

PLANNING COMMITTEE ADDENDUM Agenda Items Presentations

2.00PM, WEDNESDAY, 4 MAY 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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D	BH2021/03074 - Henge Way (Land Next to 2 Brackenbury Close, Portslade) - Full Planning	33 - 50
E	BH2022/00749 - 12 London Road, Brighton - Full Planning	51 - 66
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Land At Junc Foredown Road & Fox Way

BH2021/00780



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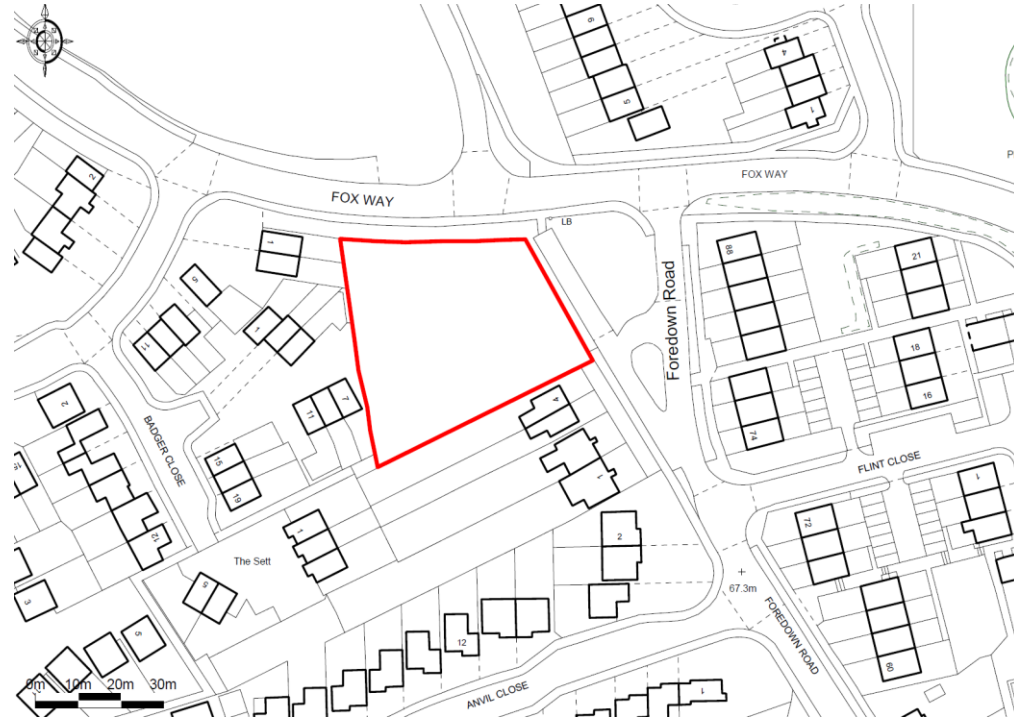
Application Description

- Outline application with all matters reserved apart from access for erection of 14no. two and three bedroom houses with associated car and cycle parking, changes to vehicular and pedestrian access.

Map of application site



Existing Site Location Plan



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Indicative Site Layout



Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photos of site



Street photos of site



Photos of site



Photos of site

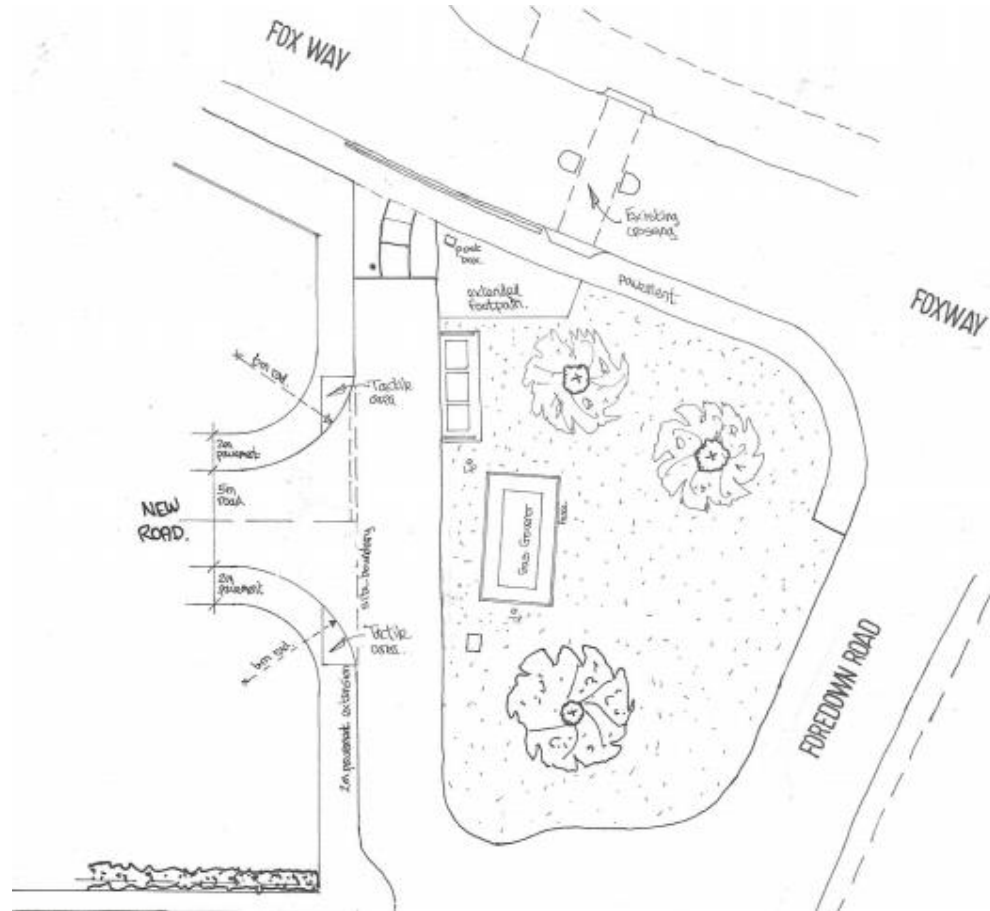


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City Council

Photos of site



Proposed Access Details



Feasibility Site Layout (information only)



Key Considerations in the Application

- Principle of development
- Unit mix
- Density
- Site access

Conclusion and Planning Balance

- It would provide 14 units of residential accommodation in Portslade - principle of contributing to housing need given great weight;
- Unit mix and density considered acceptable;
- No adverse impact on highway safety anticipated.

The proposed development is therefore recommended for **Approval**.

