

6 Westbourne Place

BH2026/01171

2nd September 2026

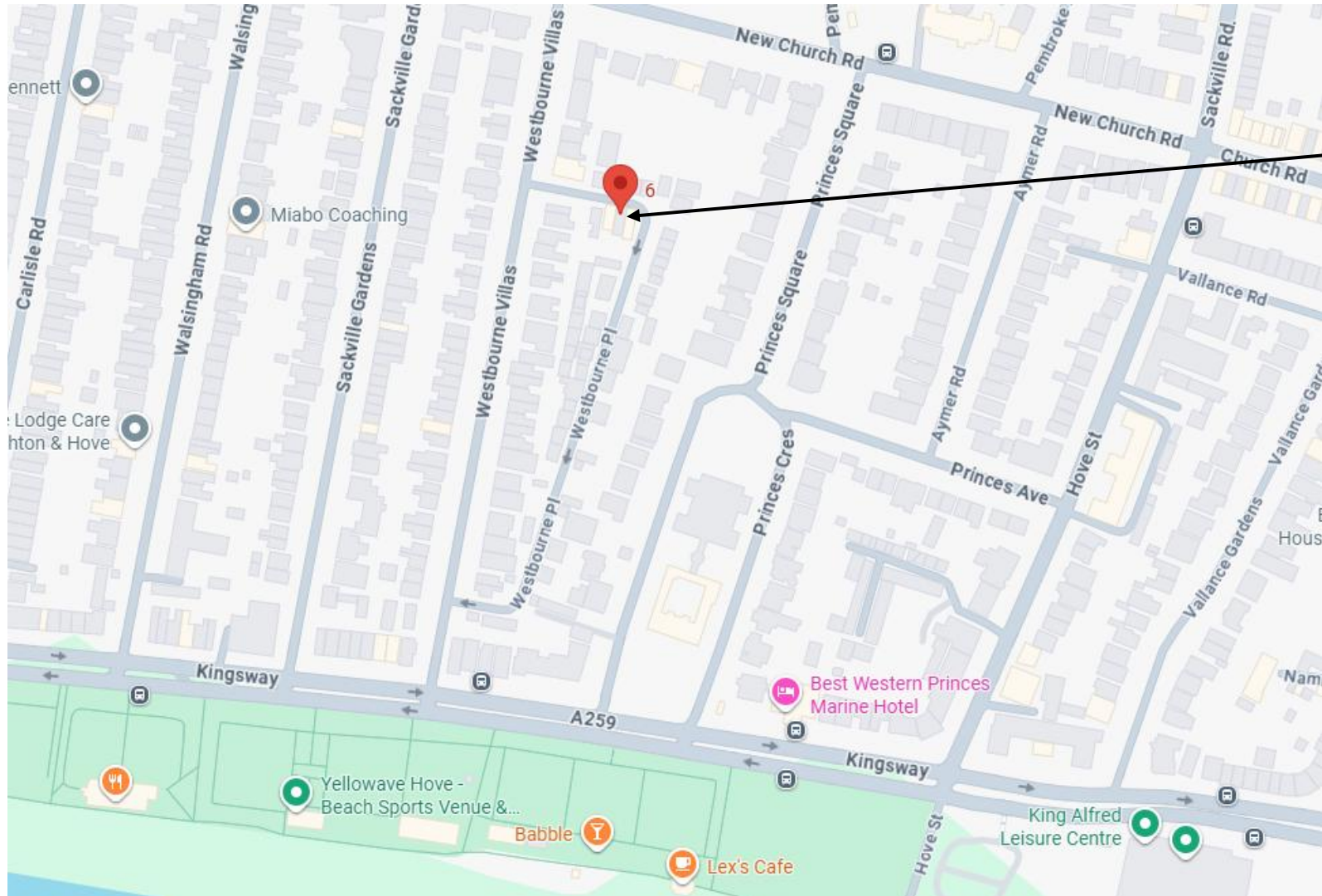


Brighton & Hove
City Council

Application Description

- ▶ Proposed replacement rear extension and external alterations to the principal elevation at ground floor level, plus insertion of 2no. dormers within the front and rear roof slopes to enable the conversion of the existing retail unit (Class E(a)) with ancillary workshop to a coffee shop (Class E(b)) at ground floor level, and conversion of first floor ancillary office space and roof space to 1no. flat (Class C3).

