

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 4 AUGUST 2021**

**COUNCIL CHAMBER, HOVE TOWN HALL**

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

# ADDENDUM

## ITEM

## Page

F BH2021/00570 - 169 Portland Road, Hove - Full Planning

1 - 14

# 169 Portland Road

BH2021/00570

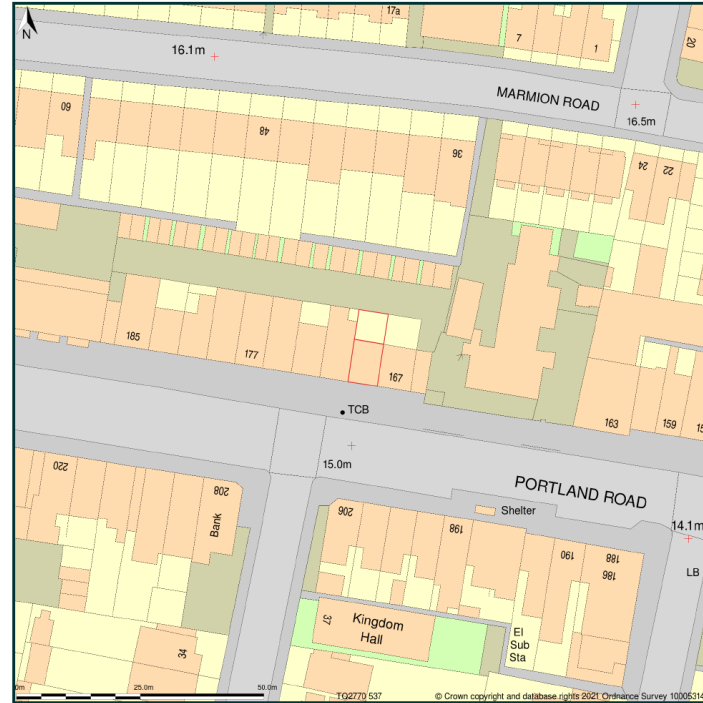


Brighton & Hove  
City Council

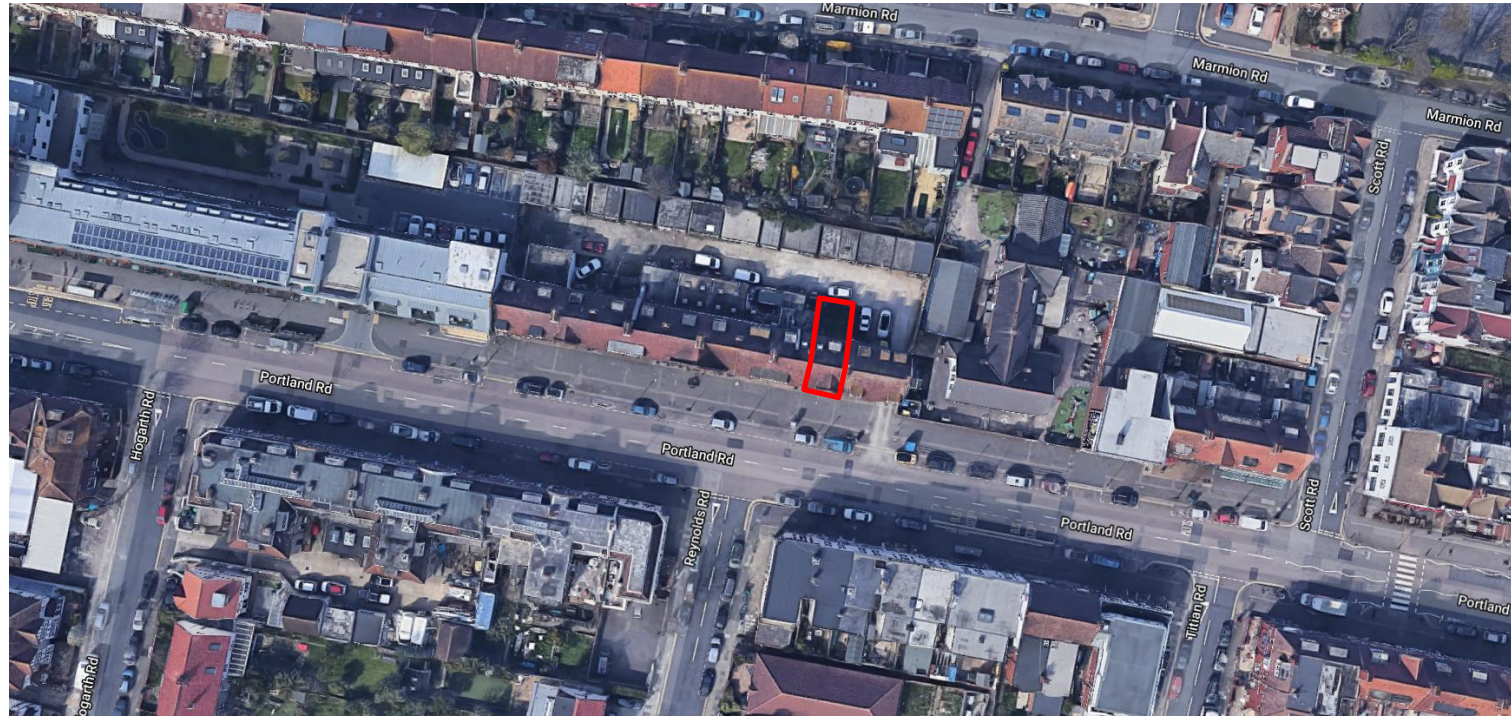
# Application Description

- Change of use from restaurant (E) to takeaway (Sui Generis), erection of single storey rear extension, installation of ventilation/extraction system and flues to rear and associated works. (Part-retrospective)

