

# Land South Of 5 College Place

## BH2026/00879

7<sup>th</sup> October 2026



Brighton & Hove  
City Council

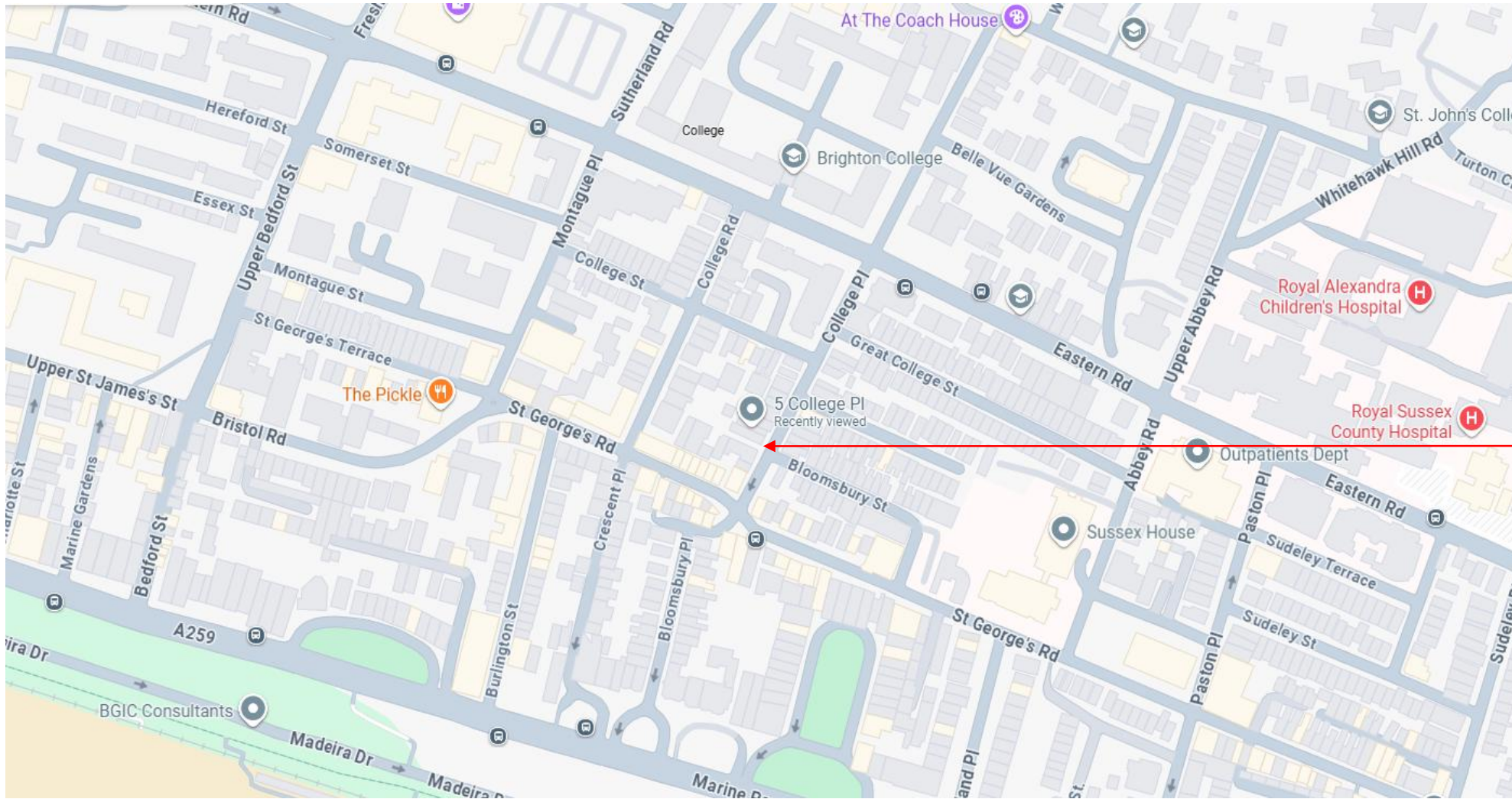
# Application Description

**New build three-storey infill building** on a vacant parcel of land south of No. 5 College Place within the East Cliff Conservation Area. The proposal would provide two self-contained residential dwellings comprising:

- ❑ A one-bedroom flat at ground floor level.
- ❑ A three-bedroom maisonette arranged over the first and second floors.

