

45

# 63 Hallyburton Road

## BH2026/00046

6<sup>th</sup> May 2026



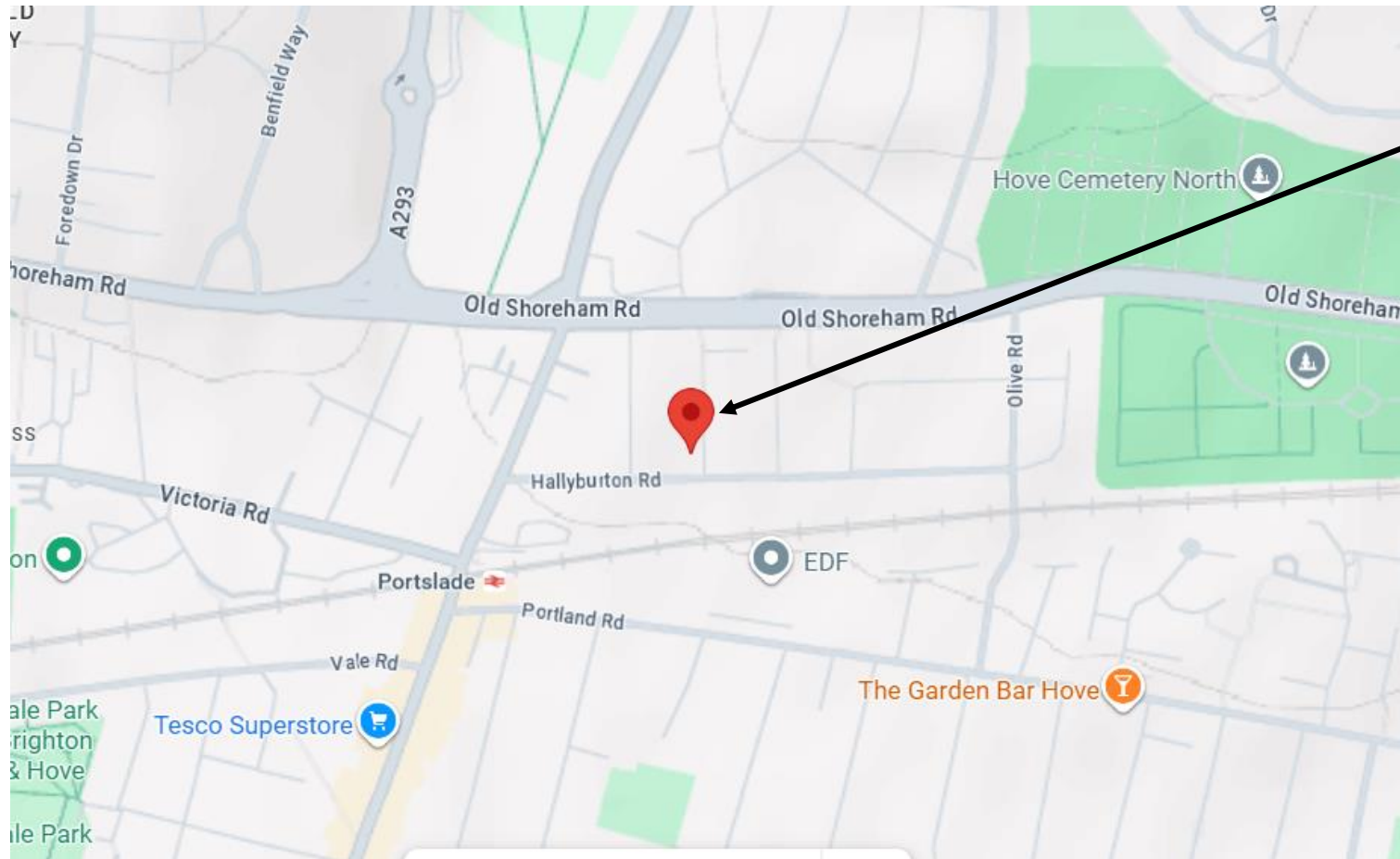
Brighton & Hove  
City Council

# Application Description

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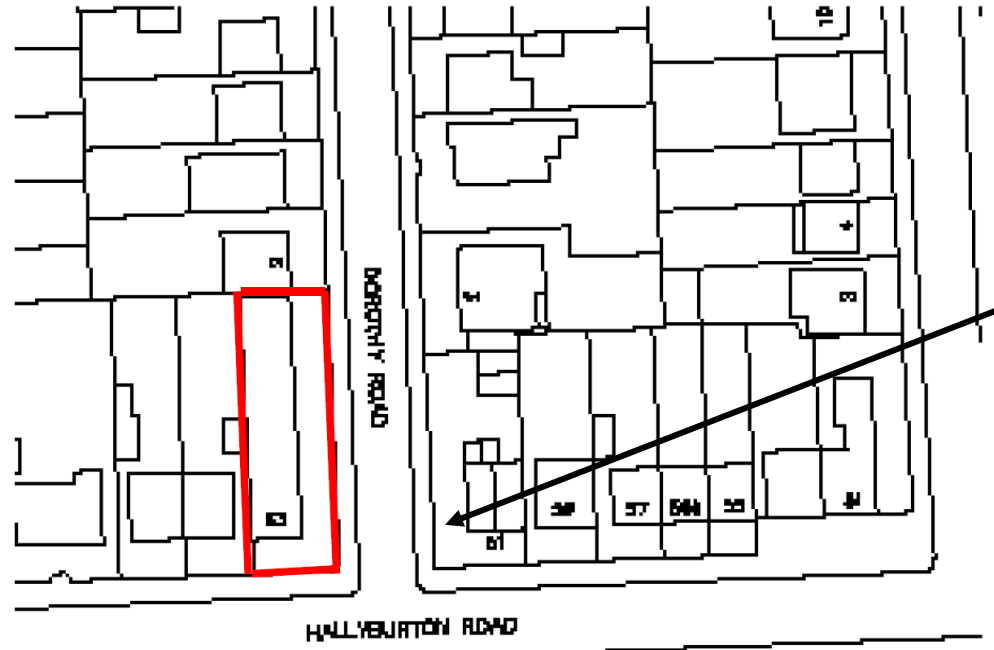
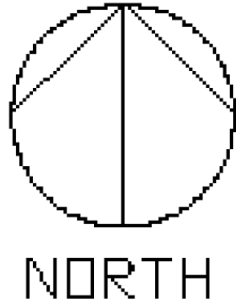
- ▶ The application relates to an existing Martial Arts club
- ▶ The application to vary condition 2 of planning permission BH2023/02277 to extend the operating hours to the following:
- ▶ 07.00 - 21.00 Monday to Friday and 08.00 - 17.00 on Saturday and Sunday.

# Map of Application Site



Site

# Existing Location Plan



Site

Metres

# Aerial Photo of Site



Site

# 3D Aerial Photo of Site



# Street Photo of Site - Front Elevation



51



# Street Photo of Site- Side Elevation

52



# Street Photo of Site- Side Elevation from within Dorothy Road



# Existing Opening Hours Condition

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- ▶ The premises shall only be used between the hours of 08.00 to 21.00 Monday to Friday inclusive and 09.00 to 15.00 on Saturday and at no time on Sundays. The external movements of any commercial vehicles, plant or machinery associated with the use of the premises shall not take place outside the opening hours permitted.
- ▶ Reason: To safeguard the amenities of local residents and in accordance with policies DM20 and DM40 of the Brighton and Hove City Plan Part Two.

