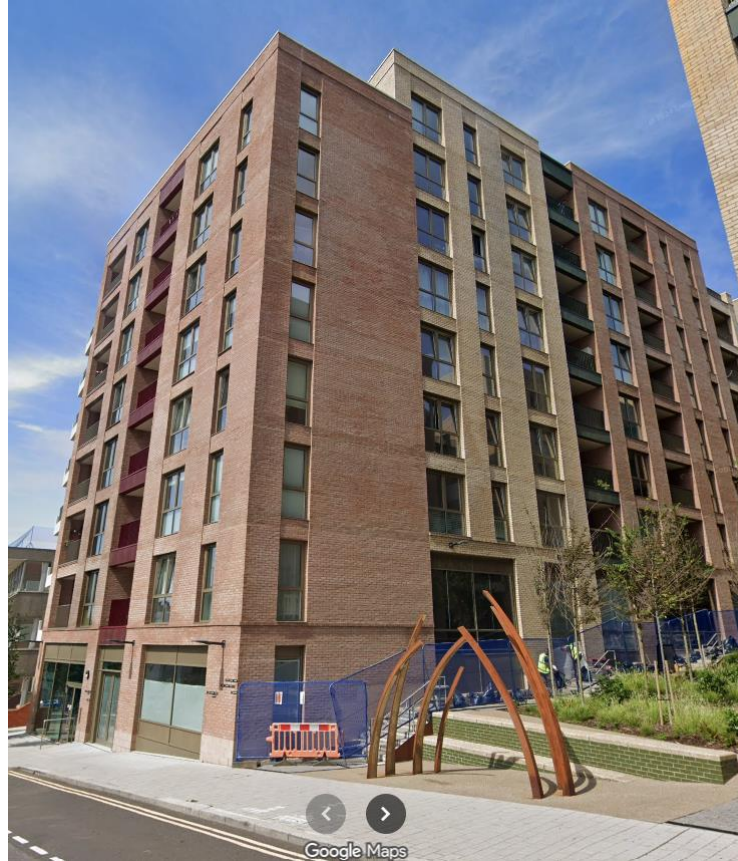
The site

3D Aerial Photo of Site



Street Photos of Site (from Edward Street)

58



Edward Street Elevation



Ground Floor Plan

60



Representations

Sixteen (16) public representations received objecting:

- ▶ Noise and vibration
- ▶ Increased activity
- ▶ Change in hours of operation
- ▶ Parking issues
- ▶ Traffic movements
- ▶ Highway safety
- ▶ Anti-social behaviour
- ▶ Light pollution
- ▶ Poor quality/ omissions in submission

One (1) public representation received supporting:

- ▶ Health and wellbeing
- ▶ Amenity for residents
- ▶ Encourage business
- ▶ Reducing traffic movement

Key Considerations

- ▶ Principle of Development
- ▶ Impact on Neighbour Amenity
- ▶ Highways Issues

Conclusion and Planning Balance

- ▶ The increased flexibility to include leisure uses is a practical approach to ensure that the vacant units remain in an employment-generating use and of importance to the local economy.
- ▶ Appropriate and sufficient marketing has been undertaken to justify increased flexibility.
- ▶ A noise assessment and mitigation measures are recommended to be secured by condition, prior to occupation of the units.
- ▶ The proposed development is considered unlikely to generate a harmful uplift in trips or parking demand.

Recommendation to **Approve**

65 Ladies Mile Road

BH2026/00234

1st July 2026



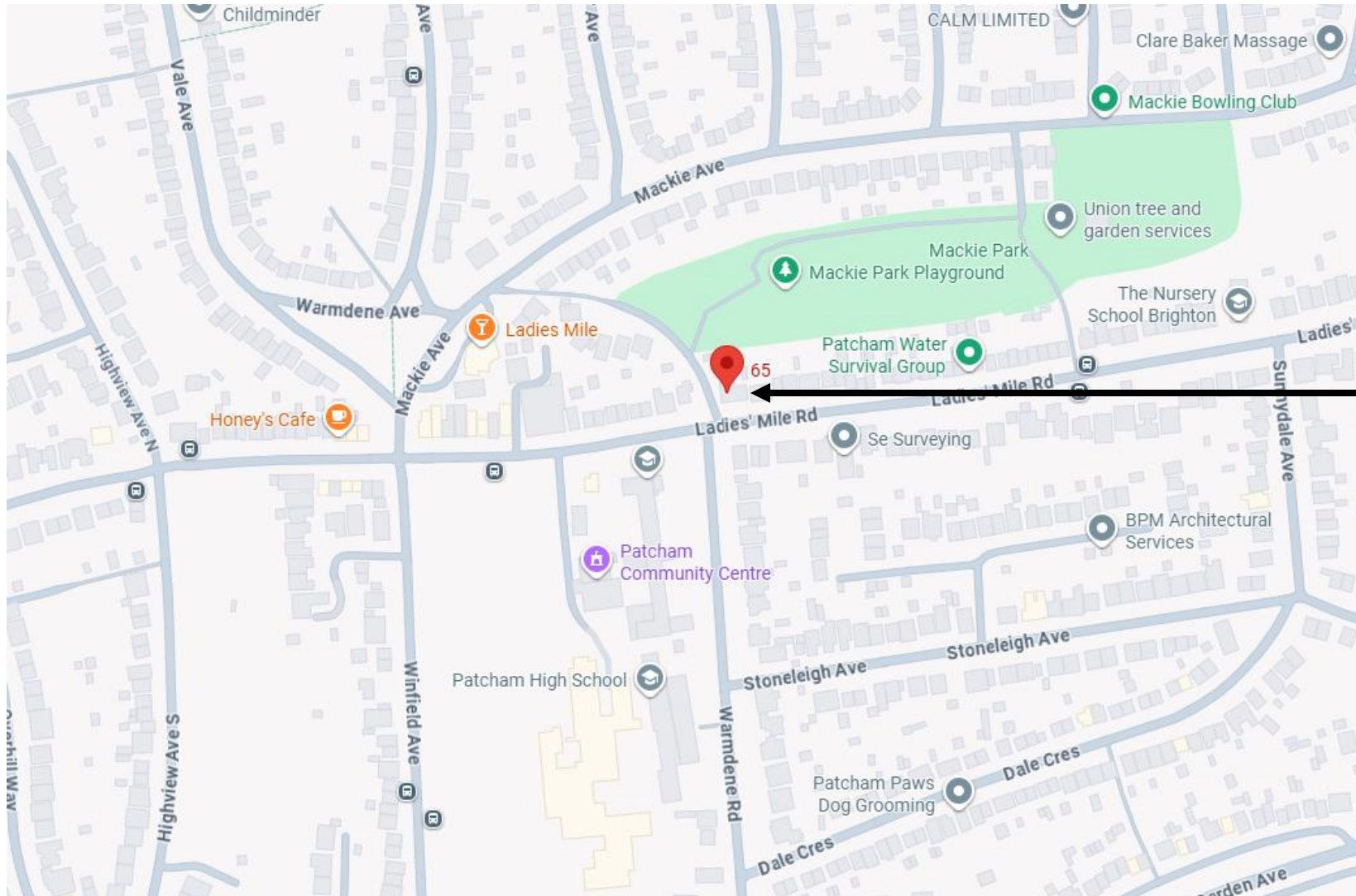
Brighton & Hove
City Council

Application Description

Erection of 1no dwelling (C3) to rear of existing dwelling.

