

# 182 Old Shoreham Road

## BH2025/00387

4<sup>th</sup> June 2025

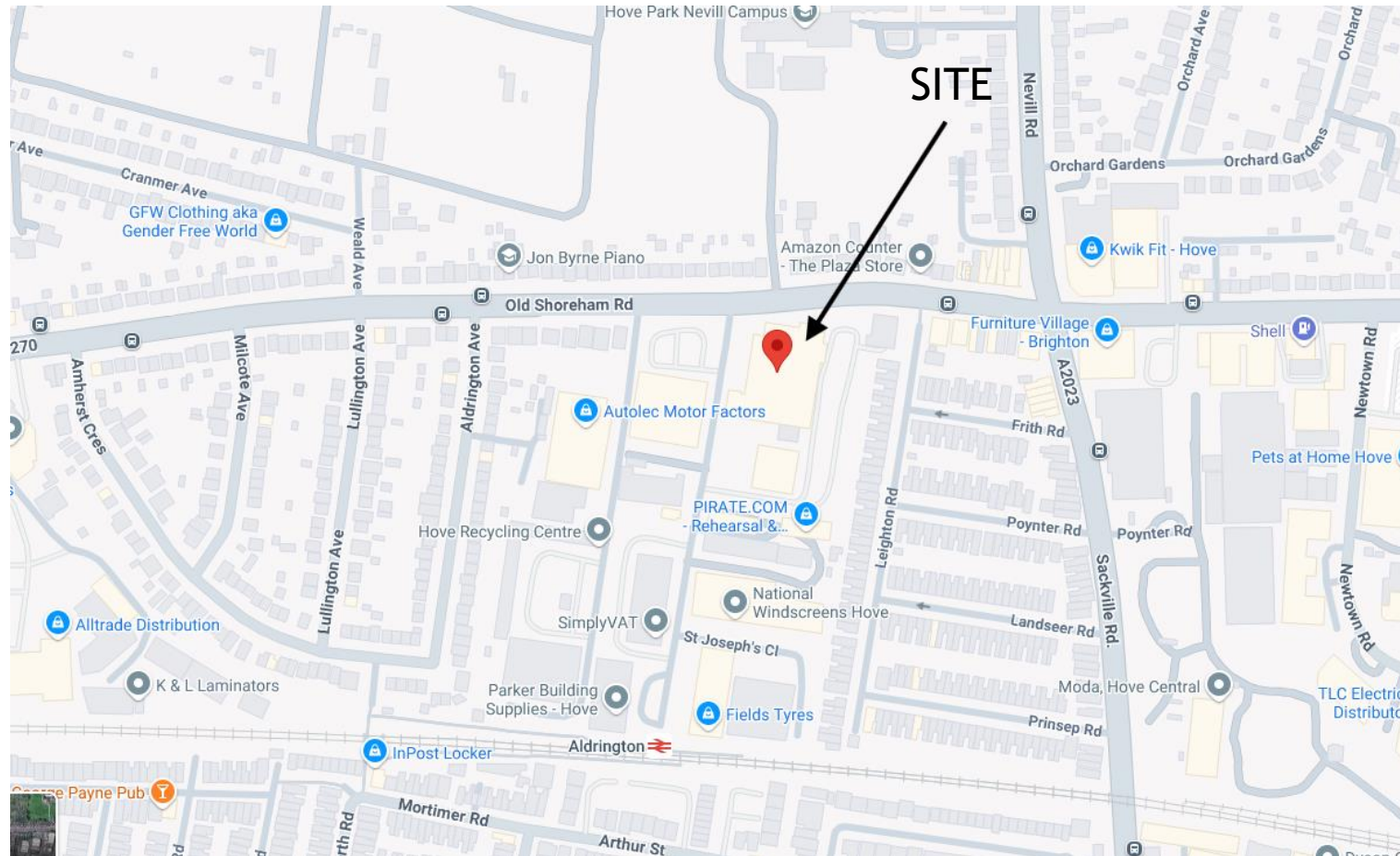


Brighton & Hove  
City Council

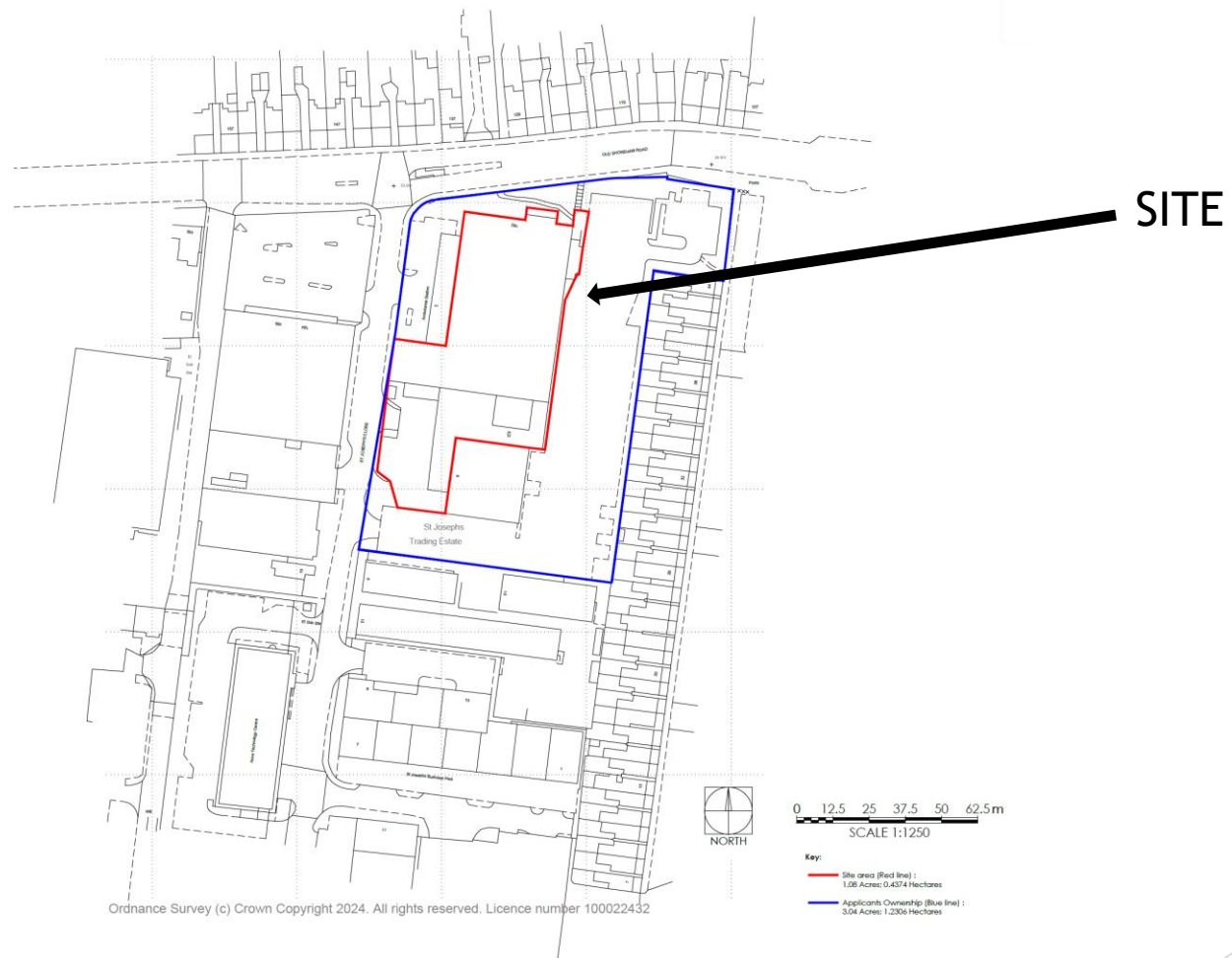
# Application Description

- ▶ Planning permission is sought for shopfront alterations to doors, fascia and glazing with alterations to the servicing area and a new loading bay arrangement with associated works.
- ▶ No change of use of the retail premises is proposed (or required)

