

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 1 SEPTEMBER 2021**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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## ADDENDUM

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# 1 Withyham Avenue

BH2021/01394



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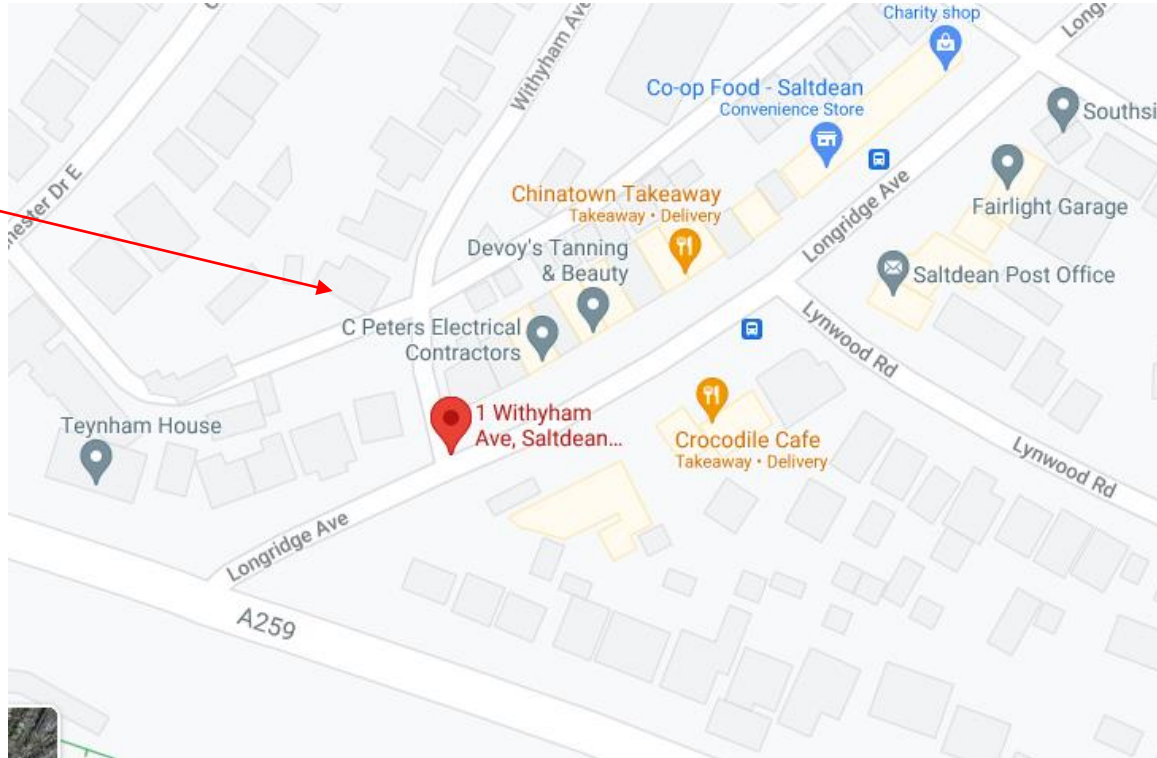
# Application Description

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- Demolition of existing detached dwellinghouse and erection of part one, part two and part four-storey building comprising seven flats (C3) and undercroft parking area.