10 Shirley Drive

BH2021/04525 and BH2021/04527



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City Council**

Application Description

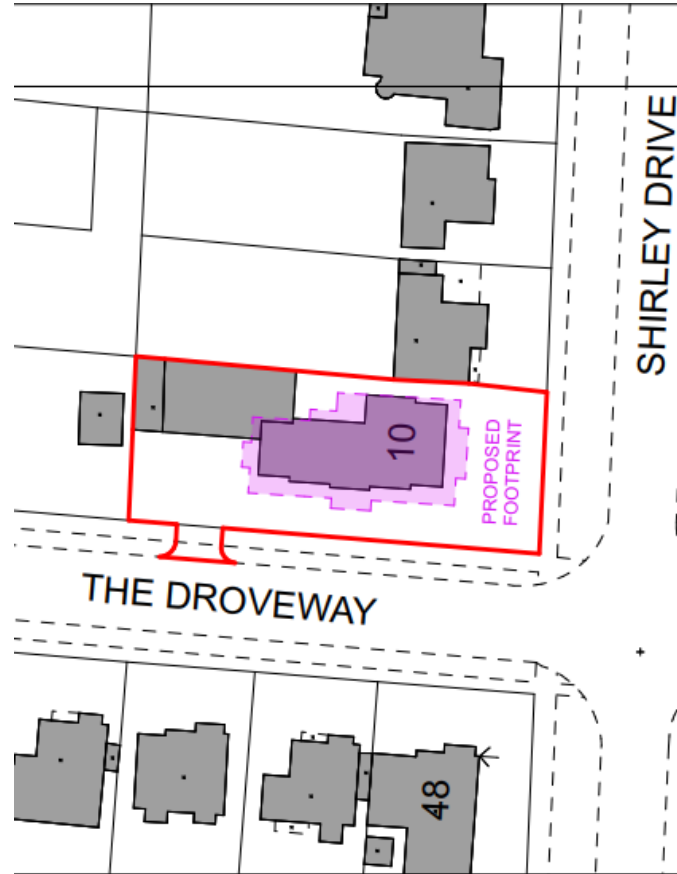
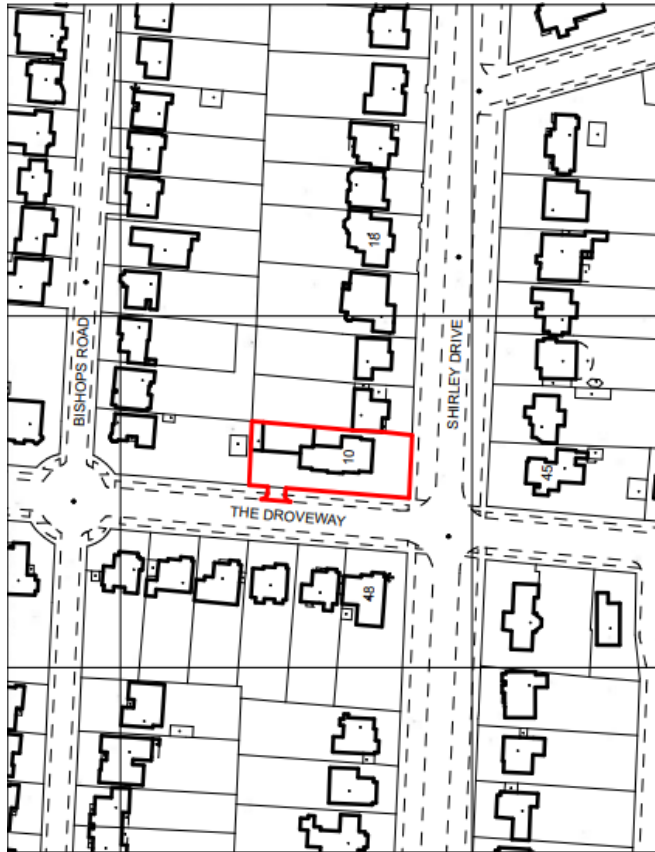
Outline Planning Permission (BH2017/02869) and Reserved Matters (BH2019/03817) previously secured for Demolition of existing dwellinghouse and erection 10x flats.

S73 Proposed amendments to the scheme:

- Change to external materials;
- Minor changes to fenestration detail and placement;
- Minor changes to landscaping features and materials, including bin store area;
- Provision of cycle store details.

Site Location/ Block Plan

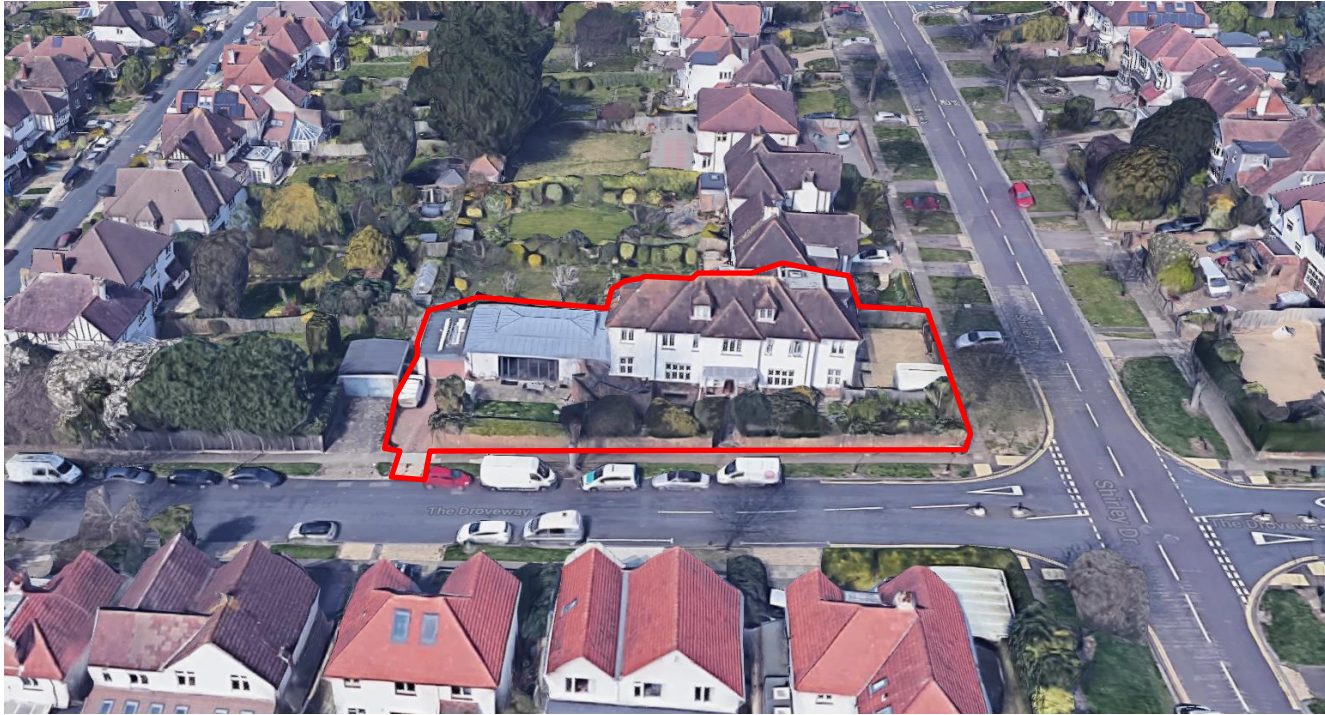
19



Aerial photo(s) of site



3D Aerial photo of site



Photos of site



Materials

Approved:

- Elevations - Marble style tile cladding;
- Projecting Bays - Complementary stone cladding;
- Top storey - Clad in aluminium to simulate the appearance of 'Corten' steel.

