

186-188 Portland Road

BH2026/00954

28th October 2026



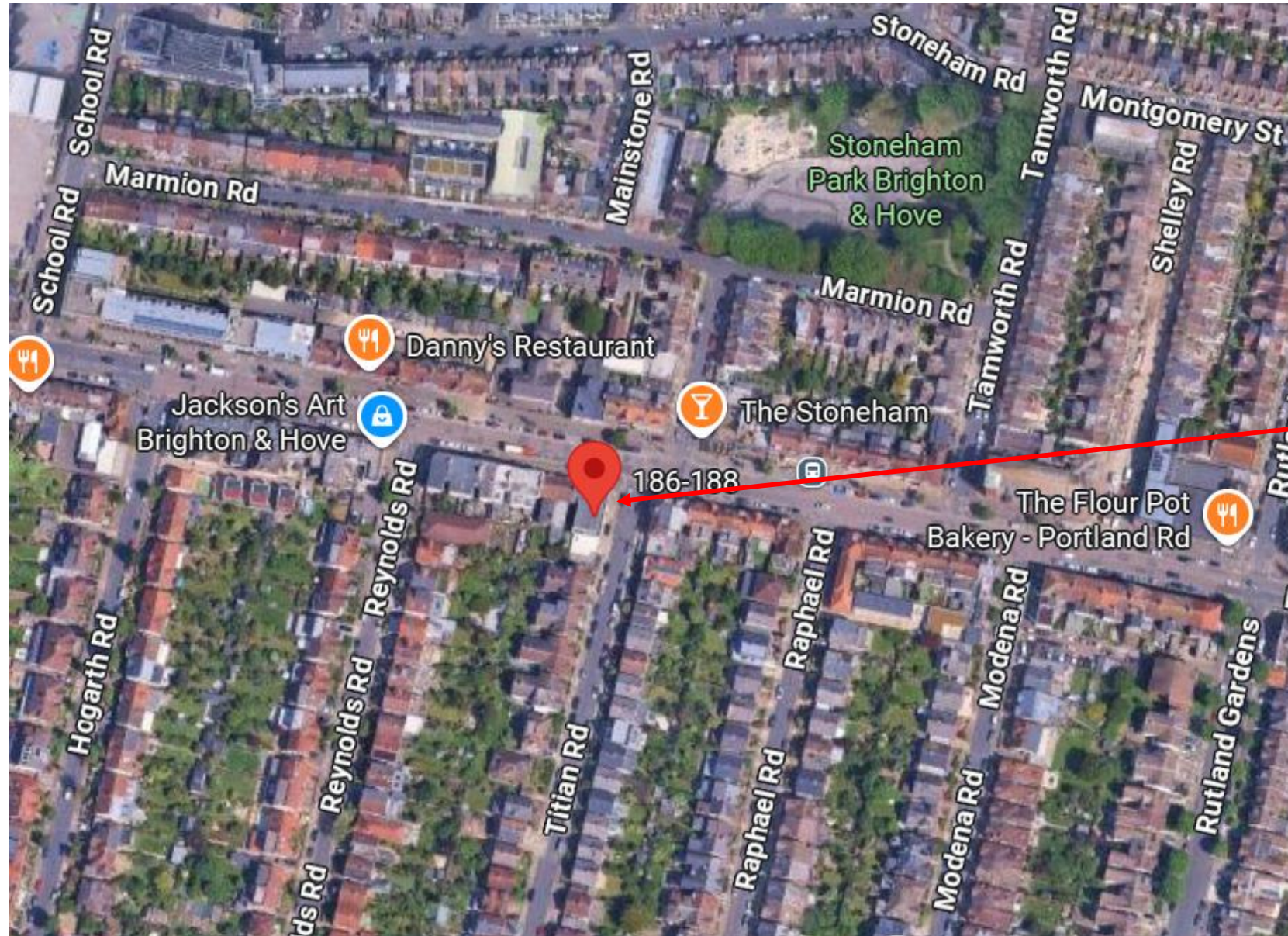
Brighton & Hove
City Council

Application Description

Extensions and alterations to include, new front seating area, erection of awnings, alterations to fenestration, alterations to existing shop front, removal of rear roof covering, installation of sauna, erection of pergola, installation of heating and ventilation equipment, internal works and associated alterations

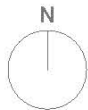
(Part-retrospective).