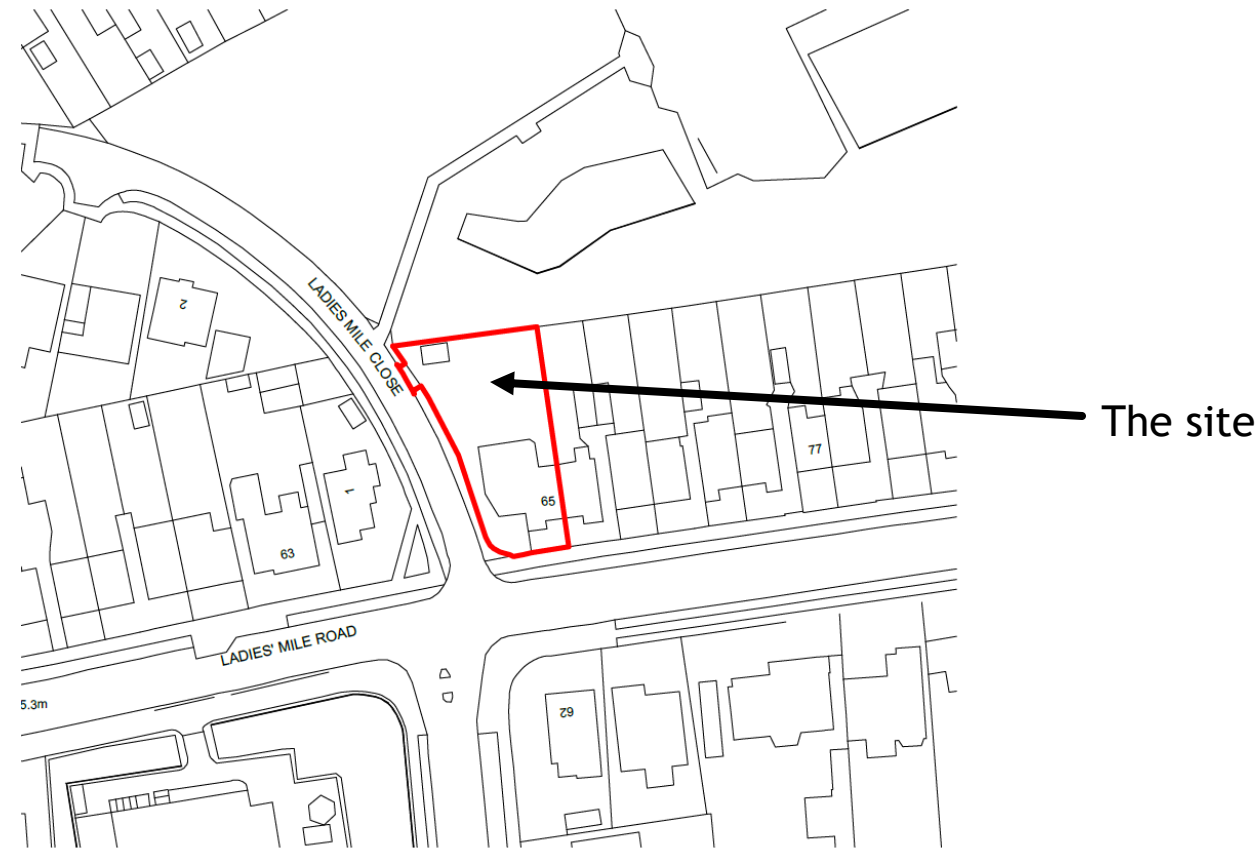
Amended plans were received during the course of the application to overcome the initial concerns of the Local Highway Authority and make minor amendments to the internal layout.

Map of Application Site



Application site

Existing Location Plan



1:1250



Location plan 1:1250

Aerial Photo of Site



The site

3D Aerial Photo of Site



Street Photos of Site

65 Ladies Mile Road



Photo taken from the junction of Warmdene Road and Ladies Mile Road showing the front elevation of the existing property, no changes are proposed to the front of the existing property.

Photo taken from the junction of Ladies Mile Close and Ladies Mile Road showing the side boundary fence for the existing side/rear garden of 65 Ladies Mile Road.

Arrow indicates approximate extent of new dwelling frontage.

Other Photos of Site



Existing rear garden at 65 Ladies Mile Road

Other Photos of Site



Horse Chestnut tree (retained and protected)

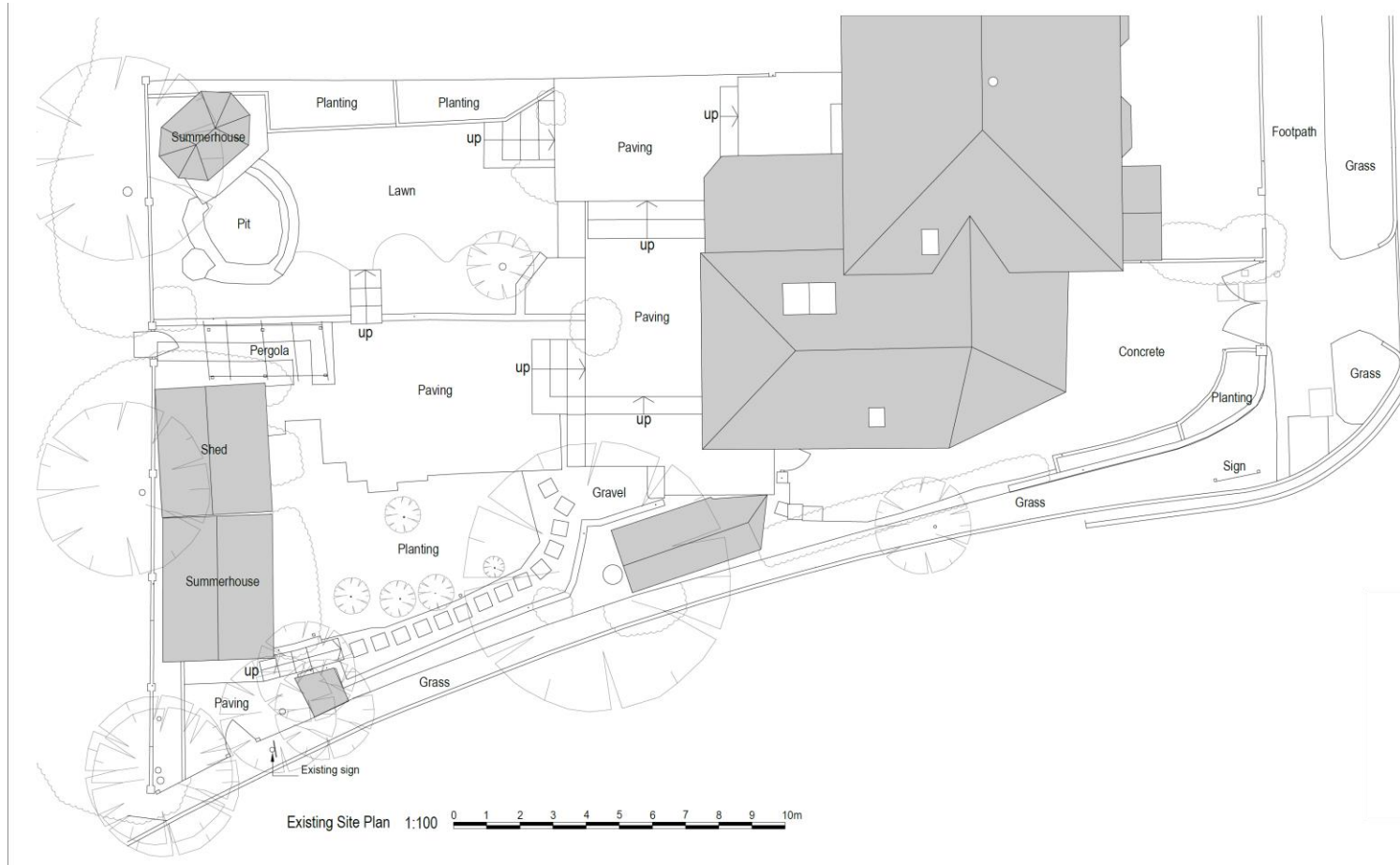


Elder and
Monterey
Cypress Trees
(to be
removed)



Elder trees in adjacent parkland (retained & protected)

