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# Land to Rear of 28 Medina Villas, Fronting Albany Villas

BH2024/00984



Brighton & Hove  
City Council

# Application Description

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- Retrospective application for the installation of boundary wall and sliding entrance gate formed of railings to existing garages.

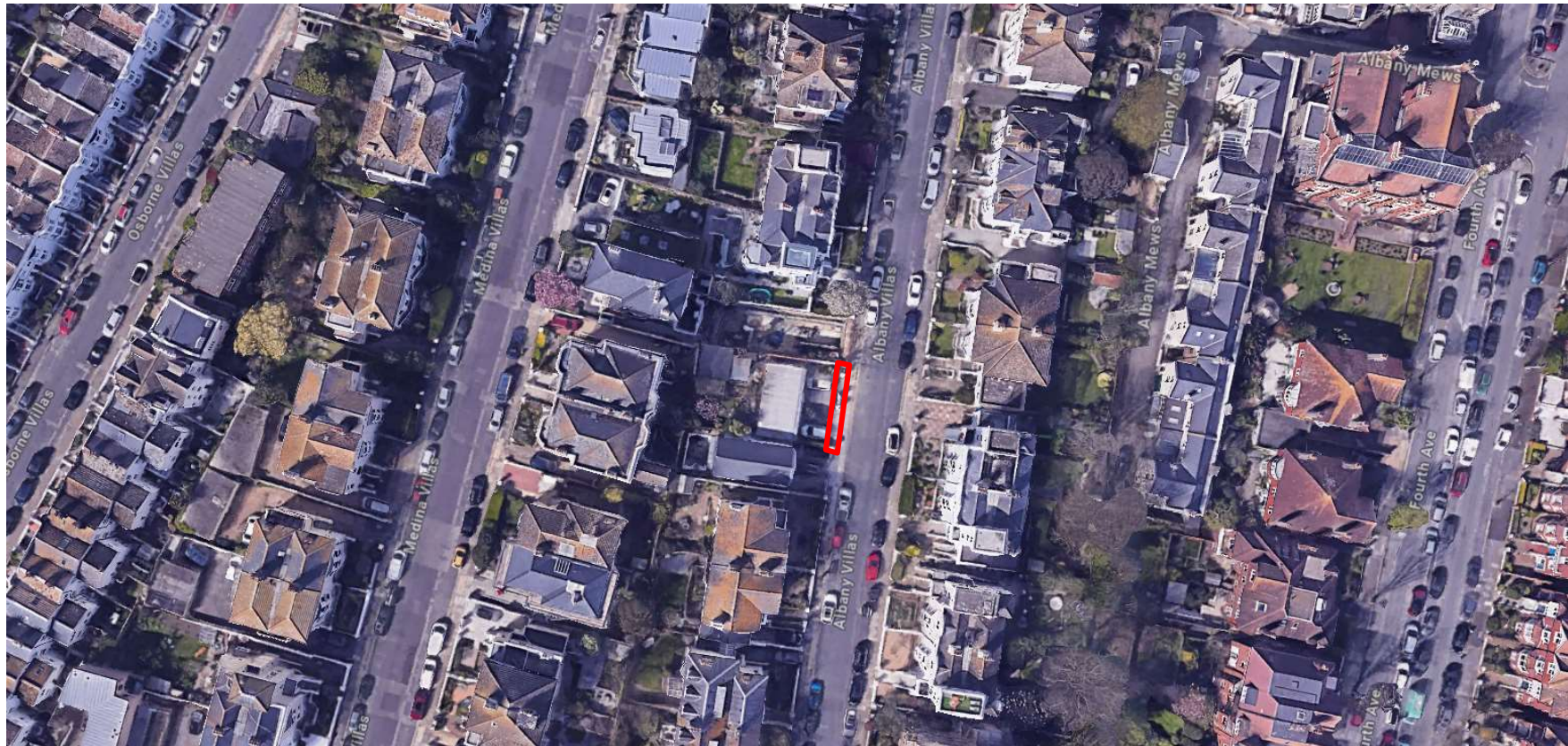


# Location Plan



A100.101-0B

# Aerial photo of site



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City Council

# 3D Aerial photo of site

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Brighton & Hove  
City Council