# Map of application site

Site



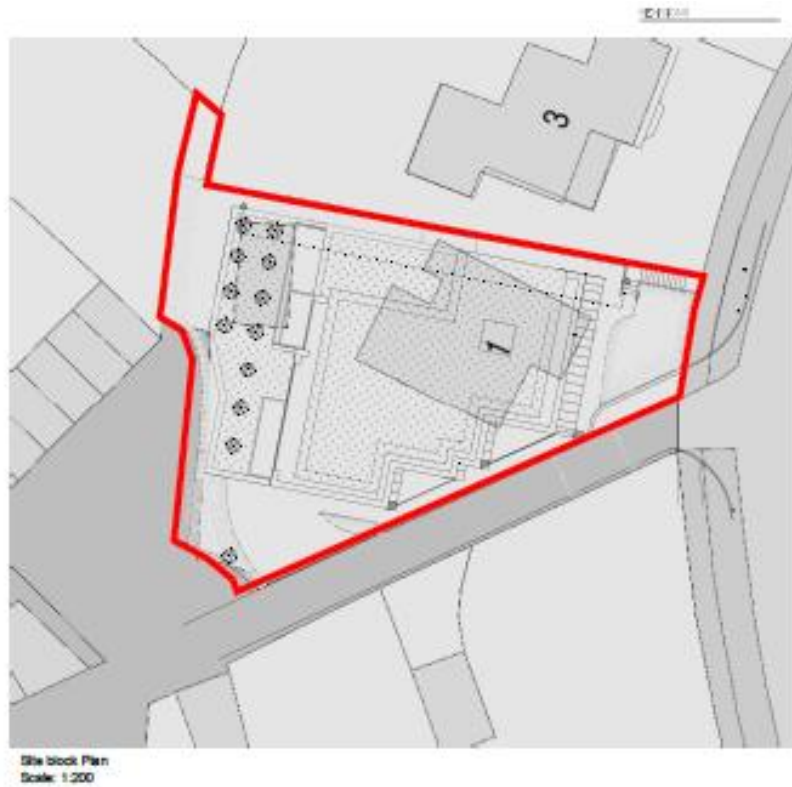
# Existing Location Plan

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Site Location Plan  
Scale: 1:1250

# Proposed Location Plan



# Aerial photo(s) of site

Site



# 3D Aerial photo of site

Site



# Front of property as existing



# Rear of property

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# View from north of site looking south

