

23

The Hare And Hounds, 75 London Road BH2023/02441

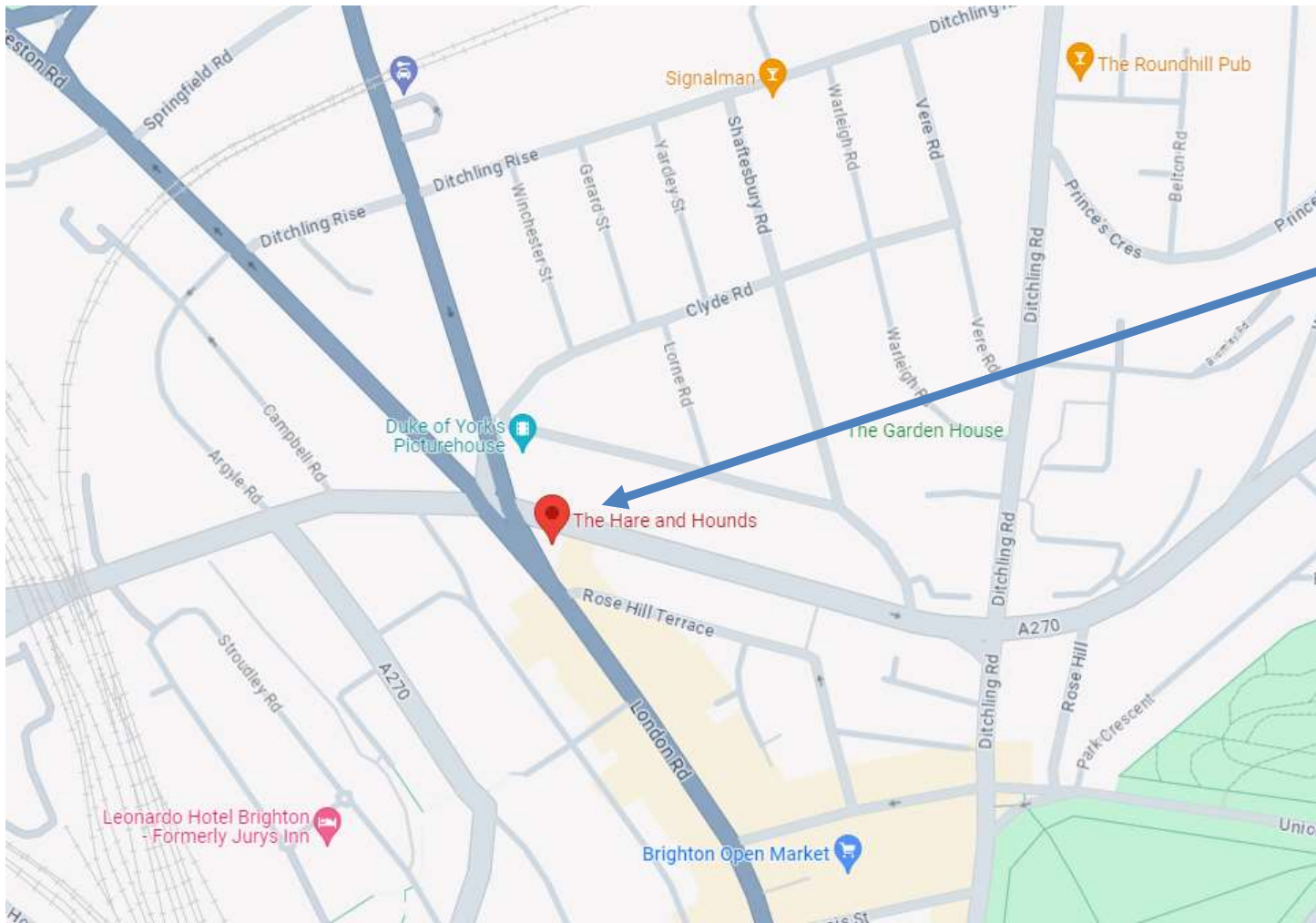


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City Council

Application Description

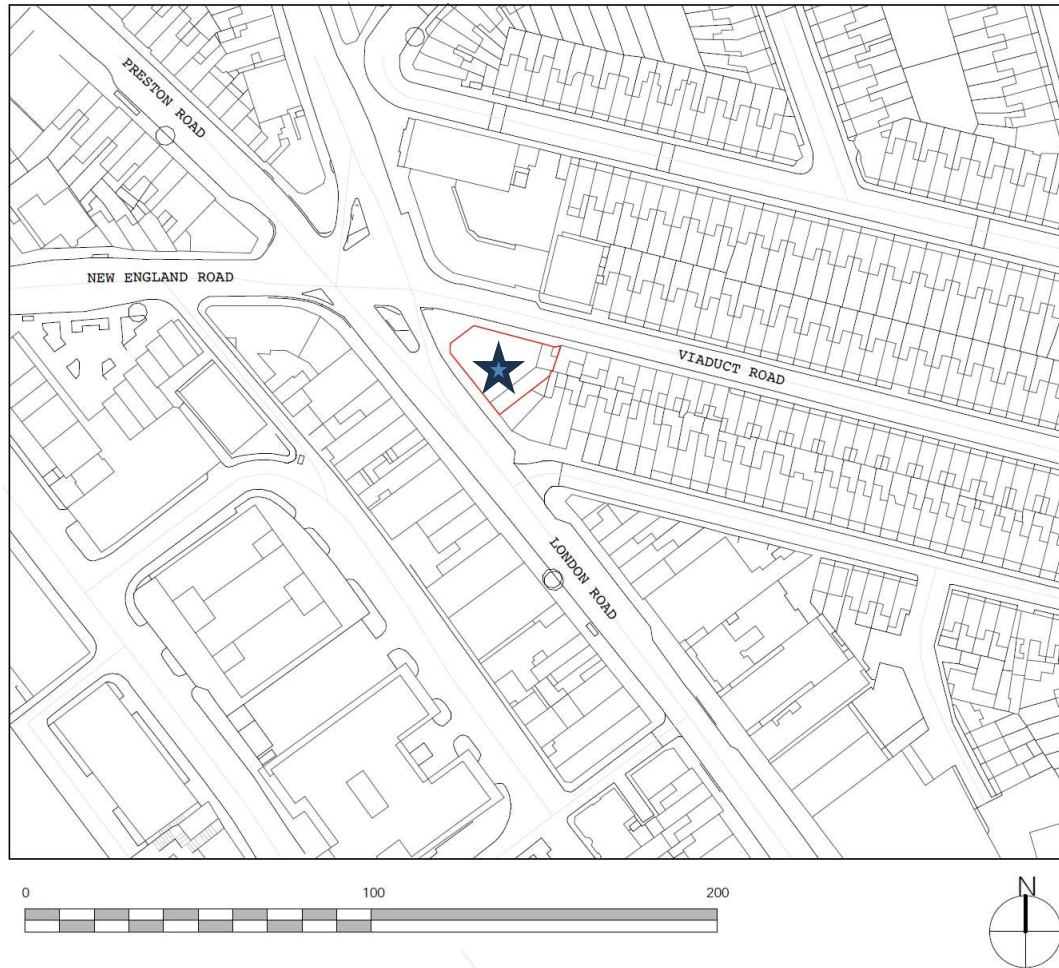
Creation of roof terrace within existing span of roof and construction of new pitched roof section on above south-east elevation, new door opening at ground floor level to provide level access to outdoor space and reconfiguration of public space and managers flat at first floor level.

