

36 Kingsthorpe Road

BH2026/00110

2nd September 2026



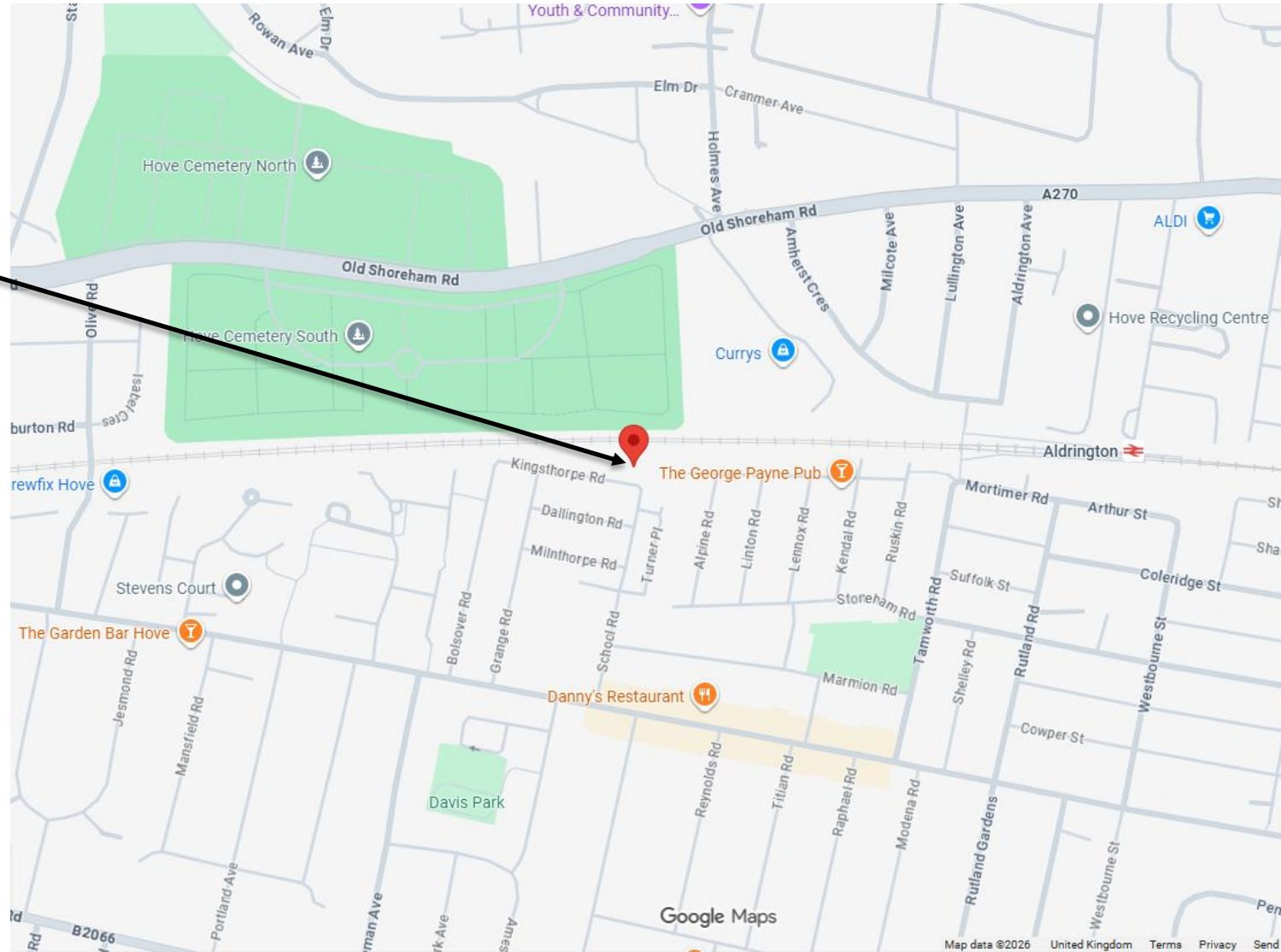
Brighton & Hove
City Council

Application Description

- ▶ Demolish existing single storey commercial building (Use Class E) and erection of a five storey building comprising of 14no. flats (Use Class C3).

