

Planning Committee

Date: **4 June 2025**

Time: **2.00pm**

Venue **Council Chamber, Hove Town Hall**

Members: **Councillors:** Thomson (Chair), Cattell, Earthey, Nann, Parrott, Robinson, Shanks, Sheard, C Theobald and Winder

Conservation Advisory Group Representative

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AGENDA

94 PROCEDURAL BUSINESS

- a) **Declaration of Substitutes:** Where Councillors are unable to attend a meeting, a substitute Member from the same Political Group may attend, speak and vote in their place for that meeting.

b) **Declarations of Interest or Lobbying:**

- (a) Disclosable pecuniary interests;
- (b) Any other interests required to be registered under the local code;
- (c) Any other general interest as a result of which a decision on the matter might reasonably be regarded as affecting you or a partner more than a majority of other people or businesses in the ward/s affected by the decision.

In each case, you need to declare

- (i) the item on the agenda the interest relates to;
- (ii) the nature of the interest; and
- (iii) whether it is a disclosable pecuniary interest or some other interest.

If unsure, Members should seek advice from the committee lawyer or administrator preferably before the meeting.

- (d) All Members present to declare any instances of lobbying they have encountered regarding items on the agenda.

- c) **Exclusion of Press and Public:** To consider whether, in view of the nature of the business to be transacted, or the nature of the proceedings, the press and public should be excluded from the meeting when any of the following items are under consideration.

NOTE: Any item appearing in Part 2 of the agenda states in its heading the category under which the information disclosed in the report is exempt from disclosure and therefore not available to the public.

A list and description of the exempt categories is available for public inspection at Brighton and Hove Town Halls.

95 MINUTES OF THE PREVIOUS MEETING

7 - 16

Minutes of the meeting held on 7 May 2025.

96 CHAIR'S COMMUNICATIONS

97 PUBLIC QUESTIONS

Written Questions: to receive any questions submitted by the due date of 12 noon on 29 May 2025.

98 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

99 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

Please note that the published order of the agenda may be changed; major applications will always be heard first; however, the order of the minor applications may be amended to allow those applications with registered speakers to be heard first.

Public Speakers Note: Any persons wishing to speak at a meeting of the Planning Committee shall give written notice of their intention to do so to the Democratic Services Officer 4 working days before the meeting (the Committee usually meet on a Wednesday, which means the notice has to be **received by 12 noon the preceding Thursday**).

To register to speak please email Democratic Services at:
democratic.services@brighton-hove.gov.uk

Speakers are allocated a strict 3 minutes to address the committee. If more than one person wishes to speak, the 3 minutes will need to be shared, or one person may be elected by communal consent to speak for all.

MINOR APPLICATIONS

A	BH2025/00387 - 182 Old Shoreham Road, Hove - Full Planning	17 - 34
B	BH2024/02796 - 4/4a Church Place, Brighton - Full Planning	35 - 46
C	BH2025/00363 - Hanover Crescent Enclosure, Brighton - Full Planning	47 - 58
D	BH2025/00150 - 31 Wanderdown Road, Brighton - Full Planning	59 - 70

INFORMATION ITEMS

100 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE 71 - 72

(copy attached).

101 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

None for this agenda.

(copy attached).

Members are asked to note that plans for any planning application listed on the agenda are now available on the website at: <http://www.brighton-hove.gov.uk>

The City Council actively welcomes members of the public and the press to attend its meetings and holds as many of its meetings as possible in public. Provision is also made on the agendas for public questions to committees and details of how questions can be raised can be found on the website and/or on agendas for the meetings.

The closing date for receipt of public questions and deputations for the next meeting is 12 noon on the fourth working day before the meeting.

Meeting papers can be provided, on request, in large print, in Braille, on audio tape or on disc, or translated into any other language as requested. Infra-red hearing aids are available for use during the meeting. If you require any further information or assistance, please contact the receptionist on arrival.

FURTHER INFORMATION

For further details and general enquiries about this meeting contact Shaun Hughes, (01273 290569, email shaun.hughes@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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- Do not re-enter the building until told that it is safe to do so.

BRIGHTON & HOVE CITY COUNCIL

PLANNING COMMITTEE

2.00pm 7 MAY 2025

COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE

MINUTES

Present: Councillors Earthey, Galvin, Nann, Robinson, Shanks, Sheard (Substitute), C Theobald, Thomson (Deputy Chair) and Winder

Officers in attendance: Jane Moseley (Planning Manager), Alison Gatherer (Lawyer), Ben Daines (Planning Team Leader), Steven Dover (Planning Officer), Rebecca Smith (Planning Officer) and Shaun Hughes (Democratic Services)

PART ONE

85 PROCEDURAL BUSINESS

a) Declarations of substitutes

85.1 Councillor Sheard substituted for Councillor Loughran.

b) Declarations of interests

85.2 There were none.

c) Exclusion of the press and public

85.3 In accordance with Section 100A of the Local Government Act 1972 ("the Act"), the Planning Committee considered whether the public should be excluded from the meeting during consideration of any item of business on the grounds that it is likely in view of the business to be transacted or the nature of the proceedings, that if members of the public were present during it, there would be disclosure to them of confidential information as defined in Section 100A (3) of the Act.

85.4 **RESOLVED** - That the public are not excluded from any item of business on the agenda.

d) Use of mobile phones and tablets

85.5 The Chair requested Members ensure that their mobile phones were switched off, and where Members were using tablets to access agenda papers electronically ensure that these were switched to 'aeroplane mode'.

86 MINUTES OF THE PREVIOUS MEETING

- 86.1 **RESOLVED** – The minutes of the meeting held on 2 April 2025 were agreed.

87 CHAIR'S COMMUNICATIONS

- 87.1 The Chair noted that Jane Moseley (Planning Manager) would be leaving the authority and moving to London. The Chair thanked Jane for their hard work and support over the last 5 years and wished them good luck for the future.

88 PUBLIC QUESTIONS

- 88.1 There were none.

89 TO AGREE THOSE APPLICATIONS TO BE THE SUBJECT OF SITE VISITS

- 89.1 There were no site visit requests from the committee.

90 TO CONSIDER AND DETERMINE PLANNING APPLICATIONS

- 90.1 The Democratic Services officer called the agenda applications to the committee. The following items were not called for discussion and were therefore taken to be agreed in accordance with the officer's recommendation:

- Item D: BH2024/03121: Flat 2 Princes Mansions, 31 Sussex Square, Brighton
- Item E: BH2024/03122 (Listed Building Consent): Flat 2 Princes Mansions, 31 Sussex Square, Brighton
- Item G: BH2024/02767: 1 and 1A Pembroke Crescent, Hove
- Item H: BH2024/02554: 9A Harrington Road, Brighton
- Item I: BH2025/00222: Imperial House, 40-42 Queens Road, Brighton
- Item J: BH2024/03089: 3 Merston Close, Brighton
- Item K: BH2025/00268: 6B College Place, Brighton

A BH2024/02729 - Royal Sussex County Hospital, Eastern Road, Brighton - Full Planning

1. The case officer introduced the application to the committee.

Speakers

2. Julian Redpath addressed the committee as a resident and stated that they represented the residents of Upper Abbey Road and Courtney King House. They considered that the amended application would inflict further loss of daylight, sunlight, views and privacy. The application is supported by residents, but two amendments are being requested: 1 – shift the location of the building and 2 – submission of a serious coherent travel plan. The new design is unrecognisable from original scheme with internal floor space reduced by 1/3, 285 parking spaces removed and roof top garden replaced with hard surface plaza at ground level. Removal or shrinking of the plaza would shift the new build up to 30m away from the existing homes. Allowing for a garden west of the building which could bio-diverse and good for wellbeing. Failure to provide this would be

a missed opportunity. Residents engaged with all avenues of consultation, and the only change has been to move the rooftop garage a few metres east. Councillors are requested to support the welfare and wellbeing of current and future residents and users by moving the build east and supplying a coherent travel plan.

3. Neighbouring Ward Councillor Burden addressed the committee and stated that they were a member of the hospital liaison group and the impact of the application on the community was a concern. There were not considered to be sufficient changes from the previous approved scheme. The cancer centre is needed however reducing onsite parking will place a strain on local traffic. The new height will be more imposing with 8.8m more building. The scheme will be closer to homes and families, when it could be closer to the existing Louise Martindale Building to the east. There will be a loss of privacy, air quality and unwanted noise.
4. Roy Evans addressed the committee on behalf of the Hospital Trust and stated that the development strategy was to improve the cancer centre as a key priority. Funding for other schemes in the UK have been restricted; however, Brighton has been allowed to continue with the development. Since the previous scheme was agreed the changes submitted here increase capacity, act as an alternative to Accident & Emergency in the main building, with 26 more beds. The best health care will be offered with an environment designed to deliver to both staff and patients. The scheme represents an opportunity to change cancer treatment.

Answers to Committee Member Questions

5. Councillor Galvin was informed that the 98 parking spaces for visitors and patients are included in the basement of the new Louisa Martindale Building (LMB). It was noted that the NHS Trust would be required by legal agreement to find off-site parking.
6. Councillor Earthey was informed that the scheme was for a regional cancer centre and the application included a more efficient layout so would serve more people than was previously the case. It was noted that the overall parking was increased which relies on a park and ride for staff parking at Whitehawk Football Club and the racecourse, thereby releasing parking spaces for visitors and patients. There is an existing bus stop outside the Louisa Martindale Building (LMB) with routes to/from all parts of the city and there will be drop off and pick up points.
7. Councillor Robinson was informed that both the previous and the amended scheme include single storey bunkers for storage. The estimated number of patients per day will be 350 which is around 100 more than the current situation. The Macmillan Horizon Centre has designated parking. A digital system for locating parking spaces can be looked into, however, the basement car park already has a digital display of spaces available. A parking management plan will be required by condition. The proposed layby will be for drop off and pick up only. There will be rear layby for ambulances. The Louisa Martindale Building (LMB) has lifts from the basement parking for accessibility with a covered way to the new cancer centre.
8. Councillor Thomson was informed that the amended building would be higher and stepped back. It was noted that there would be a total of 476 parking spaces on site with 107 given over to essential staff. 530 staff parking spaces are provided off site. The

council highways officer noted that parking details were required by condition, including off site provisions which would be secured by legal agreement.

9. Councillor Theobald was informed that the off-site staff parking was considered to be working already, the rooftop garden will be replaced by solar panels and a plaza at ground floor, which will be more accessible, some of the public art fund has been spent in the Louisa Martindale Building (LMB) and the blue plaque attached to the demolished building will be attached to the new building. It was noted that the previously proposed underground parking has been removed in the amended scheme due to costs. The parking contract for the racecourse will expire next year and a new 5-year agreement with Whitehawk Football Club is close to be signed. Other Sussex hospitals offer day services; however, the new centre treatments will provide specialist services similar to the Royal Marsden. It was noted that incidents of cancer were rising, requiring more treatments.
10. Councillor Nann was informed that moving the building east would create a wind tunnel by narrowing the space between buildings, with a decrease in sun/daylight. The new public space allows access and frames views from the children's hospital. It was noted that a long list of alternative options had been considered, and this amended scheme was the best option in design and position. The scheme includes a welcoming front door with plenty of space around.
11. Councillor Winder was informed that a draft travel plan has been submitted and the s106 agreement includes the need for a travel plan.
12. Councillor Sheard was informed that the funding for the scheme would be lost if the planning committee refused the amended scheme.

Debate

13. Councillor Shanks considered that costs have changed, and they had to consider the scheme before the committee. The councillor supported the application.
14. Councillor Sheard considered there was a need for a cancer centre, however, they felt upset at the amendments as they preferred the previous scheme. It appears that the Trust demolished the old building then looked at the previous scheme, then amended. Parking will always be a challenge, and it was noted that the s106 agreement required the Trust to look for off-site staff parking. The councillor considered it was this application or nothing, so they supported the application.
15. Councillor Robinson stated they were not happy with the amended scheme as they considered designated cancer centre parking was required and the travel plan to be submitted by condition needed improving.
16. Councillor Theobald considered the parking was an issue before on the previous scheme, and this will lead to more on street parking in the area. The design of the previous scheme appeared to be more characterful. The cancer centre is welcomed; however, the parking overall is an issue. The councillor did not support the application.

