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# Preston Park, Preston Road

BH2023/03311



Brighton & Hove  
City Council

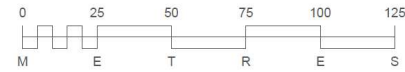
# Application Description

- **Erection of freestanding masonry faced modular building (constructed off site) containing a Changing Places toilet facility installed onto a new concrete slab with new tarmac access path.**

Note: consultation closes on 7 February, so the application is recommended for approval subject to representations after the Committee Meeting on that date not raising additional material considerations.

The applicant has asked that the scheme comes before Committee in February to allow funding to be secured.

# Location Plan

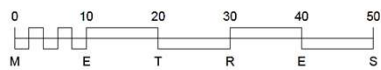
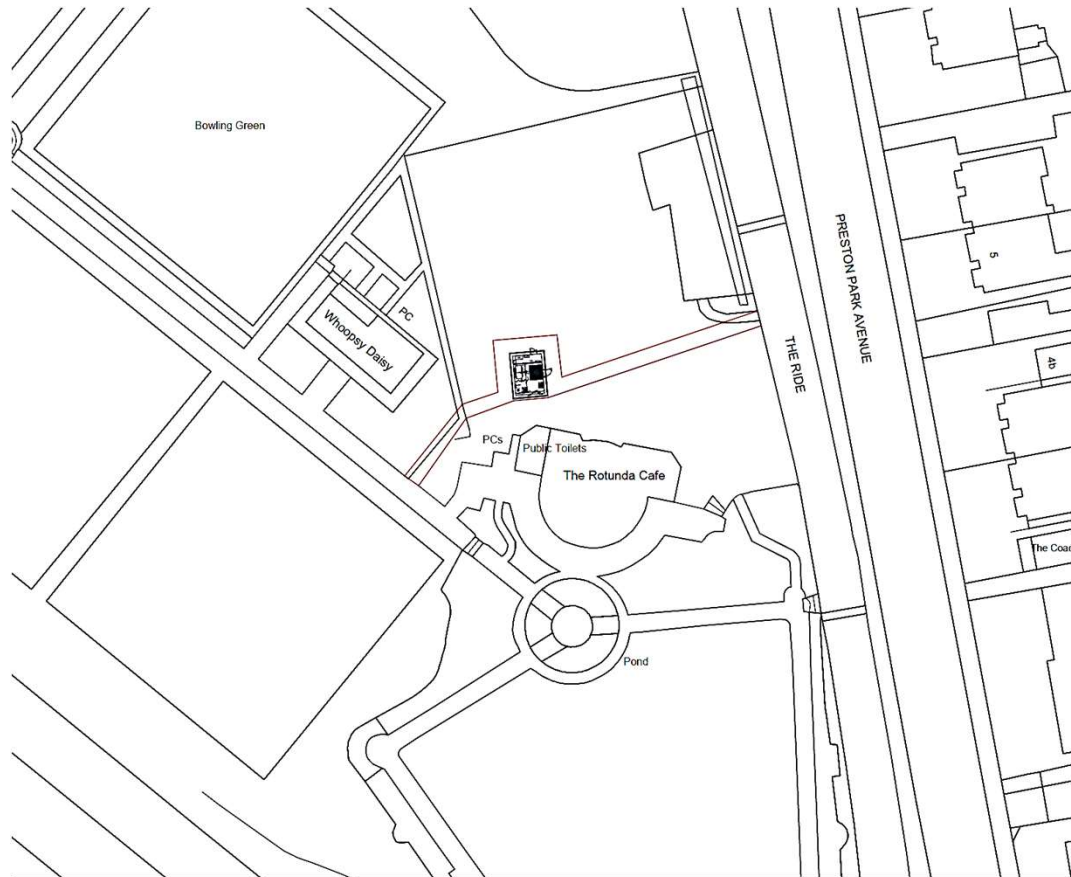


