

# Racehill, Warren Road

BH2023/03054



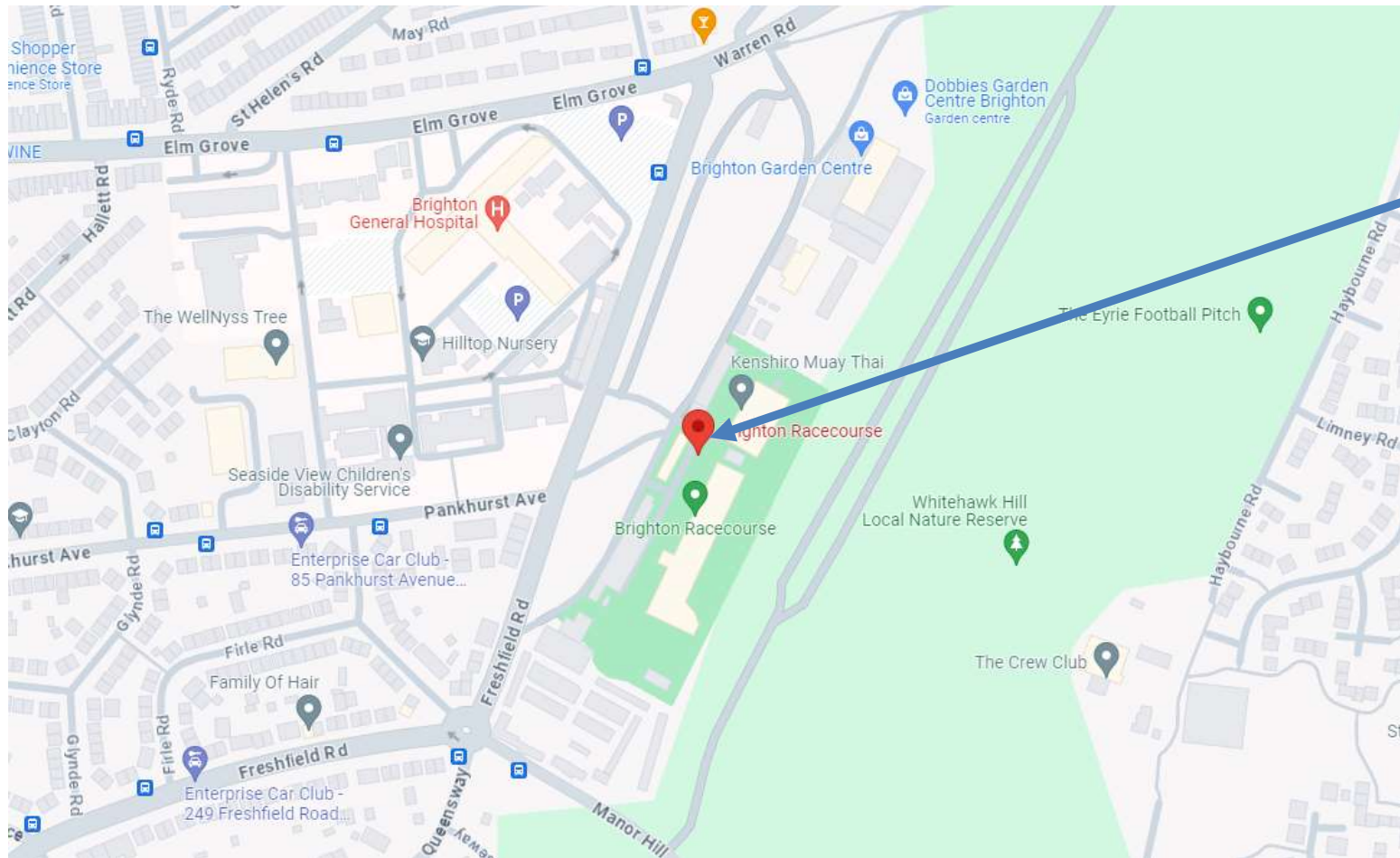
Brighton & Hove  
City Council

# Application Description

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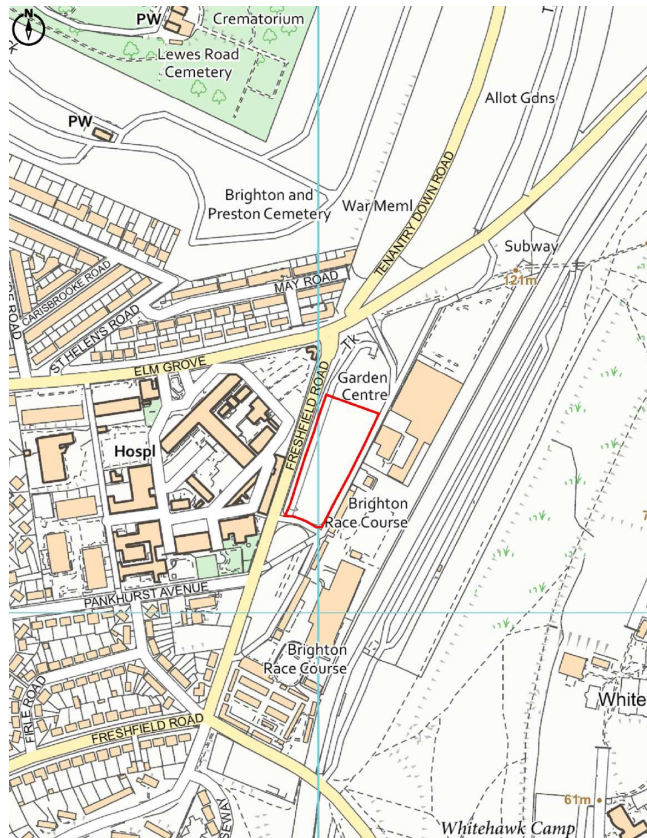
- Replacement and extension of aggregate surface to part of existing parking site (part retrospective)

# Map of application site



Site