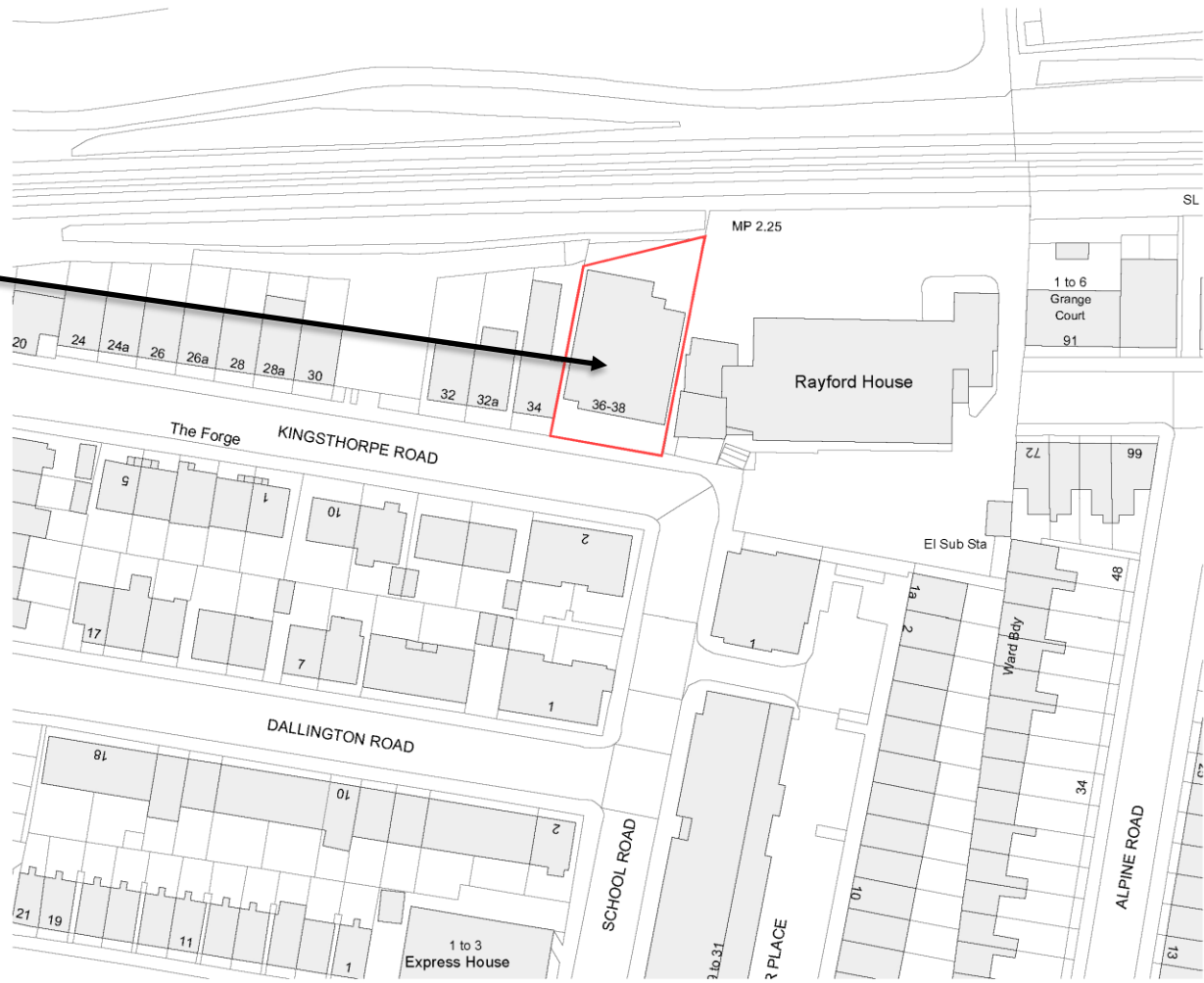
Map of Application Site

Site



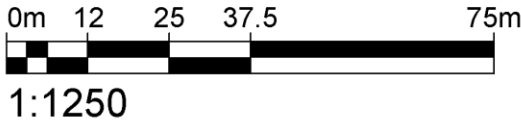
Existing Location and Block Plan

Site

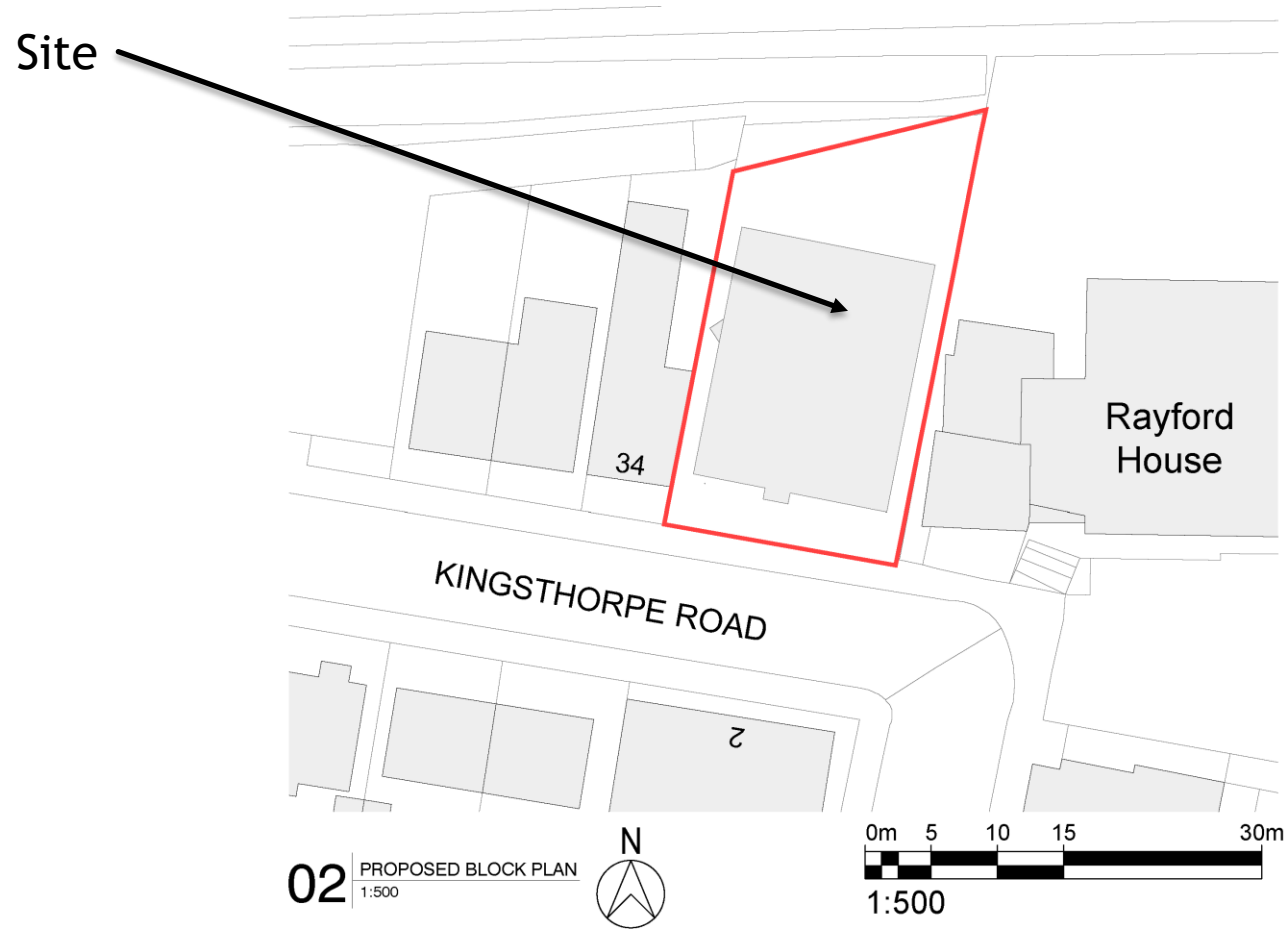


01

EXISTING LOCATION PLAN
1:1250



Proposed Block Plan



Aerial Photo of Site

Site