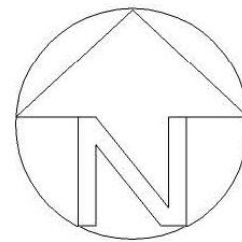
The development includes private amenity space in the form of a rear garden for the ground floor flat and roof terrace for the upper maisonette, together with cycle storage, a single off-street parking space, landscaping and associated boundary treatments.

# Map of Application Site



Site

# Existing Location Plan



**Existing site location plan** scale 1:1250 @A3



# Proposed Location Plan



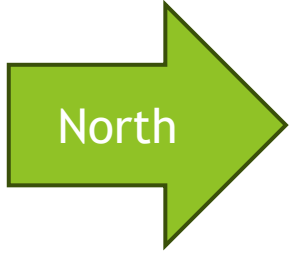
Proposed block plan scale 1:500 @A3



# Aerial Photo of Site



# 3D Aerial Photo of Site



# Street Photo of Site



Looking West towards the site from College Place

# Other Photos of Site



Looking West towards the site from College Place



Looking West towards the site from Bloomsbury Street



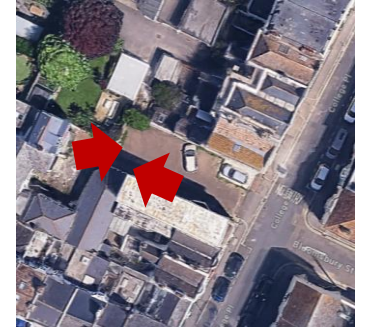
# Other Photos of Site



Looking West towards the rear of the site and 4 College Place



Looking East towards the site from within the mews

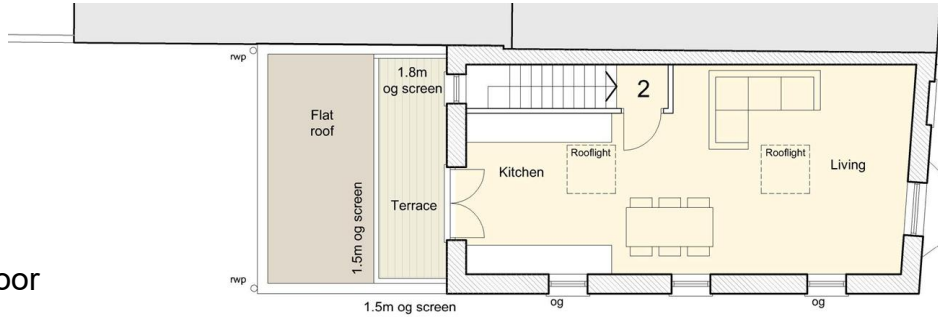


# Existing Views



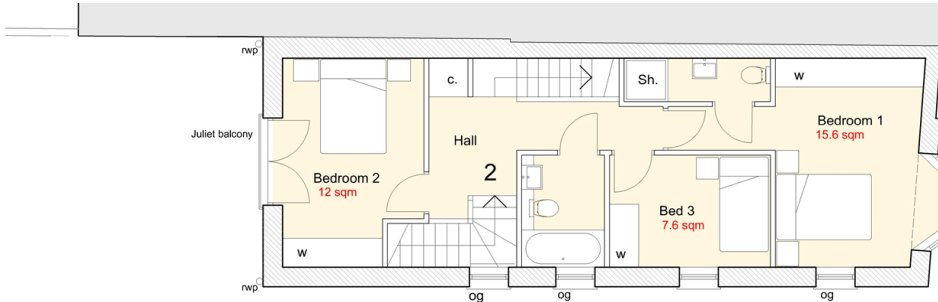
# Split of uses/Number of units

Proposed Second Floor

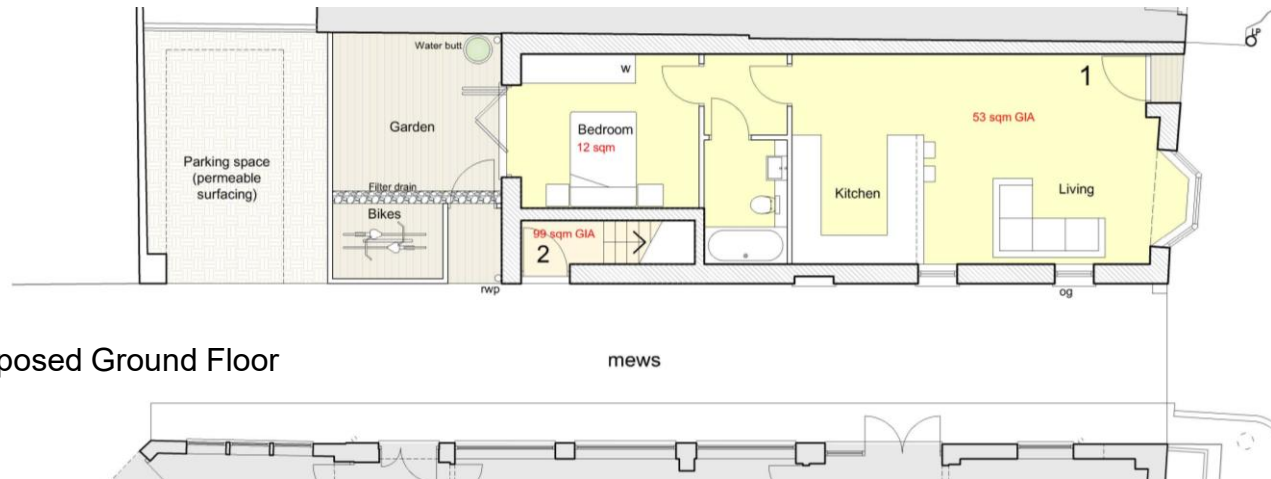


- Unit 1: 1-bedroom flat (G/F)
- Unit 2: 3-bedroom maisonette (F/F-2nd/F)