SCALE BAR 1:1250

SITE LOCATION PLAN  
SCALE 1:1250



# Proposed Block Plan



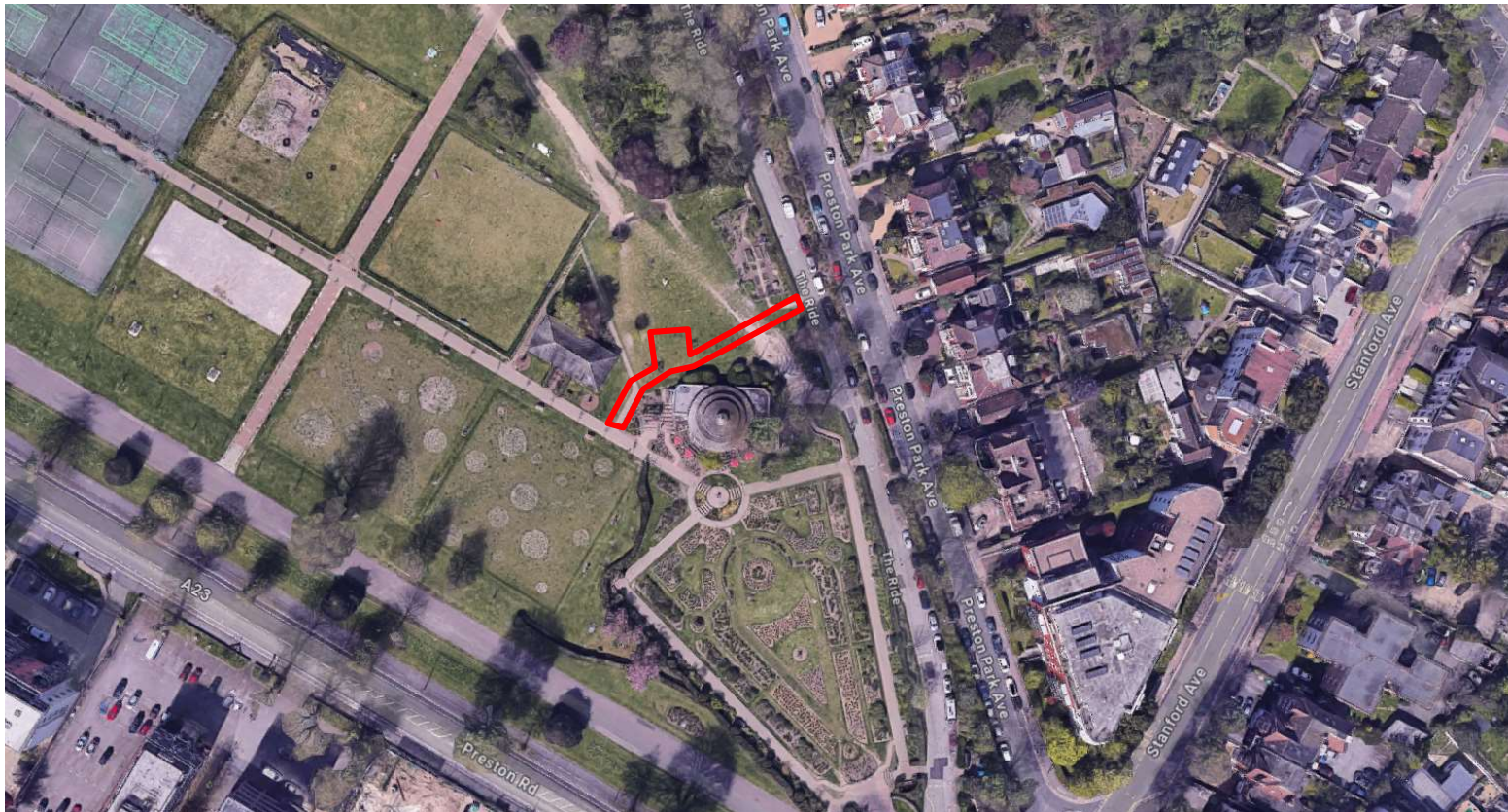
