

41 - 44 Western Road

BH2024/02608

7 October 2026

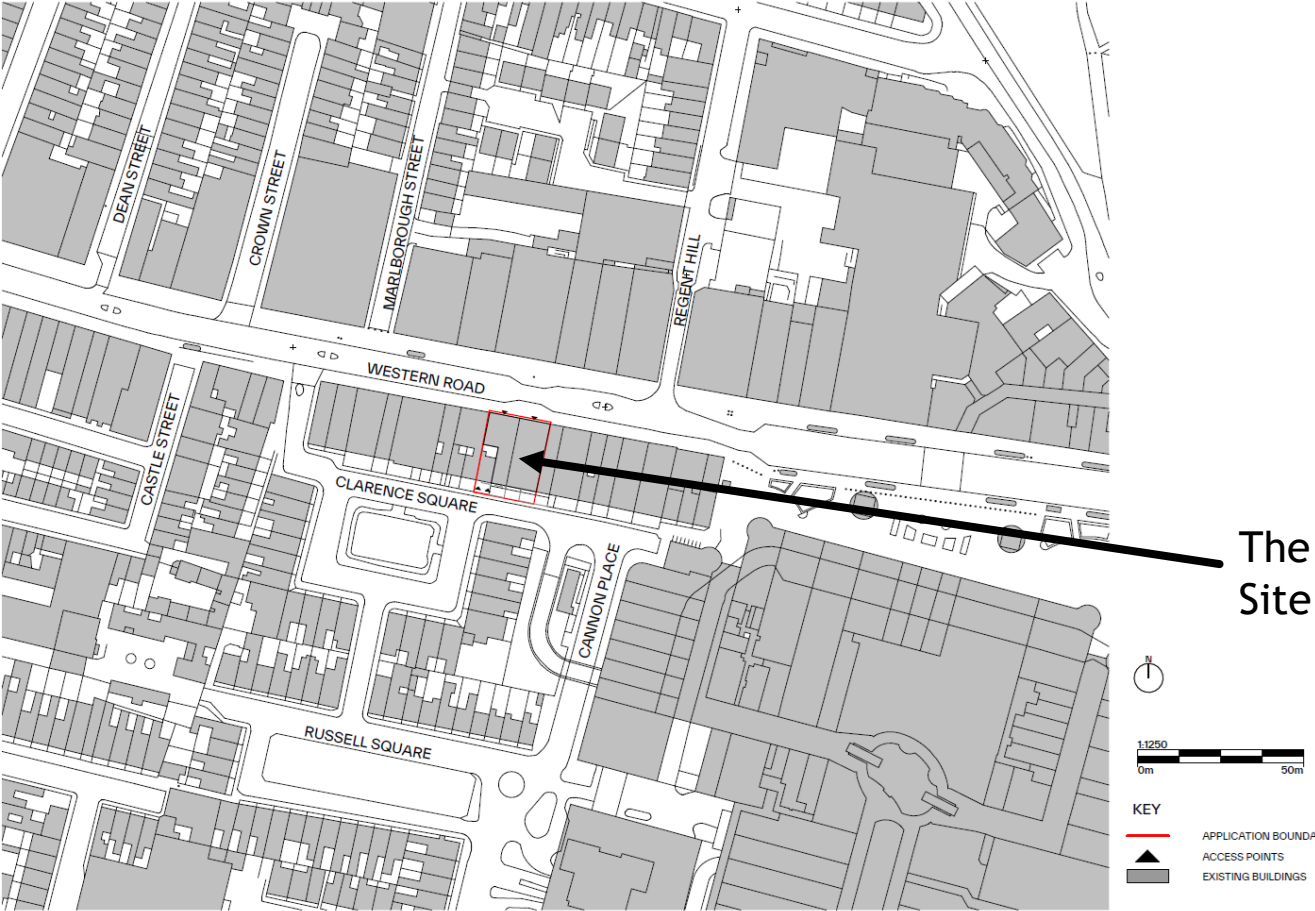


Brighton & Hove
City Council

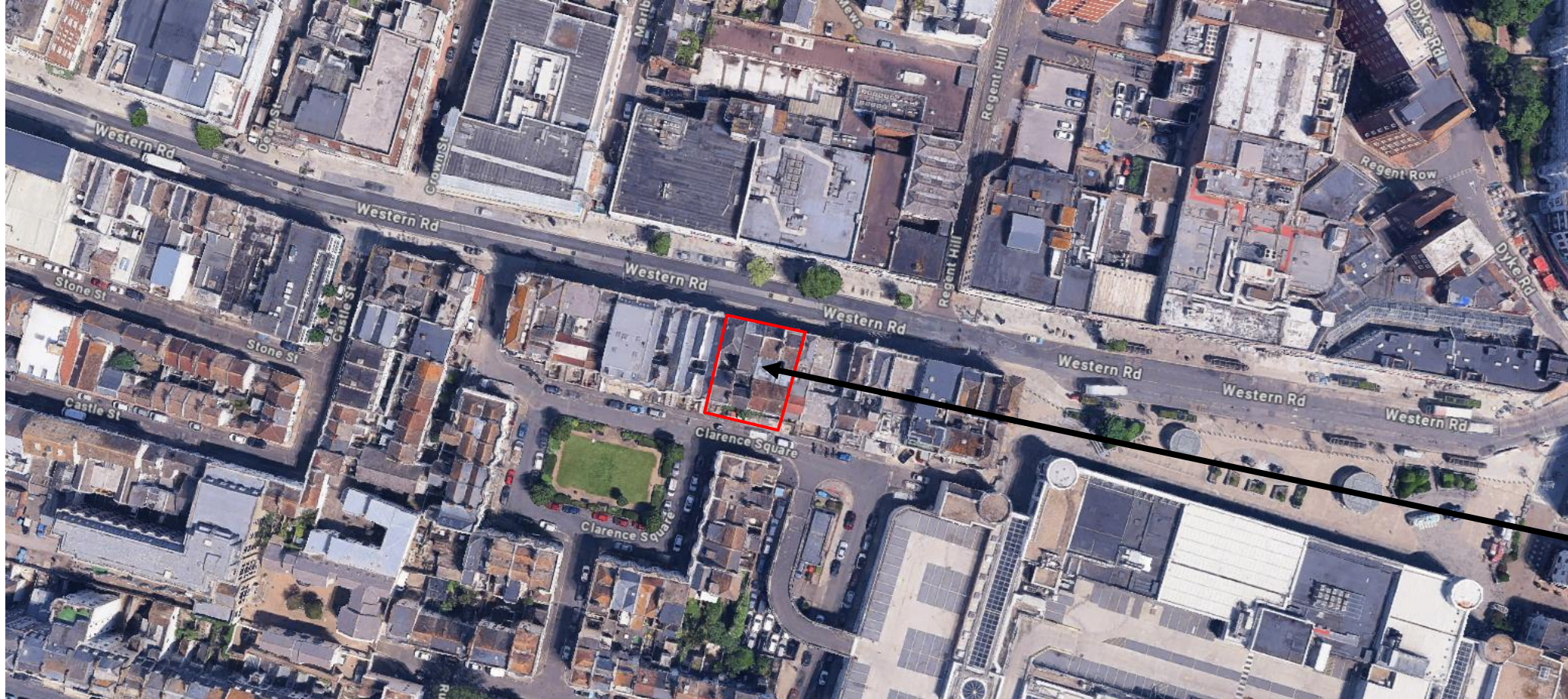
Application Description

- ▶ Demolition of the existing buildings and the erection of a new four-storey building plus basement to provide two Class E flexible units and 14no residential dwellings (C3), along with associated cycle parking, storage, amenity and associated works.