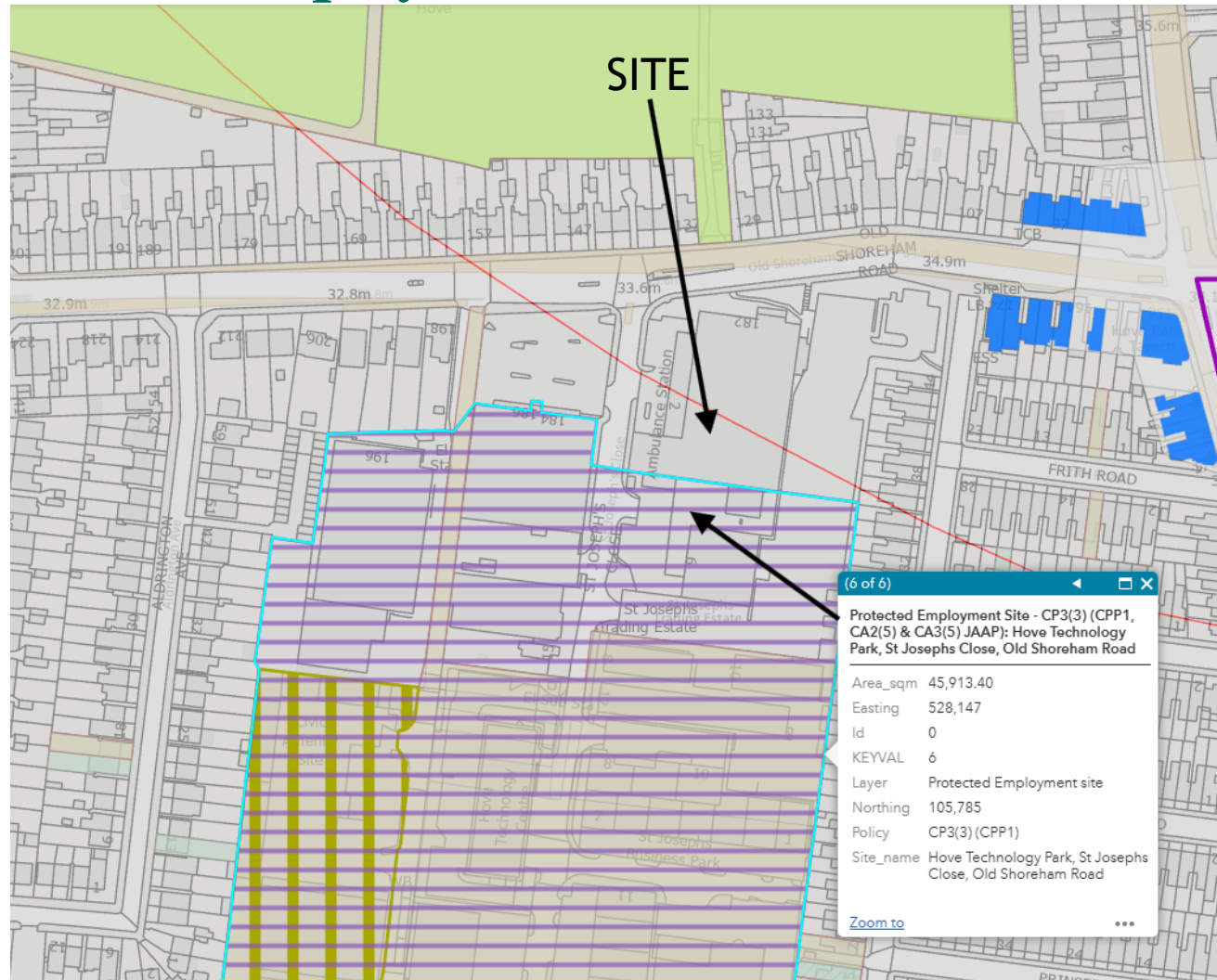
# Map of Application Site (former Homebase)



