

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 5 AUGUST 2026

COUNCIL CHAMBER, HOVE TOWN HALL

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper.

ADDENDUM

ITEM		Page No.
A	BH2026/00198 - 76-79 and 80 Buckingham Road, Brighton - Removal or Variation of Condition	3 - 20
B	BH2025/01757 - Tennis Courts, St Anns Well Gardens, Somerhill Road, Hove - Full Planning	21 - 42
C	BH2026/00745 - Varndean School, Balfour Road, Brighton - Full Planning	43 - 56
D	BH2025/03102 - North Cottages, Ovingdean Road, Brighton - Full Planning	57 - 76
E	BH2025/02058 - 31 Eldred Avenue, Brighton - Full Planning	77 - 98
F	BH2026/01213 - Flat 9, 191 Kingsway, Hove - Full Planning	99 - 118

76-79 and 80 Buckingham Road

BH2026/00198

5th August 2026



Brighton & Hove
City Council

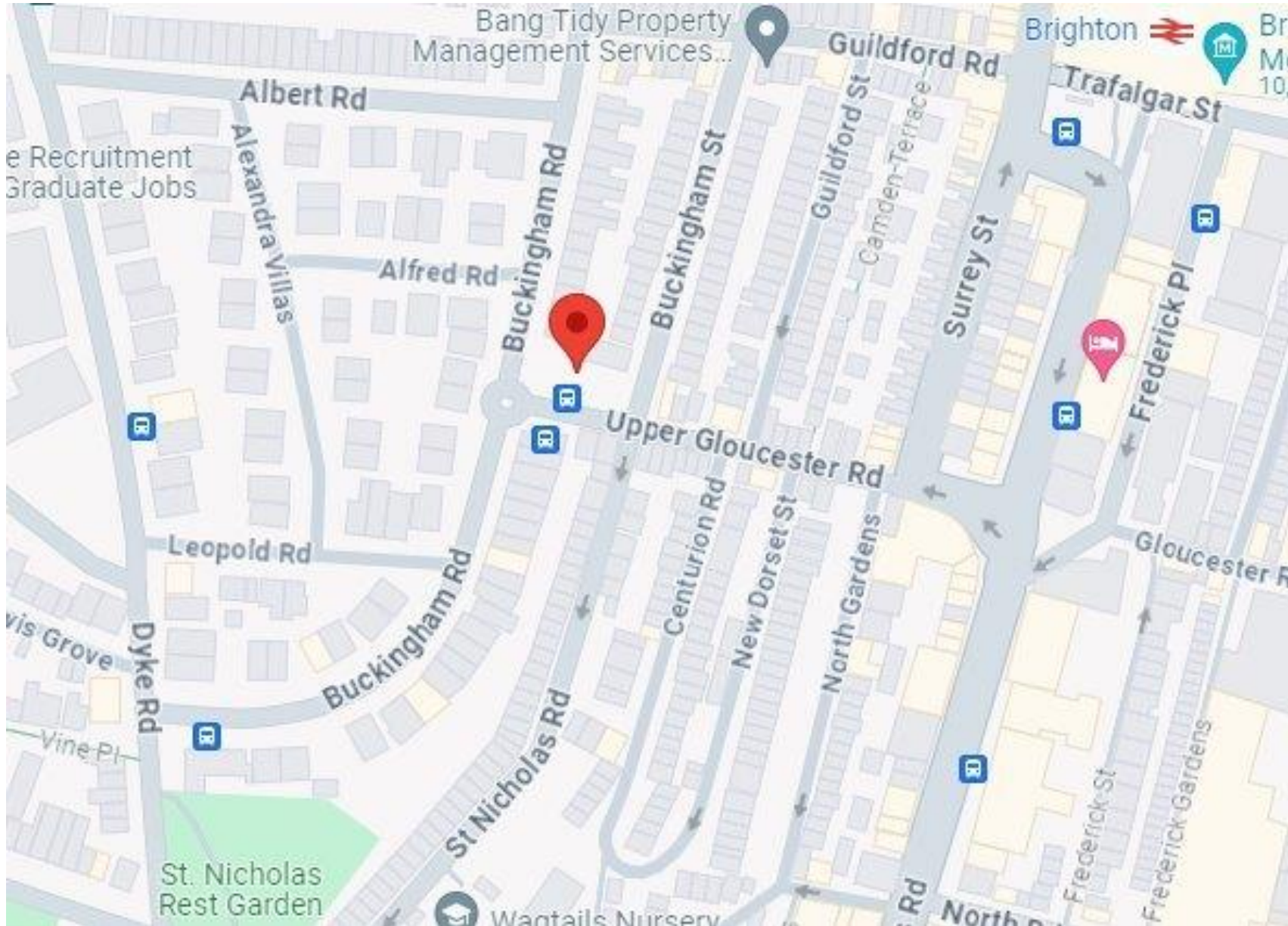
Application Description

- ▶ Application to remove condition 15 (residents parking permits) of planning permission BH2022/02361.

Background

- ▶ 34 units approved under BH2018/01137:
- ▶ 20 units via 5 storey building at no. 80 Buckingham Road, 14 units via conversion of 76-79 Buckingham Road
- ▶ Varied in June 2024: 14 affordable housing units to be provided in new-build rather than converted units (ref. BH2020/02102) and then varied again in March 2025 (ref. BH2022/02361) to allow amendments to the approved drawings and to allow the addition of 2 new units within the scheme
- ▶ Conversion has been completed, new-build at early stage of construction.

Map of Application Site



3D Aerial of Site



Location Plan



OS PLAN

0m 10 20 30 40 50

1:1250 Scale Bar

Block Plan



3D Aerial of Site



Street Photos Of Site



Street Photos of Site



Buckingham Road Elevation



Upper Gloucester Road Elevation

100. All drawings are to be read in conjunction with the project brief.
 101. The drawings are to be read in conjunction with the project brief.
 102. The drawings are to be read in conjunction with the project brief.
 103. The drawings are to be read in conjunction with the project brief.
 104. The drawings are to be read in conjunction with the project brief.
 105. The drawings are to be read in conjunction with the project brief.



SOUTH ELEVATION AS PROPOSED - SCALE 1:200



Landivar Architects

100. All drawings are to be read in conjunction with the project brief.
 101. The drawings are to be read in conjunction with the project brief.
 102. The drawings are to be read in conjunction with the project brief.
 103. The drawings are to be read in conjunction with the project brief.
 104. The drawings are to be read in conjunction with the project brief.
 105. The drawings are to be read in conjunction with the project brief.



PROJECT NO.	100
DATE	10/10/2020
DESIGNER	LANDIVAR ARCHITECTS
CLIENT	THE UNIVERSITY OF BRIGHTON
LOCATION	BRIGHTON, EAST SUSSEX
PROJECT TYPE	RENOVATION
STATUS	CONCEPT DESIGN
SCALE	1:200
DATE	10/10/2020
DESIGNER	LANDIVAR ARCHITECTS

Buckingham Street Elevation



Representations

- ▶ Twelve (12) letters of representation have been received objecting to the proposal for the following reasons:
- ▶ - Parking stress
- ▶ - Traffic issues
- ▶ - Traffic hazards and safety
- ▶ - Condition helps manage expectations
- ▶ - Increase congestion and air pollution
- ▶ - Health of residents
- ▶ - When the property was purchased it was done so with the explicit understanding that this development would be car-free
- ▶ - Maximise profits

Reps (continued)

- ▶ Eleven (11) letters of representation have been received in support of the proposal for the following reasons:
- ▶ - Parking policy should be applied consistently across comparable properties within the same zone
- ▶ - Removing Condition 15 would maintain existing parking safeguards while ensuring a proportionate and equitable approach within the Controlled Parking Zone
- ▶ - Parking demand in the area is managed by a centralised waiting list
- ▶ - Restrictions are managed through the TRO
- ▶ - Discrimination

Key Considerations

- ▶ The main considerations in the determination of this application relate solely to vehicular parking and the impact on the highway network.

Conclusion and Planning Balance

- ▶ Principle of development established via approval of BH2022/02361.
- ▶ It is considered appropriate to remove the car-free condition requested by the Local Highway Authority (LHA) because independent of the planning process, the LHA can require a development to be car free via a Traffic Regulation Order which has been implemented for this site.
- ▶ The granting of this application therefore would not automatically entitle future occupiers to parking permits but instead this matter would be controlled by other means outside the planning system.

Recommend: Minded to Grant subject to s106 (as amended by the Deed of Variation)

**Tennis Courts,
St Anns Well Gardens,
Somerhill Road
BH2025/01757**

5th August 2026



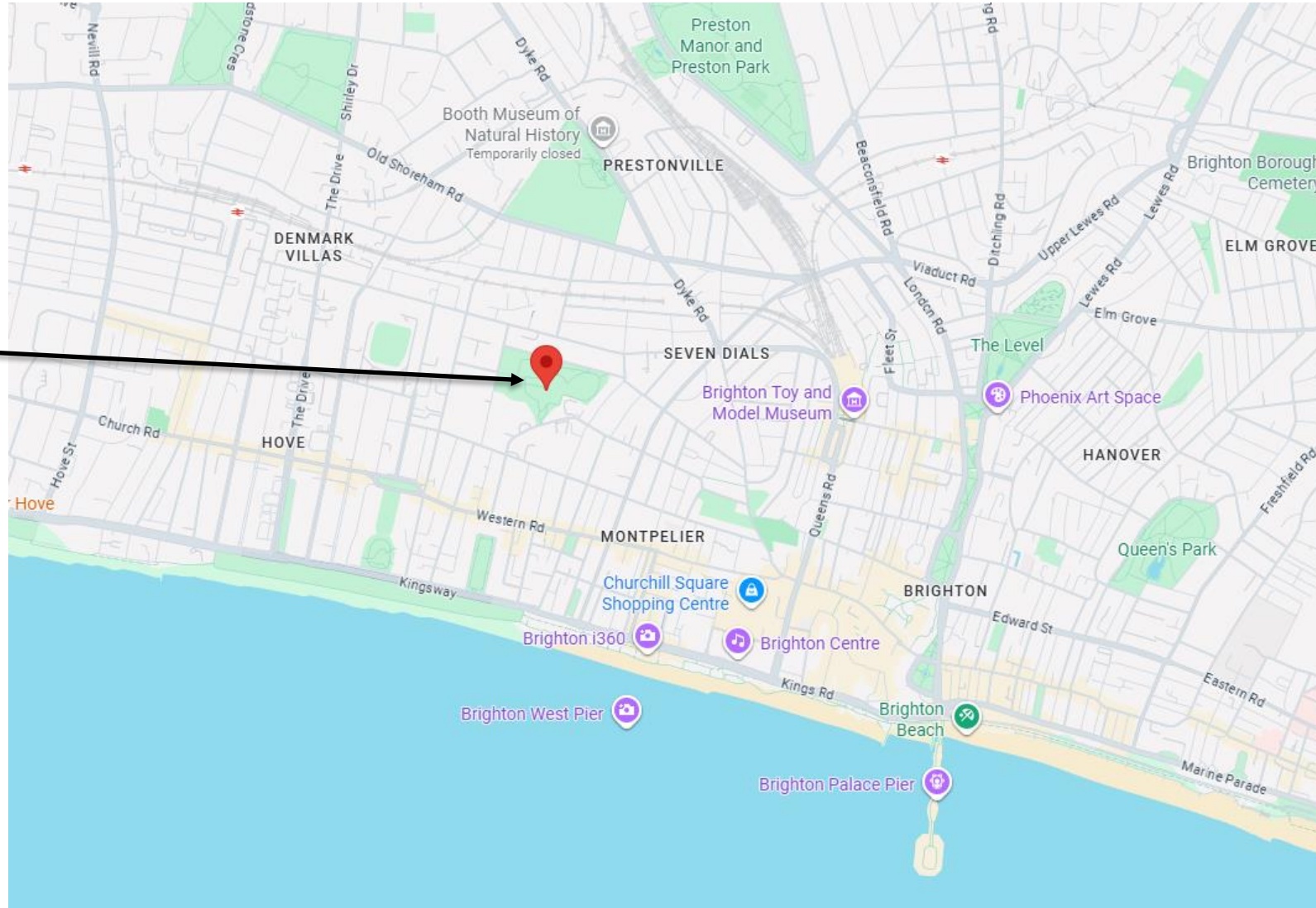
**Brighton & Hove
City Council**

Application Description

- ▶ Erection of 15no lighting columns with luminaires to provide floodlighting to 8no tennis courts and erection of 2no single storey storage buildings.
- ▶ The site sits within the locally listed St Ann's Well Gardens.

Map of Application Site

Site



Aerial Photo of Site

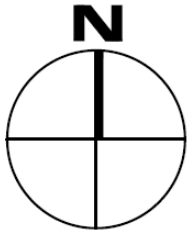
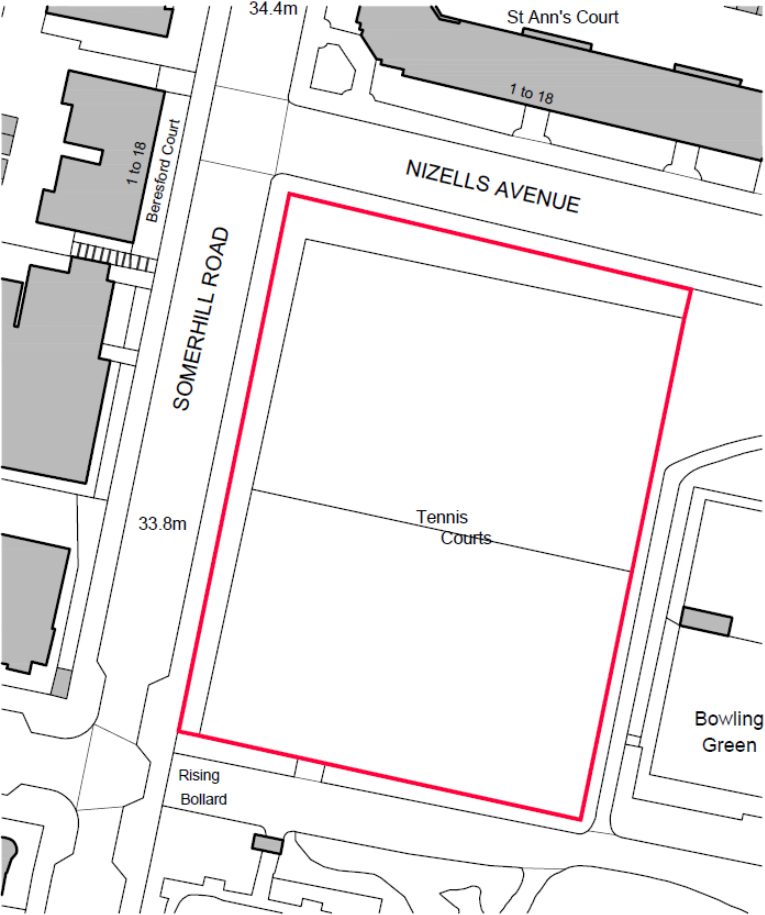


Site

3D Aerial Photo of Site

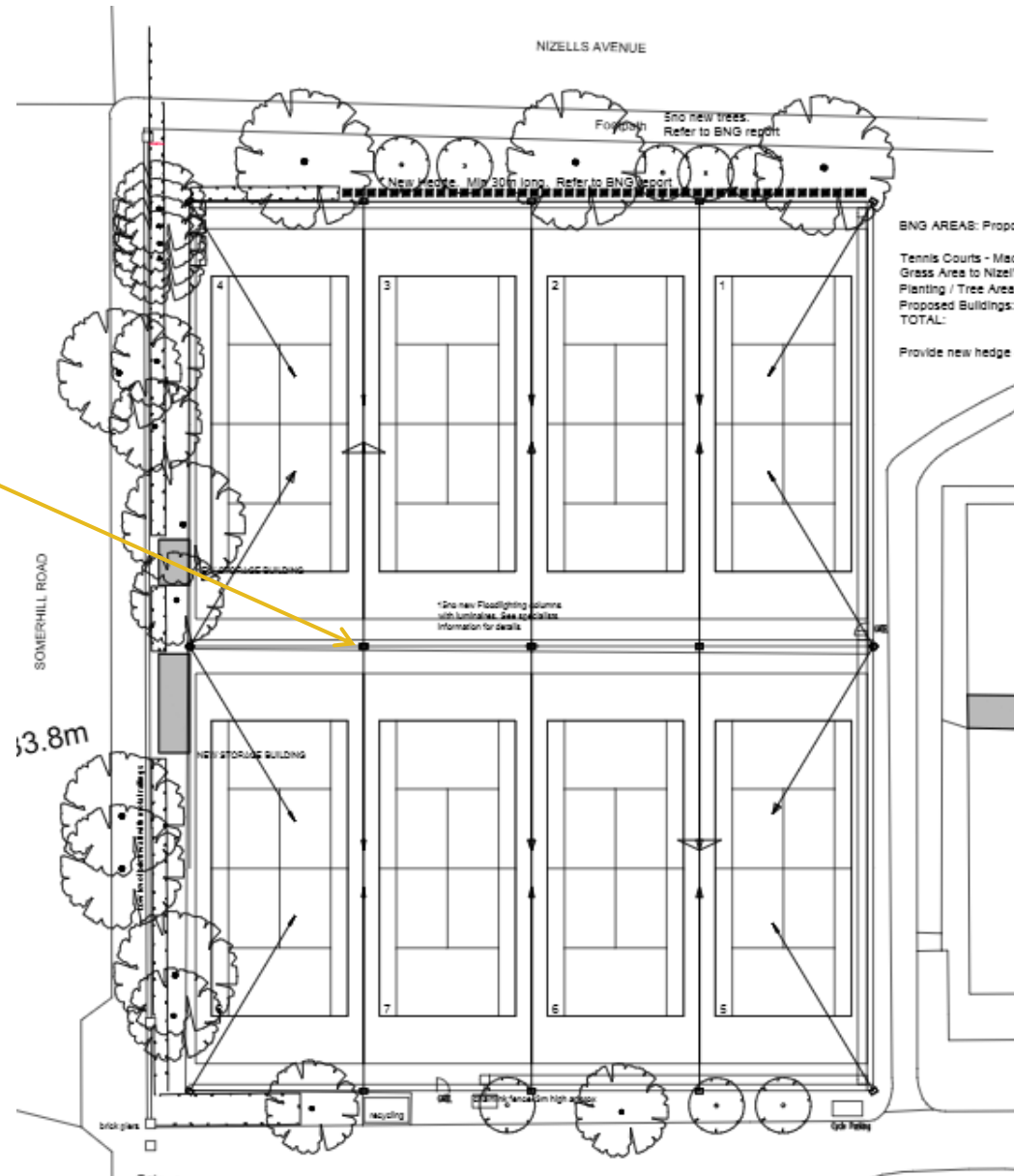


Existing Location Plan



Proposed Site Plan

Dots indicate
proposed
location of
lighting
columns



North of site – looking south east and south



North and east side of Site – looking south

29



South side of site (looking west and north)



