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# 70 North Street, Portslade

## BH2025/01397

3<sup>rd</sup> December 2025



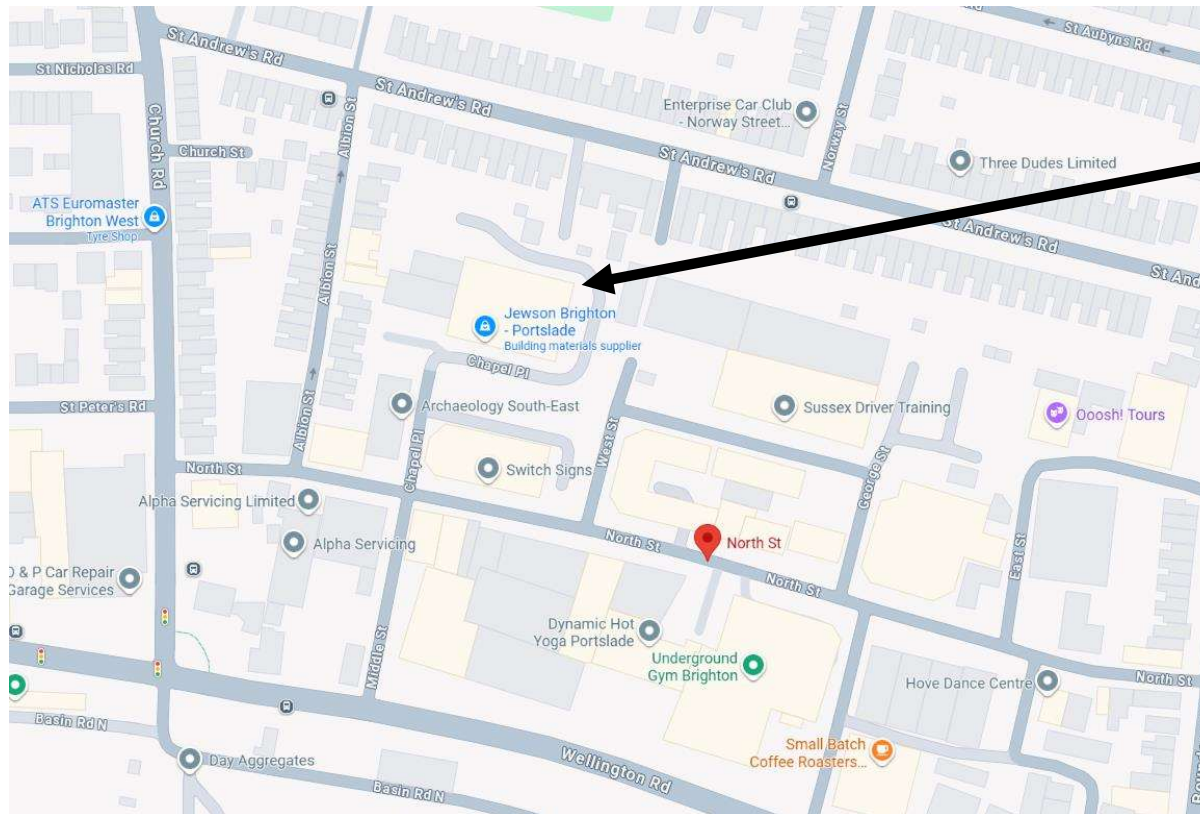
Brighton & Hove  
City Council

# Application Description

Refurbishment of existing builders merchants including single storey extension to South elevation of customer service building and reconfiguration of site layout.