Proposed:

- Elevations – Nordic White Brick;
- Projecting Bays and Top Storey - Traditional Grey Multistock Brick

Proposed Bricks



Approved Visual South



25

Proposed Visual South



COLOUR MATERIAL STUDY

Proposed Visual East



Proposed Visual North



Proposed Visual West

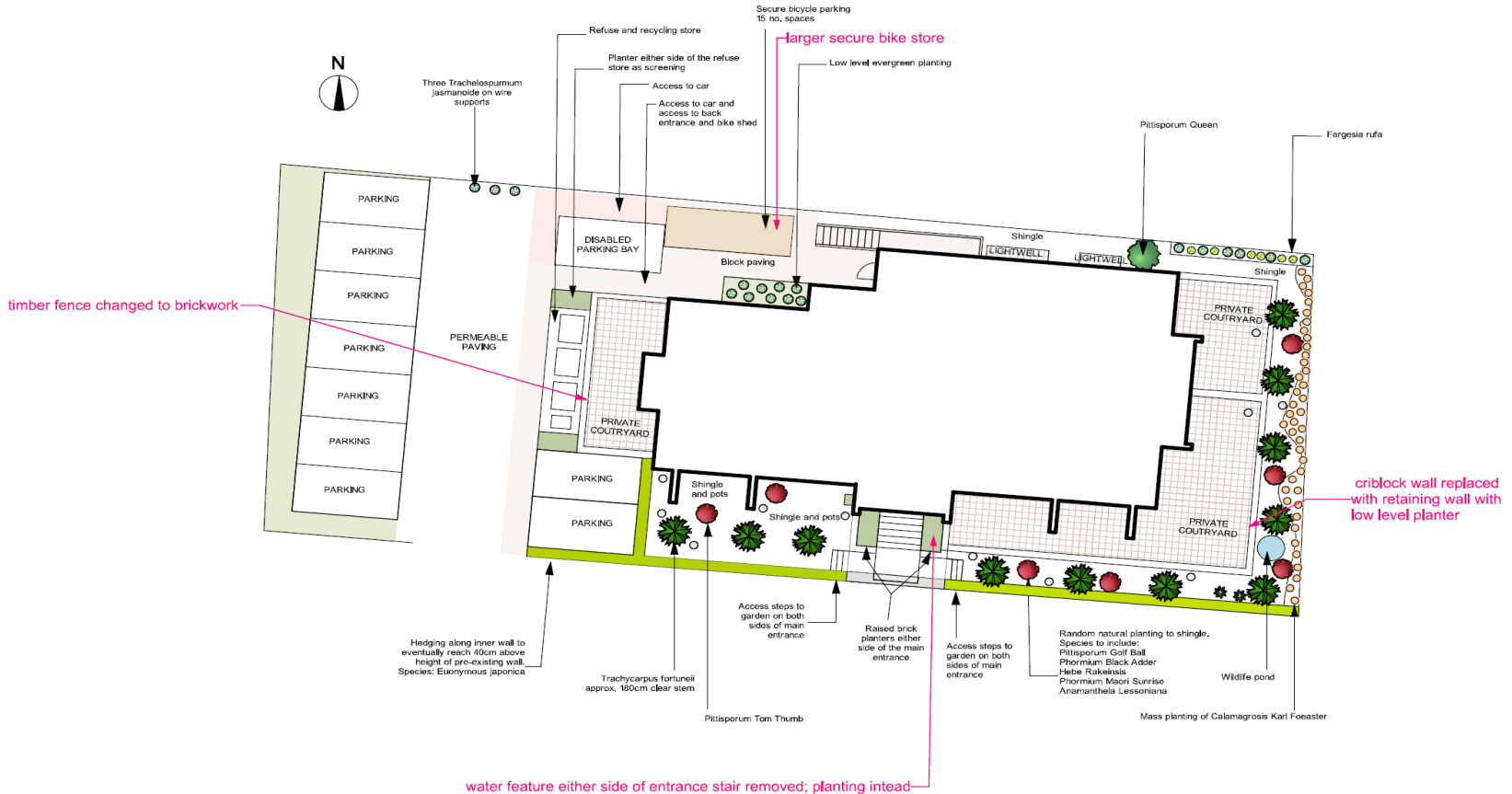


Proposed Visual



ARTIST IMPRESSION OF PROPOSED
FROM CORNER OF SHIRLEY DRIVE & THE DROVEWAY

Proposed Landscaping Plan



Conclusion and Planning Balance

- Proposed external materials acceptable;
- Changes to layout very minor;
- Cycle parking provision acceptable;
- No increased impact on neighbours;
- New conditions re bee bricks and swift boxes;
- Approval recommended.

Henge Way

BH2021/03074



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Application Description

Erection of two storey dwellinghouse (C3) with hardstanding and creation of vehicle crossover (retrospective: required due to non-compliance with Condition 1 of BH2019/01409)

Location Plan



35

1190/L/1

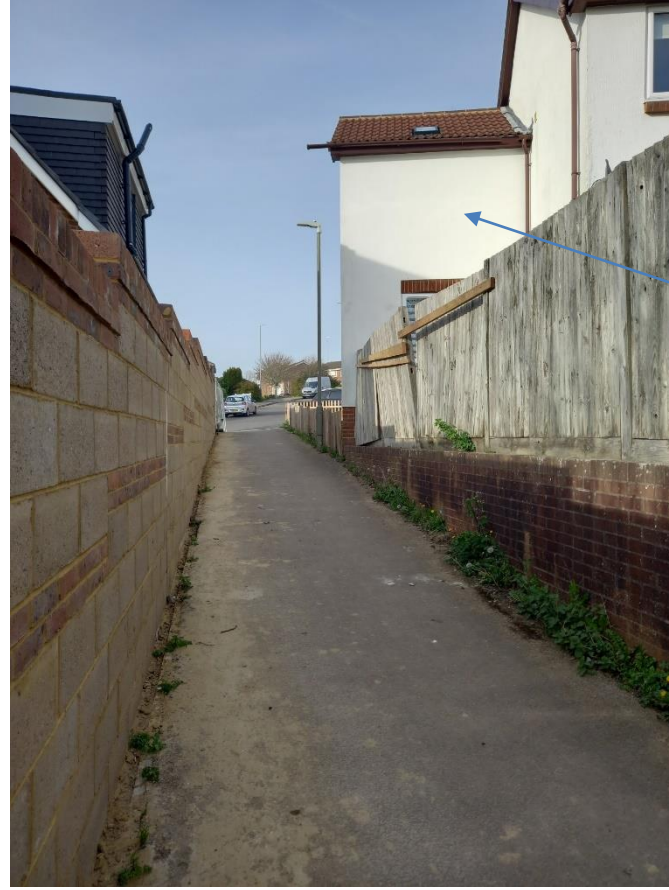
Aerial photo(s) of site before development commenced