# Existing Location Plan

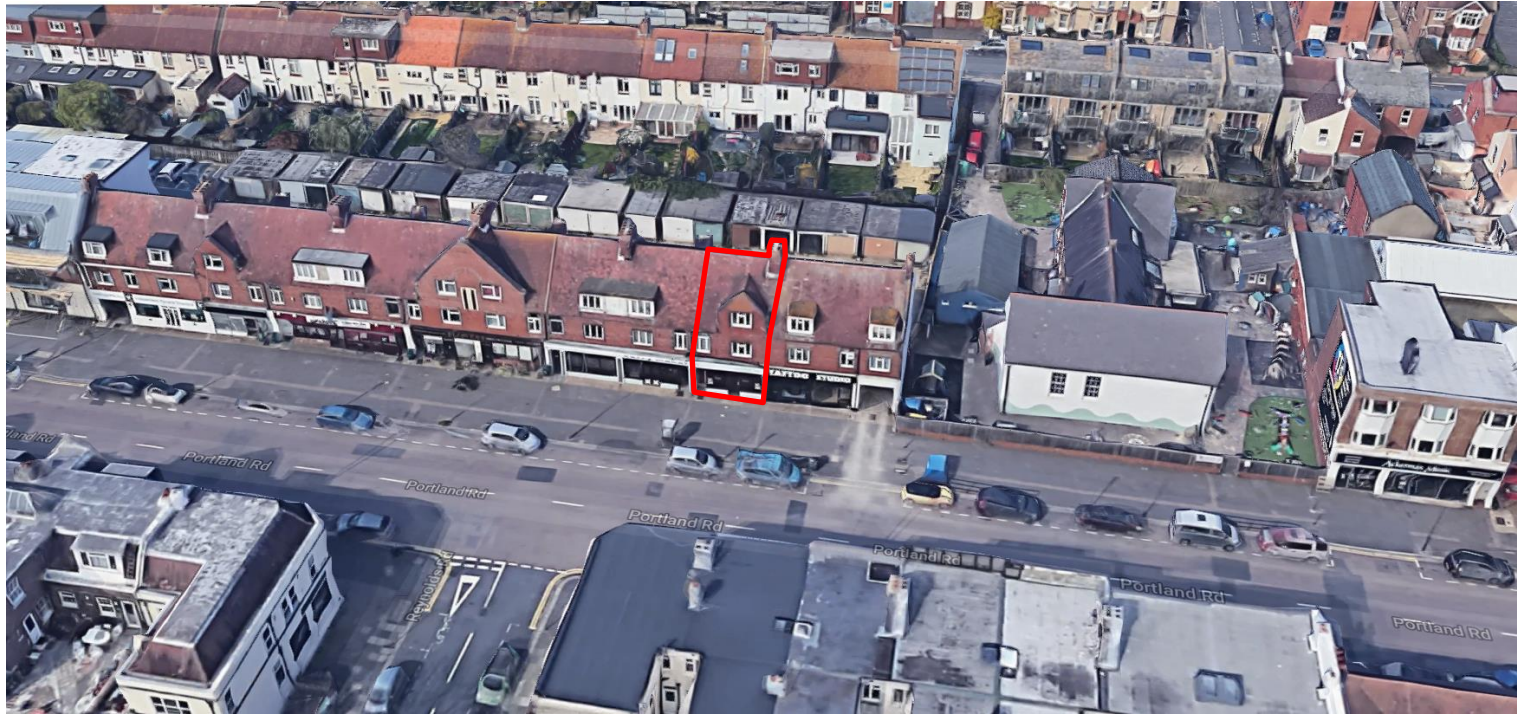


# Aerial photo(s) of site



4

# 3D Aerial photo of site

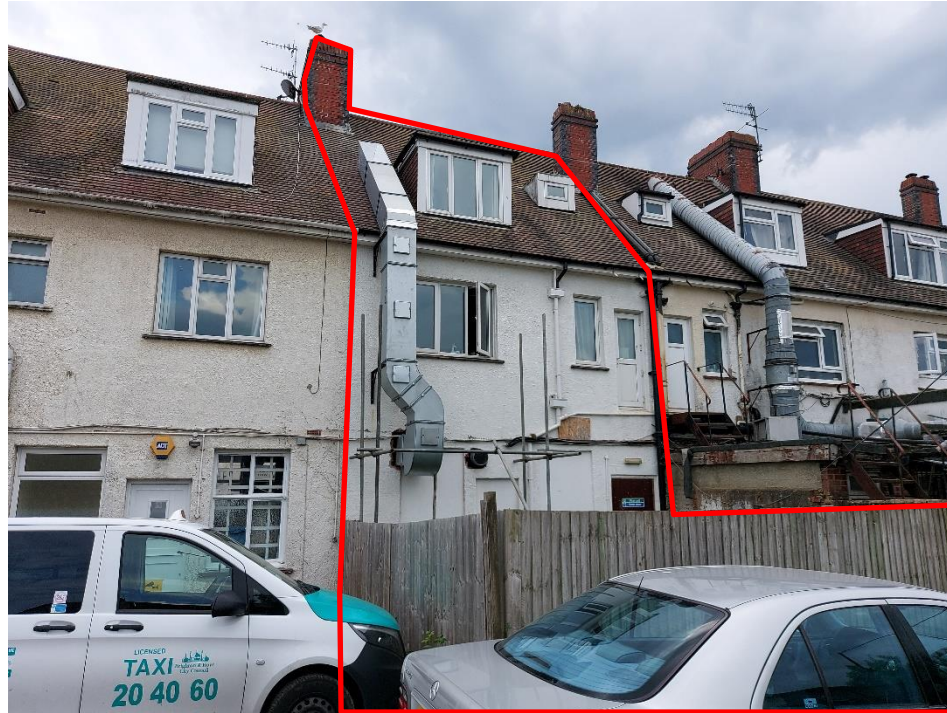


# Street photo(s) of site





# Other photo(s) of site



# Proposed Block Plan



# Front Elevations



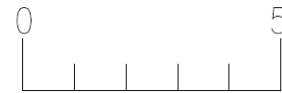
no169A no169

Front Elevation as Existing



no169A no169

Front Elevation as Proposed



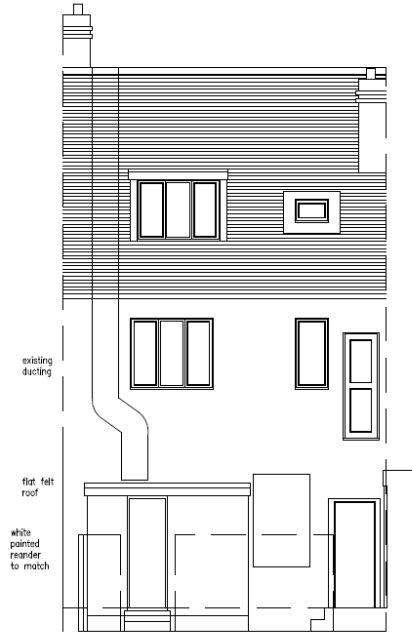
6

01 B

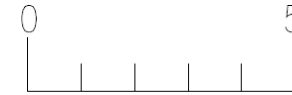
