

126 Gloucester Road

BH2022/02689

7th May 2025



Brighton & Hove
City Council

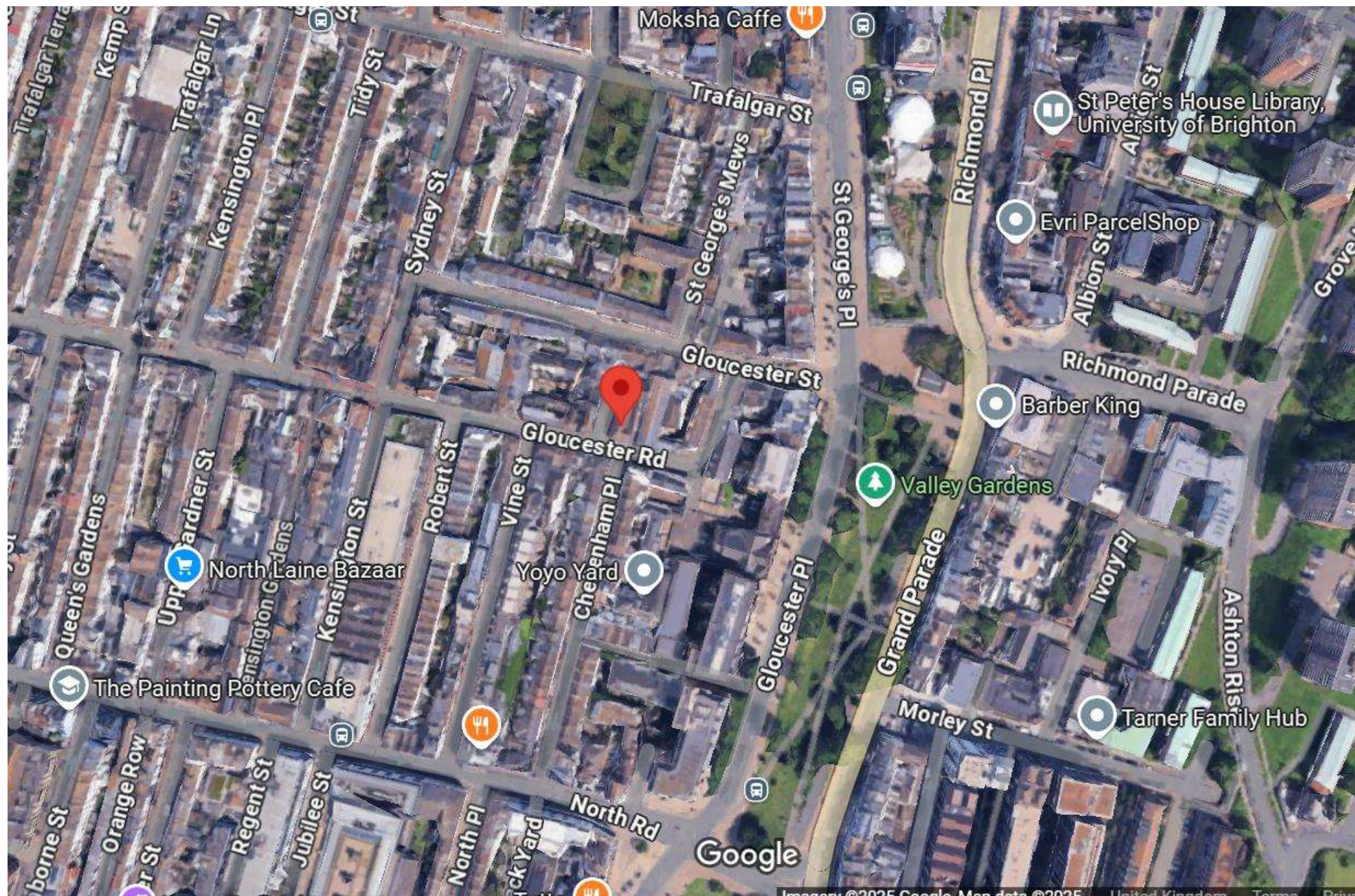
Application Description

- ▶ The grant of planning permission was agreed by Planning Committee in March 2023 for:
 - *"Change of use of part of ground floor and of first floor from commercial (E) to residential (C3) and raising of roof ridge height to facilitate second floor accommodation to form 5no residential units, incorporating a single dormer to the south elevation and a single rooflight to the west elevation, revised fenestration and associated alterations."*
 - Subject to Head of Term requiring £254,300 in commuted sum toward affordable housing.
 - Applicant is now seeking to remove that requirement.