3D Aerial photo of site - before development commenced



Eastern side elevation of property and context with no. 2 Brackenbury Close



2
Brackenbury
Close



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Rear elevation



2
Brackenbury
Close

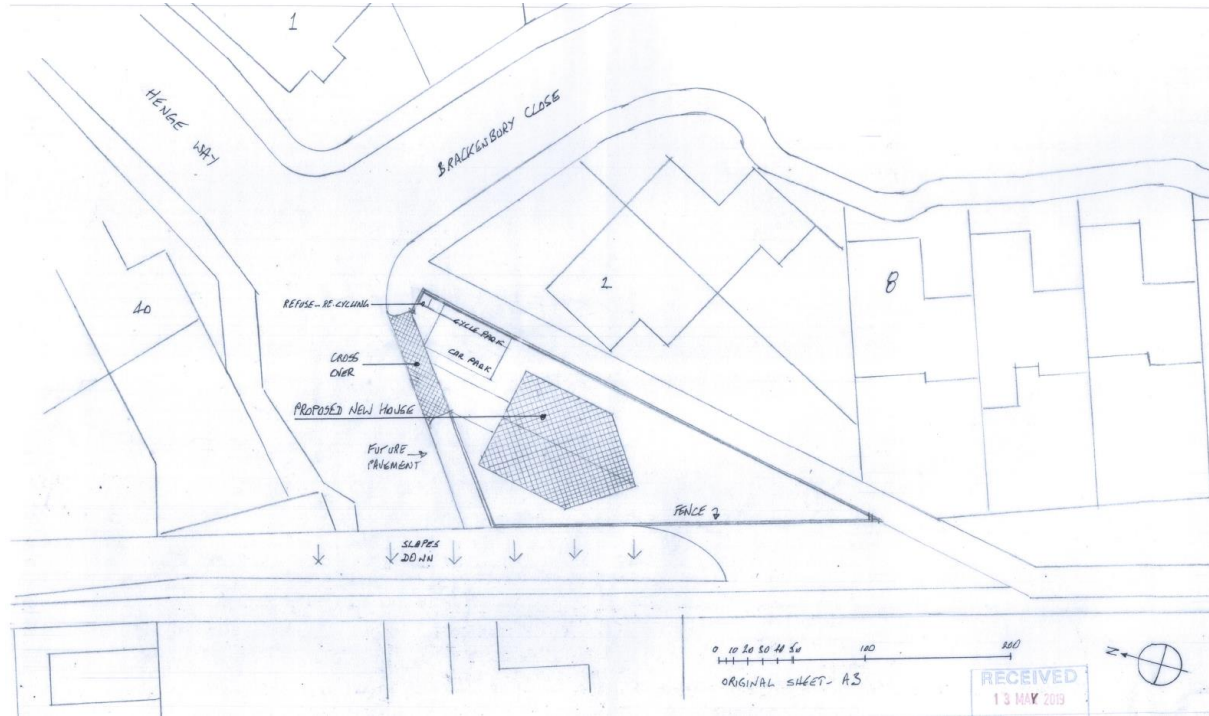
Front and western side elevation and context with no. 2 Brackenbury Close

40



2
Brackenbury
Close

Block Plan



41

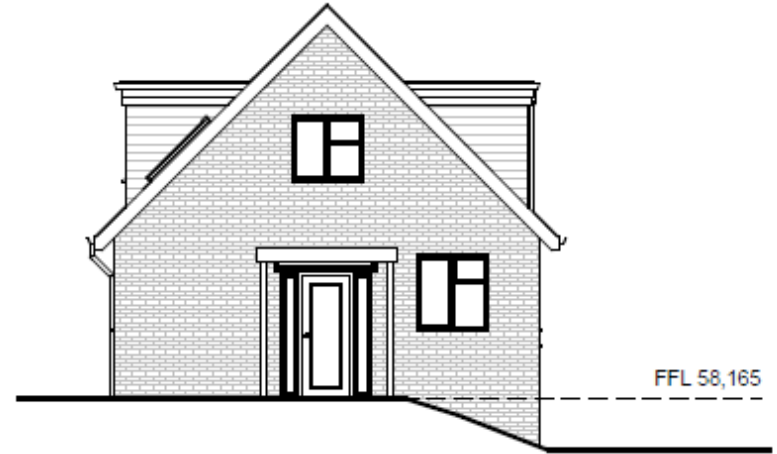
1190/B/1B

Elevations

42



Side Elevation



Front Elevation

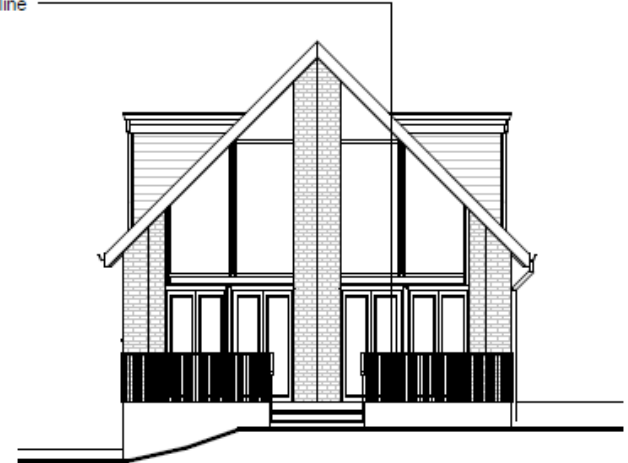
Elevations

43



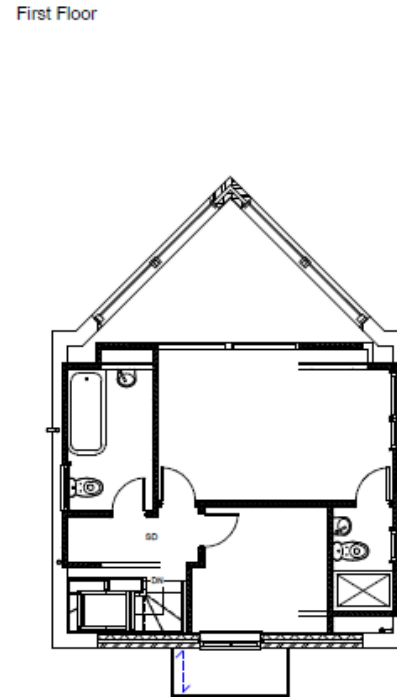
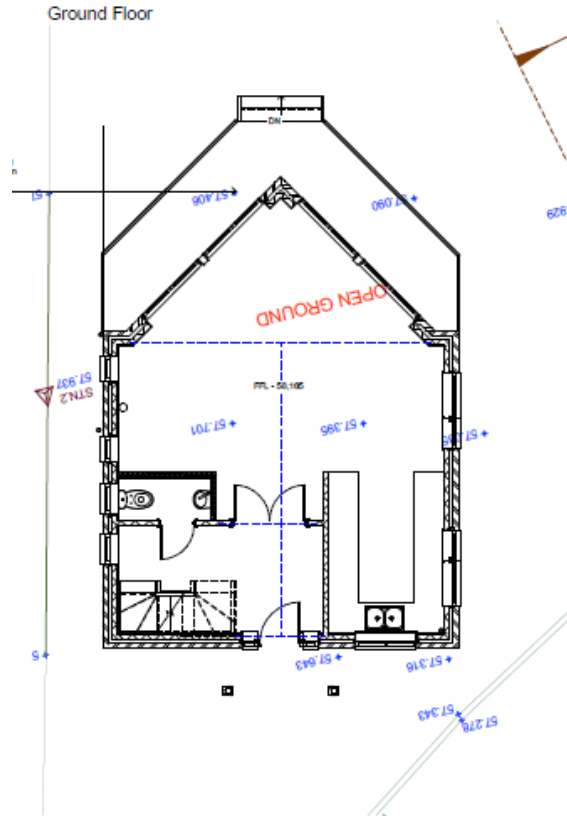
Side Elevation

Proposed raised decking with 900mm high guarding and steps to ground level. Steps to have min 250mm treads and max 150mm risers with a 900mm high handrail above pitch line