# Existing Location Plan





# Aerial photo of site



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City Council



# 3D Aerial photo of site



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City Council

# Photo of existing finish





# Street photo of site (Freshfield Road)





# Street photo of site (Freshfield Road)



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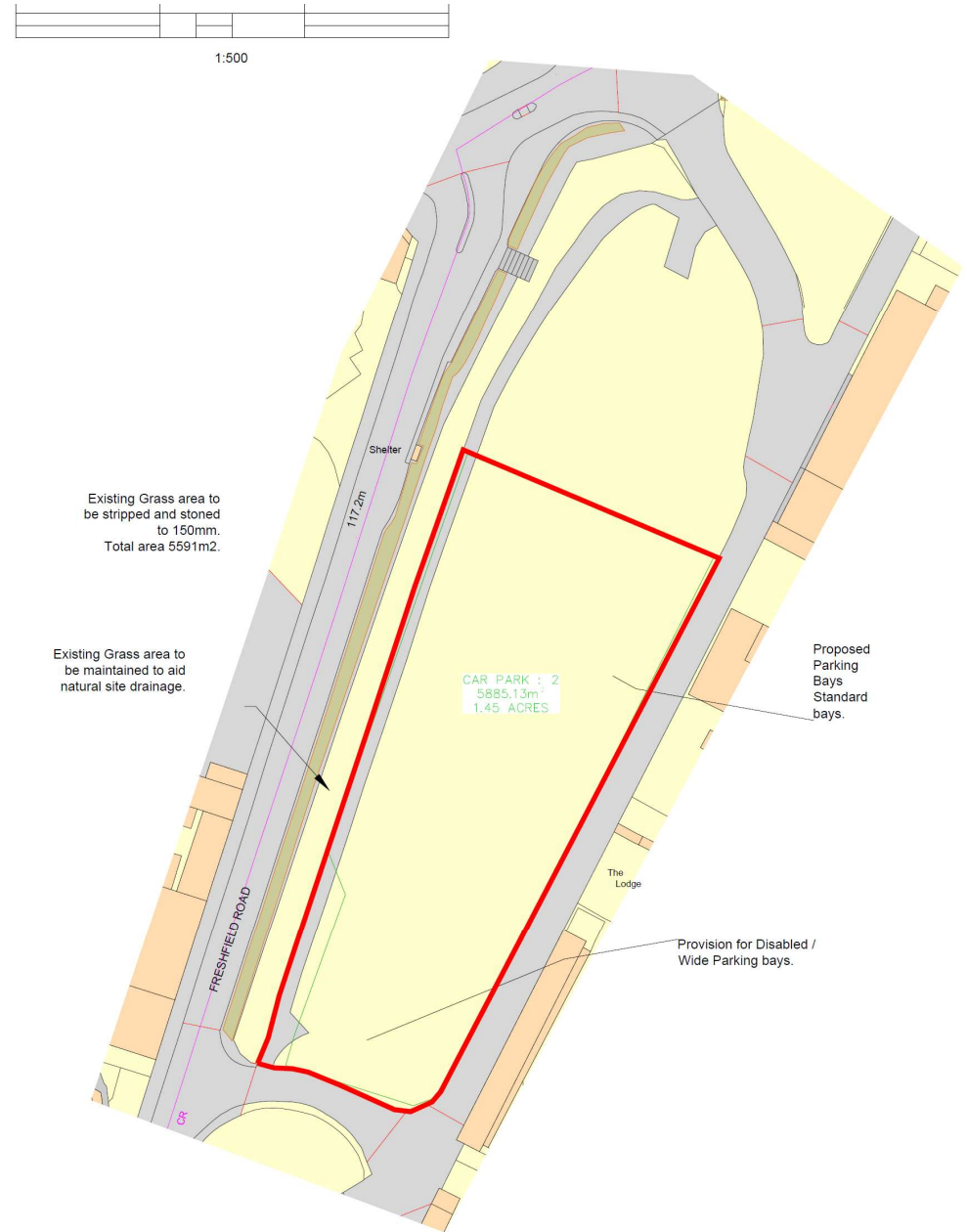


