

# **PLANNING COMMITTEE ADDENDUM Presentation – Item J**

**2.00PM, WEDNESDAY, 1 DECEMBER 2021**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

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# 4 Coldean Lane

BH2021/01814



Brighton & Hove  
City Council

# Application Description

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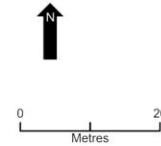
- Change of use from residential (C3) to mixed use residential and hot food takeaway (Sui Generis). (Retrospective).

# Location Plan



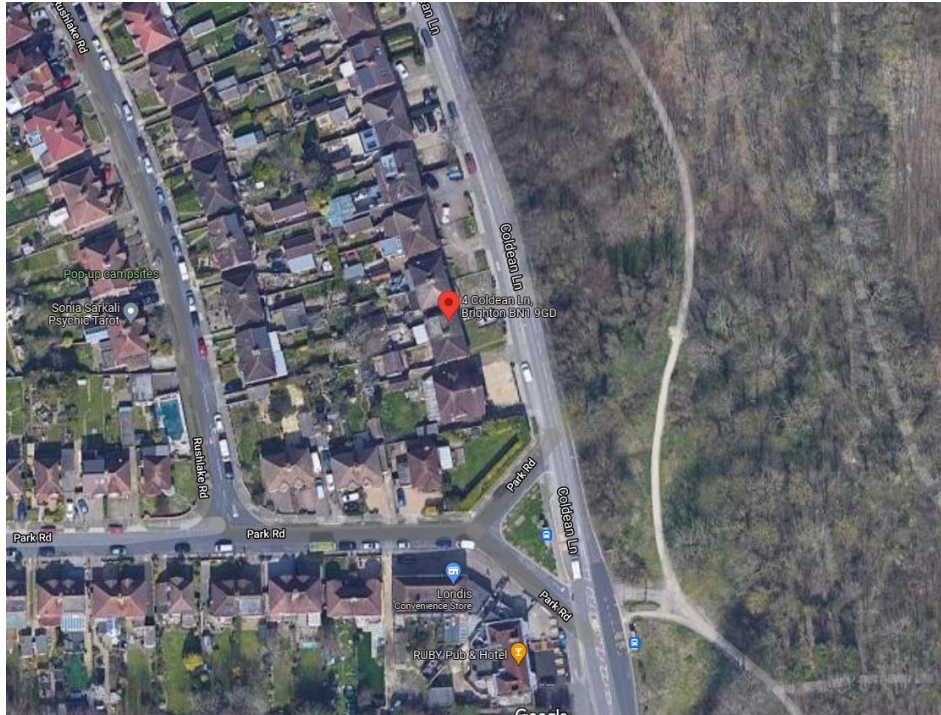
# Block Plan

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# Aerial photo of site

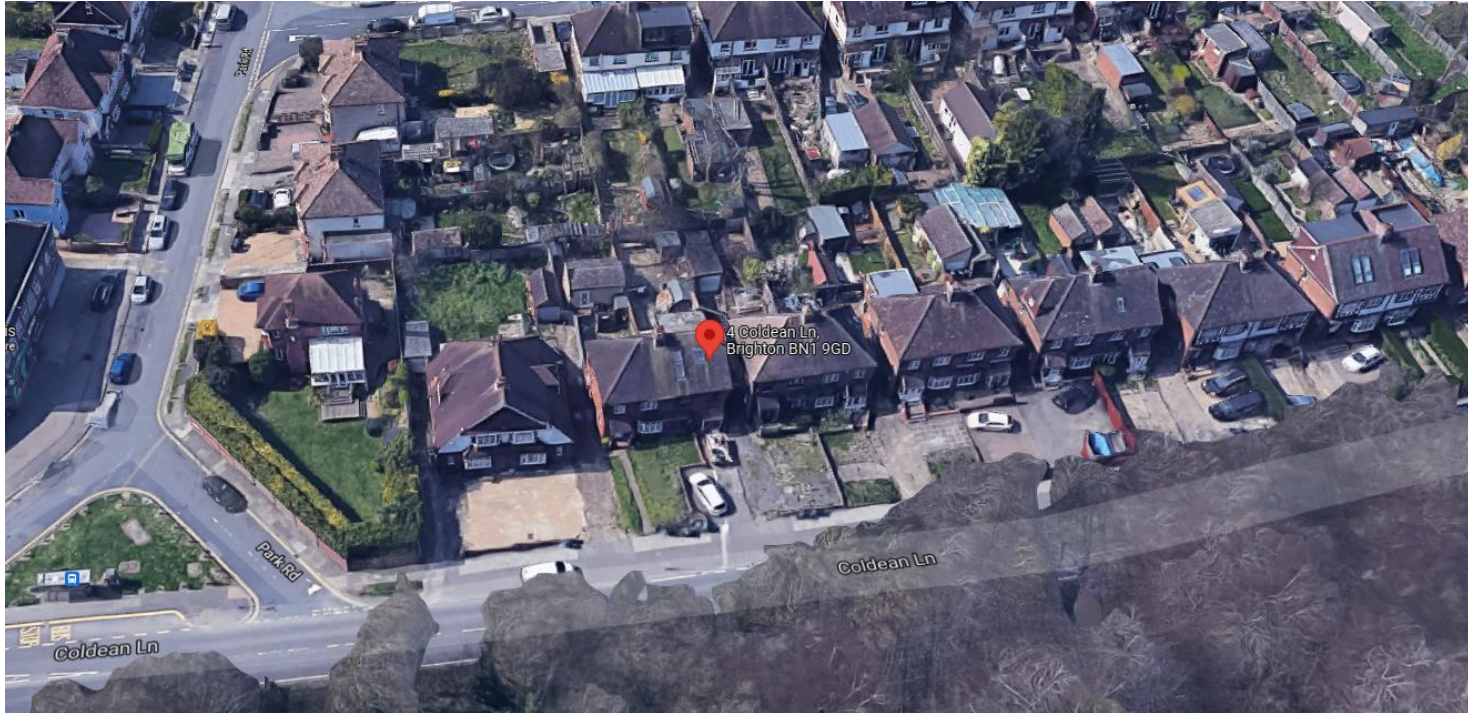
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5

ID

# 3D Aerial photo of site



9

ID



# Front Elevation



7

ID

# View from no. 4 Coldean Lane



# Coldean Lane Street Scene



Food Trailer

6

ID

# Key Considerations in the Application

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- Principle of Development
- Design and Appearance
- Impact on neighbouring Amenity
- Sustainable Transport

# Conclusion and Planning Balance

- The proposed use would be fairly low key in operational hours and there would likely be some benefits of such a use.
- However, the proposal would conflict with the residential character of the immediate area, result in an incongruous addition to the residential setting and an awkward mixture of uses, result in harm to neighbouring amenity and result in Highway Safety concerns.
- **Recommend: Refuse**