Somerhill Road – Looking north and south - site to east

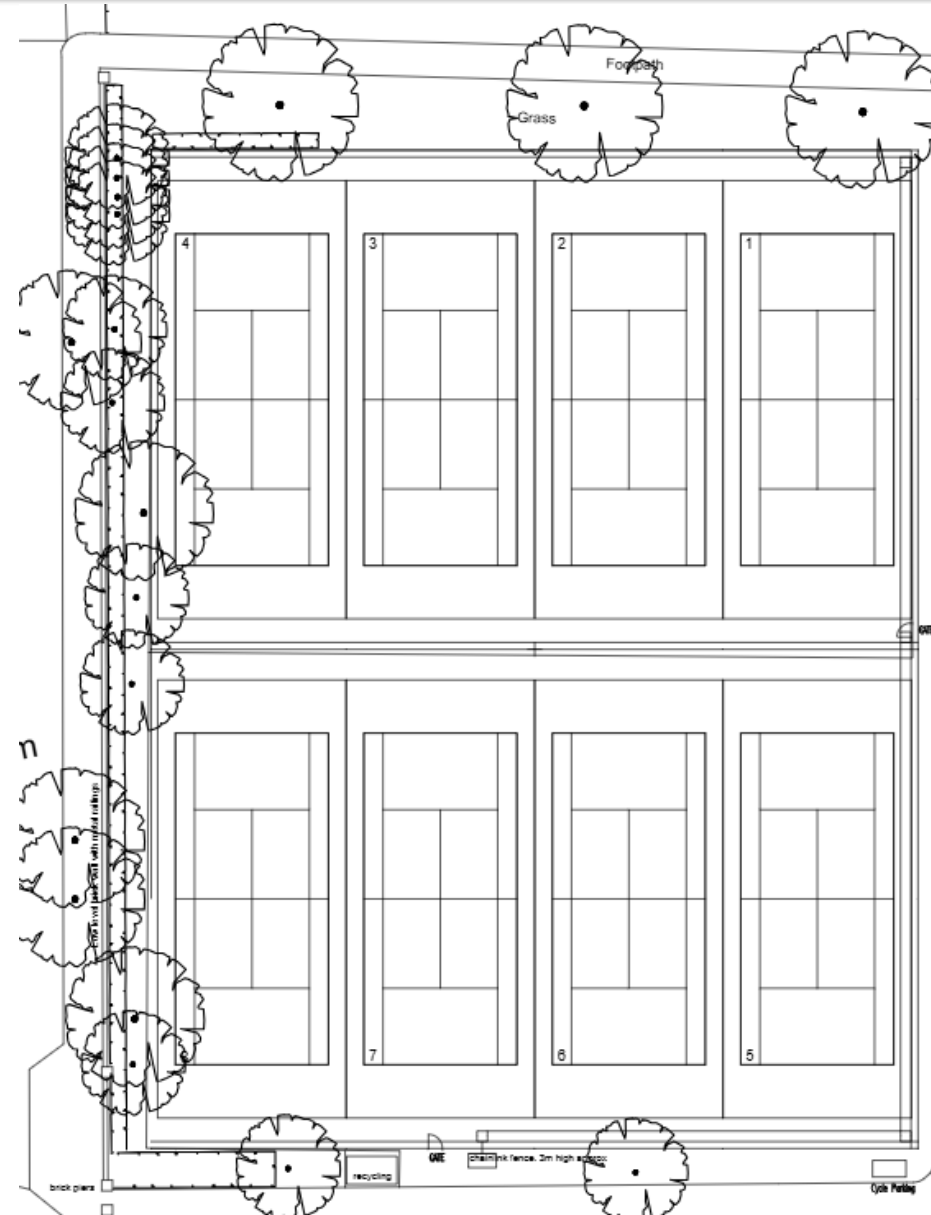
31



Nizells Avenue – Looking east – site to south (right)

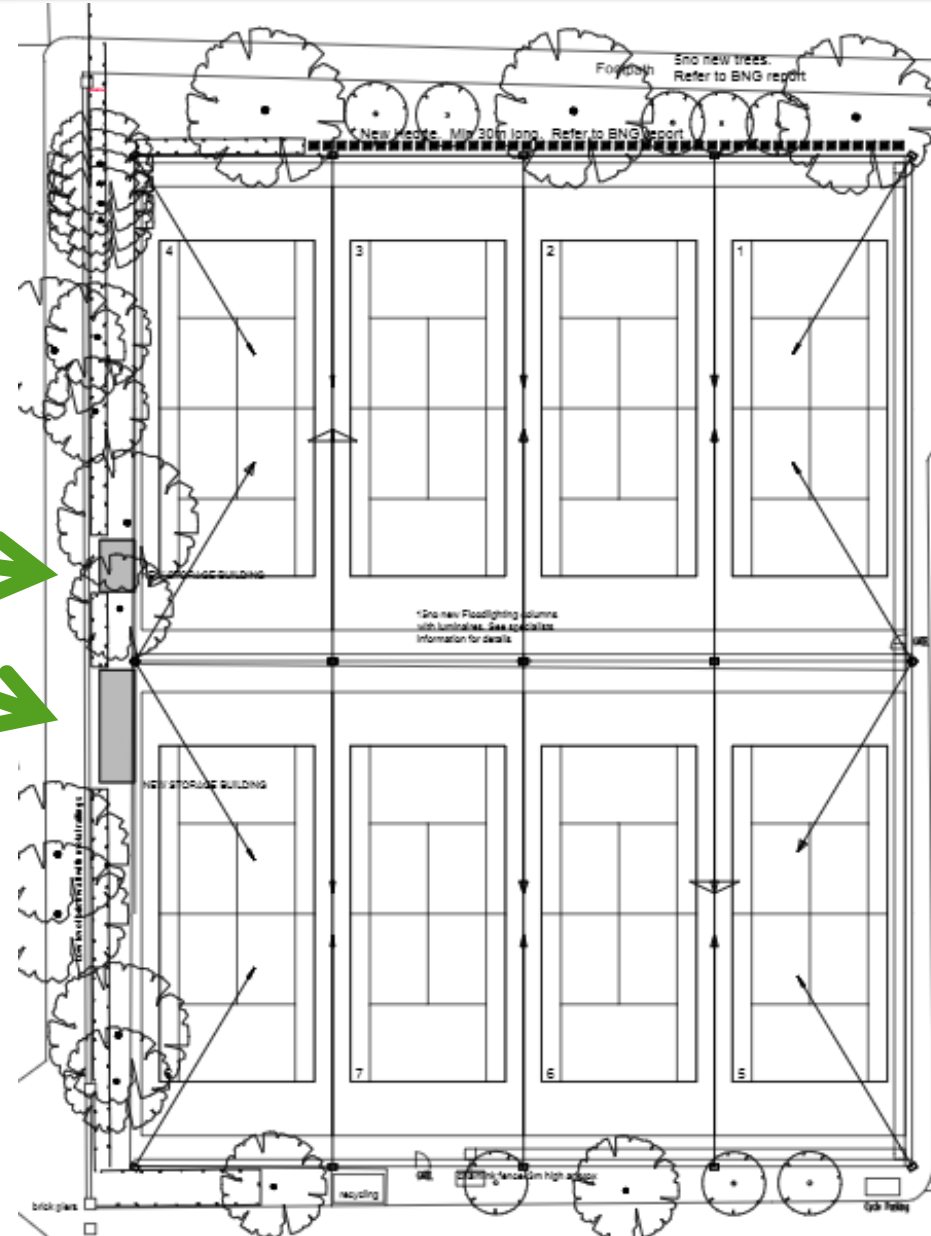
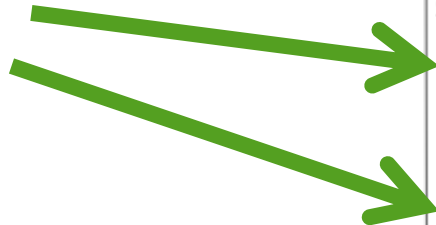


Exisitng Plan



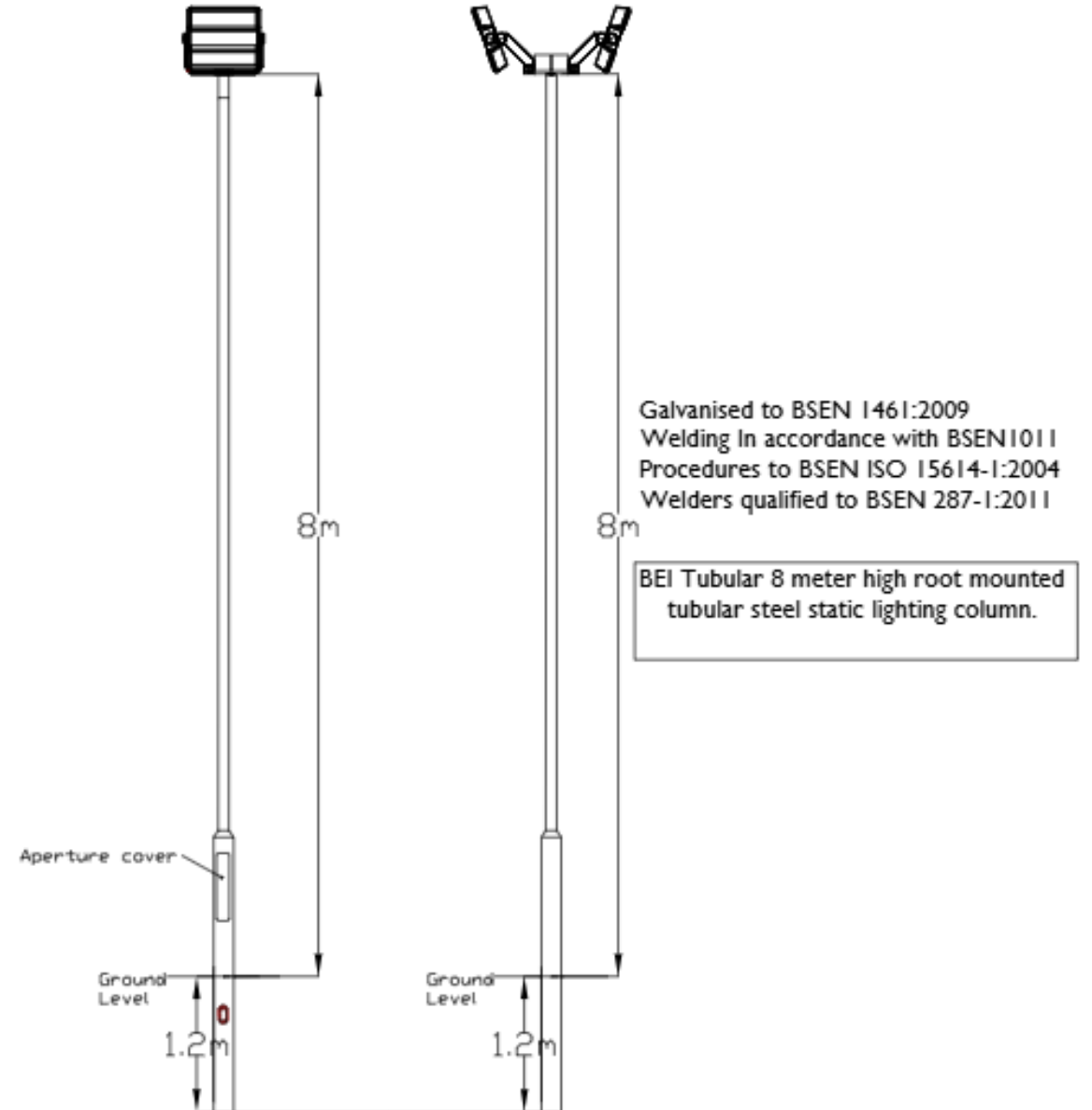
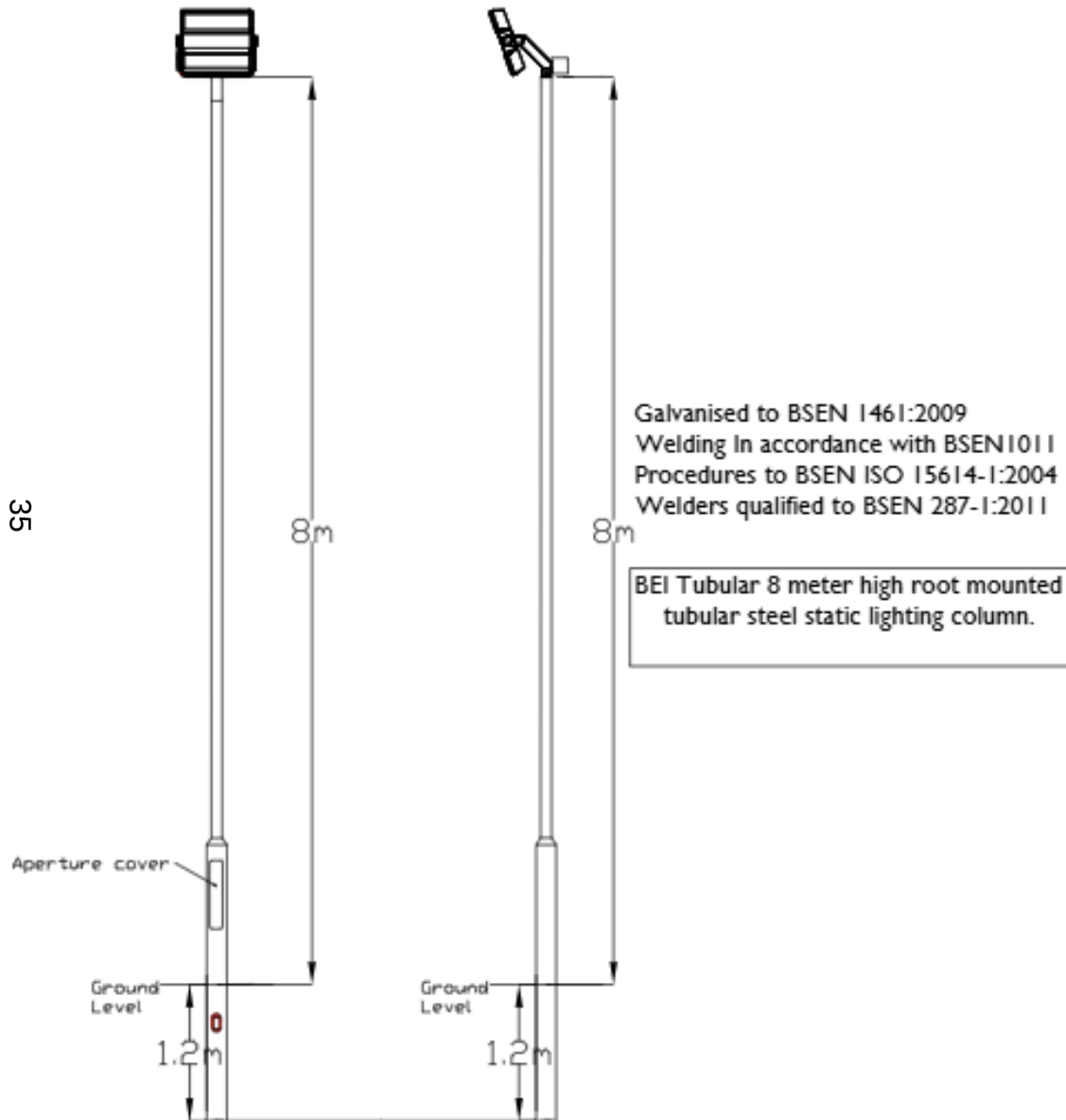
Proposed Plan