17. Councillor Earthey considered that cancer patients were not interested in views and the new building should adjoin the Louisa Martindale Building (LMB). The Royal Marsden hospital has a model drop off system from which lessons should be learned. The new building needs to be fully accessible. On consideration, the councillor supported the application.
18. Councillor Winder considered the cancer centre was needed, however, the Trust needed to think ahead and future-proof. On consideration, the councillor supported the application.
19. Councillor Thomson considered that the Trust needed to take onboard comments made in the meeting including an integrated travel plan.

Vote

20. A vote was taken, and by 8 to 1 the committee agreed to grant planning permission.
21. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to be **MINDED TO GRANT** planning permission subject to a Deed of Variation to the S106 agreement for planning permission BH2011/02886 (as amended by BH2021/03056), and the Conditions and Informatives as set out in the report **SAVE THAT** should the Deed of Variation not be completed on or before 30 July 2025 the Head of Planning is hereby authorised to refuse planning permission for the reasons set out in section 13 of the report.

B BH2022/02689 - 126 Gloucester Road, Brighton - Amendment to Head of Terms

1. The Planning Manager introduced the application to the committee.

Answers to Committee Member Questions

2. Councillor Shanks was informed that the Community Infrastructure Levy (CIL) payment would be £57,570.
3. Councillor Galvin was informed that the viability of the scheme was calculated using standard figures identified in national guidance.
4. Councillor Nann was informed that the viability review would be undertaken by Brighton and Hove City Council.
5. Councillor Sheard was informed that a large amount of up-to-date detail has been submitted to the council regarding the viability of the scheme.
6. Councillor Robinson was informed that the applicant pays the costs of the Viability Assessment being reviewed.
7. Councillor Theobald informed there was no information available regarding whether previous late reviews had been successful. It was noted that land value was based on benchmarking and formula.

Debate

8. Councillor Robinson considered there was no choice and the £57,570 for CIL was a good amount. The councillor supported the application.
9. Councillor Theobald considered that applicants in general were not building affordable housing as it was not viable.
10. Councillor Shanks did not support the application as they wanted to stop the lack of provision of affordable housing.
11. Councillor Galvin considered that social housing had been promised and should be supplied. The applicants only seem to want large profits. The planning manager noted that acceptable profit levels were set at 17% under the National Planning Policy Framework (NPPF).
12. Councillor Robinson considered that the late review would provide information on how much money the applicant acquires as profit.
13. Councillor Sheard felt uncomfortable as they considered money should be provided for affordable housing. After consideration the councillor supported the application.
14. Councillor Earthey considered that there would be a review and upon consideration the councillor supported the application.
15. Councillor Winder felt frustrated at the situation but considered nothing could be done.
16. Councillor Thomson considered the more housing supplied the better.

Vote

17. A vote was taken, and by 7 to 2 the committee agreed to grant permission.
18. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to agree they are **MINDED TO GRANT** the application, excluding the Head of Term requiring an affordable housing commuted sum, subject to the conditions set out in the original Officer Report and Heads of Term relating to a late stage viability review to confirm whether a commuted sum amount can be paid towards affordable housing, and a contribution towards Highway Works.

C BH2025/00230 - 47 Eastbrook Road, Portslade - Full Planning

19. The case officer introduced the application to the committee.

Speakers

20. Robert Selvey addressed the committee as a resident and stated that there were some 70 houses in the road, and they had spoken to residents of approximately 63 of them.

The speaker represented the residents who had many objections. Parking is an issue in this street of families, as was the over development of this small home. The resident wished to focus on two issues: a House of Multiple Occupancy (HMO) would reduce the number of family homes on the market and the developer tried to undermine the planning process with many previous applications, some retrospective.

21. John Wright addressed the committee as the applicant and stated that they ran a small family business in the city. The property was in poor condition when purchased with water damage and was not selling. The applicant spent some £200,000 on improving the property. This would not have been viable for a family to convert. The HMO would be aimed at young professionals with a high specification interior. Planning criteria have been met and there are no planning objections. The applicant considered that people were entitled to rent.

Answers to Committee Member Questions

22. Councillor Theobald was informed that some sound proofing was included in the scheme, however, it was not usual for the council to ask for noise attenuation on such a small property. It was noted there was one other HMO in the street however this was beyond the 50m assessment boundary.
23. Councillor Sheard was informed that the layout was functional, including the head height in the bedroom.

Debate

24. Councillor Robinson considered there was a lack of affordable housing and young professionals also needed housing. The councillor supported the application.
25. Councillor Shanks considered the development to be nice and they supported the application.
26. Councillor Sheard stated they lived in an HMO, and it was not true that all HMOs attract anti-social behaviour. HMOs are much needed due to the high house prices in the city. The councillor supported the application.
27. Councillor Earthey noted the property had been derelict when bought by the applicant. The councillor supported the application.
28. Councillor Theobald noted the 43 objections, and stated they preferred a family home. The councillor hoped for good tenants.
29. Councillor Thomson considered that HMOs were much maligned, but actually they were very much needed. The councillor supported the application.
30. Vote
31. A vote was taken, and the committee agreed unanimously to grant planning permission. (Councillor Winder took no part in the discussions or decision-making process)

32. RESOLVED: That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

D BH2024/03121 - Flat 2, Princes Mansions, 31 Sussex Square, Brighton - Full Planning

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

E BH2024/03122 - Flat 2, Princes Mansions, 31 Sussex Square, Brighton - Listed Building Consent

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

F BH2024/02834 - 9 Princes Square, Hove - Householder Planning Consent

1. The case officer introduced the application to the committee.

Speakers

2. Polly Tudor-Williams addressed the committee as a resident and stated that they were the neighbour to the applicant, and they objected to the proposals as dust would be created by the demolition work. This is an issue for the family as is noise. The air source heat pump position on the boundary is inconsiderate, the other side of the property would be preferred. No consultation has taken place with the neighbour before the planning application was submitted. The side windows of the scheme should be obscured glazed to protect the privacy of the neighbour. It is also considered that the heritage of the building should be protected.
3. Steven Chard addressed the committee as the applicant and stated that there were structural issues at the property, and they wanted to bring light back into the house. All planning considerations have been addressed. (The 3 minutes speaking time was shared between the applicant and agent).
4. Corin Morton addressed the committee as the agent acting on behalf of the applicant and stated that the building was not listed and was built as a match to no.11. The council heritage officers have been consulted. The proposed roof dormer is in keeping with the guidance and the other neighbouring properties who have extended. The new windows will be timber to replace the existing UVPC. The proposed patio will be away from the neighbours at no.11. The basement will be unseen as it is below ground. The committee were requested to agree the application. (The 3 minutes speaking time was shared between the applicant and agent)

Answers to Committee Member Questions

5. Councillor Earthey was informed that the air source heat pump will have 1m space around and will be placed in a storage cupboard outside on the ground floor.

6. Councillor Shanks was informed that it not usual for this scale of property to have a condition requiring a construction and environmental management plan (CEMP). It is hoped that the neighbours will liaise.
7. Councillor Theobald was informed that the air source heat pump could not be moved to opposite side of the property. The side windows facing the neighbour are slot windows for light. The working hours for construction will be covered by standard environmental health requirements. Any issues arising from the works can be looked at by environmental health.
8. Councillor Robinson was informed that if the air source heat pump were raised to the first floor this would increase noise for neighbours. The case officer stated the location was acceptable in a cupboard with sliding doors.
9. Councillor Thomson was informed that the new wooden windows would be more efficient. The basement will not be visible and is therefore considered to have no effect on the conservation area. The council Building Regulations will cover the safety of the build. Party Wall agreements cover impact of the development on adjoining neighbours.

Debate

10. Councillor Sheard was concerned that the medical conditions of the neighbour would be harmed by the development. It was noted by the planning manager that the committee could only take a reasonable, objective approach, not whether neighbours had additional sensitivities.
11. Councillor Shanks considered the proposals to be an improvement and supported the application.
12. Councillor Robinson considered the proposals to be an improvement and supported the application.
13. Councillor Thomson asked the neighbours to talk to each other. The councillor supported the application.
14. Councillor Earthey was in favour of the development and supported the application. The councillor requested that the applicant be considerate of the neighbour.
15. Councillor Theobald requested that the applicant be mindful of the neighbour.

16. Vote

17. A vote was taken, and the committee agreed unanimously to grant planning permission. (Councillor Winder took no part in the discussions or decision-making process)
18. **RESOLVED:** That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in the report and resolves to **GRANT** planning permission subject to the Conditions and Informatives in the report.

G BH2024/02767 - 1 and 1A Pembroke Crescent, Hove - Full Planning

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

H BH2024/02554 - 9A Harrington Road, Brighton - Householder Planning Consent

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

I BH2025/00222 - Imperial House, 40 - 42 Queens Road, Brighton - Full Planning

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

J BH2024/03089 - 3 Merston Close, Brighton - Full Planning

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

K BH2025/00268 - 6B College Place, Brighton - Full Planning

1. This application was not called for discussion. The officer recommendation was therefore taken as having been agreed unanimously.

91 LIST OF NEW APPEALS LODGED WITH THE PLANNING INSPECTORATE

- 91.1 The Committee noted the new appeals that had been lodged as set out in the planning agenda.

92 INFORMATION ON INFORMAL HEARINGS/PUBLIC INQUIRIES

- 92.1 There were none for this agenda.

93 APPEAL DECISIONS

- 93.1 The Committee noted the content of the letters received from the Planning Inspectorate advising of the results of planning appeals which had been lodged as set out in the agenda.

The meeting concluded at 5.52pm

Signed

Chair

Dated this

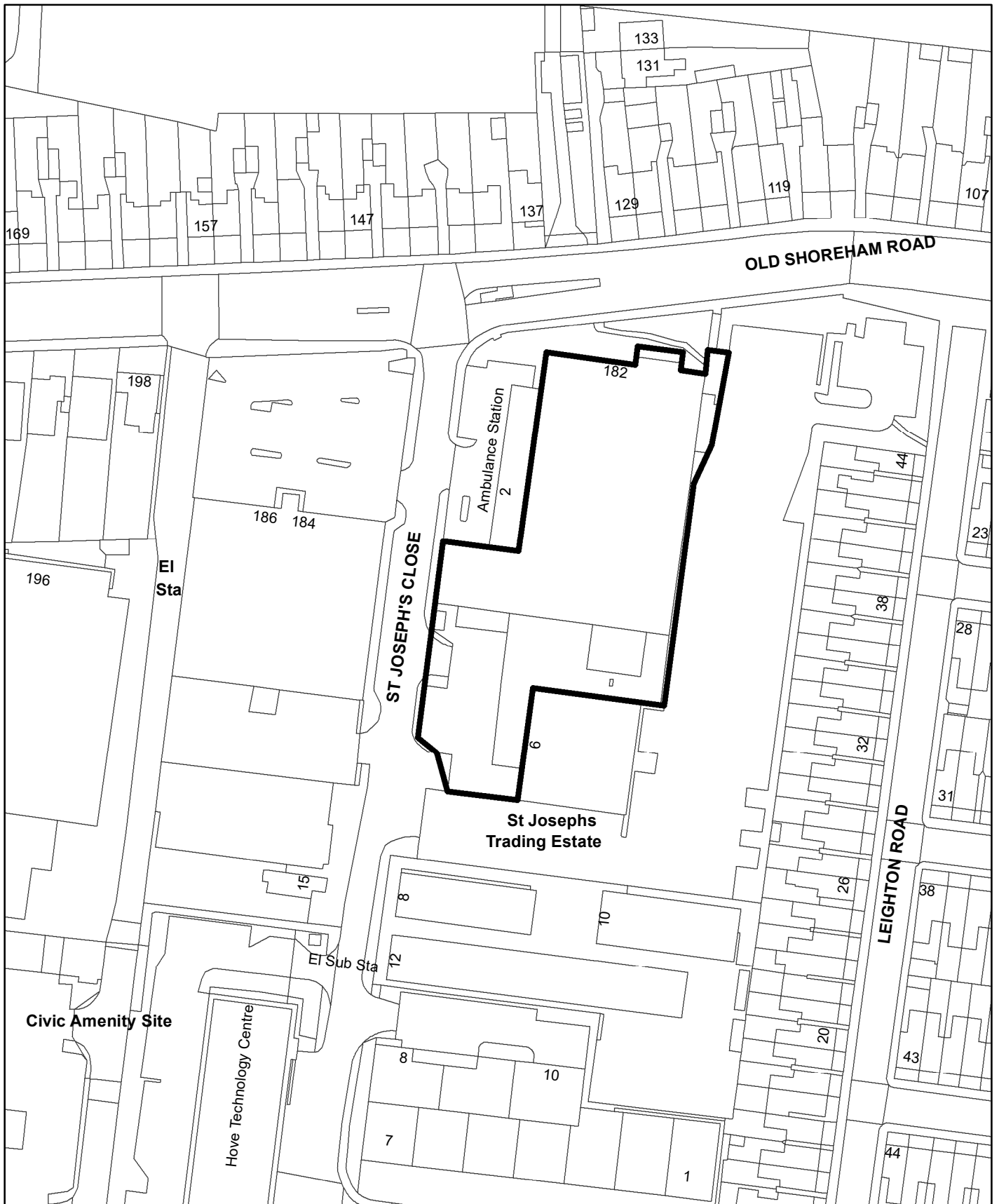
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ITEM A