# Existing Location Plan



## Extent of Protected Employment Site (Hatched Mauve – outlined blue)





# Aerial Photo of Site



SITE



# 3D Aerial Photo of Site



# East Elevation – Main Entrance – looking west





# View from Old Shoreham Road



## North Elevation – looking south east from Old Shoreham Road





# View from Old Shoreham Road looking east





# East Elevation and Car Park– looking north



## Loading Bay Area (behind fence) – South Elevation – looking west

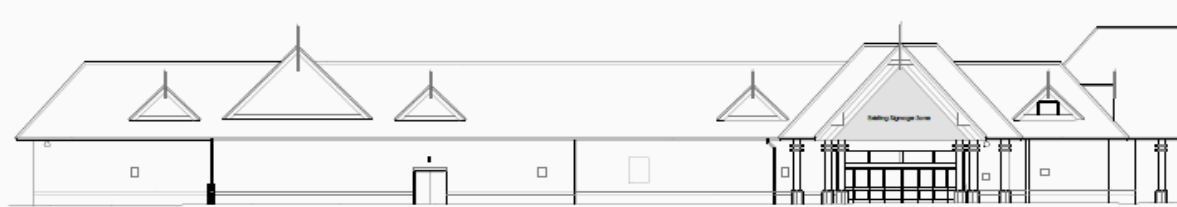


## Loading Bay Area (behind fence) – South Elevation – looking north





# Existing Elevations



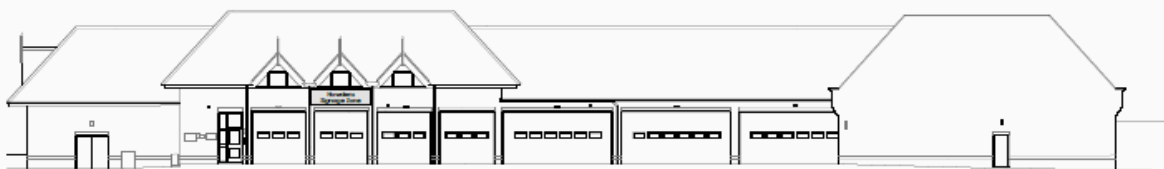
01 - Existing Front Elevation (East)



02 - Existing Side Elevation (North)

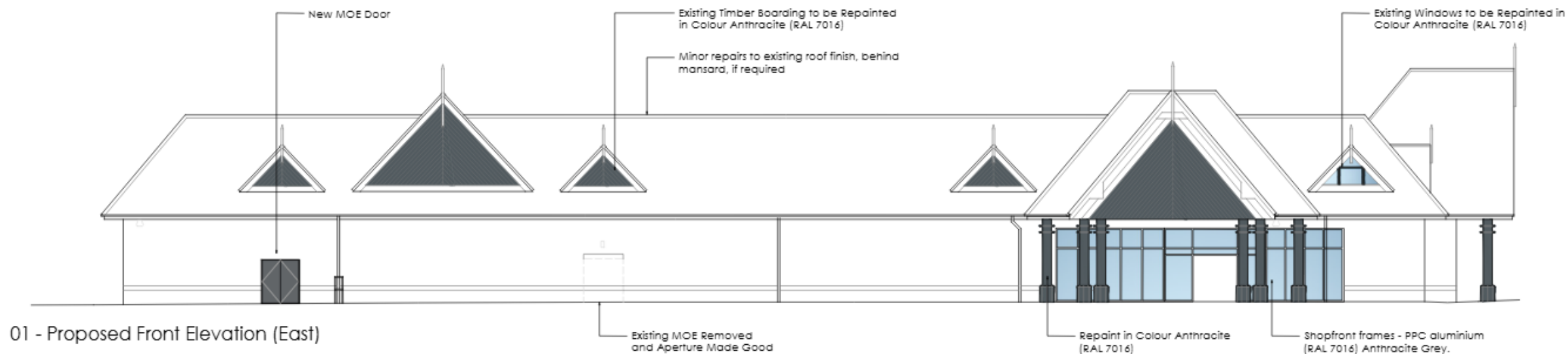


03: Existing Side Elevation (South)

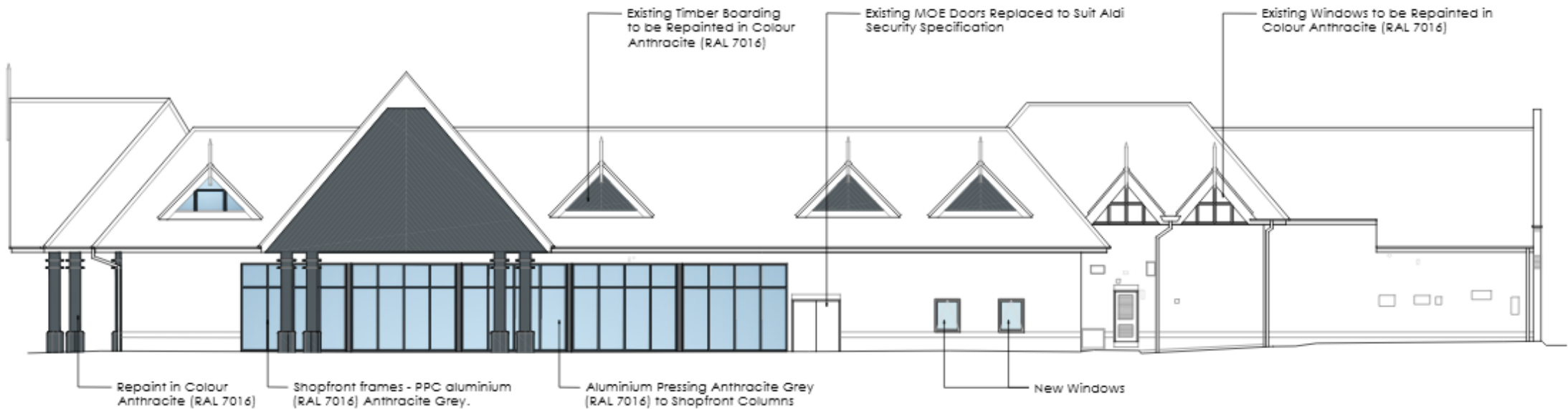


04: Existing Rear Elevation (West)

