

53

# Windlesham House, 123 Windlesham Close

BH2023/02790



Brighton & Hove  
City Council

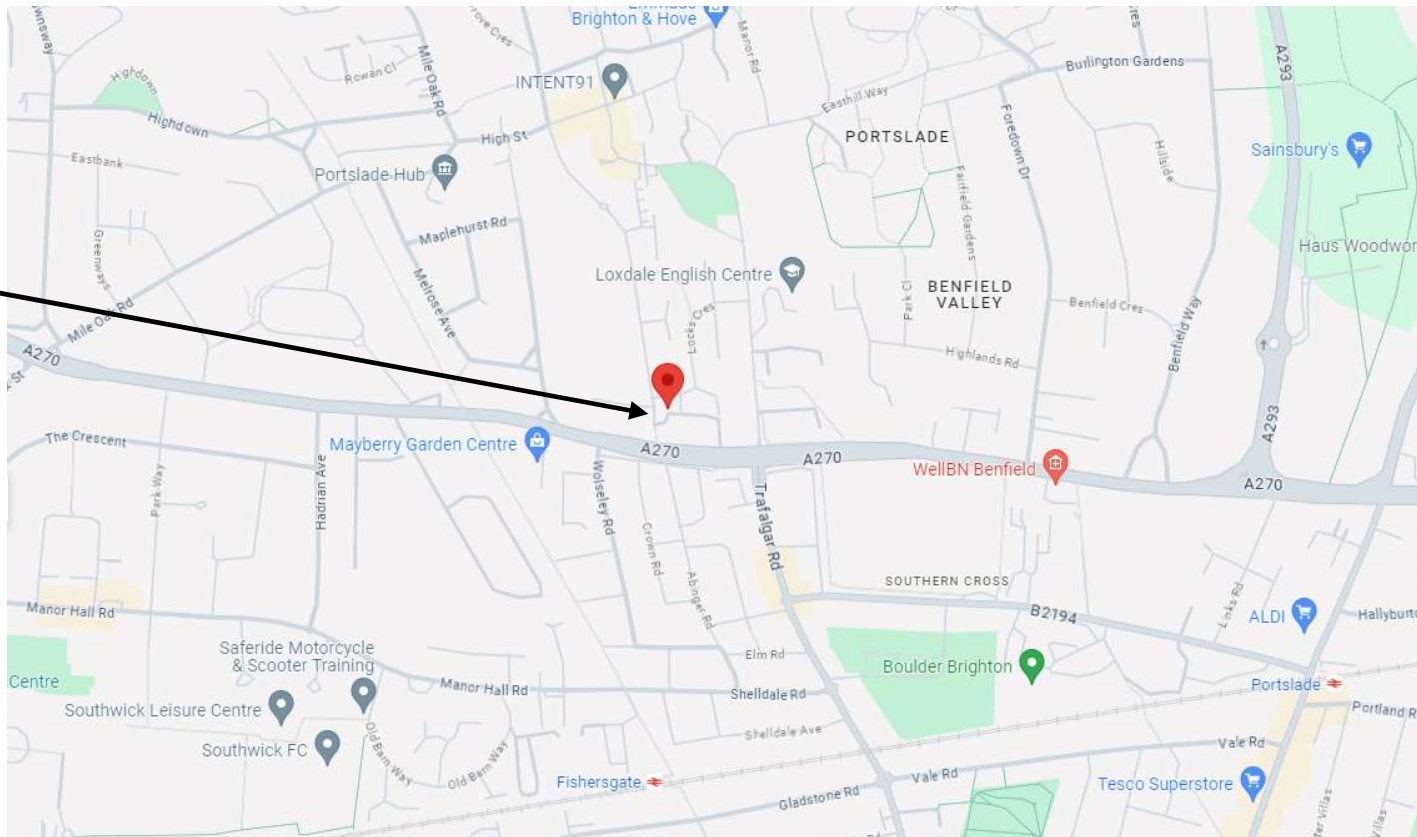
# Application Description

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- Demolition of existing Community Centre (F2) and erection of a three-storey residential block comprising 15no. flats (C3). Associated amenity, soft landscaping, car and cycle parking.