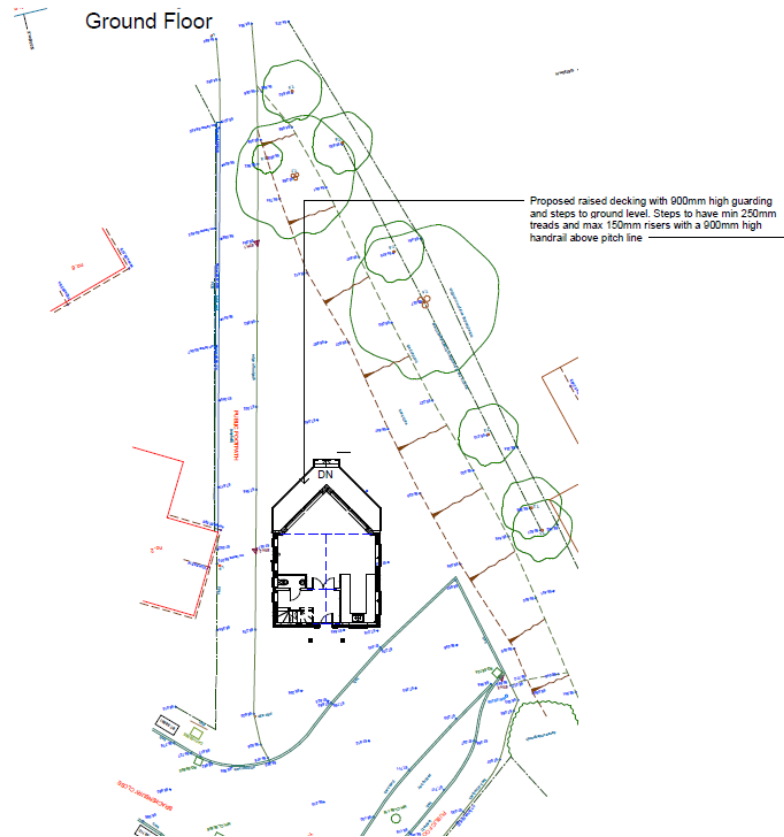


Rear Elevation

Floor Plans



Site Plan



Streetscene Context

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Approved Elevation Plans



Key Considerations in the Application

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

- the principle of the development,
- the impacts of the revised land levels,
- alterations to the appearance of the property in order to accommodate the differing topography from that shown in the approved plans, and
- Impacts upon neighbouring amenity

Conclusion and Planning Balance

- Views of planning inspectorate are a material consideration in the assessment of this application
- Principle of 1 dwelling on the site allowed on appeal under application BH2019/01409'
- Layout, form and finish of the proposed dwellings considered appropriate with the correct land levels,
- No adverse impact upon the visual amenity of the site or wider area,
- Would provide a good standard of accommodation,
- No adverse impacts on the amenities of adjacent occupiers,
- Subject to conditions, the development is appropriate in terms of impact on highways and sustainability.

Recommend: Approve

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12 London Road

BH2022/00749



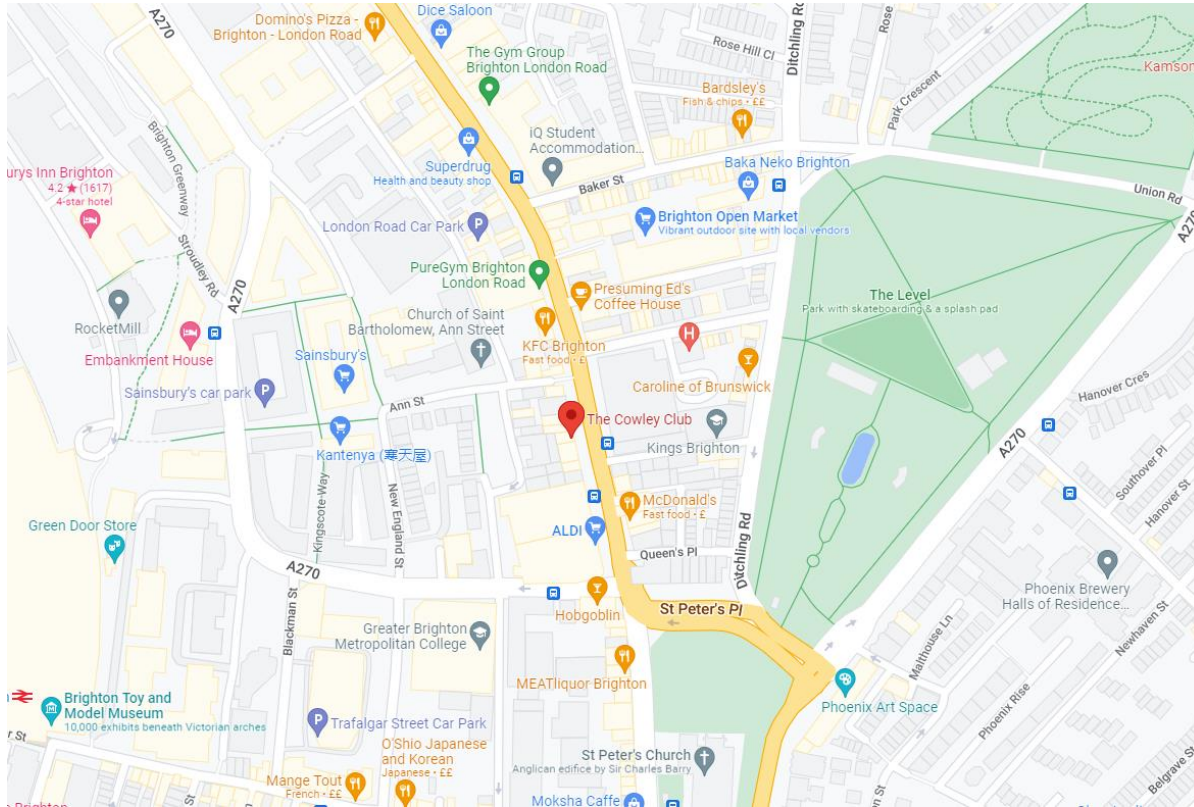
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Application Description

- **Removal of existing shop awning and installation of electric roller shutter to shopfront.**