# Proposed Elevations - East



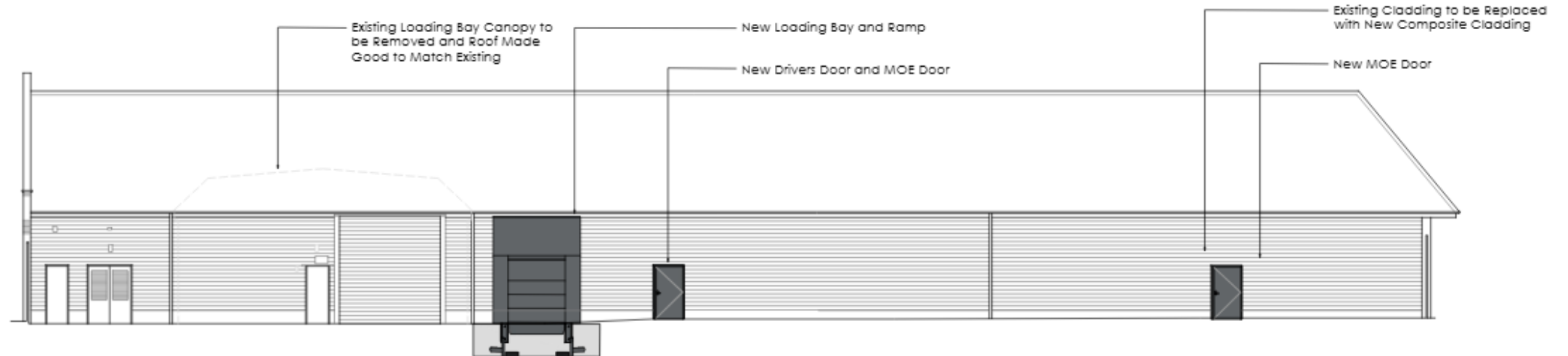
# Proposed Elevations - North



02 - Proposed Side Elevation (North)