# Rear Elevations



Rear Elevation as Existing



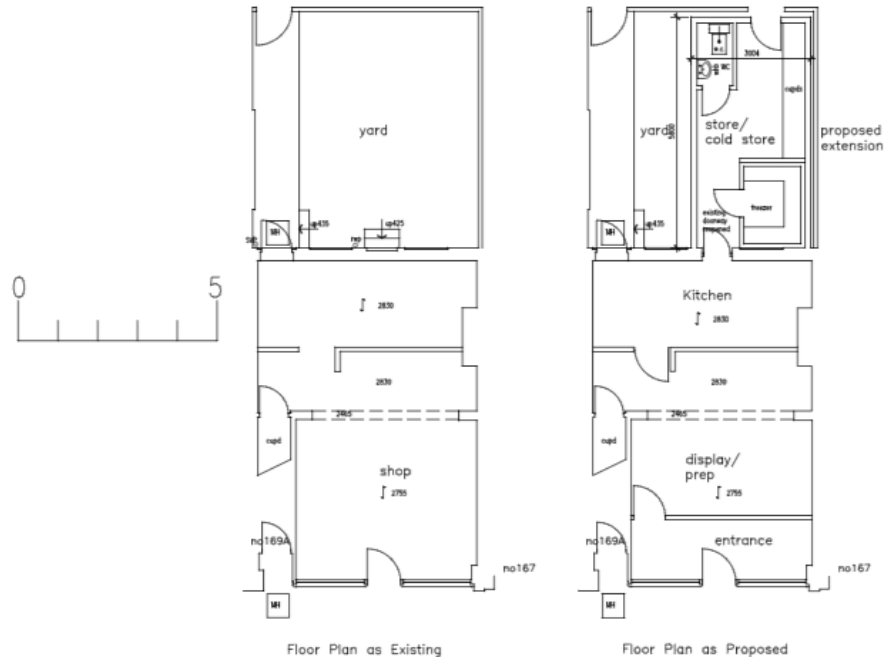
Rear Elevation as Proposed



10

# Floor Plans

11



01 B



# Key Considerations in the Application

---

- Principle of Change of Use
- Design and Appearance
- Impact on Amenities
- Impact on Highways

# Conclusion and Planning Balance

- Change of Use Acceptable
- Minor change in appearance from streetscene
- Noise and highway-related issues can be controlled through alternative measures