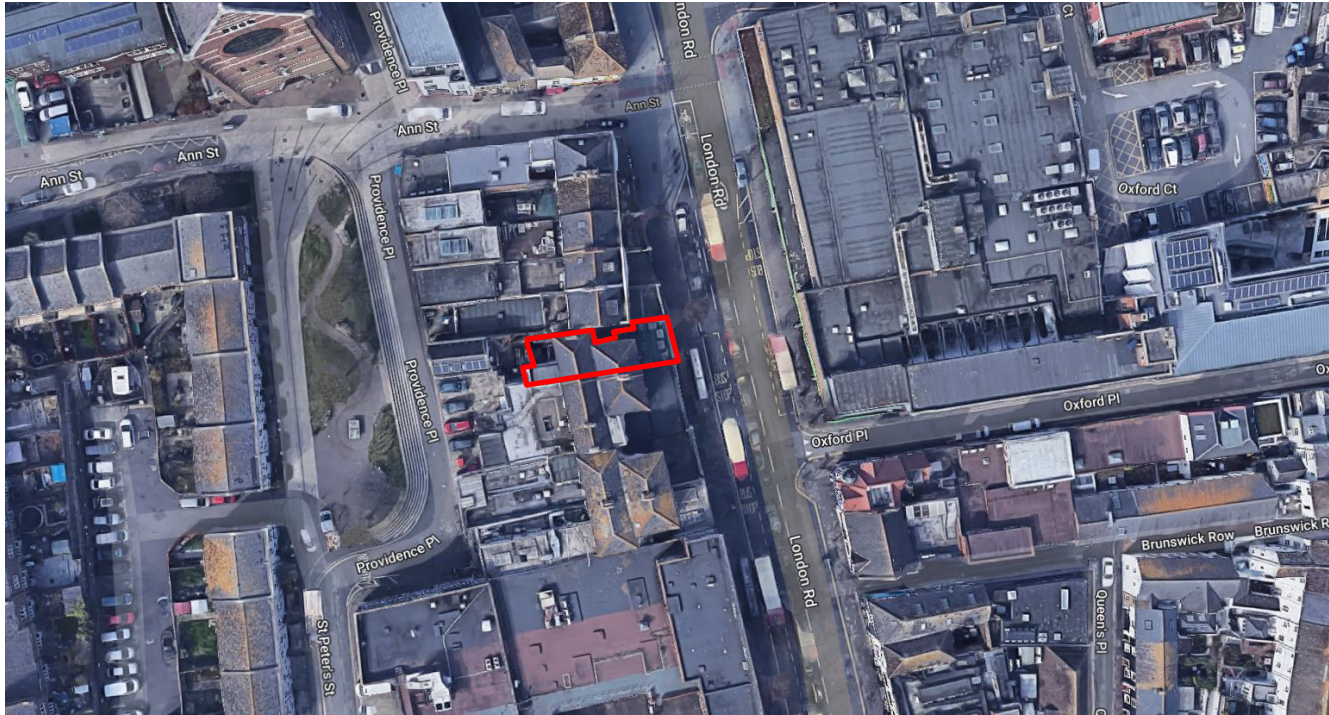
Map of application site



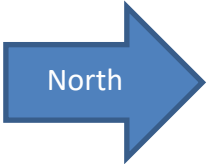
Existing Location Plan



Aerial photo of site



3D Aerial photo of site



12 London Road existing frontage



Street View Looking North (Site to left)



Street View Looking South (Site on right)



Existing Front Elevation

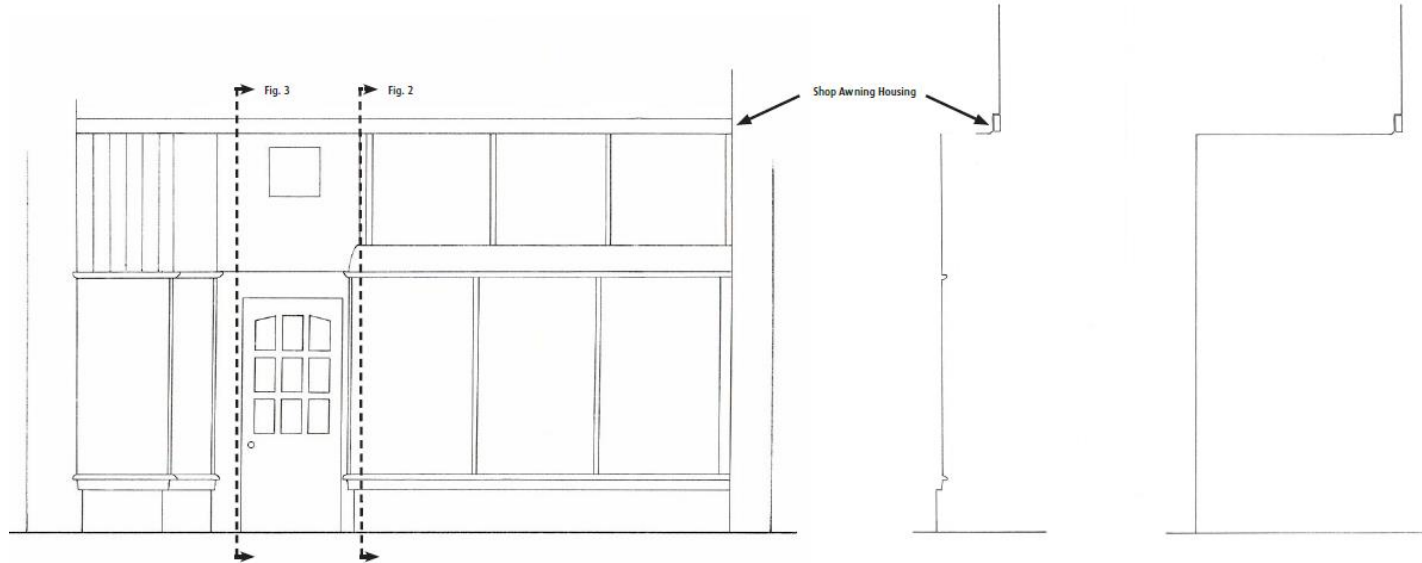


Figure 1 : Front Elevation of 12 London Road [1:50]

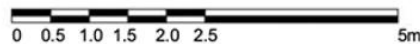


Figure 2: Cross Section of Proposed Shop Front (shutter closed) #1 [1:50]

Figure 3: Cross Section of Proposed Shop Front (shutter closed) #2 [1:50]

60

A2B

Proposed Front Elevation

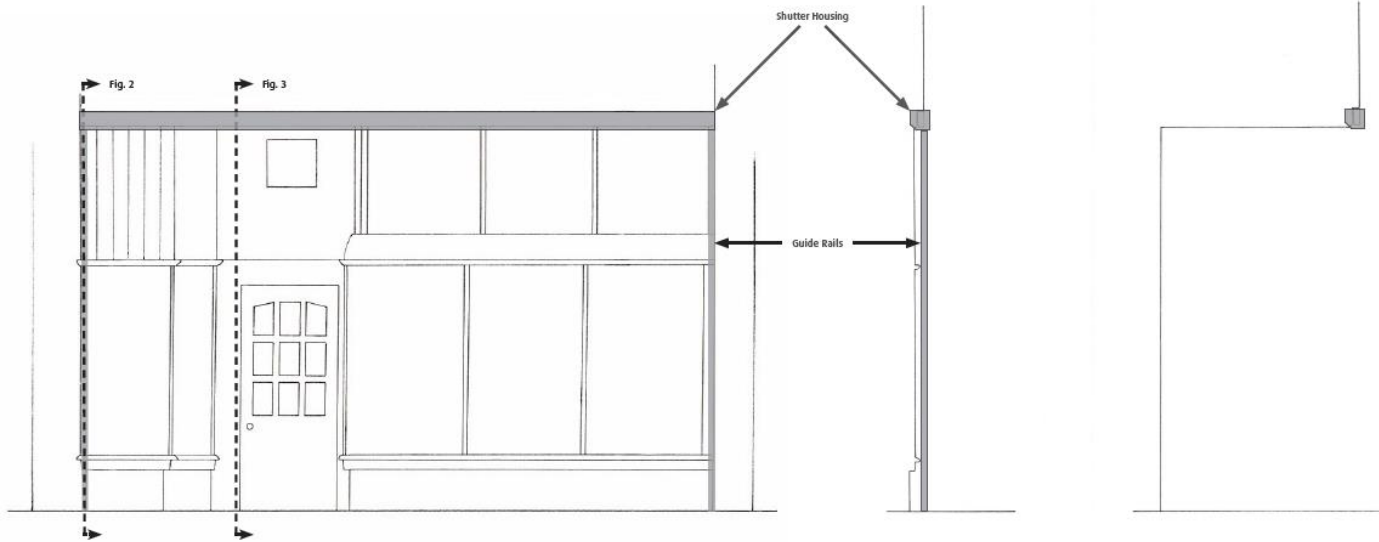


Figure 1 : Front Elevation with the Proposed Roller Shutter in the closed position [1:50]

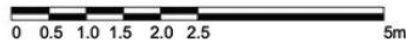


Figure 2: Cross Section of Proposed Shop Front (shutter closed) #1 [1:50]

Figure 3: Cross Section of Proposed Shop Front (shutter closed) #2 [1:50]