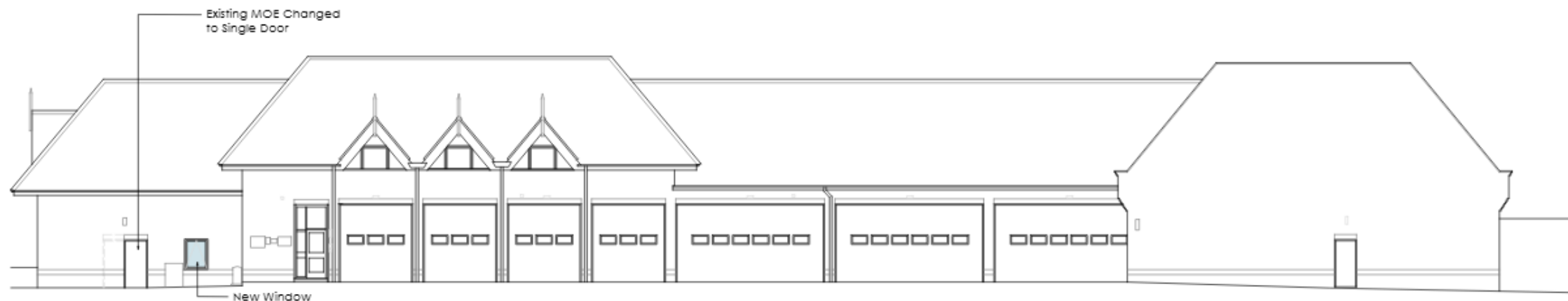


# Proposed Elevations – South (loading bay)



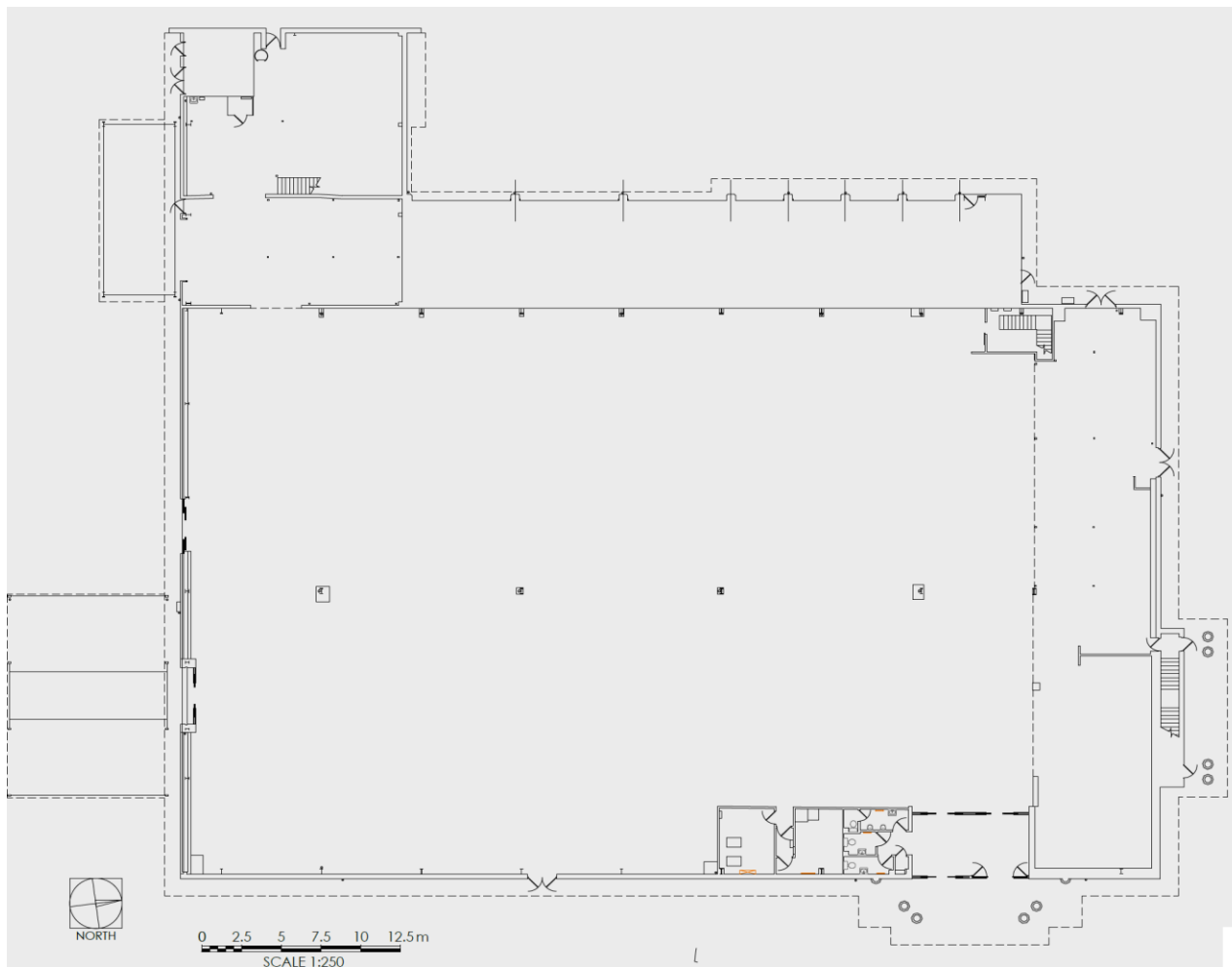
03: Proposed Side Elevation (South)