# Map of application site

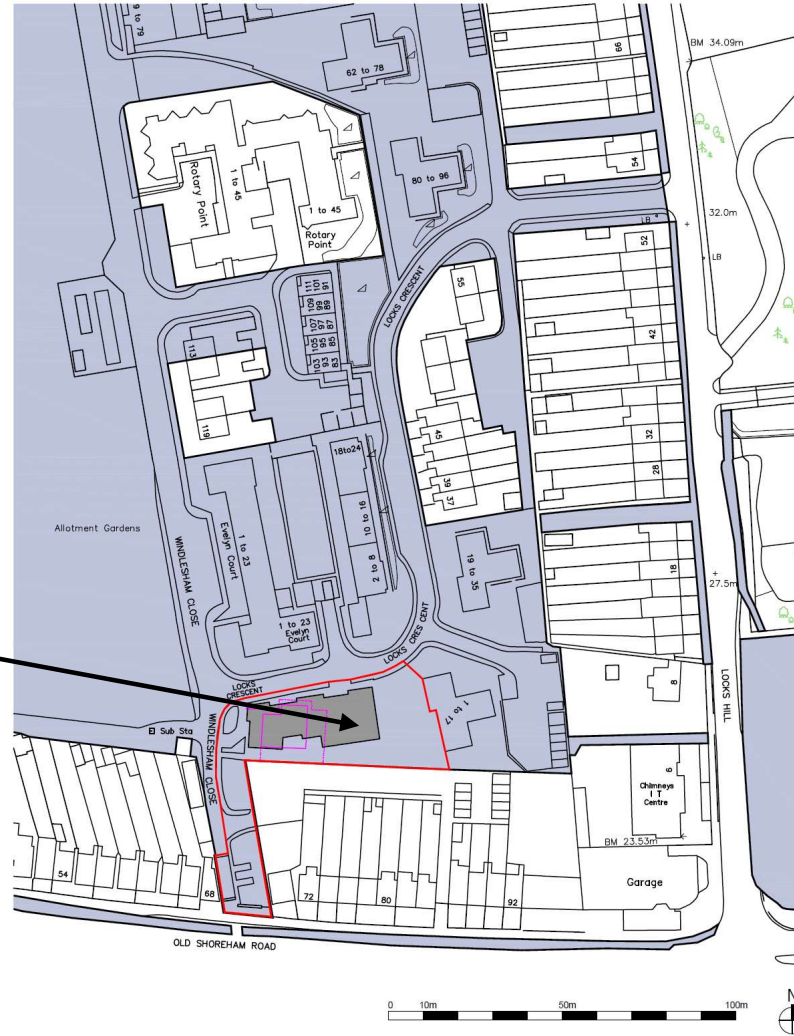
Site



# Location Plan

56

Site



NN025-MBA-ZZZZ-0000-DR-A-001002

# Aerial photo of site

Site



Brighton & Hove  
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# 3D Aerial photo of site