Site



# Properties to rear of site



# Opposite site – rear of properties fronting Longridge Avenue



# View from junction with Longridge Avenue



# Context with no. 3 Withyham Avenue (to north of site)

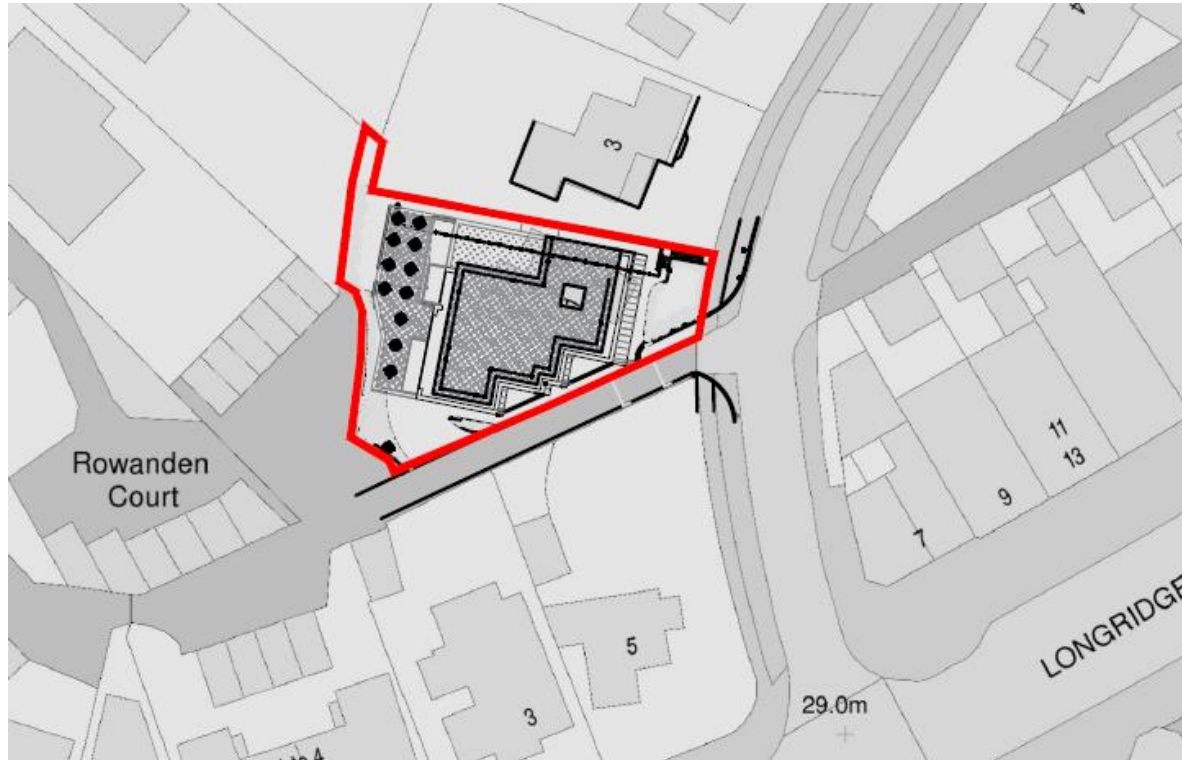


# Existing Block Plan



Site Location Plan  
Scale: 1:1250

# Proposed Block Plan

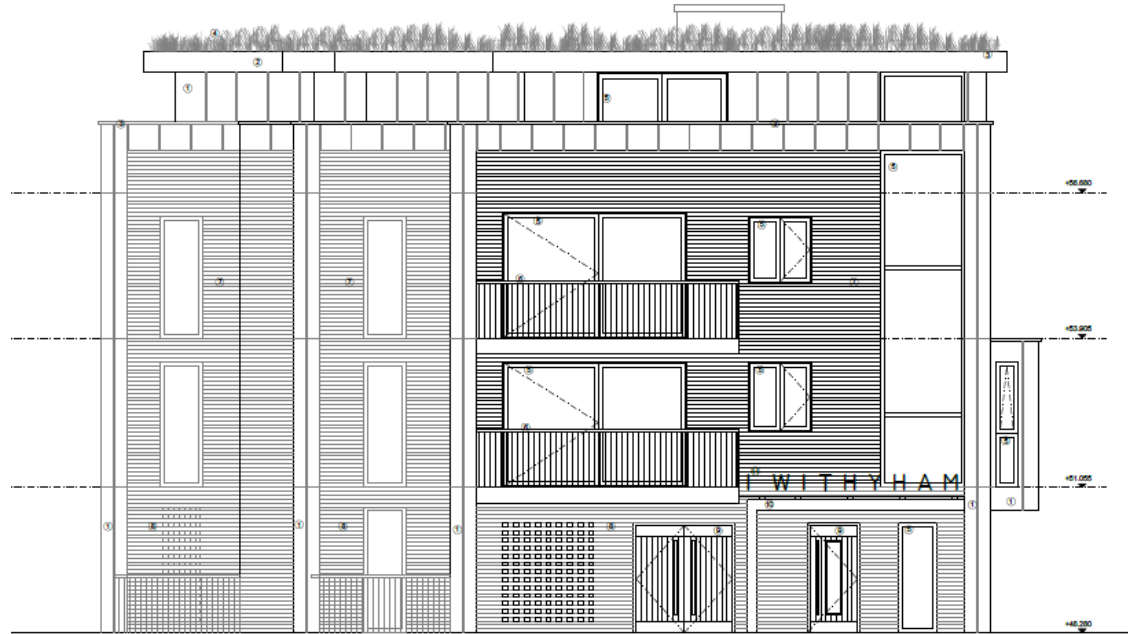


# Proposed block plan in comparison to existing dwelling



Site block Plan  
Scale: 1:200

# Proposed Front Elevation



Proposed East Facing Front Elevation  
Scale: 1:50

- MATERIALS KEY**
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
  2. VM ZINC FASCIAS AND ZINC GUTTERING
  3. ALUMINIUM COPING PROFILE
  4. GREEN ROOF
  5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
  6. 50 X 10mm BLACK STEEL BALUSTRADE
  7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY MR TAYLOR, FLUSH LIGHT COLOURED MORTAR
  8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
  9. CONTEMPORARY TIMBER DOORS
  10. GLU-LAMINATED TIMBER FINS AND GLASS CANOPY
  11. BLACK POWDER COATED ALUMINIUM LETTERING

# Proposed Rear Elevation



Proposed West Facing Rear Elevation  
Scale: 1:50

# Proposed North Elevation



- MATERIALS KEY**
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
  2. VM ZINC FASCIAS AND ZINC GUTTERING
  3. ALUMINIUM COPING PROFILE
  4. GREEN ROOF
  5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
  6. 50 X 10mm BLACK STEEL BALUSTRADE
  7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY NIK TAYLOR, FLUSH LIGHT COLOURED MORTAR
  8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
  9. CONTEMPORARY TIMBER DOORS
  10. GLU-LAMINATED TIMBER FINS AND GLASS CANOPY
  11. BLACK POWDER COATED ALUMINIUM LETTERING

