

**104 Cowley Drive**  
**BH2025/02480**

**2<sup>nd</sup> September 2026**



**Brighton & Hove**  
**City Council**

# Application Description

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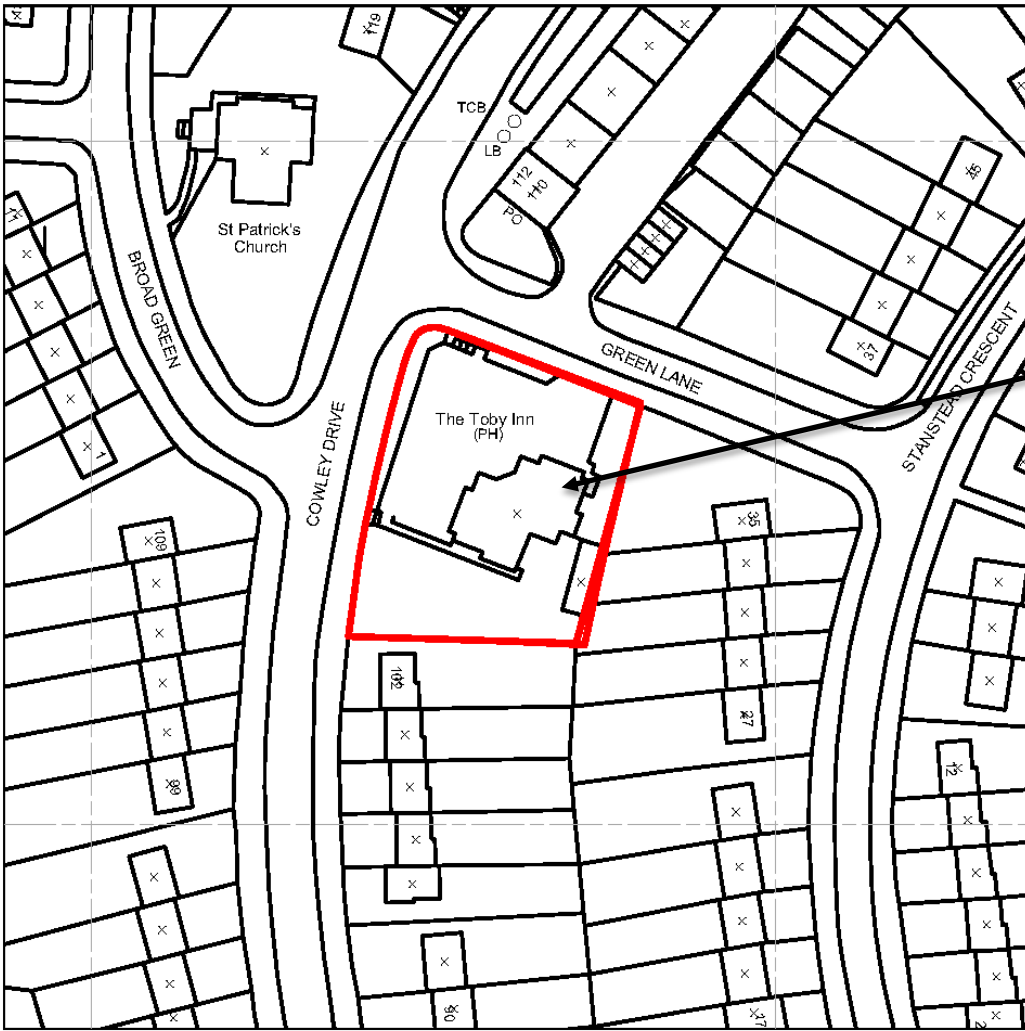
- ▶ Demolition of existing Public House and erection of 10no. new dwellings (C3) consisting of 5no. townhouses and 5no. flats in two blocks of two and three storey buildings with associated landscaping, car parking, cycle parking and bin stores. (Amended Plans)

