

# **PLANNING COMMITTEE ADDENDUM Items M + N + O Presentations**

**2.00PM, WEDNESDAY, 6 APRIL 2022**

**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 No.
M	BH2022/00428 - 46 Ridgeside Avenue, Brighton - Householder Planning Consent	1 - 20
N	BH2021/04478 - 141 Elm Grove, Brighton - Removal or Variation of Condition	21 - 32
O	BH2022/00447 - 14 Millcross Road, Portslade - Prior Approval Extension	33 - 46

# 46 Ridgeside Avenue

BH2022/00428



Brighton & Hove  
City Council

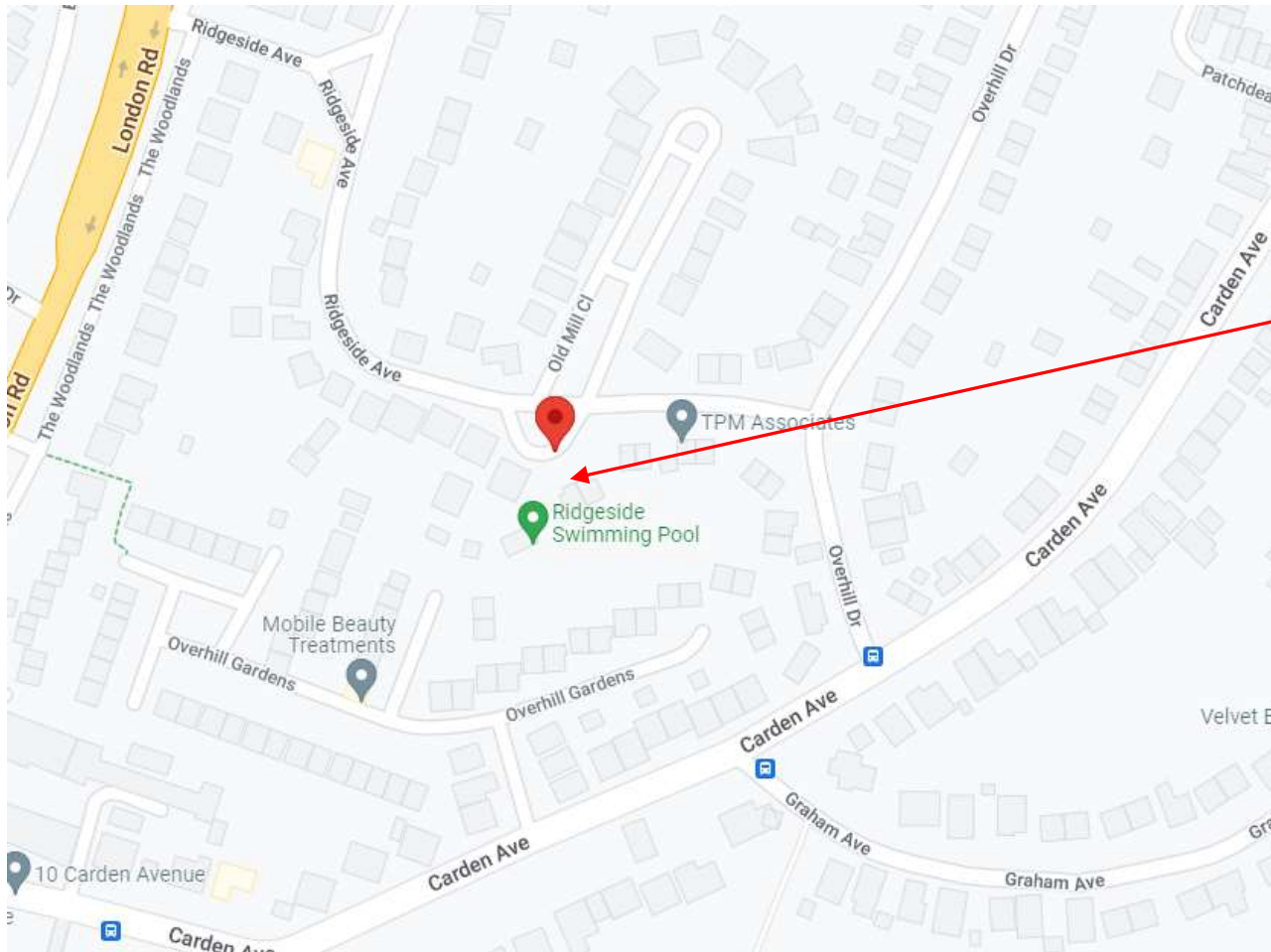
# Application Description

---

- Erection of single-storey outbuilding to rear.

