

Brighton Co-Operative Society

BH2024/03124

5th March 2025



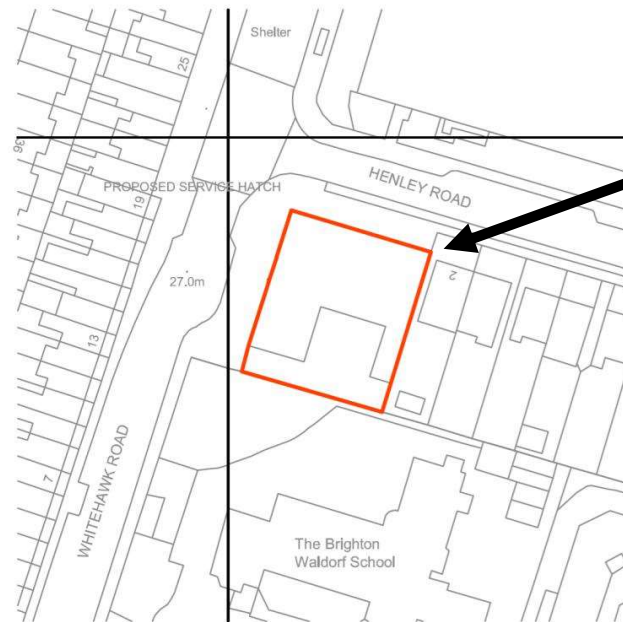
Brighton & Hove
City Council

Application Description

- ▶ Alterations to fenestration on west elevation to create service hatch.

Existing Location Plan

SCALE 1:1250
0m 10 15 20 30 40 50 100



3889.15A

Aerial Photo of Site



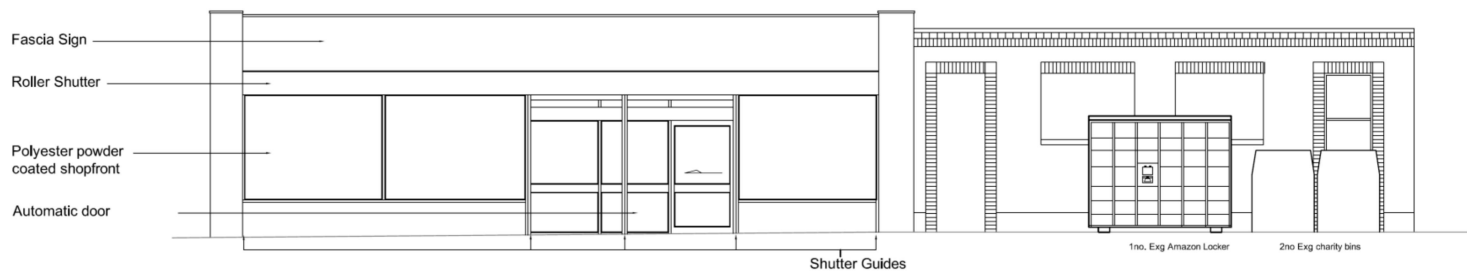
3D Aerial Photo of Site



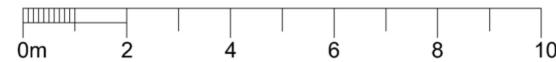
Street Photo of Site



Existing Front (Western) Elevation



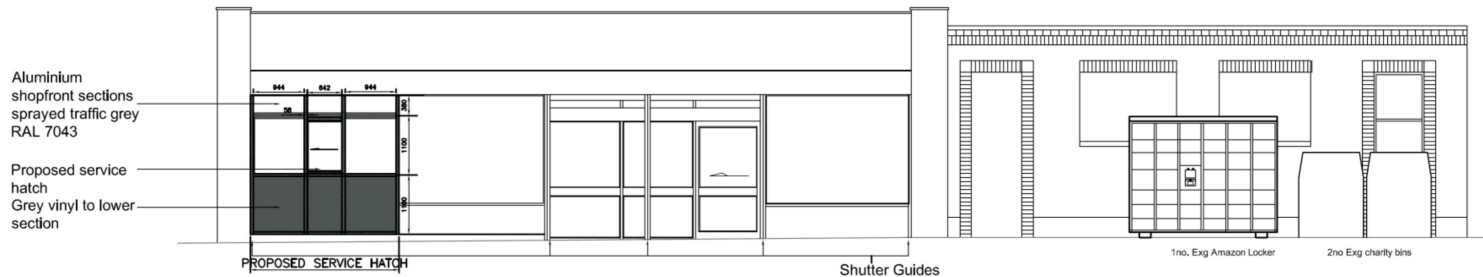
EXISTING SHOPFRONT ELEVATION 1:100



3889.15A

Proposed Front Elevation

88



PROPOSED SHOPFRONT ELEVATION 1:100

0m 2 4 6 8 10

A horizontal scale bar is located below the main drawing, marked with intervals of 2 units from 0 to 10. The unit is indicated as '0m' at the start.

3889.15A

Representations

► Ten (10) objections

- Noise Pollution
- Light Pollution
- Parking Stress
- Pollution from vehicle exhausts
- Increased potential for antisocial behaviour

Key Considerations

- ▶ Impact on neighbouring amenity
- ▶ Impact on highway safety
- ▶ Design & appearance

Conclusion and Planning Balance

- ▶ Impact on amenity, mainly from delivery-vehicle traffic, would be similar to existing, as the business already provides a takeaway service - the proposal would make such a service more efficient.
- ▶ Planning condition would limit use of the hatch to within business opening hours.
- ▶ No concerns with design & appearance.

- ▶ **Recommend: Approval**