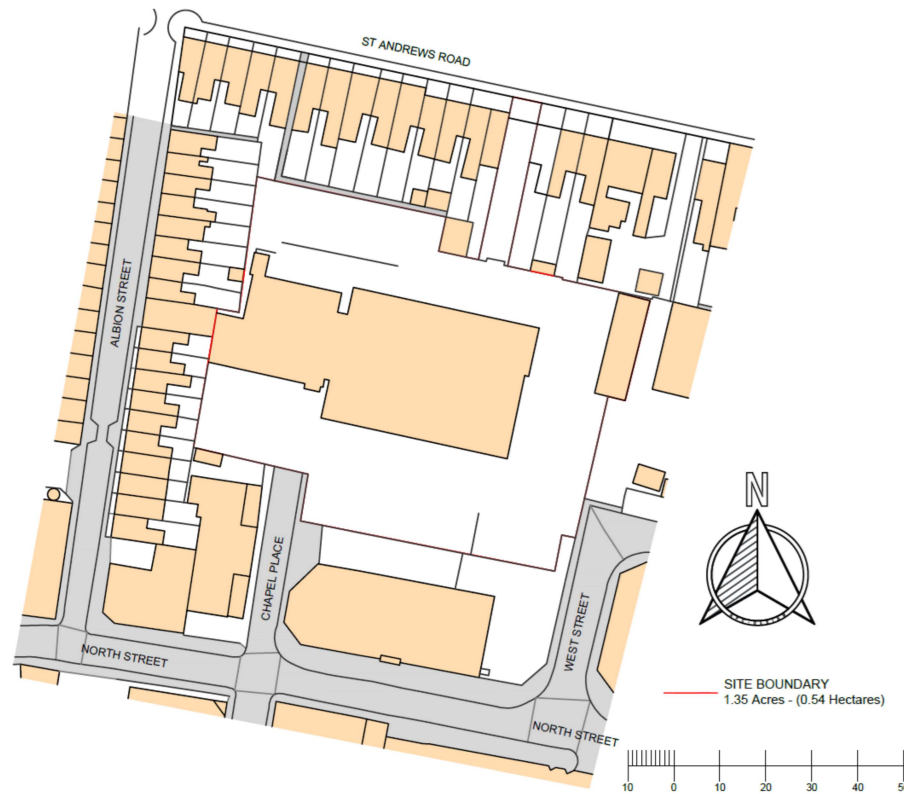
*The application has been subject to several amendments to reduce the scale of the proposed extension and to ensure greater separation from the boundary with Albion Street. A Daylight and Sunlight Report has also been received in support of the amendments during the lifetime of the application.*