Proposed West Facing Rear Elevation  
Scale: 1:50

# Proposed South elevation

## MATERIALS KEY

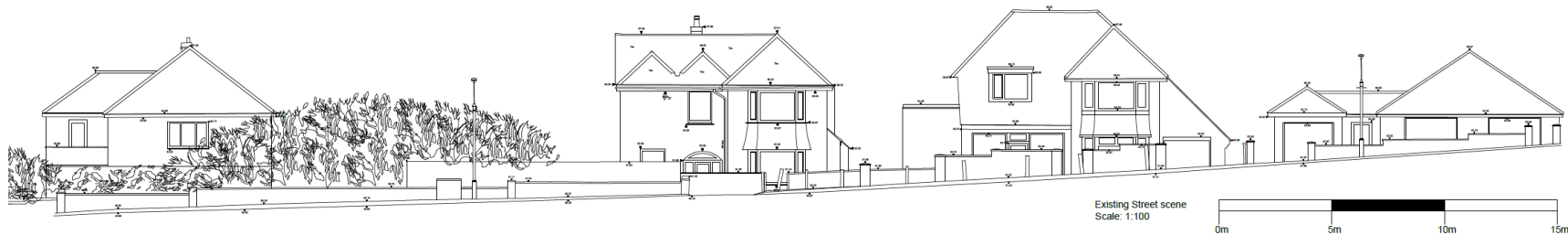
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Proposed South Facing Gable Elevation