# Map of Application Site



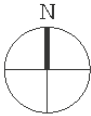
Site

# Location Plan



Site

1 - Location Plan 1:1250



0 5 10 25m

# Aerial Photo of Site



Site

# 3D Aerial Photo of Site



Site

# Existing Access Into Site



# View South – Cowley Drive



Site

# Photo of the Pub

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Site



# View North – Cowley Drive



Site

# View of Houses on Cowley Drive

13

Site →



# View East – From Junction Cowley Drive/ Green Lane

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Site

# View East – Down Green Lane

Site

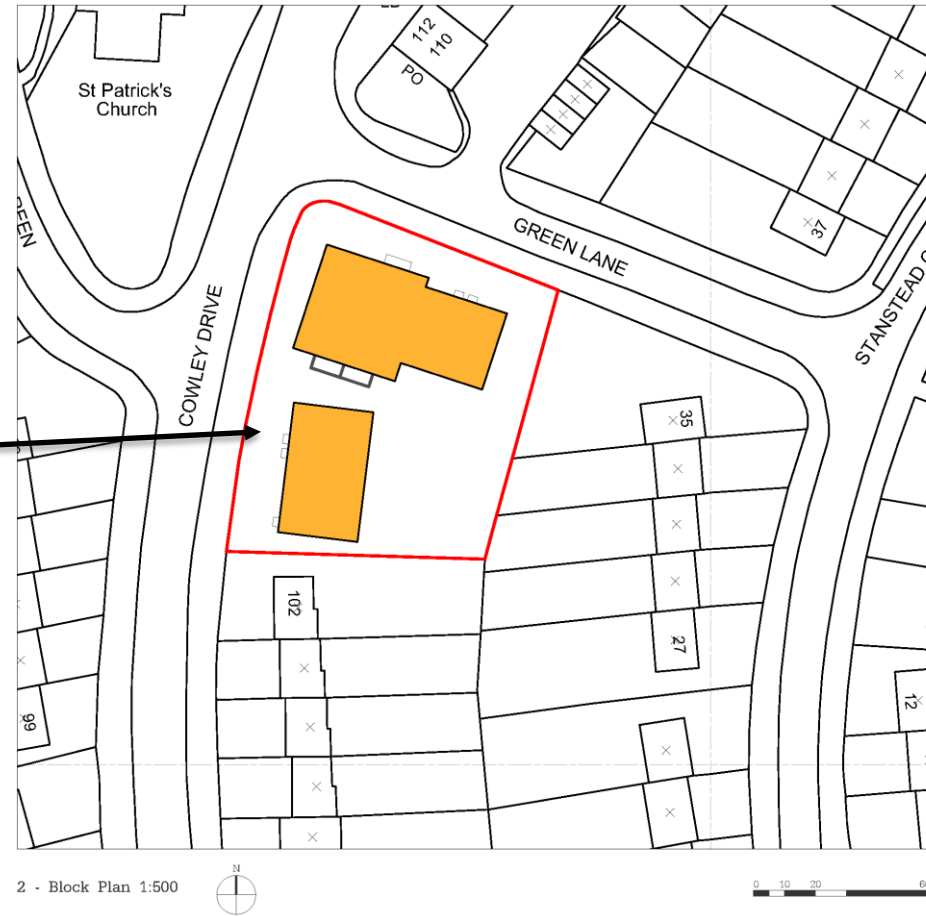


# Existing Site Plan

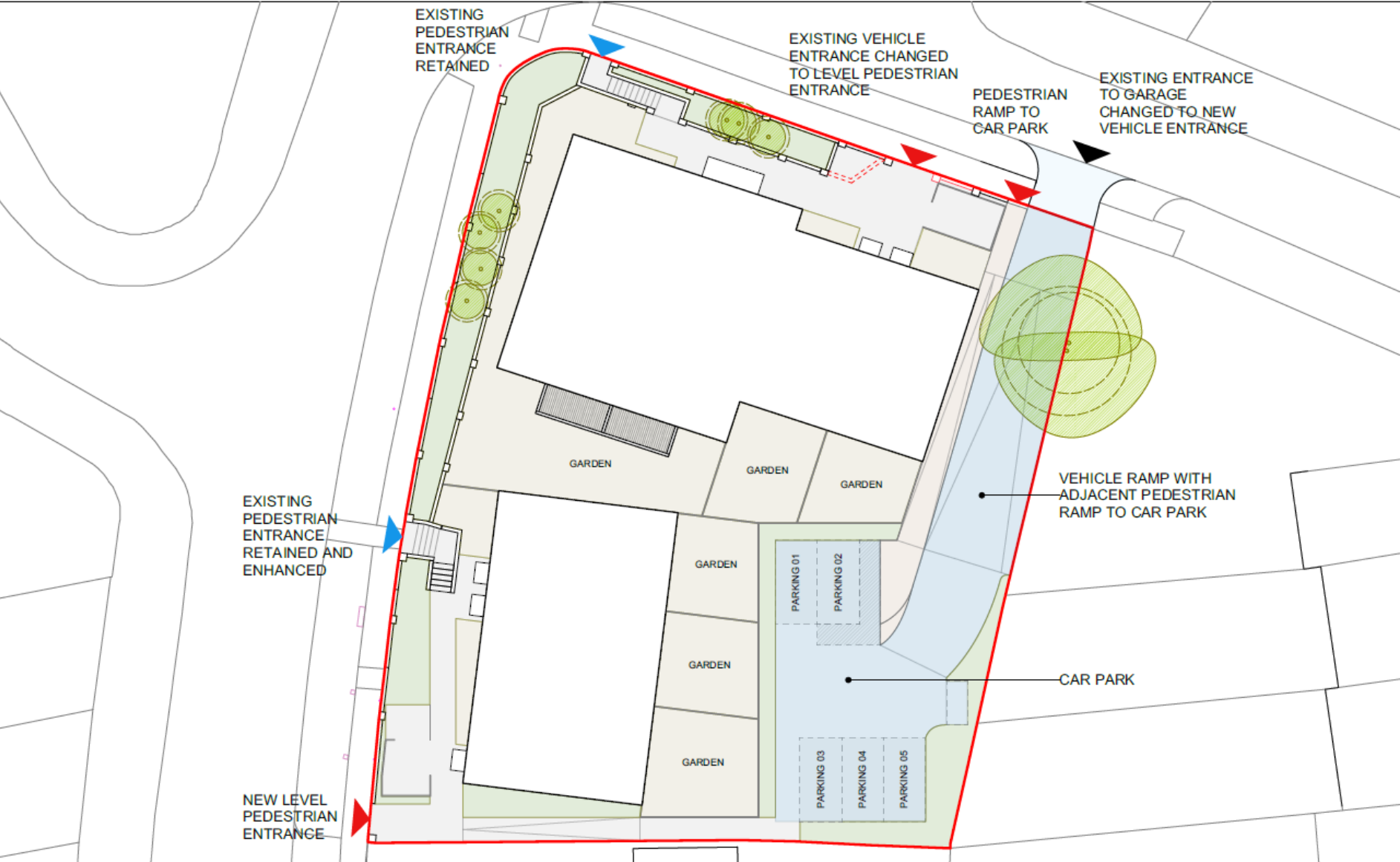


# Block Plan

Site



# Access/Parking Layout



# Proposed Site Plan



# Split of uses/Number of units

- ▶ The application proposes ten affordable new dwellings consisting of five houses and five flats.
- ▶ All five houses would be 3 bed 5 person units
- ▶ The proposed flats would comprise a 1 x 3 bed 5 person unit and 4 x 2 bed 4 person units.

# Proposed Ground Floor Plan



# Proposed First Floor Plan



# Proposed Second Floor Plan



# Proposed Landscape Plan

24



# Existing Street Scenes - Cowley Drive/Green Lane



1 - Existing Cowley Drive Elevation



2 - Existing Green Lane Elevation

© All rights reserved  
All dimensions to be checked on site

**Lewes Office**  
Chickadee Station House - Chickadee - 150 Lewes  
East Sussex - BN8 4SW  
+44 (0)1273 400319  
info@bakerbrownstudio

Notes:



0 2 4 10m 12.5m

Rev Date Description  
A 02/10/20 Issued for Planning

Drawn: CLH  
1P BB

**BakerBrown**

Job Name: Toby Inn, Woodingdean  
Status: Planning  
Drawing Title: Existing Street Elevations

# Proposed Street Scenes – Cowley Drive/Green Lane



1 - Proposed Cowley Drive Elevation



2 - Proposed Green Lane Elevation

© All rights reserved  
All dimensions to be checked on site

Levee Office  
Cockbridge Station House - Cockbridge - St. Levee  
East Sussex - BN8 4SW  
+44 (0)1323 400110

Notes:



0 2 4 10m 12.5m

| Rev | Date     | Description         | Drawn | Check |
|-----|----------|---------------------|-------|-------|
| A   | 02/10/25 | Issued for Planning | LP    | BB    |
| B   | 27/07/26 | Planning Revision   | LP    | BB    |
| C   | 12/08/26 | Planning Revision   | LP    | BB    |
| D   | 14/08/26 | Planning Revision   | LP    | BB    |

**BakerBrown**

Job Name: Toby Inn, Woodingdean Status: Planning  
Drawing Title: Pennycuik Street Elevations

# Proposed Elevation North – from Green Lane



1 - Proposed Site Elevation - North

© All rights reserved  
All dimensions to be checked on site

**Lewsey Office**  
Clockbridge Station House - Clockbridge - St. Lewsey

**Notes:**

- Proposed Construction
- Proposed

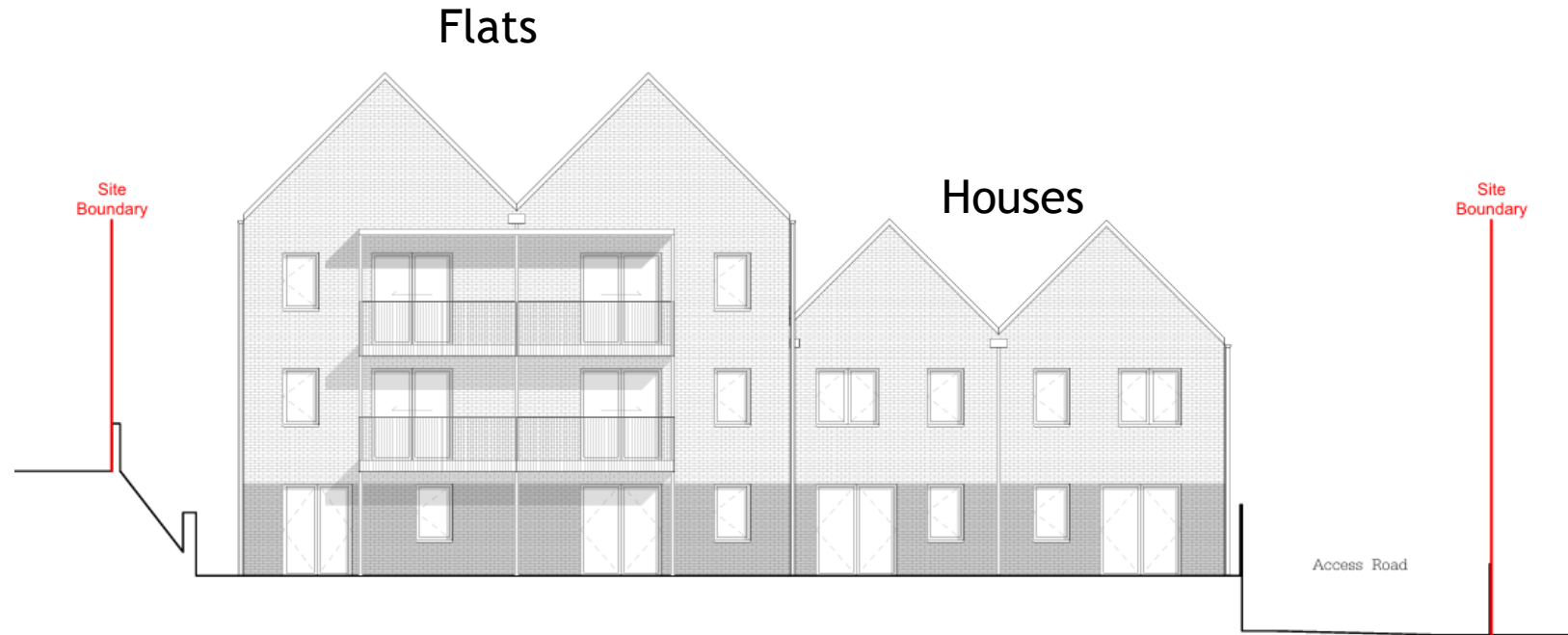


| Rev | Date     | Description         | Drawn | Check |
|-----|----------|---------------------|-------|-------|
| A   | 02/10/25 | Issued for Planning | LP    | BB    |