PROPOSED BLOCK PLAN  
SCALE 1:500

50

100-P4



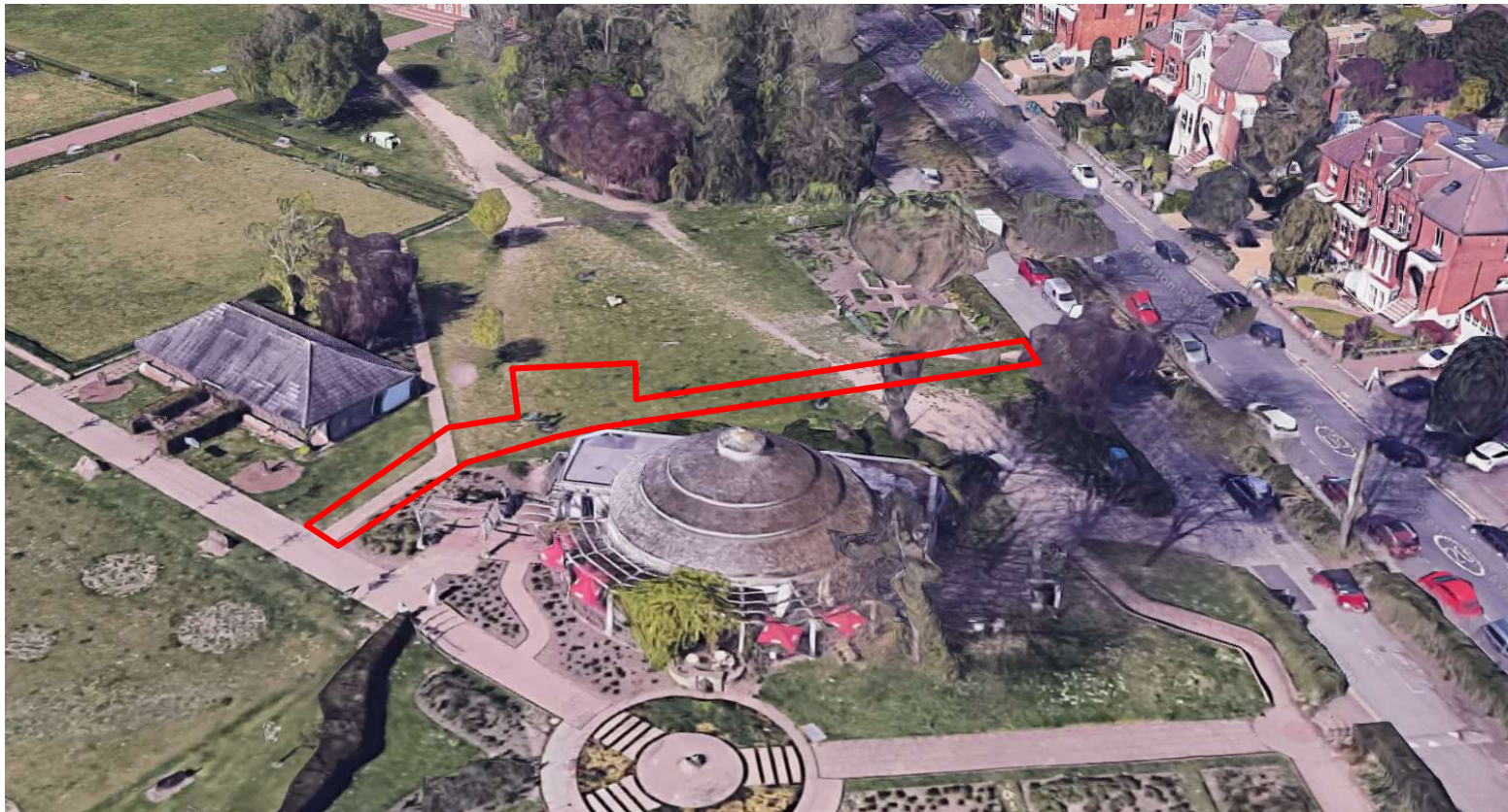
# Aerial photo of site