Proposed First Floor

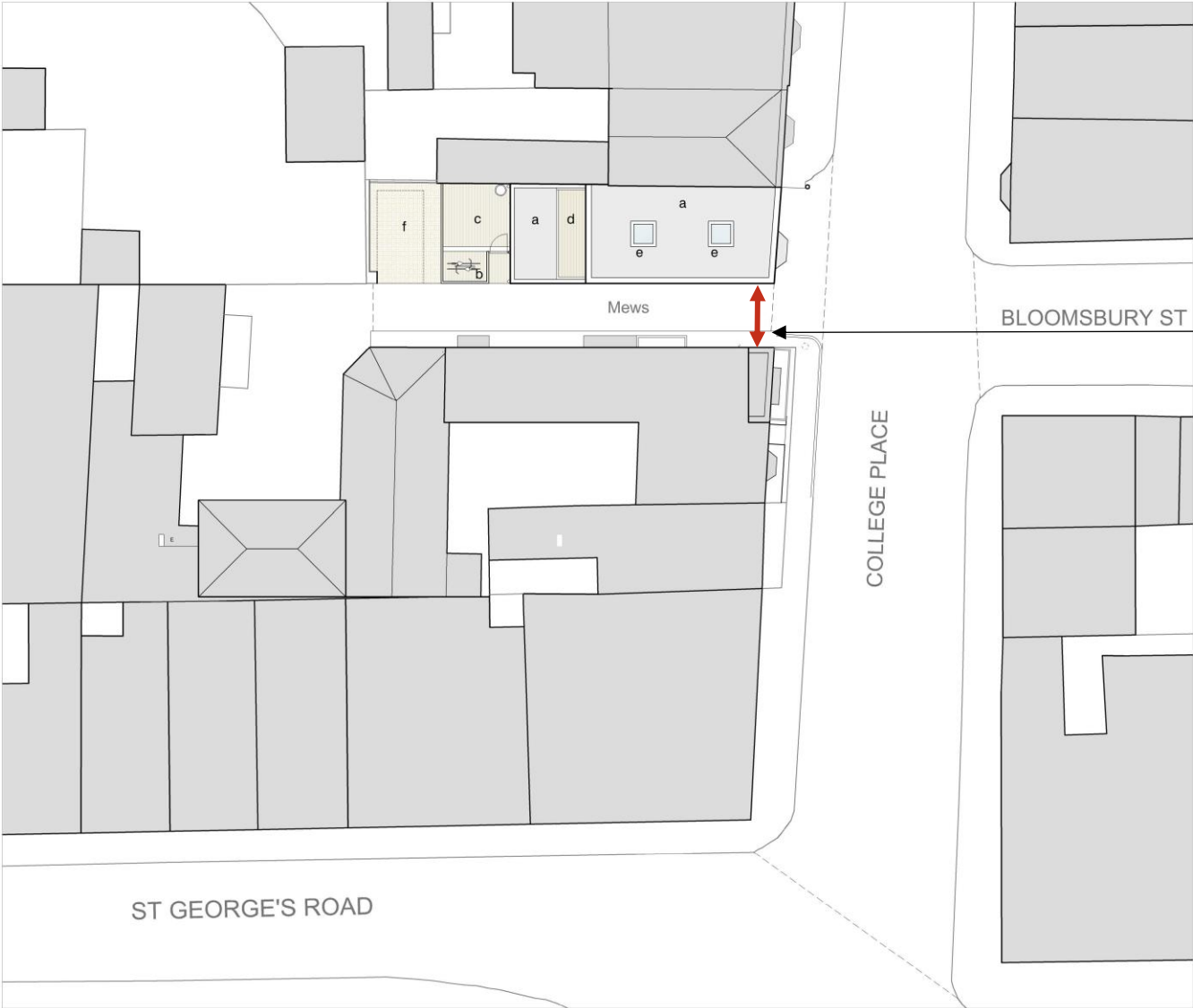


Proposed Ground Floor



COLLEGE PLACE

# Proposed Plan



key

- a new flat roof
- b cycle store
- c private patio garden
- d roof terrace
- e flat roof light
- f parking space

Mews access retained approximately 3.3m at entrance

## Planning issue

- C sept 26 roof terrace reduced
- B july 26 additional light angles to 41 College Place added and rear terrace screen revised
- A june 26 planning team comments

| rev. | date |
|------|------|
|      |      |

No dimensions to be scaled from this drawing. Any dimensions shown on the drawing should be checked on site.

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client  
S.Yates

project  
Land Adjacent to 5 College Place  
Brighton

drawing  
Proposed site plan

scale 1:200@A3 date Oct 2025 drawn nm

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Turner Associates  
Architects and Planning Consultants

TA 1624 /10 C



Proposed site plan scale 1:200 @A3

# Proposed East Elevation

92



Proposed contextual street scene / east elevation scale 1: @A3



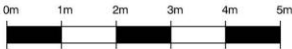
- key
- a existing blind opening
  - b possible blind opening ?
  - c faceted bay with lead roof
  - d unit 1 entrance and doorcase
  - e projecting cornice & parapet
  - f possible piers to mews opening ?

## Planning issue

A June 26 planning team comments

| rev. | date |
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|      |      |

