

76-79 and 80 Buckingham Road

BH2026/00198

5th August 2026



Brighton & Hove
City Council

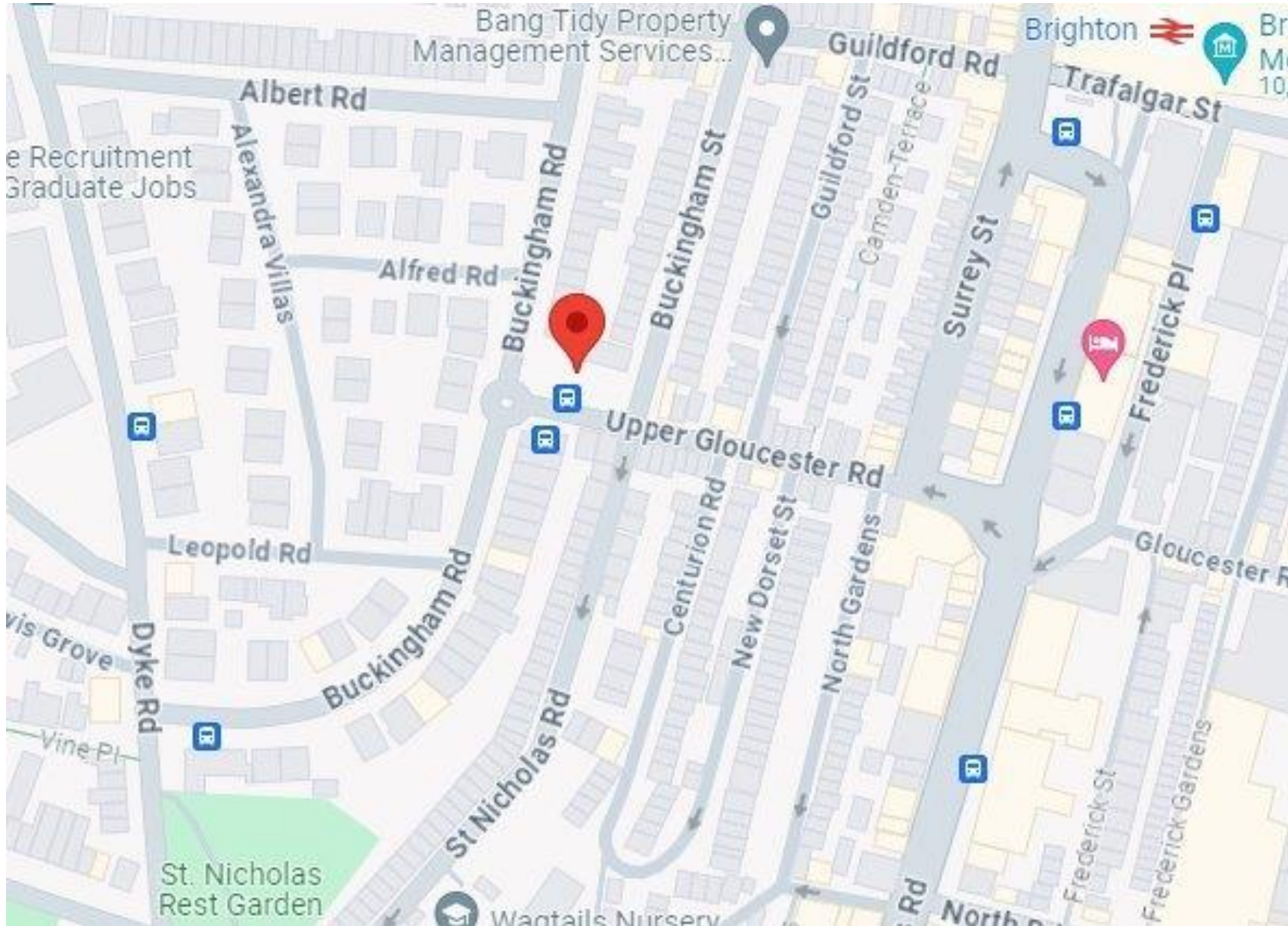
Application Description

- ▶ Application to remove condition 15 (residents parking permits) of planning permission BH2022/02361.

Background

- ▶ 34 units approved under BH2018/01137:
- ▶ 20 units via 5 storey building at no. 80 Buckingham Road, 14 units via conversion of 76-79 Buckingham Road
- ▶ Varied in June 2024: 14 affordable housing units to be provided in new-build rather than converted units (ref. BH2020/02102) and then varied again in March 2025 (ref. BH2022/02361) to allow amendments to the approved drawings and to allow the addition of 2 new units within the scheme
- ▶ Conversion has been completed, new-build at early stage of construction.

Map of Application Site



3D Aerial of Site



Location Plan



OS PLAN

0m 10 20 30 40 50

1:1250 Scale Bar

Block Plan



3D Aerial of Site



Street Photos Of Site



Street Photos of Site



Buckingham Road Elevation



Upper Gloucester Road Elevation

100. All drawings are made to a standard of accuracy to be used for construction purposes.
101. The drawings are made to a standard of accuracy to be used for construction purposes.
102. The drawings are made to a standard of accuracy to be used for construction purposes.
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SOUTH ELEVATION AS PROPOSED - SCALE 1:200



Landivar Architects

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PROJECT NO.	100. All drawings are made to a standard of accuracy to be used for construction purposes.
DATE	101. The drawings are made to a standard of accuracy to be used for construction purposes.
DESIGNER	102. The drawings are made to a standard of accuracy to be used for construction purposes.
CLIENT	103. The drawings are made to a standard of accuracy to be used for construction purposes.
LOCATION	104. The drawings are made to a standard of accuracy to be used for construction purposes.
STATUS	105. The drawings are made to a standard of accuracy to be used for construction purposes.
REVISIONS	106. The drawings are made to a standard of accuracy to be used for construction purposes.
APPROVED BY	107. The drawings are made to a standard of accuracy to be used for construction purposes.
DATE	108. The drawings are made to a standard of accuracy to be used for construction purposes.
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Buckingham Street Elevation



Representations

- ▶ Twelve (12) letters of representation have been received objecting to the proposal for the following reasons:
- ▶ - Parking stress
- ▶ - Traffic issues
- ▶ - Traffic hazards and safety
- ▶ - Condition helps manage expectations
- ▶ - Increase congestion and air pollution
- ▶ - Health of residents
- ▶ - When the property was purchased it was done so with the explicit understanding that this development would be car-free
- ▶ - Maximise profits

Reps (continued)

- ▶ Eleven (11) letters of representation have been received in support of the proposal for the following reasons:
- ▶ - Parking policy should be applied consistently across comparable properties within the same zone
- ▶ - Removing Condition 15 would maintain existing parking safeguards while ensuring a proportionate and equitable approach within the Controlled Parking Zone
- ▶ - Parking demand in the area is managed by a centralised waiting list
- ▶ - Restrictions are managed through the TRO
- ▶ - Discrimination

Key Considerations

- ▶ The main considerations in the determination of this application relate solely to vehicular parking and the impact on the highway network.

Conclusion and Planning Balance

- ▶ Principle of development established via approval of BH2022/02361.
- ▶ It is considered appropriate to remove the car-free condition requested by the Local Highway Authority (LHA) because independent of the planning process, the LHA can require a development to be car free via a Traffic Regulation Order which has been implemented for this site.
- ▶ The granting of this application therefore would not automatically entitle future occupiers to parking permits but instead this matter would be controlled by other means outside the planning system.

Recommend: Minded to Grant subject to s106 (as amended by the Deed of Variation)