Map of application site

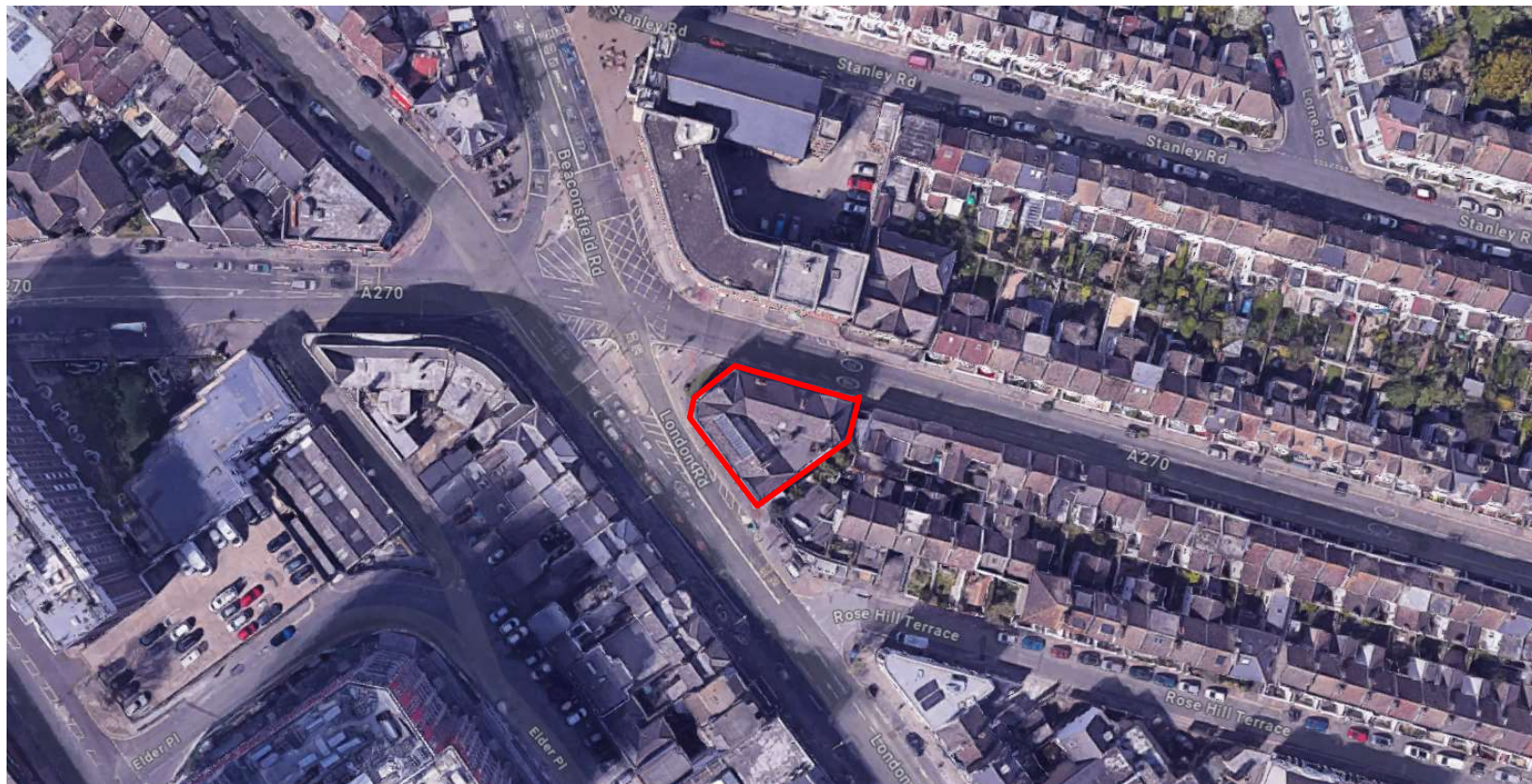


Application site

Existing Location Plan



Aerial photo of site



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3D Aerial photo of site