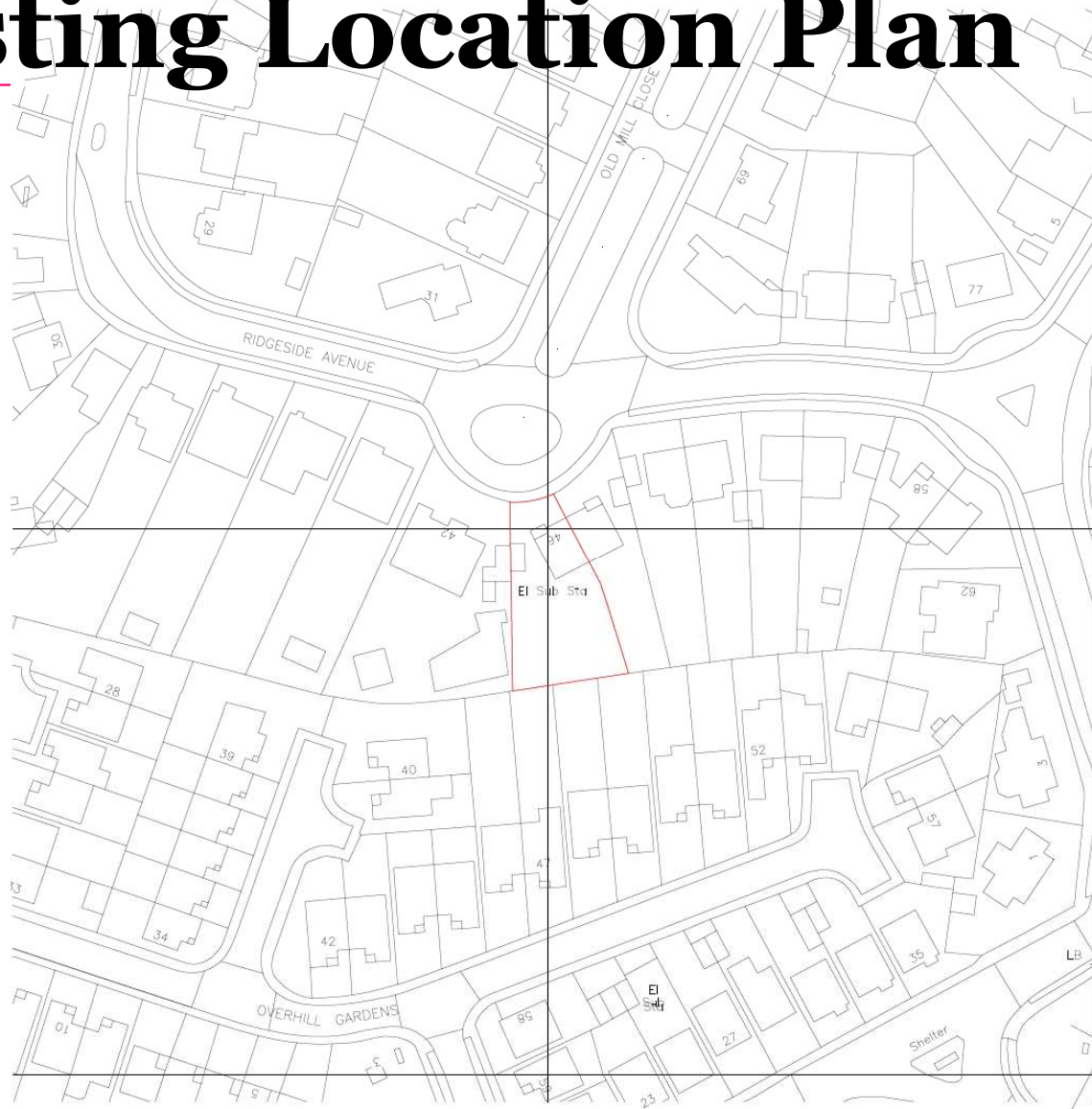


# Map of application site



Application Site  
(NB there is no swimming pool at the application site)

# Existing Location Plan



Existing Location Plan 1:1250



**Brighton & Hove  
City Council**

4

P01

# Aerial photo of site



Brighton & Hove  
City Council

# 3D Aerial photo of site

---



Brighton & Hove  
City Council



# Street photo(s) of site



46 Ridgeside Avenue is on the right



Brighton & Hove  
City Council

# Rear Garden Photos

---

Boundary with no. 48



Rear Boundary with Overhill Gardens



# Rear Garden of no. 46



Approximate position of outbuilding within garden

# Tree to be removed



As noted in the Arboricultural Statement this tree, to be removed, is likely to die soon given the way it has been cut.



Brighton & Hove  
City Council

# Existing rear boundary



Looking down/over to rear gardens of Overhill Gardens



Brighton & Hove  
City Council

# Site of outbuilding

---



Space for outbuilding

This area has recently been cleared owing to previous trees having Elm disease. As noted in the Arboricultural Statement.