# Proposed West Elevation



Proposed west elevation scale 1:100 @A3

## Planning issue

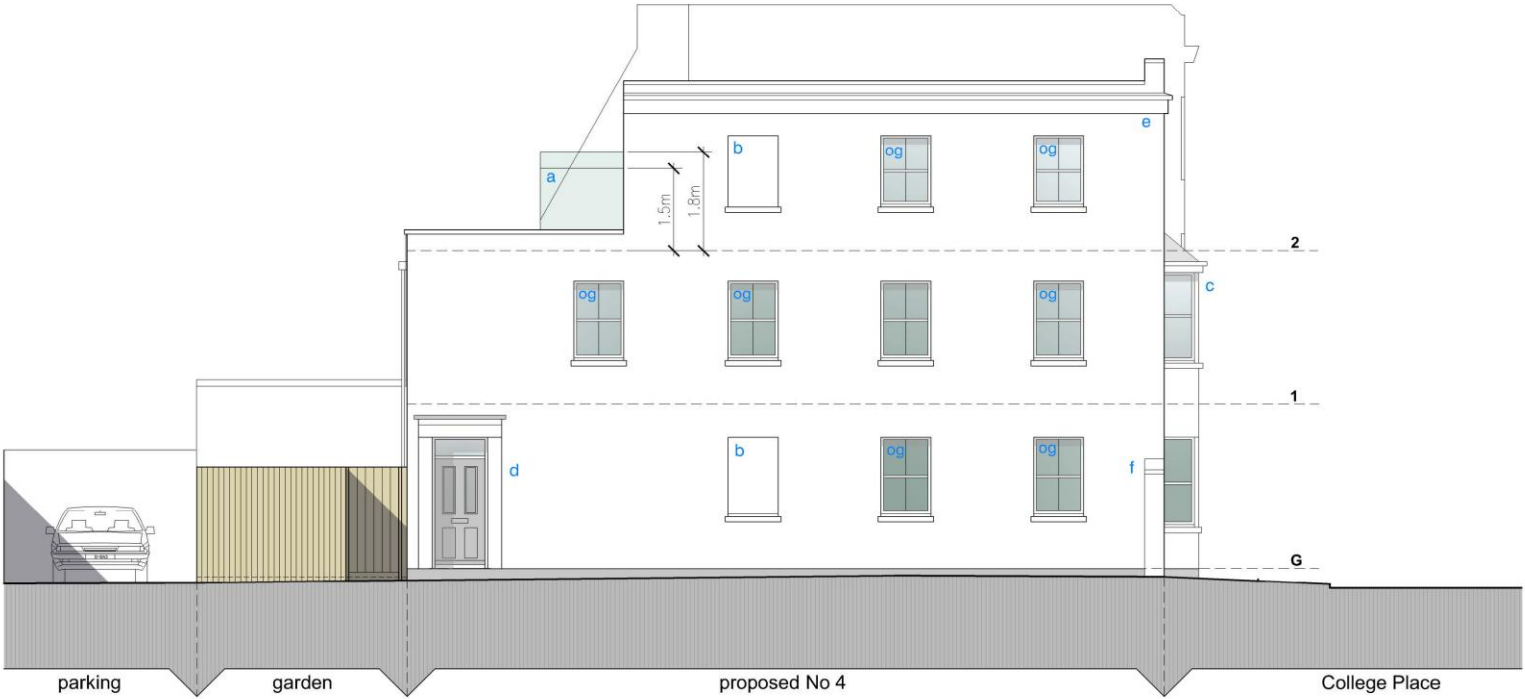
- C aug 26 1.8m og screening added to north side of second floor terrace
- B july 26 additional light angles to 41 College Place added and rear terrace screen revised
- A june 26 planning team comments

| rev. | date |
|------|------|
|      |      |

# Proposed South Elevation



- key
- a roof terrace with guarding
  - b blind opening
  - c faceted bay with lead roof
  - d unit 2 entrance and doorcase
  - e projecting cornice & parapet
  - f possible pier to mews opening
  - og obscured glazing