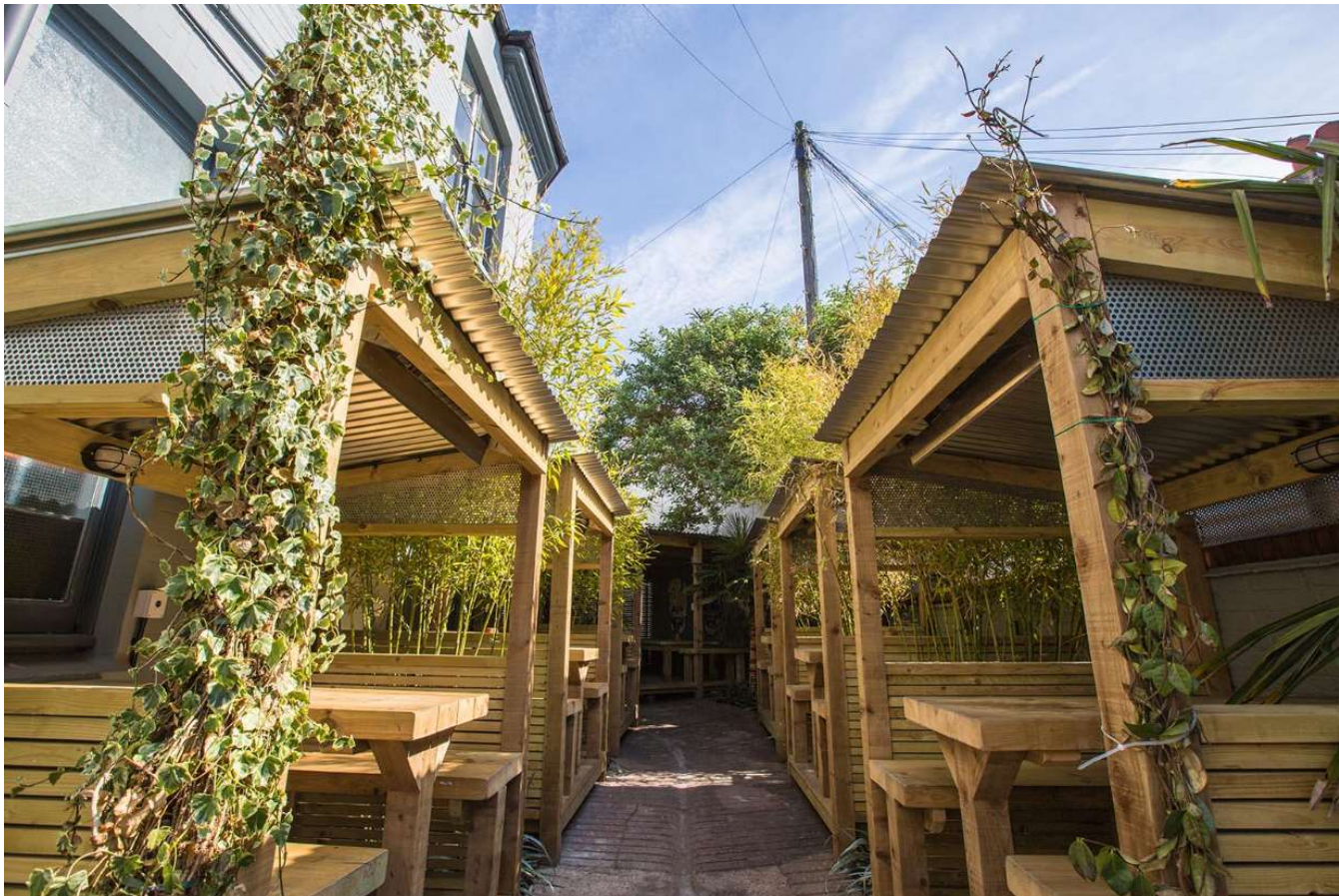


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Street photo of site

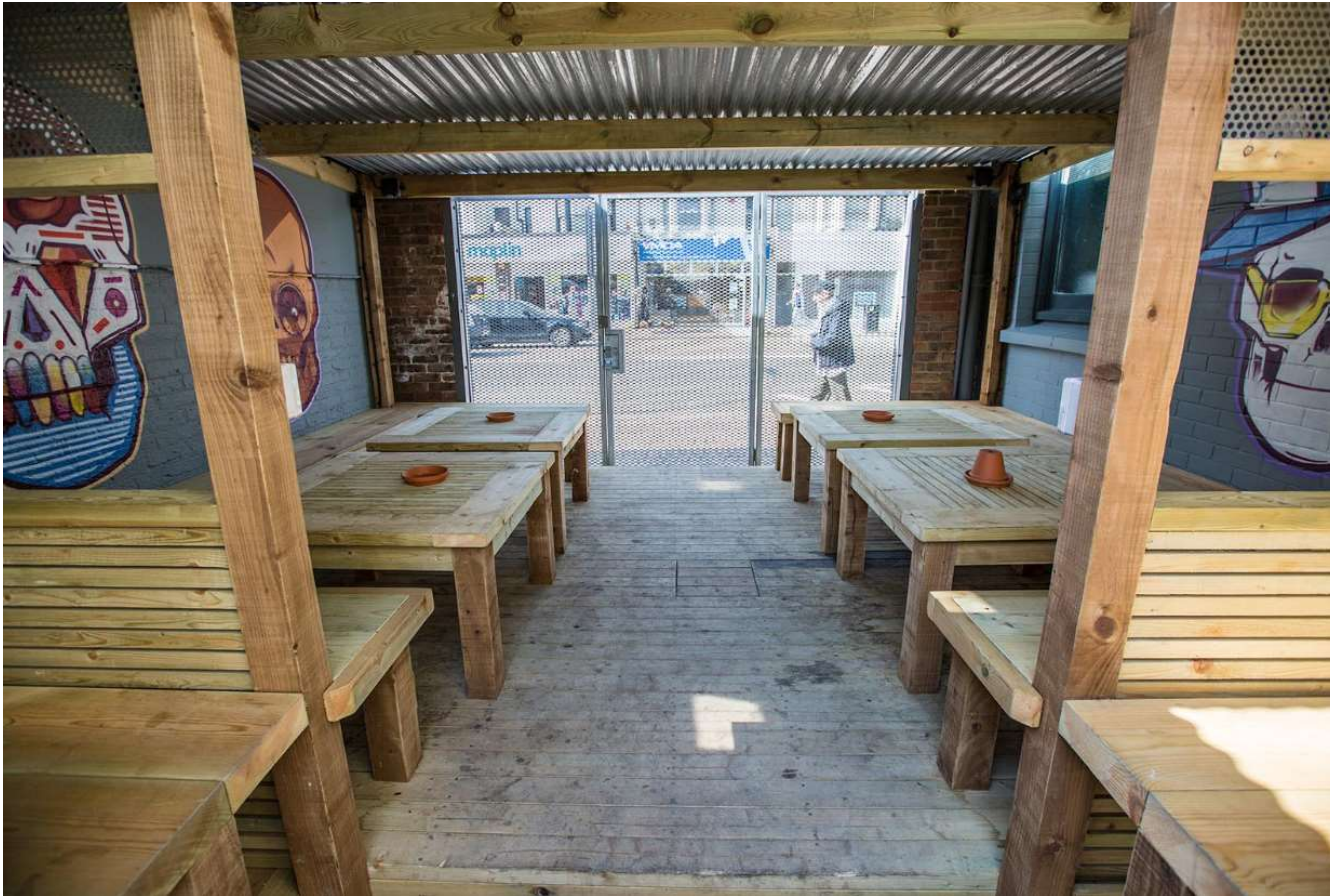