Existing Location Plan



Aerial Photo of Site



The site

3D Aerial Photo of Site – Western Road



North

3D Aerial Photo of Site – Clarence Square



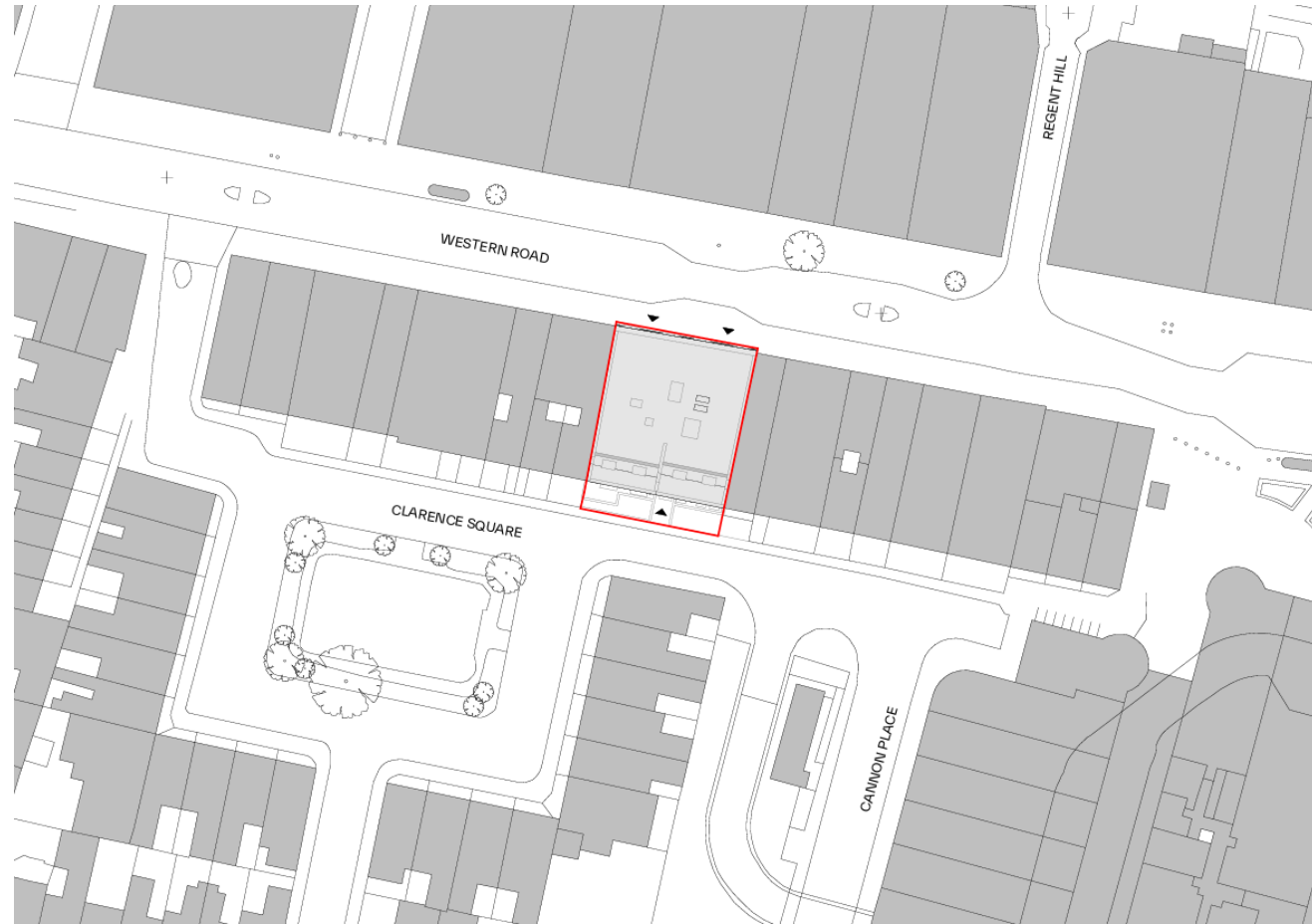
Street Photo of Site – Western Road



Street Photo of Site – Clarence Square