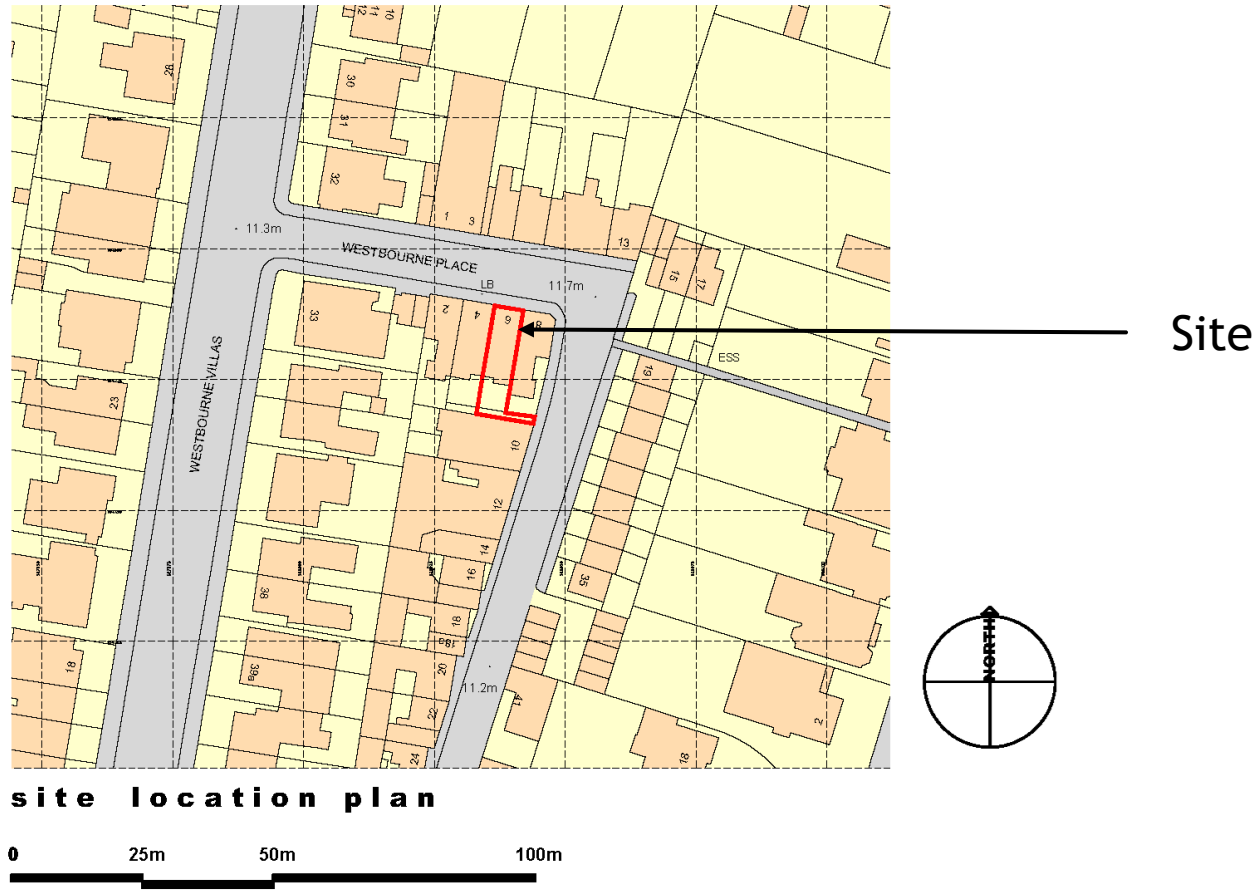
Map of Application Site



Site

Existing Location Plan

110



Aerial Photo of Site



Site

3D Aerial Photo of Site

112

Site



North

Street Photo of Site

Site



Other Photos of Site (Rear Condition)