# Proposed Elevations - West



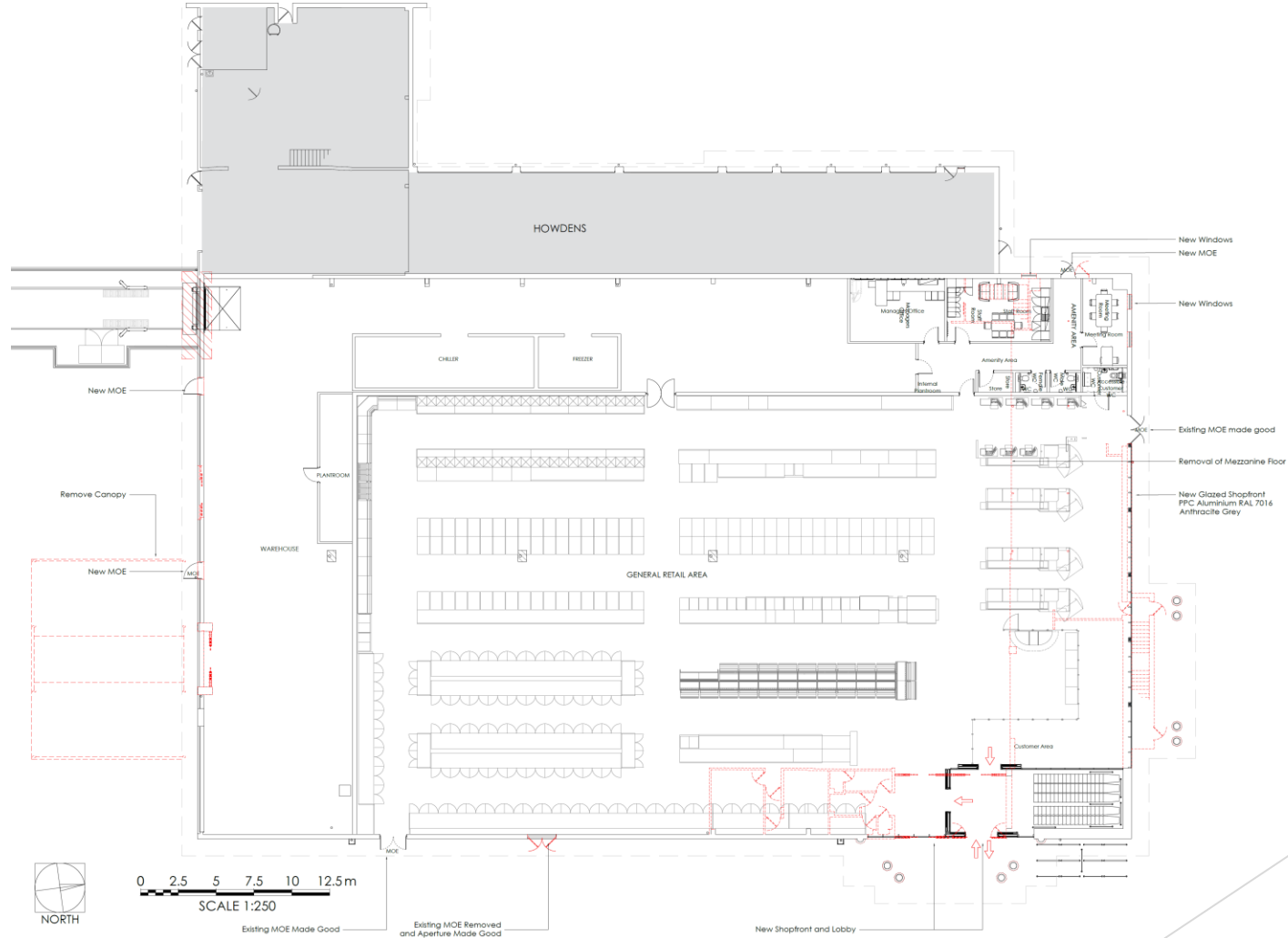
04: Proposed Rear Elevation (West)