Brighton & Hove  
City Council

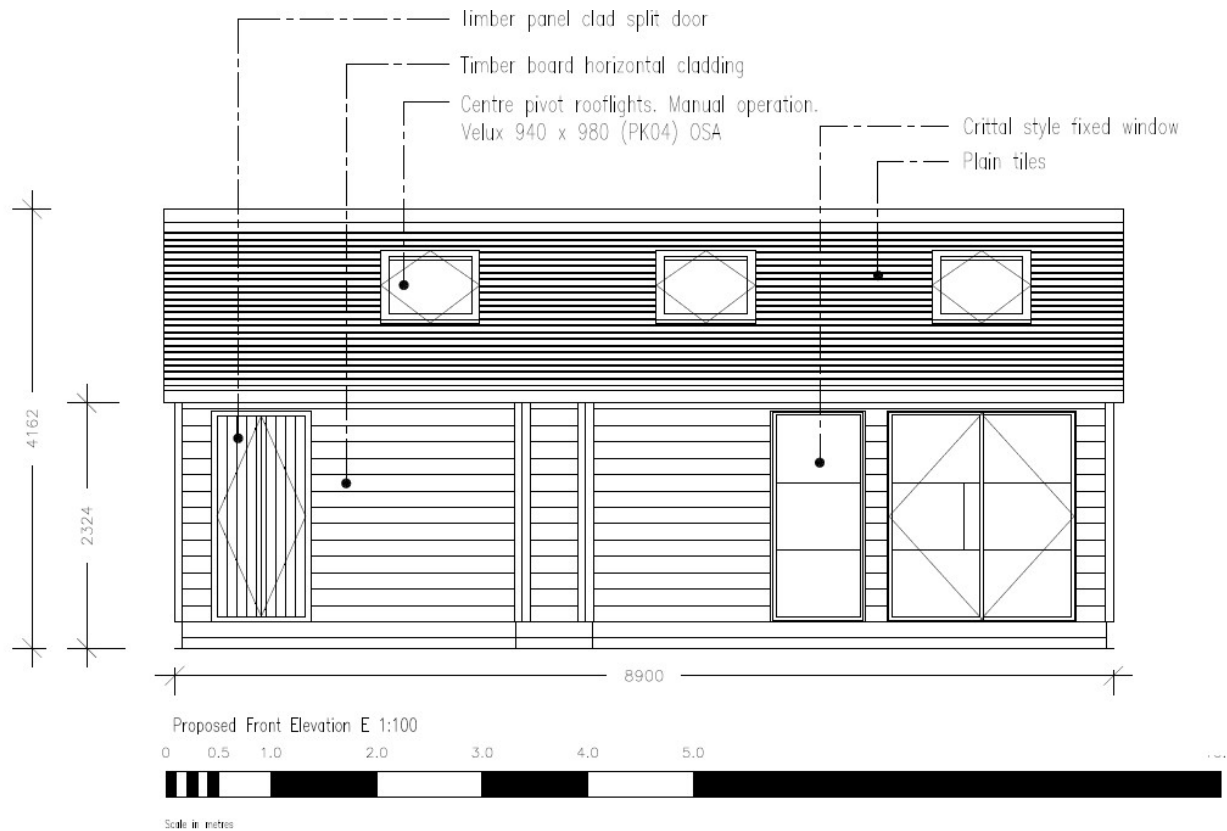
# Rear of dwellings

---



No. 46 on the left and No. 48 on the right

# Proposed Outbuilding Front Elevation

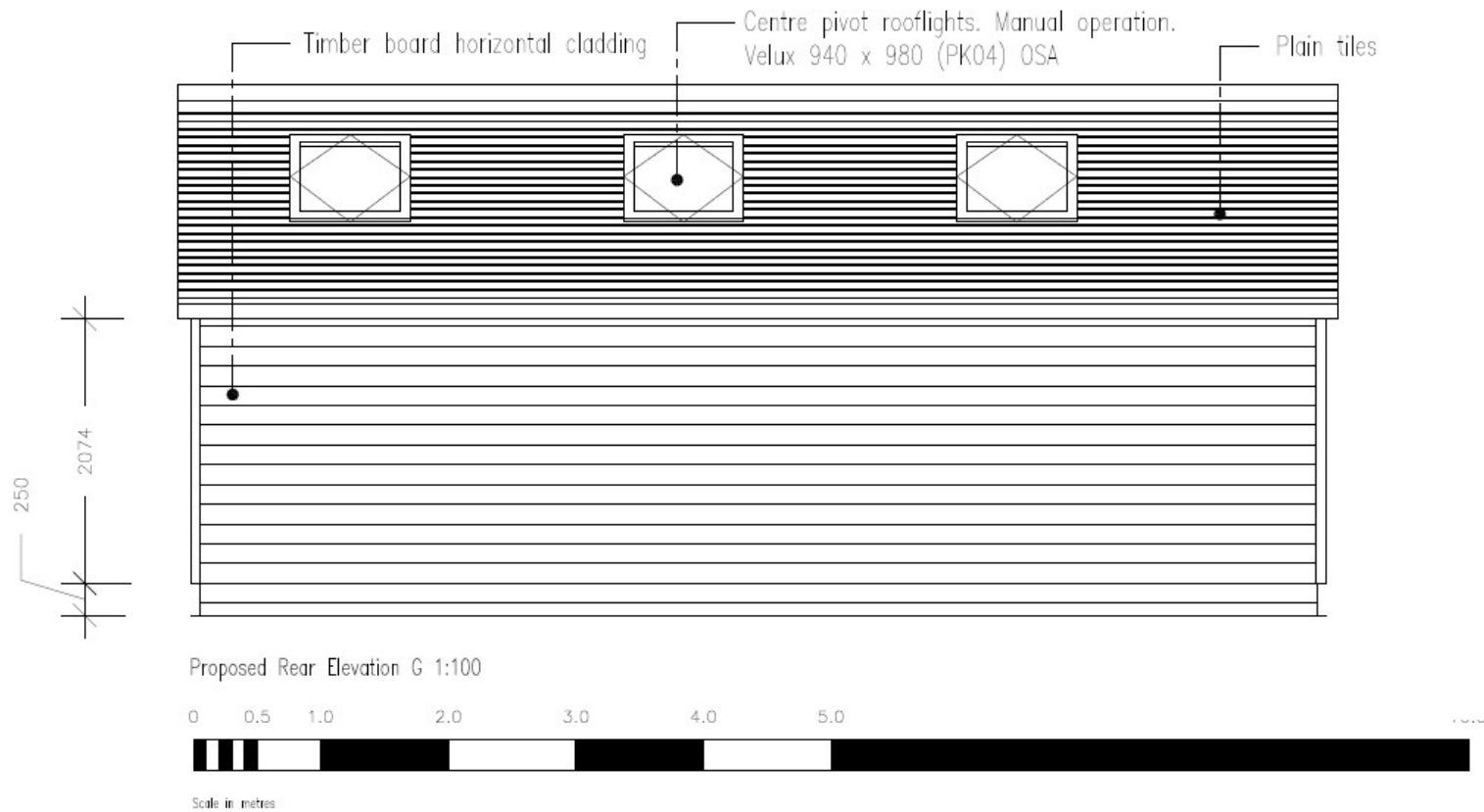


14

P06

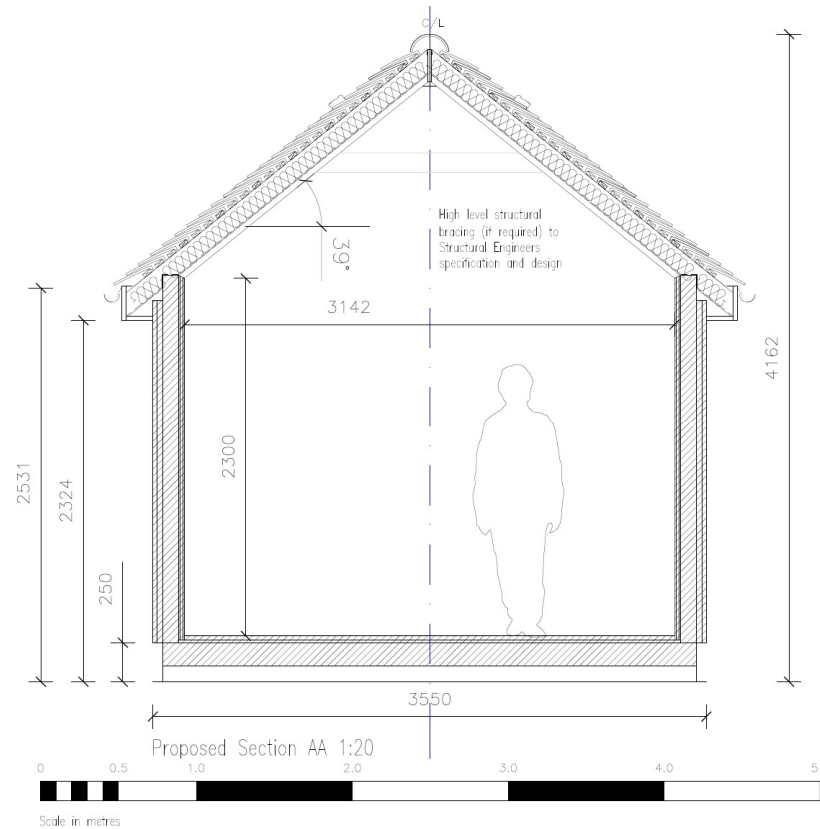


# Proposed Outbuilding Rear Elevation

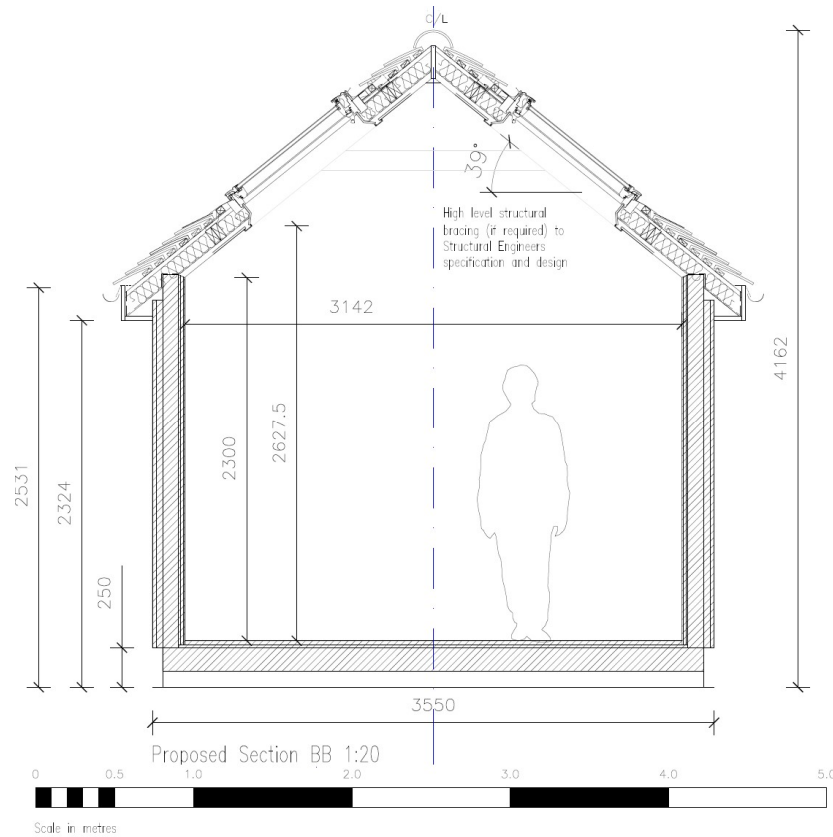


P06

# Proposed Outbuilding Section(s)



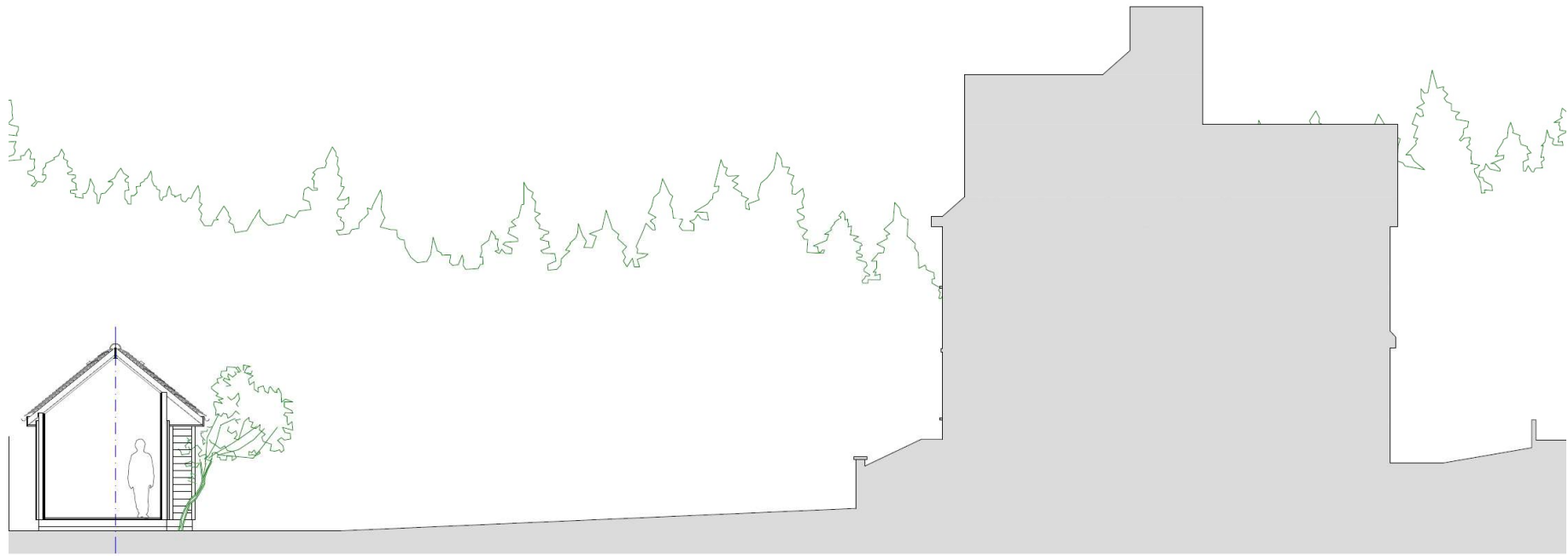
# Proposed Outbuilding Section(s)



17

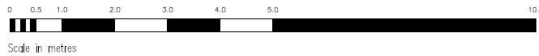
P08

# Proposed Site Section(s)



18

Proposed Site Section CC 1:100



P09



# **Key Considerations in the Application**

---

- Design and Appearance of outbuilding.
- Impact on Amenity
- Impact on Trees



# Conclusion and Planning Balance

- The proposed outbuilding will have an acceptable design.