3D Aerial Photo of Site

Site



Front of site - looking North

Site



Street Photo – looking west

Site



Street Photo – looking East



Site

Street Photo – looking East with full street scene



Site

Rear elevations of adjacent properties



Site

Brighton & Hove
City Council

Street photo of adjacent development to south

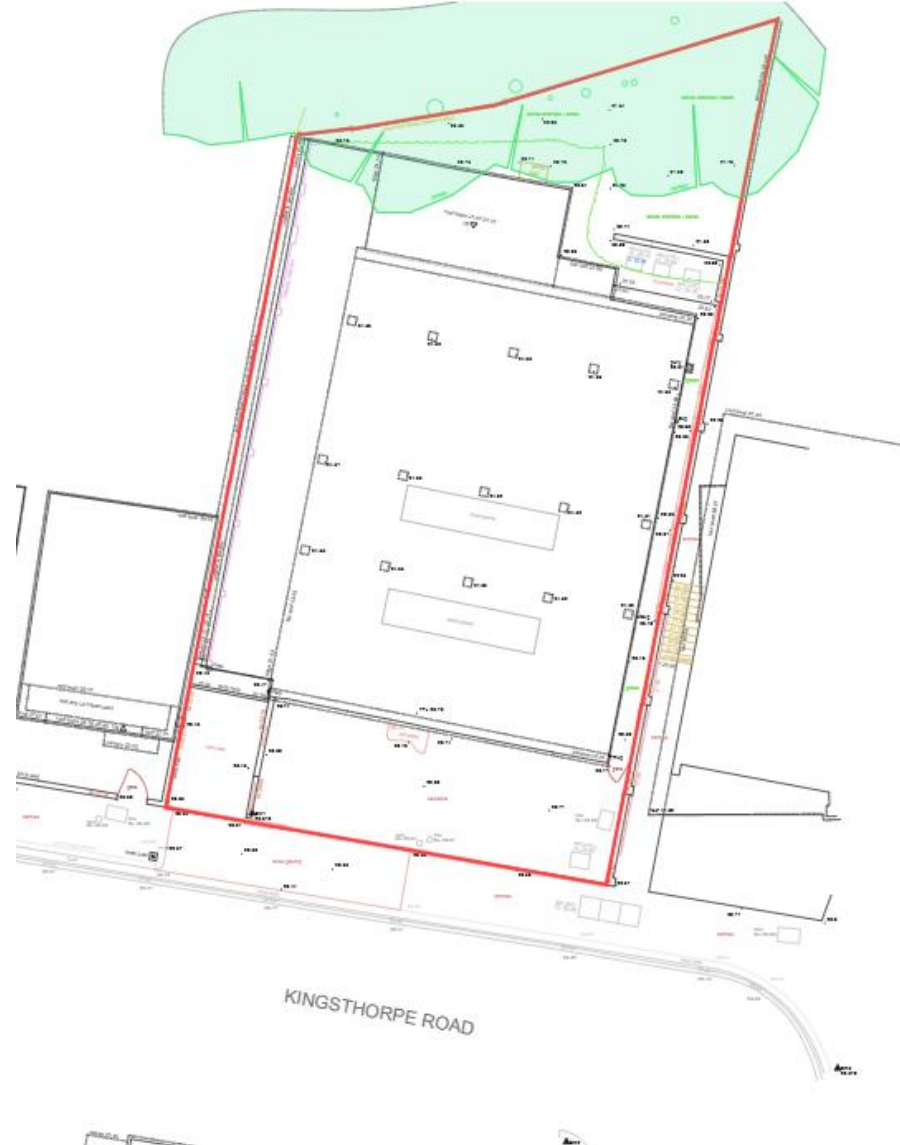


Split of uses/Number of units

14 residential units comprising the following:

- 1 x 1 bed 1 person flat
- 4 x 1 bed 2 person flats
- 2 x 2 bed 3 person flats
- 6 x 2 bed 4 person flats
- 1 x 3 bed 4 person flats