# Existing Ground Floor Plan

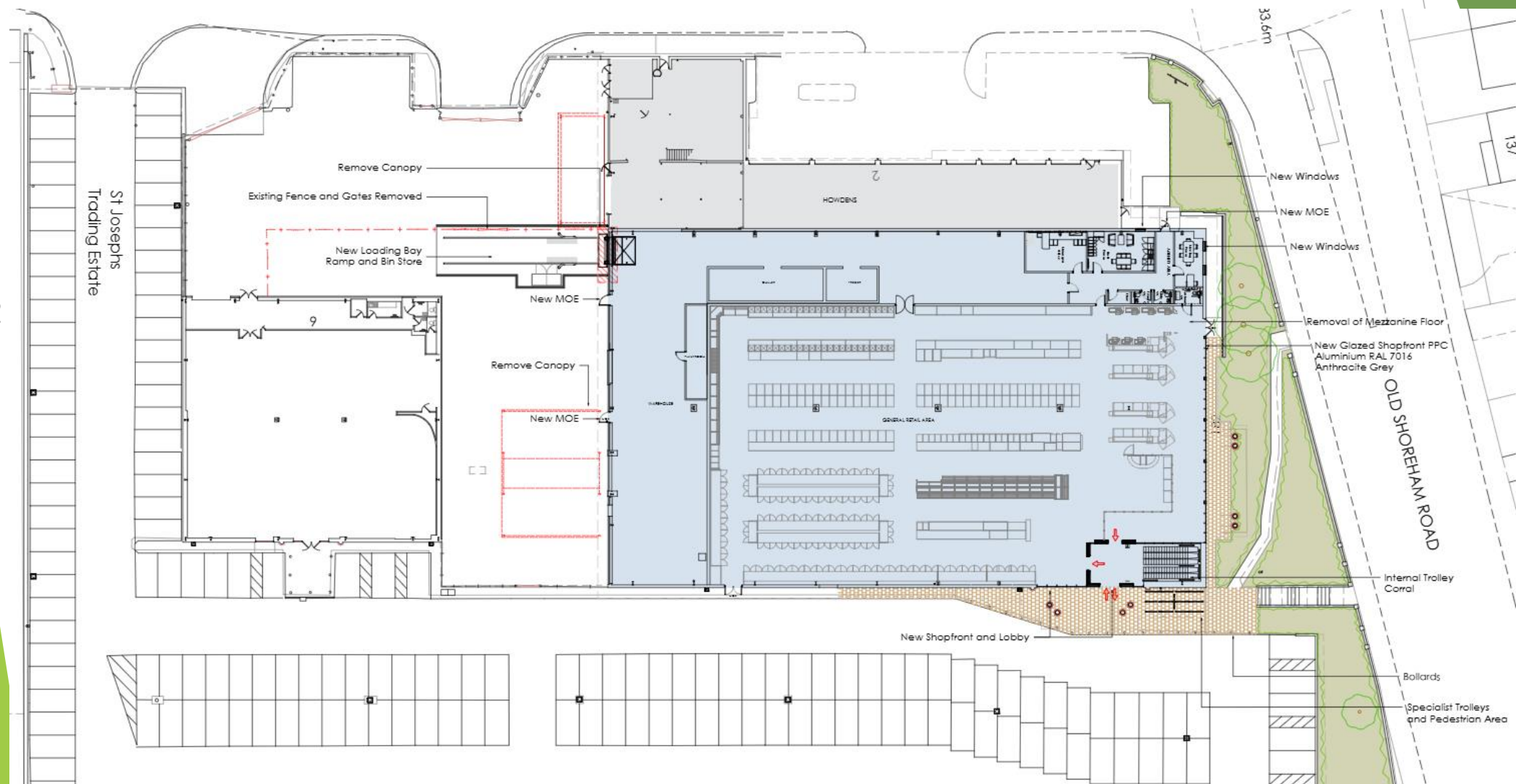




# Demolition/Proposed Ground Floor Plan



# Proposed Siteplan



# Representations

**Five (5)** representations were received objecting for the following reasons:

- ▶ Highway safety impacts
- ▶ Loss of DIY store/over-provision of food supermarkets
- ▶ Detrimental effect on property value
- ▶ Amenity harm (overdevelopment, overshadow, overlooking, noise)

**Four (4)** representations were received supporting for the following reasons:

- ▶ Welcome refurbishment of site
- ▶ Regeneration and new jobs
- ▶ Good to have a pedestrian accessible food store to walk too

**Comment** from Brighton & Hove Buses has been received raising the following:

- ▶ Broadly support, but request review of nearby junctions by the LHA, a Service Management plan, and enhancements to bus stops in proximity.



# Key Considerations

- ▶ Design
- ▶ Amenity impacts
- ▶ Highways

# Conclusion and Planning Balance

- ▶ No change of use is proposed or required to operate a supermarket here
- ▶ Sympathetic design - no harm to the appearance of host property or wider public realm.
- ▶ Would help bring currently vacant store back into use.
- ▶ No significant amenity harm: no change of use is occurring; no increase in floorspace is proposed; the loading bay alterations are not near to residential neighbours; hours of delivery and opening will now be restricted - improvement over current situation as no restrictions apply to the unit at present.
- ▶ The impacts of the proposed development would not be so significant or lead to a material change in the character of traffic generated from the site. No change of use, increase in floorspace, or changes to the car parking or access points is occurring. Loading bay alterations would be safe. Consideration being given by the Local Highway Authority to the issues raised in comment by Brighton & Hove Buses, separately to planning.
- ▶ **Recommend: Approval**