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# Street photo

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Site



# Street photo



Existing building



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# From Old Shoreham Road

Existing building

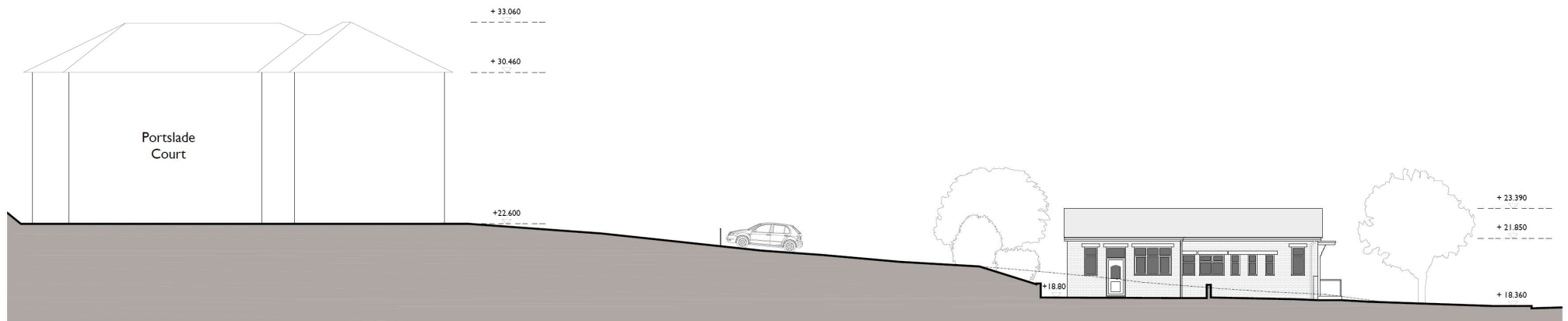