Proposed Block Plan



Existing Elevations – Western Road

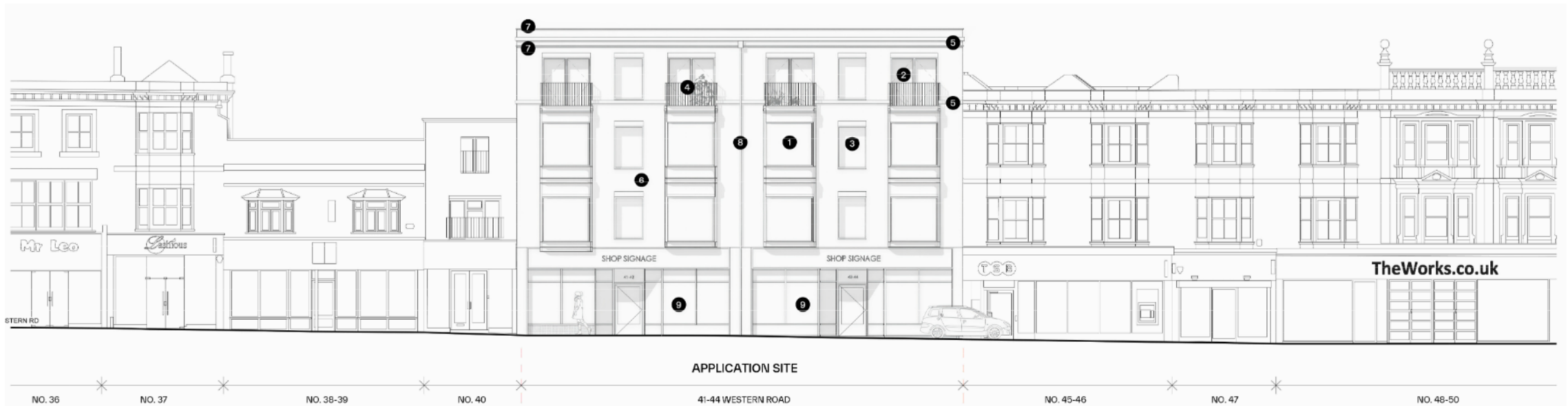


Existing Elevations – Clarence Square



1 EXISTING CLARENCE STREET ELEVATION
1 : 100

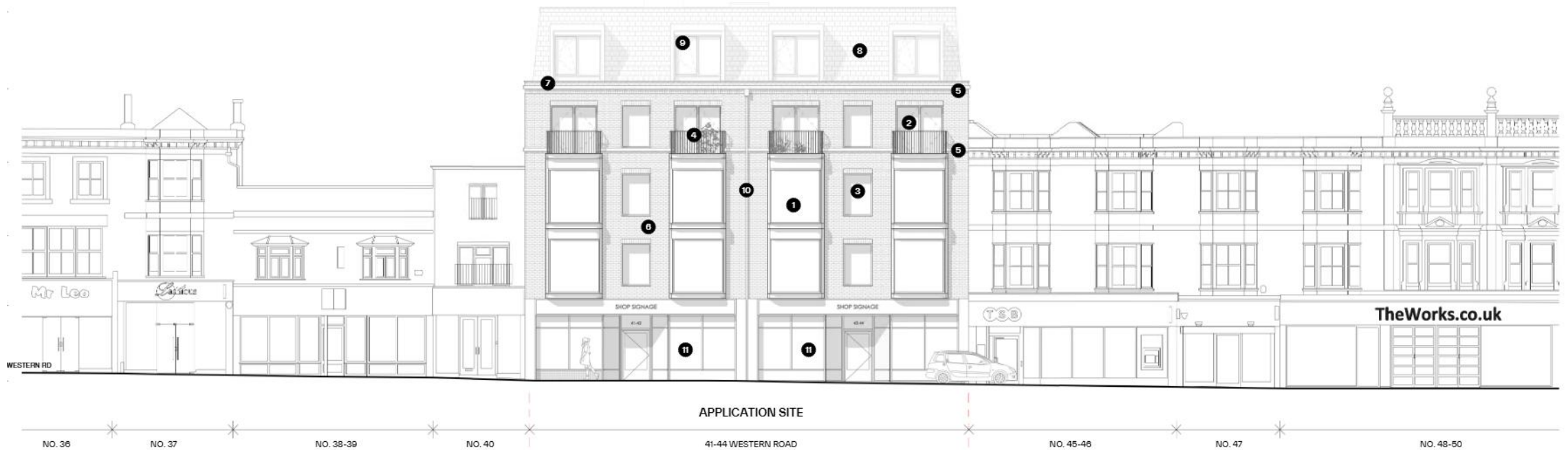
Proposed Elevations – Western Road (as amended)