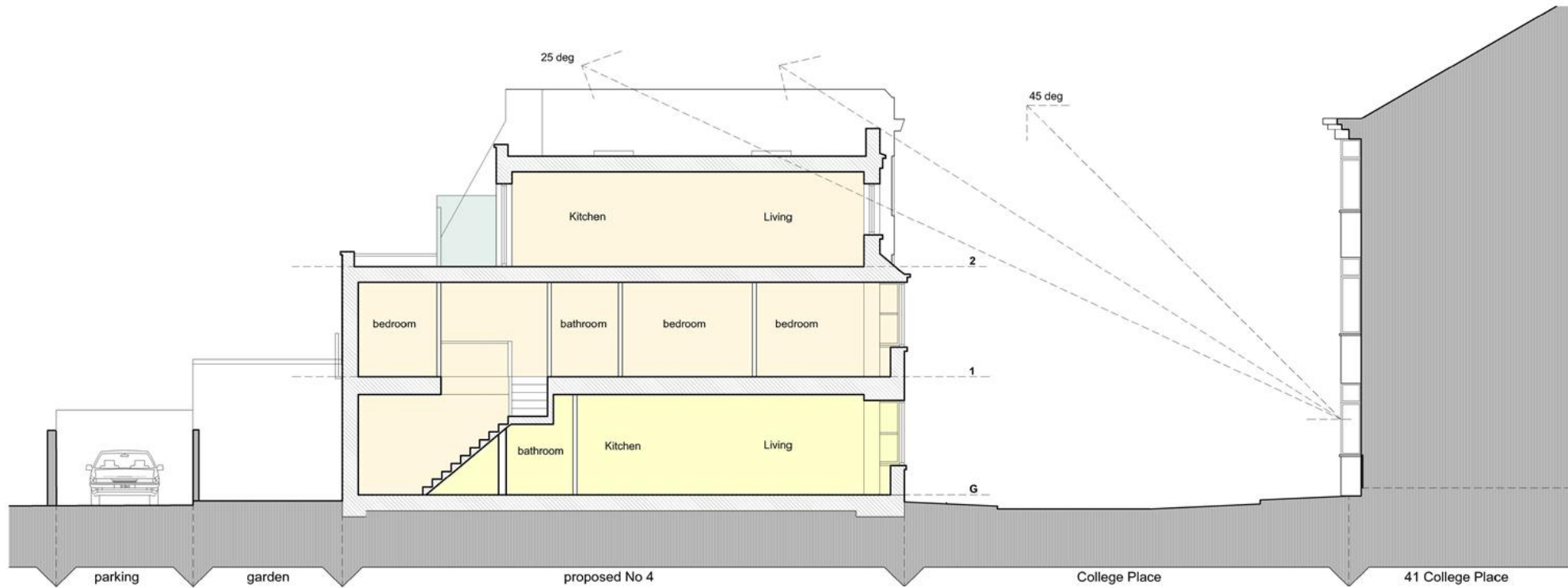
Proposed south elevation scale 1:100 @A3

## Planning issue

- C sept 26 1.8m high og screening added to reduced 1.5m deep terrace at second floor level
- B july 26 additional light angles to 41 College Place added and rear terrace screen revis ed
- A june 26 planning team comments

| rev. | date |
|------|------|
|      |      |

# Proposed Section



Proposed section AA scale 1:100 @A3



key plan

# Representations

**11 letters of objection** received. The principal concerns raised summarised as follows:

- Overdevelopment of the site.
- Excessive scale, height and massing.
- Harm to the character and appearance of the East Cliff Conservation Area.
- Loss of daylight and sunlight to neighbouring properties.
- Overlooking and loss of privacy.
- Overbearing impact and loss of outlook.
- Potential noise and disturbance from the proposed roof terraces.
- Increased pressure on on-street parking.
- Highway safety and servicing concerns.
- Construction-related impacts during the build period.
- Ecological concerns.

It is also noted that the **Conservation Advisory Group** recommend approval, recognising the benefits of redevelopment of this longstanding gap site within the terrace.

# Key Considerations

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- ❑ Change of use of former commercial site/the principle of residential redevelopment
- ❑ Housing Supply
- ❑ Effective use of a vacant brownfield site.
- ❑ Sustainability of location and general measures
- ❑ Design and scale and impact to Conservation Area character and appearance
- ❑ Consultee feedback, including Heritage Team
- ❑ Transport impacts
- ❑ Impact to amenity- daylight, sunlight, outlook, privacy, noise and disturbance
- ❑ Standard of accommodation
- ❑ Biodiversity.

# Conclusion and Planning Balance

- ❑ Site redundant for previous use; principle of residential redevelopment makes effective use of vacant brownfield site in a sustainable location. Significant weight given to the delivery of additional housing.
- ❑ The proposal provides an opportunity to repair the urban grain of the street and close a long-standing gap in townscape, and reinforce the established terrace frontage. Design improved during course of application and proposal preserves the character and appearance of the East Cliff Conservation Area.
- ❑ Site will have a degree of impact to neighbours but not so harmful to warrant refusal; the submitted assessments and information demonstrate that impacts on amenity, including daylight, sunlight, outlook and privacy, would remain within acceptable limits.
- ❑ Standard of accommodation acceptable, complies with Policy DM1, meets NDSS and both units benefit from outdoor amenity space.
- ❑ Transport impacts are acceptable; provision of cycle parking and car parking space.
- ❑ Recommended planning conditions will secure high-quality materials, landscaping, privacy screening, obscure glazing, sustainable and biodiversity measures and other measures to mitigate potential impacts.
- ❑ **Approval recommended**