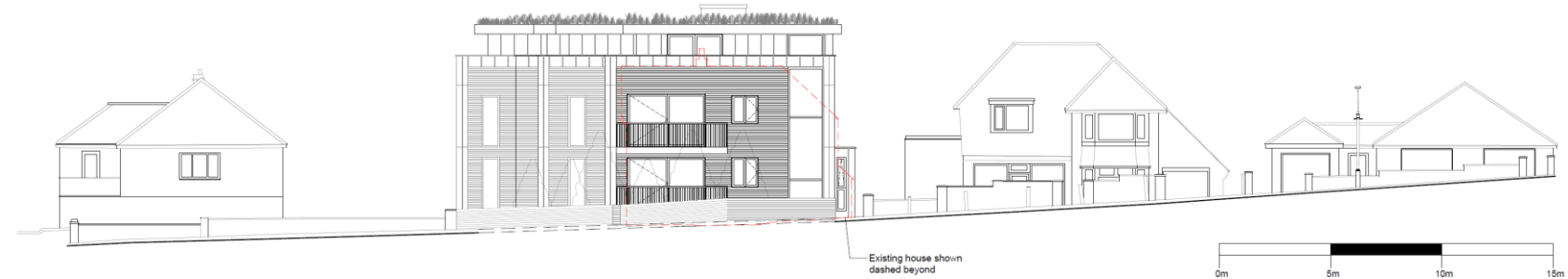


# Contextual Front Elevation - existing



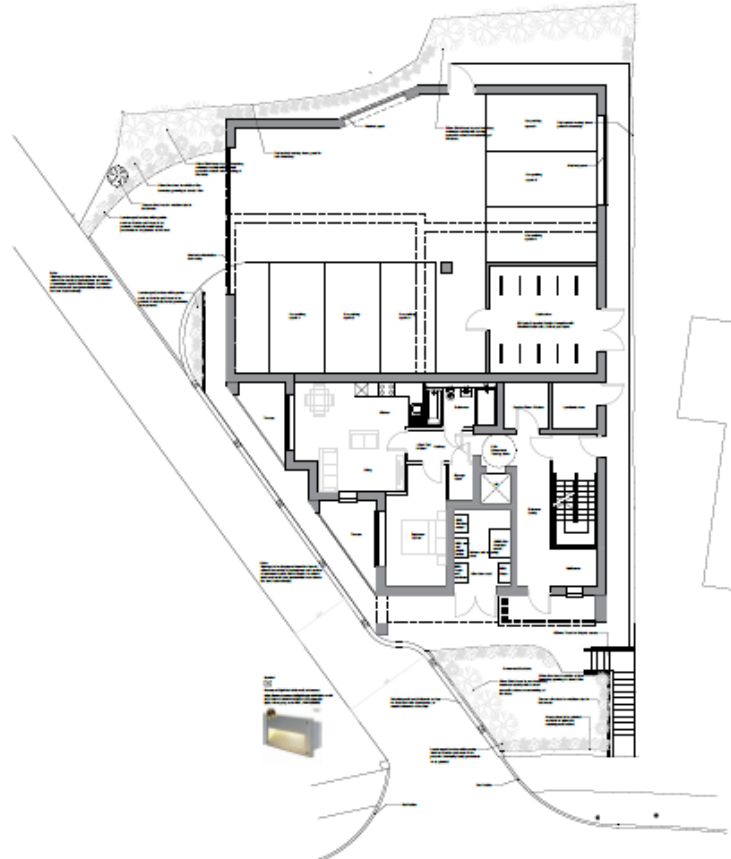
# Contextual Front Elevation - proposed

23



210D

# Proposed GF Plan



## Accommodation Schedule;

### Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

### First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 2 bed flat - 61sqm<sup>2</sup>

1 x 2 bed - 63.5sqm<sup>2</sup>

### Second Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 3 bed flat - 86.4sqm<sup>2</sup>

### Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>

# Proposed 1st floor plan



## Accommodation Schedule;

### Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

### First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 2 bed flat - 61sqm<sup>2</sup>

1 x 2 bed - 63.5sqm<sup>2</sup>

### Second Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 3 bed flat - 86.4sqm<sup>2</sup>

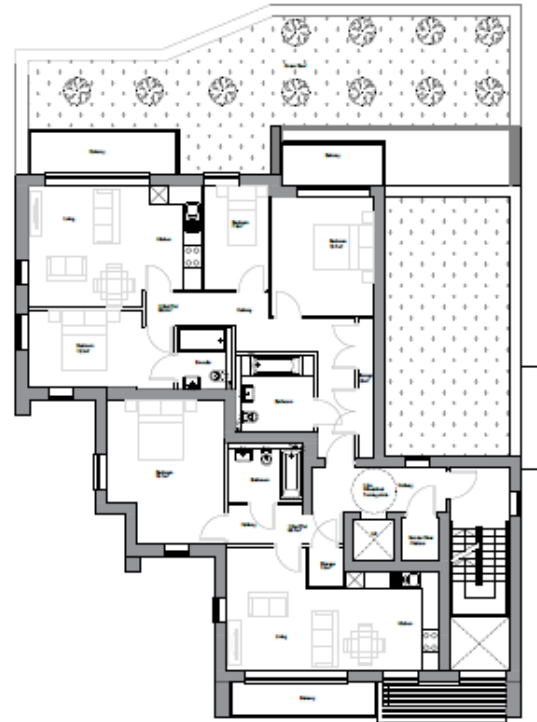
### Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>



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# Proposed 2<sup>nd</sup> floor plan



## Accommodation Schedule;

### Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

### First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 2 bed flat - 61sqm<sup>2</sup>

1 x 2 bed - 63.5sqm<sup>2</sup>

### Second Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 3 bed flat - 86.4sqm<sup>2</sup>

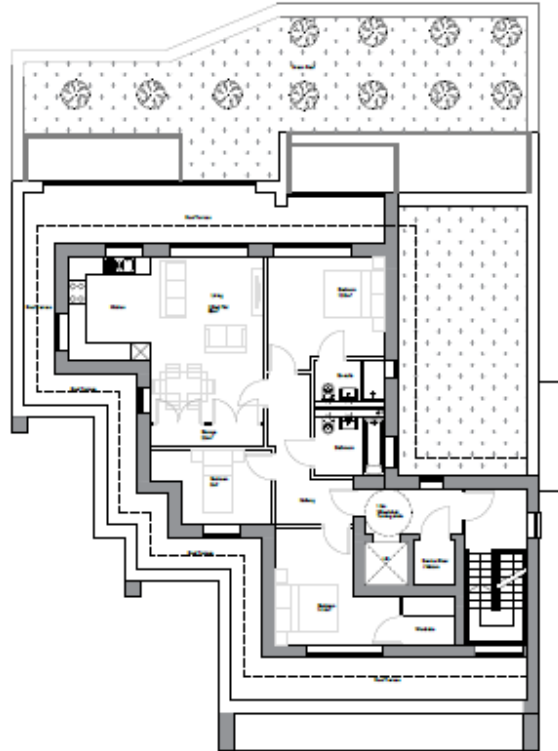
### Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>



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# Proposed 3<sup>rd</sup> floor plan



