

126 Church Road

BH2019/03387



**Brighton & Hove
City Council**

Application Description

Change of use from retail (A1) to cafe/restaurant (A3) incorporating new shopfront, installation of canopy, ventilation ducting and associated works. (Part-retrospective)

Map of application site



Map of application site



Location Plan



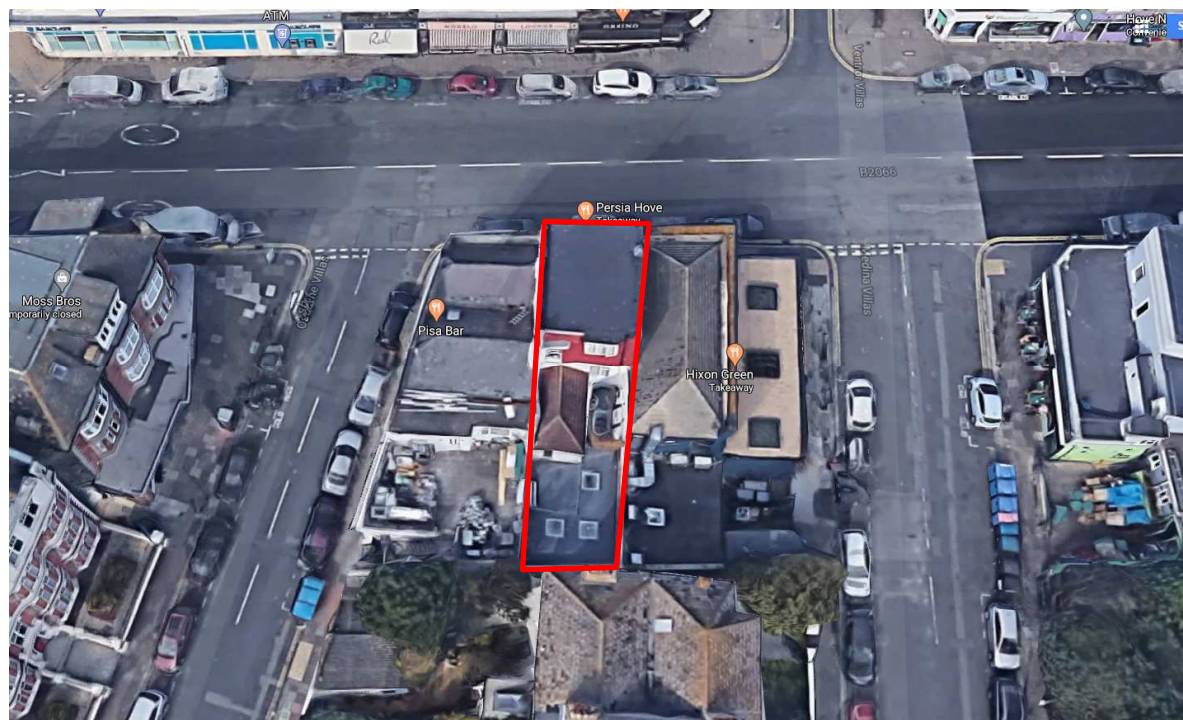
SITE PLAN scale 1:1250
0 20 40 60 80 100 120M
A1 Drawing

Aerial photo(s) of site



Brighton & Hove
City Council

Aerial photo(s) of site



Street photo(s) of site (pre-existing)

No. 126



Brighton & Hove
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Street photo(s) of site (existing)