# Map of Application Site



Application Site

# Existing Location Plan





# Aerial Photo of Site

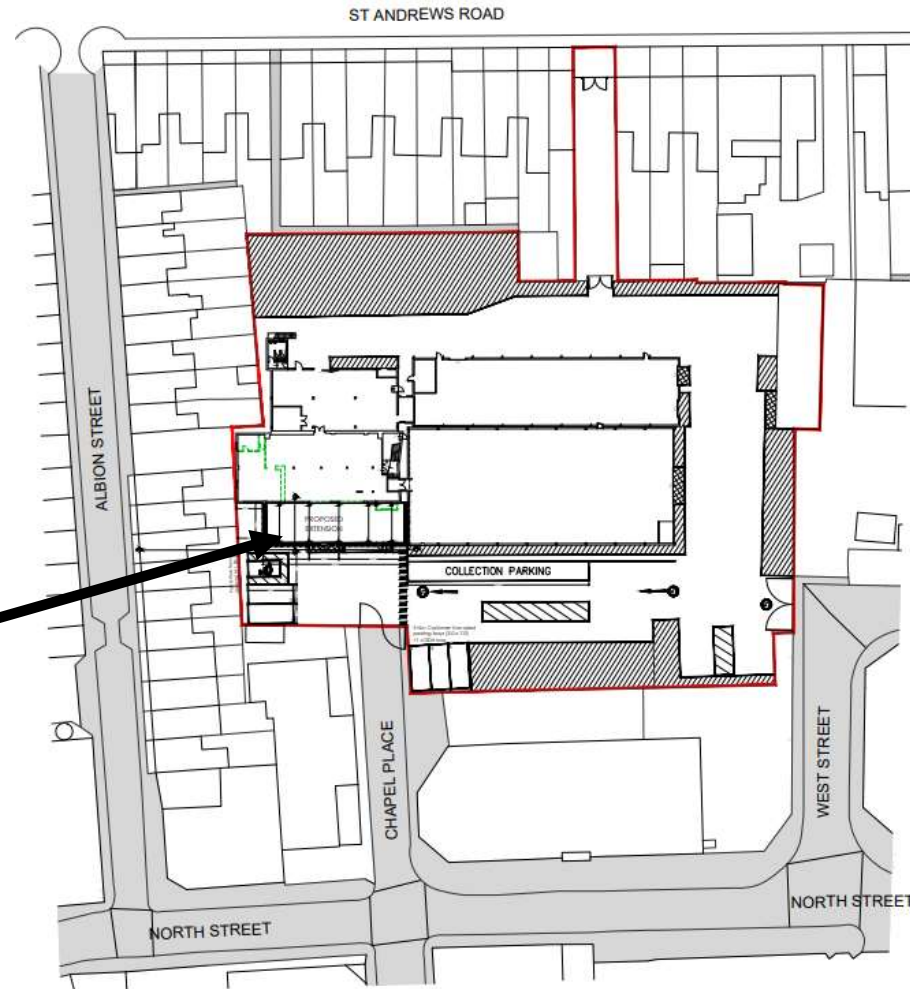




# 3D Aerial Photo of Site

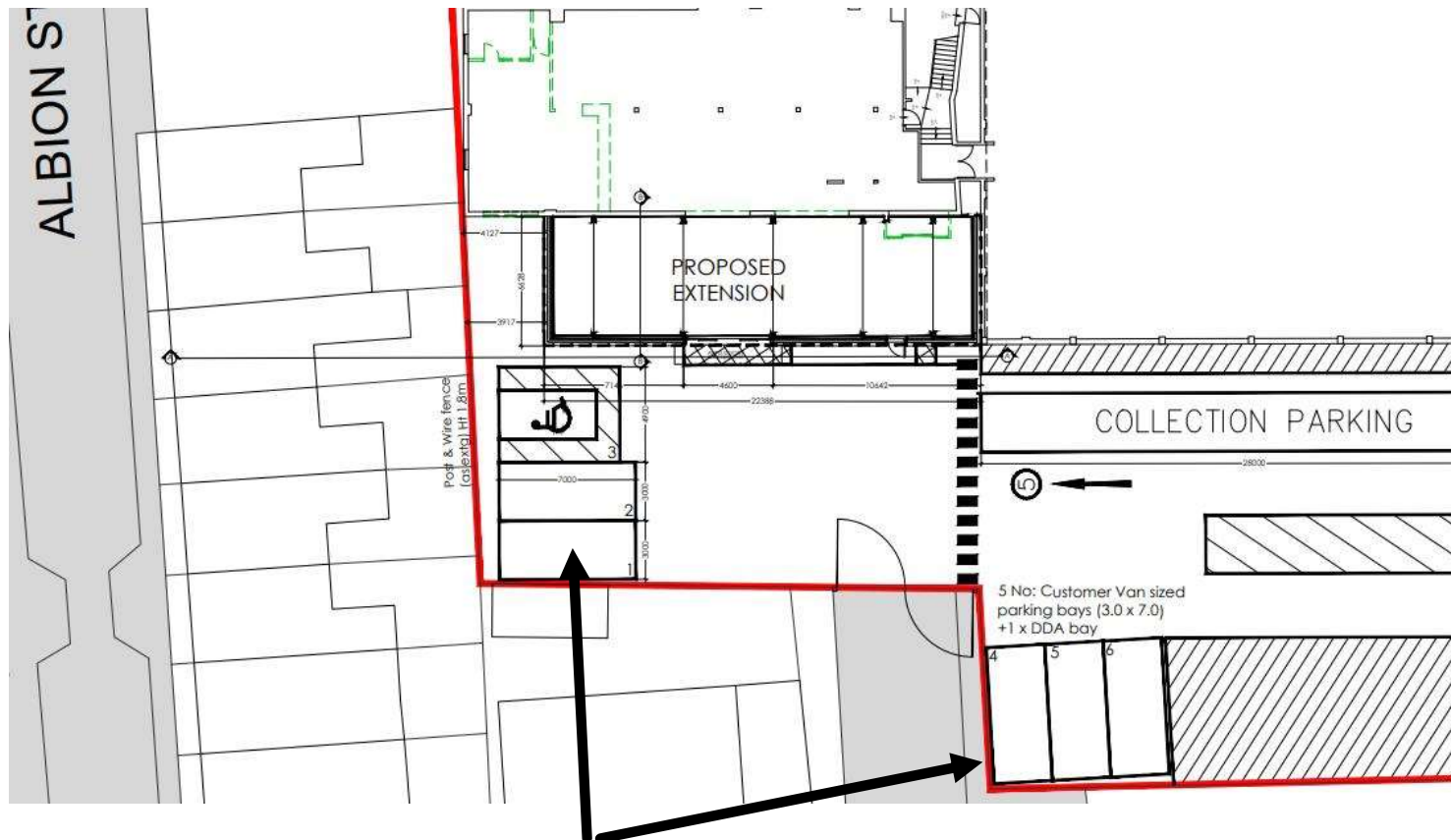


# Proposed Site Plan



Proposed Extension

# Proposed Site Plan



6 Parking spaces including 1 disabled bay



# Proposed Design finish

All doors to be painted  
Anthracite Grey: RAL7016



Roof materials to be insulated steel  