# Street photo of site

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Brighton & Hove  
City Council

# Street photo of site

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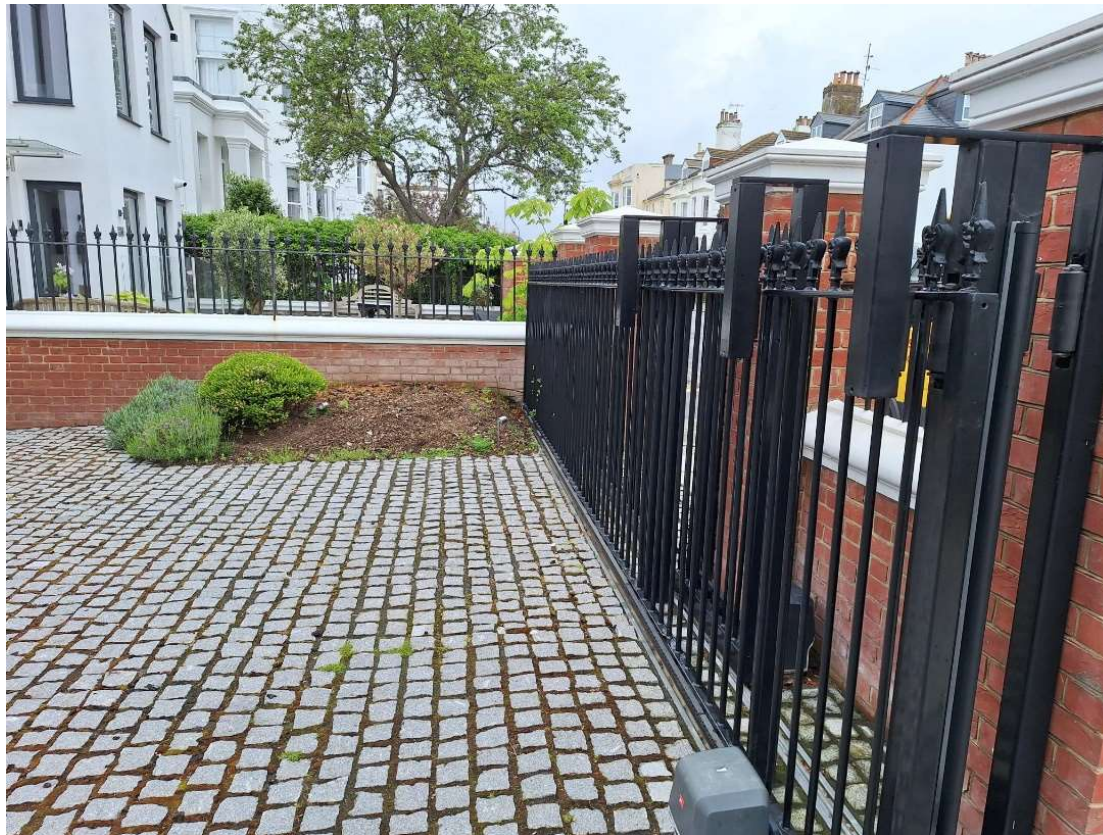