**182 Old Shoreham Road
BH2025/00387
Full Planning**

DATE OF COMMITTEE: 4th June 2025

BH2025 00387 - 182 Old Shoreham Road



N



Scale: 1:1,250

<u>No:</u>	BH2025/00387	<u>Ward:</u>	Westdene & Hove Park Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	182 Old Shoreham Road Hove BN3 7EX		
<u>Proposal:</u>	Shopfront alterations to doors, fascia and glazing, alterations to the servicing area with new loading bay and associated works.		
<u>Officer:</u>	Steven Dover, tel:	<u>Valid Date:</u>	13.02.2025
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	10.04.2025
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	10.06.2025
<u>Agent:</u>	Avison Young 65 Gresham Street London EC2V 7NQ		
<u>Applicant:</u>	Aldi Stores Limited c/o Agent Avison Young		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	20302 THPK XX XX DR A 0100	P02	13-Feb-25
Block Plan	20302 THPK XX XX DR A 0115	P02	13-Feb-25
Proposed Drawing	20302-THPK-XX-XX- DR-A-0116	P02	13-Feb-25
Proposed Drawing	20302-THPK-XX-XX- DR-A-0118	P02	13-Feb-25
Proposed Drawing	20302-THPK-XX-XX- DR-A-0119	P02	13-Feb-25
Proposed Drawing	20302-THPK-XX-XX- DR-A-0120	P03	19-May-25
Report/Statement	TRANSPORT ASSESSMENT		13-Feb-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. Unless otherwise agreed in writing with the Local Planning Authority, the hard surface of the external landscaping hereby approved, shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policies CP8 & CP11 of the Brighton & Hove City Plan Part One and DM42 and DM43 of the Brighton & Hove City Plan Part Two and SPD16: Sustainable Drainage.
4. The loading bay alterations and ramp hereby permitted shall not be first used until a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries servicing and refuse collection will take place and the frequency of those vehicle movements, has been submitted to and approved in writing by the Local Planning Authority. All deliveries servicing and refuse collection shall thereafter be carried out in accordance with the approved plan.
Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies DM20, DM33, and DM40 of Brighton & Hove City Plan Part 2.
5. No servicing (i.e. deliveries to or from the premises) shall occur except between the hours of 06.00 and 23.00 Monday to Saturday, and 08.00 to 20.00 on Sundays, Bank or Public Holidays.
Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.
6. The development hereby permitted shall incorporate at least three (3) swift bricks/boxes within the external walls which shall be retained thereafter.
Reason: To enhance the biodiversity of the site and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.
7. At least one bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.
Reason: To enhance the biodiversity of the site and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.
8. No additional external lighting shall be installed within the site until the following details have been provided:
 - i. details of levels of luminance, hours of use, predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors, hours of operation and details of maintenance have been submitted to and approved in writing by the Local Planning Authority.
 - ii. the predicted illuminance levels have been tested by a competent person to ensure that the illuminance levels agreed in part1 are achieved. Where

these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part i).

The external lighting shall be installed, operated and maintained in accordance with the approved details and thereafter retained.

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

9. The store premises shall not be open for trading to public customers except between the hours of 08:00 to 22:00 Monday to Saturday and 10:00 to 16:00 hours on Sundays, Bank and Public Holidays.

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

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
3. Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height of approximately 5 metres above ground level, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place where appropriate.
4. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level and preferably adjacent to pollinator friendly plants.
5. The applicant should be aware that whilst the requisite planning permission may be granted, this does not preclude the department from carrying out an investigation under the Environmental Protection Act 1990, should any complaints be received.
6. The applicant is advised that whilst the requisite planning permission may be granted for the proposed external alterations to the unit, the proposed signage, detailed on the drawings for information only, requires a separate application for advertisement consent.

Biodiversity Net Gain

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development

is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the Environment Act 2021.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Brighton & Hove City Council.

2. SITE LOCATION

- 2.1. The application site is located in the northern most part of in the St Joseph's industrial estate located on the southern side of Old Shoreham Road. The building was last occupied by a 'Homebase' retail store which falls under retail Use Class E (a). It ceased operation in early 2025, and the site is currently vacant.
- 2.2. Part of the application site (southern loading bay area and car parking) is allocated within the adopted City Plan Part 1 as one of 13 safeguarded primary industrial estates and business parks across the city and protected for business, manufacturing and warehouse uses (Policy CP3). The main body of the site which encompasses the existing building and the retail floorspace it contains, lies outside (to the north) of the safeguarded industrial estate designation.

3. RELEVANT HISTORY

- 3.1. **BH2016/01038** - Certificate of Lawfulness for existing use of the floorspace for any purpose within use class A1. Granted 25 May 2016
Excerpt from officers report: The site visit to the application site confirmed that the current premises is trading in line with the Variation of Condition application approved in 1996 and that this consent has been fully implemented. Given the Inspectors decision as above, it is considered that the lack of planning conditions on this application does therefore not restrict the range of goods that may be sold from the retail premises.
For these reasons it is considered that the existing use of the floorspace is in use for any purpose within class A1.
- 3.2. **BH2014/04315** - Application for variation of condition 10 of planning permission 3/92/0057(F) to extend the range of goods to be sold to allow the sale of non-food goods by a catalogue showroom retailer up to a floor space of 185 square metres of the existing sales area. Approved 22 May 2015

- 3.3. **BH2005/06289** - Variation of condition 10 of planning permission ref: 3/92/0057 (F) to extend the range of goods to be sold by unit 1(Homebase), to include domestic electrical goods, furniture and carpets, and motor accessories. Approved 27 January 2005
- 3.4. **3/92/0057** - Demolition of 180 Old Shoreham Road and erection of two retail warehouse units, one with an external garden centre, within class A1 of the town and country planning (use classes) order 1987, and the erection of an ambulance station. The construction of new accesses and associated highway works, together with the provision for servicing, car parking and landscaping. Approved 18 March 1992
- 3.5. There are other previous applications on the site however they are not relevant to this application.

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for shopfront alterations to doors, fascia and glazing, with alterations to the servicing area and new loading bay and associated works.
- 4.2. The application is made on behalf of Aldi Stores Limited. No change of land use is proposed, or required, as the site already has retail use as is set out in this report.

5. REPRESENTATIONS

- 5.1. Objections from **(5)** individuals have been received, raising the following issues:
- Increased congestion/ not enough highway capacity
 - Highway safety concerns over existing junctions
 - Safety impacts for pedestrian and cyclists
 - Do not need another supermarket, others in proximity
 - Loss of DIY store
 - Noise
 - Residential amenity
 - Overshadowing
 - Poor design
 - Light pollution
 - Detrimental effect on property value
 - Overdevelopment
- 5.2. Support from **four (4)** individuals has been received raising the following issues:
- Welcome refurbishment of site
 - Regeneration and new jobs
 - Good to have a pedestrian accessible food store to walk too

- 5.3. Comment from **Brighton & Hove Buses** has been received raising the following issues:
- Broadly support the development, and making local amenities more accessible
 - Concerned re the Junction Capacity of Old Shoreham/Sackville Road, and this should be reviewed by the LHA
 - Request enhancements to the northbound and Westbound bus stops, including shelter, real-time information, and accessible infrastructure to facilitate pedestrian and sustainable modes of transportation.
 - A Servicing Management Plan to avoid conflict with bus operations and peak traffic flows

6. CONSULTATIONS

Internal:

- 6.1. **Environmental Health:** Approve subject to conditions
The proposal may result in increased movements, noise from plant and illumination. Therefore, conditions in respect noise levels are required, a delivery service management plan should be provided and agreed, and all details for external lighting should be conditioned prior to first use of the development.
- 6.2. **Planning Policy:** Approve subject to appropriate conditions regarding opening times and deliveries
The site was formerly in use as a Homebase store, which closed after entering administration in early 2025. Relevant to this application is the historic consent under application BH2016/01038 "Certificate of Lawfulness for existing use of the floorspace for any purpose within use class A1." Consequently, the previous unit has no planning restrictions on the type of retail use allowed to operate at this site. From a planning policy perspective, there are considered to be no conflicts with CPP1 policy CP4 Retail Provision or paragraphs 91-95 of the NPPF.
- 6.3. **Sustainable Transport:** Second response - Further information required
The applicant proposes the removal of the mezzanine, the creation of a new shop entrance with a lobby, and the introduction of a new delivery bay with the express purpose of changing the occupancy of the site from a home goods retailer to a food store. These changes are likely to result in a change and increase in traffic demand however the impacts cannot be fully assessed with the documents currently submitted. Also, considering the comments from Brighton and Hove Buses, the LHA would request additional transport information.
- 6.4. First response - No objection
Following a detailed review of the submitted information, no highway safety concerns have been identified in relation to the proposed servicing arrangements. The manoeuvres can be undertaken safely within the site boundaries without adversely affecting the public highway.

- 6.5. As such, the proposed servicing strategy is considered acceptable, and the planning application is deemed to be supportable from a highway perspective.

External:

None received.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016)
 - Brighton & Hove Local Plan 2005 (retained policies March 2016);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
SA6	Sustainable Neighbourhoods
CP2	Sustainable economic development
CP3	Employment land
CP4	Retail provision
CP8	Sustainable Buildings
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP13	Public streets and spaces
CP18	Healthy city

Brighton & Hove City Plan Part Two

DM11	New Business Floorspace
DM12	Regional, Town, District and Local Shopping Centres
DM18	High quality design and places
DM20	Protection of Amenity
DM23	Shop Fronts
DM33	Safe, Sustainable and Active Travel
DM35	Travel Plans and Transport Assessments
DM36	Parking and Servicing

DM37	Green Infrastructure and Nature Conservation
DM40	Protection of the Environment and Health - Pollution and Nuisance

Supplementary Planning Documents:

SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards
SPD17	Urban Design Framework

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of the development, impact on the character and appearance of the existing property, streetscene and surrounding area, additional to the impacts on neighbouring property, transport issues and sustainability.

- 9.2. An officer site visit has been undertaken, and the impacts of the proposal can also be clearly assessed from the plans, photographs and from recently taken aerial imagery of the site.

Principle of development and land use:

- 9.3. The proposal is for shopfront alterations and changes to the existing loading bay with associated works only. No change of use is applied for as part of the application.
- 9.4. Until recently, the site was previously used as a 'Homebase' retail store (selling home improvement goods) which would fall within Use Class E(a), and the LPA consider that the site remains within that use class. The new operator of the site would be 'Aldi' which also would be operating as a retail store (selling food predominantly), and the LPA consider this would also fall within Use Class E(a). On this basis, no material change of use class is occurring (which would require planning permission) as both the existing and proposed uses are within Use Class E (Commercial, Business and Service). The store has been vacant since the former Homebase Store closed due to going into administration.
- 9.5. It is noted that comments have been received that a food store use is not needed or appropriate in this location and the existing 'Homebase' D.I.Y. style store should remain. The LPA is understanding of these comments but no change of use is occurring, and the site has no restrictions on the type of goods sold within the floorspace of this unit. This was confirmed in a Certificate of Lawfulness for existing use under application number BH2016/01038, which confirmed the unit can be used to sell any type of goods within the superseded Use Class A1, which has now been incorporated into Use Class E.
- 9.6. Therefore, the principle of use of the unit as a retail store has already been established, and it has been confirmed by the LPA that no restrictions apply to the goods which can be sold under that class specific to this unit.