Proposed Front Elevation

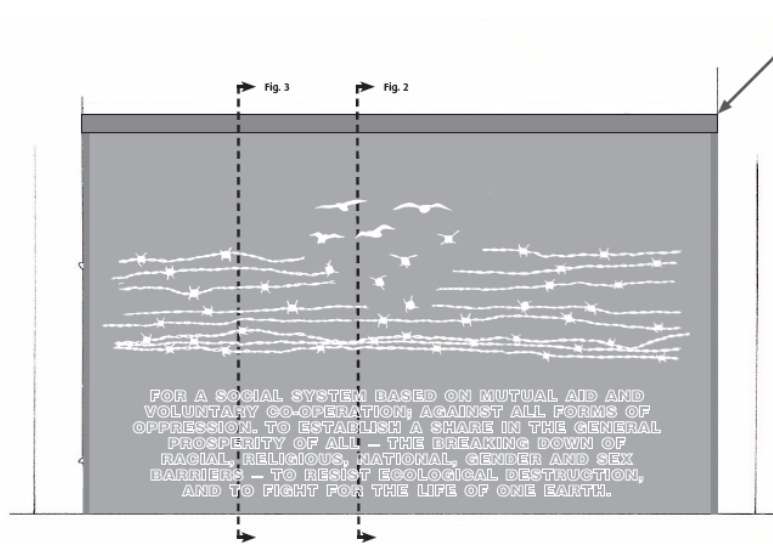


Figure 1 : Front Elevation with Proposed Roller Shutter in the open position [1:50]
[NB: The colour and font used above are purely illustrative.]

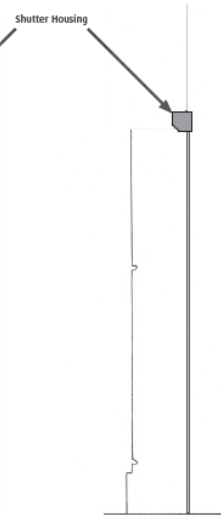


Figure 2: Cross Section of Proposed Shop Front (shutter open) #1 [1:50]

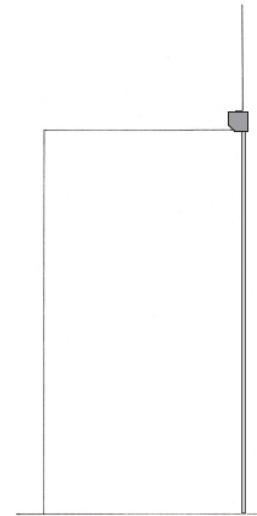


Figure 3: Cross Section of Proposed Shop Front (shutter open) #2 [1:50]

Proposed Roller Shutter Style



63

ID

Key Considerations in the Application

- Design and impact on the existing architecturally interesting shopfront of a solid full width & height roller shutter.
- Impact on the streetscene and vitality of London Road.
- Clear contradiction with existing & emerging policy (QD8, DM23 and SPD02).

Conclusion and Planning Balance

- Design causes harm to the host property and the surrounding area.
- Visual harm to streetscene from existing roller shutters in vicinity does not justify further harm.
- Recommendation: Refuse

Land To The North Of St Nicolas Ce Primary School

BH2021/02844

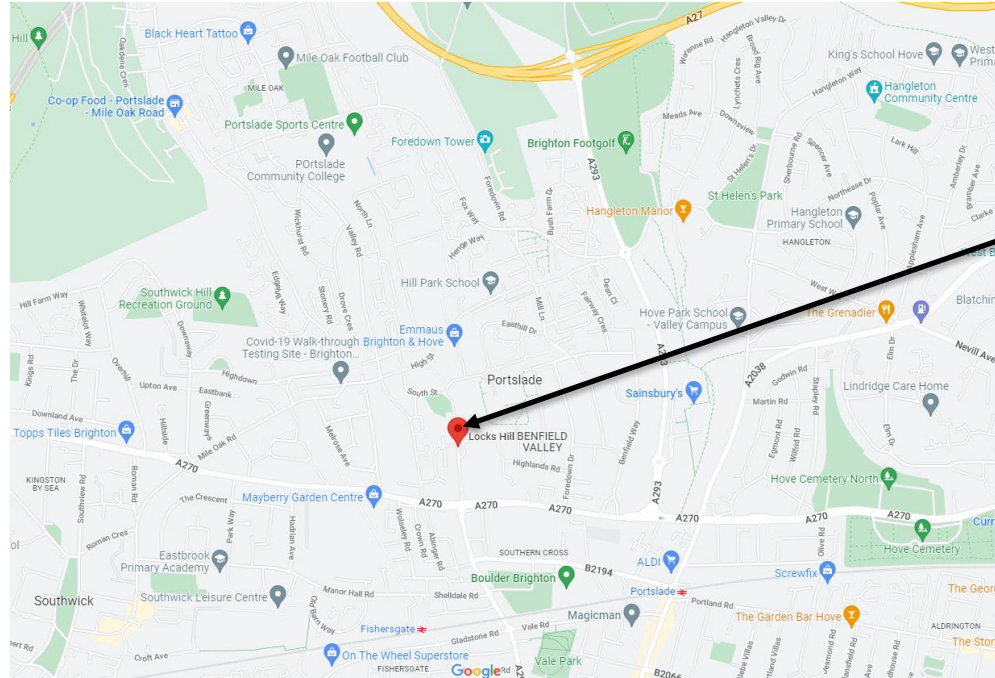


**Brighton & Hove
City Council**

Application Description

- Erection of 6no. two storey, one bed homes (C3) with residential gardens and cycle parking.

Map of application site

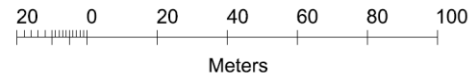


Application site

Proposed Location Plan



KEY	
	Proposed House
	Extent of site
Full address	
Locks Hill, Portslade, BN41 2LA	



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site

Application Site

St Nicholas School



Locks Hill streetscene looking north.