Existing Outside Space (Ground Floor)



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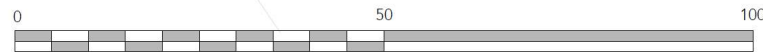
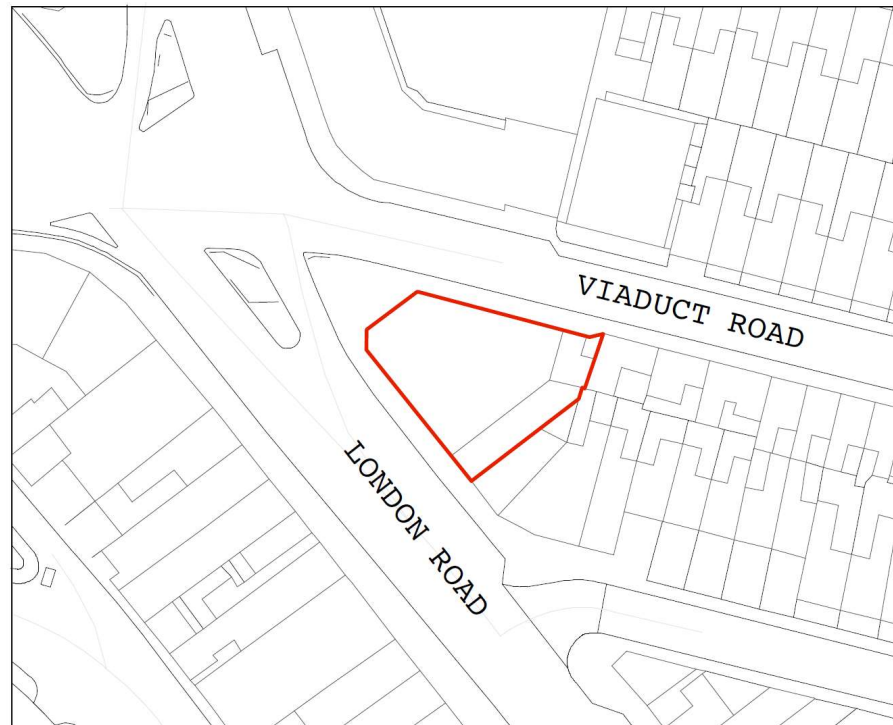
Existing Outside Space (ground floor)