- 9.7. The southern part of site (loading bay and delivery area) is allocated within the adopted City Plan Part 1, Policy CP3 Employment Land, as part of one of 13 safeguarded primary industrial estates and business parks across the city and protected for business, manufacturing and warehouse uses. The site falls within the St Josephs Close industrial estate, Old Shoreham Road.
- 9.8. Given that no change of floorspace, or car parking is occurring within the protected area of the industrial site, the application is not considered to have any adverse impacts on the safe guarded employment site, and is considered acceptable.
- 9.9. The development would help facilitate back into use a large retail store and the employment associated with it. No change in the ground floor retail space is proposed and the development is considered to meet the requirements of CP3 and CP4 of the Brighton and Hove City Plan Part One. It is noted that the comparatively small existing internal mezzanine floor area would be removed as part of the internal changes, which appears to have been used for back-office operations by the Homebase store.

Design and Appearance:

- 9.10. The existing main building and car park area on site would remain with no significant changes to the footprints of either. The loading bay to the south of the main building would undergo changes to layout, with removal of two external canopy areas and some internal fencing. A new loading bay ramp and bin store would then be created. No changes to the access points or the boundary would occur. The changes to the loading bay are considered acceptable in appearance, with no harm to the host property and as located in the southern area of the site, cause no harm to the main industrial estate as predominantly commercial and light industrial with a varied appearance.
- 9.11. The elevations of the building would undergo changes, particularly to the east, which faces onto the existing car park, and to the north, which faces towards Old Shoreham Road. To the east, which houses the sole customer entrance, this would be expanded with a larger glazed area to the main entrance which would extend to the south and north of the current. The frames of these windows would be full height, comparative with the existing, but of a differing design, aluminium and finished in an anthracite grey colour (RAL 7016). The existing supporting columns, main canopy, and dormers would also be painted anthracite grey to match the new shopfront frames. Minor changes to the other doors would take place on this elevation with a removal and relocation to the south. The appearance of the revised entrance and east elevation is considered acceptable for this building in terms of scale, style and detailing and would cause no harm to the host property or wider public realm.
- 9.12. The northern elevation would undergo greater alterations, with the removal of a small area of the footprint located under the existing canopy, which houses two doors and provides private internal access to the main building. This area of the elevation removed would be replaced by full height glazing to match that proposed on the eastern elevation and would extend to both sides of the canopy. Two smaller new windows would be installed to west of the new full height

glazing. Again, the existing supporting columns, main canopy, and dormers would also be painted anthracite grey to match the proposed glazing.

- 9.13. The removal of the existing private entrance area, and replacement with large glazed areas is acceptable from a design perspective as it opens up and enlivens what is currently a blank brick façade. It is considered to improve the appearance of the building in the public realm as this elevation faces onto the Old Shoreham Road, and although set back and at a lower ground level, it has visibility, particularly when the surrounding vegetation is effectively maintained.
- 9.14. To the south elevation, changes would occur to the existing canopies and loading bay as described above. To the west elevation (predominantly occupied by another retail store) a door is reduced in size and a small new window installed.
- 9.15. Overall, the design is considered appropriate for the host property and would exemplify the branding of the operator with no harm to the character of the application site or surrounding area, so is considered to be in accordance with policies DM18, DM23 and DM21 of the Brighton and Hove City Plan Part Two and policy CP12 of the Brighton and Hove City Plan Part One.

Impact on Amenity:

- 9.16. Policy DM20: Protection of Amenity, states: "Planning permission for development including change of use will be granted where it would not cause unacceptable loss of amenity to the proposed, existing and / or adjacent users, residents, occupiers or where it is not liable to be detrimental to human health". Policy DM40 seeks to protect amenity from noise, pollution etc.
- 9.17. The agent has submitted details of how the new loading bay will operate and Council Transport Officers have assessed this element as acceptable from a highway safety perspective, as detailed below in the sustainable transport section. In addition, Environmental Health Officers assessed the area as acceptable subject to a Delivery and Service Management Plan (DSMP), and a restriction on hours of delivery.
- 9.18. The LPA consider in this case that the imposition of a condition to supply a DSMP and condition hours of delivery is appropriate to ensure the amenity of nearby residents, which although not in close proximity to the loading bay, maybe disturbed by the noise created through braking and accelerating of delivery vehicles at the junction of the industrial estate and Old Shoreham Road, in the event that deliveries could continue throughout the night.
- 9.19. The agent has supplied details of proposed delivery hours and agreement to provide a DSMP for approval by the Local Planning Authority, which will be ensured via condition, which would then be implemented. The proposed delivery hours which the agent confirms are typical for Aldi are as follows:
 - Monday to Friday: 06.00 - 23.00
 - Saturday: 06.00 - 23.00
 - Sunday: 08.00 - 20.00

- 9.20. On balance, these delivery hours are considered acceptable and would be an improvement over the current situation for use of the unit, which has no restriction on delivery hours.
- 9.21. The existing unit currently has no restrictions on the customer opening hours, and whilst no change of use class is occurring as a result of this application, the agent has confirmed that the likely customer opening hours of the Aldi store would be:
- Weekdays: 08.00 - 22.00
 - Saturdays: 08.00 - 22.00
 - Sundays: 10.00 - 16.00
- 9.22. These are considered appropriate and provide reassurance as to how it is proposed to operate the store, and the applicant is agreeable to these being conditioned.
- 9.23. The unit is sited within the existing industrial park, with no residential properties in direct close proximity, and considering the above, together with conditions recommended to restrict delivery hours with a management plan, the application is considered acceptable with regards to amenity impacts. The development is therefore considered to comply with policies DM20 and DM40 of the Brighton and Hove City Plan Part 2.
- 9.24. The Environmental Health Officer has commented that the plant associated with the store should be conditioned to ensure that no noise sensitive premises or receptors would be adversely affected, however no additional plant is shown on the supplied plans or forms part of the current application. In the event new plant is required to service the store then a planning application and supporting evidence would need to be supplied as normal for approval by the LPA as required.
- 9.25. In addition, comment has been made by objectors and Environmental Health Officers about the possible increase or alteration of lighting on the building and car park. Any proposed signage or illumination of the same does not form part of the current application. The agent has confirmed signage would be applied for as a separate advertisement application and considered fully at that point by the LPA, in relation to the impacts if any on surrounding properties. The existing car park spaces do not form part of the current application, and no changes are therefore proposed to the current situation. Any future lighting can be conditioned, and would be considered fully at that point by the LPA, in relation to the impacts if any on surrounding properties.
- 9.26. The proposed increase in glazing to the north and east elevations would increase the amount of potential overlooking to the front elevation of neighbouring residential properties on the opposite side of Old Shoreham Road and to the rear elevations of those properties on Leighton Road. The increase is not considered to cause a significant harm as it would not provide elevated views, as all serving ground floor areas of the unit, and would be a significant distance from the elevations of these properties. To the north the front elevations of Old Shoreham Road are circa 32m at the closest point, with the four-lane

highway separating the buildings, and the retail unit located at a lower land level. To the east and the rear elevations of Leighton Way, the distance is circa 36m.

- 9.27. It should be noted that the granting of this planning permission would not prohibit the Environmental Health team acting against 'statutory nuisance' under the Environmental Protection Act 1990 if this was required in the future, due to concern regarding deliveries, noise or other aspects that could cause harm to the amenity of neighbours or members of the public.

Sustainable Transport:

- 9.28. The site is sustainably located within the urban area and is served by public transport (including nearby bus stops), vehicular and pedestrian/cycle access. There is also a large car park as part of the wider site serving the store.
- 9.29. The site is within an existing industrial estate and the Local Highway Authority (LHA) have confirmed they have no concerns regarding the changes to and operation of the loading bay, and that manoeuvres can be undertaken safely without adverse impacts on the public highway. As stated above, a condition would also be imposed for a DSMP to ensure the amenity and safety of the site is maintained.
- 9.30. Following comments received from Brighton and Hove Buses, relating to the current junction arrangements and potential offsite enhancements, the LHA have requested further information, as they consider that there is likely to be a change and increase in the amount of traffic using the site as a result of the operation of a supermarket. In particular, they have asked for a scoping appraisal for a Transport Assessment.
- 9.31. The LPA, however, consider that a request for further information cannot be justified, given that no change of land use is occurring. The site/unit can already, technically, operate as a food retail store, with no planning permission or further consideration from the LPA or approval from the LHA, as no change of use would be occurring within use classes. No restrictions currently apply to the site in terms of what can be sold, or the hours of operation, and they could operate the site without the works to the delivery yard, which are being done solely to improve efficiency, or the external alterations, which are for aesthetic and branding reasons.
- 9.32. The external alterations require planning permission, but no increase in the operational floorspace is occurring, and no changes are proposed to the existing access points to the site or the amount of car parking that is associated with the site. The LPA also notes the site forms part of the existing industrial estate, and is accessed from the Old Shoreham Road via a combined highly controlled junction that serves the whole of the estate.
- 9.33. Taking these elements into account, particularly that no change of use class is occurring, and the site has a 'fallback position' to operate as a food retail store immediately, the LPA do not consider that impacts of the proposed development would be so significant or lead to a material change in the character of traffic

generated from the site, which would justify refusal on the basis of a failure to supply the requested information to the LHA.

- 9.34. The LPA notes the comments from interested parties regarding the consideration of the existing junctions, bus stops and sustainable safe transport. This can be addressed by the LHA separately to the planning application, as part its on-going role overseeing and managing the highway network. The LHA have confirmed they are currently investigating the issued raised by the bus company. There would be scope, for example, to alter timings of the traffic lights if this was needed.
- 9.35. Taking all of the above into account, the supplied transport information is considered sufficient for the form of application and the development for which planning permission is required in the current application. Therefore, the scheme is considered to comply to CP9 of City Plan Part One and DM33, DM35 and DM36 of City Plan Part Two in this regard.

Biodiversity

- 9.36. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bumblebees. Given the external alterations proposed as part of the application, suitably worded conditions will be attached to secure an appropriate number of bee bricks and swift bricks are incorporated within the proposal, in order to help meet the requirements of policies CP10 of the CPP1 and DM37 of the CPP2 as well as Supplementary Planning Document 11: Nature Conservation.

Conclusion

- 9.37. The proposed works are considered to improve the appearance of the unit overall in the public realm and bring no visual harm to the host property or wider area. The changes to the loading bay are acceptable from a highway impact and safety perspective. No significant adverse impacts are identified to neighbour's amenity, subject to compliance with recommended conditions. No change of use is occurring and no restrictions regarding the sale of goods apply to the current unit, and the development would bring a large vacant store back into use for the City.
- 9.38. In conclusion the scheme accords with development plan policy and taking into account planning policy and material considerations, including the NPPF, approval is recommended.

10. EQUALITIES

- 10.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.
- 10.3. Level access to the unit would be retained.

Biodiversity Net Gain

- 10.4. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because It does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.