**BakerBrown**

Job Name: Tolly Inn, Woodingdean      Status: Planning

# Proposed Elevation South -



3 - Proposed Site Elevation - South

right hand measured  
measurements to be checked on site

Office  
Brighton Station House - Clockwork - No. 100  
Phone - 01323 400000

**Notes:**

Proposed  
Construction

Proposed  
Deconstruction



0 1 2 5m

| Rev | Date     | Description         |
|-----|----------|---------------------|
| A   | 02/10/25 | Issued for Planning |

| Drawn | Check |
|-------|-------|
| LP    | BB    |

**BakerBrown**

Job Name  
Toby Inn, Woodingdean

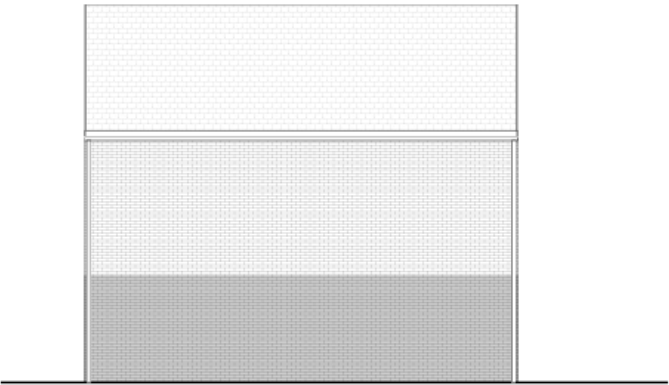
Drawn

Planning

# Proposed House Elevations



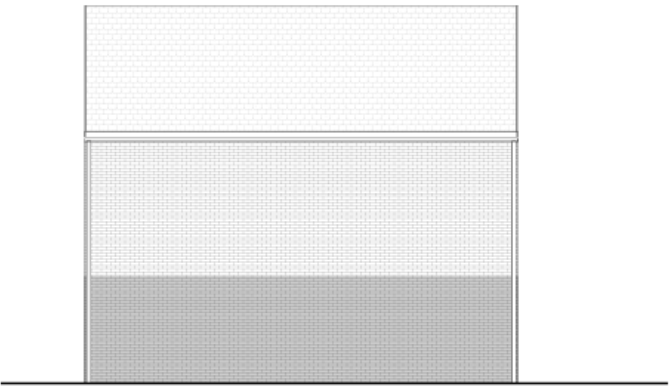
1 - Proposed Houses Elevation - West



2 - Proposed Houses Elevation - North



3 - Proposed Houses Elevation - East



4 - Proposed Houses Elevation - South

© All rights reserved  
All dimensions to be checked on site

Leases Office  
Cockbridge Station House - Cockbridge - St. Levee  
East Sussex - BN1 4SW

