

PLANNING COMMITTEE ADDENDUM Item G Presentation – 8 Blatchington Road, Hove

2.00PM, WEDNESDAY, 7 JULY 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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8 Blatchington Road

BH2021/01750



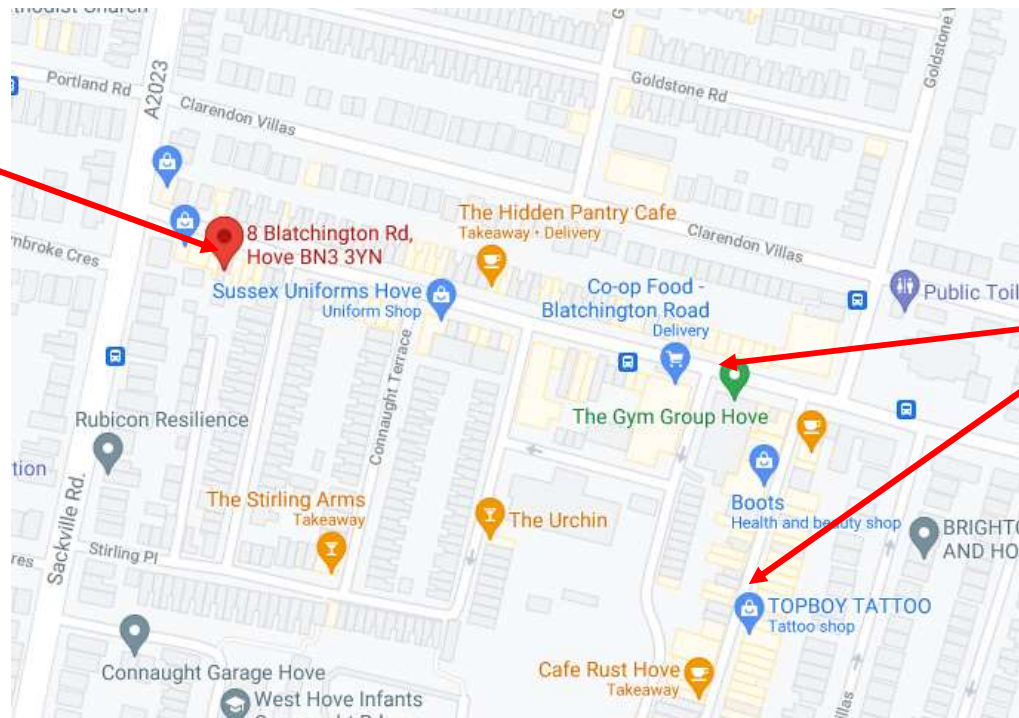
**Brighton & Hove
City Council**

Application Description

- Prior approval for change of use of ground floor and basement retail unit (A1) to two bedroom maisonette (C3) with associated alterations to shopfront and rear fenestration.