11. COMMUNITY INFRASTRUCTURE LEVY

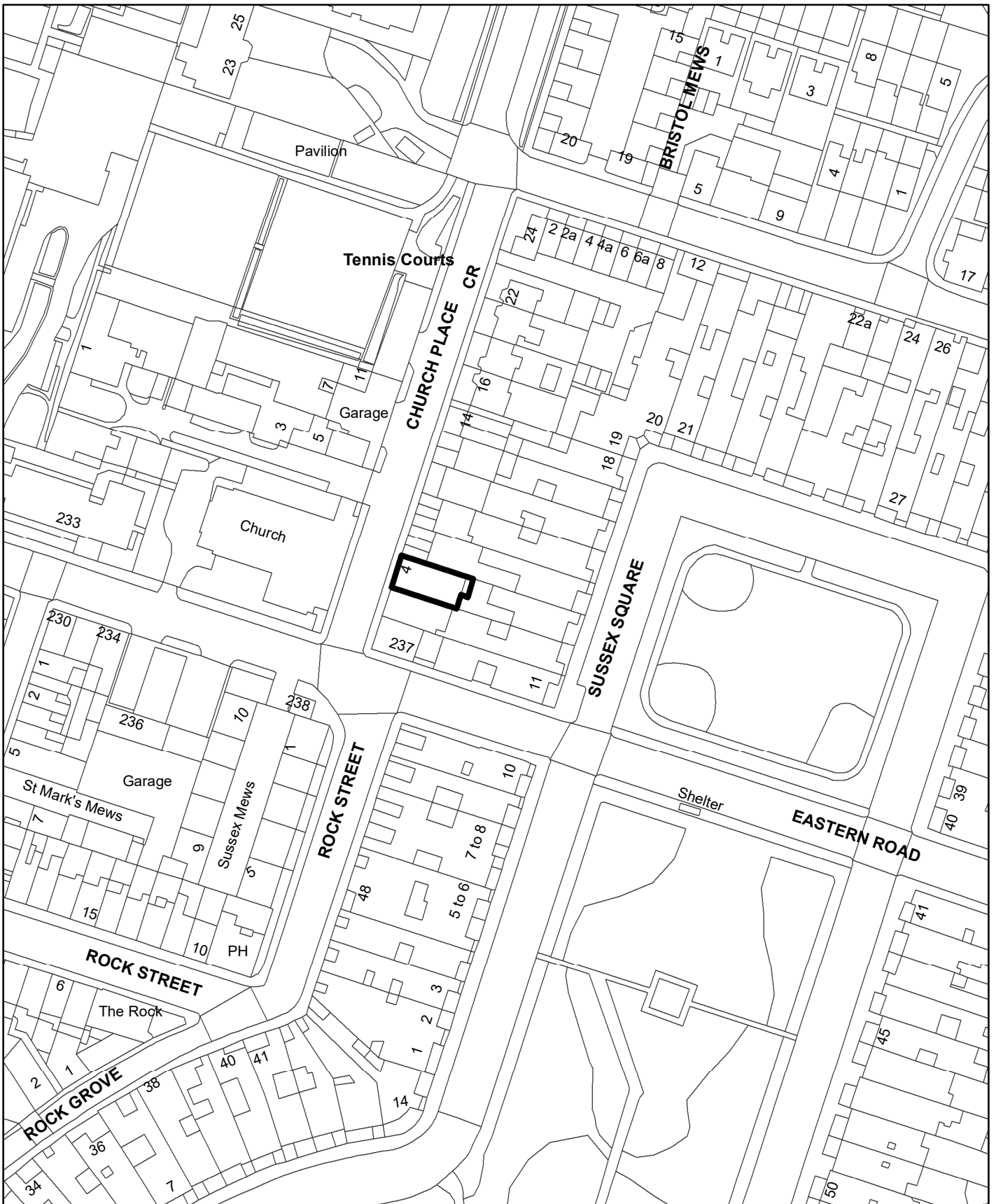
- 11.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. The exact amount (if relevant) will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.

ITEM B

**4/4A Church Place
BH2024/02796
Full Planning**

DATE OF COMMITTEE: 4th June 2025

BH2024 02796 - 4 & 4A Church Place



N



Scale: 1:1,250

<u>No:</u>	BH2024/02796	<u>Ward:</u>	Kempton Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	4/4A Church Place Brighton BN2 5JN		
<u>Proposal:</u>	External alterations to include removal of tile hanging, rendering, revised fenestration and regularisation of the shopfront fenestration		
<u>Officer:</u>	Vinicius Pinheiro, tel: 292454	<u>Valid Date:</u>	13.01.2025
<u>Con Area:</u>	Kemp Town	<u>Expiry Date:</u>	10.03.2025
<u>Listed Building:</u>	Adj Grade I & II	<u>EOT:</u>	09.06.2025
<u>Agent:</u>	Studio Hekkel Ltd 9 Queens Road Brighton BN1 3XA		
<u>Applicant:</u>	M Barnes 4 Church Place Brighton BN2 5JN		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and block plan	2322-P-301		08-Nov-24
Proposed Drawing	2322-P-306		08-Nov-24
Proposed Drawing	2322-P-307		08-Nov-24
Proposed Drawing	2322-P-308	C	08-Nov-24
Proposed Drawing	2322-P-309	A	08-Nov-24
Proposed Drawing	2322-P-310		08-Nov-24
Report/Statement	HERITAGE STATEMENT		08-Nov-24
Report/Statement	DESIGN AND ACCESS STATEMENT		08-Nov-24

2. The development hereby permitted (except for the existing shopfront) shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. All new renders shall be smooth in a lime-based mortar mix without expansion joints, external beads, stops or bell drips.

Reason: To ensure a satisfactory appearance to the development and to comply with policies DM26 and DM29 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One.

4. The replacement windows to the front elevation hereby approved shall be white framed timber and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policies DM26 and DM29 of Brighton & Hove City Plan Part 2, and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

Biodiversity Net Gain

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Brighton & Hove City Council.

2. SITE LOCATION

- 2.1. The application site relates to 4/4A Church Place and comprises a two-storey detached building, with a flat roof and rear projection with a terrace above. The front elevation includes rendered walls and aluminium framed shopfront at ground floor level and hanging tiles and modern uPVC windows at first-floor level. The ground floor is occupied by a commercial unit whilst the first-floor is used as a residential unit.

- 2.2. The site is an unlisted building in the Kemp Town Conservation Area. It lies directly opposite St Mark's Church which is a Grade II listed building, and to the rear of the Grade I Listed Building 13 Sussex Square, that forms part of the wider Grade I Listed terraces at Sussex Square, which form an important group of heritage assets with Arundel Terrace, Chichester Terrace, Lewes Crescent and related structures on the Esplanade.
- 2.3. The south-east side of Church Place, within Kemp Town Conservation Area, predominantly constitutes of small-scaled structures with the rear elevation of the Sussex Square terraces dominating in the background. The contrast between the grand front facades and the more subservient rear street areas, of which Church Place is one such, are considered to be of an important character within the conservation area.
- 2.4. The footprint of the existing building is apparent on historic maps from 1872, however this is likely to have been a one storey structure. The modern additional storey is likely to have been added during the post-war period, when the rear gardens of the Sussex Square terraces were developed with the addition of one storey shed structures. The building, although compromised by some inappropriate later additions, has a degree of significance as an ancillary mews-type building to 13 Sussex Square (although now separate).

3. APPLICATION DESCRIPTION

- 3.1. Planning permission is sought for external alterations which include removal of the first-floor tile hanging, rendering, revised fenestration including replacement front windows in sash style and new bifold doors at the rear, and regularisation of the existing shopfront fenestration.

4. RELEVANT HISTORY

- 4.1. **BH2024/00512** External alterations including rendering existing rear and side elevations, cladding of front and side elevations and revised fenestration. Refused 05.07.2024
- 4.2. Refused on the following grounds: *"The works would introduce black metal cladding to the first floor of the building. This dark, utilitarian and harsh material would create an unduly dominant and uncharacteristic first floor to the building that would be more prominent and harmful to the character and appearance of the streetscene, including the Kemp Town Conservation Area, drawing attention to a building that already has a harmful impact on the heritage features of the area. The incongruous appearance would detract from the visual appreciation and grandeur of the setting of the Grade I listed buildings on Sussex Square and the Grade II listed St Mark's Church. It would result in less than substantial harm to the character and appearance of heritage assets, which is not considered to be outweighed by public benefits. The proposal would be contrary to Policies*

CP12 and CP15 of the Brighton & Hove City Plan Part One and DM18, DM21, DM26, DM27 and DM29 of the Brighton & Hove City Plan Part Two."

- 4.3. **BH2024/00511** Erection of first floor rear extension and creation of central courtyard with associated external alterations including rendering existing rear and side elevations, cladding of front and side elevations and revised fenestration. Refused 05.07.2024 (on grounds of scale/design and adverse impact to heritage setting and neighbouring amenity)
- 4.4. **BH2023/01516** Erection of an additional storey to provide 1no. one-bedroom flat (C3) incorporating first floor rear extension with revised fenestration, alterations to the ground floor shopfront and associated works. Refused 19.07.2023 (on grounds of design, height/scale, adverse impact to heritage setting and neighbouring amenity)

5. REPRESENTATIONS

- 5.1. **Ten (10)** representations have been received objecting to the proposal for the following reasons:
- Adversely affects the Conservation Area
 - Retrospective works to the shopfront
 - Adverse affect on listed building
 - Noise
 - Too close to the boundary
 - Overdevelopment
 - Inappropriate Materials
- 5.2. Full details of representations received can be found online on the Planning Register.

6. CONSULTATIONS

- 6.1. **Heritage:** No objection subject to the imposition of conditions
With the proposal now not including the additional floor proposed in the previous application BH2024/00511, the scheme is now acceptable in conservation terms. The changes in the windows pattern on the first floor is a marginal improvement of the existing arrangement. However, a condition should be added to require the render mix to be a lime rich mortar mix (at least 2 parts lime for each 1-part cement). A modern through colour mortar should not be used.

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other

material planning considerations identified in the "Considerations and Assessment" section of the report

- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013, revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. **RELEVANT POLICIES & GUIDANCE**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP15	Heritage

Brighton & Hove City Plan Part Two:

DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM23	Shop Fronts
DM26	Conservation Areas
DM29	Setting of heritage assets

Supplementary Planning Documents:

SPD12	Design Guide for Extensions and Alterations
SPD17	Urban Design Framework

Other Documents

Kemptown Conservation Area Character Statement

9. **CONSIDERATIONS & ASSESSMENT**

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the proposal, the impact to the streetscene, wider conservation area, adjacent listed buildings and the impact on neighbouring amenity.

- 9.2. Additional plans were received during the course of the application to include retrospective changes to the shopfront which were previously undertaken without prior planning permission.

Design and Appearance

- 9.3. When considering whether to grant planning permission for development in a conservation area and within the setting of listed buildings the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area/setting. Case law has held that the desirability of preserving or enhancing the character or appearance of a conservation area and setting of listed buildings should be given "considerable importance and weight".
- 9.4. Policies CP12 and CP15 of the Brighton & Hove City Plan Part One and DM18, DM26, DM27 and DM29 of City Plan Part Two are relevant and seek to ensure that all new development raises the standard of architecture and design in the city and that heritage assets are appropriately preserved.

Alterations to the shopfront - retrospective

- 9.5. The shopfront, as now existing, features aluminium framing in a dark grey finish and although the works were carried out without prior consent, the resulting shopfront presents a neutral appearance that integrates with the host building and the surrounding area.
- 9.6. The use of dark grey aluminium is relatively unobtrusive and does not harm the existing architectural character of the building. Whilst it is of quite a dark colour, this does not look out place in this street, which contains varied shopfronts and dark garage doors. Whilst aluminium is not a traditional material, this is not harmful, and the clean lines of the overall design is sympathetic to the building and allows it to sit comfortably within the wider conservation area, without causing harm to its visual amenity or historic significance.

Removal of the tiles and revised fenestration to the front and side elevations

- 9.7. The principal extent of the proposed physical changes to the front elevation of the building, namely the removal of tile hanging, rendering and revised fenestration, are considered to have a relatively minor impact upon the street scene and setting of heritage assets.
- 9.8. The physical changes to the front elevation would be appropriate on this simple and modest building and would represent an enhancement which is more characteristic of the historic setting. The use of render in place of tile hanging introduces a more uniform finish that better aligns with the character of other properties in the area, enhancing visual consistency. Additionally, the replacement of the existing uPVC windows of modern design with traditional timber sash design represents an improvement in terms of material quality and appearance. The proposed timber windows would be more sympathetic to the architectural character of the building and would contribute positively to the overall appearance of the Conservation Area.

- 9.9. A condition is recommended to be included to secure that the render mix to be a lime rich mortar mix in order to secure a satisfactory appearance to the development.