- It would not significantly overshadow or be overbearing to neighbours considering the siting of the outbuilding and local context.
- The scheme secures protection for the retained trees during the build and the scheme has been designed to retain as many trees as is possible.

Recommendation: **Approve**

# 141 Elm Grove

BH2021/04478



Brighton & Hove  
City Council

# Application Description

- Application to vary conditions 1, 2 and 3 of planning permission BH2021/03176 to permit conversion of lower ground floor living room into sixth bedroom within house of multiple occupation.





# Conditions to Be Varied

---

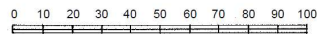
- Condition 1: The development hereby permitted shall be carried out in accordance with the approved drawings listed below.  
Reason: For the avoidance of doubt and in the interests of proper planning.
- Condition 2: The development hereby approved shall be implemented in accordance with the proposed layout detailed on the proposed floorplans, drawing no 2021-05-P07 REV B received on the 28/10/2021, and shall be retained as such thereafter. The layout shall be retained as communal space at all times and shall not be used as bedrooms.  
Reason: To ensure a suitable standard of accommodation for occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.
- Condition 3: The HMO unit hereby approved shall only be occupied by a maximum of five (5) persons.  
Reason: To ensure a satisfactory standard of accommodation for future occupiers and to comply with policy QD27 of the Brighton & Hove Local Plan.