Site

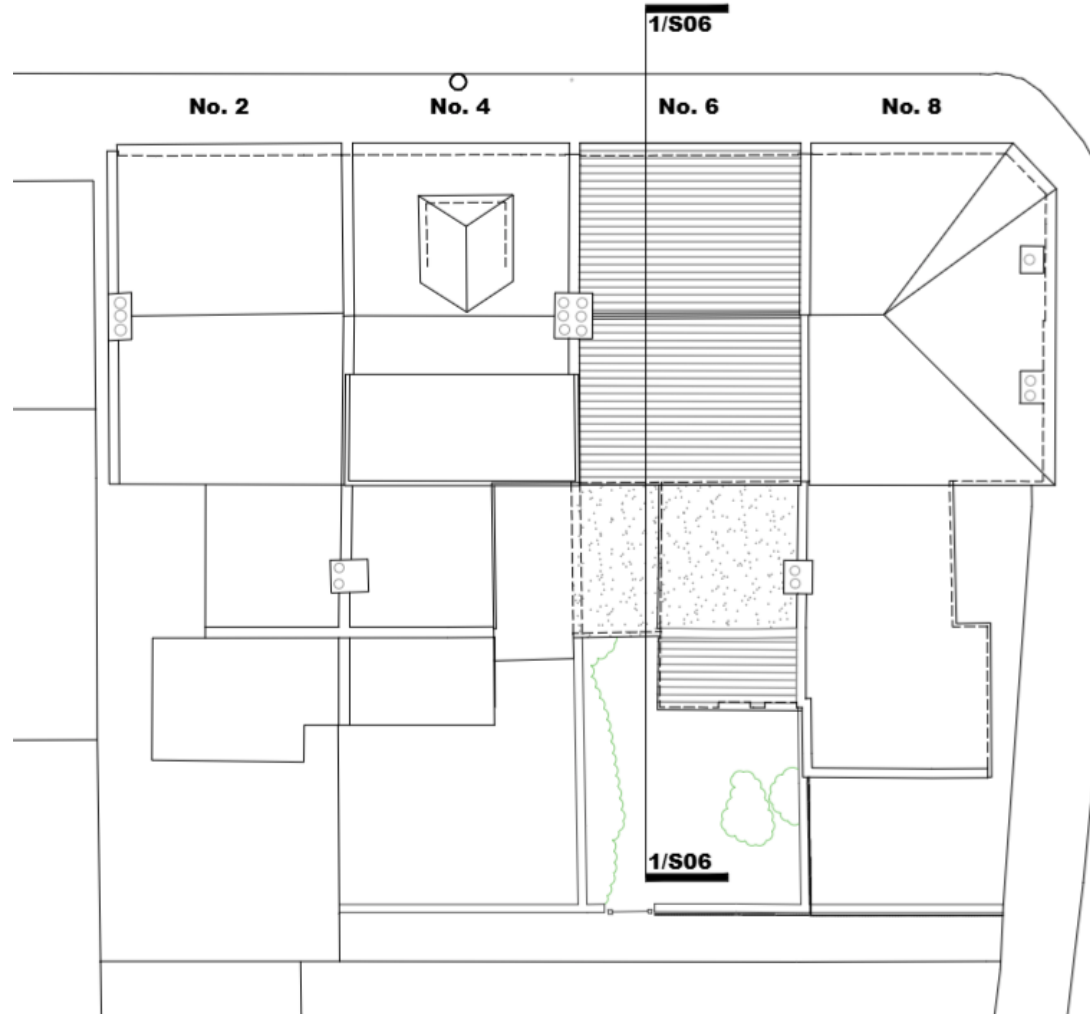
Site

Other Photos of Site (Interior Condition)