Existing Plan



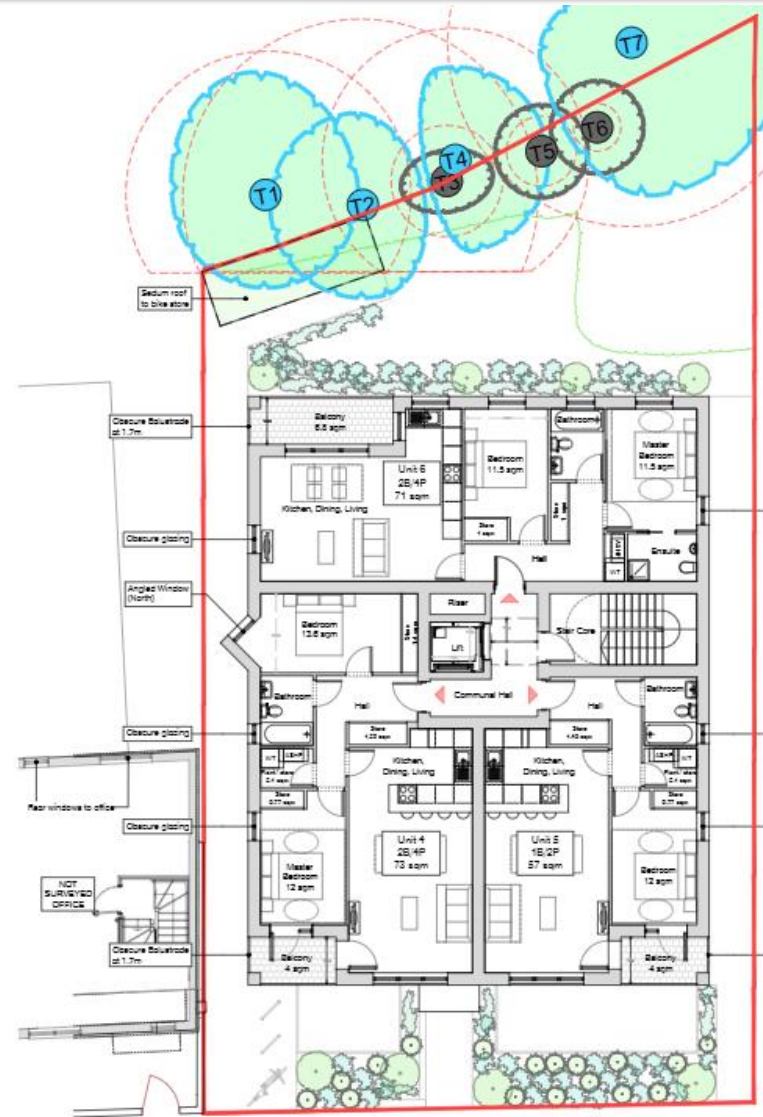
Proposed Site Layout Plan



Proposed Ground and First Floor

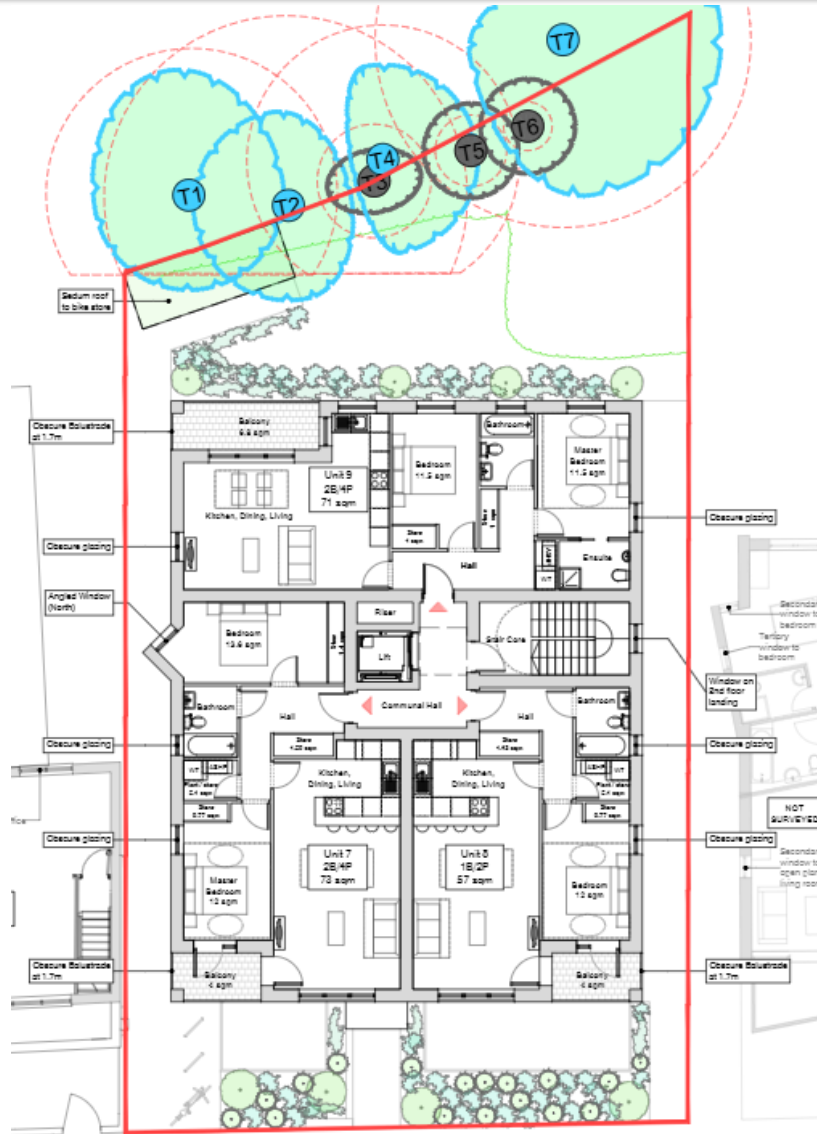


01 PROPOSED GROUND FLOOR PLAN
1/100

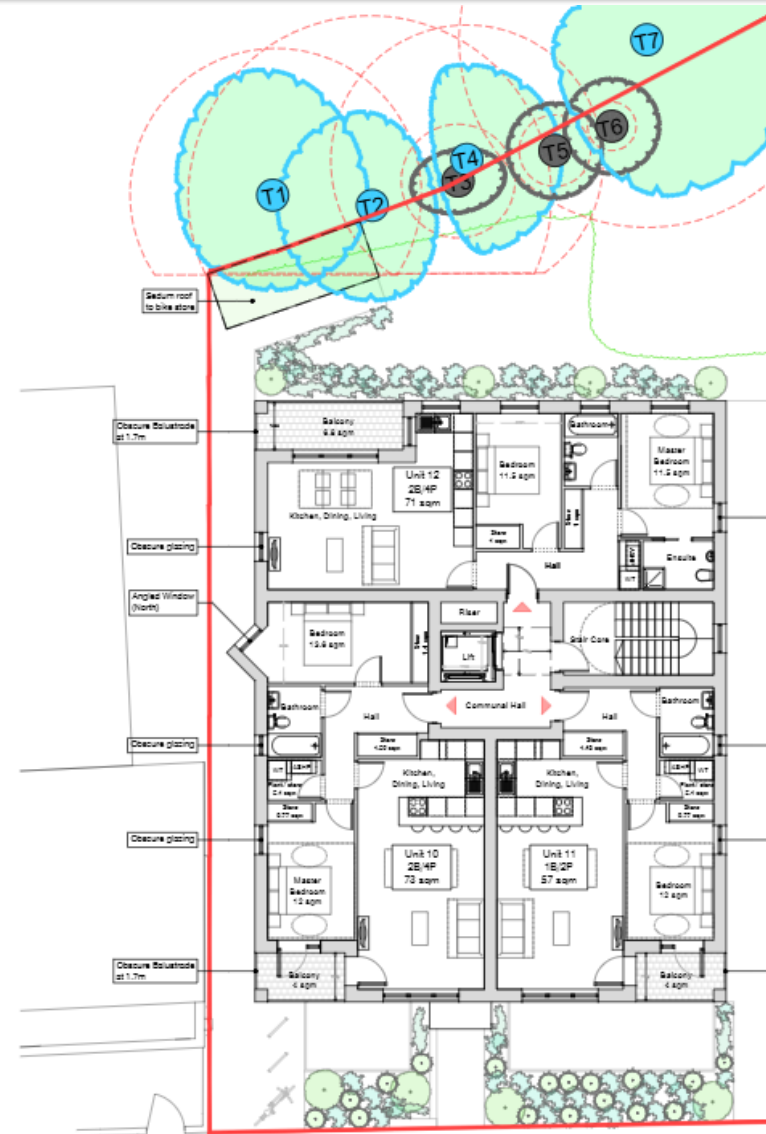