# Proposed Opening Hours Condition

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- ▶ The premises shall only be used between the hours of 07.00 to 21.00 Monday to Friday inclusive and 08.00 to 17.00 on Saturday and Sunday. The external movements of any commercial vehicles, plant or machinery associated with the use of the premises shall not take place outside the opening hours permitted.
- ▶ Reason: To safeguard the amenities of local residents and in accordance with policies DM20 and DM40 of the Brighton and Hove City Plan Part Two.

# Representations

- ▶ **Sixteen (16)** representations received, objecting to the proposed development for the following reasons:
  - ▶ - Increased traffic and congestion issues
  - ▶ - Noise and disturbance
  - ▶ - Parking and safety
  - ▶ - No public benefit
  - ▶ - Out of character and non-residential
  
- ▶ **Eleven (11)** representations received, supporting the proposed development for the following reasons:
  - ▶ - Increase in the amenity provision within the local area
  - ▶ - Great sporting facility
  - ▶ - Well run
  - ▶ - Well used facility

# Key Considerations

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- ▶ Impact on Neighbouring Amenity
- ▶ Impacts on the Highway, including parking pressures
- ▶ Public benefits of the extended hours (economic and community benefits)

# Conclusion and Planning Balance

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- ▶ The proposed increase in opening hours are considered reasonable and due to the use of the building, there would be no significant harm caused to neighbouring properties, particularly with consideration to noise and disturbance.
- ▶ Given the location of the site and nature of the use, the development would not impact the highway network.
- ▶ **Recommended for Approval**