composite, powered coated Goosewing  
Grey RAL080 70 05



Trims to be painted Light blue : RAL5012



RENDERED VISUAL (STARK UK)

Retained existing chain-link  
fencing & concrete post  
fencing



New cladding -  
Anthracite Grey  
RAL7016



Repair/Replace window  
frames with PVCu in  
Anthracite Grey RAL7016



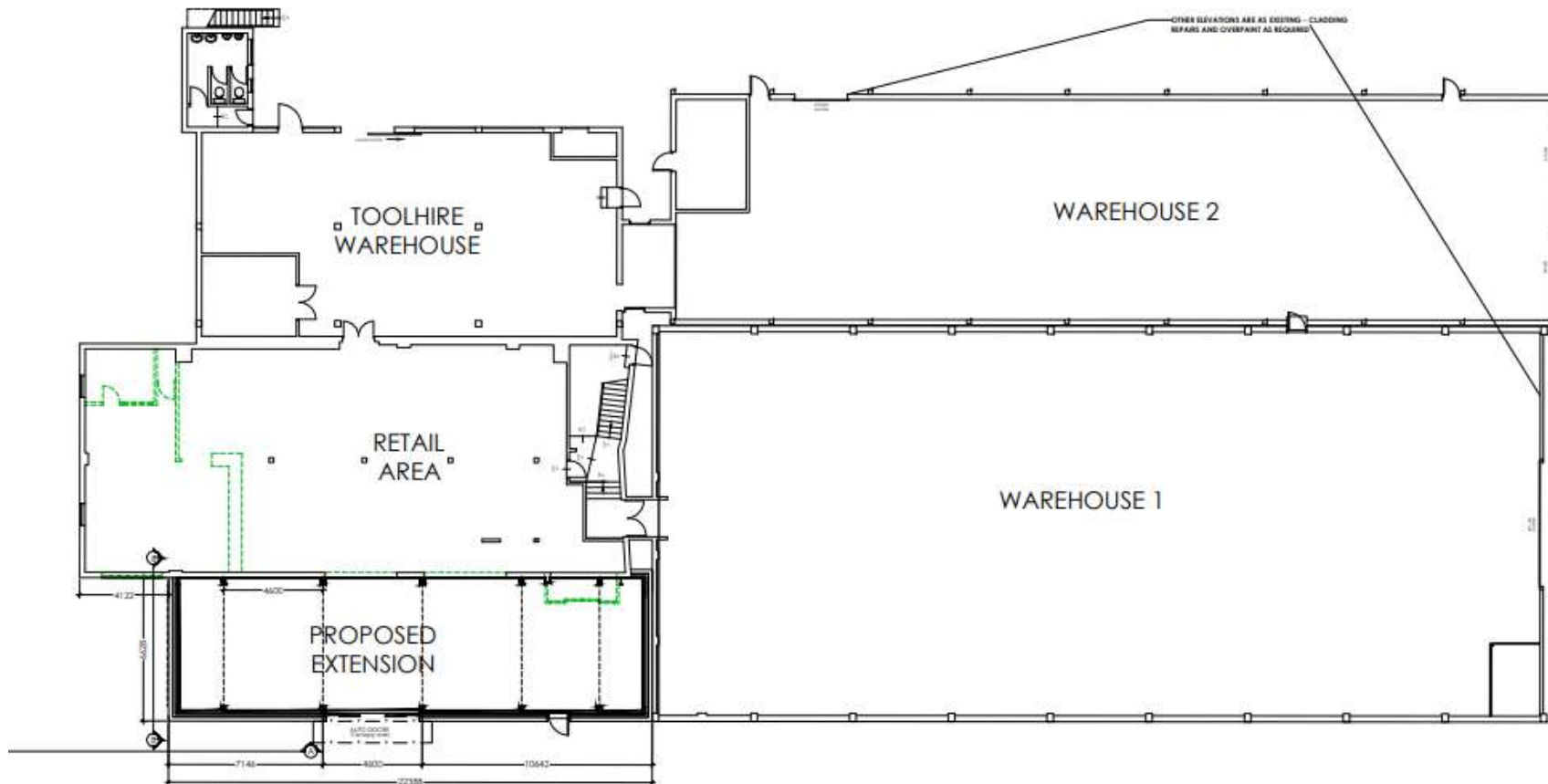
Existing cladding repair &  
paint-Anthracite Grey  
RAL7016