199

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# Photo from inside site

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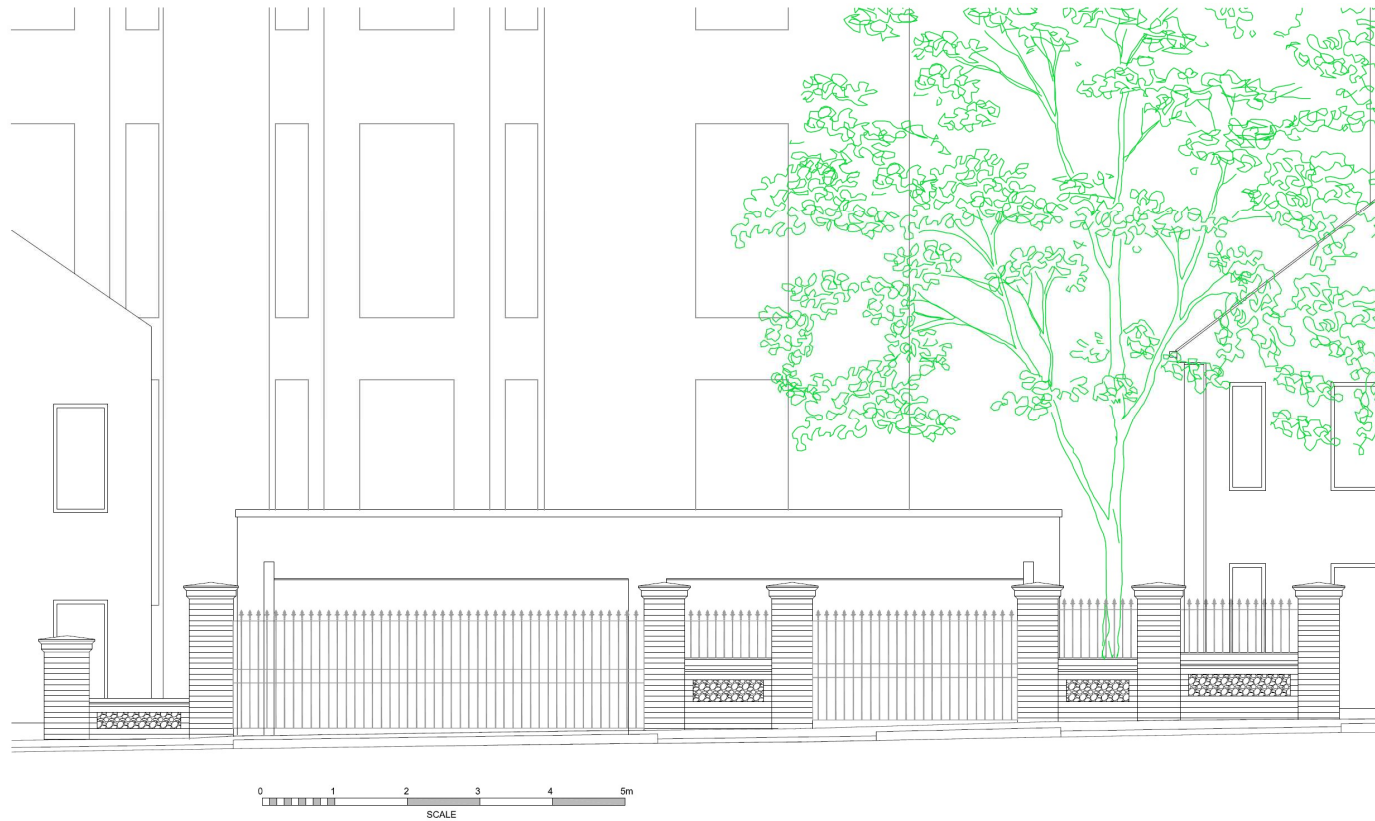


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# Existing Contextual Front Elevation



A100.229-00

# Existing Contextual Front Elevation

202



A100.226-0B





# Representations

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Seven (7) representations have been received, supporting the proposal on the following grounds:

- The garages are an improvement over the pre-existing development.
- The development has not contributed to parking stress by not developing the site as a dwellinghouse.
- The gates are attractive.
- The wall and gates have reduced antisocial behaviour on the site.

Objections from Heritage Officers and the Conservation Advisory Group

# **Key Considerations in the Application**

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- Design and appearance
- Impact on the historic significance of the conservation area
- Site security
- Impact on highway safety

# Conclusion and Planning Balance

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- The proportion of gate to wall is not considered to be visually suitable, and has had a detrimental impact on the historic significance of the Cliftonville Conservation Area.
- Improvements to site security are noted but not considered to outweigh the harm to the designated heritage asset, and could be achieved through a more sensitive design.
- Concerns were raised during the pre-application process but the scheme has not been altered.
- The development has a neutral impact on highway safety.

**Recommend: Refuse**