Revised fenestration and rendering the side/rear elevation

- 9.10. To the rear of the property, an existing first floor window and door is to be replaced with bi-fold doors, which would lead onto the existing terrace. The new doors would be aluminium. The proposed material is considered to be acceptable given that it would be located to the rear of the property and not visible from the main public realm. The same applies to the existing windows proposed to be replaced with aluminium windows. The windows would replace existing windows in existing apertures and are considered to have an acceptable impact on the host property and wider conservation area.
- 9.11. The Heritage Team raise no objection the proposed external changes to the building. Overall, the proposed external alterations to the front and rear are considered acceptable and sympathetic to the host property and the wider setting of the surrounding conservation area and listed heritage assets and would have either a neutral or enhanced visual impact. The proposals would therefore accord with policies DM18, DM21, DM23, DM26 and DM29 of City Plan Part Two and CP12 and CP15 of City Plan Part One.
- Impact on Amenities**
- 9.12. Policy DM20 of City Plan Part 2 states that planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents or occupiers.
- 9.13. The impact on the adjacent properties have been fully considered in terms of overshadowing, daylight, sunlight, outlook and privacy and no significant harm as a result of the proposed development has been identified.
- 9.14. The proposed alterations to the front elevation are not considered to result in any adverse impact on neighbouring properties. The replacement windows would be installed within the existing openings, maintaining the current arrangement and avoiding any additional overlooking or loss of privacy.
- 9.15. To the rear, the proposed bi-fold doors are comparable in scale and position to the existing door and window serving the terrace area. As such, they are not anticipated to result in any material change to the current level of impact and are considered acceptable.
- 9.16. The terrace has been clearly visible and verified in satellite imagery dating back to at least 2014. This evidence suggests that the structure has been in situ for a significant period of time and used as an amenity space and is therefore likely a lawful feature. The proposed installation of bi-fold doors to replace the existing window and door configuration is not anticipated to result in a significant change/increase in noise emissions. The new opening will serve the same residential function as the existing fenestration, facilitating access to the terrace

and ventilation of the internal space. The terrace is confined to a small area of the roof only, and is not proposed to change. The replacement does not introduce a new use or intensify existing use and therefore is considered to have an acceptable impact on neighbours.

- 9.17. Similarly, the replacement rear windows would be installed within the existing apertures. As these changes do not alter the size or position of the openings, no additional impact on neighbouring amenity is expected.
- 9.18. Overall, it is considered that the proposed development would not cause adverse harm to the amenity of neighbours and would comply with DM20 of the Brighton and Hove City Plan Part 2.

Biodiversity Gain Plan

- 9.19. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because:
- It does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat;

10. EQUALITIES

Section 149(1) of the Equality Act 2010 provides:

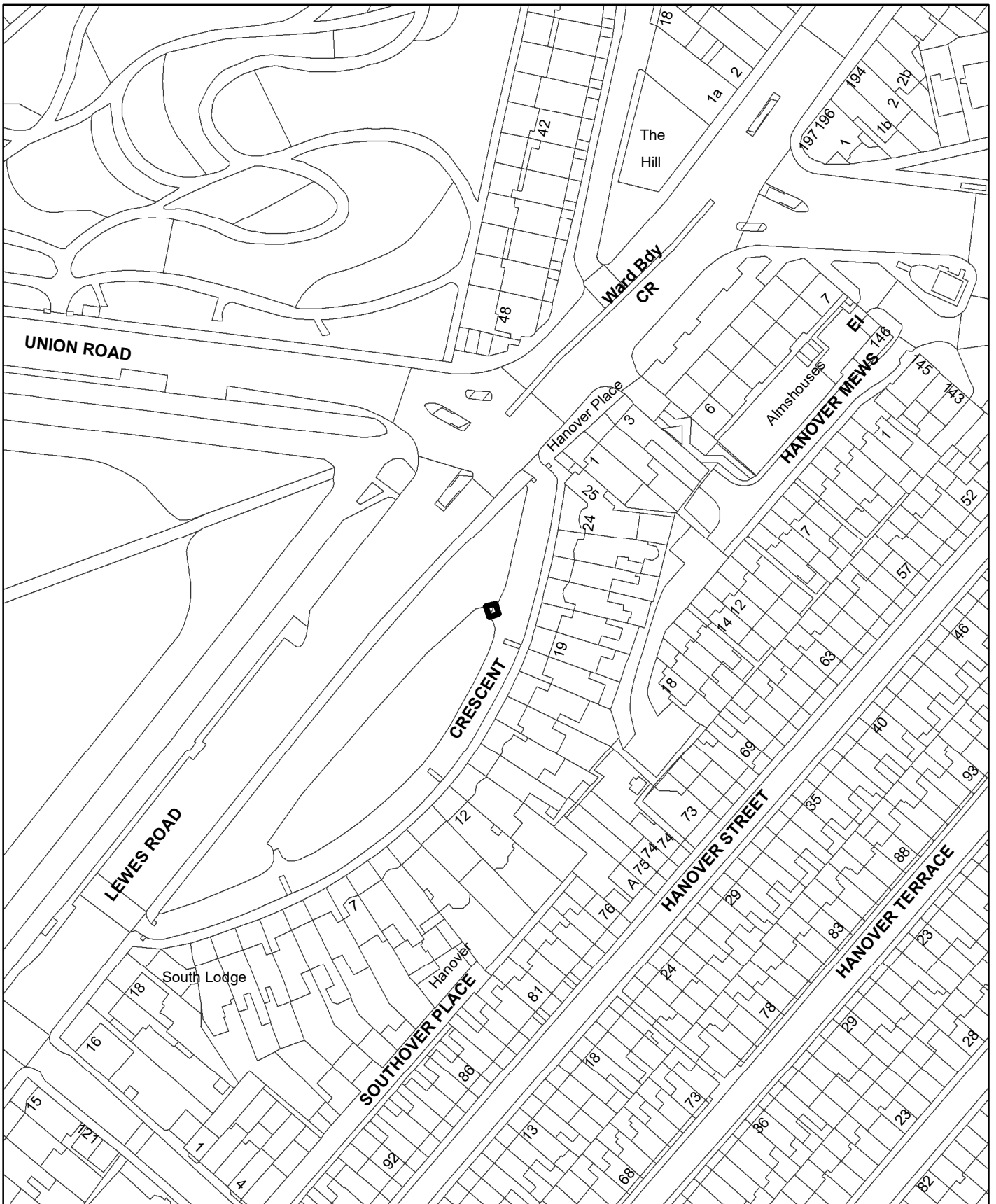
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.1. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM C

**Hanover Crescent Enclosure
BH2025/00363
Full Planning**

DATE OF COMMITTEE: 4th June 2025

BH2025 00363 - Hanover Crescent Enclosure



N



Scale: 1:1,250

<u>No:</u>	BH2025/00363	<u>Ward:</u>	Hanover & Elm Grove Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Hanover Crescent Enclosure Brighton BN2 9SB		
<u>Proposal:</u>	Installation of electric vehicle chargers for use by residents including new power hook-up and kiosk.		
<u>Officer:</u>	Charlie Partridge, tel: 292193	<u>Valid Date:</u>	10.03.2025
<u>Con Area:</u>	Valley Gardens	<u>Expiry Date:</u>	05.05.2025
<u>Listed Building Grade:</u>	Grade II	<u>EOT:</u>	
<u>Agent:</u>	N/A		
<u>Applicant:</u>	HCE Committee 20 Hanover Crescent Brighton BN2 9SB		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			10-Mar-25
Block Plan			10-Mar-25
Proposed Drawing			10-Mar-25
Detail	Typical Kiosk Details		19-May-25
Detail	Typical EV Charger Details		19-May-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and heritage setting and for biodiversity and sustainability reasons, to comply with policies DM22, DM26, DM29 and DM37 of Brighton & Hove City Plan Part 2, and CP8, CP10, CP15 and CP12 of the Brighton & Hove City Plan Part One and SPD06:Trees and Development Sites.

4. Prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion of the development. The scheme shall include the following:
 - a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
 - b. a schedule detailing sizes and numbers/densities of all proposed shrubs/trees/plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
 - c. details of any boundary treatments to include type, position, design, dimensions and materials;

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and heritage setting and to provide ecological and sustainability benefits, to comply with policies DM22, DM26, DM29 and DM37 of Brighton & Hove City Plan Part 2, and CP8, CP10, CP12, CP15 and CP13 of the Brighton & Hove City Plan Part One.

5. Notwithstanding the details submitted, the works hereby permitted shall not take place until full details of the proposed kiosk and charging stand including their dimensions and colour/finish have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure a satisfactory appearance to the development and to comply with DM26 of Brighton & Hove City Plan Part 2 and CP15 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION

- 2.1. The application site relates to Hanover Crescent, an enclosed space southeast of Lewes Road and adjacent to The Level. The Hanover Crescent enclosure encompasses a 24-house Regency townhouse terrace, two lodges together with an enclosed road and gardens. The terraced houses date from circa 1822 and were designed by Amon Henry Wilds for Henry Brooker. The houses are finished in stucco, with slate roofs (apart from No.6 which has tiles). The houses are arranged in 8 blocks, each of 3 houses, apart from a block of 2 (Nos 16-17), and a block of 4 (Nos 21-24).
- 2.2. The boundary wall, railings, gate pillars and all buildings within the enclosure are Grade II listed and the site is within the Valley Gardens Conservation Area. The trees within the enclosure are subject to a tree preservation order (TPO 1972 (9A)). The pavement, road, gardens and boundary wall of Hanover Crescent are owned by Brighton & Hove City Council.

3. RELEVANT HISTORY

- 3.1. **BH2024/00695** Reintroduction of fixed cast iron railings between two sets of pillars to north and south entrances of Hanover Crescent. Approved 29.05.2024
- 3.2. **BH2024/00169** Reintroduction of fixed cast iron railings between two sets of pillars to the north and south entrances of Hanover Crescent. Approved 27.3.2024
- 3.3. **BH2017/02632** Refurbishment and repair works to boundary wall on the West boundary of Hanover Crescent, bordering the footway along Lewes Road. Approved 26.09.2017
- 3.4. **BH2016/05153** - Installation of pedestrian gates at the North and South entrances of Hanover Crescent. Approved 16.03.2017
- 3.5. **BH2016/05152** - Installation of pedestrian gates at the North and South entrances of Hanover Crescent. Approved 16.03.2017
- 3.6. **BH2015/04045** - Installation of pedestrian and vehicular gates at the North and South entrances of Hanover Crescent and metal railings to the top of the existing boundary wall to Lewes Road. Refused 26.01.2016
- 3.7. **BH2015/04046** - Installation of pedestrian and vehicular gates at the North and South entrances of Hanover Crescent and metal railings to the top of the existing boundary wall to Lewes Road. Refused 26.01.2016

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the installation of electric vehicle (EV) chargers for use by residents including a new power hook-up and kiosk.

- 4.2. The kiosk would be mounted on a low-level concrete plinth and would be located off the road in the garden area close to the north entrance of the crescent. Dual chargers are proposed, and they would be mounted on a new stand (1 metre high) adjacent to the kiosk between two parking bays, to allow charging for up to 2 cars. The kiosk would measure approximately 1.06m high x 1.06m wide x 0.3m deep and would be a green colour. Soft landscaping would be added around the kiosk.

5. REPRESENTATIONS

- 5.1. Eight (8) letters have been received supporting the proposed development for the following reasons:

- Sustainability/environmental benefits
- Better alternative to in-house charging cables
- Residential amenity
- Encourages the use of electric vehicles
- Good Design
- In keeping with Listed Building
- Improvement in air quality by reduction in traffic pollution
- Lack of available chargers in area
- Limited visual impact on gardens and listed buildings
- Increase property/rental values
- Cost effectiveness
- In line with national and local government policy
- Poll of residents in favour

- 5.2. Six (6) letters have been received objecting to the proposed development for the following reasons:

- Adverse effect on listed building
- Adversely effects Conservation Area
- Because of the Additional Traffic
- Overdevelopment
- Poor design
- Residential Amenity
- Parking issues
- Increase in traffic
- Unlawful development
- Unlawfully/unfairly spending communal funds
- Misleading residents
- Various legal issues and contravention of byelaws
- Building on council land without lease, licence or legal authority
- Contrary to: East Sussex Act 1981 and Brighton & Hove (Hanover Crescent) Act 1985
- Danger from live charging cables/other safety issues
- No safety mitigation measures outlined
- Residents without electric or non-electric vehicles will pay for something for which they would not benefit from

- Permanent structures (EV Changer points and kiosk) would appear as unsightly development
- EV parking bays would no longer be accessible to residents with non-electric vehicles

6. CONSULTATIONS

Heritage: No objection

6.1. **Sustainable Transport:** Acceptable

It is stated that any cars will be able to park in the EV-charging bays, and that would therefore be no reduction in parking provision in the area. As such, we see no reason to object to the proposal.