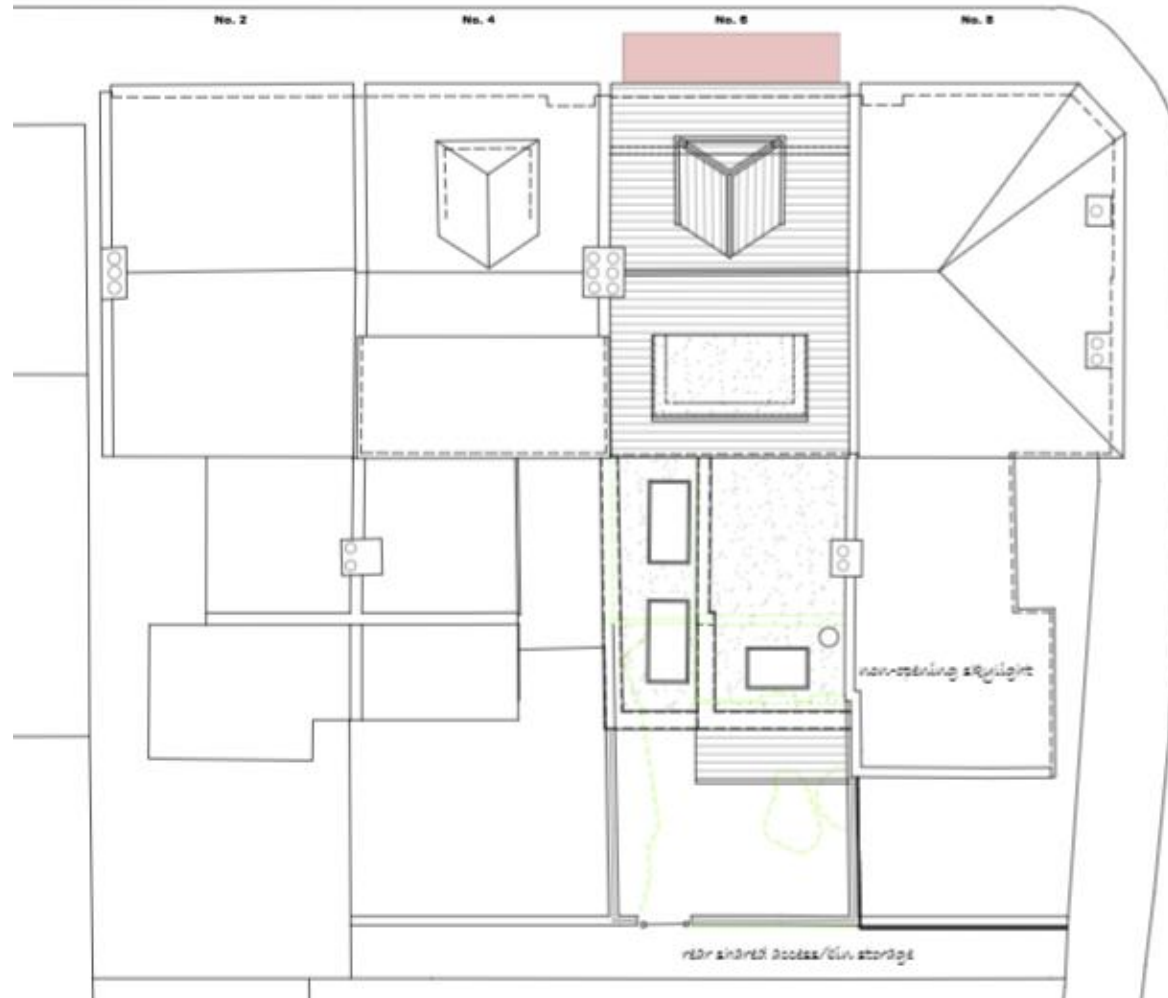


Existing Roof Plan

westbourne place



Proposed Roof Plan

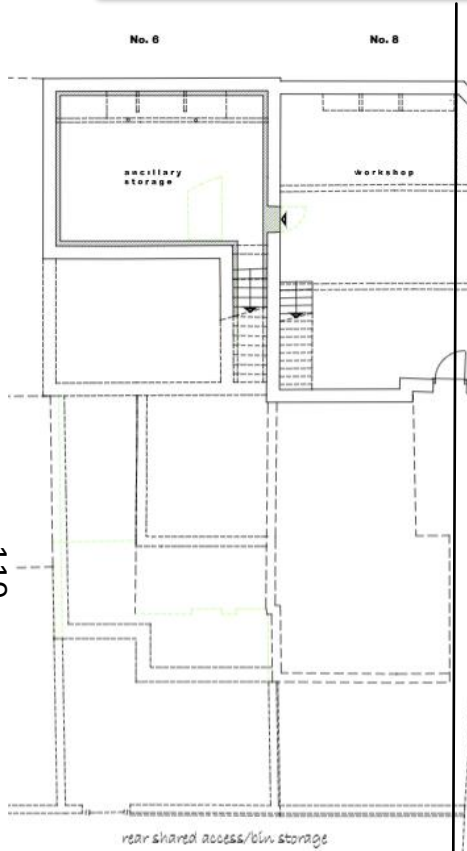