Proposed
location of
store buildings

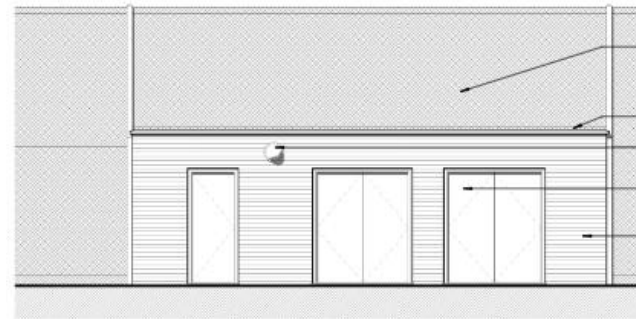


Proposed floodlights

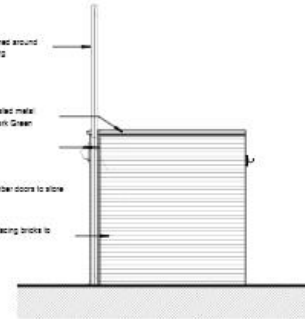
35



Proposed building elevations (south building)



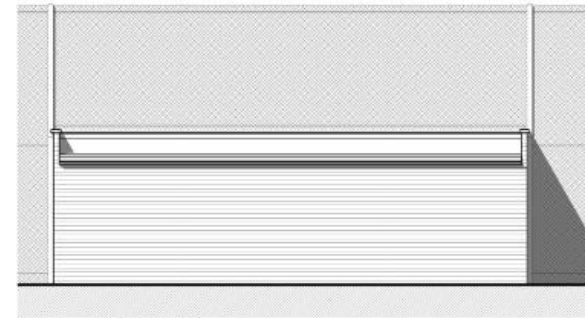
Proposed East Elevation
1:50



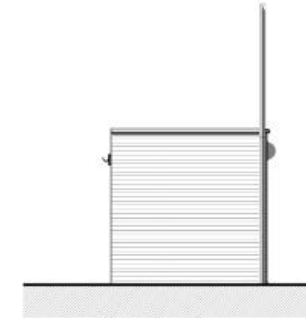
Proposed North Elevation
1:50



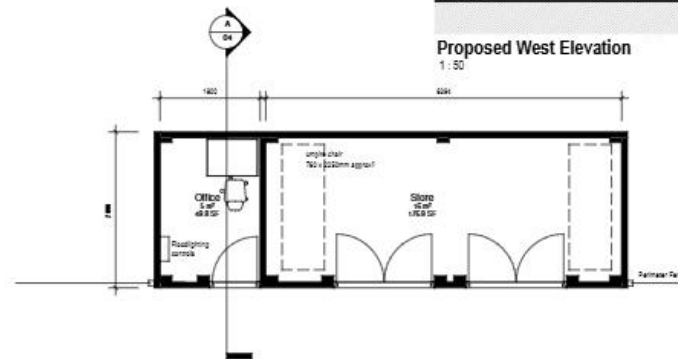
Proposed Section A-A
1:50



Proposed West Elevation
1:50



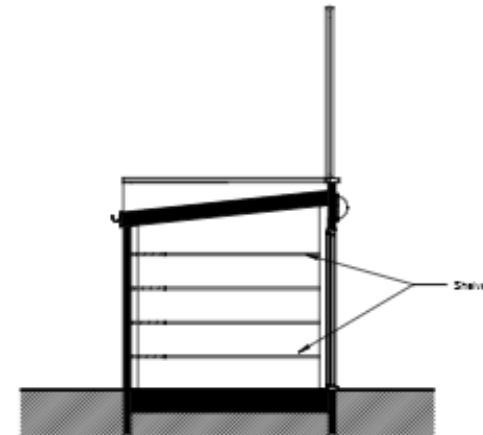
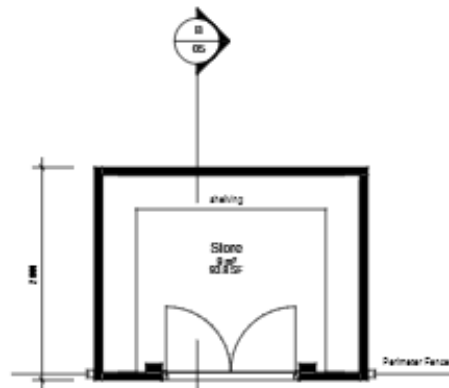
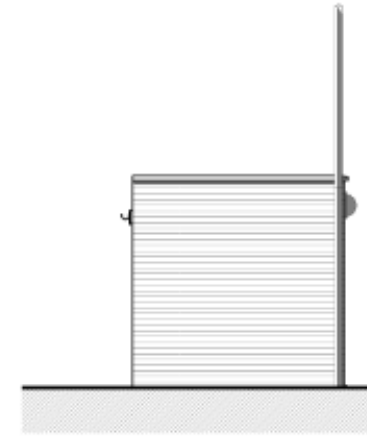
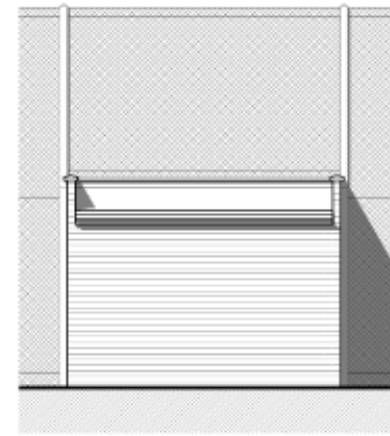
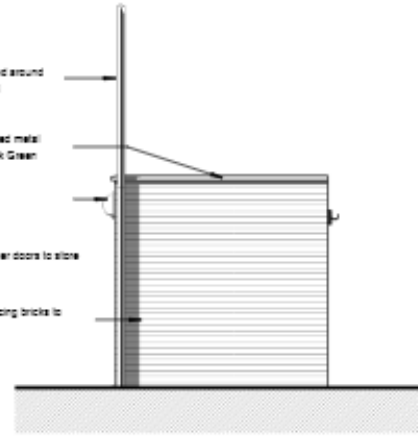
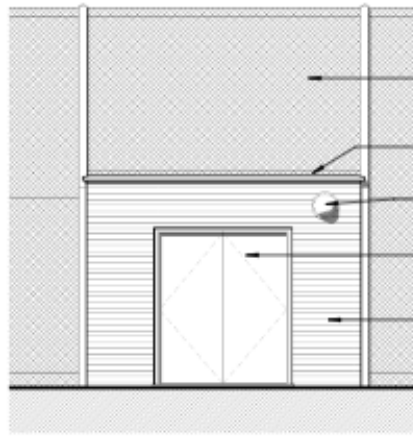
Proposed South Elevation
1:50



Proposed Floor Plan
1:50



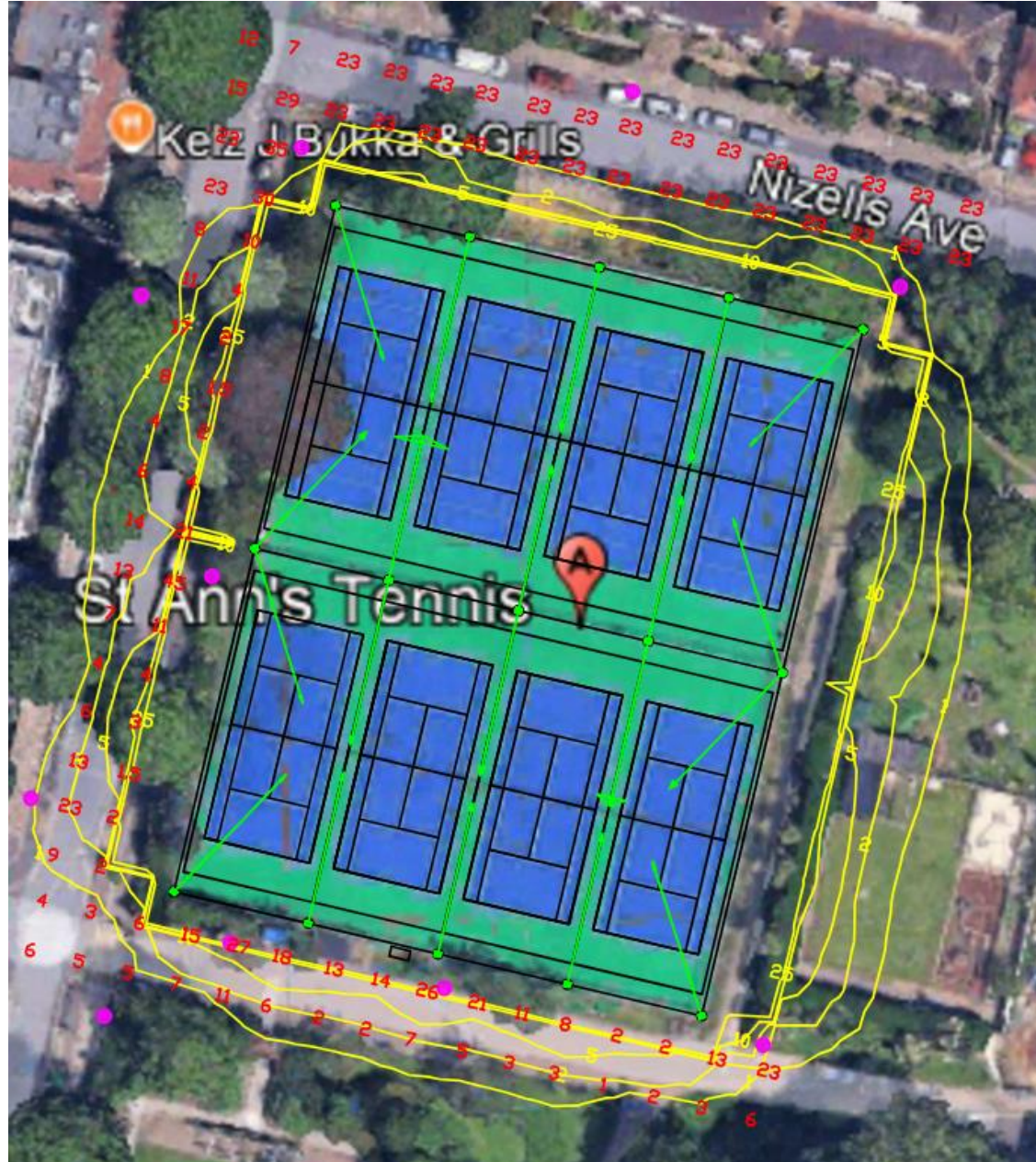
Proposed building elevations (north building)



Horizontal Light Spillage figures proposed. (red figures are from existing streetlights)



Horizontal Light Spillage contours. (red figures are from existing streetlights)



Representations

- ▶ **63 Objections, issues raised:**
 - ▶ Design
 - ▶ Traffic/parking
 - ▶ Light/noise pollution
 - ▶ Ecological impacts
- ▶ **54 representations in support noting:**
 - ▶ Design
 - ▶ Health improvements
 - ▶ Community benefit

Key Considerations

- ▶ Appearance and impact on locally listed park
- ▶ Amenity impacts – light and noise
- ▶ Biodiversity and Ecology
- ▶ Health and community benefits

Conclusion and Planning Balance

- ▶ Design suitable, minimises light, site screened by existing foliage from majority of the locally listed park. Heritage officers consider the scheme acceptable.
- ▶ No significant impacts on neighbouring properties from light spillage, and the noise created from use of the courts is existing. Use of the courts and lighting would cease at 9pm each day (by condition).
- ▶ No ecological concerns, following updates to lighting. Additional planting secured by condition.
- ▶ Would have significant community benefits through extended operating hours - physical and mental health improvements and expanded opportunities for use by those who work during day.
- ▶ Overall, the impacts of light spill have been shown to have been minimised to an acceptable level, so the impact on the character of the area, neighbours and ecology is acceptable, with the benefits of the scheme to health and the community weighing into the planning balance.

Recommend: Approve subject to conditions.

Varndean School, Balfour Road

BH2026/00745

5th August 2026

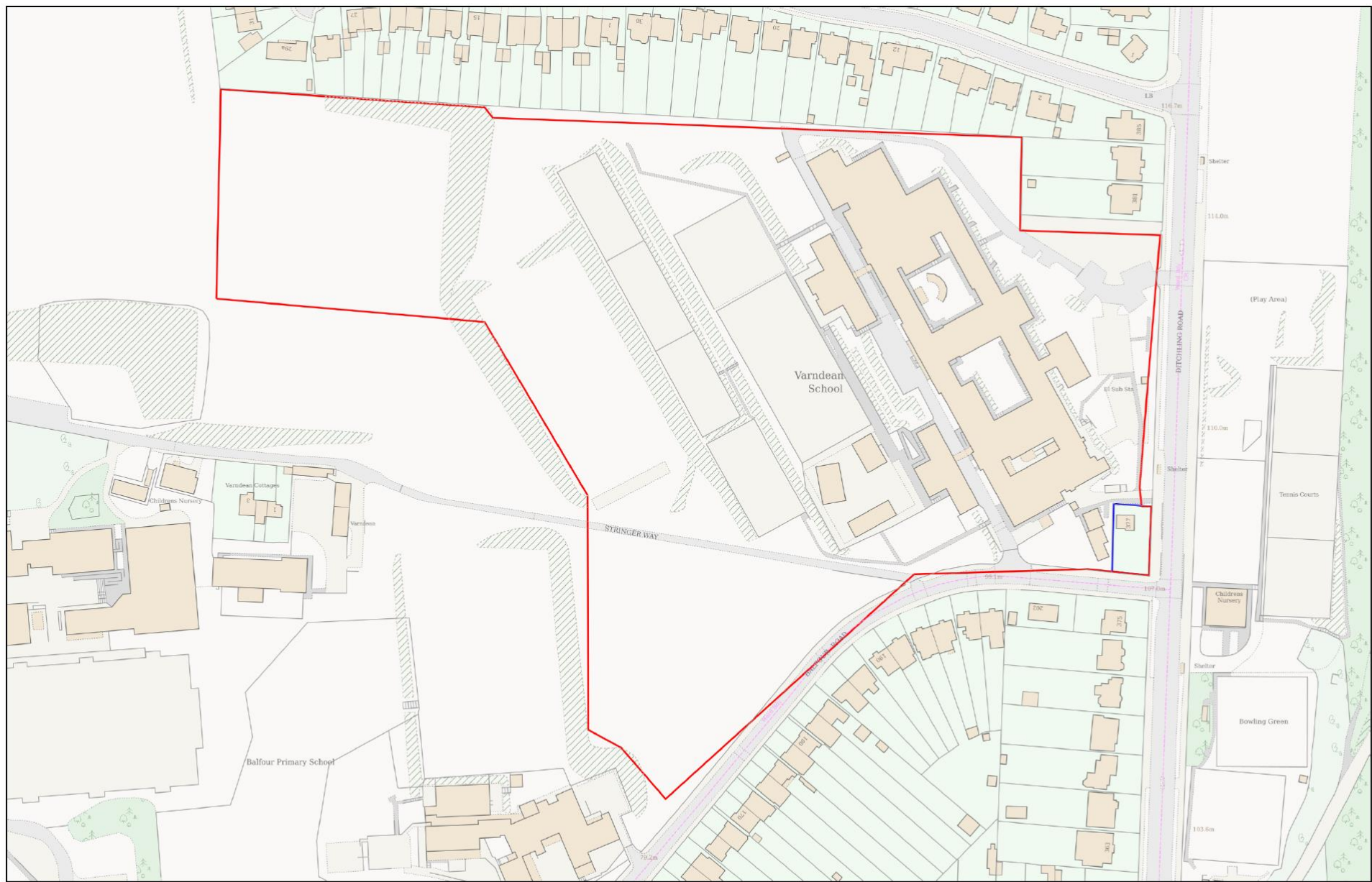


Brighton & Hove
City Council

Application Description

Installation of approximately 500 meters of 3 metre high mesh fencing around school grass fields, incorporating 3no single leaf gates and 2no double leaf gates.