# Existing Site Plan

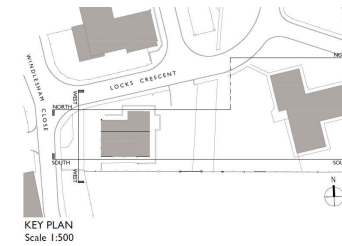


# Existing Site Section

63

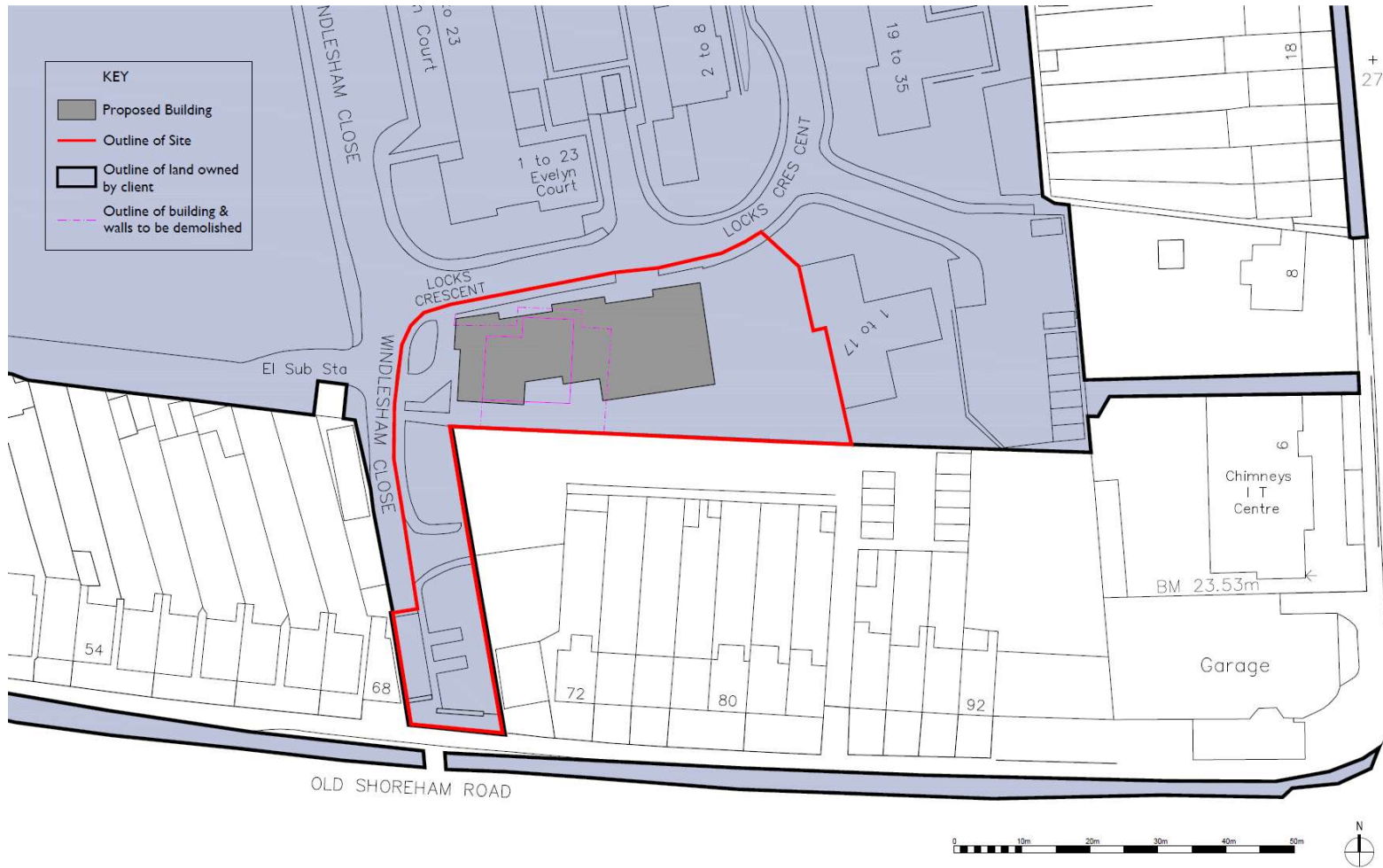


NORTH ELEVATION  
Scale 1:100



NN025-MBA-ZZZZ-ZZZZ-SK-A-000042

# Proposed Block Plan

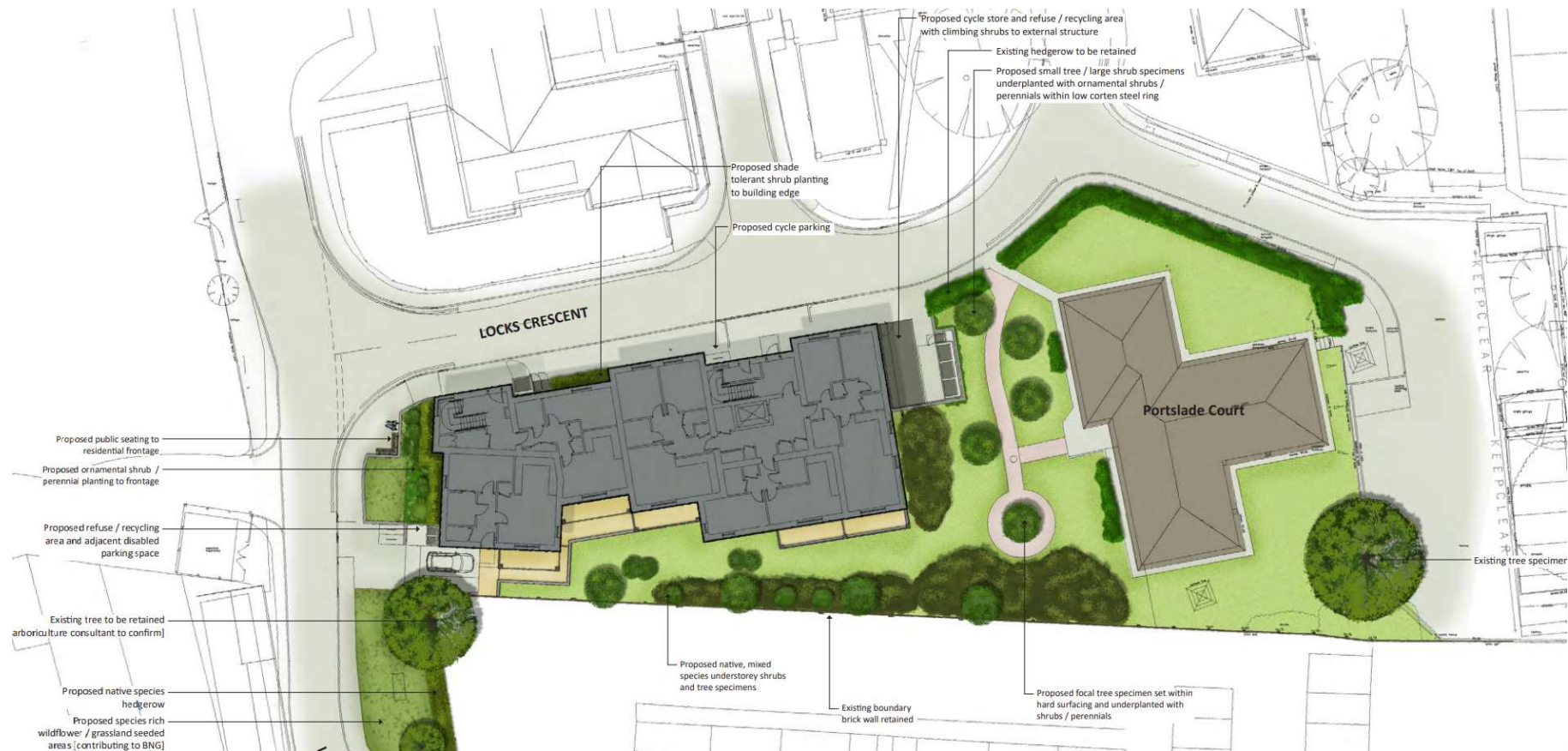


64

NN025-MBA-ZZZZ-0000-DR-A-001001