Existing Plans

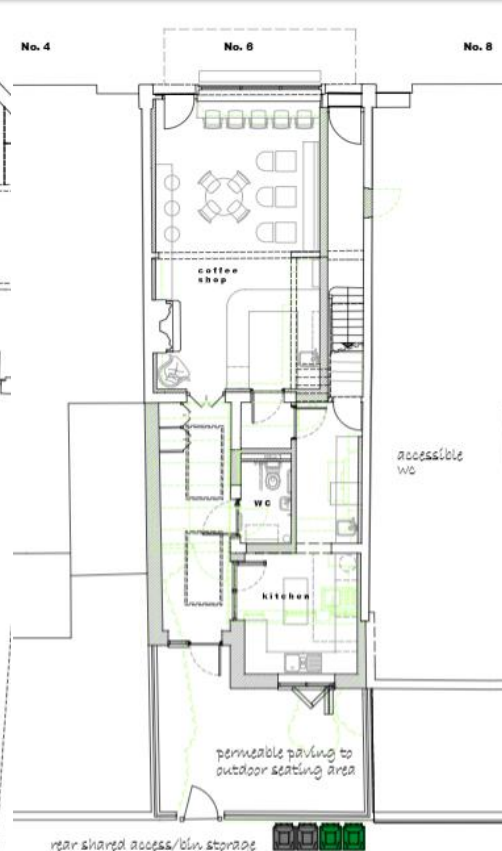


Proposed Plans

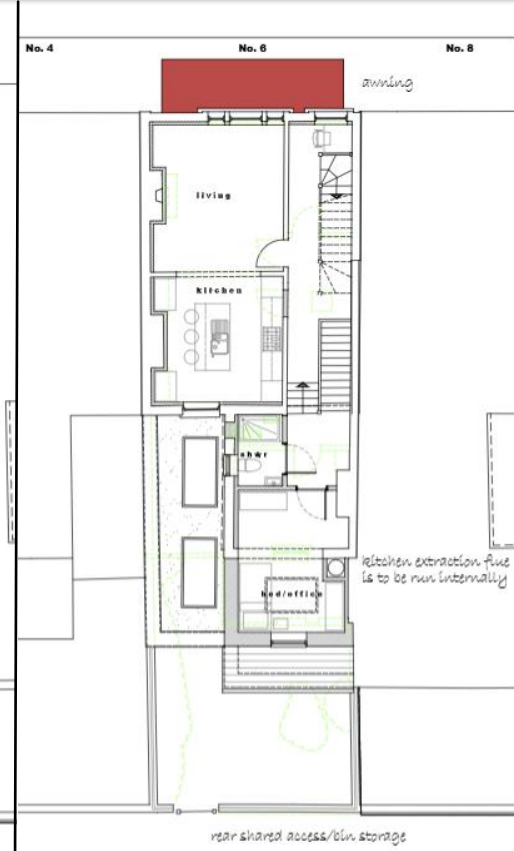
119