Location Plan



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Street Photo of Site looking west along Balfour Road



Stringer Way from Balfour Road



Rear of Varndean School from Stringer Way (the line of the longer grass shows a similar position to proposed fencing)



Looking West along Stringer Way

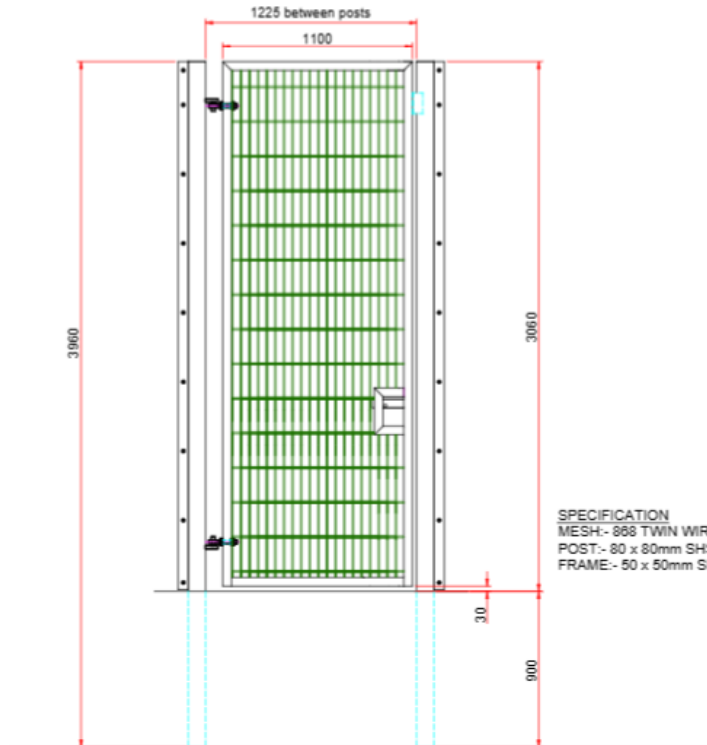


Proposed Plan (showing fence line)

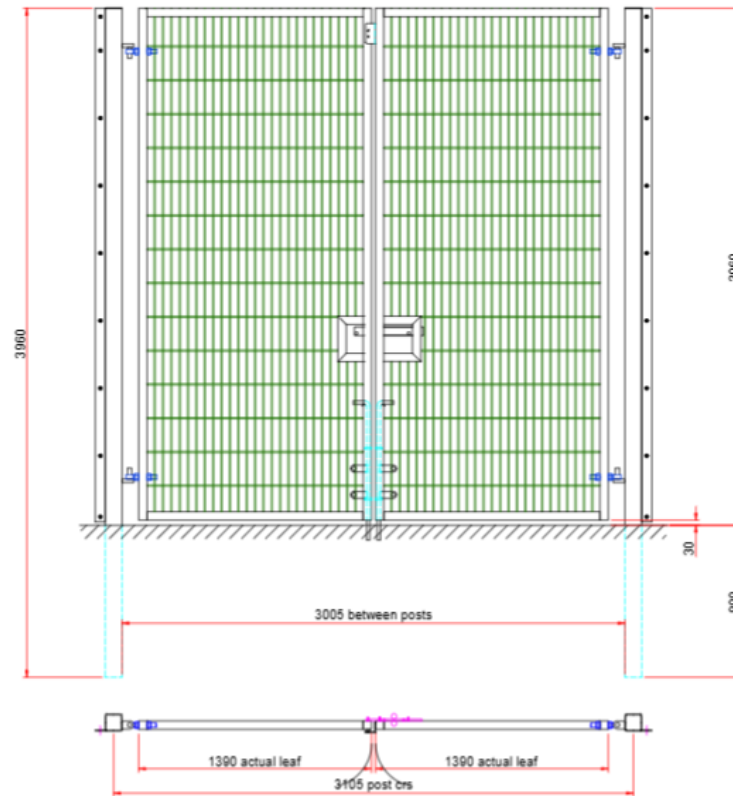


Proposed Fence Design

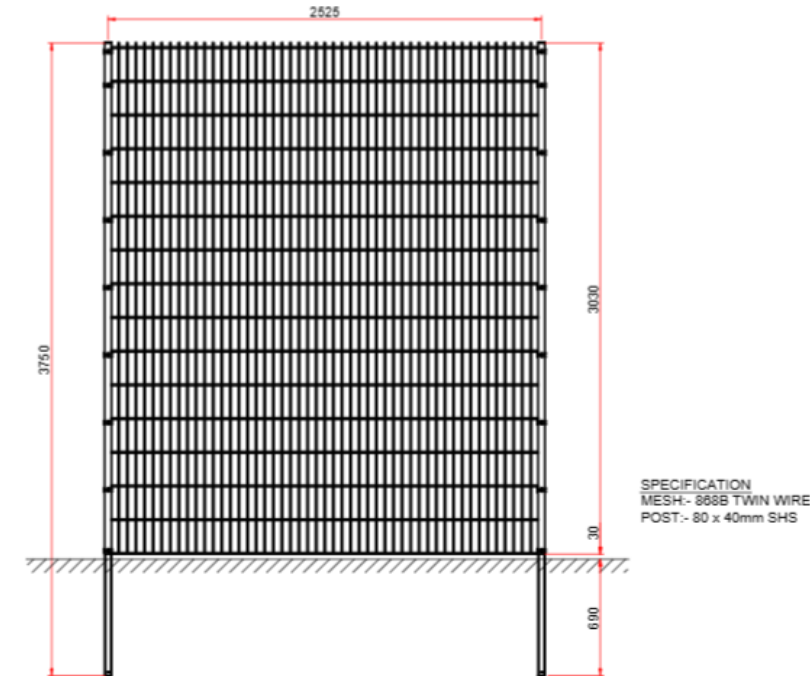
Example Single Gate



Example Double Gate



Example Fence Panel
- MUGA MESH GREEN
FENCE 3.3m in height



Representations

- **Thirty Six (36)** objections have been received for the following reasons:
 - Loss of green space and access
 - Public health
 - Design and height of fencing
 - Impact on trees nature and biodiversity
 - Land ownership
- **Five (5)** letters of support have been received for the following reason:
 - Safeguarding and pupil safety

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Open Space
- ▶ Impact on Trees
- ▶ Impact on Biodiversity
- ▶ Impact on neighbouring Amenity

Conclusion and Planning Balance

- ▶ The design and appearance of the fencing is considered appropriate for its use and function, and would not significantly detract from the character and appearance of the site.
- ▶ The development would not result in a significant loss of open space, and the use of the land would remain as school playing fields.
- ▶ No trees, hedgerows or other habitats of ecological would be removed or harmed as a result of the works.
- ▶ No adverse impacts on neighbouring amenity would occur.
- ▶ Overall, the proposal is considered acceptable subject to conditions.
- ▶ Recommendation: **APPROVAL**

**North Cottages,
Ovingdean Road
BH2025/03102**

5th August 2026



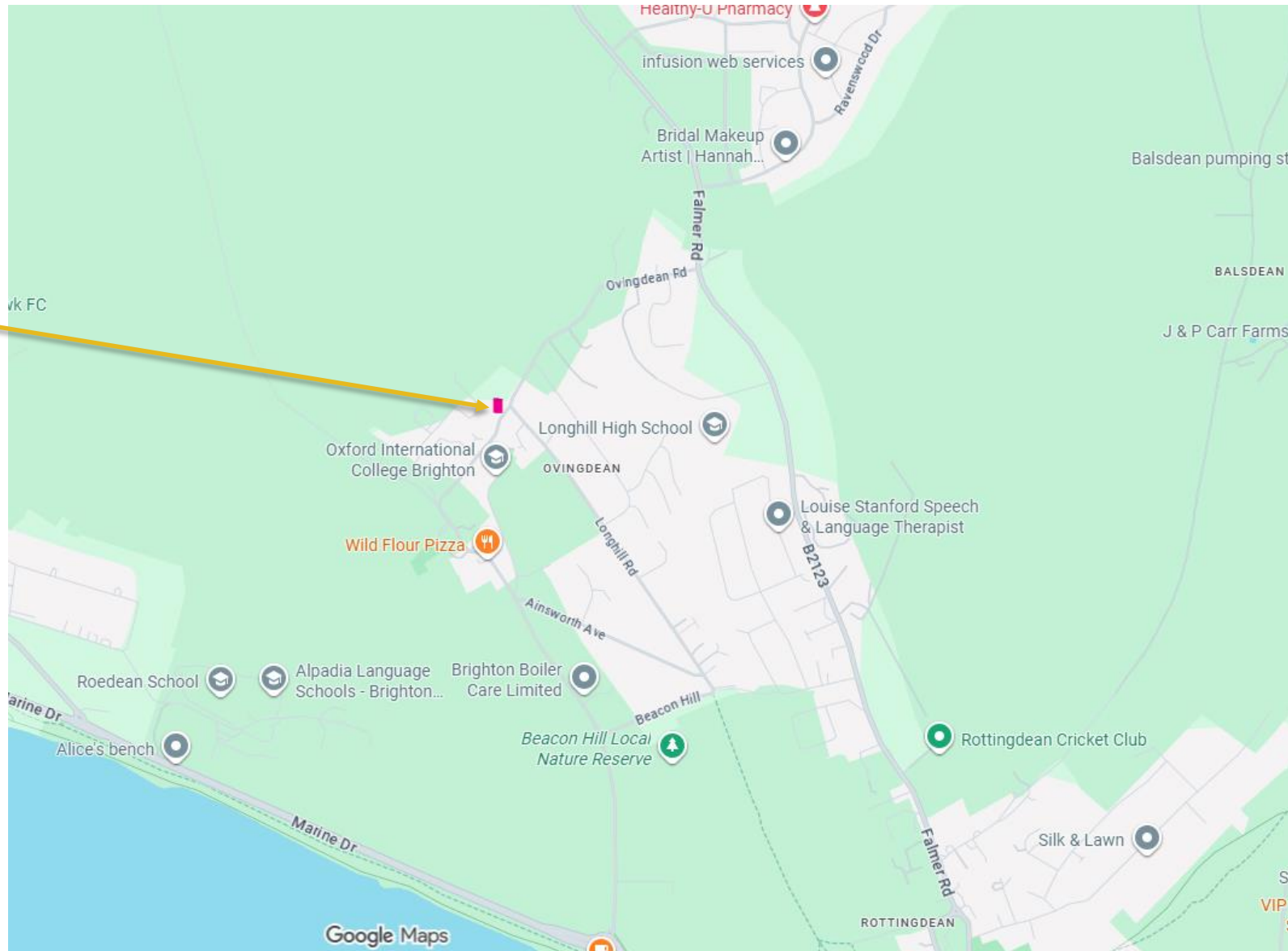
**Brighton & Hove
City Council**

Application Description

- ▶ Demolition of garage and division of plot with erection of new two-bedroom house with own rear garden and driveway.

Map of Application Site

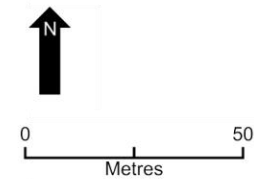
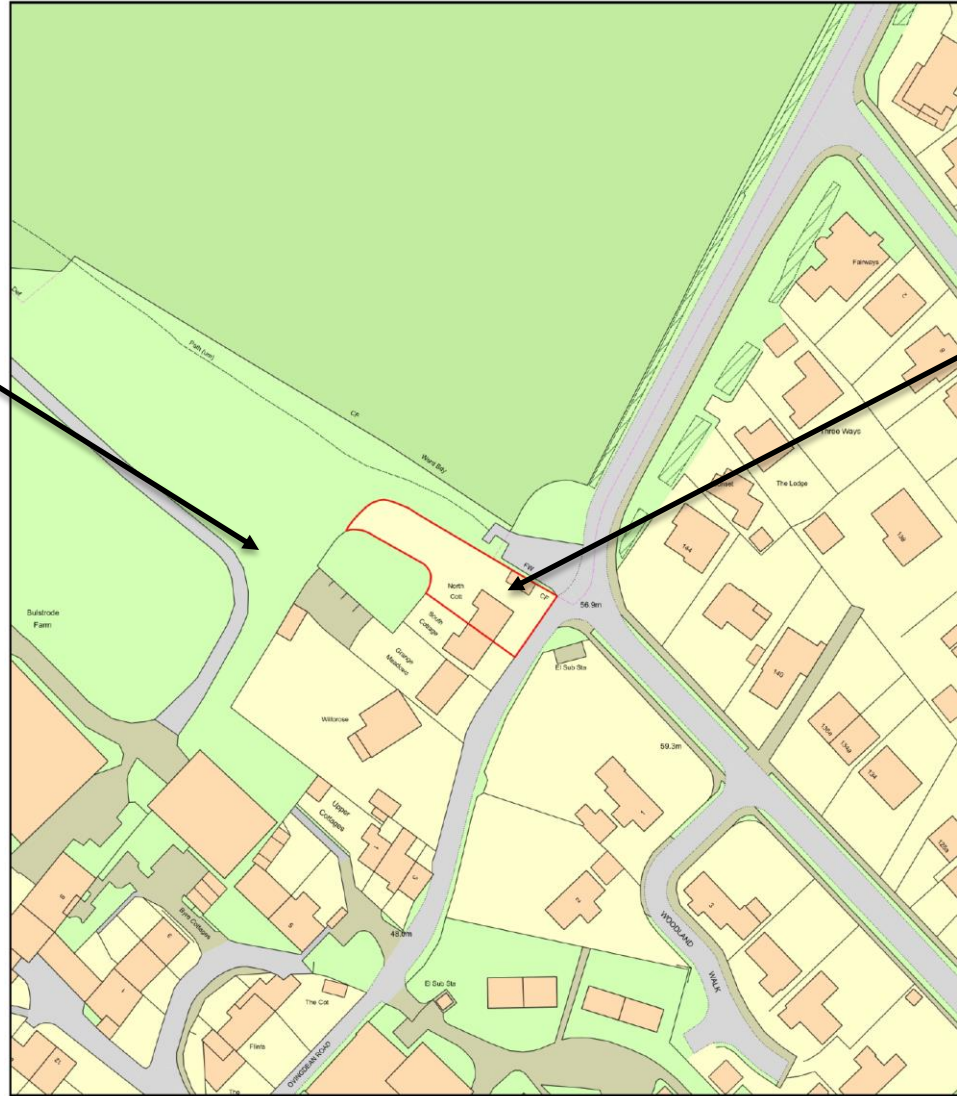
Site



Existing Location Plan

Allocated Urban Fringe
Housing Site - H2
(CPP2) to rear (west)