Map of Application Site

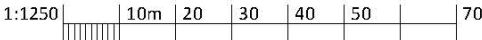


SITE

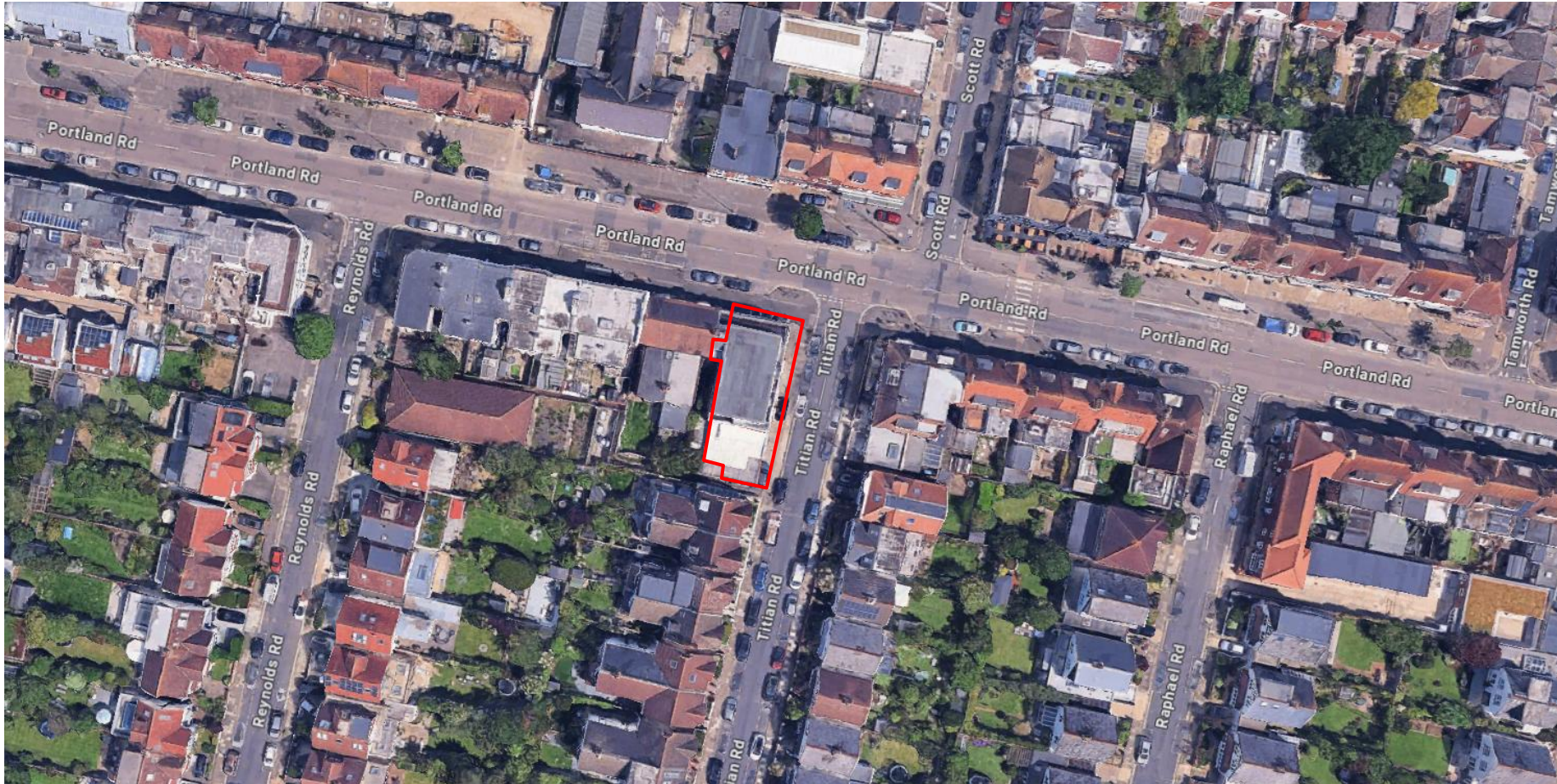
Location Plan



Location Plan
1:1250 @A3



Aerial Photo of Site



3D Aerial Photo of Site



Street Photos of Site – View from Portland Road



Street Photos of Site – Portland Road Elevation



Street Photos of Site – Titian Road Elevation



Street Photos of Site – Seating Area



Courtyard Photos – View West



Courtyard Photos – View South



Sauna