Other photo(s) of site



St Nicholas
Primary School

Application site entrance on Locks Hill

Photos from within the site



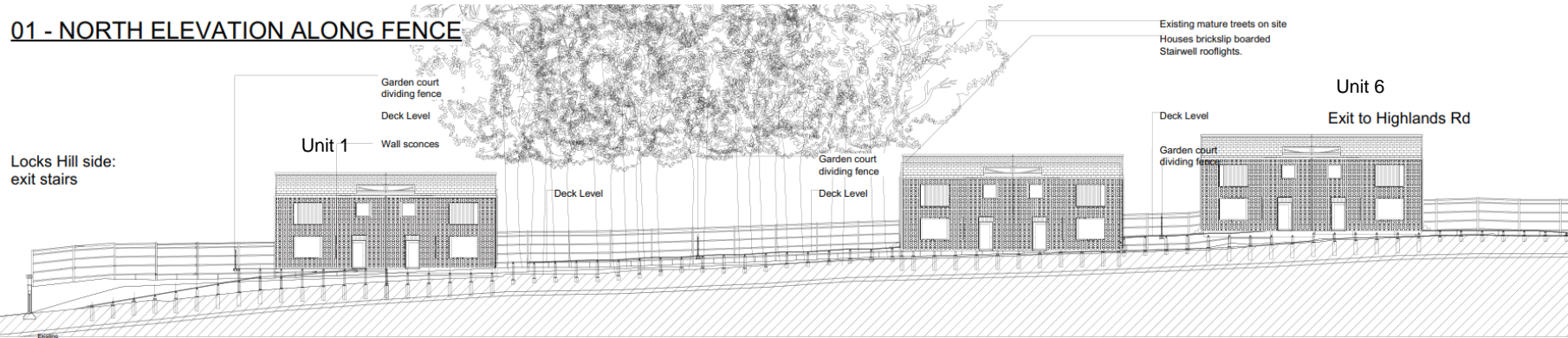
75

Other photo(s) of site

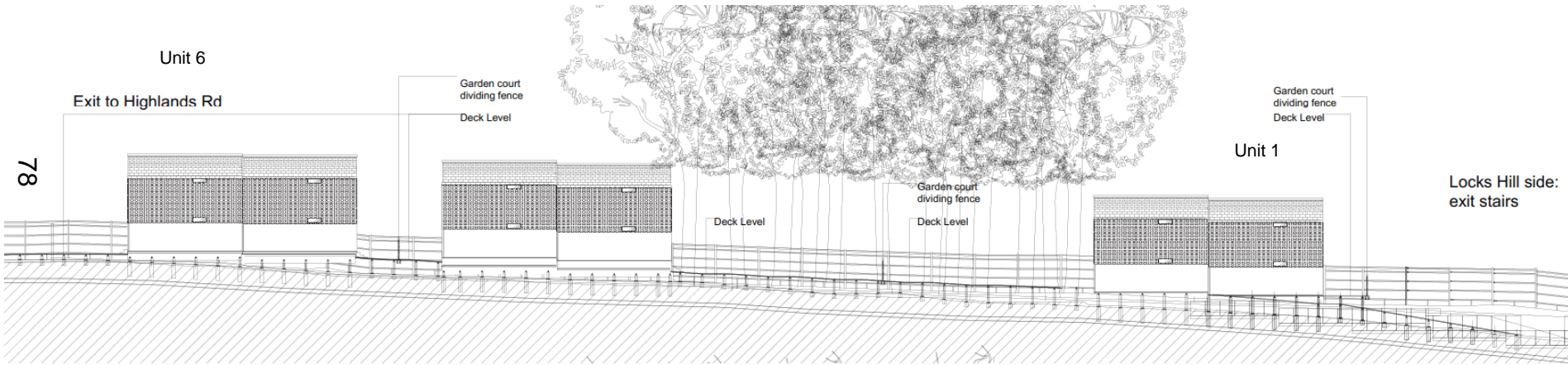


Proposed Front Elevation

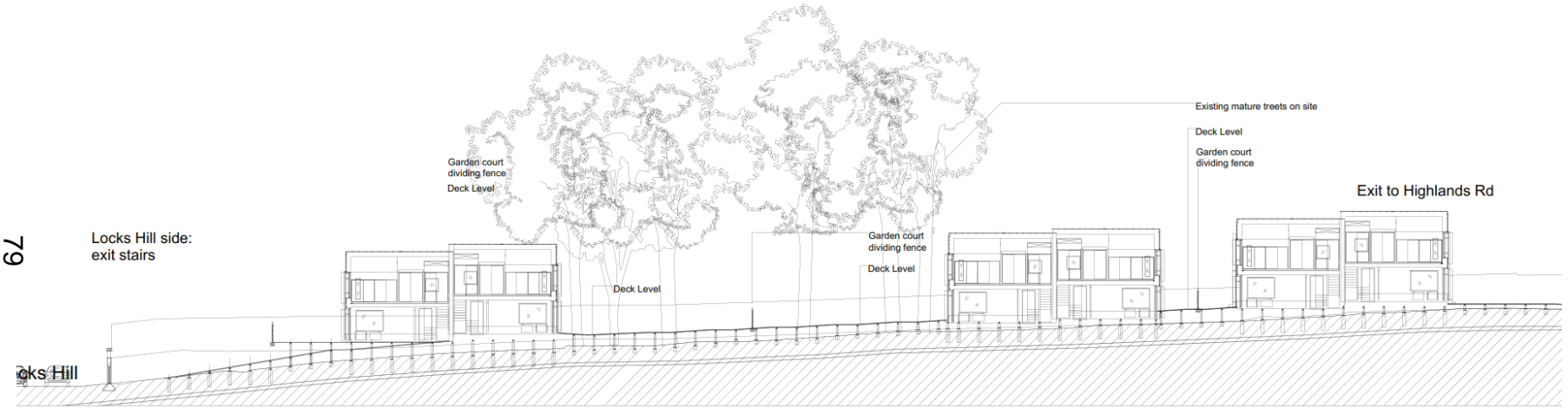
01 - NORTH ELEVATION ALONG FENCE



Proposed Rear Elevation

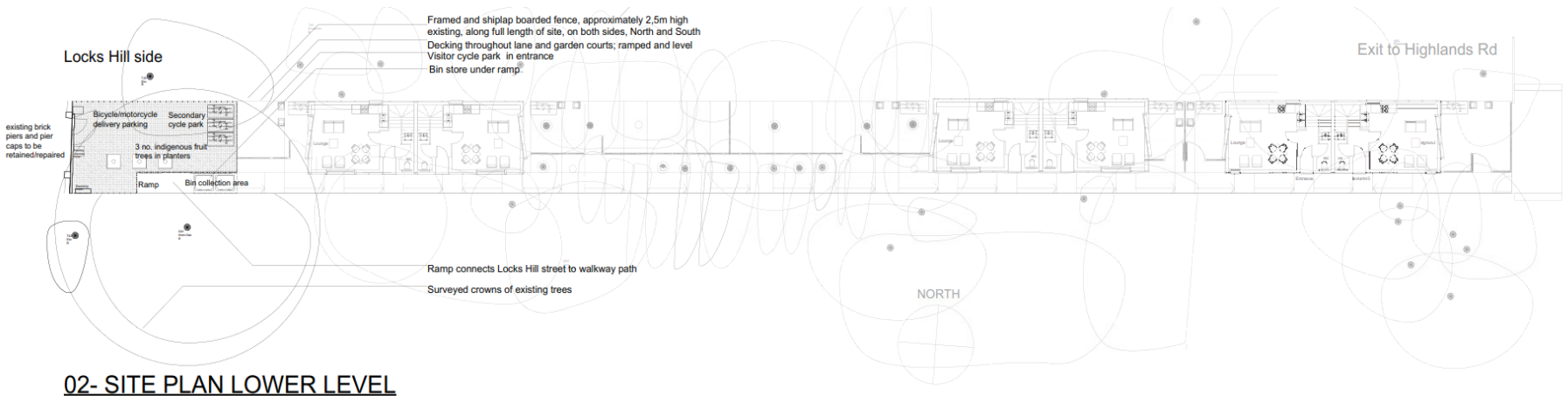


Proposed site section



01 - LONG SECTION THROUGH SITE:
houses and courts/Decked Gardens

Proposed lower level towards Locks Hill



Proposed Visual(s)



Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact on amenity
- Standard of accommodation
- Affordable housing
- Housing mix
- Highways
- Ecology, trees and landscaping

S106 agreement

- Owing to the provision of more than 5 units of residential accommodation on the site, an in-lieu affordable housing financial contribution of £113,000 is sought by way of a S106 agreement.

Conclusion and Planning Balance

- Residential development has previously been accepted on the site (BH2013/00284) which remains extant.
- The proposals make an effective use of this site and the dwellings are of an appropriate design.
- Each unit would provide an acceptable standard of accommodation and provide private external amenity space.
- The scheme would not result in harmful impact to neighbouring properties.
- The housing mix provided on site is justified.
- Subject to conditions, the development is appropriate in terms of impact on highways, ecology and arboriculture.
- **Recommendation: Minded to grant subject to S106 for affordable housing.**