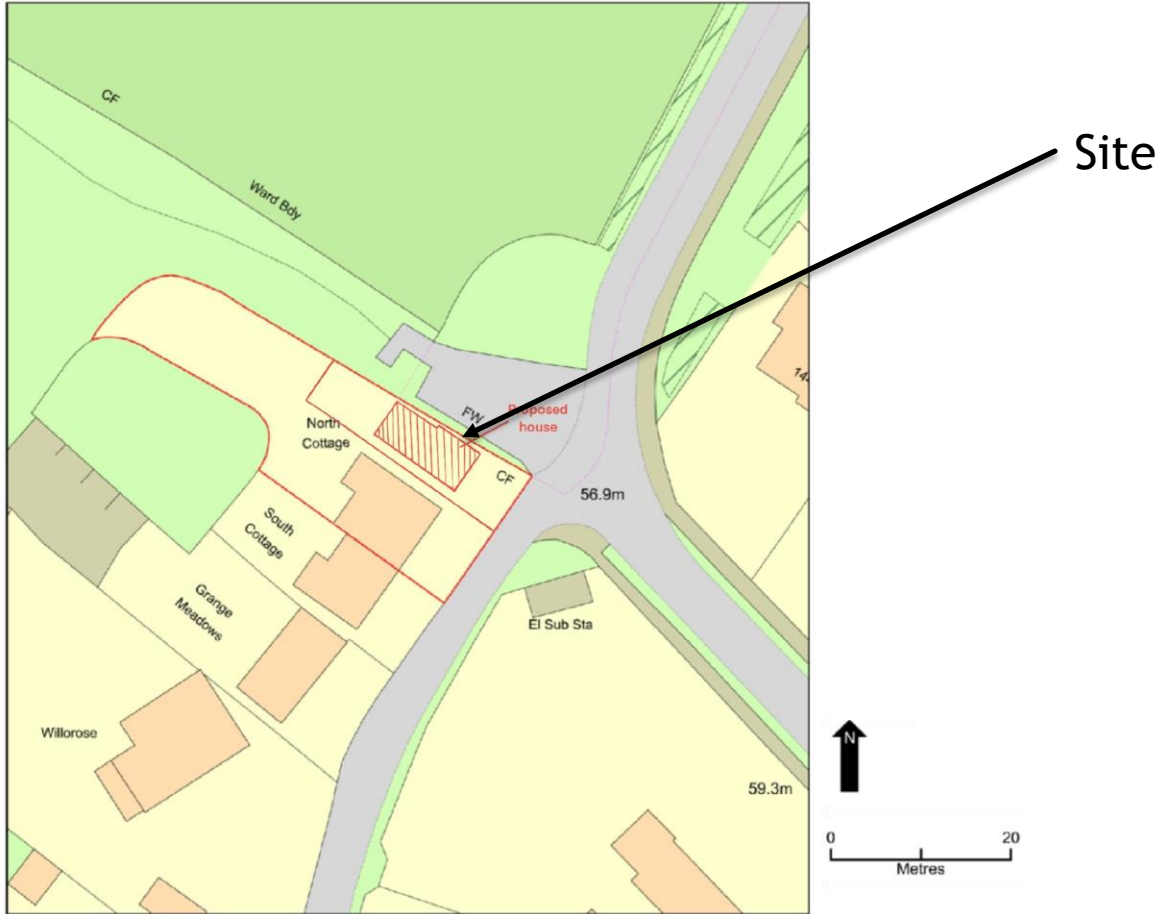
Site



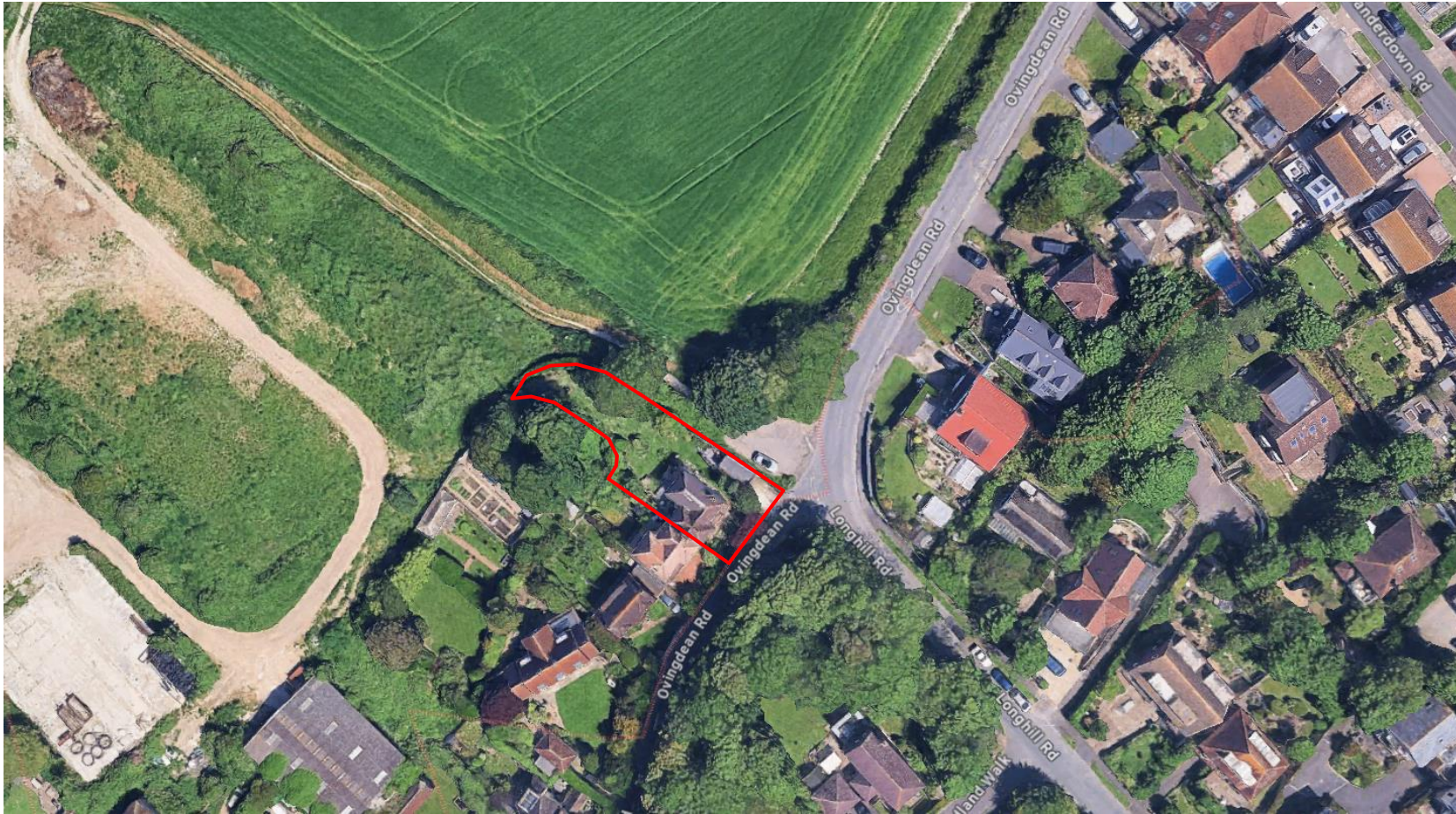
Existing Block Plan



Proposed Block Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site – Front looking west

North
Cottage
(Retained)

Site



North Side of Garage to be demolished—looking south west



Rear elevation - looking east

Site

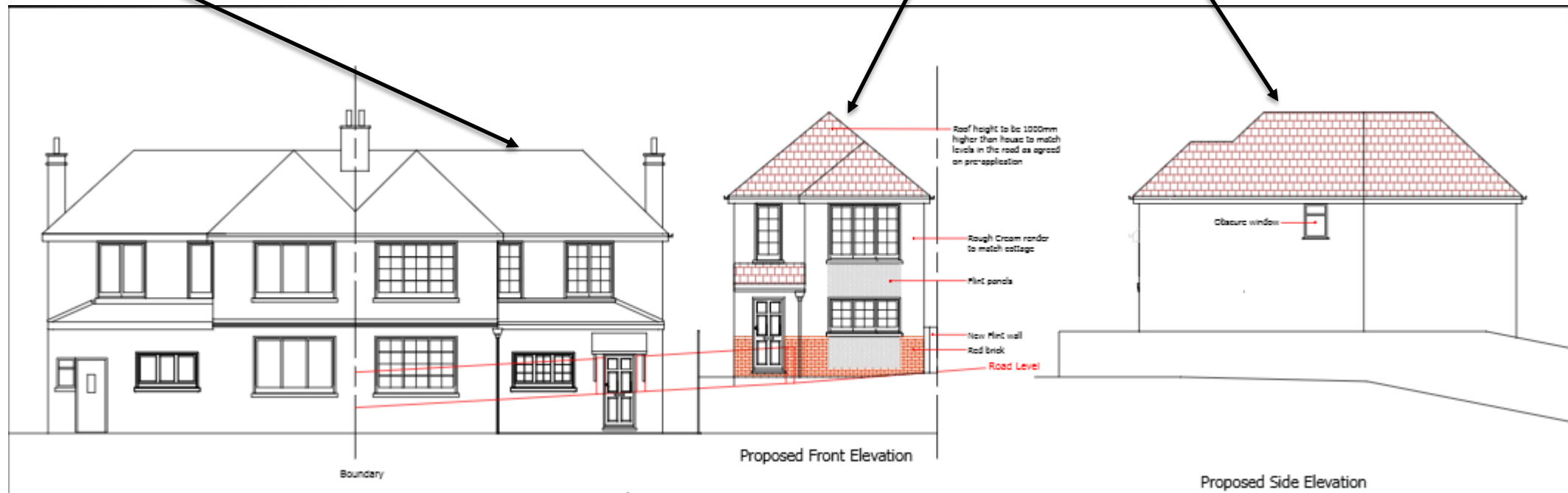
North Cottage



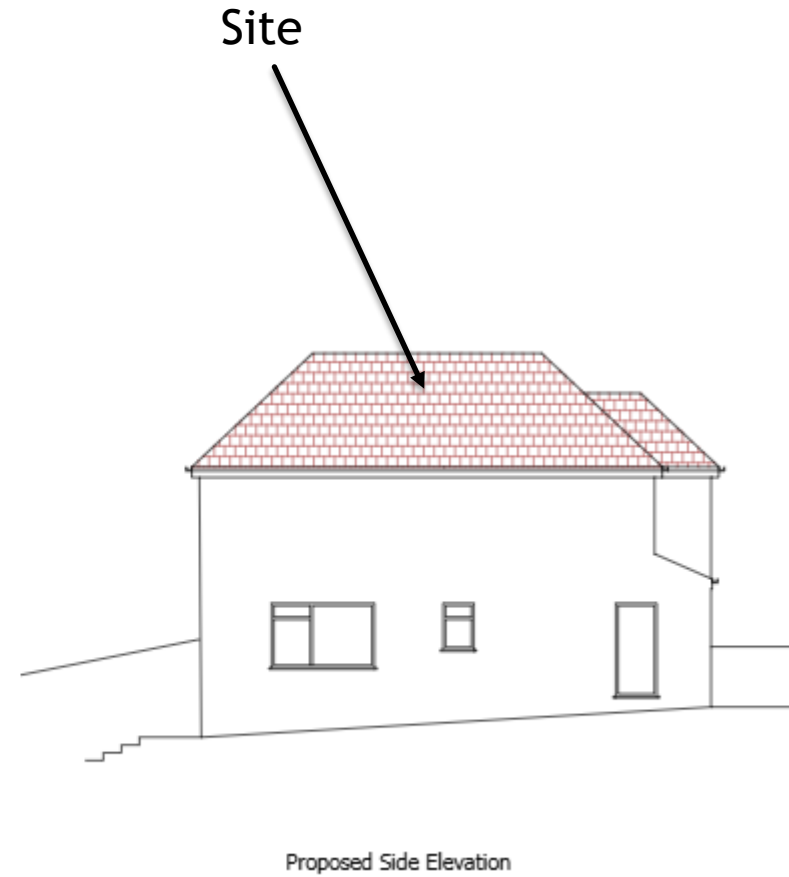
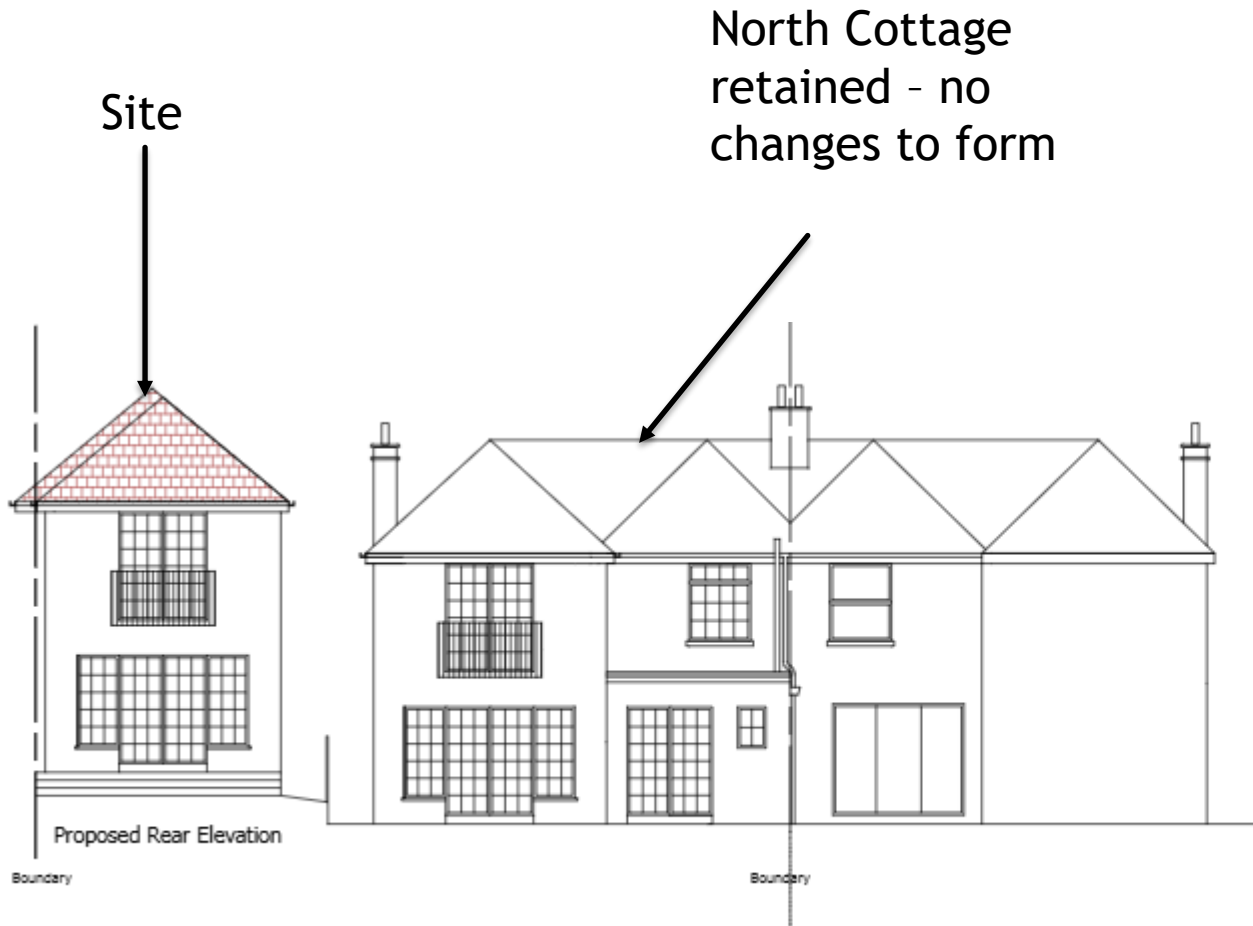
Proposed Front and side (south) elevation

North Cottage
retained - no
changes to form

Proposed site

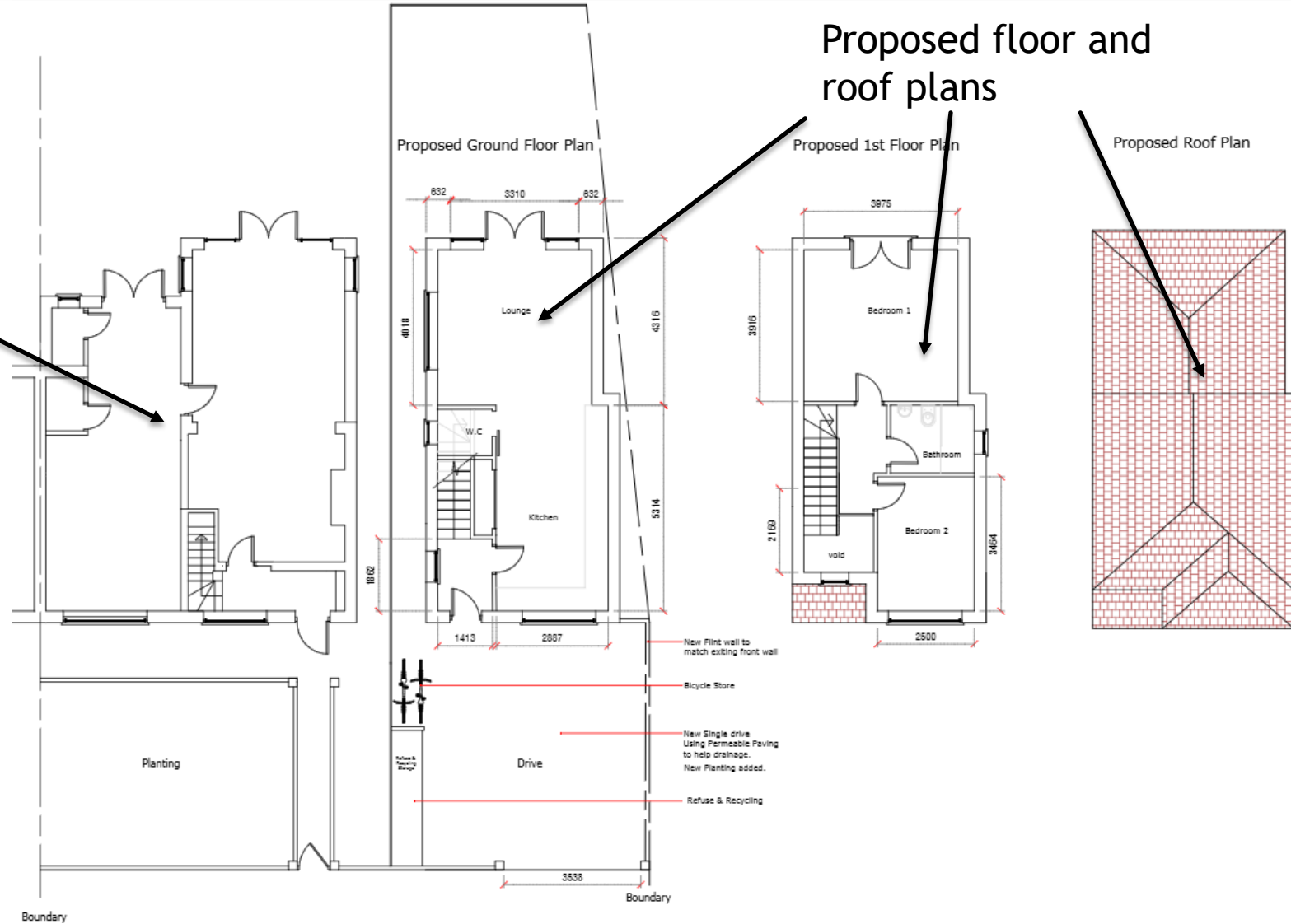


Proposed Rear and side (north) elevation



Proposed Plans

North Cottage retained - no changes to footprint



Proposed Visual - Front



Proposed Visual - Rear



Representations

- ▶ **Five (5)** objections to the application have been received for the following reasons:
- ▶ -Adversely impacts the conversation area
- ▶ -Poor design (overdevelopment, out of keeping/visual impacts/proximity to boundary)
- ▶ -Traffic and highways impacts (access/car parking/junction safety)
- ▶ -Implications for access to the farm to west and bridleway/
Access implications for the housing development site to west
- ▶ -Impact on Amenity (outlook, shadowing)
- ▶ -Ecology –impacts on habitats
- ▶ -Detrimental impact on property value/New housing in the area has not been sold

Key Considerations

- ▶ Contribution to Housing Supply within the city and Delivery of Allocated Housing Sites
- ▶ Design and Appearance of new dwelling and impact on Conservation Area
- ▶ Standard of Accommodation
- ▶ Impacts on neighbour amenity
- ▶ Transport and Highway matters
- ▶ Impacts on ecology

Conclusion and Planning Balance

- ▶ Would make a small but positive contribution to housing supply.
- ▶ Proposed development would not hinder the delivery of the wider housing site (H2) to the rear (west)
- ▶ Would not lead to a significantly harmful reduction in plot size and garden for the existing dwelling – North Cottage.
- ▶ The dwelling would have a suitable plot size and garden for a two bedroom dwelling.
- ▶ Appearance not considered to harm the setting of the Conservation area.
- ▶ The proposed standard of accommodation is acceptable for the size of dwelling and proposed occupation.
- ▶ No loss of privacy, overlooking or overshadowing from the construction and occupation of a new dwelling.
- ▶ No concerns with regard to the provision of the single parking space for the new dwelling. The loss of parking to North Cottage is considered compliant with SPD 14.
- ▶ There will be removal of one tree on site to facilitate the construction of the new dwelling. A landscaping scheme would be conditioned.
- ▶ No objection to the proposed development subject to the provision of the ecological and biodiversity improvements anticipated. A condition for an Ecological Design Strategy would be attached.
- ▶ The loss of views in this context is not a material consideration, nor is any potential loss in property value. Disturbance/noise/dust etc during the proposed construction works would be covered by building regulations and environmental protection act 1990.
- ▶ Overall, the proposal is considered acceptable subject to conditions.