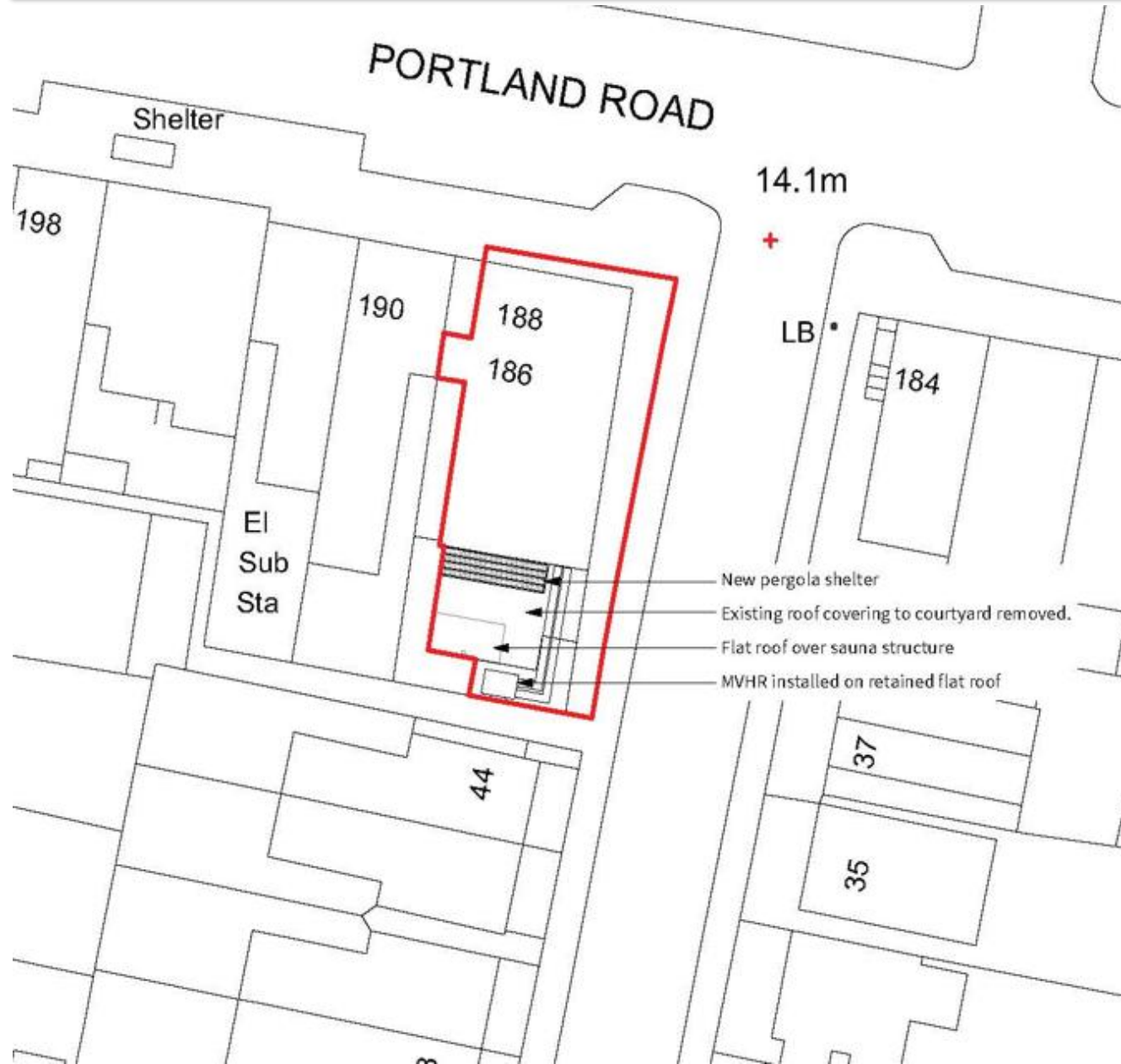
Courtyard Photos – View East



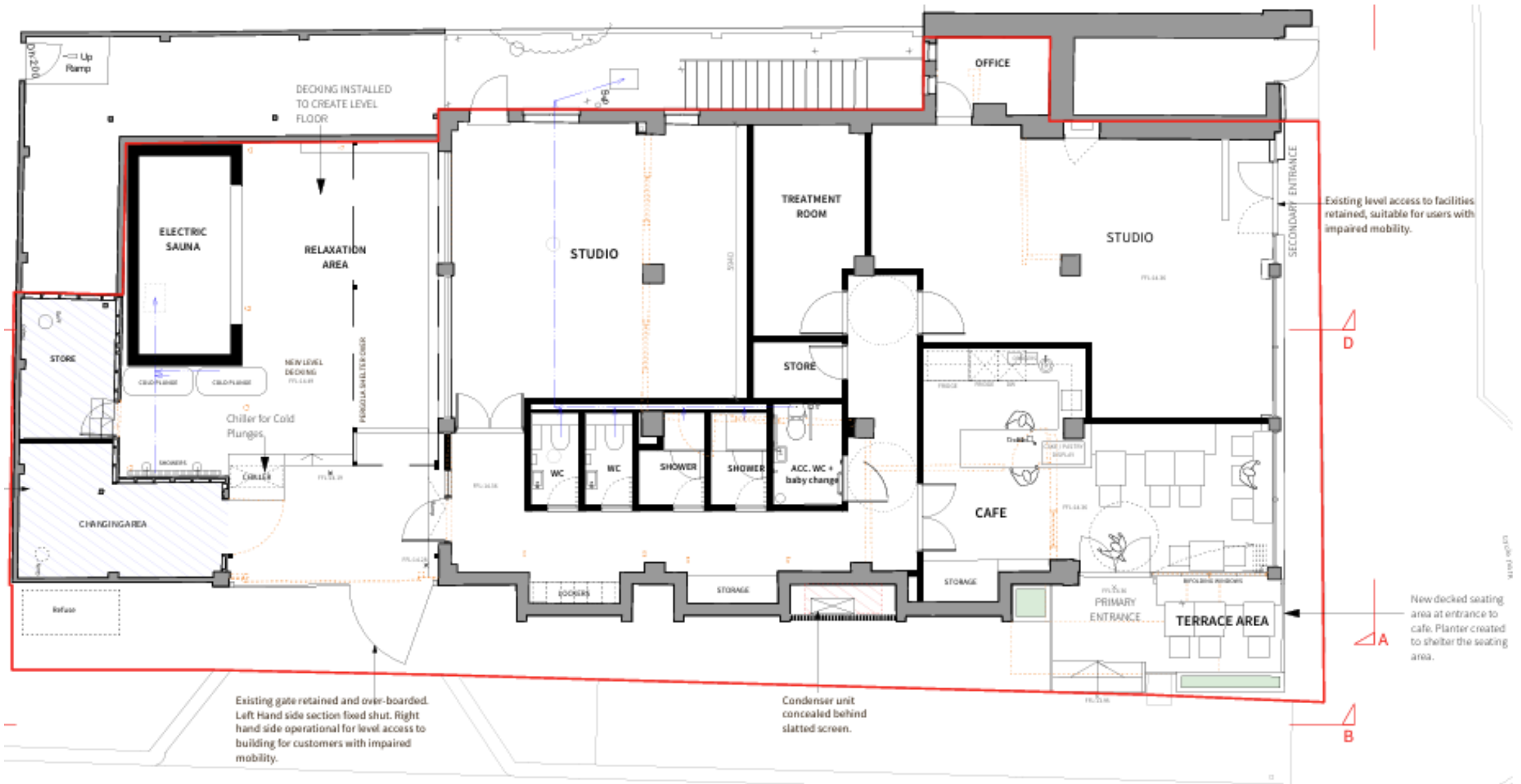
Courtyard Photos – View North



Block Plan



Proposed Ground Floor Plan

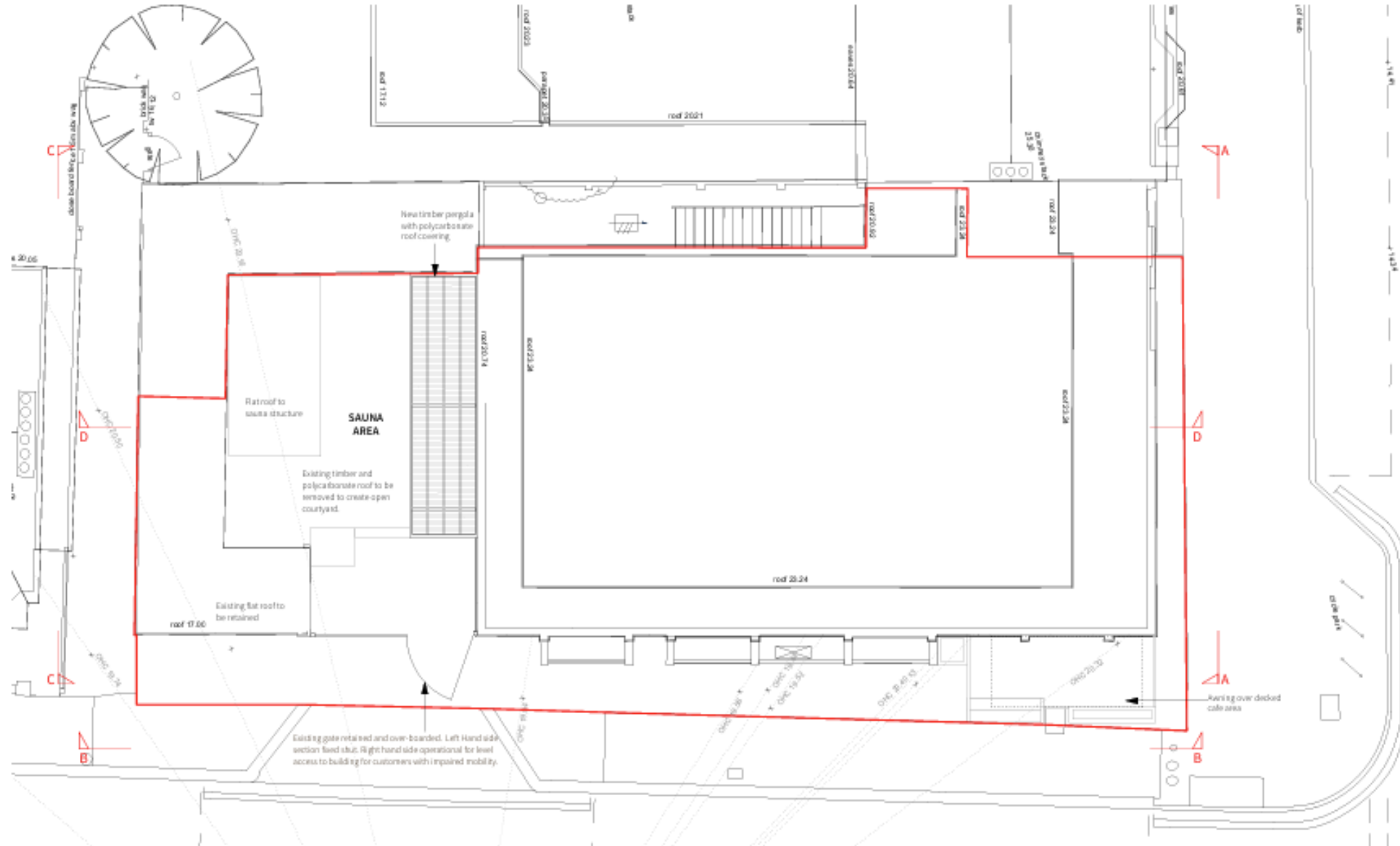


This architectural site plan illustrates a building complex with various roof types and levels. The plan includes a large central building with a flat roof, a smaller building with a timber and polycarbonate pitched roof, and a circular structure on the left. The plan also shows