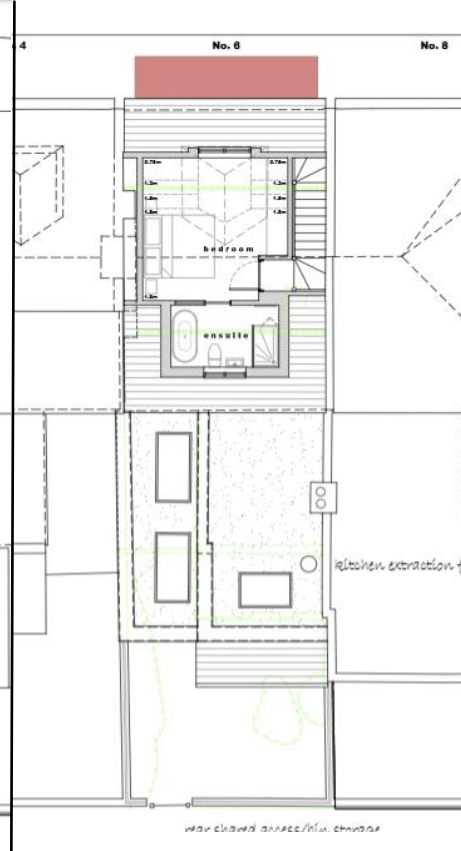
Proposed Basement Plan



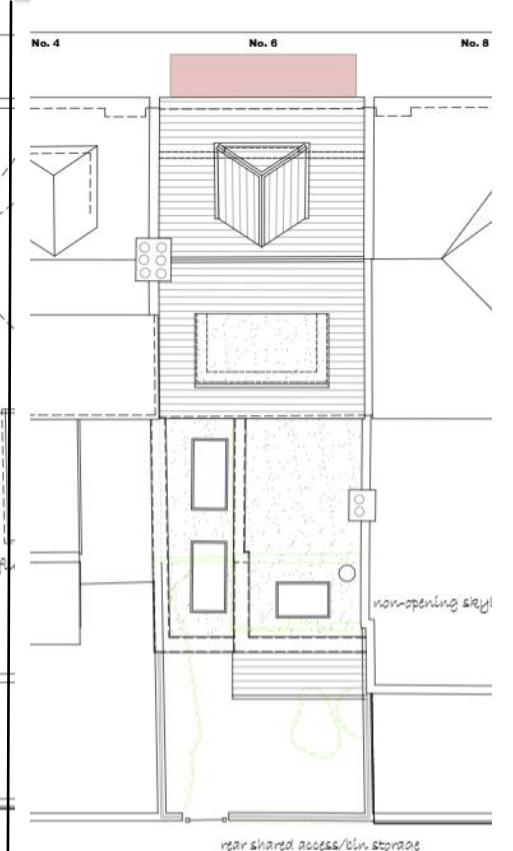
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