Recommendation: **APPROVAL**

31 Eldred Avenue
BH2025/02058

5th August 2026



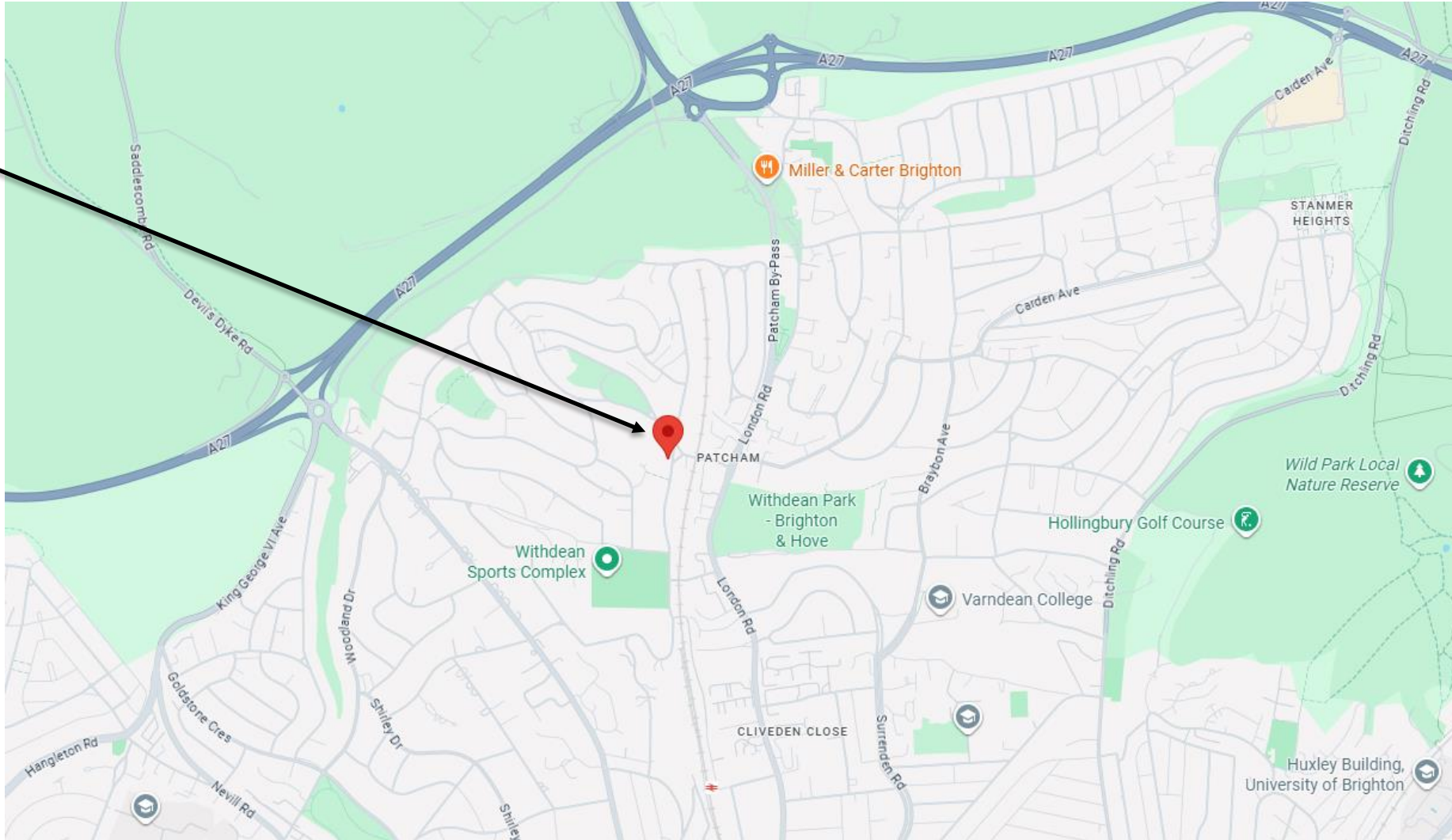
Brighton & Hove
City Council

Application Description

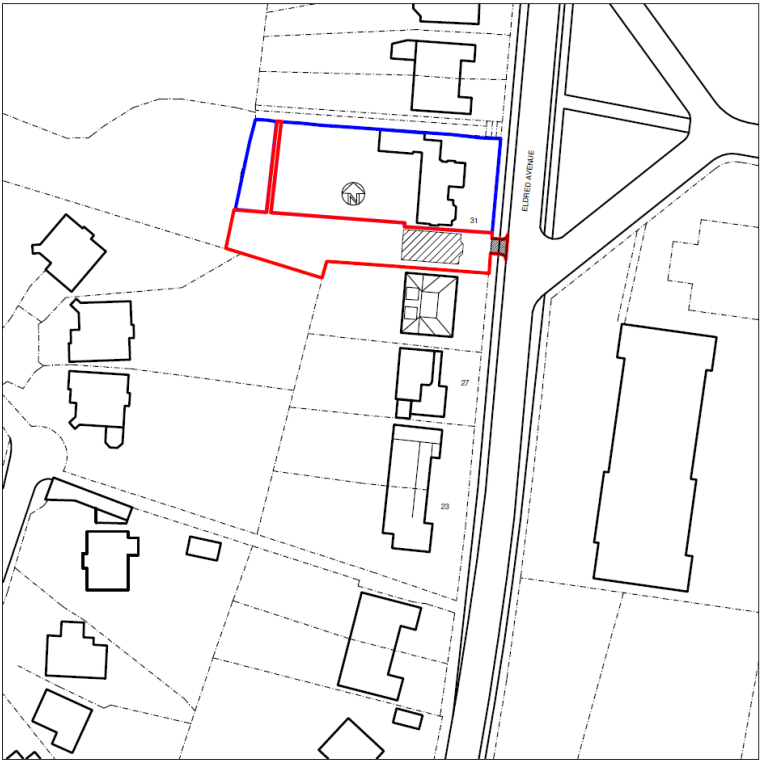
- ▶ Erection of four storey 3no bedroom dwelling (C3) adjacent to existing dwelling incorporating new vehicular crossover.

Map of Application Site

Site



Existing and Proposed Location Plan



Location Plan 1:1250

100 metres @ 1:1250 on A3



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site – looking west- existing house to right side