a parking area with several cars, a road, and a bridge. The building is surrounded by a fence, and there are various annotations for roof levels, materials, and structural details. The plan is oriented with North at the top, indicated by a north arrow.

Key features and annotations include:

- Roof Types:** Flat roof, Timber and polycarbonate pitched roof, and a circular structure with a flat roof.
- Levels:** Various roof levels are indicated, such as roof 17.00, roof 17.47, roof 17.86, roof 18.00, roof 18.02, roof 18.04, roof 18.06, roof 18.08, roof 18.10, roof 18.12, roof 18.14, roof 18.16, roof 18.18, roof 18.20, roof 18.22, roof 18.24, roof 18.26, roof 18.28, roof 18.30, roof 18.32, roof 18.34, roof 18.36, roof 18.38, roof 18.40, roof 18.42, roof 18.44, roof 18.46, roof 18.48, roof 18.50, roof 18.52, roof 18.54, roof 18.56, roof 18.58, roof 18.60, roof 18.62, roof 18.64, roof 18.66, roof 18.68, roof 18.70, roof 18.72, roof 18.74, roof 18.76, roof 18.78, roof 18.80, roof 18.82, roof 18.84, roof 18.86, roof 18.88, roof 18.90, roof 18.92, roof 18.94, roof 18.96, roof 18.98, roof 19.00, roof 19.02, roof 19.04, roof 19.06, roof 19.08, roof 19.10, roof 19.12, roof 19.14, roof 19.16, roof 19.18, roof 19.20, roof 19.22, roof 19.24, roof 19.26, roof 19.28, roof 19.30, roof 19.32, roof 19.34, roof 19.36, roof 19.38, roof 19.40, roof 19.42, roof 19.44, roof 19.46, roof 19.48, roof 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Proposed Roof Plan