No. 126



Other photo(s) of site

No. 126



Other photo(s) of site

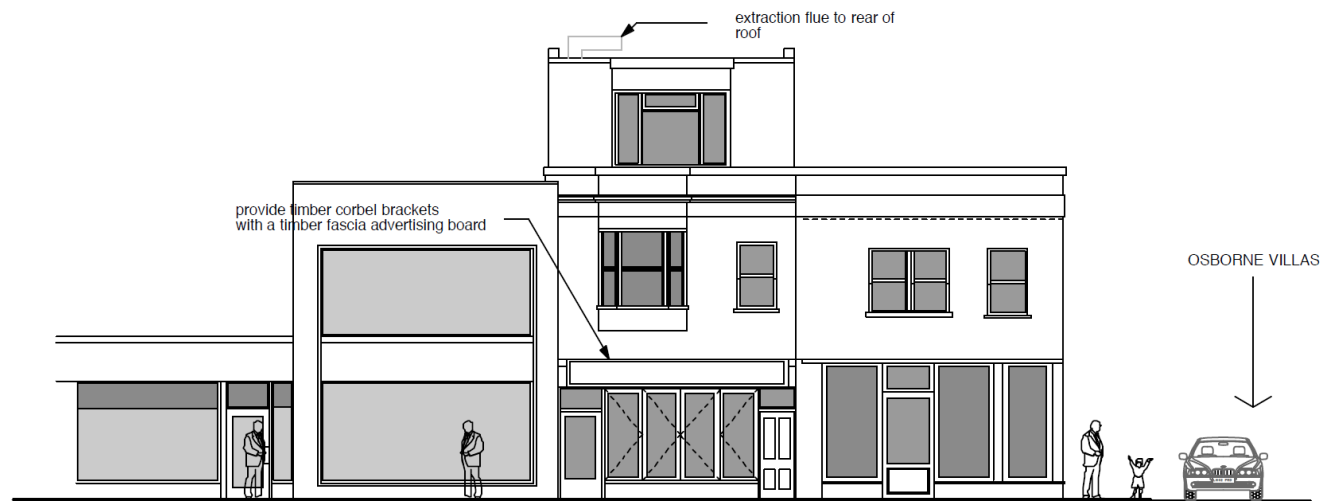
No. 126



Existing Front Elevation



Proposed Front Elevation



PROPOSED FRONT ELEVATION

0 1 2 3 4 5 6 7 8 9 10M

SCALE BAR
A1 DRAWING SIZE

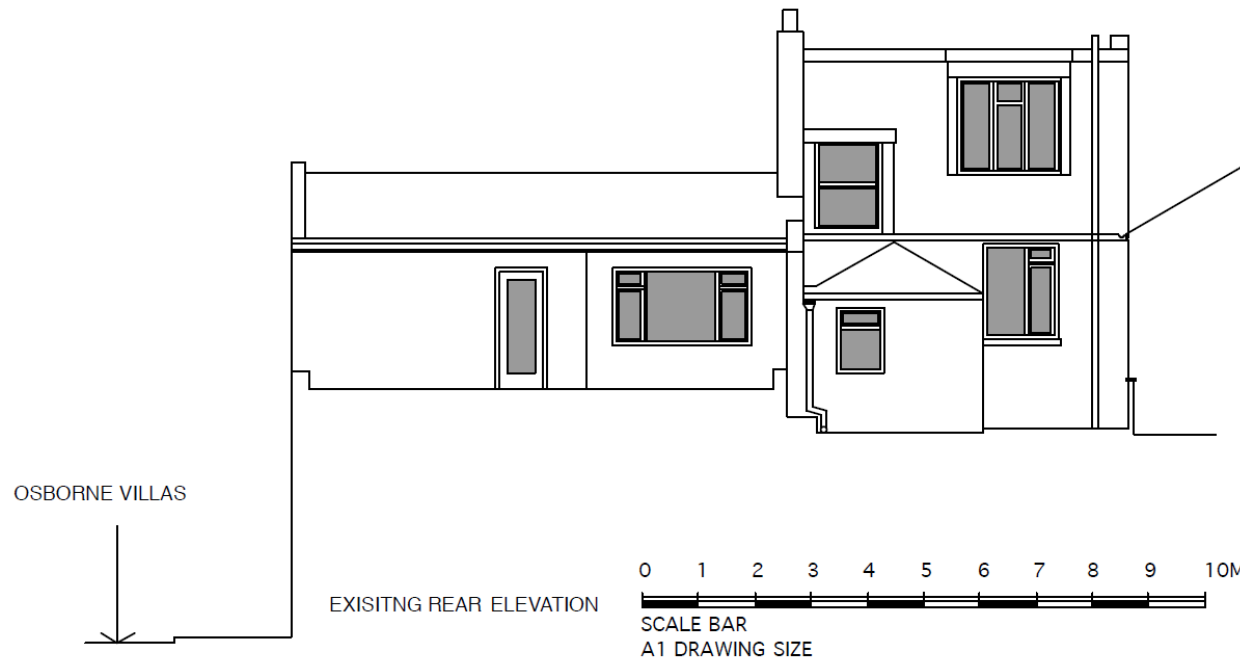
126 Church Road



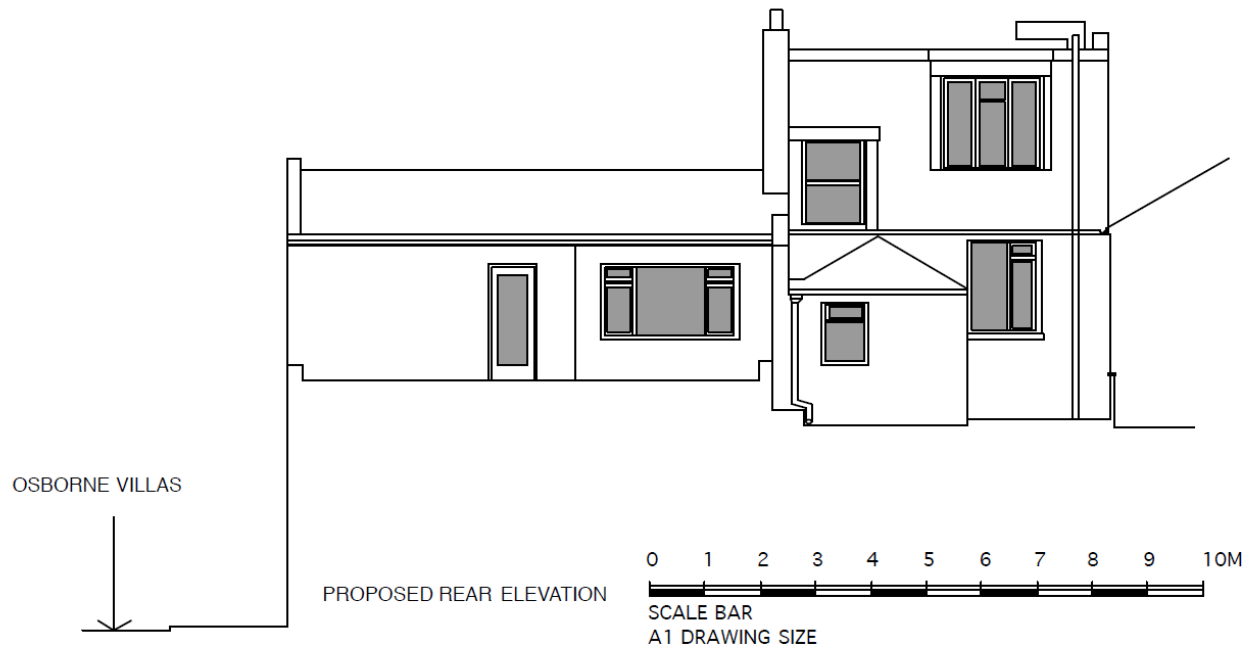
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ID

Existing Rear Elevation



Proposed Rear Elevation



Key Considerations in the Application

- Principle of change of use and compliance with policy SR5 of the BHLP
- Design and appearance and impact on Cliftonville Conservation Area
- Impact upon residential amenity
- Transport implications
- Previous appeal decision for BH2018/00552

Conclusion and Planning Balance

- In light of the Inspector's comments for BH2018/00552, the change of use is considered not to conflict with policy SR5
- The proposed shopfront as amended is considered to be of an acceptable design, subject to securing further details by condition
- The rear rooflights and flue are considered not to have a significant detrimental impact upon the appearance of the building or the Conservation Area
- The impact of the development upon residential amenity can be acceptably mitigated through the recommended conditions
- No concerns are held regarding transport implications
- The reasons for the refusal and dismissal at appeal of BH2018/00552 are considered to have been overcome