No.29

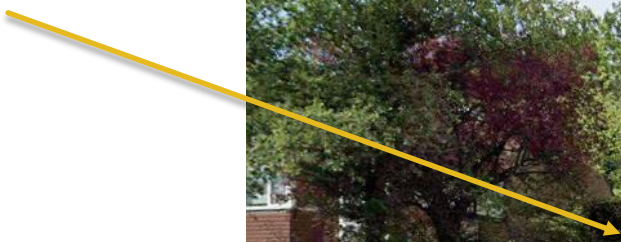
No.31

Site



Street Photo of Site – looking west- existing house to right side

Site



Street Photo of Site – looking south west- site to right side

No.29

Site



Rear photos of Site – right side looking east



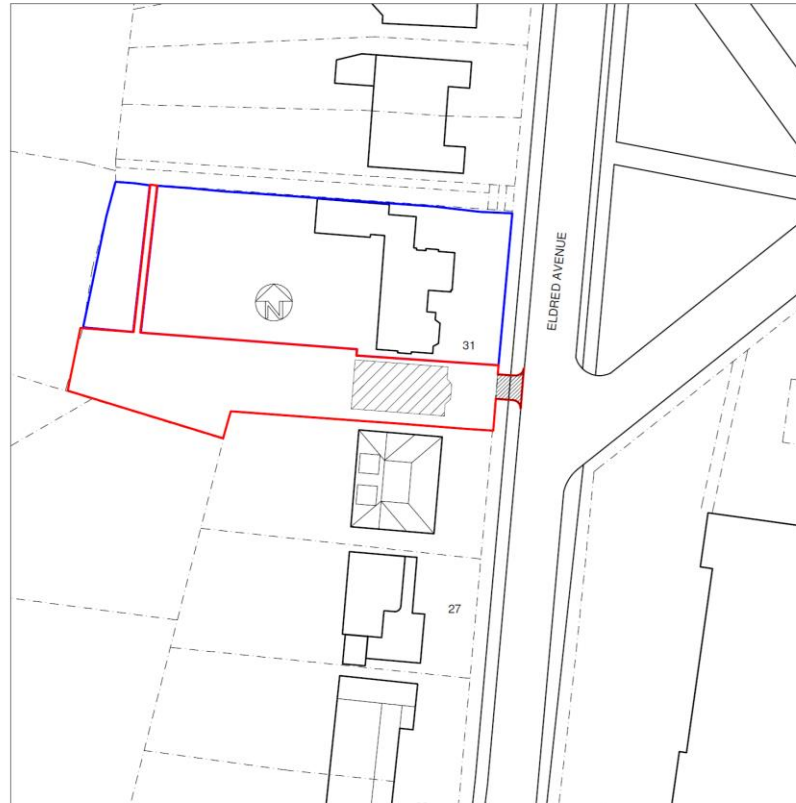
Site

Rear photos of Site – left side looking west

Site



Existing and Proposed Block Plan



Block Plan 1:500

50 metres @ 1:500 on A3



Proposed Street Scene

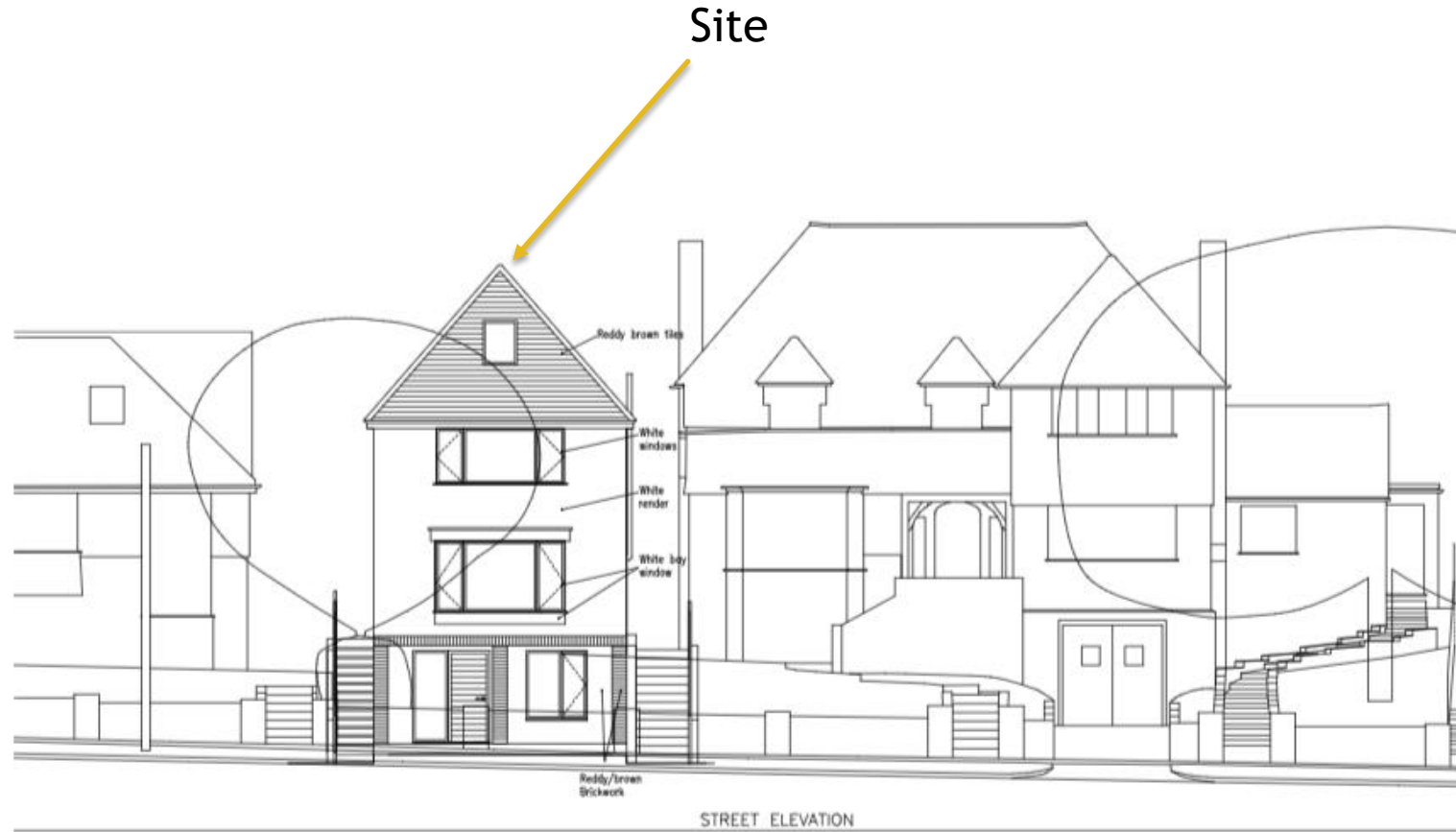
Site



All changes have been saved

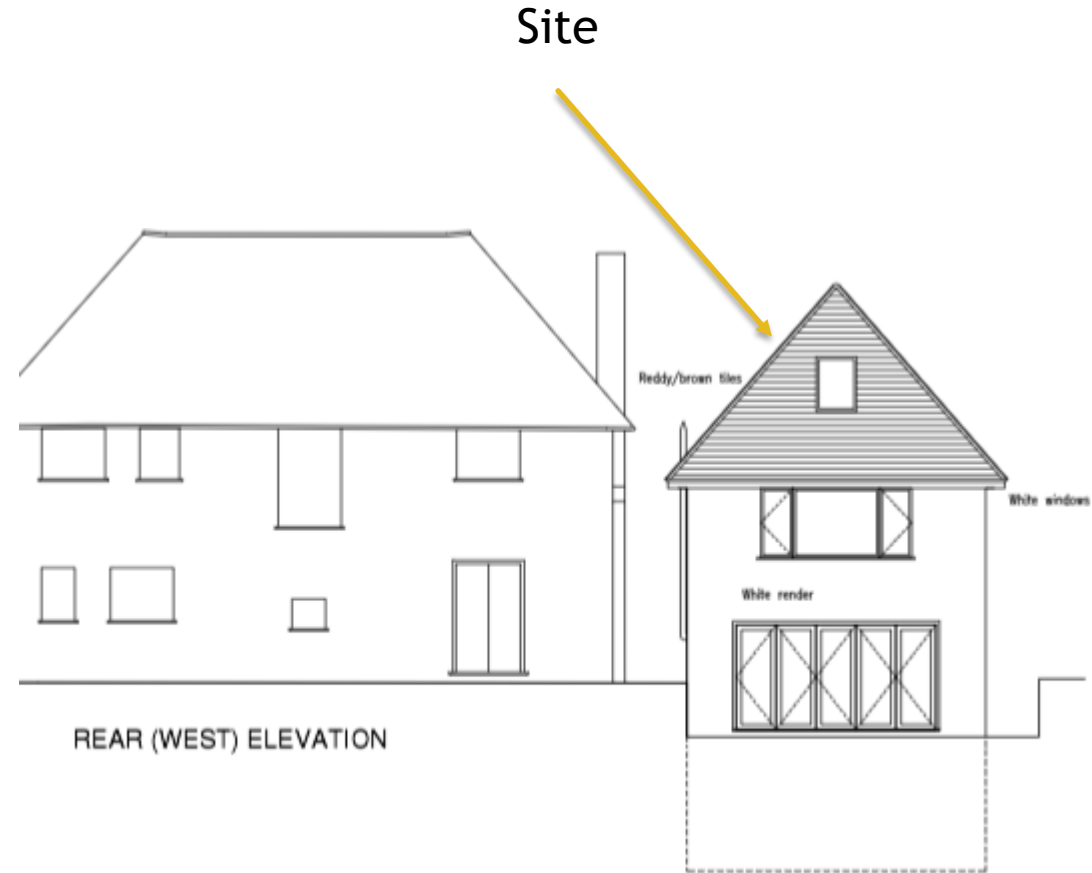
FRONT (EAST) STREET ELEVATION

Proposed Front Elevation

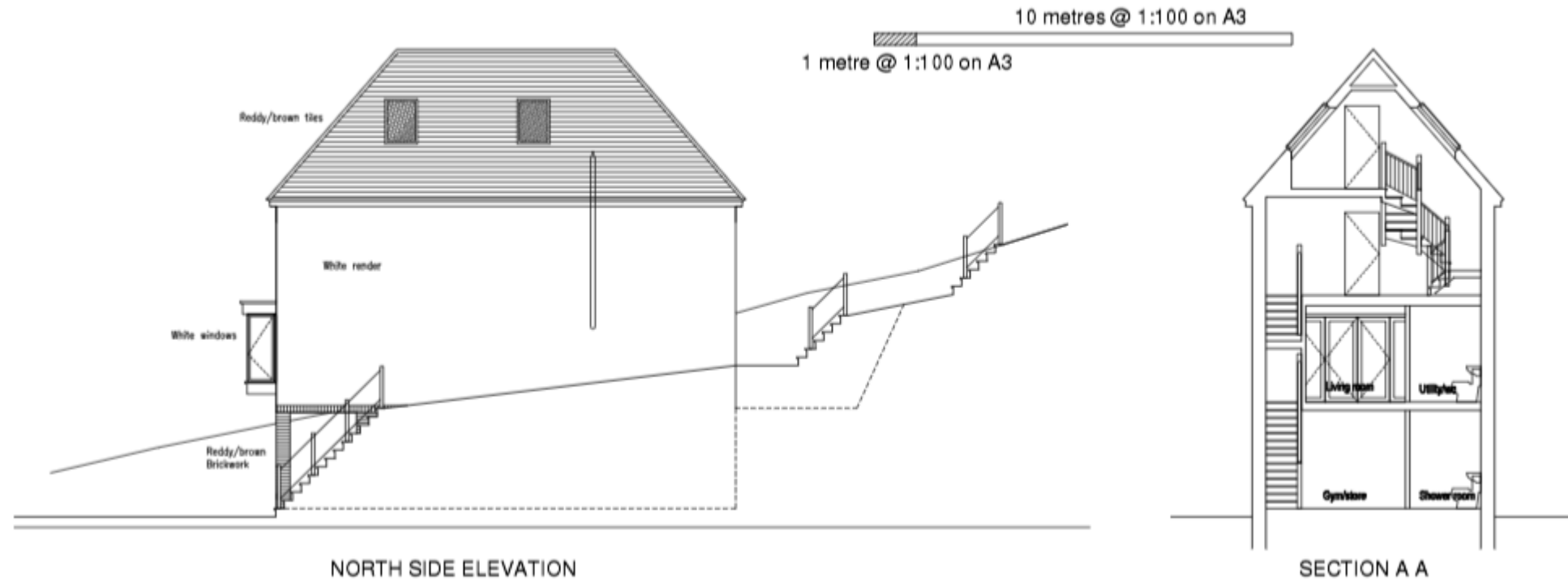


FRONT (EAST) ELEVATION

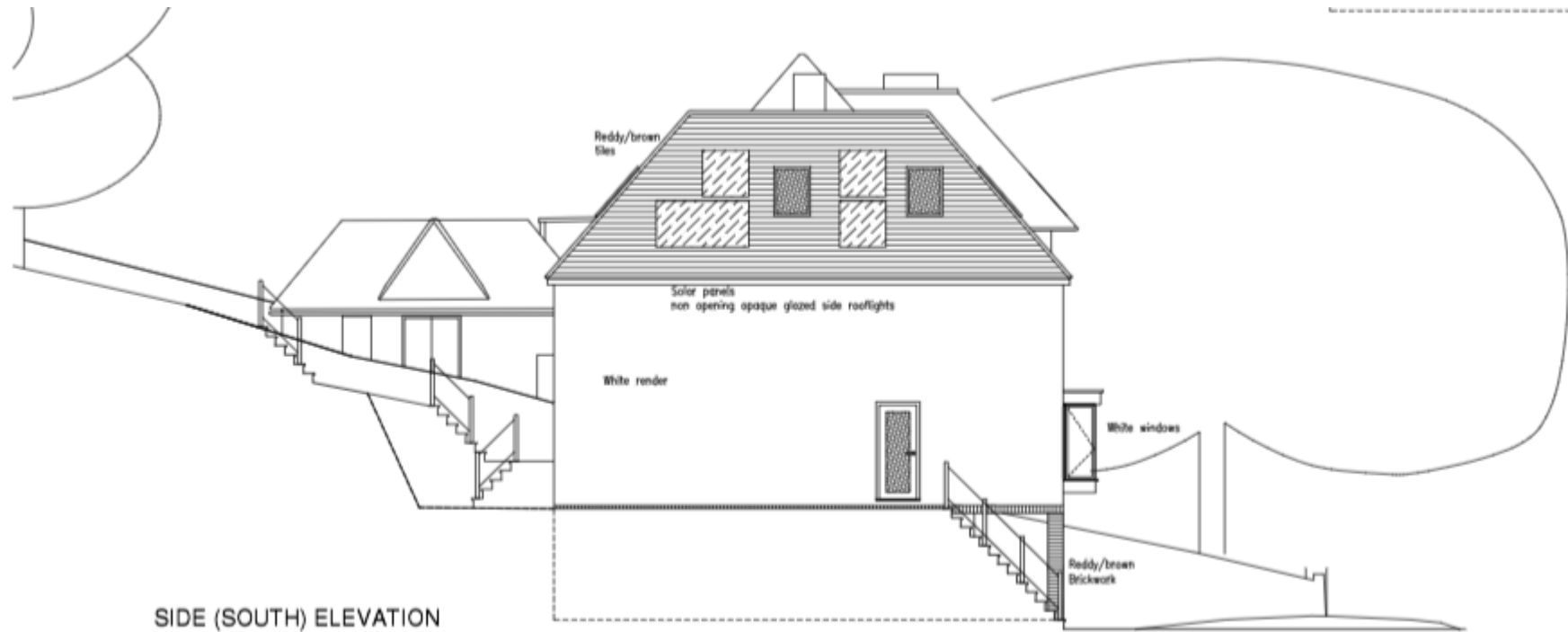
Proposed Rear Elevation



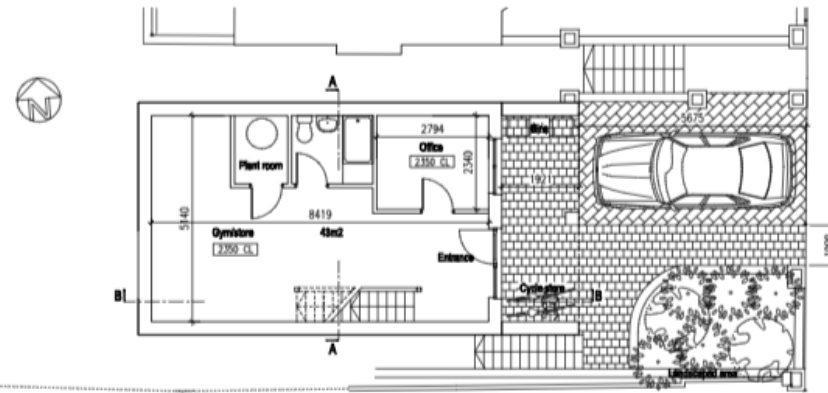
Proposed Side Elevation and Section



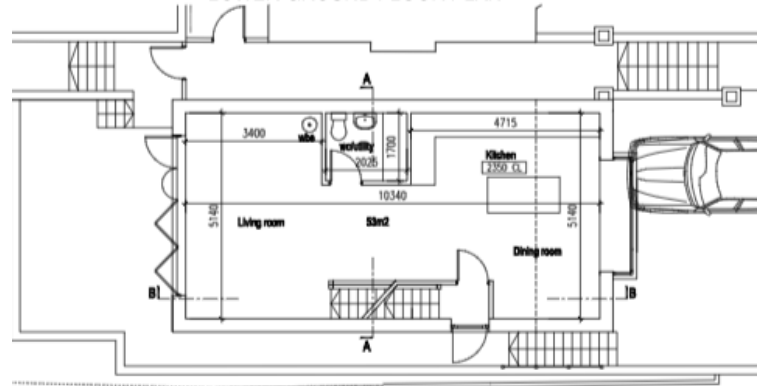
Proposed Side Elevation



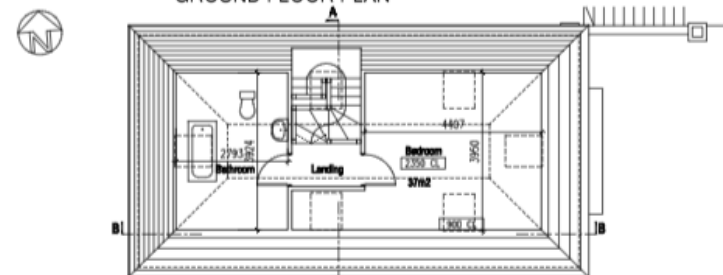
Proposed Floorplans



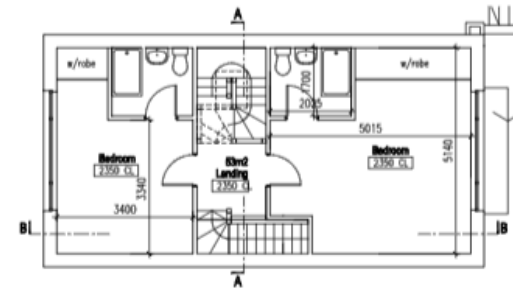
LOWER GROUND FLOOR PLAN



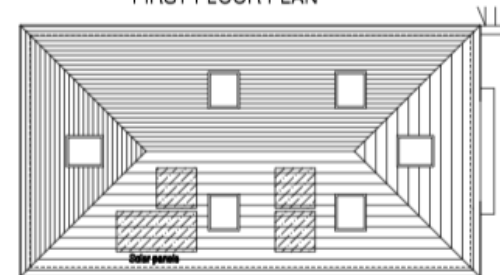
GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

10 metres @
1 metre @ 1:100 on A3

Total floor area of house
Lower ground = 43m2
Ground floor = 53m2
First floor = 53m2
Second floor = 37m2
Total = 186m2

Representations

- ▶ **Twelve (12)** objections to the application have been received for the following reasons:
- ▶ - Traffic and highways impacts (access/car parking)
- ▶ - Poor design (overdevelopment, out of keeping/visual impacts)
- ▶ - Amenity loss (outlook, noise, shadowing)
- ▶ - Loss of trees and protection of retained trees
- ▶ - Impact through construction relating to assess, subsidence, damage to shared boundaries
- ▶ - Loss of view

Key Considerations

- ▶ Contribution to Housing Supply within the city
- ▶ Design and Appearance of new dwelling
- ▶ Standard of Accommodation
- ▶ Impacts on neighbour amenity
- ▶ Transport and Highway matters
- ▶ Impacts on trees/ecology

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 dwelling – No.31.
- ▶ 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 three trees and a cypress shed on site to facilitate the construction of the new dwelling. Adjacent trees within the site would be protected during construction, and suitable mitigation planting for those removed would be conditioned. The BHCC Arboriculturalist has confirmed they have no objection to the proposal. Ecology and Bio-diversity improvements are secured by conditions.
- ▶ The loss of views in this context is not a material consideration, and any disturbance during the proposed construction works would be covered by building regulations and environmental protection act 1990. Any damage caused to neighbouring property would be a civil or criminal matter depending the degree/substance.
- ▶ Overall, the proposal is considered acceptable subject to conditions.

Recommendation: **APPROVAL**

Flat 9, 191 Kingsway

BH2026/01213

5th August 2026



Brighton & Hove
City Council

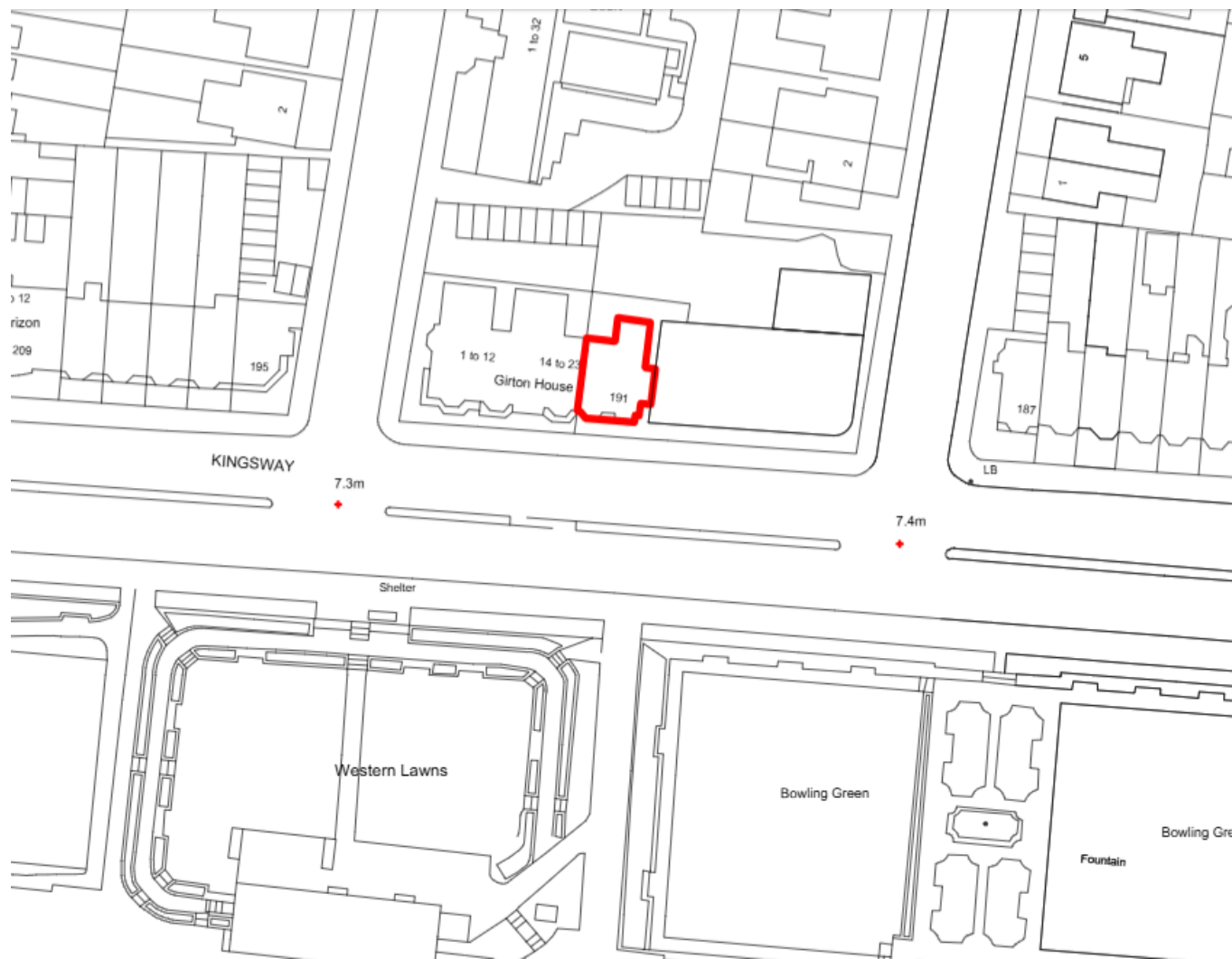
Application Description

- ▶ Alterations to the existing balcony balustrade and addition of three retractable awnings to existing sliding doors to balcony.