02 PROPOSED 1st FLOOR PLAN
1/100

Proposed Second and Third Floor

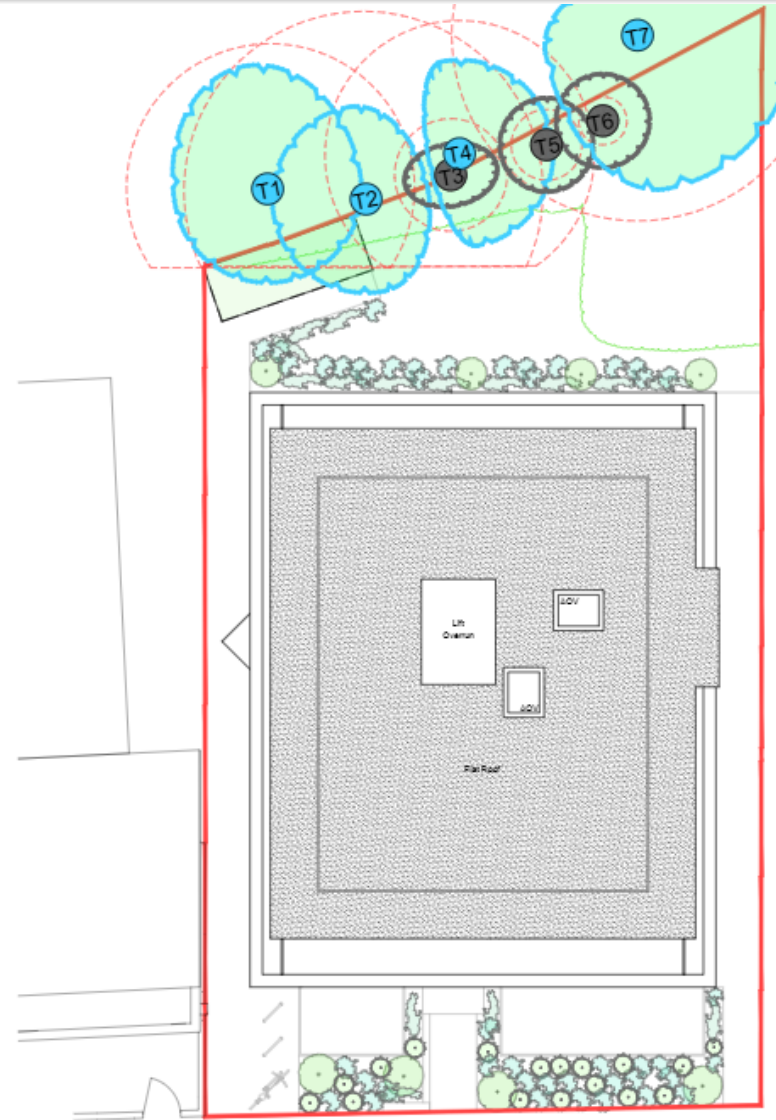
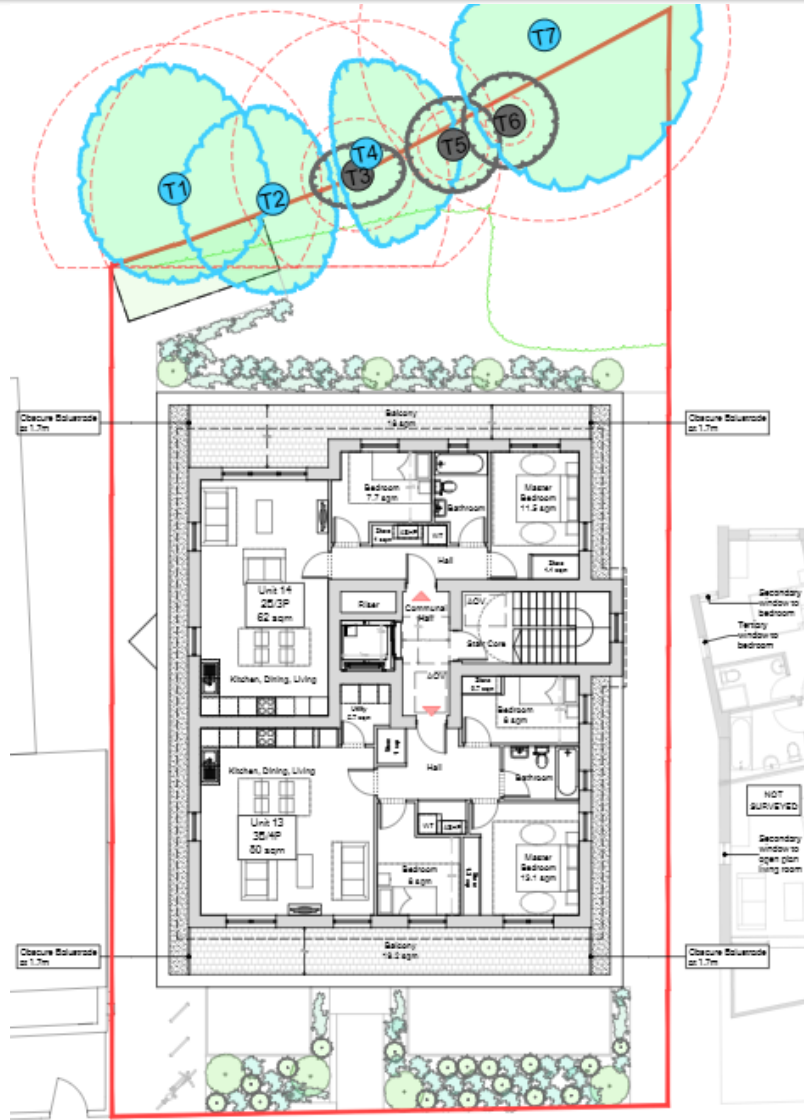


01 | PROPOSED 2nd FLOOR PLAN
1/102



02 | PROPOSED 3rd FLOOR PLAN
1/102

Proposed Fourth floor and Roof Plan



Existing Street Elevation



Proposed Street Elevation

59



Proposed Elevations Front (South) and Side (East)



Proposed Elevations Rear (North) and Side (West)

