

# The Hilltop Cafe, Hill Top

BH2022/01983



Brighton & Hove  
City Council

# Application Description

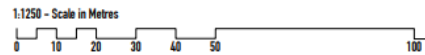
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- Alterations and single storey extensions to café, incorporating indoor seating, recladding, installation of roller shutters and raised timber decking to existing outdoor seating area with associated works and landscaping.

# Existing Location Plan



02 Location Plan  
Scale:1:1250



# Aerial photo of site



# 3D Aerial photo of site



# Street photo of site

88



# Other photo of site



89



# Other photo of site





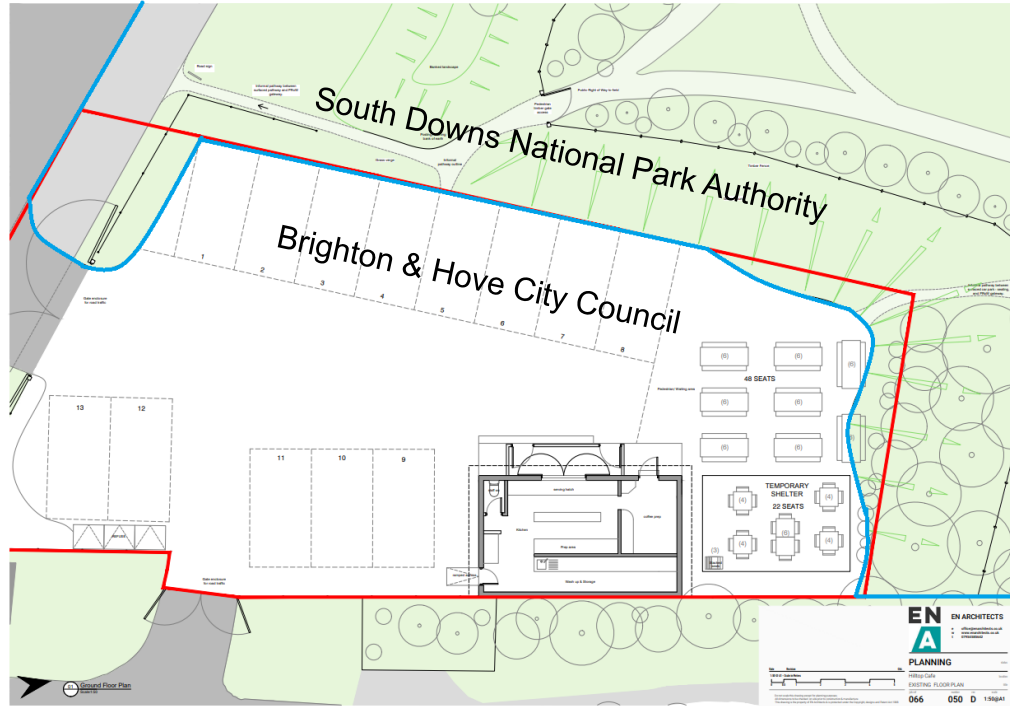
# Proposed Block Plan



01 Block Plan  
Scale: 1:500



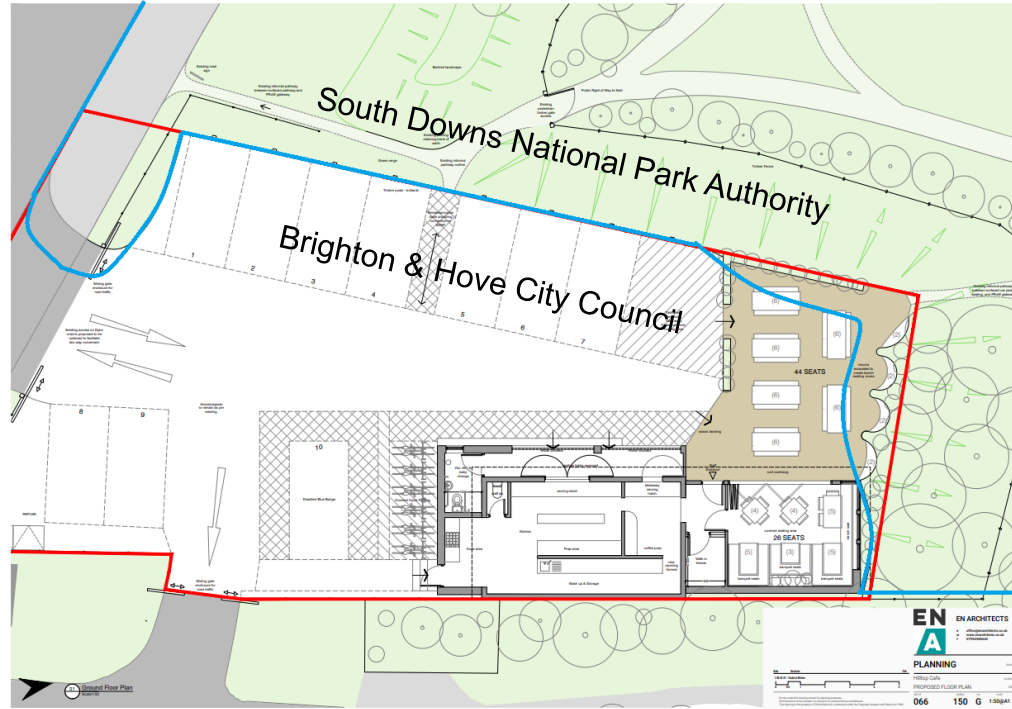
# Existing Site Plan



92

050 D

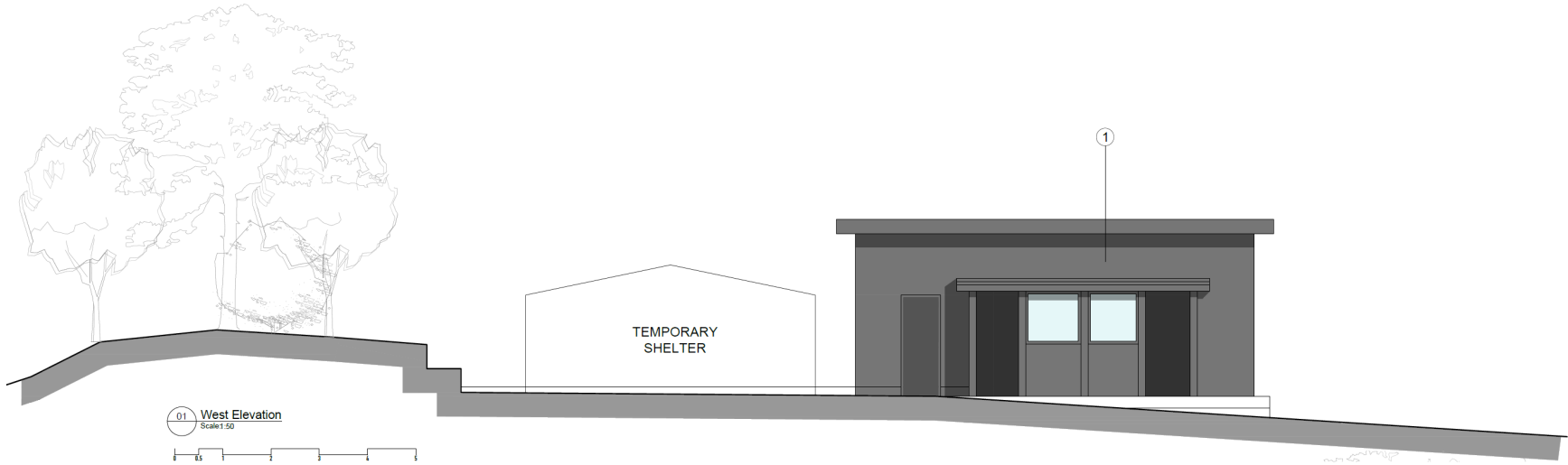
# Proposed Site Plan



**EN** EN ARCHITECTS  
**A** OFFICE OF ARCHITECTURE AND PLANNING  
**PLANNING**  
150 G 1/1000

# Existing Front Elevation

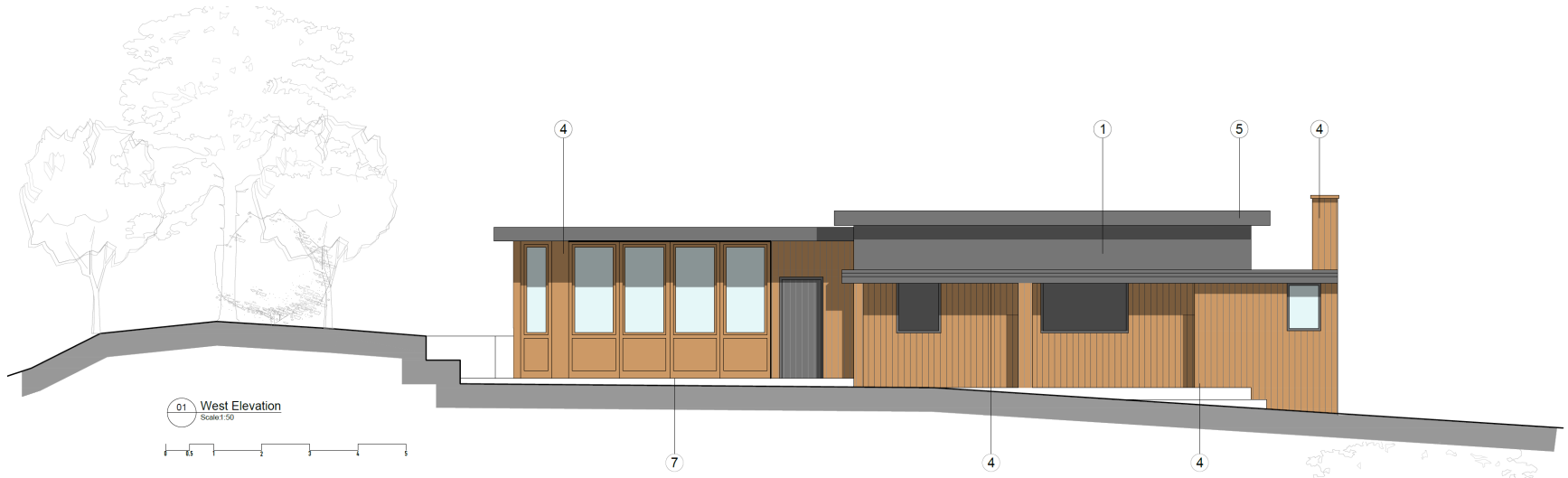
94



060

# Proposed Front Elevation

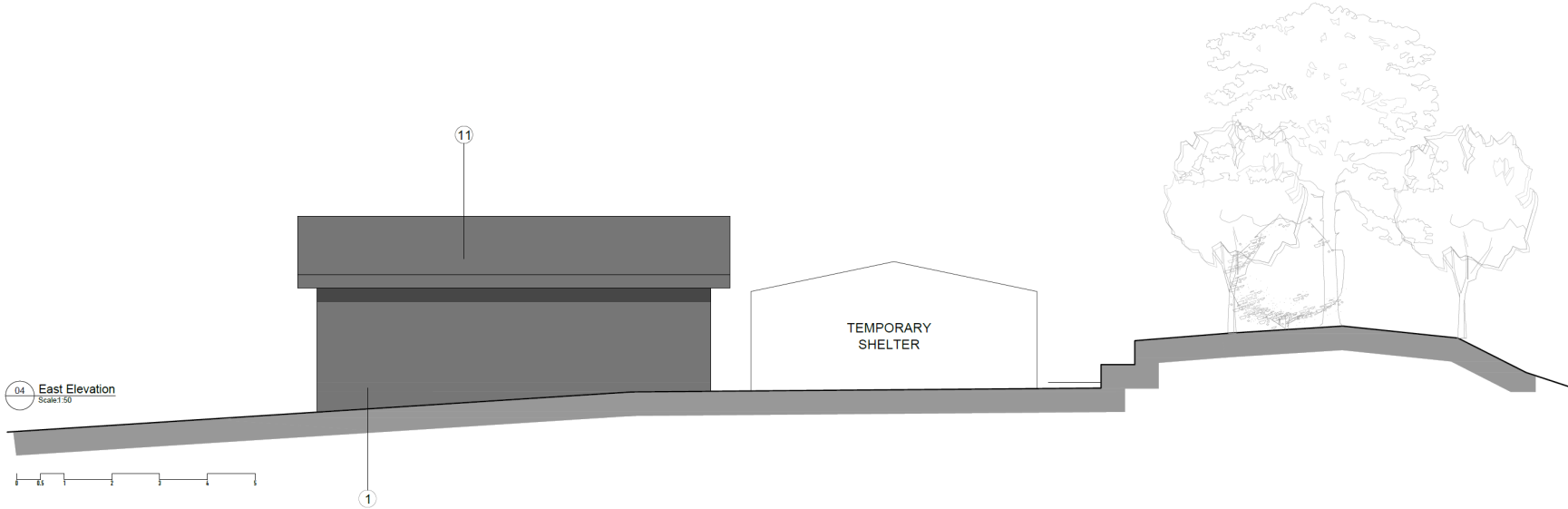