Map of application site

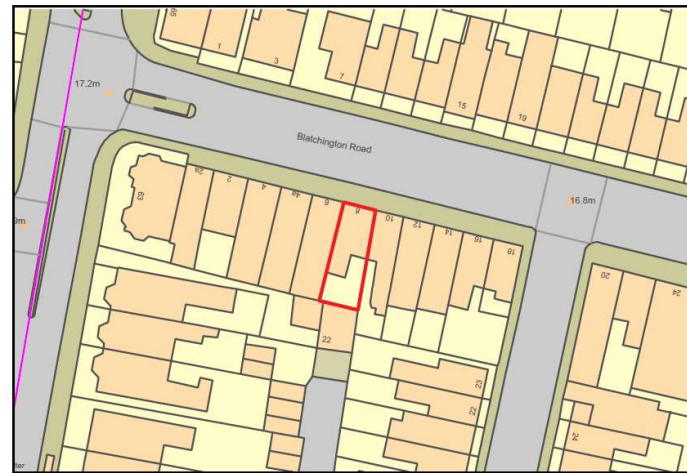
Application site



George Street and Blatchington Road retails areas

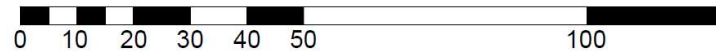


Existing Location Plan



Location Plan - 1:1250@A1

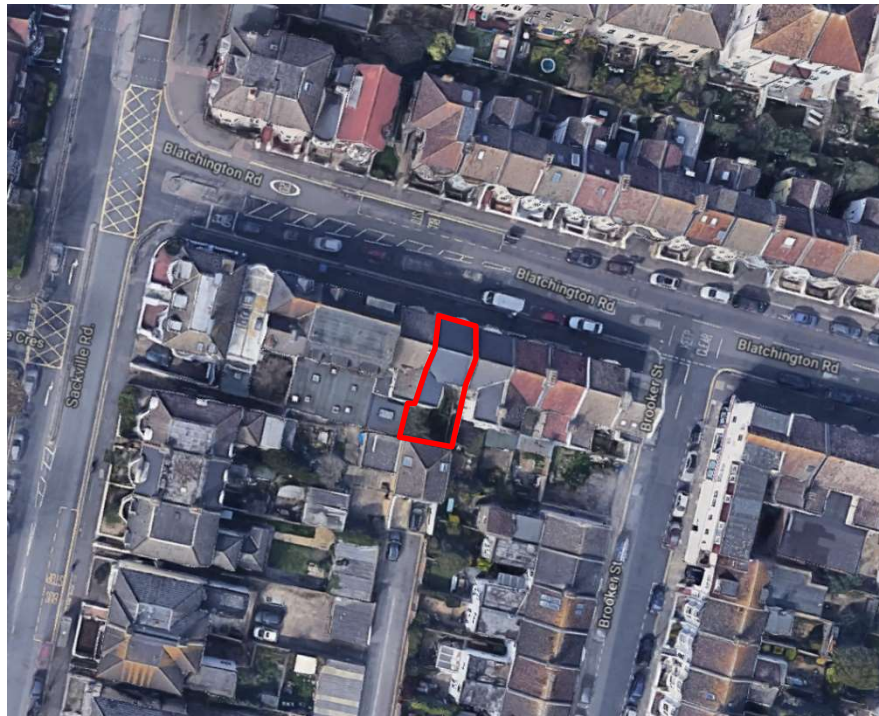
Scale in Metres



7081/010



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



Application site is 'Taboo' with the red shopfront. (Google, October 2020)

Other photo(s) of site

∞
Decorative glazed panels to be uncovered/reinstated



Image 1 - Former Shop frontage (reinstated upper stained glass windows as part of proposed shop frontage)

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Existing Block Plan



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Site Plan - 1:500@A1

Scale in Metres



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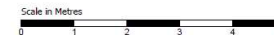
Existing Elevations