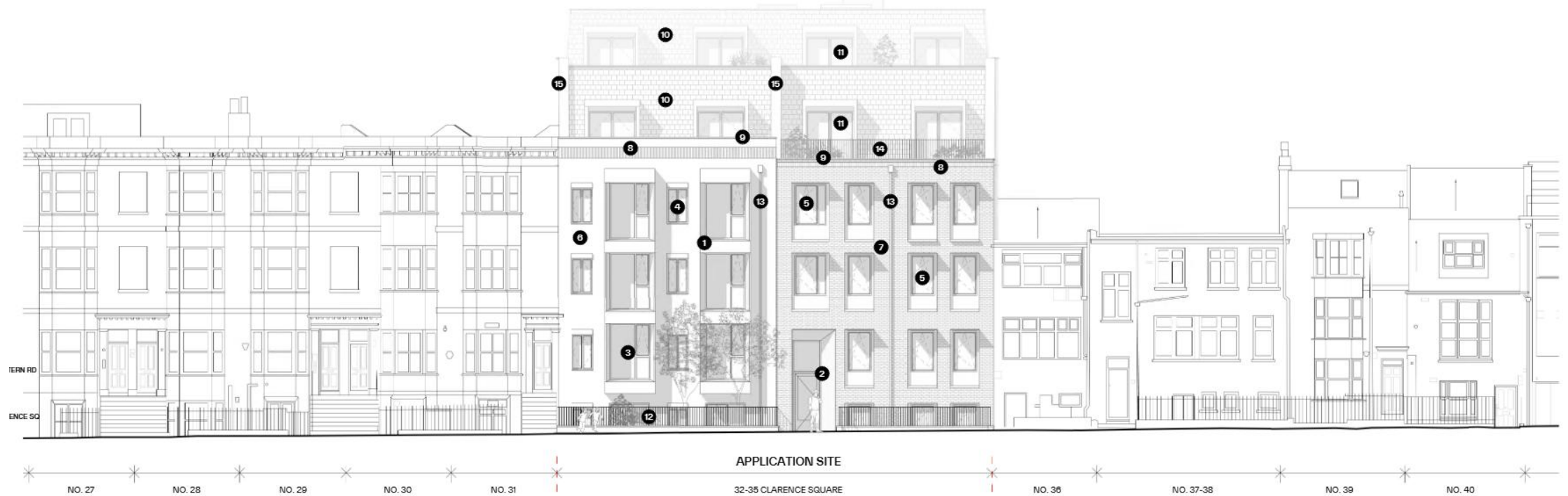
Proposed Elevations – Clarence Square (as amended)



Proposed Elevations – Western Road as originally submitted



Proposed Elevations – Clarence Square as originally submitted



Visual of section of Western Road frontage



Visual of section of Clarence Square frontage



Indicative visuals for Western Road (prior to September 2026 revisions)