# Existing Location Plan



LOCATION PLAN (1:1250)



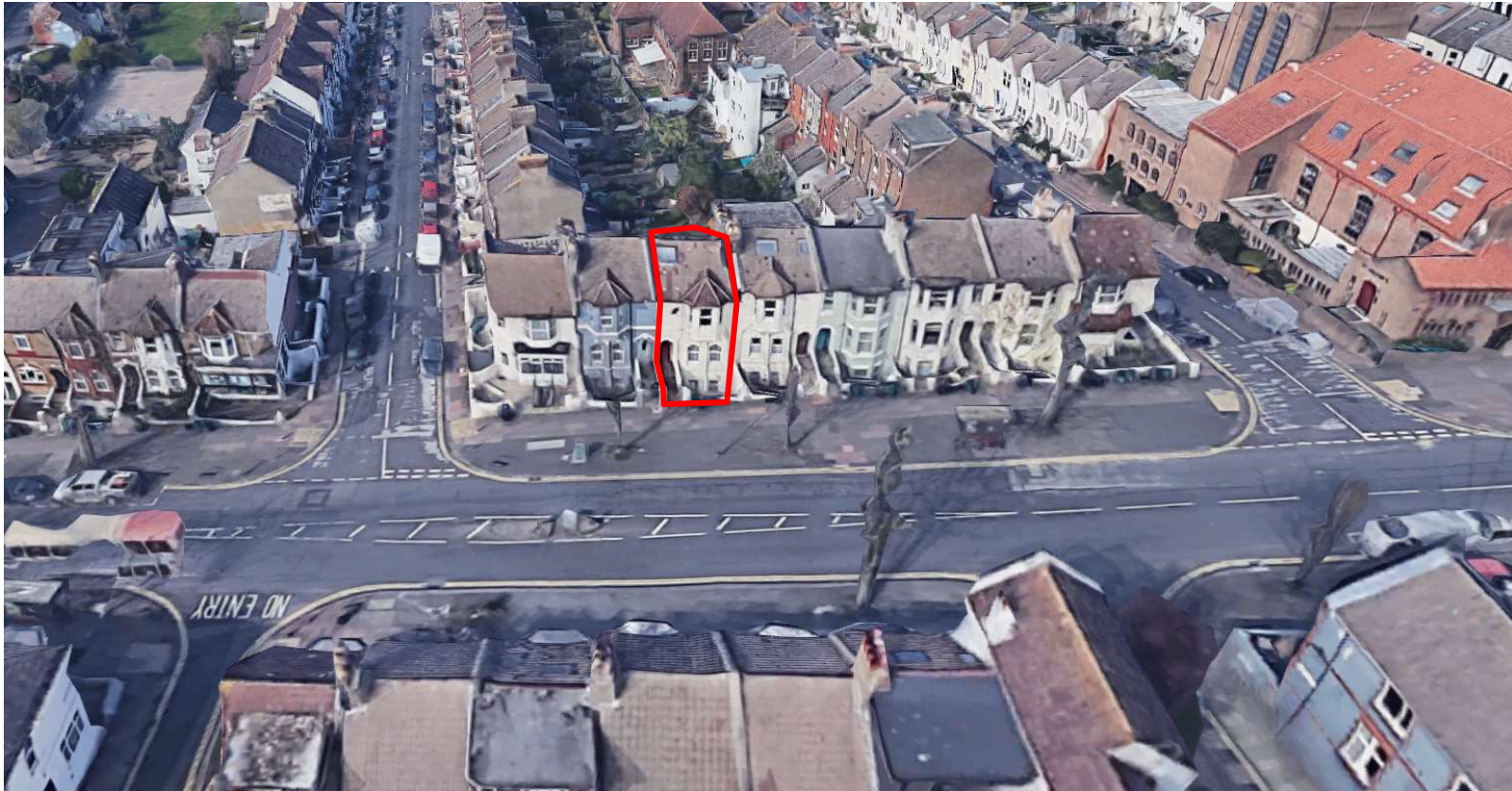
# Aerial photo(s) of site



Brighton & Hove  
City Council

# 3D Aerial photo of site

---



Brighton & Hove  
City Council

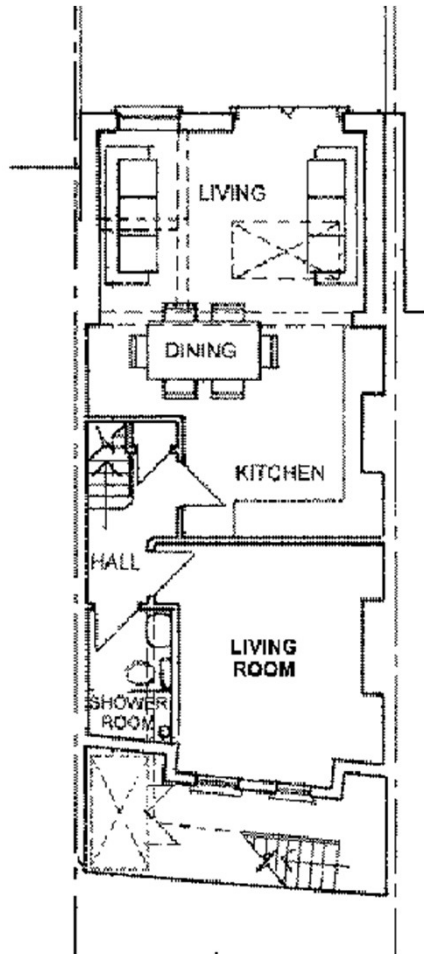
# Internal Photos

---



# Lower Ground Floor Layout

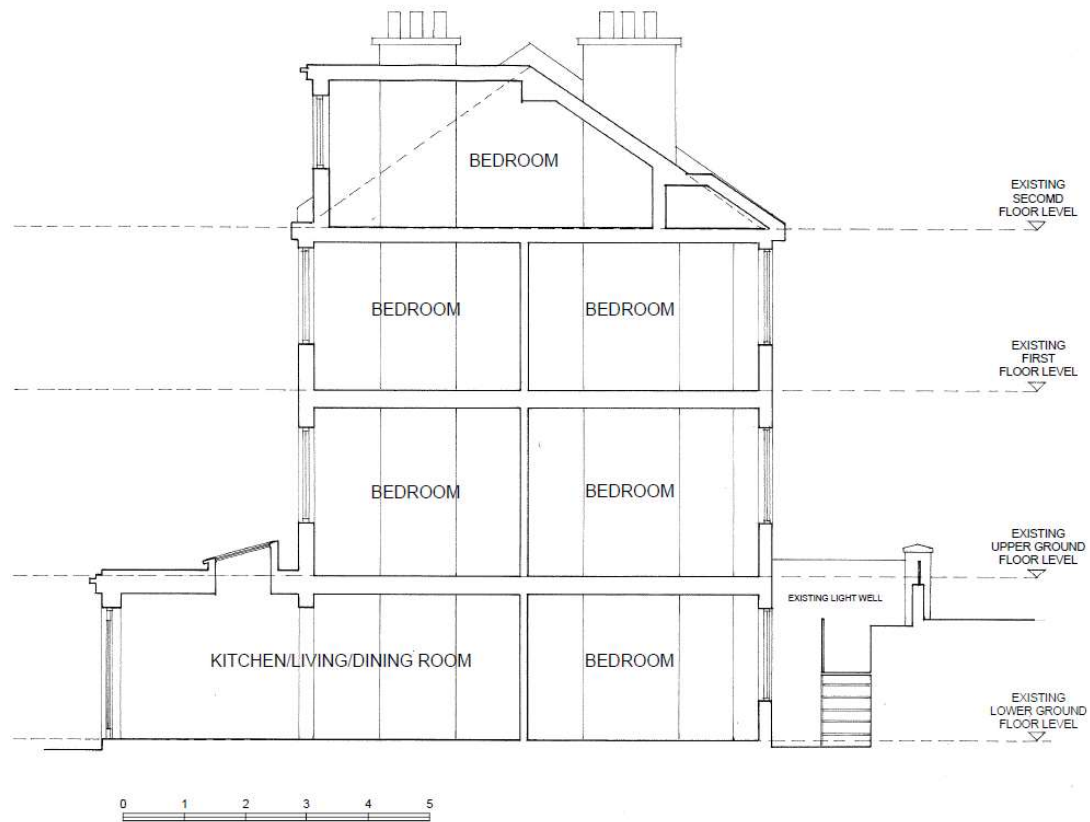
Approved



Proposed



# Proposed Site Section(s)



29

2021-05-P-13

# **Key Considerations in the Application**

---

The main considerations in the determination of this application relate to:

- Standard of Accommodation
- Impact on neighbouring amenity
- Sustainable transport



# Conclusion and Planning Balance

- The conversion of the lower ground floor lounge into a bedroom would not result in a poor standard of living accommodation for the occupant of the room, or for other occupants of the building.
- No significant impact on neighbouring amenity
- No significant impact sustainable transport
- **Recommend: Approve**



# 14 Millcross Road

**BH2022/00447**



**Brighton & Hove  
City Council**

# Application Description

Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.25m, for which the maximum height would be 3.356m, and for which the height of the eaves would be 2.8m.