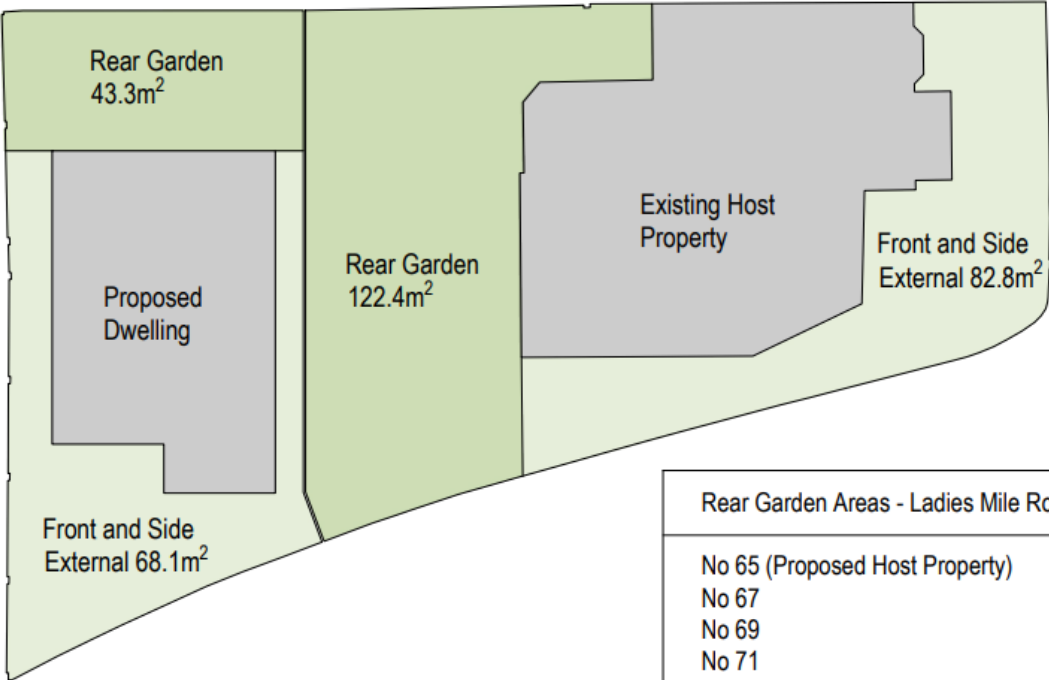
Existing Site Plan



Proposed Site Plan



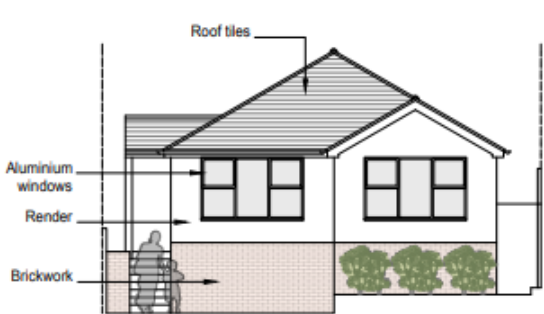
Proposed Garden splits



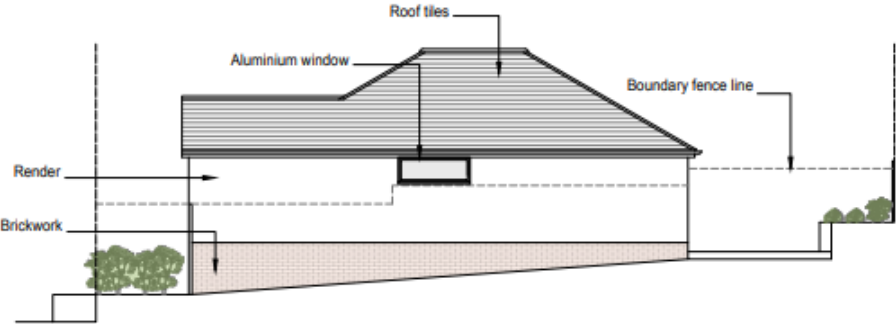
Proposed Garden Allocation Plan 1:200

Rear Garden Areas - Ladies Mile Road	
No 65 (Proposed Host Property)	122.4m ²
No 67	111.8m ²
No 69	100.8m ²
No 71	126.4m ²
No 73	102.4m ²

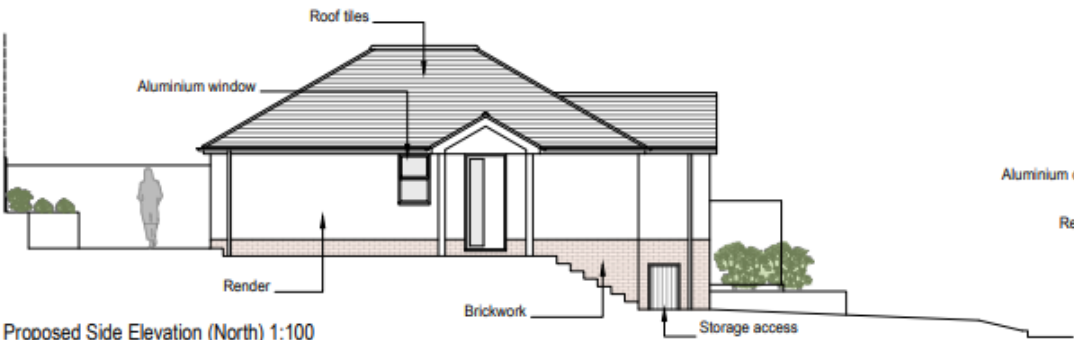
Proposed Elevations



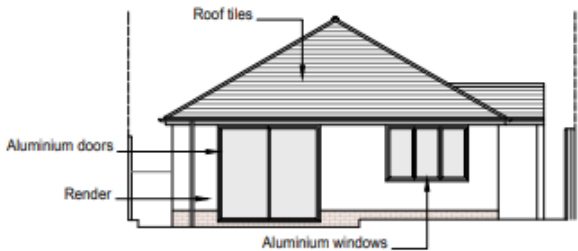
Proposed Front Elevation (West) 1:100



Proposed Side Elevation (South) 1:100

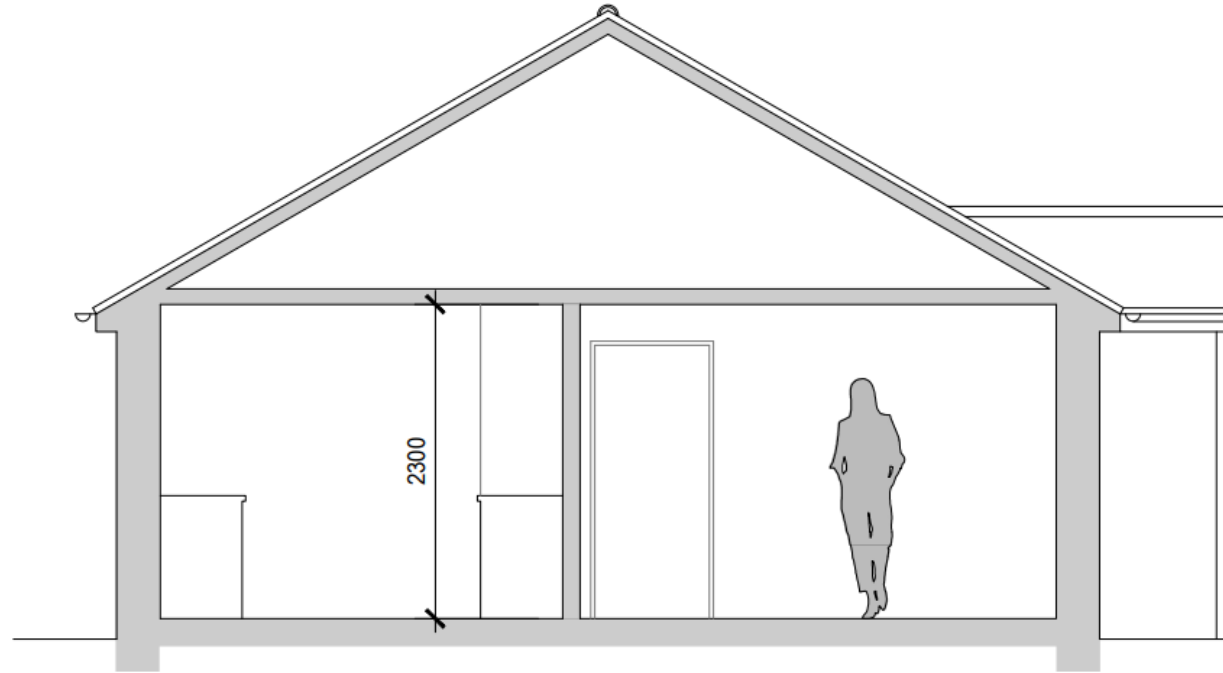


Proposed Side Elevation (North) 1:100



Proposed Rear Elevation (East) 1:100

Proposed Section



Proposed Section 1:50

Proposed Streetscene (Ladies Mile Close)