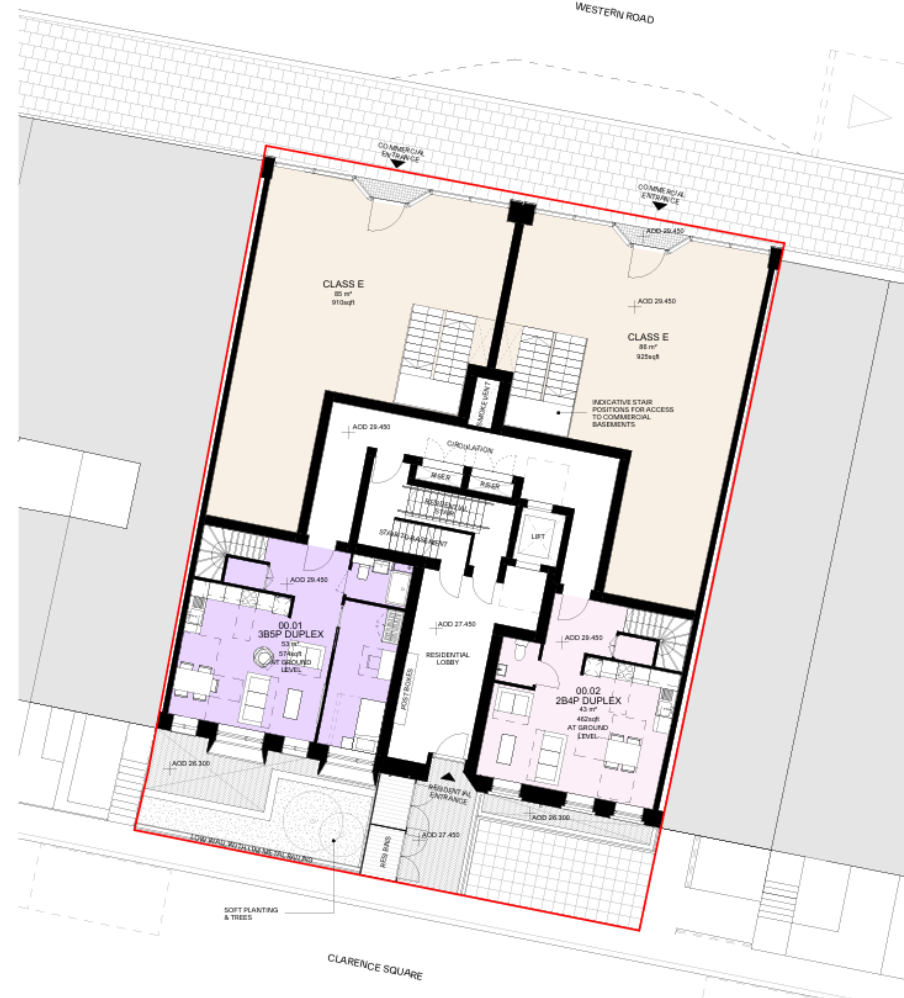
Indicative visuals for Clarence Square (prior to September 2026 revisions)



Split of uses/Number of units

- ▶ 301sqm of commercial flexible Class E floorspace split between the ground floor and basement (fronting Western Road)
- ▶ 14 residential units comprising the following:
 - 1 x 3 bed 5 person maisonette
 - 1 x 2 bed 4 person maisonette
 - 3 x 1 bed 2 person flats
 - 1 x 2 bed 3 person flat
 - 8 x 2 bed 4 person flats

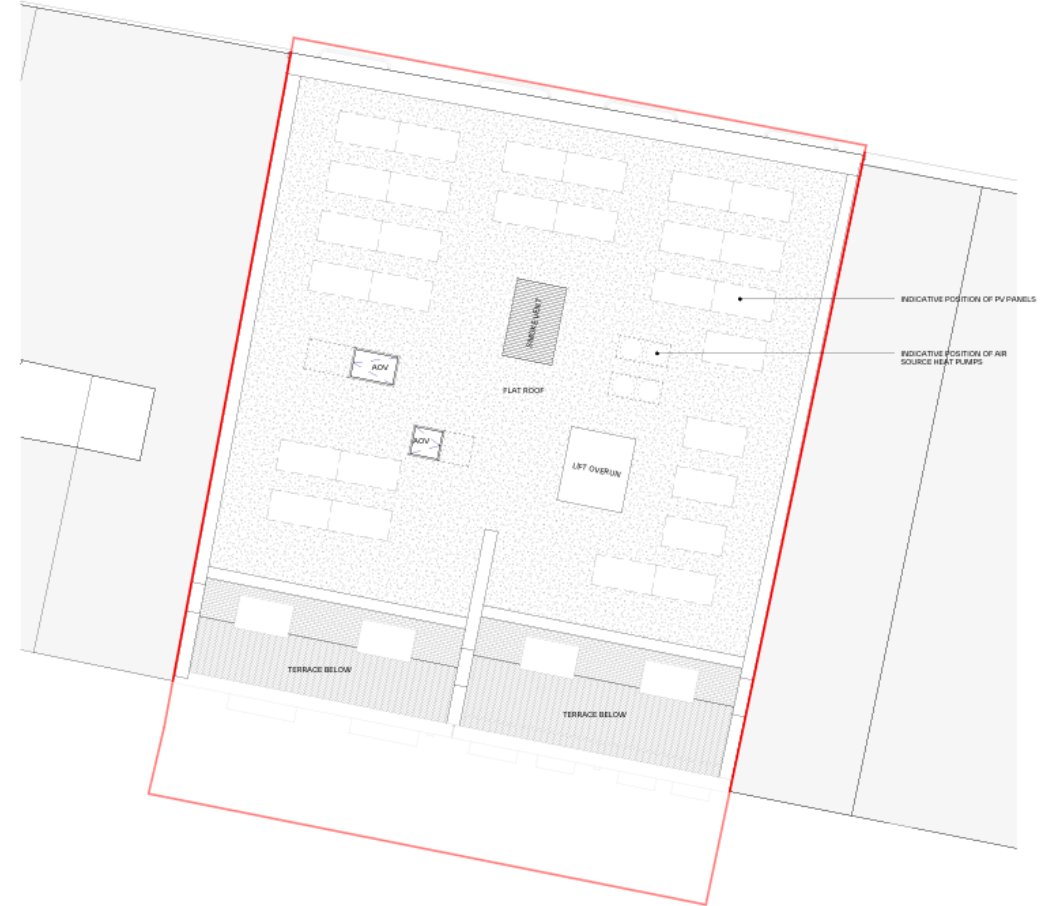
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Proposed Plan – First floor and second floor