**Notes:**

- Proposed Construction
- Proposed De-construction



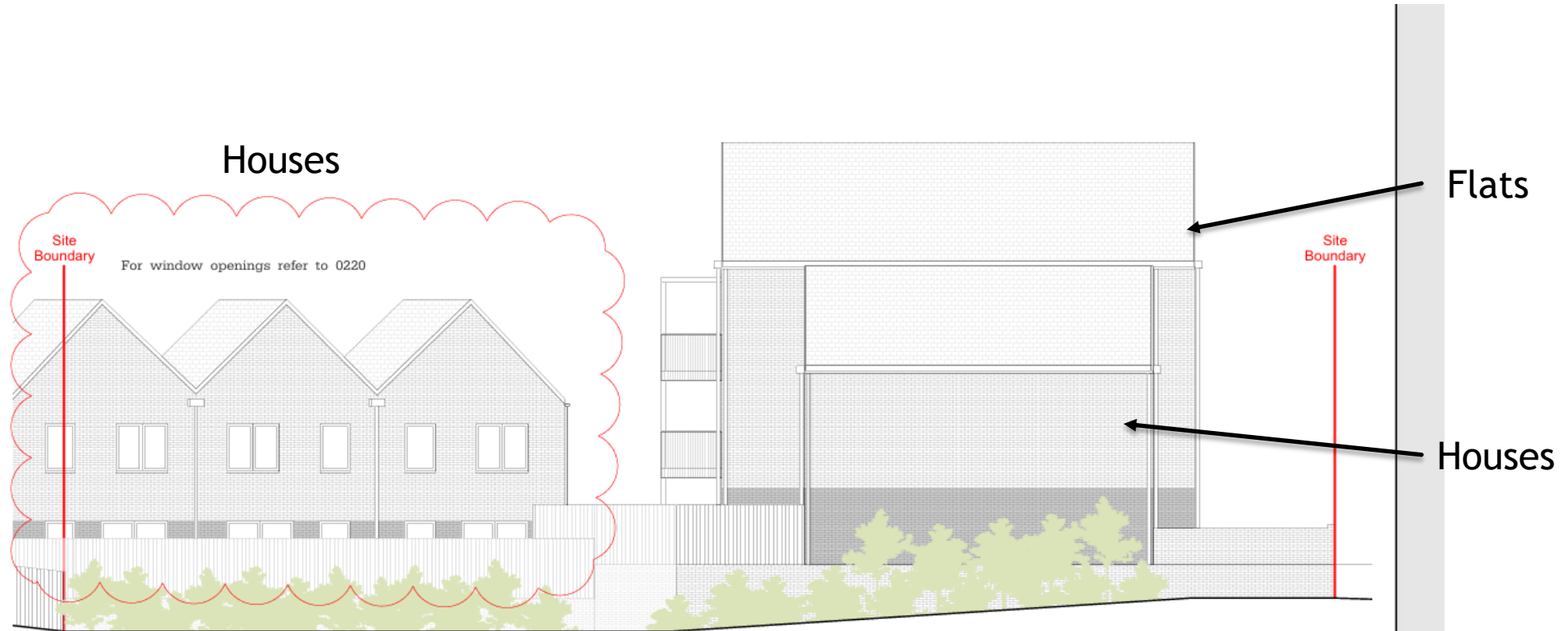
| Rev | Date     | Description         | Drawn | Check |
|-----|----------|---------------------|-------|-------|
| A   | 02/10/25 | Issued for Planning | LF    | BB    |

**BakerBrown**

Job Name: Toby Inn, Woodingdean  
Drawing Title: Planning



# Proposed Site Elevations East



2 - Proposed Site Elevation - East

© All rights reserved  
All dimensions to be checked on site

License Office  
BakerBrown

Notes:

Proposed  
Construction  
Proposed



0 1 2 5m

| Rev | Date     | Description         |
|-----|----------|---------------------|
| A   | 02/10/25 | Issued for Planning |
| B   | 27/07/26 | Planning Revision   |

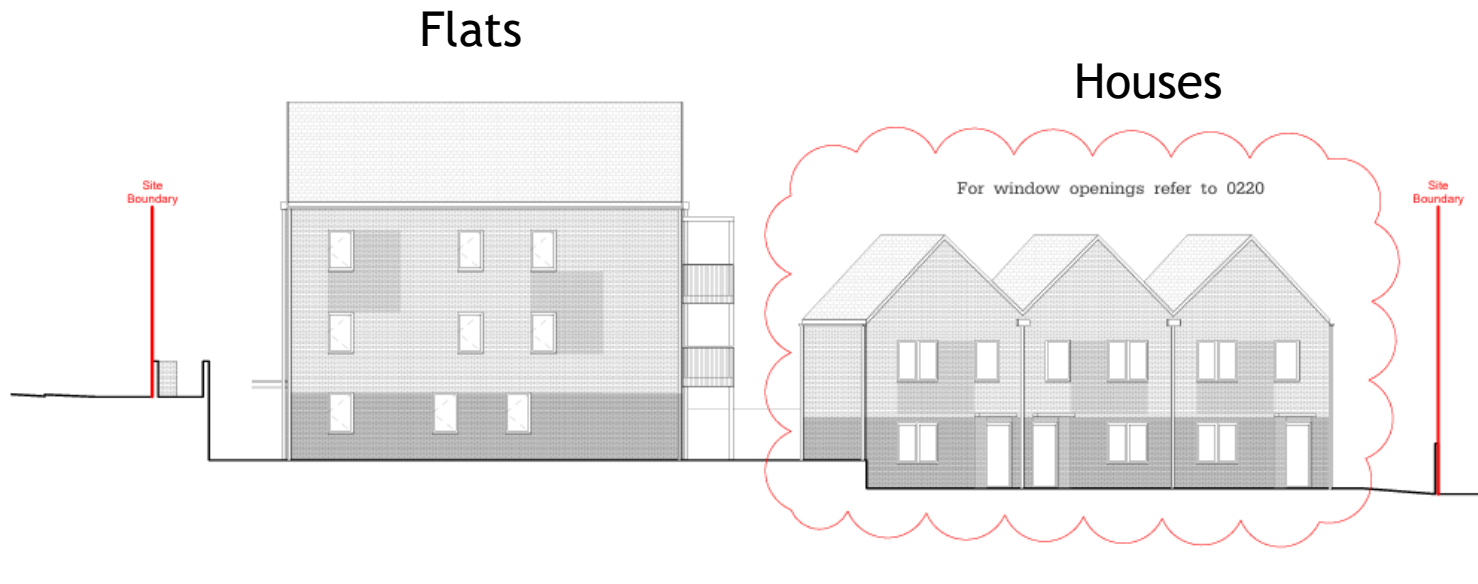
| Drawn | Check |
|-------|-------|
| LP    | BB    |
| LP    | BB    |