61

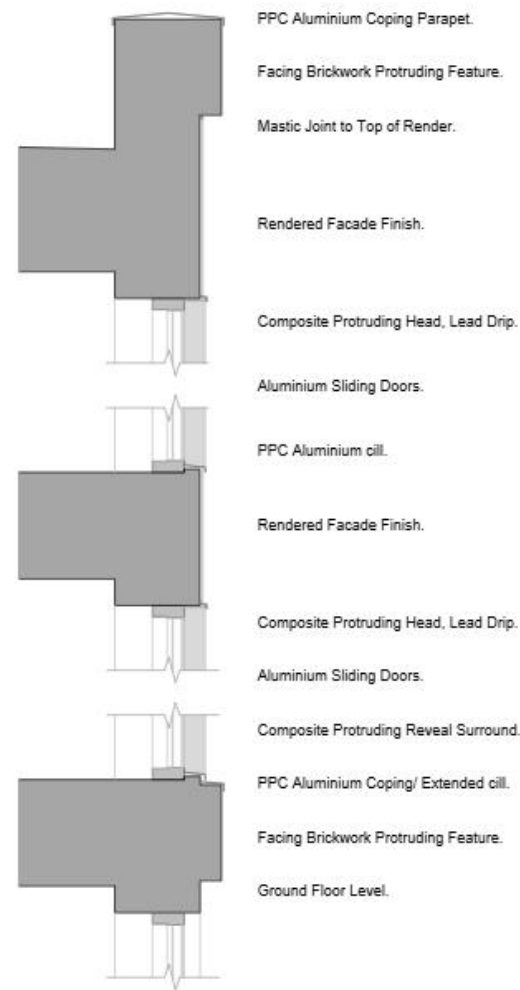


04 | PROPOSED REAR ELEVATION
1:100



05 | PROPOSED SIDE ELEVATION
1:100

Proposed Materials and façade detailing



RENDERED FACADE STUDY



KEY



REVEAL STUDY

Representations

Fifteen (15) representations have been received objecting to the development for the following reasons

- ▶ **Design Concerns:** scale and form, amenity impacts, not in character of area.
- ▶ **Traffic and Highway:** additional traffic, safety, parking, access to trains restricted.
- ▶ **Amenity:** crime, outlook, overshadowing, loss of value/privacy.
- ▶ **Standard of accommodation:** poor light for future residents, waste facilities.
- ▶ **Other:** noise and disruption through construction and impact on mental health, developers benefit, area already significantly developed.

Two (2) representations have been received in support of the development for the following reasons:

- ▶ **Good design**
- ▶ **Commercial element not required for this location**
- ▶ **More housing needed in residential locations**
- ▶ **Good connection to public transport**
- ▶ **School Road street scheme has reduced access**
- ▶ **Cycle storage well-designed**

Key Considerations

- ▶ the principle of development;
- ▶ design, appearance, layout, scale and massing;
- ▶ housing mix and tenure;
- ▶ Affordable housing provision;
- ▶ standard of accommodation;
- ▶ impact on residential amenity;
- ▶ sustainable transport;
- ▶ sustainability;
- ▶ landscape, arboriculture and biodiversity; and
- ▶ sustainable drainage.

S106 table

► Affordable Housing

Payment of a commuted sum (£394,105) in lieu of onsite provision (including Late-Stage Viability Review).

► Employment and Training

A fee for Employment and Skills Training (£4,200) and an Employment & Training Strategy to be submitted.

► Ecology

Following further consultation with Ecology Officers a fee for the Council to monitor BNG provision (via a HMMP) over a 30-year period is **not** required, as was highlighted in the officer report.

Conclusion and Planning Balance

- ▶ Principle of residential development established through allocation in the Brighton and Hove City Plan Part One (CPP1) under Policy CP3.4, as an employment-led mixed use (employment and residential) redevelopment site.
- ▶ Scale, design and layout acceptable given size of the site, scale of surrounding buildings and the significant housing need.
- ▶ Site would meet the requirement for affordable housing contribution under policy CP20, with a reduced sum proven acceptable to the District Valuer.
- ▶ The Standard of Accommodation is acceptable - all units meet Nationally Described Space Standards, include private balconies or have terraces, have outlook, and would receive adequate light overall.

Conclusion and Planning Balance (continued)

- ▶ In excess of 10% BNG will be gained on site (69%). County Ecologist and Arboricultural Officers have no objection (subject to conditions).
- ▶ Some impact on the amenities of neighbouring properties including loss of daylight and outlook; impacts not so harmful to warrant refusal.
- ▶ The Local Highway Authority has no objection to the development (subject to conditions).
- ▶ Any disadvantages of the scheme are weighed against the benefits of providing 14 new units, and an affordable housing contribution. Increased weight in planning balance needs to be given to housing delivery as per NPPF.
- ▶ Proposed development would not conflict with national or local planning policies.

Overall balance: MINDED TO GRANT subject to a S106 agreement and conditions.