7. MATERIAL CONSIDERATIONS

7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.

7.2. The development plan is:

- Brighton & Hove City Plan Part One (adopted March 2016);
- Brighton & Hove City Plan Part Two (adopted October 2022);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable buildings
CP9	Sustainable transport
CP12	Urban design
CP15	Heritage

Brighton & Hove City Plan Part Two:

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM22	Landscape Design and Trees
DM26	Conservation Areas

DM29	The Setting of Heritage Assets
DM33	Safe, sustainable and active travel
DM36	Parking and servicing
DM44	Energy Efficiency and Renewables

Supplementary Planning Documents:

SPD06	Trees & Development Sites
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the proposed alterations and whether they would have a detrimental impact on neighbouring amenity or on the character or appearance of the Valley Gardens Conservation Area or the significance of the adjacent listed buildings. The impact of the proposal on the public highway also requires consideration, and sustainability considerations. A site visit was undertaken as part of the assessment of the proposal.

Design and Appearance, including Impact on Heritage Setting

- 9.2. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council has a statutory duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Moreover, when considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- 9.3. Case law has held that the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses, and the desirability of preserving or enhancing the character or appearance of a conservation area should be given "considerable importance and weight".
- 9.4. The proposal would involve the installation of a kiosk within the garden area, the installation of a stand with dual chargers adjacent to two parking bays and the digging of a trench to lay a power cable to provide power to the chargers (this would be filled in and covered with matching tarmac). The applicant has provided information of a typical kiosk/charger that they are proposing to install. This indicates that the kiosk would measure approximately 1.06m in height, 1.06m in width and 0.32m in depth (or would be of very similar dimensions), and it would be of green colour. The charger stand would measure approximately 1.0m in height. It is considered that enough information has been provided to assess the principle of the development, despite the final details of the kiosk and stand not being provided. A condition has been attached requiring the details and exact dimensions of the kiosk and stand.
- 9.5. In terms of design, the kiosk and dual charging stand would be functional but would have a limited visual impact on the Crescent due to their small scale and

discreet positioning. They would be located away from the listed buildings within the landscaped area. They would be visible but would not represent visually dominant additions to the parking area and would not be out of place for the current use of the land. The applicant has suggested soft landscaping (shrubs) will be planted around the proposal, to help lessen the impact. The Heritage team have been consulted on the proposal and do not object on conservation grounds. It is therefore considered that the proposal would result in 'less than substantial' harm to nearby heritage assets.

- 9.6. Overall, the proposed kiosk and electric vehicle charging point are considered suitable additions to the Crescent and the less than substantial harm caused to the heritage setting would be outweighed by the public (sustainable) benefits of the proposal (see later sections of report). The proposals would accord with City Plan Part policies CP15, DM26 and DM29 and the NPPF.

Impact on Amenity:

- 9.7. With regard to residents amenity, no significant adverse impacts are expected as a result of the proposed development. The structures would be small in scale and set away from the main properties.
- 9.8. The proposed development would comply with policy DM20 of the Brighton and Hove City Plan Part 2.

Impact on Highway:

- 9.9. Objections have been raised in relation to the loss of parking spaces available to the residents. While this concern is noted, it is not proposed to change the allocation/management of the current parking arrangement. It has been confirmed that the EV charging bays will be available for non-electric vehicles to use, so would not result in the loss of available parking. The Local Highway Authority (LHA) was consulted on the application and do not object as parking provision on site would not be affected. Also, the proposal would accord with transport policy objectives in the City Plan, which encourage inclusion of EV charging.

Sustainability:

- 9.10. The installation of an electrical vehicle charging point would promote more sustainable forms of transport that do not rely on solely on fossil fuel consumption and would contribute to a reduction in the city's level of greenhouse gas emissions by delivering a slight reduction in fuel use. The proposal would also be a benefit in terms of air quality. The proposal would therefore accord with City Plan objectives and transport policies, including CP8, CP9 and DM36.

Trees:

- 9.11. Given the nature of the proposal, it would involve minimal excavation and construction within the landscaped area, however, three semi-mature/mature TPO trees (T39, T49 and T50) are in the vicinity of the proposed location of the kiosk and charging stand. Their root protection areas are not shown on the proposed plan, and no tree protection measures have been outlined. For the avoidance of any doubt therefore, and to ensure they are suitably protected, a pre-commencement condition has been attached requiring details of both tree

protection measures to be put in place and the method of construction in any root areas. A landscaping condition has also been attached as the scheme would involve screening the development with shrubs.

Other Considerations:

- 9.12. Representations have been received objecting to the proposal on legal grounds. It has been stated that the proposal would be contrary to the East Sussex Act 1981 and Brighton & Hove (Hanover Crescent) Act 1985. These are legal issues separate to the planning process and do not form part of the consideration of this planning application. It has also been mentioned in objections that the charging cables could pose a danger to residents and that no safety mitigation measures have been provided. Whilst these concerns are noted, they are not a material planning considerations and cannot be taken into account.
- 9.13. Additionally, issues around the use of communal funds are a private matter and not a material consideration for this planning application.

Conclusion

- 9.14. In summary, the proposed electric vehicle charging facilities would improve the sustainability of the site, which is welcomed under policy CP8 of the Brighton & Hove City Plan Part One, and other relevant City Plan policies. No harm to neighbouring amenity is identified as a result of the proposed development and no residents parking spaces would be lost. Conditions can ensure nearby trees are protected. The proposal would result in less than substantial harm to the setting of surrounding heritage assets given its small scale and sensitive siting, and this very limited harm would be outweighed by the public and sustainable benefits.
- 9.15. It is considered that the development is in accordance with policies DM18, DM20, DM21, DM22, DM26, DM29, DM33, DM36, DM44, and CP8, CP9, CP12 and CP15, and approval is recommended.

10. EQUALITIES

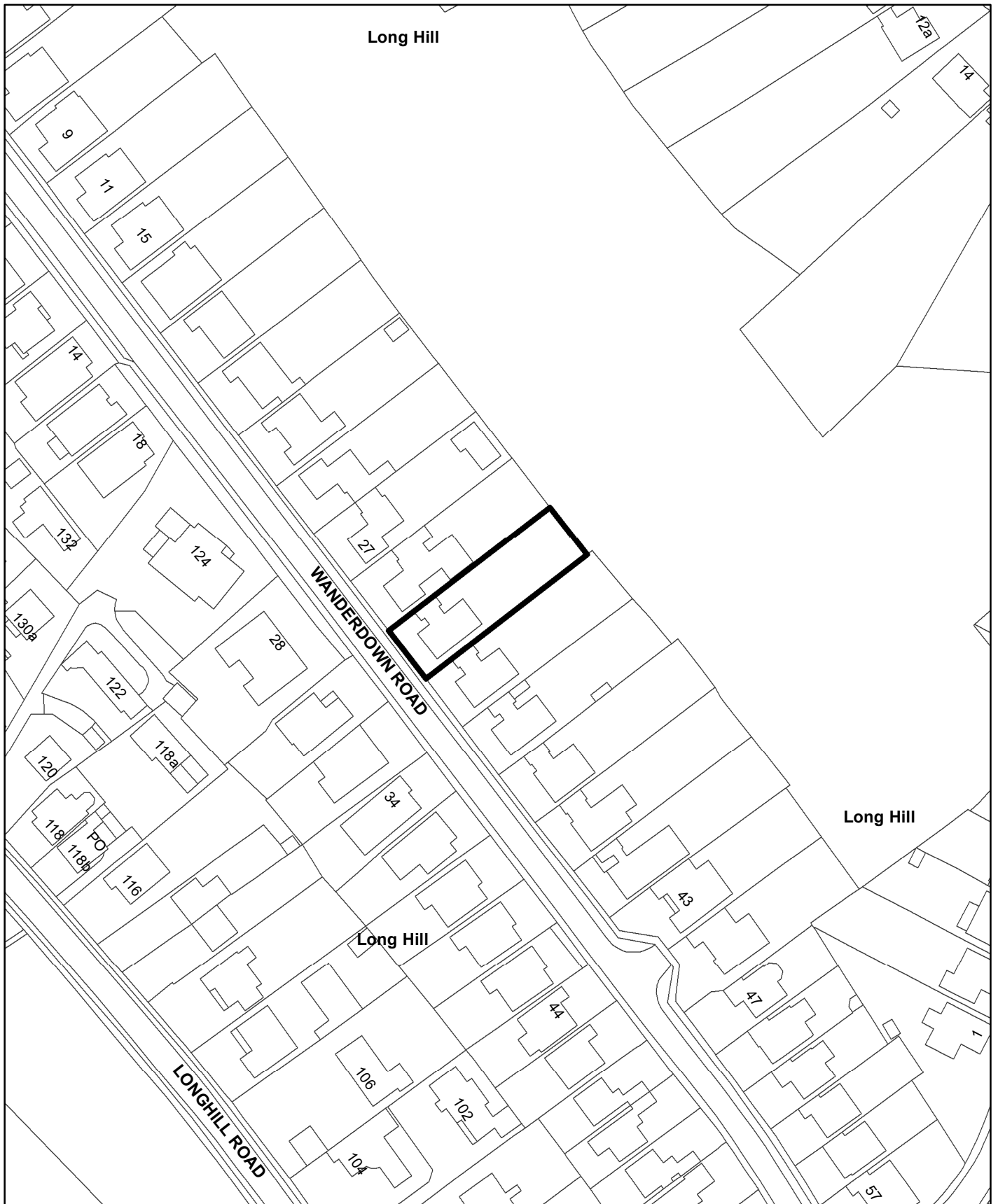
- 10.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

ITEM D

**31 Wanderdown Road
BH2025/00150
Householder Planning Consent**

DATE OF COMMITTEE: 4th June 2025

BH2025 00150 - 31 Wanderdown Road



N



Scale: 1:1,250

<u>No:</u>	BH2025/00150	<u>Ward:</u>	Rottingdean & West Saltdean Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	31 Wanderdown Road Brighton BN2 7BT		
<u>Proposal:</u>	Single-storey rear and side extensions extended front porch with a new canopy and associated alterations. (Amended description and drawings)		
<u>Officer:</u>	Charlie Partridge, tel: 292193	<u>Valid Date:</u>	20.01.2025
<u>Con Area:</u>		<u>Expiry Date:</u>	17.03.2025
<u>Listed Building Grade:</u>		<u>EOT:</u>	31.03.2025
<u>Agent:</u>	Mr Martin McCurdy 5 Chanctonbury Road Hove BN3 6EL United Kingdom		
<u>Applicant:</u>	Mr & Mrs Jeffrey & Tracey Woods & Llewellyn 31 Wanderdown Road Brighton Brighton & Hove BN2 7BT		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	0564-24-07		20-Jan-25
Block Plan	0564-24-08	B	15-Apr-25
Proposed Drawing	0564-24-10	B	15-Apr-25
Proposed Drawing	0564-24-11	B	15-Apr-25
Proposed Drawing	0564-24-12	B	15-Apr-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One, DM37 of the Brighton & Hove City Plan Part Two and SPD11 Nature Conservation and Development.

4. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies DM18 and DM21 of Brighton & Hove City Plan Part 2 and CP12 of the Brighton & Hove City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level and preferably adjacent to pollinator friendly plants.

Biodiversity Net Gain

Based on the information available, this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be Brighton & Hove City Council.