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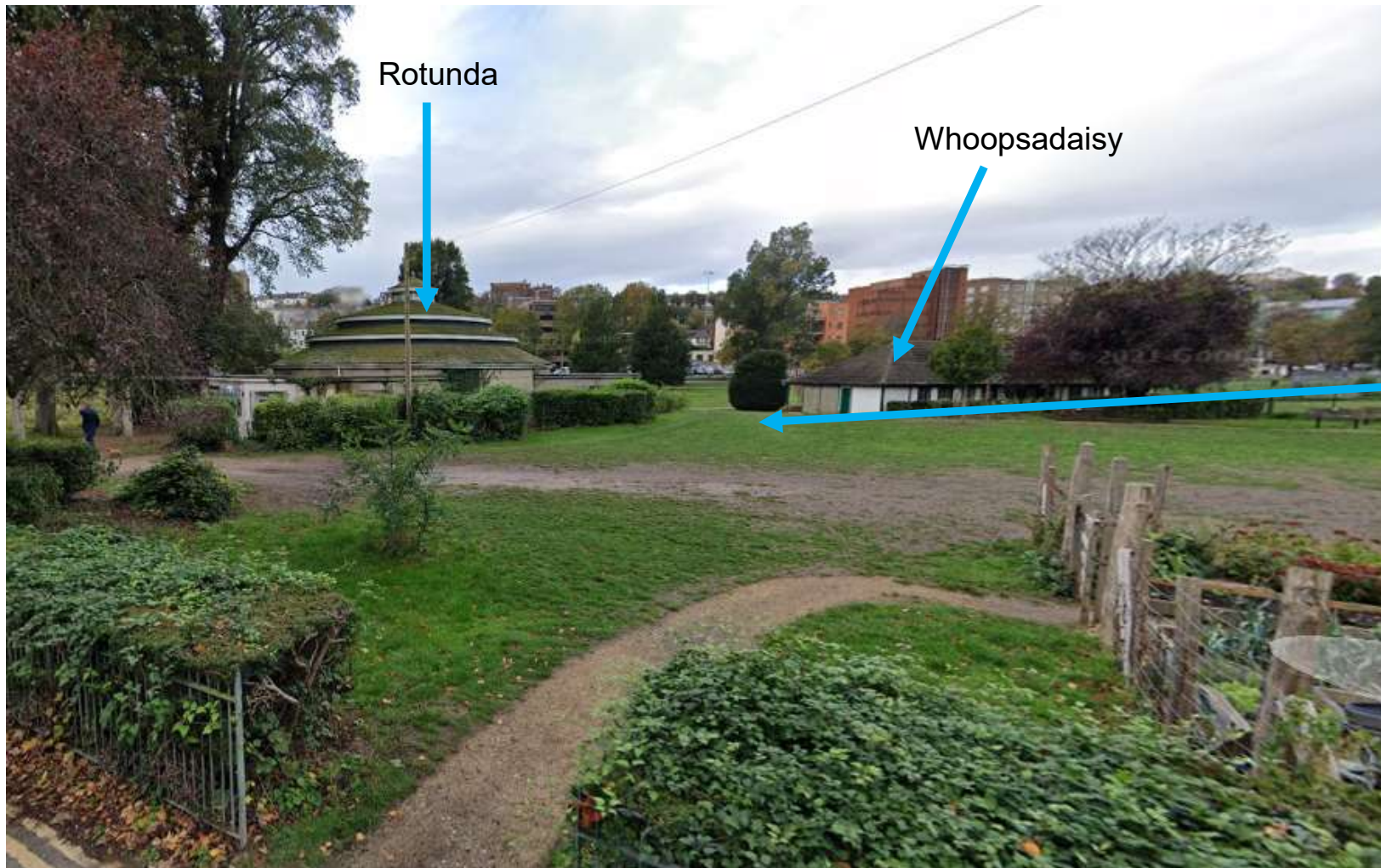
# 3D Aerial photo of site