# Existing Floor Plan

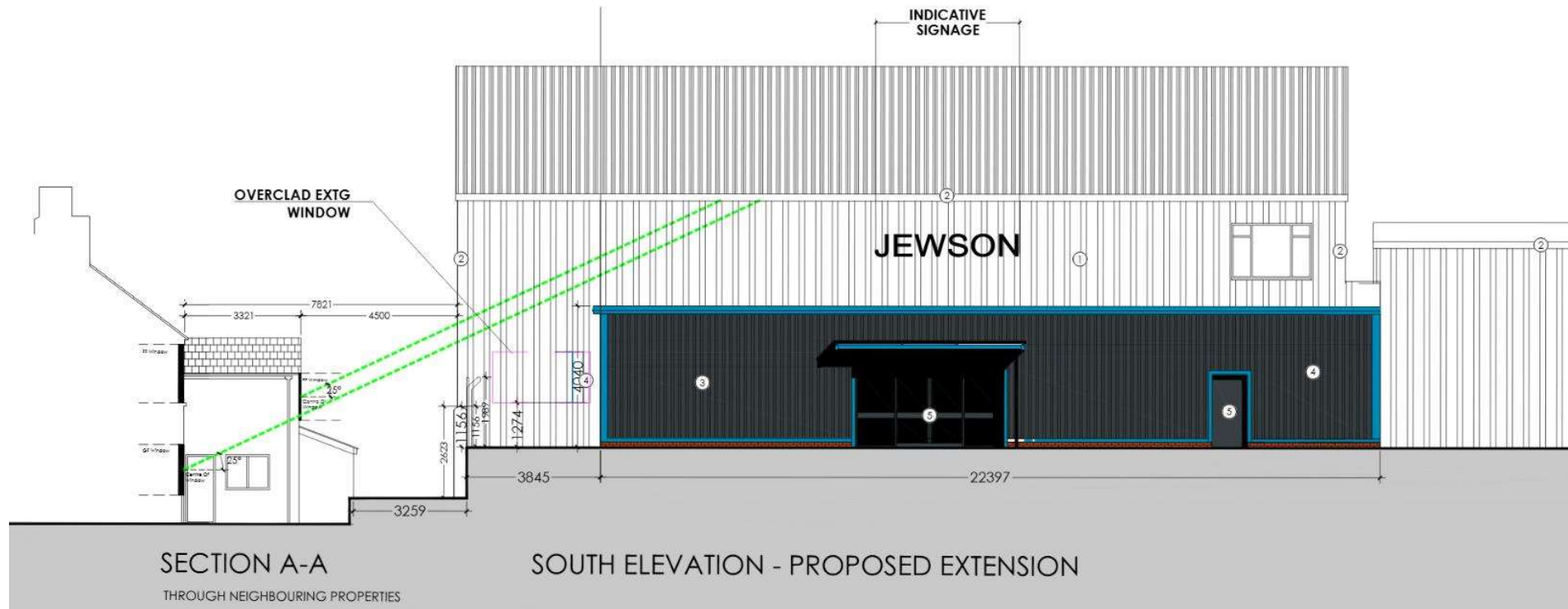


EXISTING BUILDING GROUND FLOOR PLAN  
17,846 Sqft (GIA)