2. SITE LOCATION

- 2.1. The application site relates to a detached bungalow of brick and tile construction with rendered elements on the northeast side of Wanderdown Road in Ovingdean. The road comprises mainly bungalows, with some houses, of varying architectural styles.
- 2.2. The site is not within a conservation area and there are no Article 4 Directions covering the site relating to extensions or alterations.

3. RELEVANT HISTORY

- 3.1. **PRE2024/00163** Extended front patio extended front porch, rear single-storey extensions, loft alterations/conversion including higher ridge, new windows, roof lights and doors associated with the proposed alterations/extensions. *Advice given: Concern regarding increase in ridge height of loft conversion, other proposals likely to be broadly acceptable - design revisions recommended.*

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for single-storey rear and side extensions and an extended front porch with a new canopy and larger patio.
- 4.2. During the course of determining the application, the proposal was amended to remove the proposed loft conversion and raising of the roof ridge.

5. REPRESENTATIONS

- 5.1. **Ten (10)** letters have been received objecting to the (pre-amended) proposed development for the following reasons:
- Inappropriate height/scale of development, too dominant
 - Noise
 - Overdevelopment
 - Poor design/out of character with the area
 - Loss of privacy/overlooking
 - Loss of sunlight/overshadowing
 - Loss outlook/overbearing
 - Contrary to policy
 - Would set undesirable precedent
 - Restriction of view
- 5.2. **Two (2)** letters have been received in support of the proposed development on the following grounds:
- Enhances the property
 - No impact
- 5.3. Note: Five (5) letters have been received in the re-consultation period, two from previous objectors which have now withdrawn their objections, two from previous supporters and one new supporter. It should be noted that a number of the objections received relate to elements of the design which have since been removed such as the loft conversion and raising of the ridge.

6. CONSULTATIONS

None

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013; revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
CP12	Urban Design

Brighton & Hove City Plan Part Two:

DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations

Supplementary Planning Document:

SPD12	Design Guide for Extensions and Alterations
SPD17	Urban Design Framework

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the proposed alterations and whether they would have a detrimental impact on neighbouring amenity.

Impact on Character and Appearance:

- 9.2. The original design of the proposal included a loft conversion and the raising of the ridge. The proposed raising of the ridge and roof additions would have appeared incongruous within their setting and would have detracted from the shared character of the group of detached bungalows along Wanderdown Road. This group of bungalows currently have a largely uniform appearance with mainly unaltered roofslopes. The massing of the proposed roof additions would have harmfully altered the appearance of this group and wider streetscene. The proposed roof additions were subsequently removed from the design of the proposal following concerns raised by the Local Planning Authority.

- 9.3. The proposed ground floor extensions would extend the host property significantly, both to the rear and to the side. While they would represent a large addition to the host property, it is considered that an acceptable proportion of the rear outdoor space and overall plot would remain following their construction. There are other examples of extended properties in the area.
- 9.4. Although the proposed additions would result in the majority of the property having a crown roof design, the extensions would be no higher than the existing roof of the property and would not cause harm. The extensions would be towards the rear of the dwelling and would not be readily visible from the public domain so would have no significant impact on the streetscene or character of the area. The side roof extensions with hipped roof forms would retain sufficient space between dwellings within the streetscene.
- 9.5. Overall, the design of the extensions would be sympathetic to the main dwelling. The walls of the extensions would be in off-white painted render to match the existing external walls of the host dwellinghouse and a condition is recommended to ensure the roof tiles match the existing dwelling.
- 9.6. The front porch would also be extended and a canopy finished in flat grey tiles would be added to it, and a larger front patio created. These would represent relatively minor alterations and would have a minimal impact on the appearance of the host property or wider streetscene.
- 9.7. The amended proposal is considered acceptable in design and relationship with the host property, wider plot and streetscene, and would be in accordance with policy DM21 of City Plan Part 2 and SPD12 guidance.

Impact on Residential Amenity:

- 9.8. With regard to amenity of neighbouring occupiers, no significant adverse impacts are expected as a result of the proposed development.
- 9.9. The proposed extensions would not extend beyond the rear building line of the existing extensions at the adjacent neighbour No.29 Wanderdown Road, so are not expected to be overbearing nor result in any undue loss of light.
- 9.10. The extensions are expected to have some impact on the outlook of the occupants of the other adjoining neighbour, No.33, due to their depth and proximity to the boundary. However, the extension would not be directly on the boundary and would not be in close proximity to any habitable room windows and would instead largely lie adjacent to a patio area behind the neighbours' garage. Any impact on outlook is therefore not considered so harmful as to warrant a refusal of the application on amenity grounds. In addition, due to the orientation of the rear gardens and the fact that No.33 is located to the south of the application site, no significant loss of light is expected to occur to this neighbour as a result of the proposed extensions.
- 9.11. In terms of privacy, the extensions would be single storey in height and the only side window proposed would be at ground floor level so any views into

neighbouring properties would be mainly obscured by existing boundary treatments.

- 9.12. The proposed development would therefore be in general compliance with policy DM20 of the Brighton and Hove City Plan Part 2.

Standard of Accommodation

- 9.13. The proposal facilitates the enlargement of three of the existing bedrooms and the provision of an additional bedroom to this property. The new bedroom would be at ground floor level and would benefit from sufficient outlook and natural light via the proposed window and rooflight. It would have an internal floor space exceeding the standard for a single bedroom of 7.5m². The space created would therefore be in general accordance with CPP2 Policy DM1.

Biodiversity

- 9.14. The Council has adopted the practice of securing minor design alterations to schemes with the aim of encouraging the biodiversity of a site, particularly with regards to protected species such as bees. A condition requiring a bee brick has been attached to achieve a net gain in biodiversity and generally improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One, Policy DM37 of the Brighton & Hove City Plan Part Two and SPD11 Nature Conservation and Development.
- 9.15. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because it does not impact a priority habitat or habitat of more than 25sqm or 5m of linear habitat.

Other Considerations:

- 9.16. Objections have been raised in regard to potential for noise pollution from the enlarged property. Whilst the new windows, when open, could increase the breakout noise from the house, taking into account likely background noise levels and the type of occupation in this domestic setting, any increase in noise would not be so significant as to warrant refusal. The loss of any views is not a material planning consideration.

Conclusion and Planning Balance:

- 9.17. The revised scheme (with omitted loft conversion/higher ridge) is considered to be acceptable in design and in terms of its impact on neighbouring amenity, in compliance with policy, and approval is recommended.

10. EQUALITIES

Section 149(1) of the Equality Act 2010 provides:

- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.1. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

PLANNING COMMITTEE

Agenda Item 100 Brighton & Hove City Council

NEW APPEALS RECEIVED 03/04/2025 - 07/05/2025

<u>WARD</u>	COLDEAN & STANMER
<u>APPEALAPPNUMBER</u>	BH2024/03084
<u>ADDRESS</u>	34 Park Road Brighton BN1 9AB
<u>DEVELOPMENT DESCRIPTION</u>	Change of use of from a small house in multiple occupation (C4) to a large house in multiple occupation (sui generis) including hip to gable roof extension and addition of rear dormer.
<u>APPEAL STATUS</u>	APPEAL IN PROGRESS
<u>APPEAL RECEIVED DATE</u>	29/04/2025
<u>APPLICATION DECISION LEVEL</u>	Delegated
<u>WARD</u>	KEMPTOWN
<u>APPEALAPPNUMBER</u>	BH2025/00413
<u>ADDRESS</u>	3 Pavilion Parade Brighton BN2 1RA
<u>DEVELOPMENT DESCRIPTION</u>	Display of a new single illuminated 48-sheet digital advertisement display
<u>APPEAL STATUS</u>	APPEAL IN PROGRESS
<u>APPEAL RECEIVED DATE</u>	01/05/2025
<u>APPLICATION DECISION LEVEL</u>	Delegated
<u>WARD</u>	PRESTON PARK
<u>APPEALAPPNUMBER</u>	BH2024/02121
<u>ADDRESS</u>	Coach House to the Rear of 225 Preston Road Brighton BN1 6SA
<u>DEVELOPMENT DESCRIPTION</u>	Conversion of existing mews building to provide a residential dwelling (C3) incorporating erection of additional storey to form second floor and demolition of existing single storey side extension and erection of replacement two-storey side extension with revised fenestration.
<u>APPEAL STATUS</u>	APPEAL IN PROGRESS
<u>APPEAL RECEIVED DATE</u>	08/04/2025
<u>APPLICATION DECISION LEVEL</u>	Delegated
<u>WARD</u>	QUEEN'S PARK
<u>APPEALAPPNUMBER</u>	BH2025/00202
<u>ADDRESS</u>	34 Queens Park Rise Brighton BN2 9ZF
<u>DEVELOPMENT DESCRIPTION</u>	Installation of rear dormer and 2 no. front rooflights.
<u>APPEAL STATUS</u>	APPEAL IN PROGRESS

<u>APPEAL RECEIVED DATE</u>	22/04/2025
<u>APPLICATION DECISION LEVEL</u>	Delegated

<u>WARD</u>	WEST HILL & NORTH LAINE
<u>APPEALAPPNUMBER</u>	BH2024/03066
<u>ADDRESS</u>	94 North Road Brighton BN1 1YE
<u>DEVELOPMENT DESCRIPTION</u>	Display of internally illuminated digital poster to replace existing poster panel.
<u>APPEAL STATUS</u>	APPEAL DISMISSED
<u>APPEAL RECEIVED DATE</u>	10/04/2025
<u>APPLICATION DECISION LEVEL</u>	Delegated

PLANNING COMMITTEE

Agenda Item 102

Brighton & Hove City Council

APPEAL DECISIONS FOR THE PERIOD BETWEEN 23/04/2025 AND 20/05/2025

WARD

APPEAL APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL TYPE

APPEAL DECISION

PLANNING APPLICATION NUMBER

APPLICATION DECISION LEVEL

ROTTINGDEAN & WEST SALTDEAN

APL2025/00018

58A High Street Rottingdean Brighton BN2 7HF

Replacement of front timber sash windows with UPVC double glazed sash windows.

Against Refusal

APPEAL DISMISSED

BH2024/01034

Delegated

WARD

APPEAL APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL TYPE

APPEAL DECISION

PLANNING APPLICATION NUMBER

APPLICATION DECISION LEVEL

SOUTH PORTSLADE

APL2025/00034

22 Carlton Terrace Portslade BN41 1XF

Display of 1no internally illuminated digital LED screen.

Against Refusal

APPEAL DISMISSED

BH2025/00048

Delegated

WARD

APPEAL APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

APPEAL TYPE

APPEAL DECISION

PLANNING APPLICATION NUMBER

APPLICATION DECISION LEVEL

WESTDENE & HOVE PARK

APL2025/00015

96 Shirley Drive Hove BN3 6UL

Erection of a first-floor extension with hip to gable front and rear roof extensions, side roof extensions, installation of solar panels and rooflights. Erection of single storey rear infill extension and new open porch to front.

Against Refusal

APPEAL DISMISSED

BH2024/02129

Delegated

WARD

APPEAL APPLICATION NUMBER

ADDRESS

DEVELOPMENT DESCRIPTION

WEST HILL & NORTH LAINE

APL2025/00037

94 North Road Brighton BN1 1YE

Display of internally illuminated digital poster to replace existing poster panel.

<u>APPEAL TYPE</u>	Against Refusal
<u>APPEAL DECISION</u>	APPEAL DISMISSED
<u>PLANNING APPLICATION NUMBER</u>	BH2024/03066
<u>APPLICATION DECISION LEVEL</u>	Delegated
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<u>WARD</u>	WOODINGDEAN
<u>APPEAL APPLICATION NUMBER</u>	APL2025/00001
<u>ADDRESS</u>	3 Merston Close Brighton BN2 6WJ
<u>DEVELOPMENT DESCRIPTION</u>	Demolition of side extension, porch and garage to existing dwelling and erection of 2no. new dwellinghouses (C3) to rear with carport and associated landscaping.
<u>APPEAL TYPE</u>	Against Refusal
<u>APPEAL DECISION</u>	APPEAL DISMISSED
<u>PLANNING APPLICATION NUMBER</u>	BH2024/02071
<u>APPLICATION DECISION LEVEL</u>	Delegated
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