Proposed Sectional Elevation (West) 1:100

Proposed Sectional Elevations

65 Ladies Mile Road

New dwelling



Proposed Sectional Elevations (North) 1:100

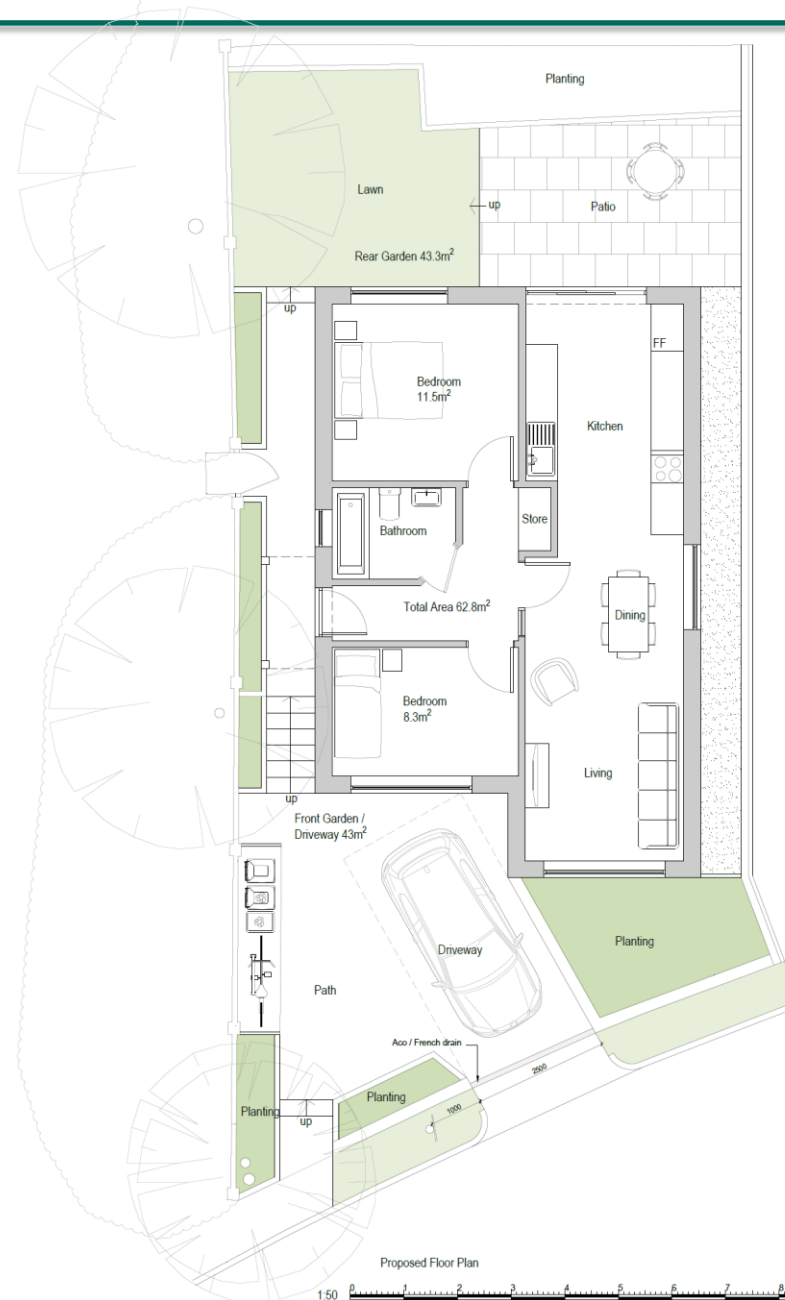
65 Ladies Mile Road

New dwelling



Proposed Elevation (from Adjacent Parkland) 1:100

Proposed Floor Plan



Overall internal floor area 62.5sqm

Layout provides a two-bedroom, three-person dwelling over a single level.

Representations

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

- ▶ Increased demand for parking on local roads during the build and beyond.
- ▶ Increased noise and disturbance
- ▶ Additional traffic and congestion particularly at school pick up/drop off.
- ▶ Impact on turning head within Ladies Mile Close
- ▶ Potential impacts on servicing for Ladies Mile Close (e.g. refuse and recycling collection).
- ▶ Overdevelopment
- ▶ Too close to boundary
- ▶ Unneighbourly
- ▶ Potential danger to pedestrians.
- ▶ Disruption to park users during construction
- ▶ Precedent set by this being approved
- ▶ Higher density development out of character for neighbourhood.
- ▶ Road is too narrow.
- ▶ Loss of privacy
- ▶ Reduced garden space for existing HMO
- ▶ Accessibility for proposed dwelling is poor (e.g. stepped access)
- ▶ Loss of on-street parking on Ladies Mile Road

Ward Councillors Anne Meadows and Alastair McNair have also objected to the scheme.
A copy of their objection letter is included with the Officer report.

Key Considerations

- ▶ Contribution to Housing Supply within the city
- ▶ Impacts on the existing HMO at 65 Ladies Mile Road
- ▶ Design and Appearance of new dwelling
- ▶ Standard of Accommodation
- ▶ Impacts on neighbour amenity
- ▶ Transport and Highway matters
- ▶ Impacts on trees

Conclusion and Planning Balance

- ▶ The proposal would make a small but positive contribution to housing supply within the city.
- ▶ The effect of subdivision of the rear garden would not lead to a significantly harmful reduction in plot size and garden for the existing HMO. Replacement cycle parking is secured by condition.
- ▶ The proposed standard of accommodation is acceptable for the size of dwelling and proposed occupation.
- ▶ Increased impacts within the immediate neighbourhood from comings and goings are noted but are not considered to be so detrimental that the application should be refused. It is not considered that there would be unacceptable loss of privacy, overlooking or overshadowing from the construction and occupation of a new dwelling.
- ▶ The Local Highway Authority have not raised any concerns with regard to the creation of a crossover or increased trips to and from the site. Initially a concern was raised about the layout of the front driveway, but this has been resolved through amendment to the plans.
- ▶ There will be removal of two trees on site to facilitate the construction of the new dwelling. Adjacent trees within the parkland and the large Horse Chestnut tree would be protected during construction.
- ▶ Conditions are proposed to secure the following matters/details: materials, cycle parking for both the new dwelling and existing HMO, refuse and recycling, removal of permitted development rights, implementation and retention of approved layout, landscaping, tree protection measures, vehicle crossover, energy and water efficiency, contamination, bee brick and CIL.
- ▶ Overall, the proposal is considered acceptable subject to conditions.