**BakerBrown**

Job Name

Status

# Proposed Site Elevation West



4 - Proposed Site Elevation - West

This elevation  
relates to the checked on site

Site  
Site Station House - Chichester - No. 1000  
Site - 1000 1000

Note:  
Proposed  
Construction  
Proposed  
De-construction



0 1 2 5 7.5m

Rev. Date Description  
A 10/10/20 Issued for Planning  
B 27/07/20 Planning Revision

Drawn: CHB  
1P 10

**BakerBrown**

Job Name: Toby Inn, Woodingdean  
Drawing Title: Proposed Elevation Site (A of A)  
Status: Planning

# Proposed Visual – from north of site in Cowley Drive

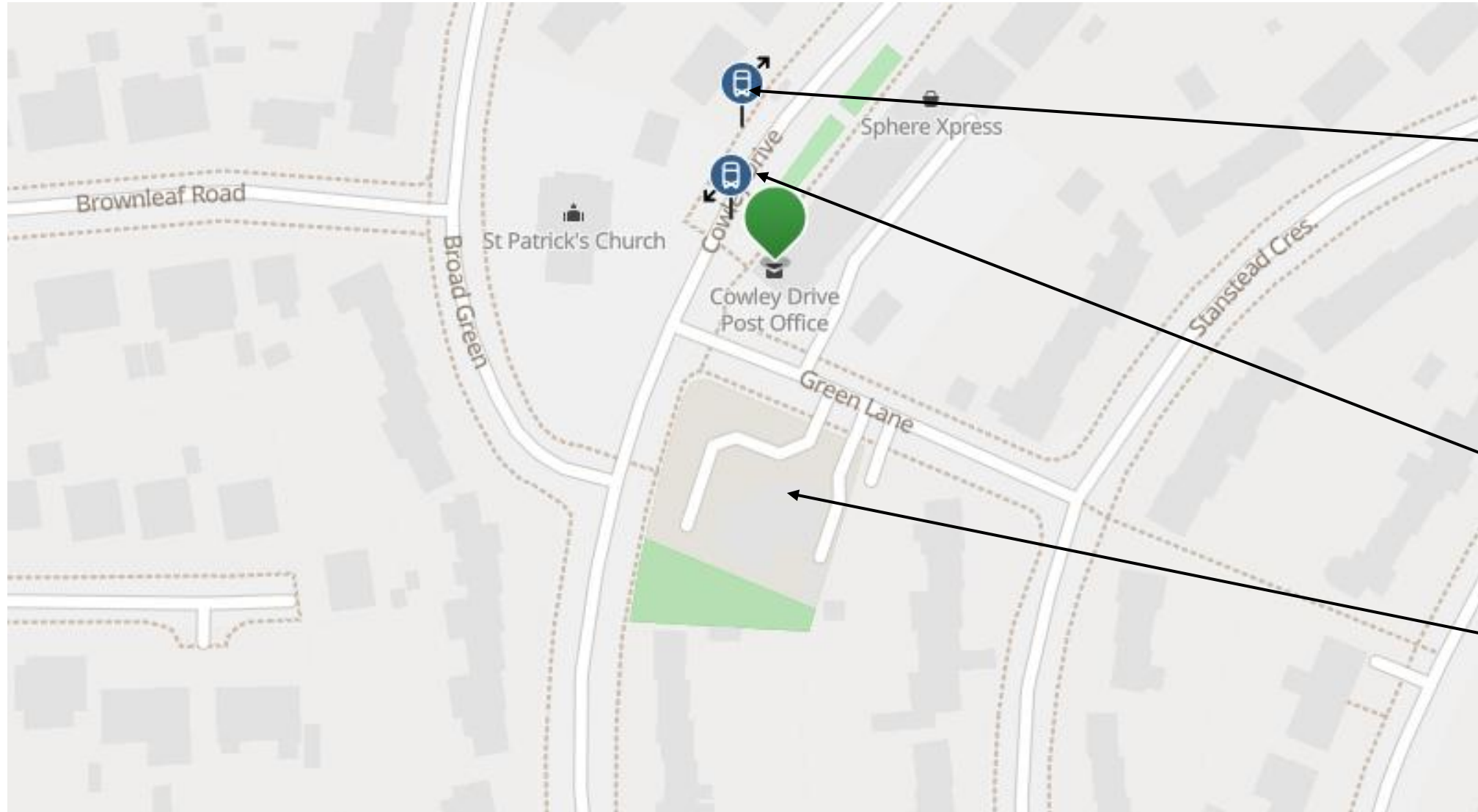
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# Proposed Visual – from south in Cowley Drive