# Proposed Location Plan



Black hashed area indicates the proposed extension

# Aerial photo(s) of site



Brighton & Hove  
City Council

# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photo of site

---





# Other photos of site



Side elevation - facing Millcross Road, Millscross Rd to left



From rear – adjoining 120 Foredown Drive. Location of extension

# Other photos of site

40



Facing south – outbuilding along western site boundary



Outbuilding along western site boundary – facing north

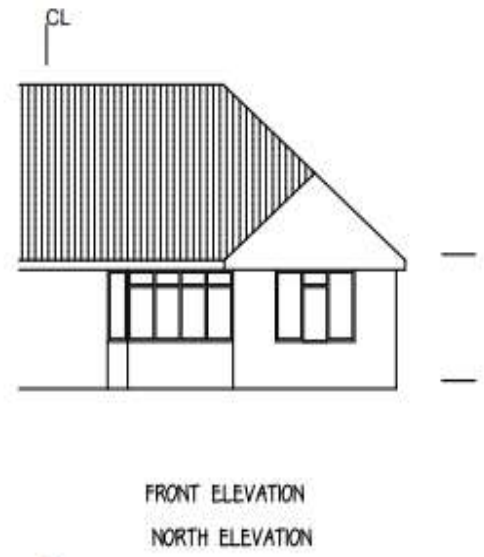
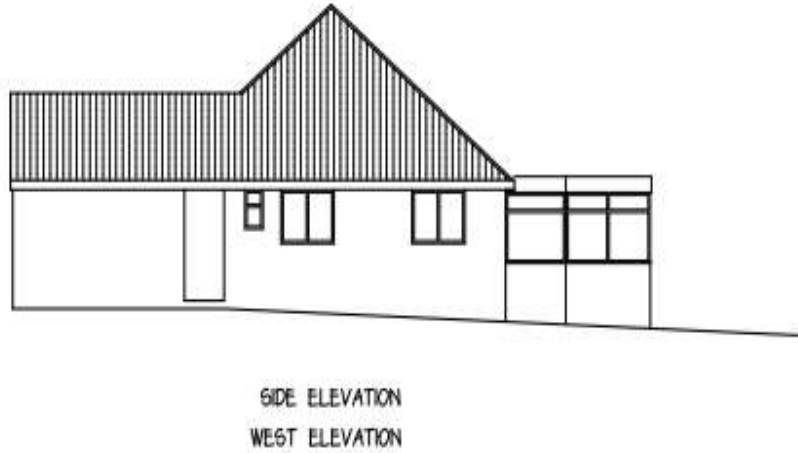
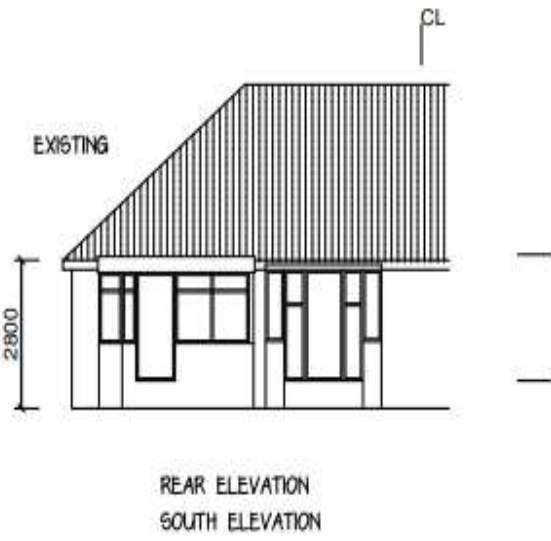
# Proposed Block Plan

Black hashed area indicates the proposed extension



# Existing Elevations

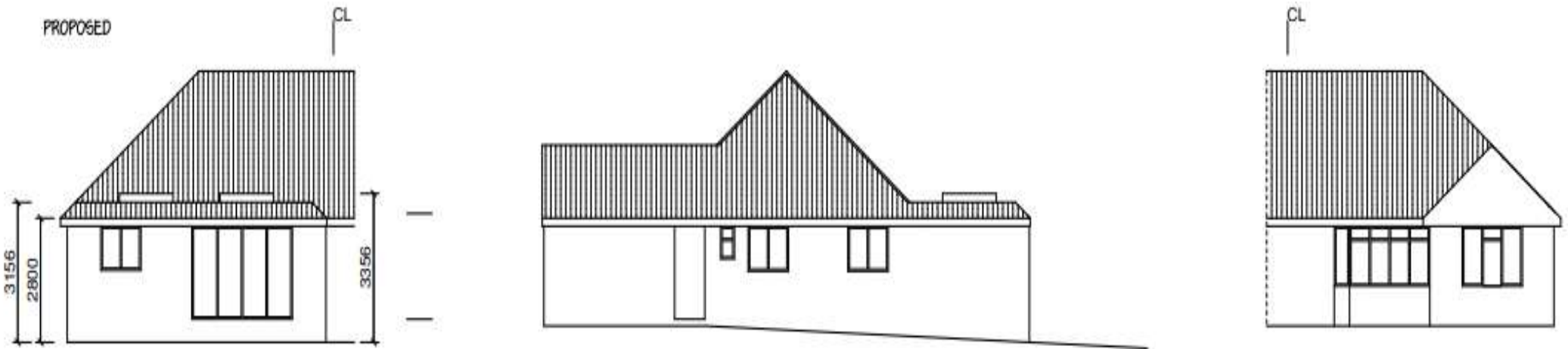
42



11991-1PL

# Proposed Elevation

---



11991-1PL

# **Key Considerations in the Application**

---

- Amenity impact on the adjacent properties

# Conclusion and Planning Balance

- The works are in accordance with permitted development rights, and that the impact on neighbour amenities is considered to be acceptable