Recommendation: **APPROVAL**

14 Ashford Road
BH2026/00840

1st July 2026



Brighton & Hove
City Council

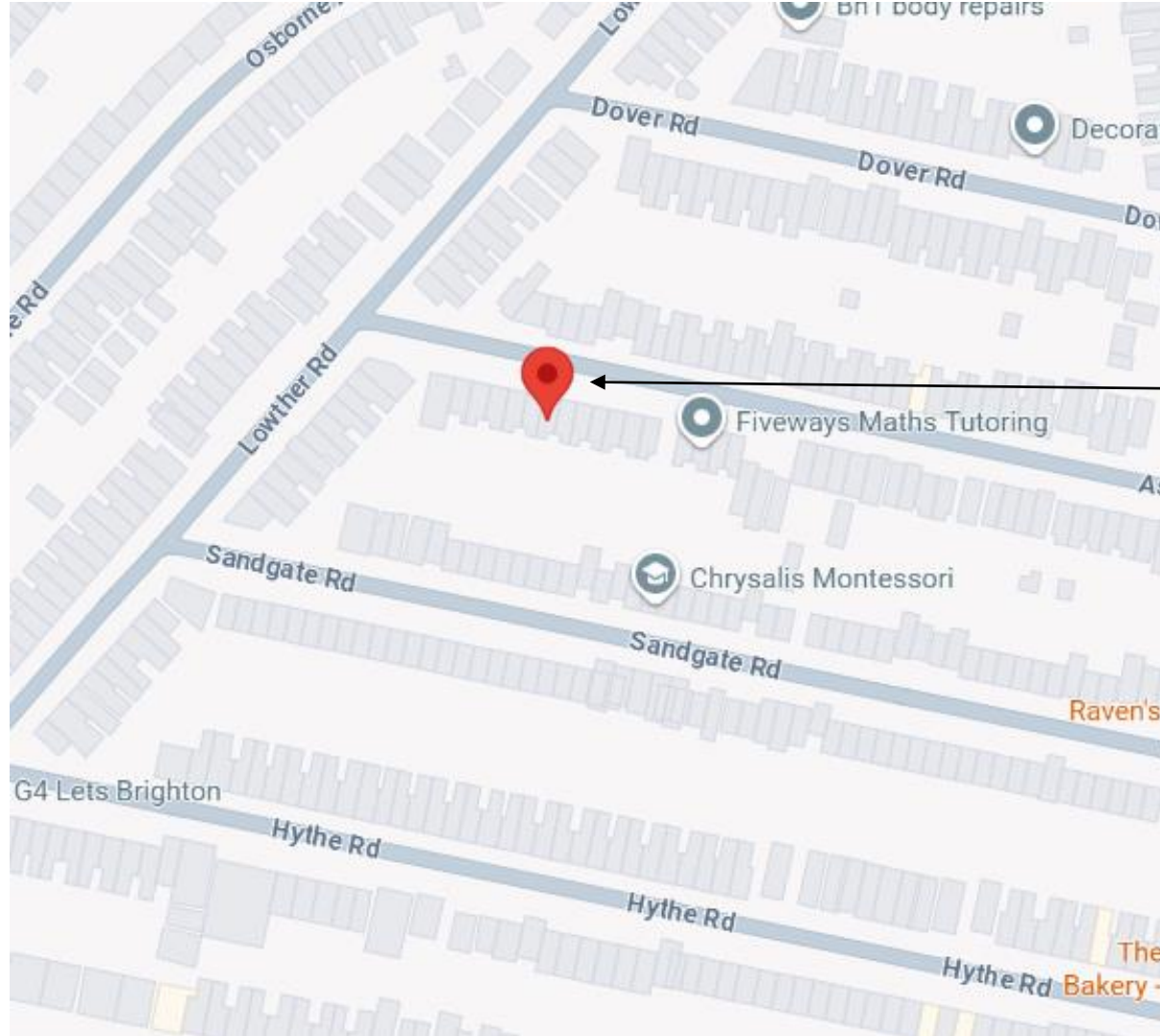
Application Description

Planning permission is sought for the demolition of the existing rear extension and for the construction of the following:

- ▶ erection of part one, part two storey rear extension,
- ▶ loft conversion with rear dormer and 2 rooflights to front elevation

The proposal has been revised during the course of the application to reduce the height and depth of the rear extension.

Map of Application Site



Site

Existing Location Plan

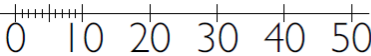


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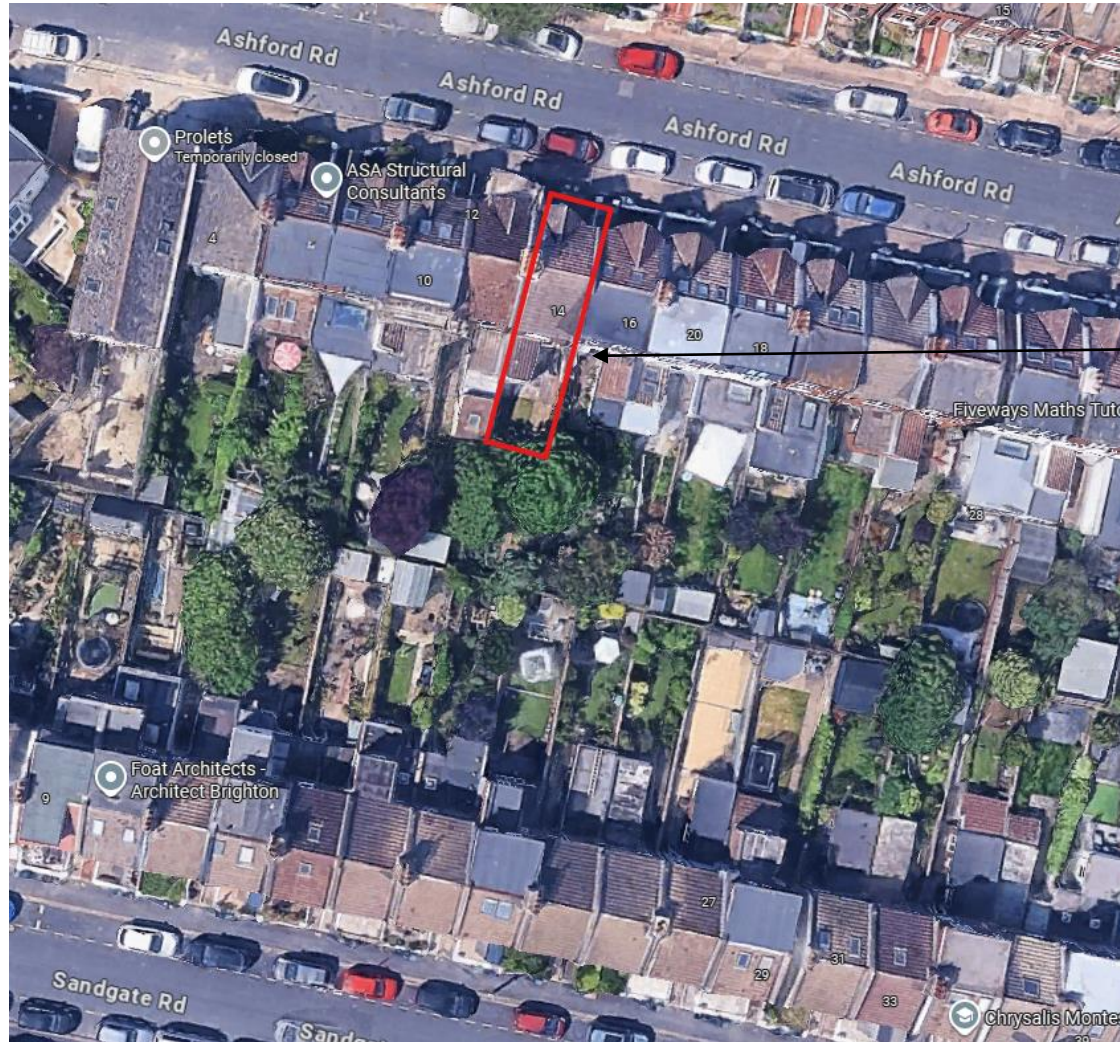
— Site Boundary

