

Shermond House

58 - 59 Boundary Road

BH2022/02102



**Brighton & Hove
City Council**

Application Description

- Erection of a two-storey detached office building (Class E) with car parking retained at ground floor and new cycle storage, in car park to rear of existing building.



Map of application site



Location Plan



Proposed block plan Scale 1:500 @A3



Aerial photo(s) of site



3D Aerial photo of site



Street photo of site (Boundary Rd)



From rear of site facing east



Dwellings on
Worcester Villas



Brighton & Hove
City Council

From rear of site facing south



Dwellings on New
Church Rd



Brighton & Hove
City Council

1
1
1

From eastern end of site facing west (back towards Boundary Rd)



112

From rear of site facing north



Proposed Block Plan



Proposed block plan Scale 1:500 @A3



114

01A

Proposed Site Plan



Proposed site plan Scale 1:200 @A3

Proposed Front/West Elevation



Proposed front / west elevation Scale 1:100 @A3

Proposed Rear/East Elevation

117



15D

Proposed North Side Elevation

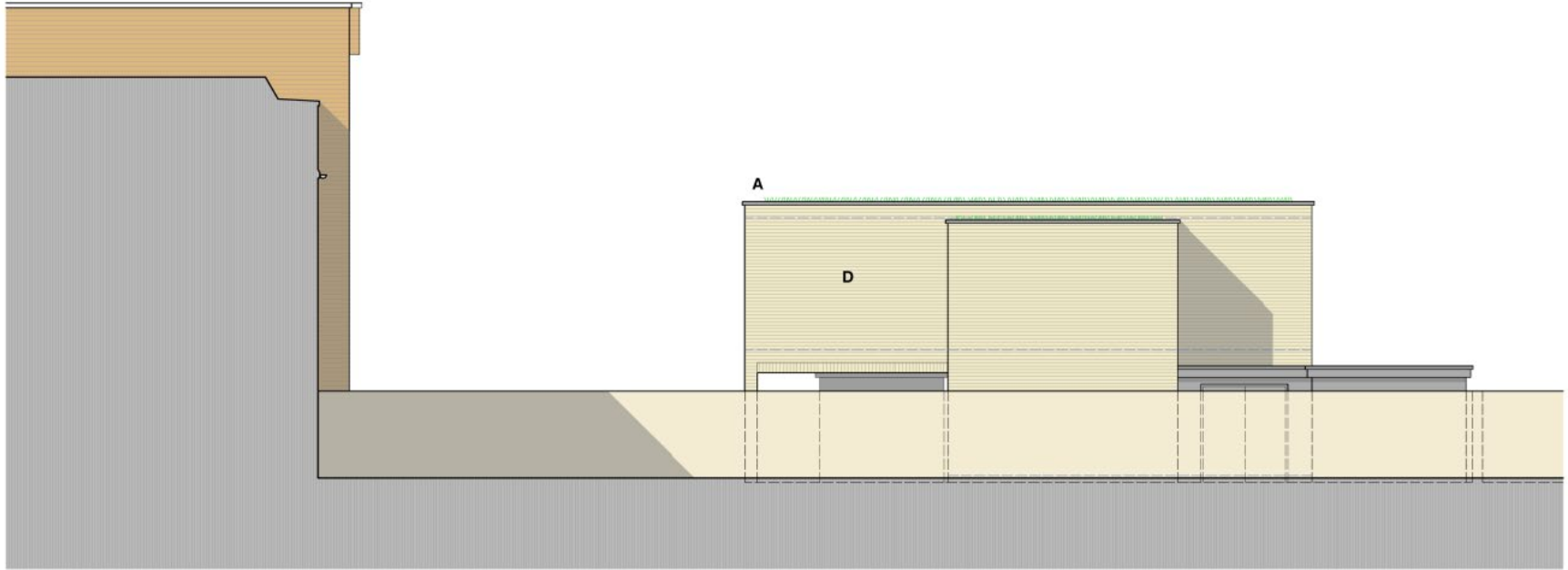
118



16D

Proposed South Side Elevation

119

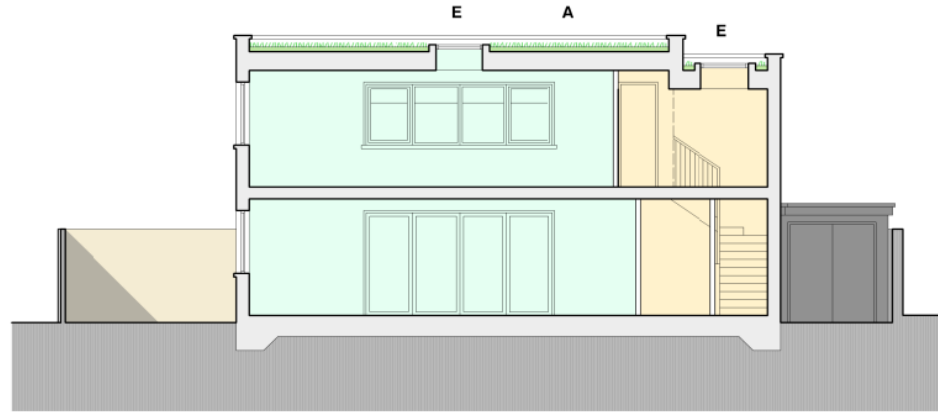


14D

Proposed Site Section

key

- A grey metal raised parapet & green roof
- B slimline colour coated glazing system
- C glass balustrade guarding to Juliet balcony
- D brickwork to match host building
- E rooflight