Application Description (2)

- Committee agreed scheme was acceptable - they were minded to grant it subject to a s106 securing highway works (new footway junction of Gloucester Passage/Gloucester Road) and a commuted sum towards affordable housing.
- Applicant has submitted viability information showing the £254,300 commuted sum would make the scheme unviable so is seeking to remove that requirement.
- Sole issue to consider is whether the scheme is acceptable with the removal of that Head of Term.

Map of Application Site



Location Plan



Street Photo of Site



Site

Existing/Proposed Southern Elevation



Existing/Proposed West Elevation

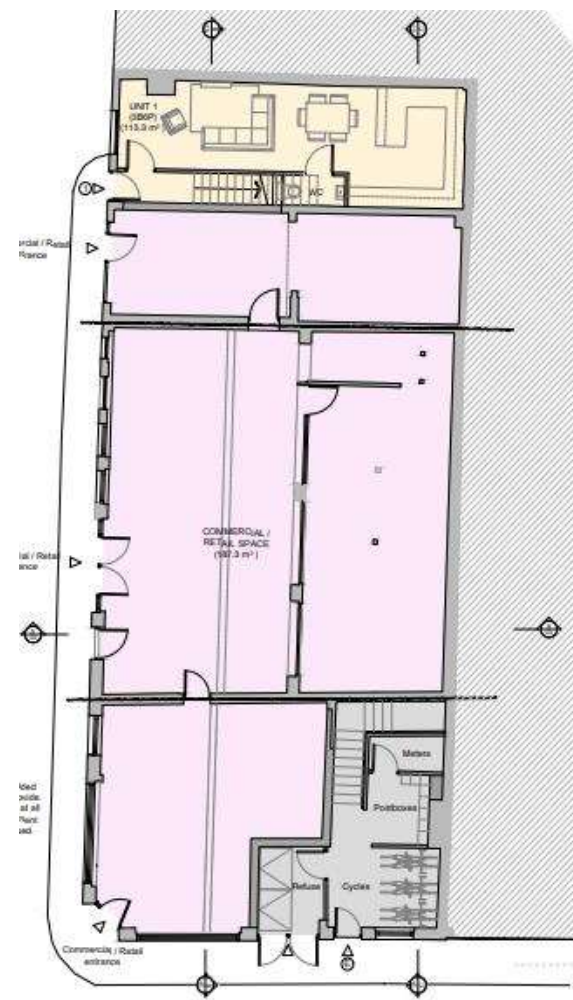


02 West Elevation
Scale 1:100



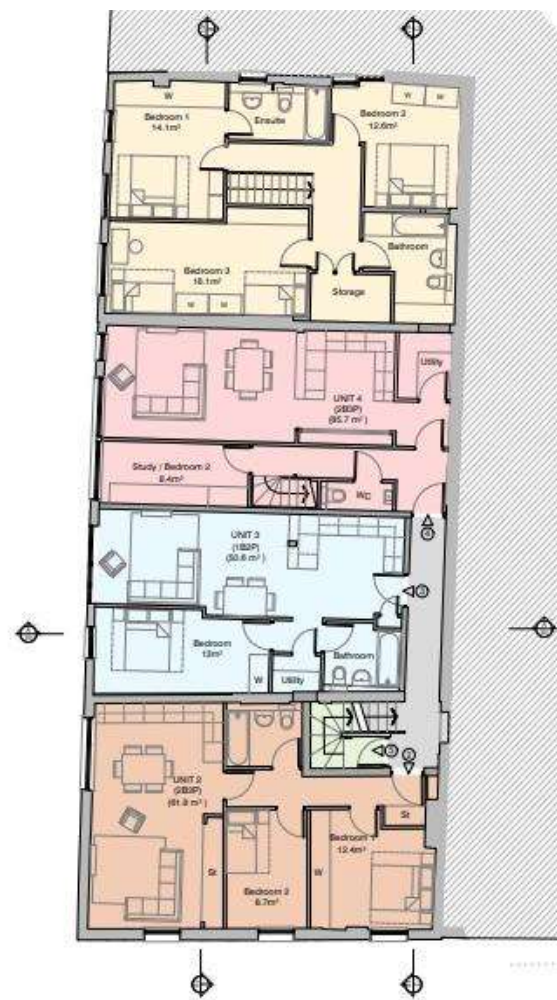
02 West Elevation
Scale 1:100

Proposed Floor Plans

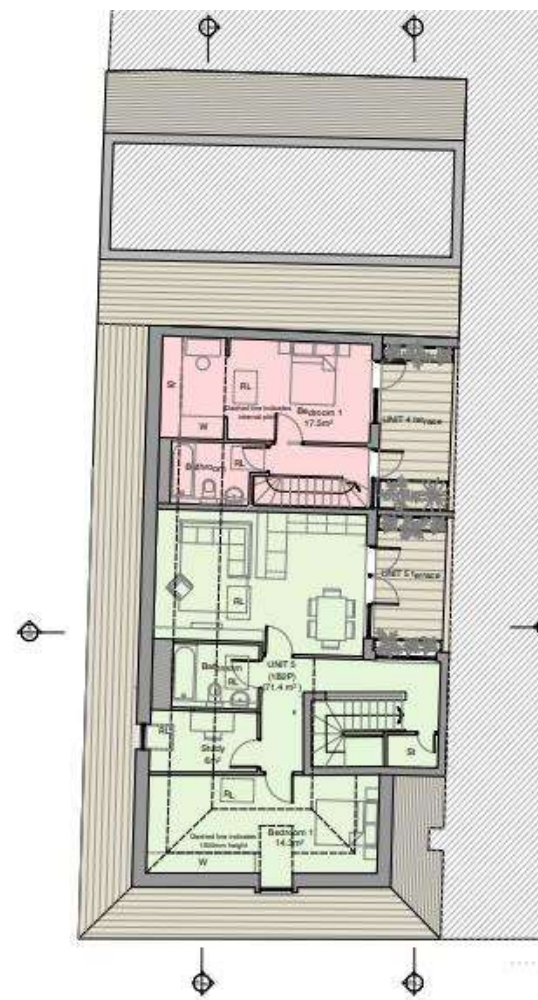


TER ROAD

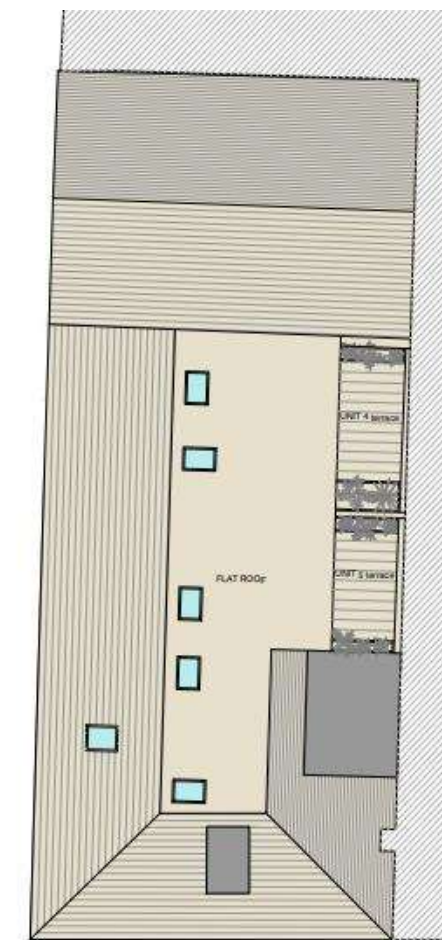
01 Ground Floor Plan
Scale: 1:100



02 First Floor Plan
Scale: 1:100



03 Second Floor Plan
Scale: 1:100



04 Roof Plan
Scale: 1:100

Considerations

- ▶ The development would provide 2x1 bedroom (40%), 2x2 bedroom (40%) and 1x3 bedroom (20%) residential units + 187m² commercial space
- ▶ Updated Viability Appraisal confirms scheme would not be viable if commuted sum of £254,300 is paid.
- ▶ Appraisal has been reviewed by Council appointed external consultants who disagreed with some of the calculations but agree that the scheme could not viably support an affordable housing contribution.
- ▶ Strategic Housing and Development Officers raise no objection on the basis the scheme accords with planning policy that allows for the affordable housing contribution to be reduced where it would render a scheme unviable, but seek a late stage review which the applicant has agreed.
- ▶ A Head of Term would be included requiring a late-stage review – i.e. the Viability Assessment is based on estimates of costs, profits etc. A late-stage review would consider actual figures and determine whether an affordable housing contribution can be made.

Conclusion and Planning Balance

- ▶ The scheme is considered acceptable, as confirmed by the Planning Committee in March 2023, and would provide five residential units as well as commercial space.
- ▶ The removal of the requirement for an affordable housing commuted sum has been shown as necessary to make the scheme viable, in accordance with Policy CP20 (Affordable Housing) which allows for a more flexible application of the policy giving consideration to the financial viability of developing the site.
- ▶ It is recommended that members are Minded to Grant approval, subject to two heads of terms:
 - A late stage viability review to confirm whether a commuted sum amount can be paid towards affordable housing; and
 - A contribution towards highway works.