Site Location Plan

Scale 1:1,000 @ A3



Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Photo of Site



Fig 1.0 the applicant's rear garden



Fig 1.1 views towards neighbouring property no. 16



Fig 1.2 views towards neighbouring property no. 12

Photo of Site



Fig 2.0 Photo of existing rear elevation of application site



Fig 2.1 Photo of existing rear extension and neighbouring extension at no. 12



Fig 2.3 Photo of existing rear extension of the application site

Other Photos of Site



Fig 3.0 Photo of existing rear elevation and neighbouring property no. 12



Fig 3.1 Photo of existing rear elevation and existing rear extension

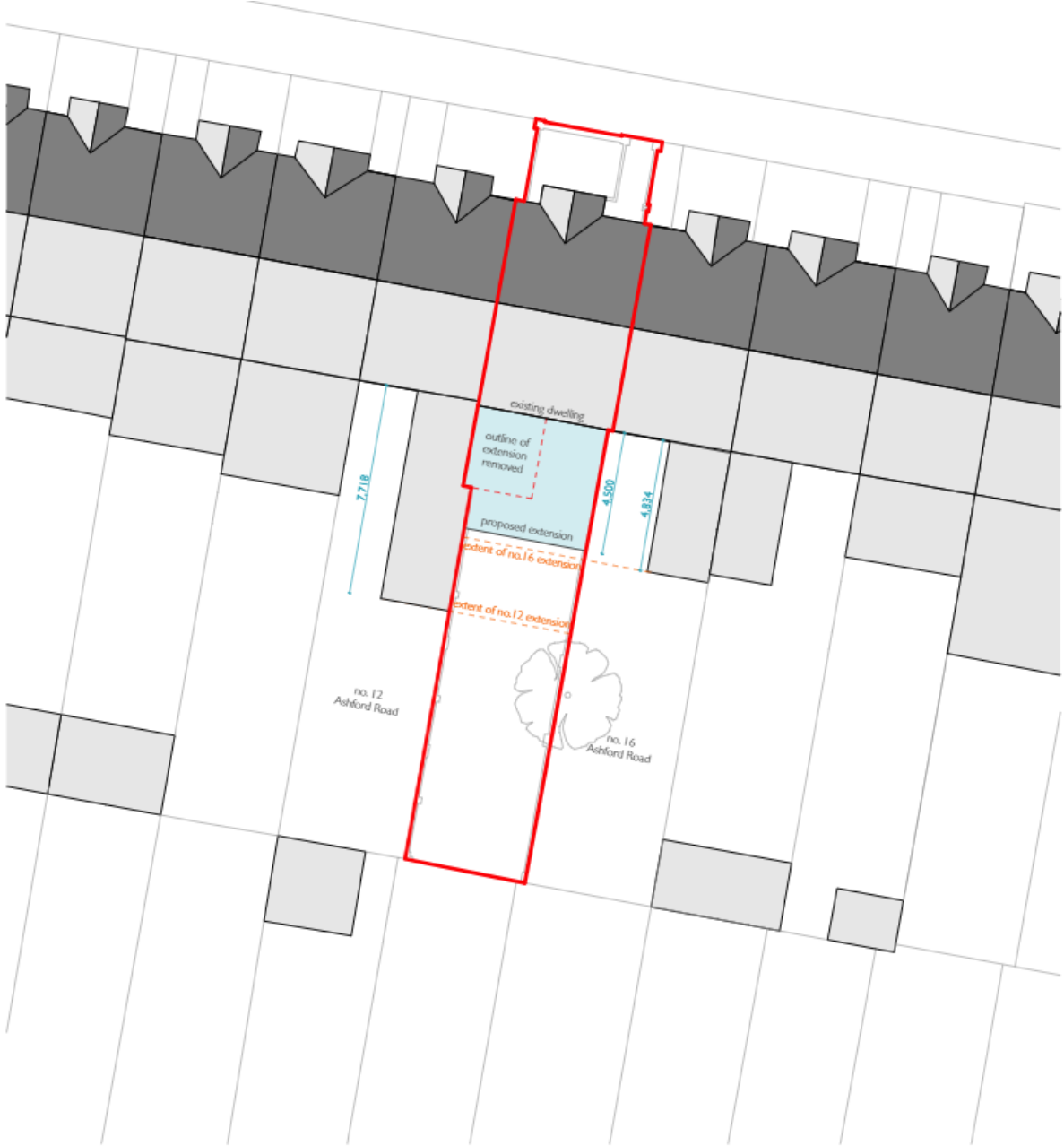


Fig 3.2 Photo of existing rear elevation and neighbouring property no. 16

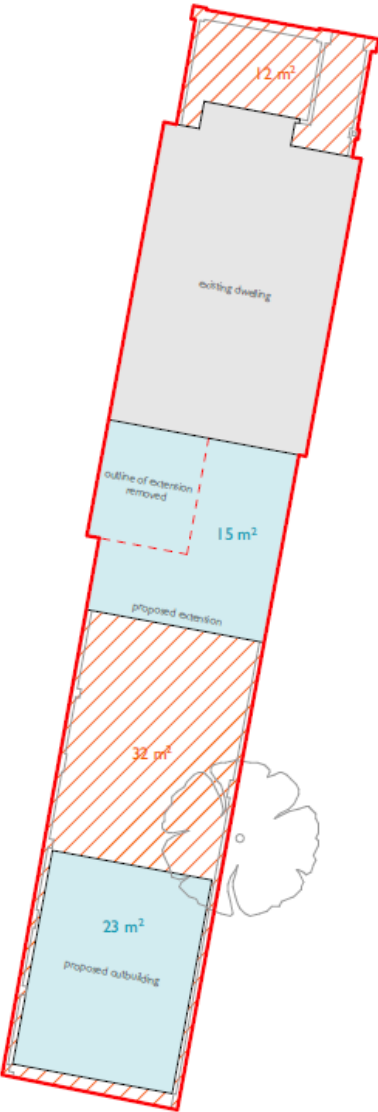
94



Proposed Block Plan



Proposed Block Plan (showing outbuilding under construction)