Map of Application Site



Existing & Proposed Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



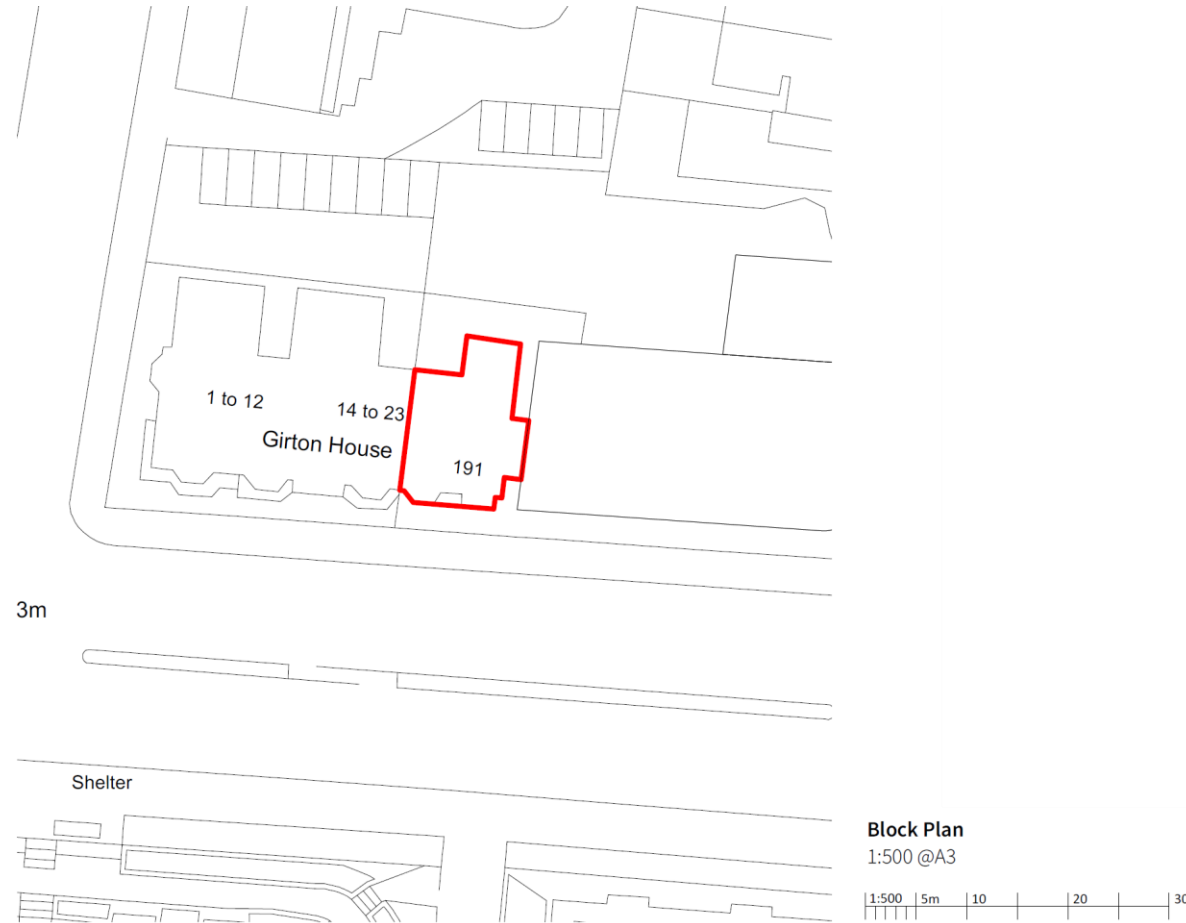
Street Photos of Site



Street Photos of Site

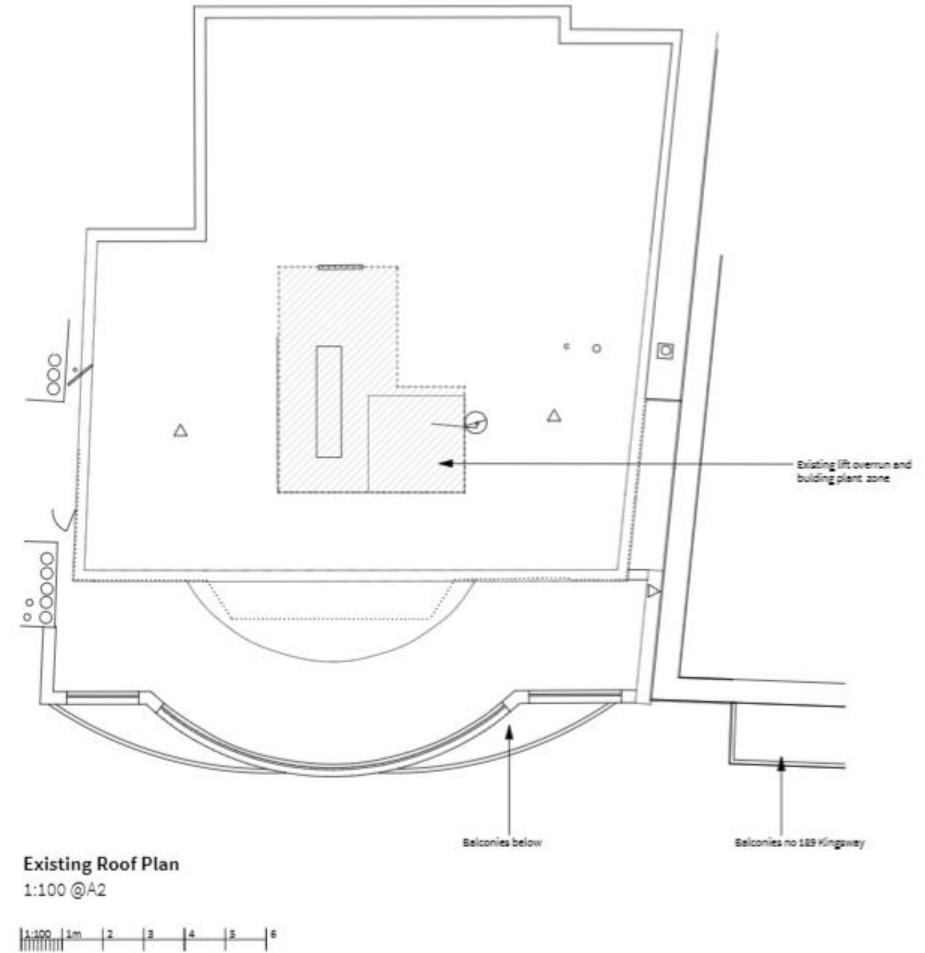
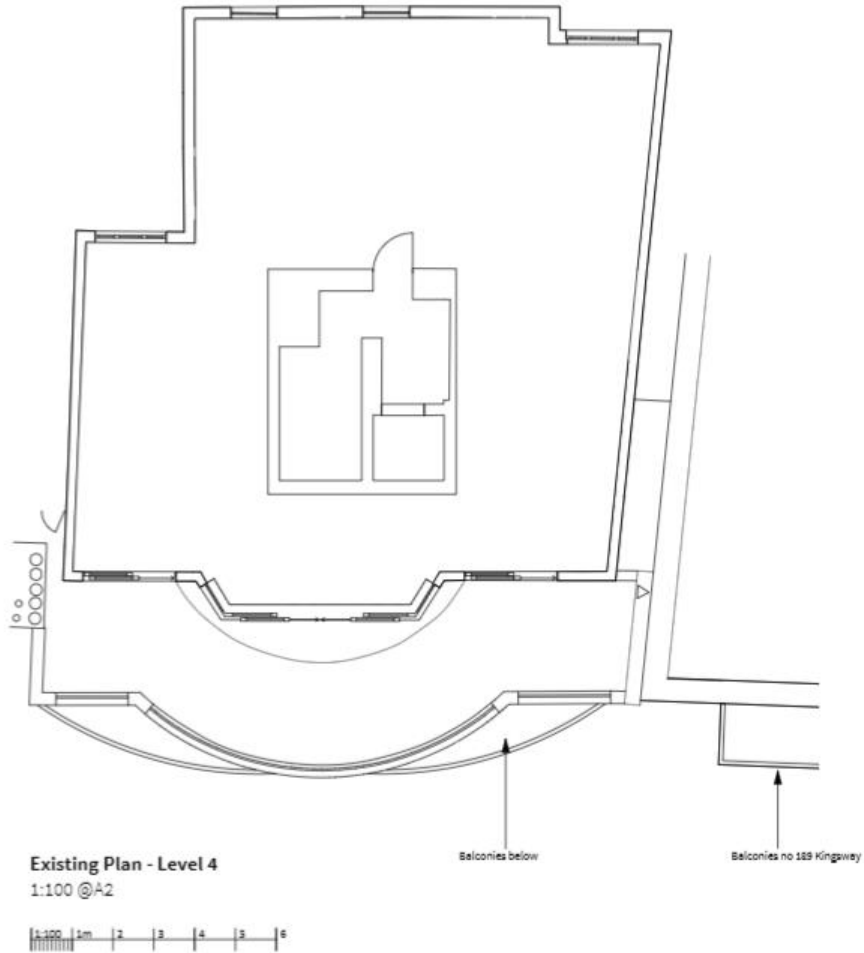


Existing & Proposed Block Plan

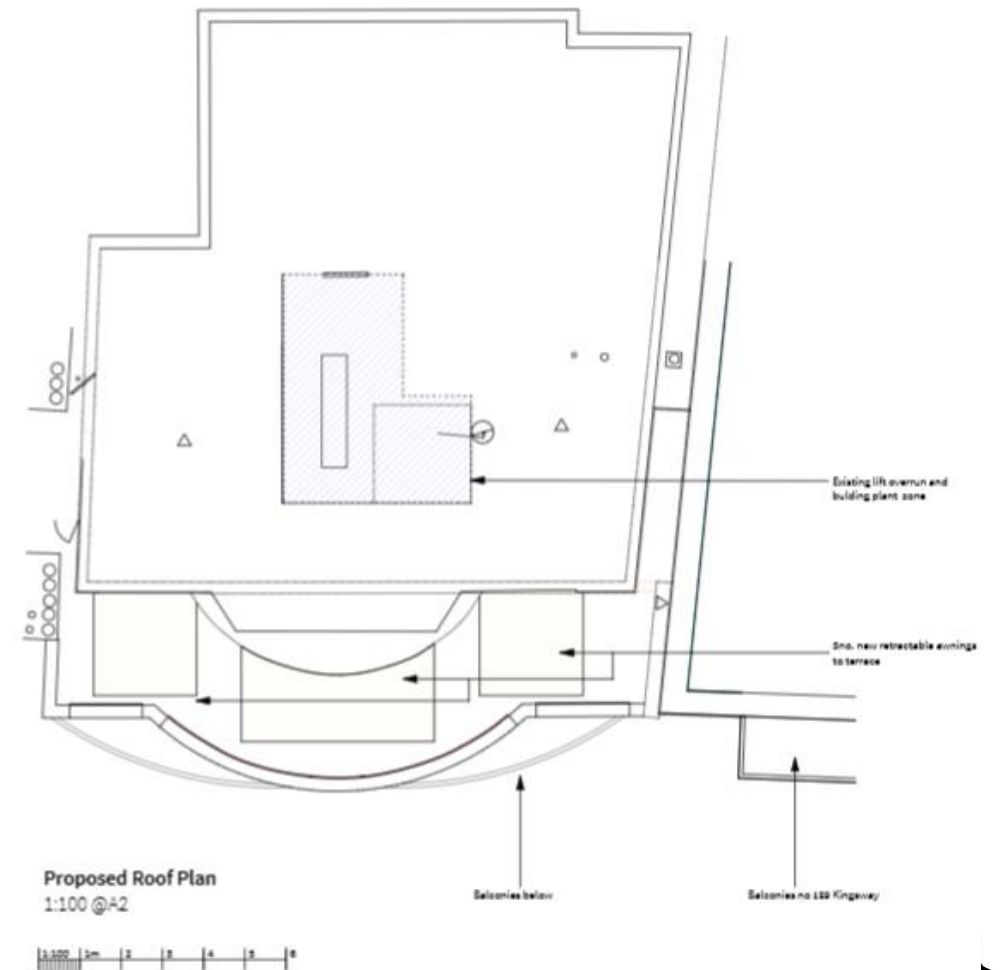
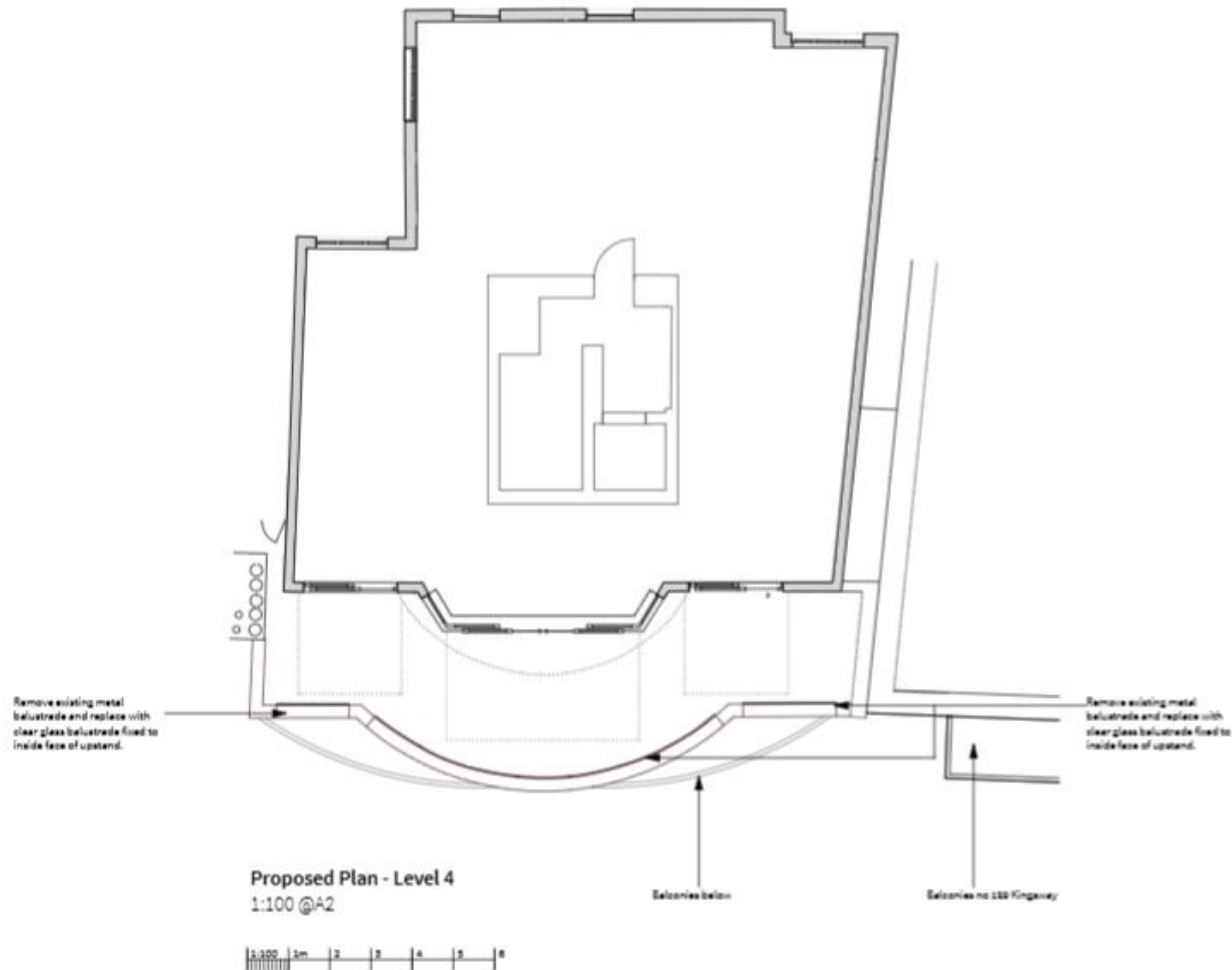


Existing Plan

108



Proposed Plan



Existing & Proposed Front Elevation

110



Existing Elevation
1:100 @A2

3no. retractable awning cassettes fixed to the building above the existing sliding doors. Metal cassettes matched to the external wall colour

Balustrade to top floor replaced with clear glass frameless design, fixed to the inside face of the rendered upstand.



Proposed Elevation - 4th Floor Awnings Retracted
1:100 @A2

Balconies to no 189 Kingsway



Par
Awl
1:10



Brighton & Hove
City Council

Proposed Visual awnings



Cassette for retractable awnings coloured to match building render.



Weinor Cassita II retractable awning with cream coloured fabric to match building render

Proposed Elevation - 4th Floor Awnings Retracted

1:100 @A2

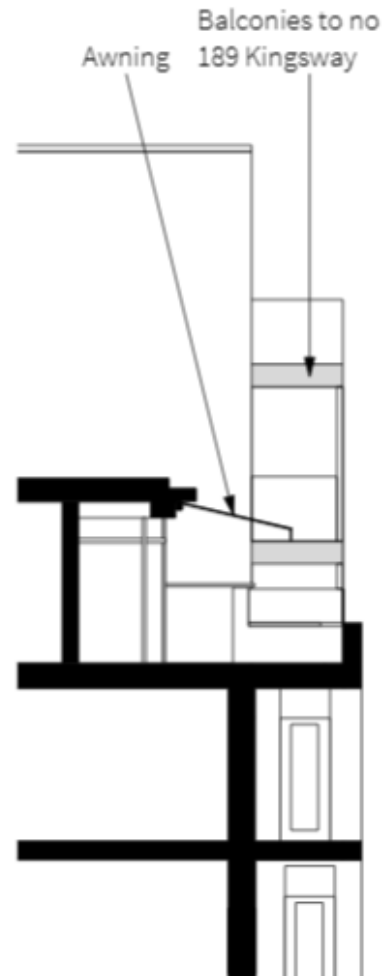
Balco



Proposed Elevation - 4th Floor Awnings Extended

1:100 @A2

Proposed Section



Part Section - 4th Floor
Awnings Extended
1:100 @A2

Representations (objections)

- ▶ Adversely affects Conservation Area
- ▶ Detrimental affect on property value
- ▶ Poor design
- ▶ Unsafe in high winds

Representations (support)

- ▶ Good design
- ▶ Modest and reasonable alterations for the needs of the occupiers
- ▶ Would cause no harm to the Conservation Area

Representations (comment)

- ▶ Considers there is a restriction of allowing awnings in the sea frontage due to the impact of heavy winds, which could damage the building.
- ▶ Could be damage to adjoining properties and possible damage at street level and harm pedestrians.

Consultations

► CAG (Conservation Advisory Group) - Refuse

- o The replacement of the original balustrade with frameless glass panels would be regrettable and unnecessary.
- o The original brackets and pillars and horizontal steel elements are repeated on each of the five levels of the façade and make an important contribution to the character of the building. This pattern should not be disrupted.
- o The awnings are acceptable but should not project beyond the parapet when extended.

► Heritage - Acceptable

- The proposed replacement of the existing balustrade with a frameless clear glass design is not considered to be out of keeping with the building. The proposal is considered to preserve the character and appearance of the Conservation Area. With regards to the NPPF, no harm is caused to the significance of the heritage asset.
- In addition, the proposed retractable awnings would be positioned above the existing sliding doors, which are set back from the building facade and would match the buildings colour. Therefore, they are also not expected to have any adverse visual impact.

Key Considerations

- ▶ Design and Appearance
- ▶ Impact of the development to the special character of the Sackville Gardens Conservation Area
- ▶ Neighbouring Amenity
- ▶ Consideration should also be given to the comments of the allowed appeal of the initial planning application to BH2011/03956 in regards to the buildings design and the impact of the development to the special character of the Sackville Gardens Conservation Area.

Conclusion and Planning Balance

- ▶ The proposed alterations are not considered to cause harm to the buildings appearance or harm the special character of the Sackville Gardens Conservation Area.
- ▶ Would not cause harm to neighbouring amenity nor considered to cause a hazard to public safety.
- ▶ The development is therefore recommended for **approval**.