31

ID

Existing Block Plan



32

22-73-22 A



Existing North Elevation (from Viaduct Rd)

33



22-73-06

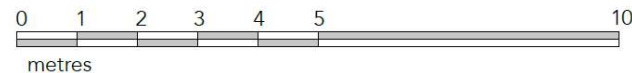
Proposed North Elevation (from Viaduct Rd)



Window
converted into
new door



PROPOSED NORTH ELEVATION



34

22-73-19 A



Existing South West Elevation (from London Rd)



22-73-08

Proposed South West Elevation (from London Rd - no change)



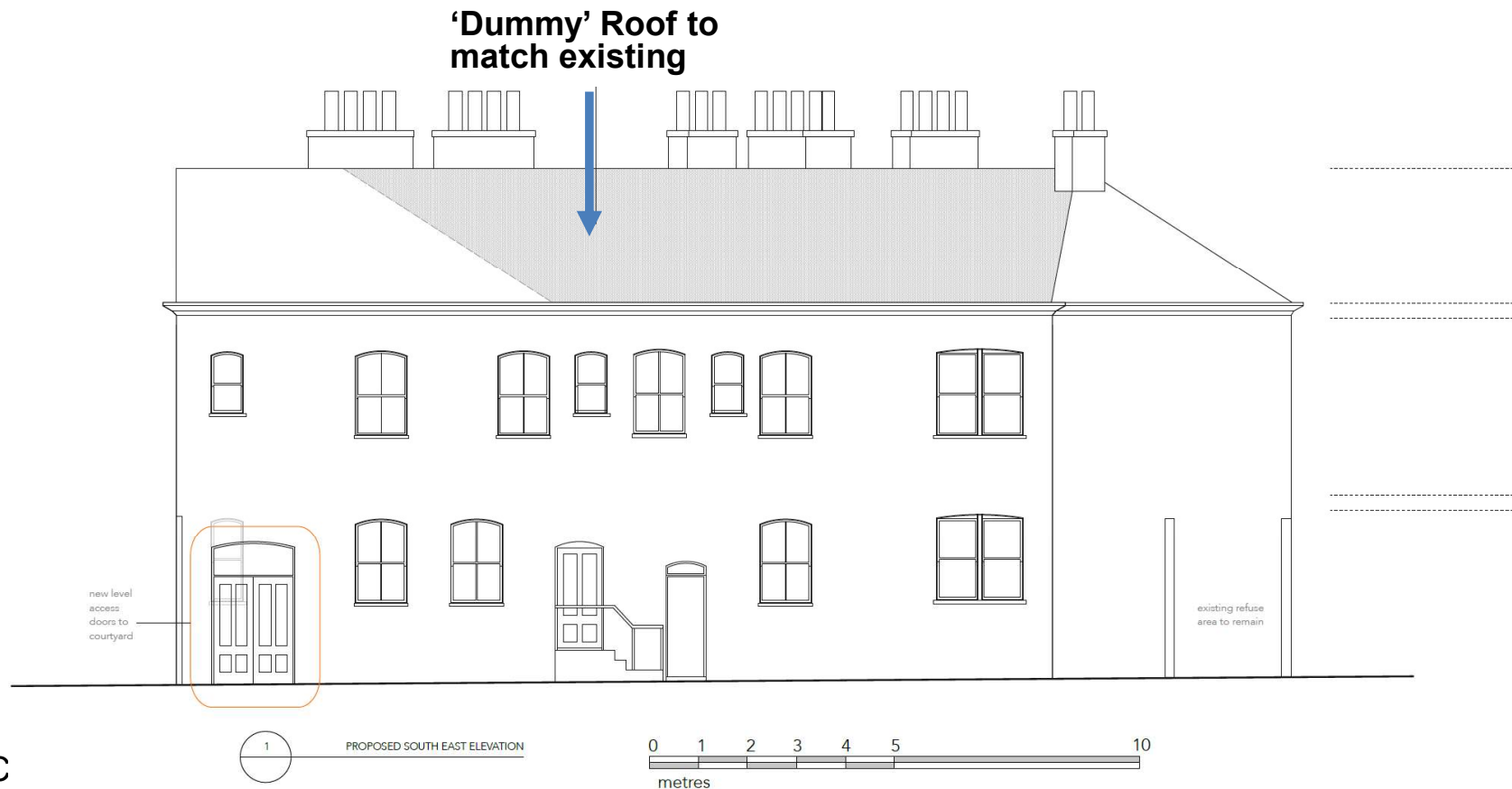
22-73-20 A

Existing South East Elevation (from Rosehill Tce/London Rd)