Proposed Plan – Third floor and roof plan



Representations

- ▶ **Five (5) representations of comment** neither supporting or objecting:
- ▶ The bin area on the east side of the Clarence Square façade is not appropriate, would harm the appearance of the area and be a focus for antisocial behaviour
- ▶ Residents should use the communal bins, and commercial uses use the Western Road elevation
- ▶ Noise and disturbance
- ▶ Adverse impact on the Conservation Area; the building is a storey too high and should be reduced to a single mansard roof (received prior to amendments)
- ▶ Temporary acoustic measures should be used to limit the impact of construction on adjoining businesses; need for detailed demolition plan with full consideration of methods, distance, structural support system, precautionary measures, timings, communication with neighbouring businesses, and monitoring prepared prior to determination
- ▶ Concern over the impact of scaffolding on the security of adjoining bank and impact on ATM features. CEMP must be prepared ahead of determination to address these concerns
- ▶ Windows overlooking service area of adjoining bank should be obscured glass/non opening
- ▶ Car parking should be provided to ensure no detrimental impact on traffic, servicing and access

Representations

- ▶ **One (1)** representation has been received, following receipt of the amended drawings supporting the proposal for the following reasons:
- ▶ The design for Clarence Square is an improvement
- ▶ The proposed railings are welcome fronting Clarence Square is welcomed

Key Considerations

- ▶ Principle of development including demolition of building in Conservation Area, loss of commercial floorspace, and provision of housing (including affordable)
- ▶ Design and Heritage
- ▶ Standard of Accommodation
- ▶ Impact on Amenity
- ▶ Housing Mix
- ▶ Affordable Housing
- ▶ Sustainable Transport

S106 table

- ▶ Late stage viability review to confirm whether a commuted sum amount can be paid towards affordable housing.
- ▶ An Employment & Training Strategy contribution of £4,400 before development commences.
- ▶ Section 278 for Highway works to footways and carriageway to Clarence Square.

Conclusion and Planning Balance

- ▶ Demolition of existing building has been justified in this instance and no objections raised by Council's heritage officer. Benefits of scheme outweigh limited heritage harm as per NPPF.
- ▶ Commercial uses retained at lower levels - appropriate in shopping area. Housing provision given significant weight given city's limited supply. Lack of affordable housing independently assessed and satisfactorily demonstrated.
- ▶ Following design amendments and reduction in height, the proposal is considered to be well designed, sustainable and sympathetic to the Conservation Area. Materials will be secured by condition.
- ▶ Impact on amenity of neighbouring properties considered to be acceptable following reduction in height. DEMP/CEMP can mitigate construction impacts.
- ▶ Meets NDSS. Whilst acknowledged that the development would result in single aspect units (some north facing), overall standard of accommodation is considered acceptable having regard to site constraints in central location. Housing mix acceptable.
- ▶ No parking provision but this is considered acceptable in such a central sustainable location.
- ▶ Conditions will ensure relevant policy requirements are met including sustainability and biodiversity

Recommend: Approval subject to conditions and S106 agreement