# Landscaping masterplan



# Proposed Front Elevation

99



NORTH ELEVATION



0023 P03

# Proposed Rear Elevation

67

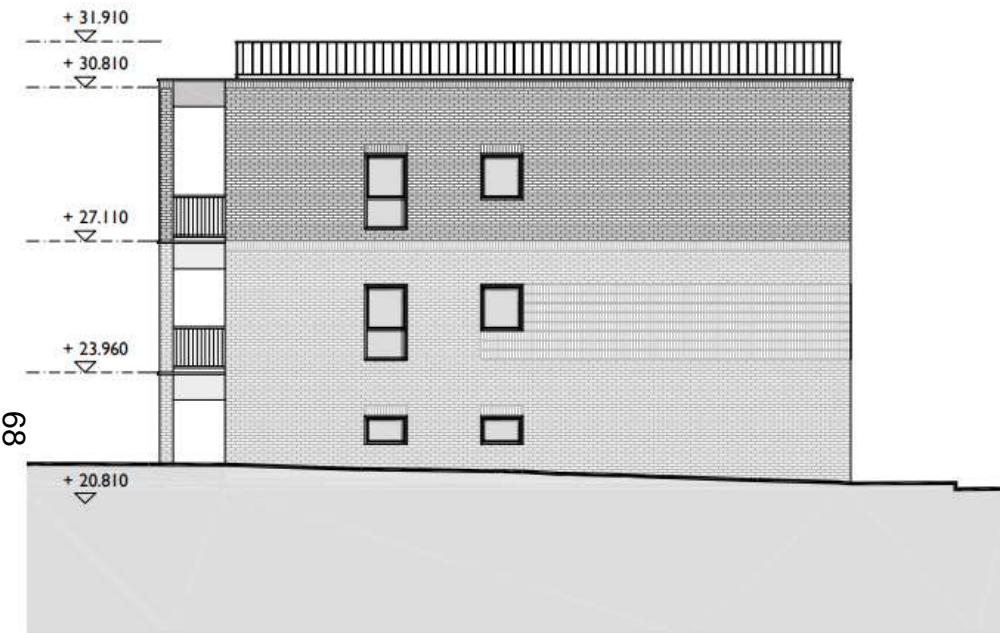


SOUTH ELEVATION



0023 P03

# Proposed Side Elevations



EAST ELEVATION



WEST ELEVATION



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# Proposed Contextual Elevation