# Proposed Floor Plan

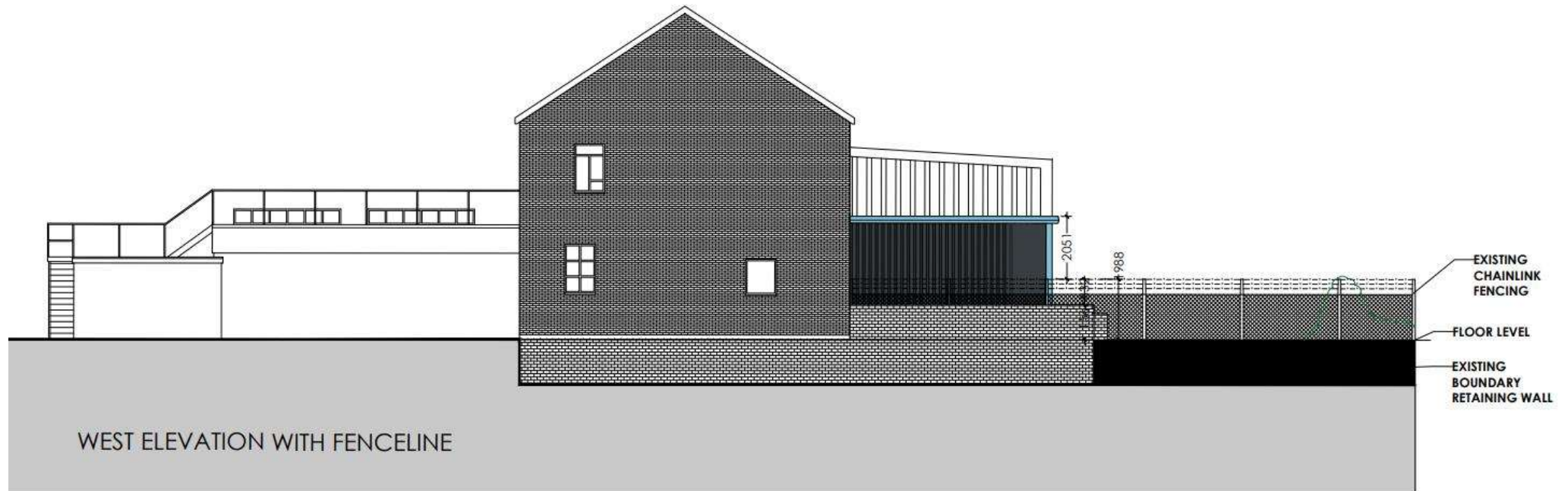


## Proposed Front Elevation (South)

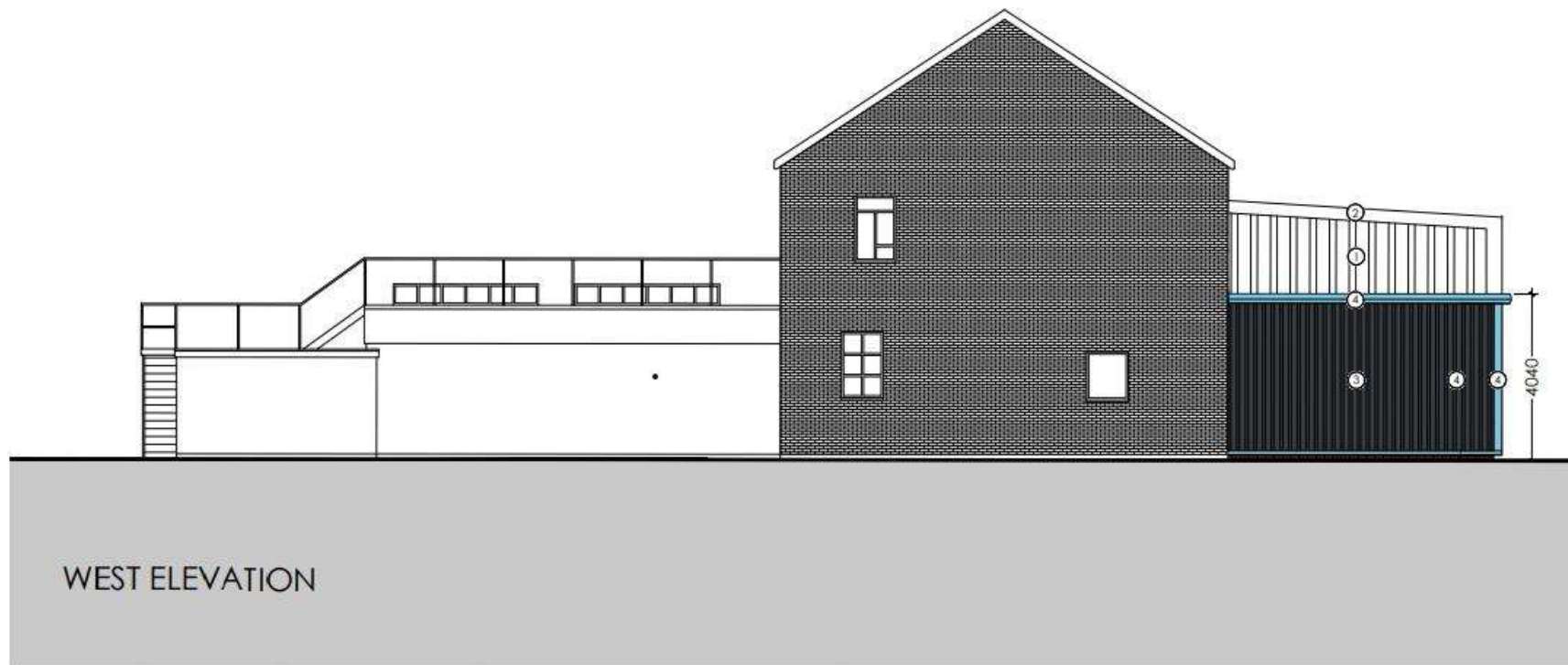




# Proposed West elevation with fenceline



# Proposed West elevation



# Existing/Proposed Visuals – Parking area



RENDERED VISUAL – EXISTING PARKING AREA (STARK UK)



RENDERED VISUAL – PROPOSED PARKING AREA (STARK UK)



## Existing/Proposed Visuals – view from Chapel Place



EXISTING VIEW FROM CHAPEL PLACE



PROPOSED VIEW FROM CHAPEL PLACE

Note: signage is indicative



# Existing/Proposed Visuals – View from West Street



EXISTING VIEW FROM WEST STREET



PROPOSED VIEW FROM WEST STREET

# Photo of the Albion Street boundary

Existing chain  
link fencing

Existing  
window - to  
be overlaid  
in proposals

Existing moveable sample materials





# Photo through the Albion Street boundary



# Looking towards Albion Street





# Photo of the site exit to Chapel Place



# Representations

Representations have been received from **13 (Thirteen)** people, objecting to the proposed development for the following reasons

- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Overshadowing, particularly due to lower land level of neighbours
- ▶ Loss of views
- ▶ Loss of light/sunlight
- ▶ Loss of property value for adjacent houses
- ▶ Oppressive nature of proposed structure
- ▶ Too close to the boundary
- ▶ Construction noise and dust
- ▶ Loss of privacy
- ▶ No need to extend this branch
- ▶ Additional traffic
- ▶ Additional demand for parking in the vicinity of the site
- ▶ Concerns about public consultation

**Councillor Robins** has objected to the proposals.

# Key Considerations

- ▶ Design and Appearance of the extension and refurbishment
- ▶ Impact of proposed extension on neighbours
- ▶ Site layout changes, including reduction of parking.

# Conclusion and Planning Balance

- ▶ The proposed extension in the amended form has an acceptable design, and any overbearingness has been significantly reduced through the revised design.
- ▶ The proposed material finish and colour scheme of the refurbished existing structures to match in with the new extension is considered acceptable.
- ▶ The extension is now sufficiently set off the boundary with Albion Street, and the scale and massing of the extension is supported by a Daylight and Sunlight report which concludes no harmful impacts in terms of loss of light.
- ▶ The reduction of parking spaces is not considered to be of concern with regard to overspill parking.
- ▶ Cycle parking has been requested by the Highway Authority and details are secured by condition.

**Recommend: Approval**