North Elevation - Existing 1:50@A1



South Elevation - Existing 1:50@A1



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Proposed Elevations



North Elevation - Proposed 1:50@A1



South Elevation - Proposed 1:50@A1

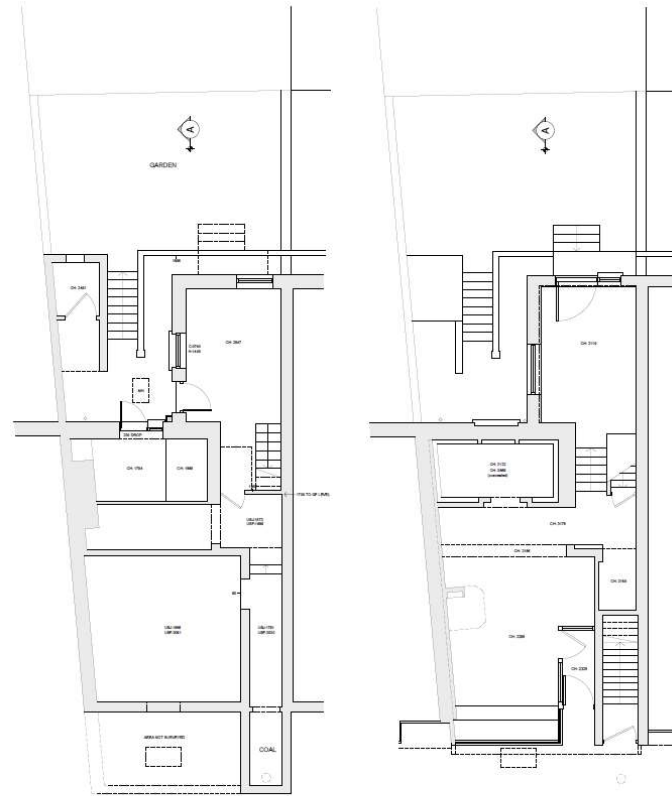


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Existing Floor Plans



Basement Plan - Existing 1:50@A1
Scale in Metres

Ground Floor Plan - Existing 1:50@A1
Scale in Metres

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Proposed Floor Plans



Basement Plan - Proposed 1:50@A1

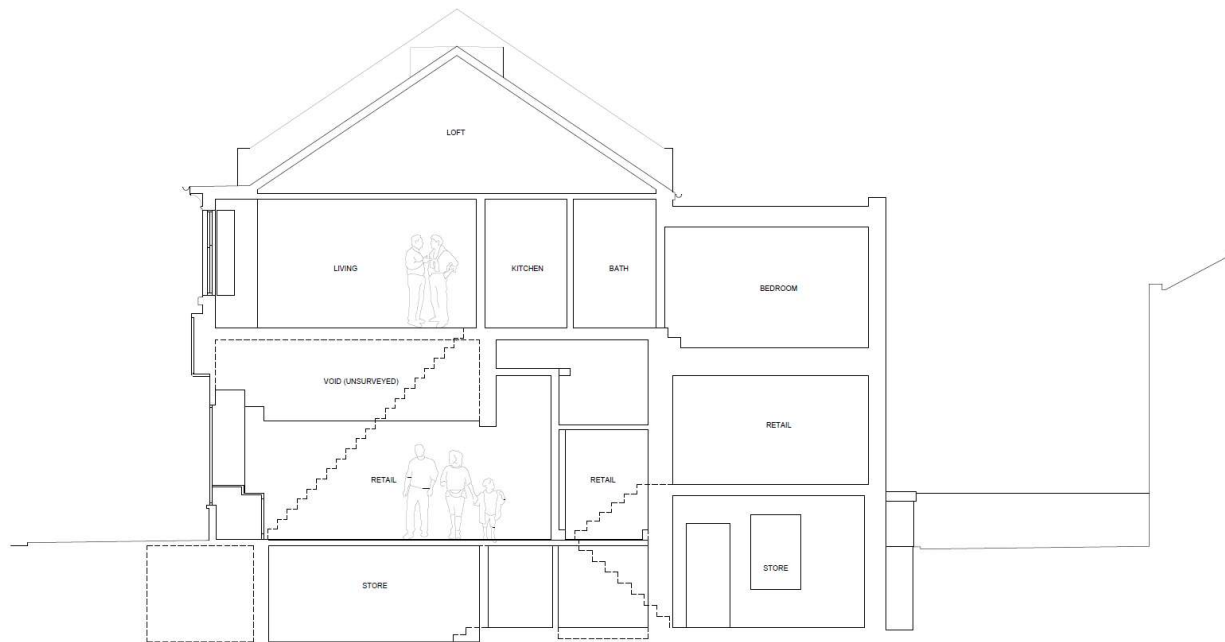


Ground Floor Plan - Proposed 1:50@A1



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Existing Site Section(s)