22-73-09

Proposed South East Elevation (from Rosehill Tce/London Rd)



23-73-18 REV C



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Existing Site Section(s)



22-73-10

Proposed Site Section(s)



PROPOSED SECTION C-C



22-73-22 B



Proposed Site Section(s)



22-73-23 B

Existing Visuals



View 2 - Existing

Western Elevation (London Rd)



View 3 - Existing

South-Eastern Elevation (Rose Hill Tce)

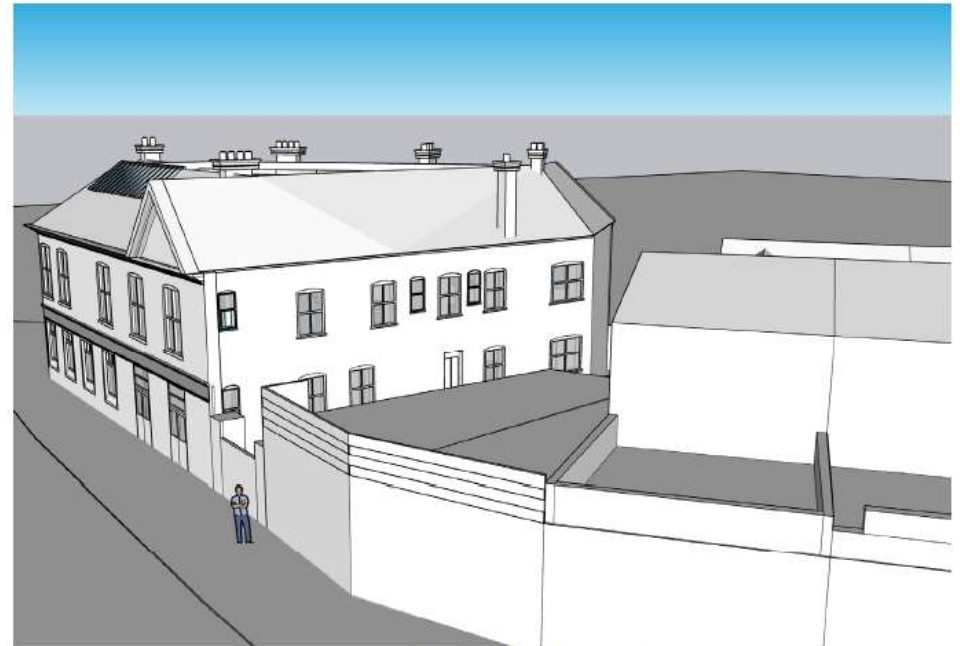
Proposed Visuals

43



View 2 - Proposed

Western Elevation



View 3 - Proposed

South-Eastern Elevation

ID

Representations

Seven (7) objections received, including from the Brighton Access and Disability Everywhere group (BADGE). Issues raised:

- Noise/disturbance, robustness of acoustic report and mitigation measures
- Overdevelopment/scale/design
- Roof terrace capacity of 240 people too many
- Overlooking/loss of privacy
- Loss of light / overshadowing
- Lack of disabled access to terrace; only single disabled toilet on ground floor
- Extra capacity is not needed – existing outside space underutilised
- ‘Non-smoking’ rule on terrace will not be enforced
- Existing management of venue poor
- Building and fire regulations will not be met
- Detrimental effect on property value

Key Considerations in the Application

- Design and Appearance
- Retention of Public House
- Impact on Neighbouring Amenity
- Acceptability of the changes to the existing layout of the residential flat at first floor.
- Transport Impacts
- Accessibility

Conclusion and Planning Balance

- Design/appearance acceptable: minor changes at ground floor, 'dummy roof' mimics existing roof;
- Benefit to viability of public house;
- Noise Report concludes impact acceptable – no objection from Environmental Health Officers, subject to conditions to secure management plan and hours of terrace use;
- No loss of light or outlook anticipated given separation distance;
- Standard of accommodation of revised flat layout acceptable;
- Impact on highway network acceptable;
- Improved accessibility at ground floor including to outside spaces and provision of accessible toilet.

Recommendation: Approve