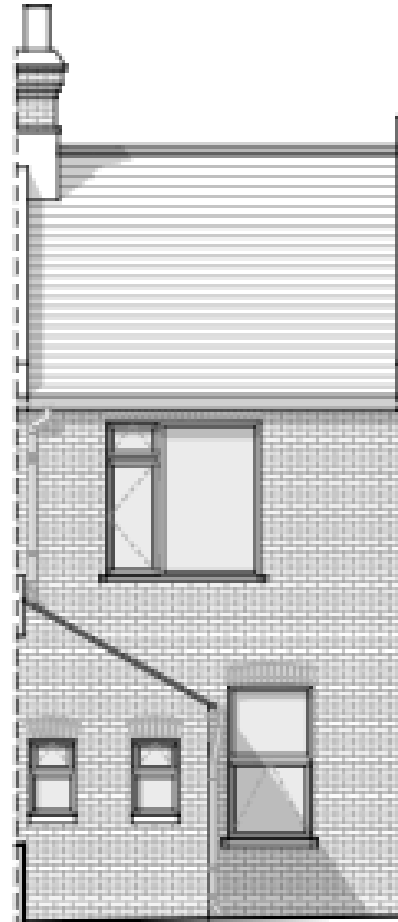
Existing Elevations

97



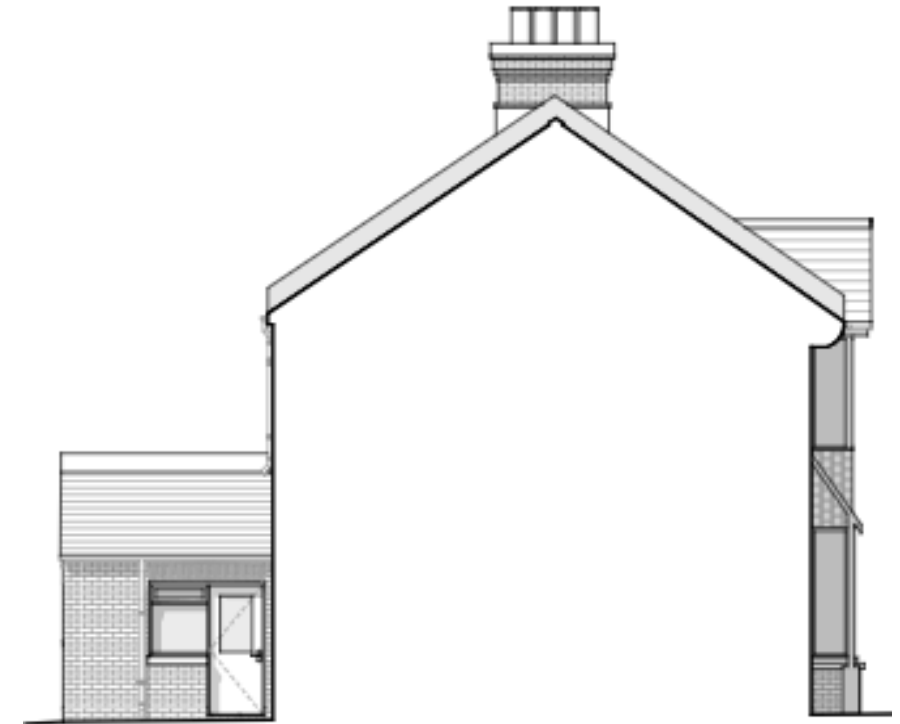
Existing Front (North) Elevation

Scale 1:100 @ A3



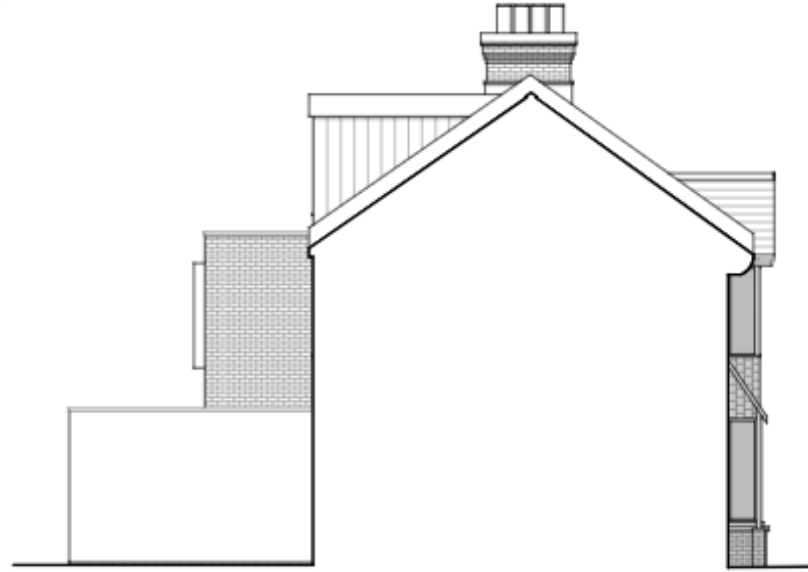
Existing Rear (South) Elevation

Scale 1:100 @ A3



Existing Side (East) Elevation

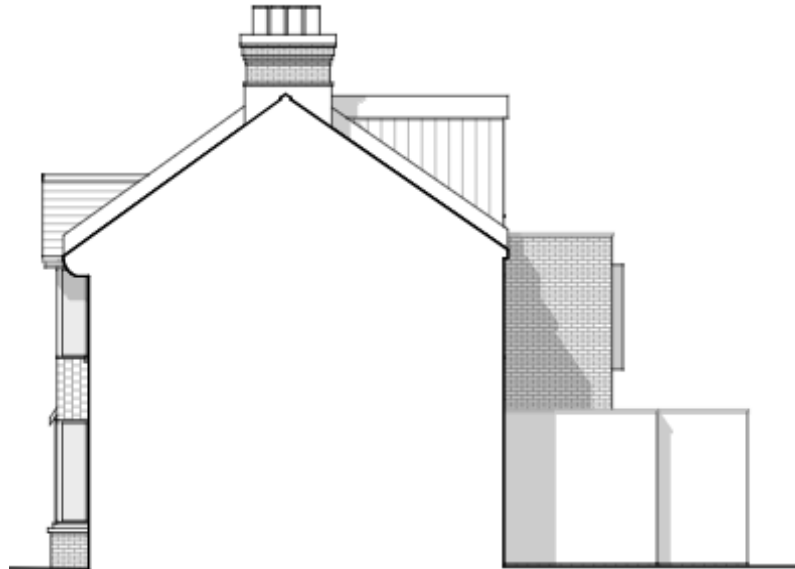
Proposed Elevations



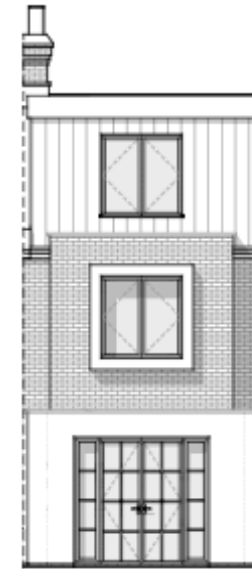
Proposed Side (East) Elevation
Scale 1:100 @ A3



Proposed Front (North) Elevation
Scale 1:100 @ A3

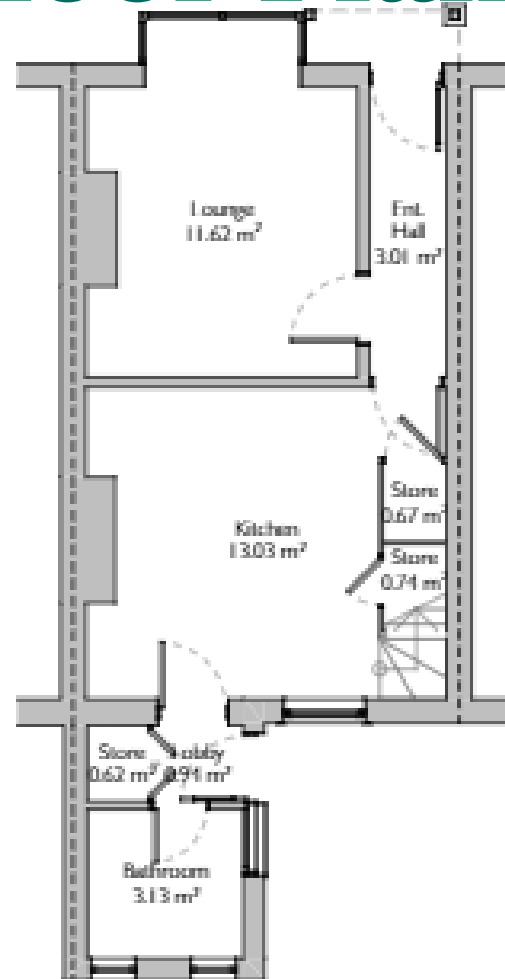


Proposed Side (West) Elevation
Scale 1:100 @ A3



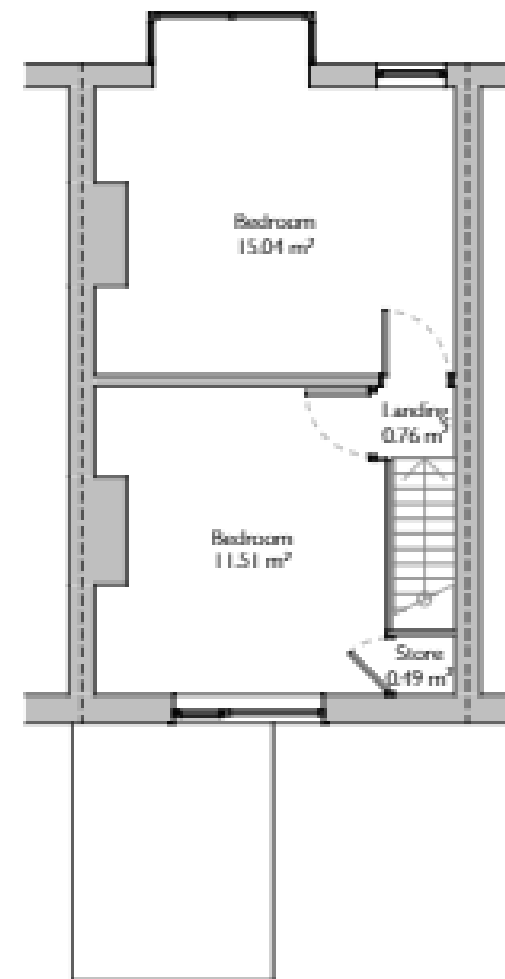
Proposed Rear (South) Elevation
Scale 1:100 @ A3