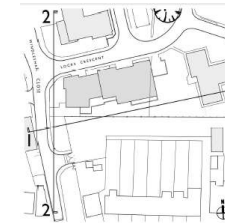
69



I | EAST - WEST ELEVATION



0046 P02



# Proposed Contextual Elevation

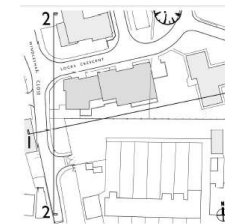
70



2 | NORTH - SOUTH ELEVATION



0046 P02



# Proposed Visuals



3 | Windlesham Close Approach



2 | Locks Hill Approach

# Proposed Visuals

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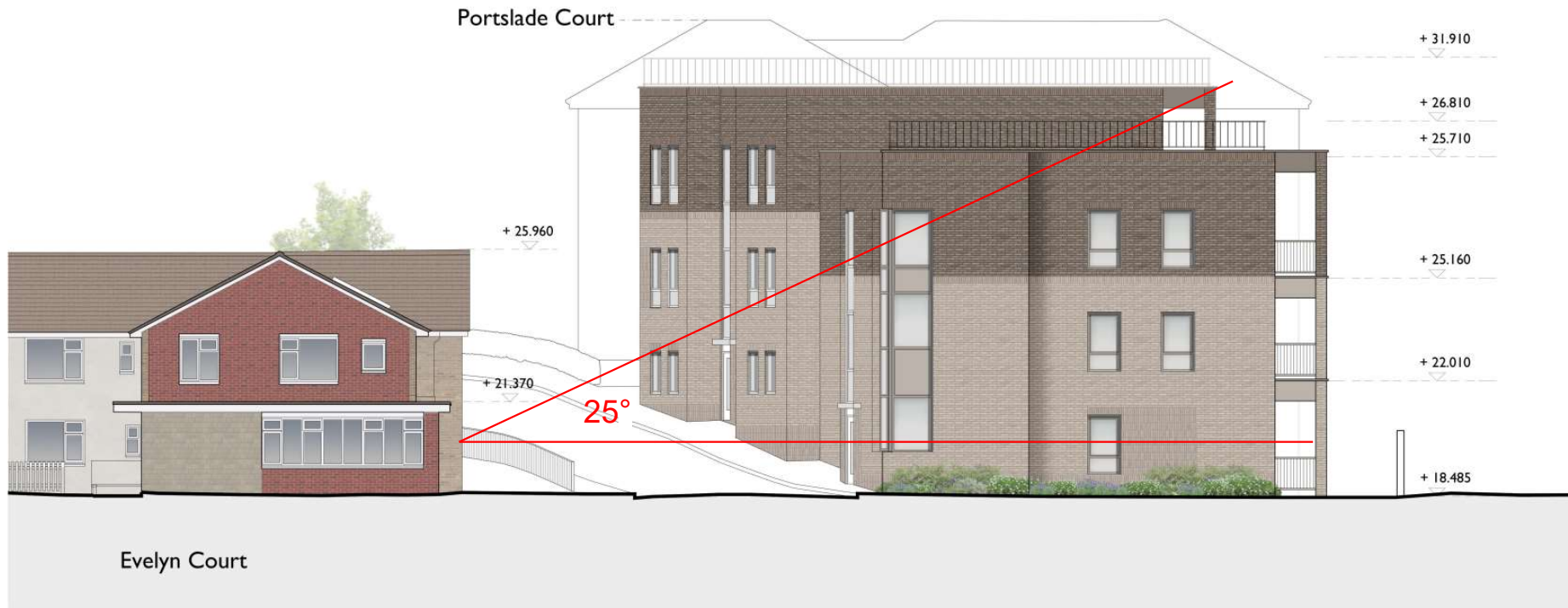


I | Old Shoreham Road Approach

# Daylight for neighbouring buildings

- The application includes a Sunlight and Daylight Assessment, assessing the impact of the development on the 63 neighbouring windows using the relevant tests set out within the industry standard BRE guidance.
- This is only guidance and is not adopted within the City Plan
- Sunlight: all assessed windows pass
- Daylight: a small number of the assessed windows do not pass

# Indicative 25-degree line from ground floor windows



2 | NORTH - SOUTH ELEVATION

# Daylight continued

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## Vertical Sky Component (VSC)

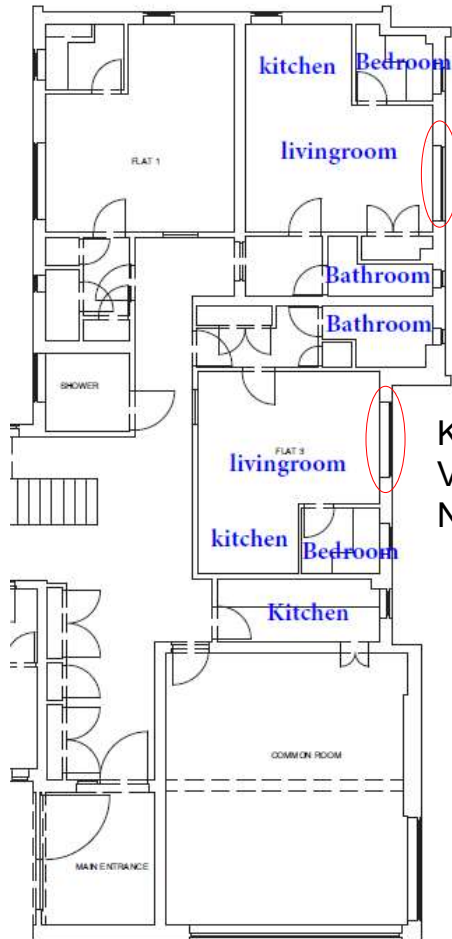
- Figure has to be reduced both below 27% and to less than 0.8 times its former value for there to be a potential adverse impact
- 7 windows (11% of the total) do not pass – all of which are on the southern façade of Evelyn Court to the north.
- Four flats are identified as being the worst affected.

