

# 20 Albion Hill

BH2023/00981

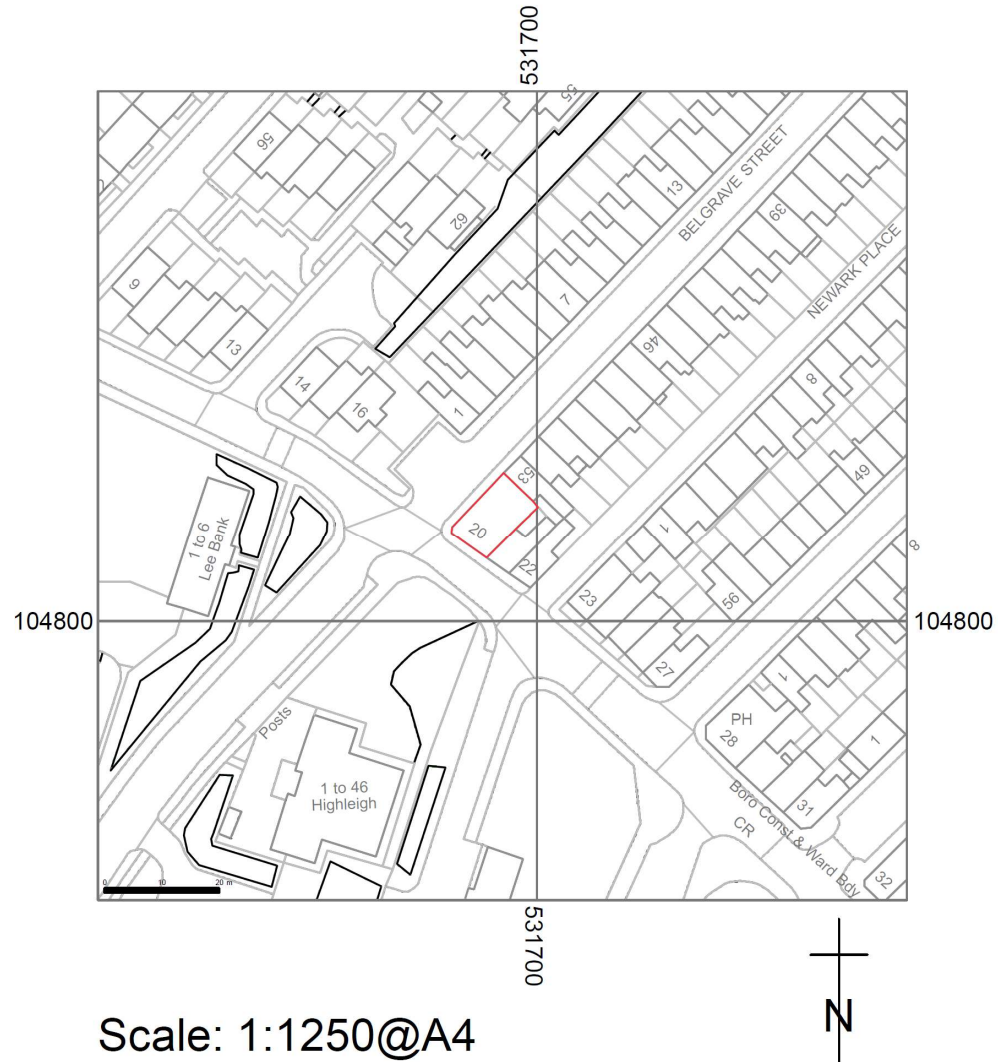


Brighton & Hove  
City Council

# Application Description

- Application to remove condition 6 (residents' parking permits) of planning permission BH2020/01857.
  - Planning permission granted in 2020 for change of use from a commercial unit and 3 bedroom flat to 2x two-bedroom houses.
  - Current application is to remove condition 6 of the permission which seeks to secure car free development – i.e. residents of the approved development would have no entitlement to a residents parking permit.

# Location Plan



# Aerial photo of site

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# Street photo of site

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# Key Considerations

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- Historically, the LPA applied a 'car-free' condition to a planning permission if there was potential for increased on-road parking stress caused by a development (more units etc);
- Following legal advice and appeal decisions, the LPA no longer applies the condition as the issuing of parking permits is dealt with through the use of the Controlled Parking Zones;
- There are two existing units which have / can apply for permits; this is the same as the approved development of two houses. There is therefore no benefit to parking provision in removing new residents' right to a parking permit.

# Conclusion and Planning Balance

- The approved development would be unlikely to increase the on-road parking stress;
- The Council's Highways Officer has no objection to removal of the condition;

**Recommend: Approval**