# Street photo of site (Warren Road)

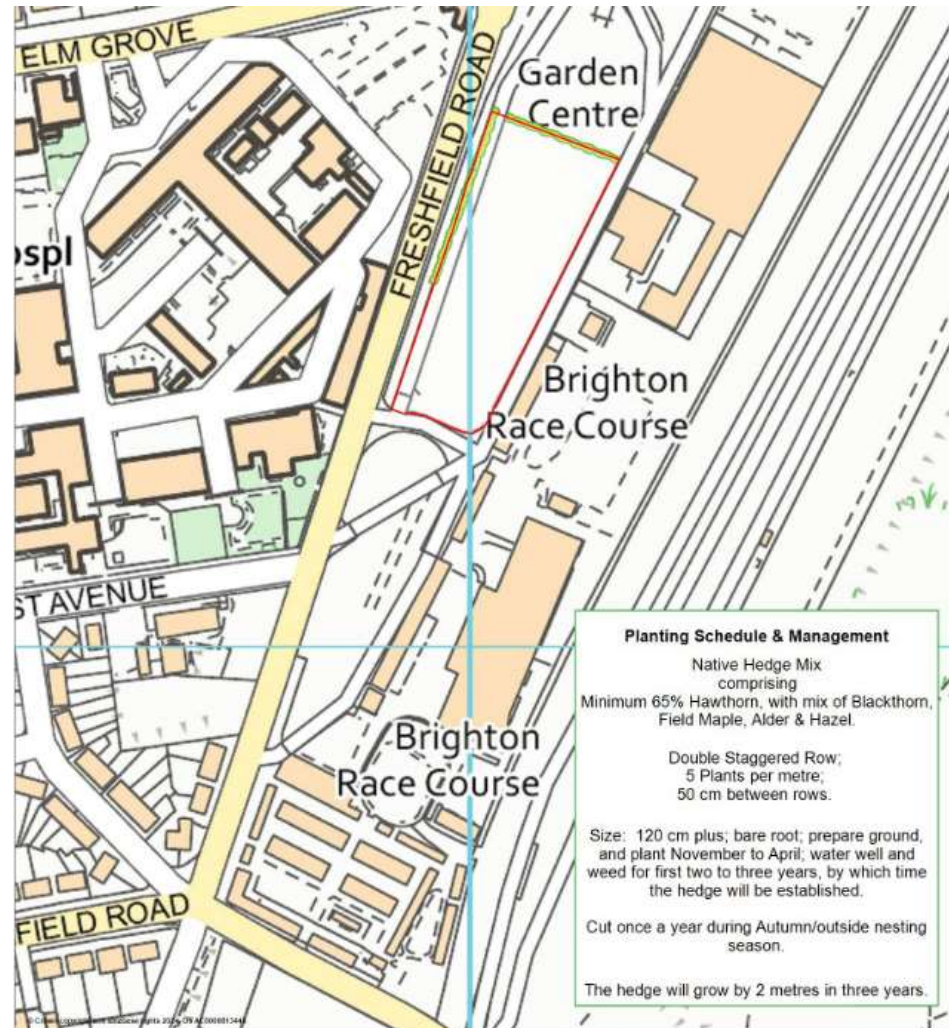




# Proposed Layout Plan



# Proposed Hedge Planting Plan



# Representations

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## Thirteen (13) Objections:

- Overdevelopment
- Poor design
- Additional traffic – encourages car use
- Loss of view
- Harm to residential amenity
- Increased water run off
- Not sustainable
- Completed without planning permission
- Loss of green space
- Harm to character of the area

Cllr Rowkins has objected

## One (1) Comment:

- Would regularise the land use and enable any appropriate conditions



# **Key Considerations in the Application**

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- Visual Impact of development.
- Impact on Open Space.
- Biodiversity.
- Sustainable Drainage



# Conclusion and Planning Balance

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- No significantly harmful impacts over the pre-existing situation identified.
- Drainage acceptable subject to proposed condition.
- Proposed native hedgerow would bring some visual improvements and increase biodiversity onsite.
- Small improvement to the associated business at Brighton Racecourse, with improved parking provision throughout the year.
- Although visually different from the areas of grass which previously existed onsite, the immediate visual harm caused is not considered to warrant refusal on this element alone, and would be mitigated by the proposed planting.

**Recommend: Approval**