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# Street photo of site

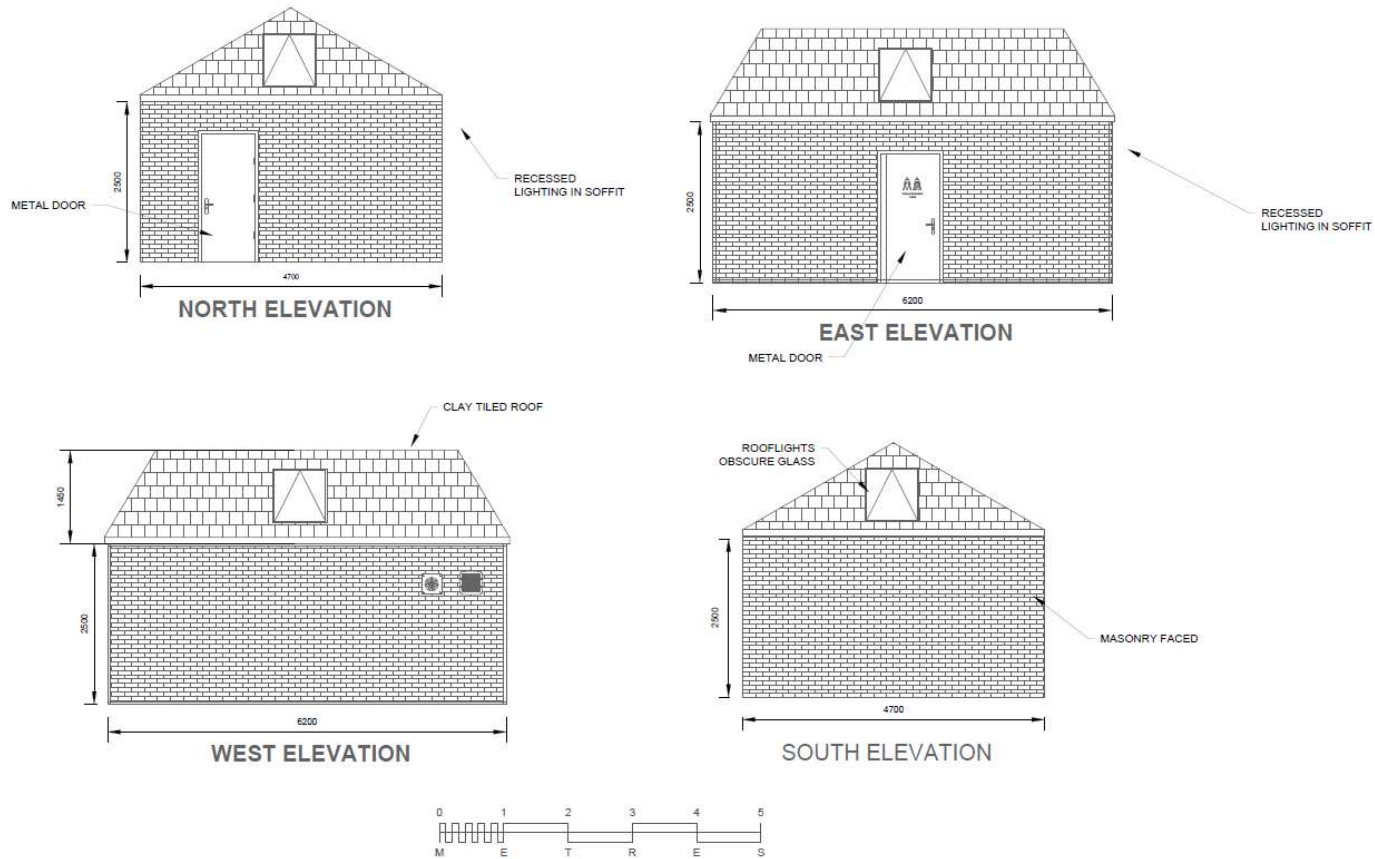


Site



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# Proposed Elevations





# Representations

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- Six objections – issues raised:
  - Impact on Conservation Area: design, overdevelopment, inappropriate location;
  - Loss of new trees;
  - Loss of open space/recreation area;
  - Existing toilets could be refurbished.
- Two representations in support – issues raised:
  - Good design;
  - Improved toilet facilities for park, particularly for those with difficulty using conventional toilets.
  - Will support entrepreneurial activities of park businesses.

Note: the consultation period runs to 7 February so the application cannot be determined until after that date. Any additional representations received by 7 February will be taken into account in making the decision.

# **Key Considerations in the Application**

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- Design, Appearance and Impact on Heritage Features;
- Impact on Residential Amenity;
- Impact on Trees.

# Conclusion and Planning Balance

- The building is small in scale, with acceptable design, and considered well located, being grouped with other buildings;
- The public benefit of the 'changing places' facility is given weight;
- There would be no impact on residential amenity given the distance to the nearest dwellings;
- The small trees on site can be relocated as they have only recently been planted.

**Recommend: Minded to Grant** subject to the receipt of no further representations raising additional material considerations within the consultation period ending 07 February 2024.