## No Sky Line (NSL)

- Reliant on room layouts being known
- If the percentage of the room from which the sky can be seen is reduced to below 0.8 times its former value then there may be a potential adverse impact
- Two flats are identified as being non-compliant.

# Daylight continued – Evelyn Court

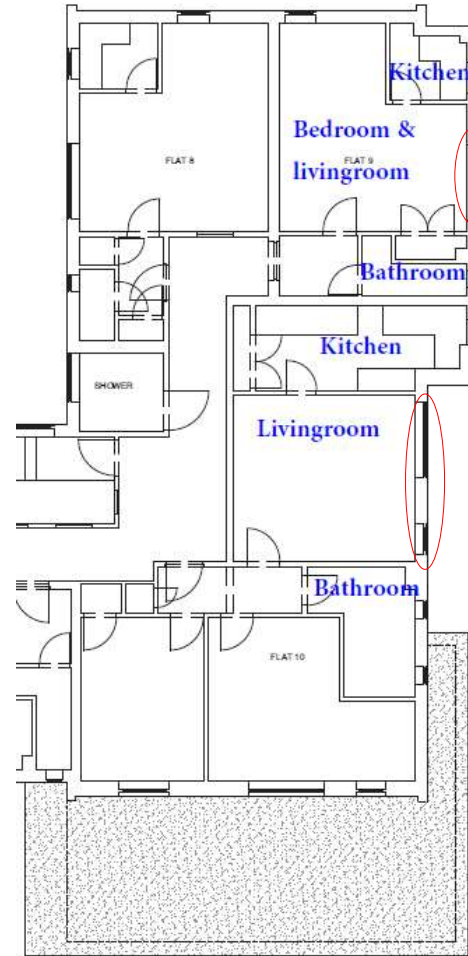
Ground floor



Kitchen/living/dining room  
VSC 32.7% to 20.4%  
NSL 96% to 84% (pass)

Kitchen/living/dining room  
VSC 30.1% to 18.4%  
NSL 88% to 44%

First floor



Bedroom/living room  
VSC 37.1% to 24.6%.  
NSL 97% to 92% (pass)

Living room  
VSC 30.2% to 20.4%  
VSC 28.0% to 18.5%  
NSL 99% to 62%  
NSL 99% to 62%



# Representations

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- **Twelve (12)** letters of objection have been received, raising the following issues:
  - Impact of additional traffic on local roads and parking stress
  - Harm to amenity of surrounding residents due to additional noise disturbance, overshadowing and loss of privacy
  - Overdevelopment and poor design, the building is too large and has an unpleasant appearance
  - Overpopulation and stress on local services
  - Nuisance during construction works
  - Too much rubbish/waste in the area, not collected frequently enough
  - A smaller building should be proposed
  - There are errors in the applicant's parking survey
  - There has already been a lot of development in Portslade
  - Concerns regarding capacity of sewers

# Key Considerations in the Application

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- Principle of the development
- Design and appearance
- Impact upon neighbouring amenity
- Standard of accommodation
- Ecology
- Transport

# Conclusion and Planning Balance

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- Loss of community use justified in accordance with policy DM9
- Provision of fifteen new dwellings (all affordable) given significant weight.
- Housing mix acceptable: 7 X one-bed; 8 X two-bed;
- Building of acceptable scale, form, massing and design – revised material finish and improved treatment of north-west corner since submission.
- Standard of accommodation acceptable.
- There will be some harmful impact on neighbours – loss of light to 121 Windlesham Close, prominent in outlook from that property and Portslade Court;
- However the benefits of the proposals in the provision of fifteen new affordable dwellings are considered to outweigh this harm.
- **Recommend: Minded to Grant subject to s106**

# S106 Heads of Terms

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- A minimum of 40% Affordable Housing
- A financial contribution of £11,000 towards the review of long-term monitoring of Biodiversity Net Gain
- An Employment & Training Strategy and a financial contribution of £4,500 towards the Council's Local Employment Scheme.
- A s278 legal agreement to secure the addition of tactile paving at the junction of Locks Crescent and Windlesham Close, and additional yellow lines on Locks Crescent