Existing Floor Plan



Existing Ground Floor Plan

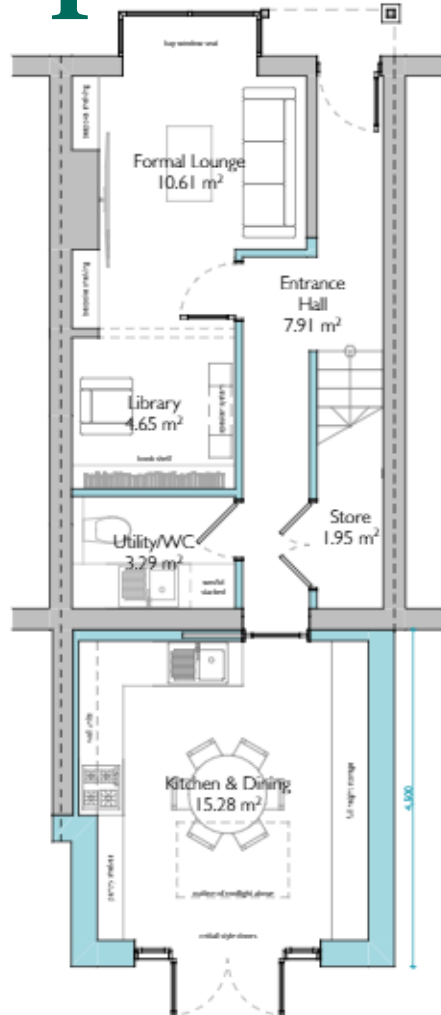
Scale 1:100 @ A3



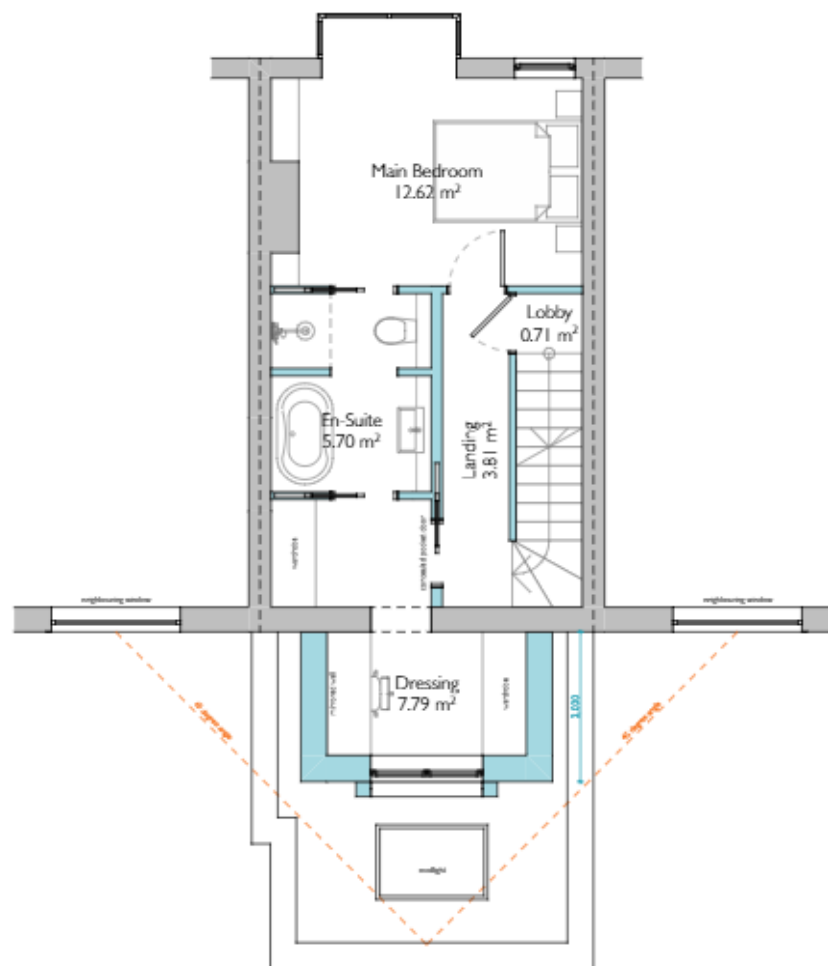
Existing First Floor Plan

Scale 1:100 @ A3

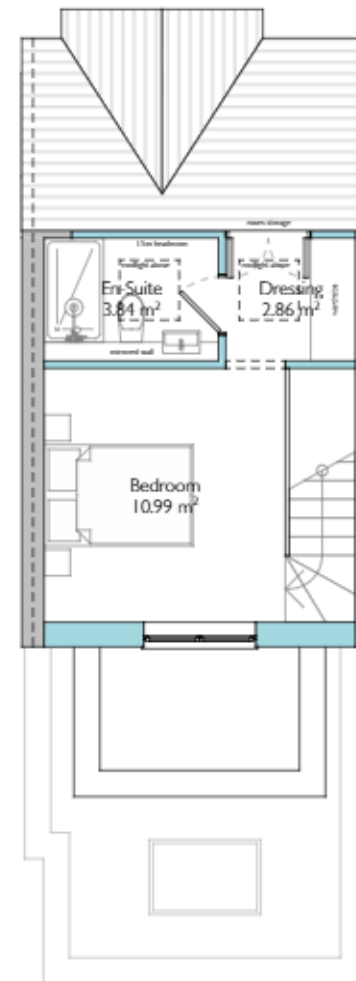
Proposed Floor Plan



Proposed Ground Floor Plan
Scale 1:100 @ A3



Proposed First Floor Plan
Scale 1:100 @ A3



Proposed Second Floor Plan
Scale 1:100 @ A3

Representations

- ▶ 6 (six) representations received objecting on grounds of:
- ▶ Amenity impacts (overlooking, loss of privacy, overbearing impacts, overshadowing and loss of light)
- ▶ Design concerns (overdevelopment, excessive bulk, out of scale, eroding character of the area and dominant)

Key Considerations

- ▶ Design, scale and appearance of the proposed development.
- ▶ Impacts on neighbouring residential amenity, including overlooking, outlook, overbearing impacts and access to light.

Conclusion and Planning Balance

- ▶ Design and appearance - Concerns were initially raised by the Local Planning Authority regarding the scale, rear composition and roof form of the proposal. However, following amendments to reduce the height, depth and overall impact of the rear extension and dormer, the scheme is now considered to respond appropriately to the mixed character of the surrounding area. The revised design reflects the varied pattern of rear extensions and roof form evident in the locality and is therefore considered acceptable in design terms.
- ▶ Amenity - Whilst the proposal would introduce significant additional built form to the rear of the property, the amended scheme is not considered to give rise to unacceptable impacts. The development would not result in significant overlooking, overbearing effects, or a material loss of light that would justify refusal, particularly given the established pattern of development and the dense urban context of the area.
- ▶ On balance and taking account of the relevant policies and the NPPF, the application is **recommended for approval**.