95



160 C

# Existing Rear Elevation

96



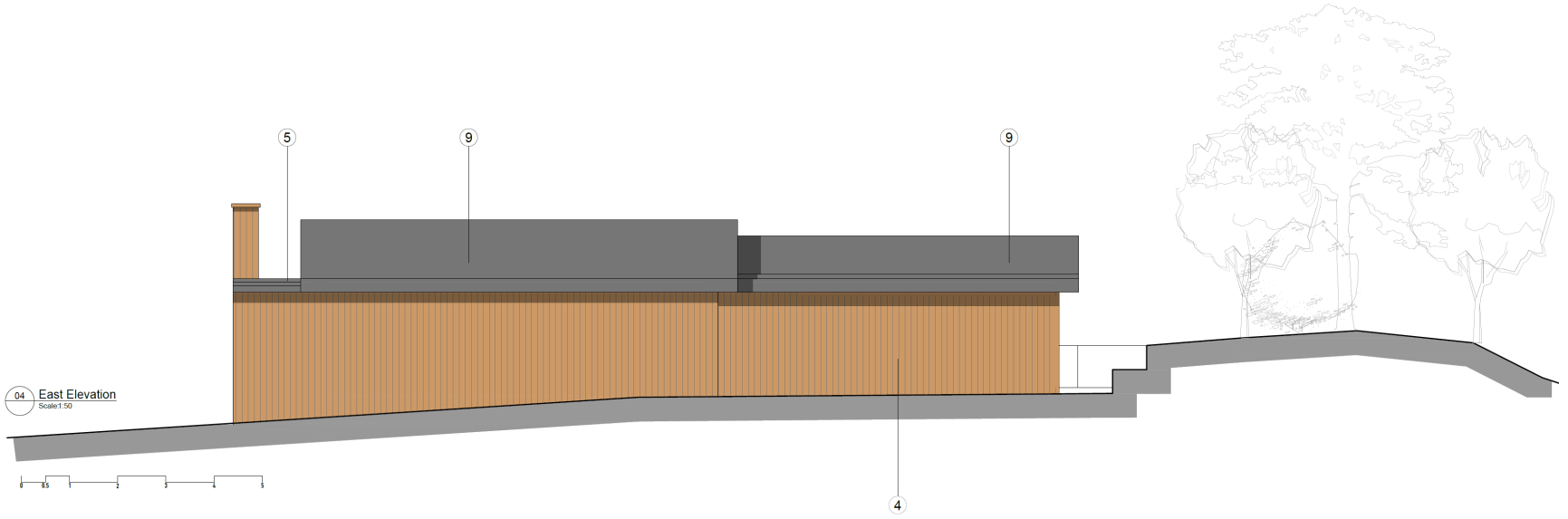
04 East Elevation  
Scale 1:50

TEMPORARY  
SHELTER

060

# Proposed Rear Elevation

97



160 C

# Proposed Visual

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96

ID



# Representations

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38 objections received. Key material issues raised:

- Highway/parking impacts
- Loss of trees/biodiversity
- Increased waste/wastewater
- Antisocial behaviour;
- Lack of consultation.

# Key Considerations in the Application

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- Design and Appearance
- Impact on Amenity
- Impact on Highway Safety
- Impact on South Downs National Park

# Conclusion and Planning Balance

- Development would improve visual appearance of the site, improve the business offer of the café, and improve highway safety.
- No significant additional impacts on neighbouring residents. Existing highway issues should be managed by the Highway Authority, not through Planning.
- Impact on SDNP would be acceptable.