Existing Elevations



Existing Elevation AA (Portland Road)
1:100 @A2

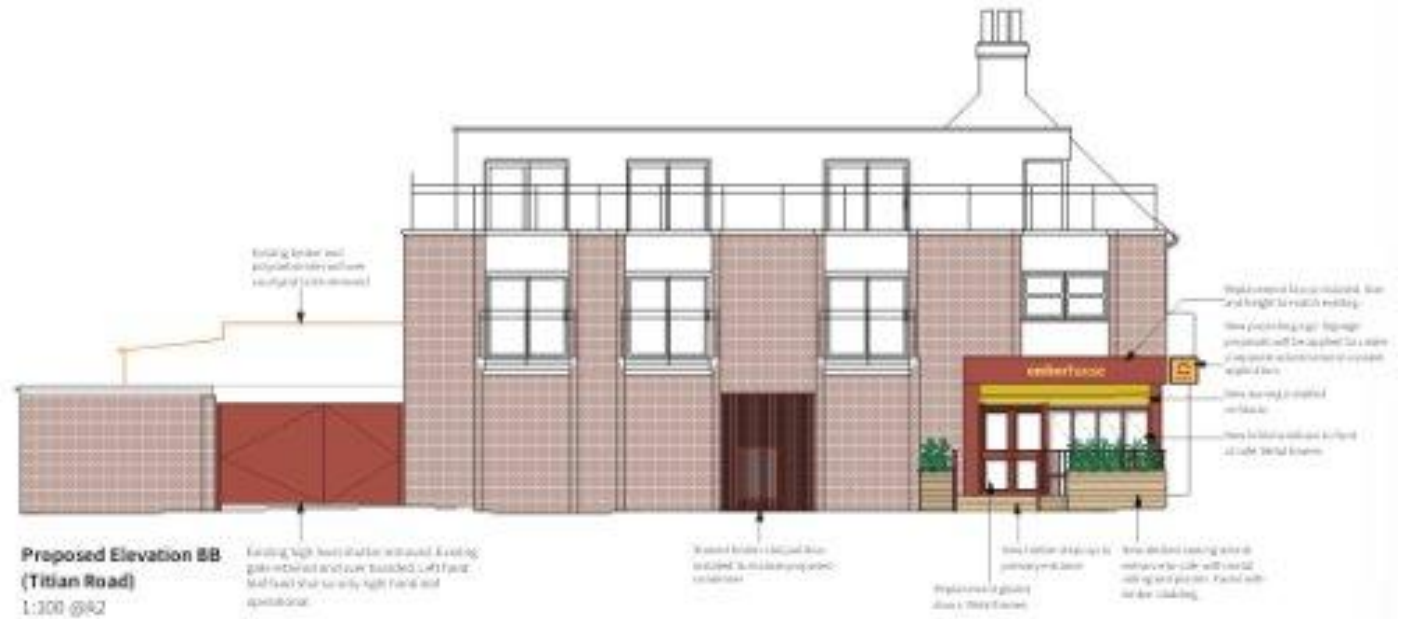


Existing Elevation BB (Titian Road)
1:100 @A2



ve

Proposed Elevations



Representations

- Twenty-one (21) representations in support of the application:
 - ▶ Good design
 - ▶ Benefits of a wellness centre and café
 - ▶ Creates new social space
 - ▶ Benefits community
 - ▶ Residential amenity
 - ▶ Promotes good mental and physical health
 - ▶ Local economic benefits
 - ▶ Good transport links
 - ▶ Accessible
 - ▶ Established commercial area
 - ▶ Less disruptive than other uses

Representations

Seven (7) representations objecting to the application

- Damaging trees
- Detrimental effect on property value
- Overdevelopment
- Poor design
- Residential amenity
- Too close to the boundary
- Issues relating to the smoke from the wood-fired sauna
- Additional traffic
- Parking issues
- Noise/disturbance from increased trips
- Overlooking into sauna area

Key Considerations

- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Impact on the safety of the public highway

Conclusion and Planning Balance

- ▶ Design and appearance is considered acceptable
 - ▶ Wood fired sauna changed to electric to reduce impacts
 - ▶ Acceptable amenity impact subject to noise and hours of use conditions
 - ▶ Minimal transport impact
-
- ▶ Recommendation: **Approve**

Recommended Conditions

- ▶ 2 The chiller unit shall not operate between the hours of 23:00 and 07:00 unless it is operating on its manufacturer-approved lowest noise setting (or equivalent night-time mode).
- ▶ 3 Noise associated with plant and machinery shall not exceed the existing LA90 background noise level. In addition, there should be no significant low frequency tones present.
- ▶ 4 The sauna and cold plunges shall not be used by customers outside the hours of 08:00 to 21:00 Monday to Friday and 08:00 to 21:00 Saturday and Sunday.
- ▶ 5 Noise Management Plan.
- ▶ 6 The sauna hereby permitted shall only be heated by an electric heater and shall not be heated by any solid fuel, wood-burning, gas-fired or other combustion-based appliance at any time.