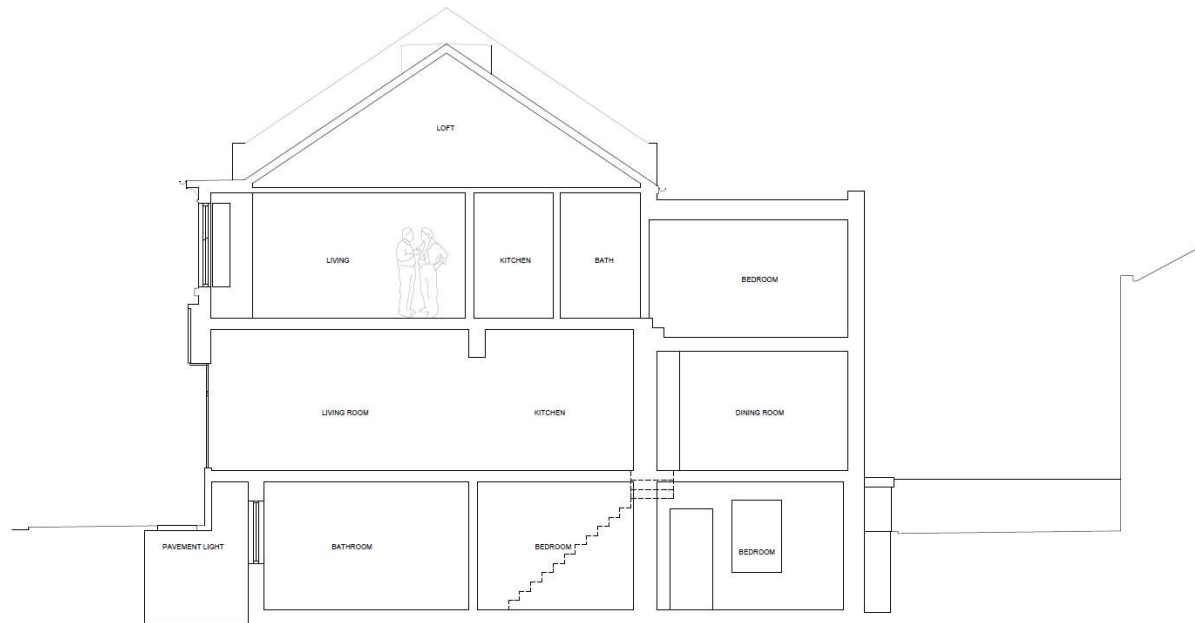


Section AA - Existing 1:50@A1

Scale in Metres
0 1 2 3 4 5

7081/011

Proposed Site Section(s)



Section AA - Proposed 1:50@A1



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Key Considerations in the Application

The considerations for this application are limited to the following (as per the legislation - Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)):

- (a) transport and highways impacts of the development,
- (b) contamination risks in relation to the building,
- (c) flooding risks in relation to the building,
- (d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—
 - (i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops), Class A2 (financial and professional services) or Class A5 (hot food takeaways) of that Schedule or, as the case may be, a building used as a launderette, but only where there is a reasonable prospect of the building being used to provide such services, or
 - (ii) where the building is located in a key shopping area, on the sustainability of that shopping area, and
- (e) the design or external appearance of the building, and
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses

An additional consideration is detailed in Article 3 (9A) and (9B):

(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

- (a) where the gross internal floor area is less than 37 square metres in size; or
- (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015³⁶.

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it



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Conclusion and Planning Balance

- The accompanying officer report sets out a detailed assessment of the criteria within the legislation. The proposed loss of retail would not harm the availability of services or harm the shopping area.
- The proposed residential unit would meet the minimum space standards and have access to good levels of natural light in habitable rooms.
- The development would be acceptable in relation to transport and highway impacts, contamination risks and flooding risk.
- The design and appearance of the proposed changes would be acceptable and have a positive impact on the streetscene.
- Therefore, it is recommended that the development be **Given** the **Required** Prior Approval subject to the conditions set out in the legislation.



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