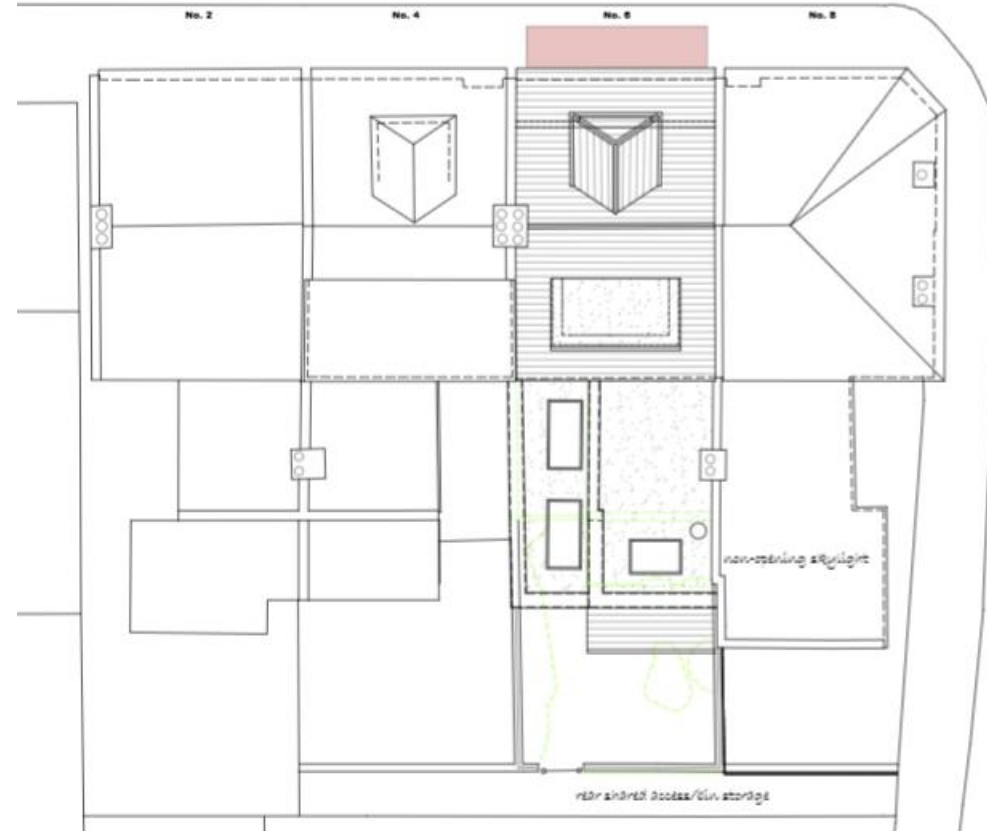


Proposed Roof Plan

Existing vs Proposed Roof Plan



Existing Roof Plan



Proposed Roof Plan Showing Dormer Additions

Existing vs Proposed Front Elevations



Existing Front Elevation



Proposed Front Elevation

Flat Entrance

Coffee Shop Entrance

Existing vs Proposed Rear Elevations



Existing Rear Elevation



Proposed Rear Elevation

Representations

Nine (9) representations were received objecting to the proposal for the following reasons:

- ▶ Loss of the existing specialist retail premises
- ▶ Noise and disturbance from customers and external seating
- ▶ Noise and odour from kitchen extraction equipment
- ▶ Impact on neighbouring amenity, privacy and overlooking
- ▶ Harm to the Sackville Gardens Conservation Area
- ▶ Parking and servicing concerns
- ▶ Precedent for further changes of use

Representations

Twenty-six (26) representations were received supporting the proposal for the following reasons:

- ▶ Bringing a long vacant premises back into active use
- ▶ Supporting an independent local business
- ▶ Improving the vitality and viability of the area
- ▶ Providing an additional community facility and dwelling
- ▶ Appropriate and sympathetic reuse of the building
- ▶ Increasing activity and natural surveillance

Key Considerations

- ▶ Principle of the mixed commercial and residential use
- ▶ Employment floorspace and provision of an additional dwelling
- ▶ Design and impact on the Sackville Gardens Conservation Area
- ▶ Standard of accommodation
- ▶ Impact on neighbouring amenity
- ▶ Noise, extraction and use of the rear garden
- ▶ Transport, servicing, refuse and cycle parking
- ▶ Sustainability and biodiversity

Conclusion and Planning Balance

- ▶ The proposal would bring a vacant premises back into active commercial use while providing one additional dwelling in a sustainable location.
- ▶ The alterations would preserve the character and appearance of the host building and Sackville Gardens Conservation Area.
- ▶ The dwelling would provide an acceptable standard of accommodation and add a new dwelling to the city's housing stock.
- ▶ Subject to conditions controlling opening hours, the use of the rear garden, extraction equipment and sound insulation, the proposal would not cause unacceptable harm to neighbouring amenity.
- ▶ The absence of dedicated cycle parking is a shortcoming but would not, given the constrained site and sustainable location, justify refusal.

Overall balance: recommended for approval, subject to the conditions.