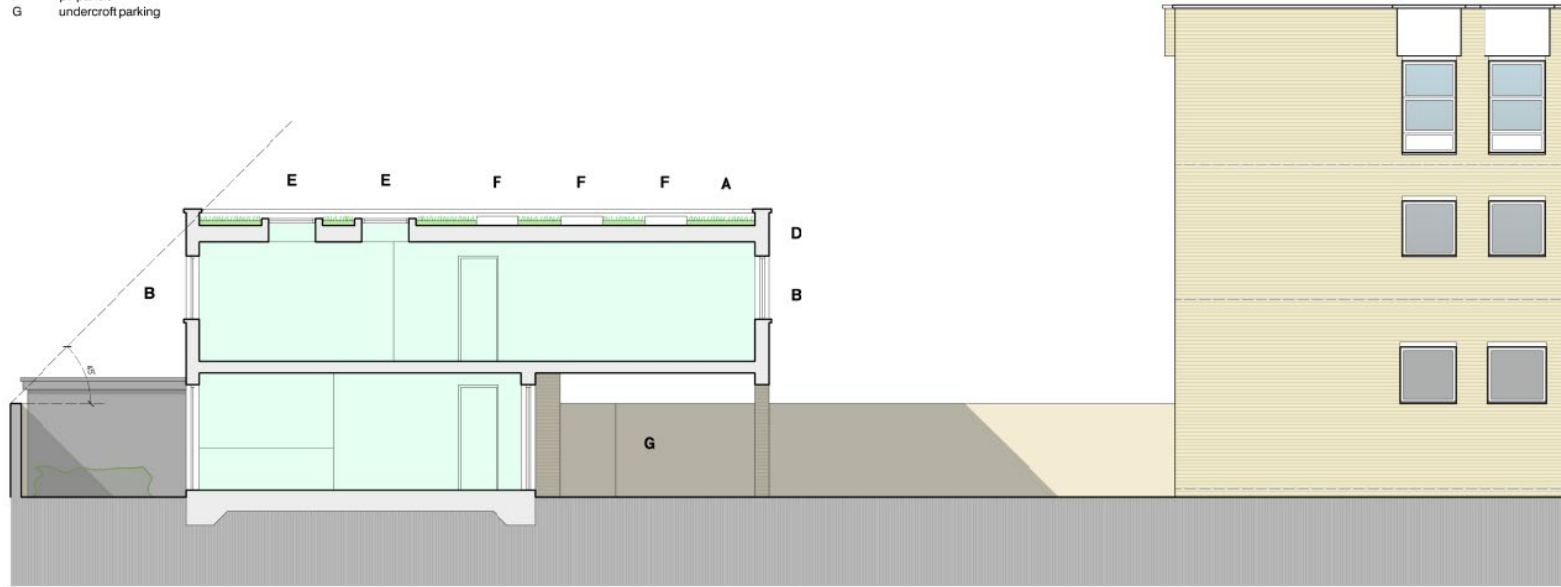


17D

Proposed Site Section

key

- A grey metal raised parapet & green roof
- B slimline colour coated glazing system
- D brickwork to match host building
- E rooflight
- F pv panels
- G undercroft parking



Representations

Objections received from 17 people raising the following material issues:

- Overdevelopment, overshadowing, loss of outlook and privacy.
- Noise and disruption during building work causing stress and anxiety
- Increased traffic and reduction in on-site parking – increase elsewhere
- Existing building already converted from offices
- Poor design, Out of character for the area
- Potential damage to nearby trees and the foundations of nearby buildings

Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Transport and Highways
- Sustainability



Conclusion and Planning Balance

- Would make more effective use of the site (redevelopment of a parking area) and provide office space in sustainable location;
- Some conflict with Policy DM11 (new business floorspace) as building would be small so not be subdividable or flexible, but well designed and good use of site;
- Two storey building to rear not typical of area but subservient to frontage and in keeping with area.
- No significant harm neighbours identified subject to obscured glazed windows on west- and east-facing windows (front and rear);
- Outstanding matters relating to Sustainable Transport, Sustainability, Biodiversity and Archaeology matters can be satisfactorily addressed through conditions.

Recommend: Approval