## Accommodation Schedule;

### Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

### First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 2 bed flat - 61sqm<sup>2</sup>

1 x 2 bed - 63.5sqm<sup>2</sup>

### Second Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 3 bed flat - 86.4sqm<sup>2</sup>

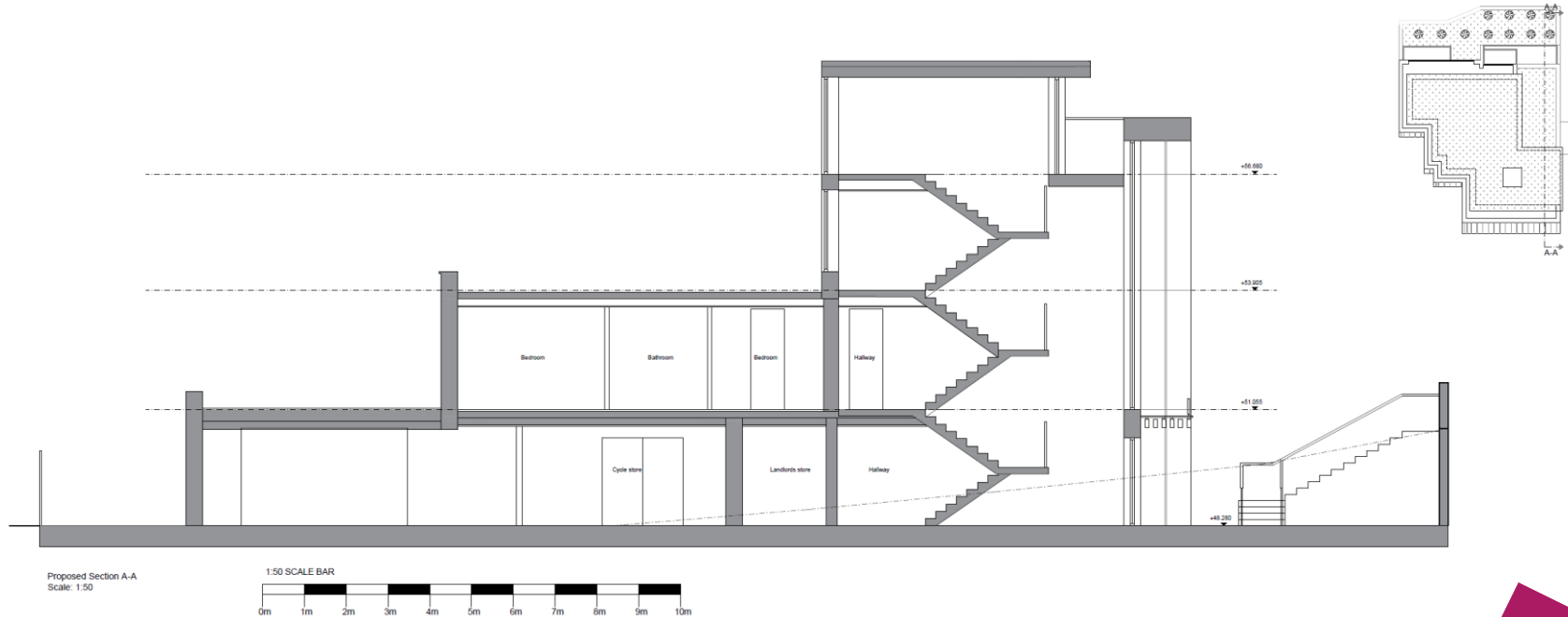
### Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>



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# Proposed Site Section(s)



# Proposed Brick (Mystique bricks (no 7 in material schedule)



# Proposed Visuals – eastern (front) and southern elevations



# Proposed Visuals – eastern (front) and northern elevations



# Proposed Visuals – eastern (front) and southern elevation as viewed from south of site



# **Proposed Visuals western (rear) and southern elevation as viewed from rear of site**



# Proposed Visuals – eastern (front) and northern elevations



No. 3 Withyham Avenue

# Proposed Visuals – northern and western (rear) elevations



# Proposed Visuals – western (rear) and southern elevations



# Key Considerations in the Application

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- Principle of proposal
- Design and Appearance - impact on character and appearance of the site and wider area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport/highways impacts

# S106 table

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- £159,000 commuted sum as per policy CP20 of the City Plan Part One which seeks 20% affordable housing as an equivalent financial contribution on sites of between 5 and 9 (net) dwellings.

# Conclusion and Planning Balance

- Considered acceptable in principle
- Provision of additional residential units (6 net) – 3 x 1 bed, 2 x 2 bed and 2 x 3 bed
- Public benefit from affordable housing contribution (20%)
- Design, height scale and massing considered acceptable for site and wider area
- Good standard of accommodation proposed
- No significant adverse harm to neighbours – subject to conditions
- No transport/highway impacts – subject to conditions

**Recommendation – Approval subject to completion of S106 agreement for affordable housing contribution**