# Bus Routes/Bus Stop Locations



Stops for Bus Routes  
2 (Shoreham) 22 (Churchill Square)  
23(Peacehaven)  
52(Woodingdean)  
N1 (Woodingdean)

Stop for Bus Routes  
2 ( Rottingdean)  
52 ( Patcham)

Site

# Representations

Eleven (11) representations were received objecting to the proposal for the following reasons:

- ▶ New access road will introduce vehicle movements, headlights, noise and general activity immediately behind properties on Stanstead Crescent
- ▶ Overall height, intensity and density of development represent a significant change and overdevelopment of the plot
- ▶ Three-storey block out of character with family homes
- ▶ Loss of outlook, light and privacy
- ▶ Insufficient parking provided in an area with existing parking problems
- ▶ Proposal will result in traffic congestion
- ▶ Insufficient public consultation
- ▶ Loss of a community asset
- ▶ Insufficient capacity at Woodingdean Medical Centre
- ▶ Loss of views towards the South Downs
- ▶ Proposal would provide an unsatisfactory living environment and lack of open space
- ▶ Proposal could result in anti-social behaviour, and
- ▶ Proposals do not provide sufficient electric vehicle charging infrastructure

# Representations (cont)

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One (1) comment was received neither objecting nor supporting the scheme but requesting swift bricks are incorporated into the proposal.

One (1) letter of support was received objecting to the proposal for the following reasons:

- ▶ Pub looks rundown and unsightly and is no longer viable, and
- ▶ Once the development is completed the site will be vastly improved

# Key Considerations

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- ▶ Principle of Development – Loss of public house vs contribution of 10 residential units to City's Housing Supply
- ▶ Design, appearance, layout, scale, massing
- ▶ Housing mix and tenure
- ▶ Affordable housing provision – 100% proposed;
- ▶ Standard of Accommodation
- ▶ Impact on Amenity
- ▶ Transport
- ▶ Sustainability
- ▶ Biodiversity, Landscape and Arboriculture

# Conclusion and Planning Balance

- ▶ The principle of development on the site is considered to be acceptable. The loss of the public house is accepted given that it has been vacant for approx. 20 years and justification has been provided as to why is not viable to continue as a pub. Whilst alternative community uses have not been considered by the applicant, given the Council's lack of a 5 year housing land supply, the need for affordable housing in the City, and the increased weight given to housing in the NPPF, it is considered that the principle of residential development on the site is acceptable.
- ▶ The design, scale and layout is acceptable and makes efficient use of the site.
- ▶ The housing mix is acceptable.
- ▶ All the residential units would be affordable rented.
- ▶ The standard of accommodation is acceptable.
- ▶ Although there would be a loss of biodiversity on site, 10% BNG can still be gained through the provision of off-site BNG.
- ▶ There is no objection from highways.

Overall balance: recommended for approval, subject to conditions