

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 10 JANUARY 2024

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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26 Abinger Road

BH2022/03189



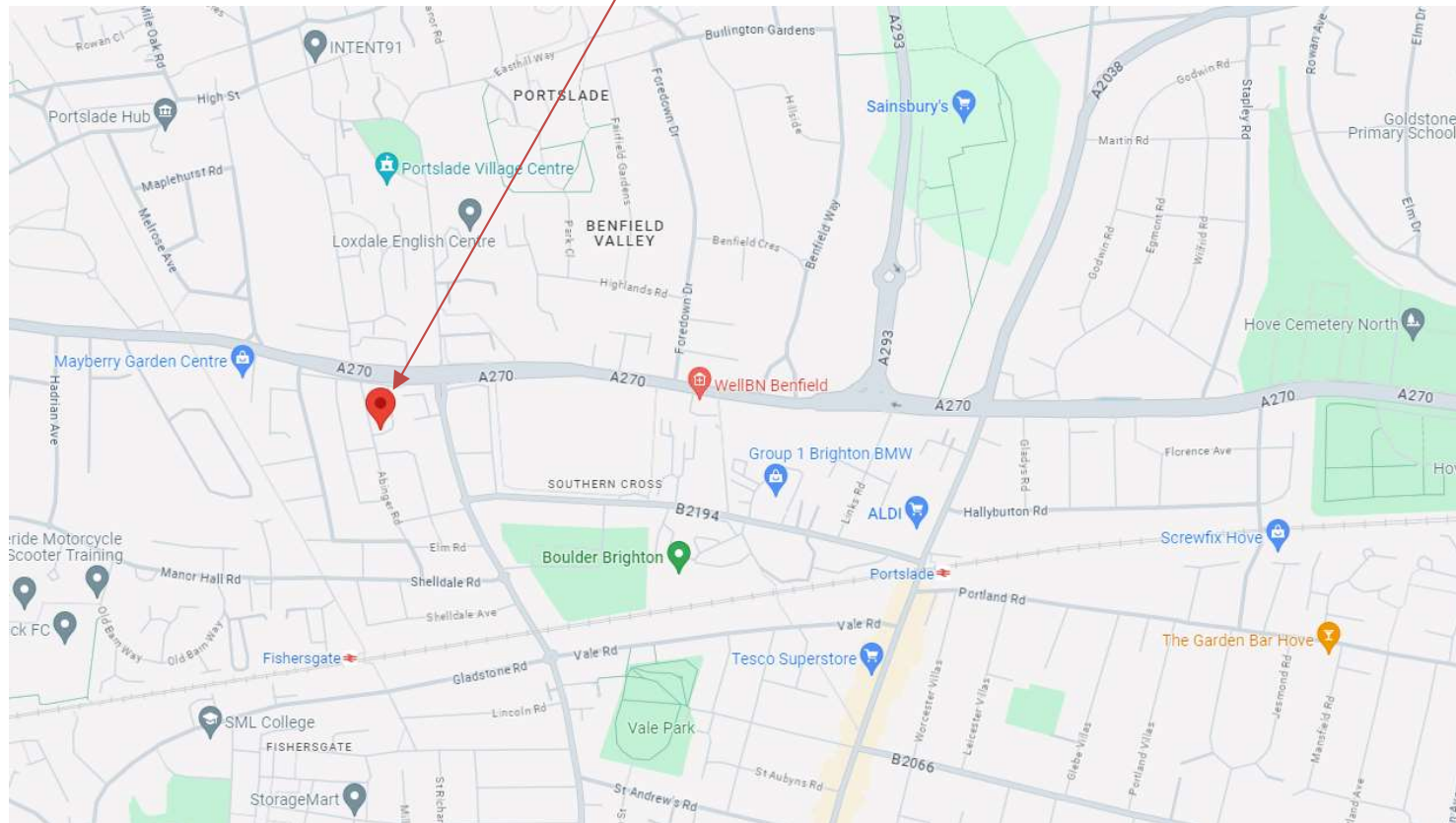
Brighton & Hove
City Council

Application Description

- Outline application for the erection of a 2-storey building plus accommodation in the roof for residential use; with approval of Scale and Access only.

Map of application site

Application Site



Existing Location Plan



Mapping contents © Crown copyright and database rights 2022 Ordnance Survey 100035207

1

Location

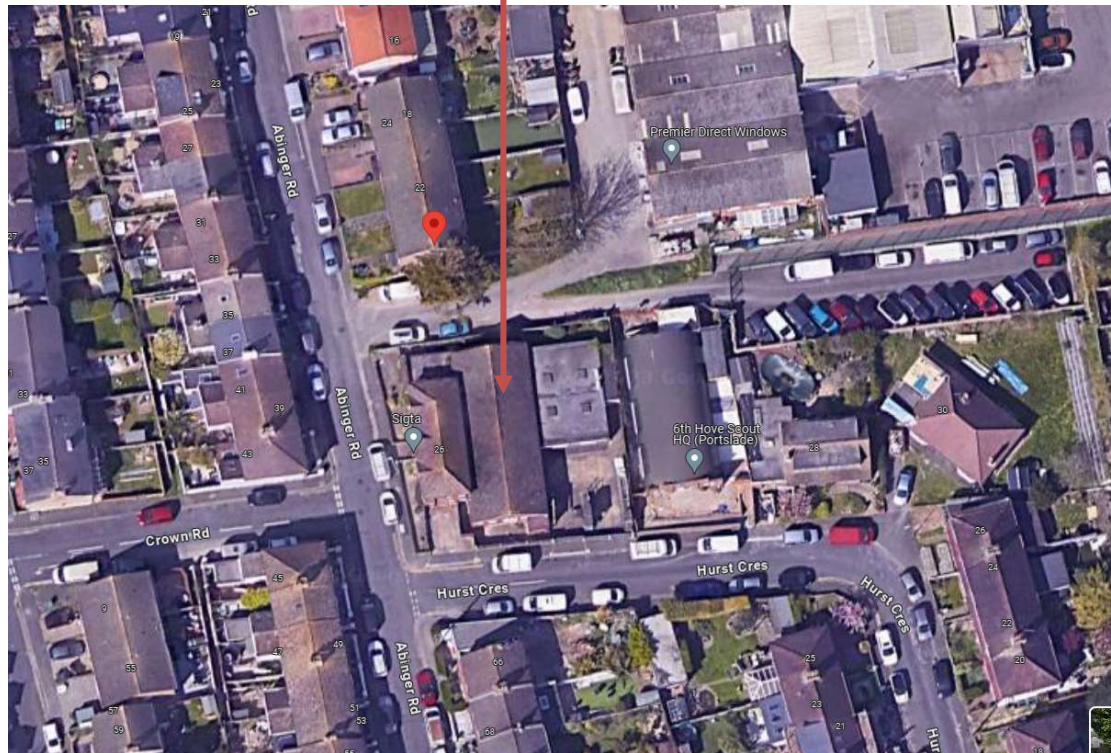
1 : 1250



VISUAL SCALE 1:1250 @ A1

Aerial photo(s) of site

Application Site



3D Aerial photo of site

Application Site



Street photos of the site



Application site
View southwards along Abinger Road



Existing access

Application site viewed from Hurst Crescent



Brighton & Hove
City Council

Street photos of the site



View towards the rear of the site from the north



View from Hurst Crescent eastwards towards Abinger Road

Proposed
access

Street photos of the site

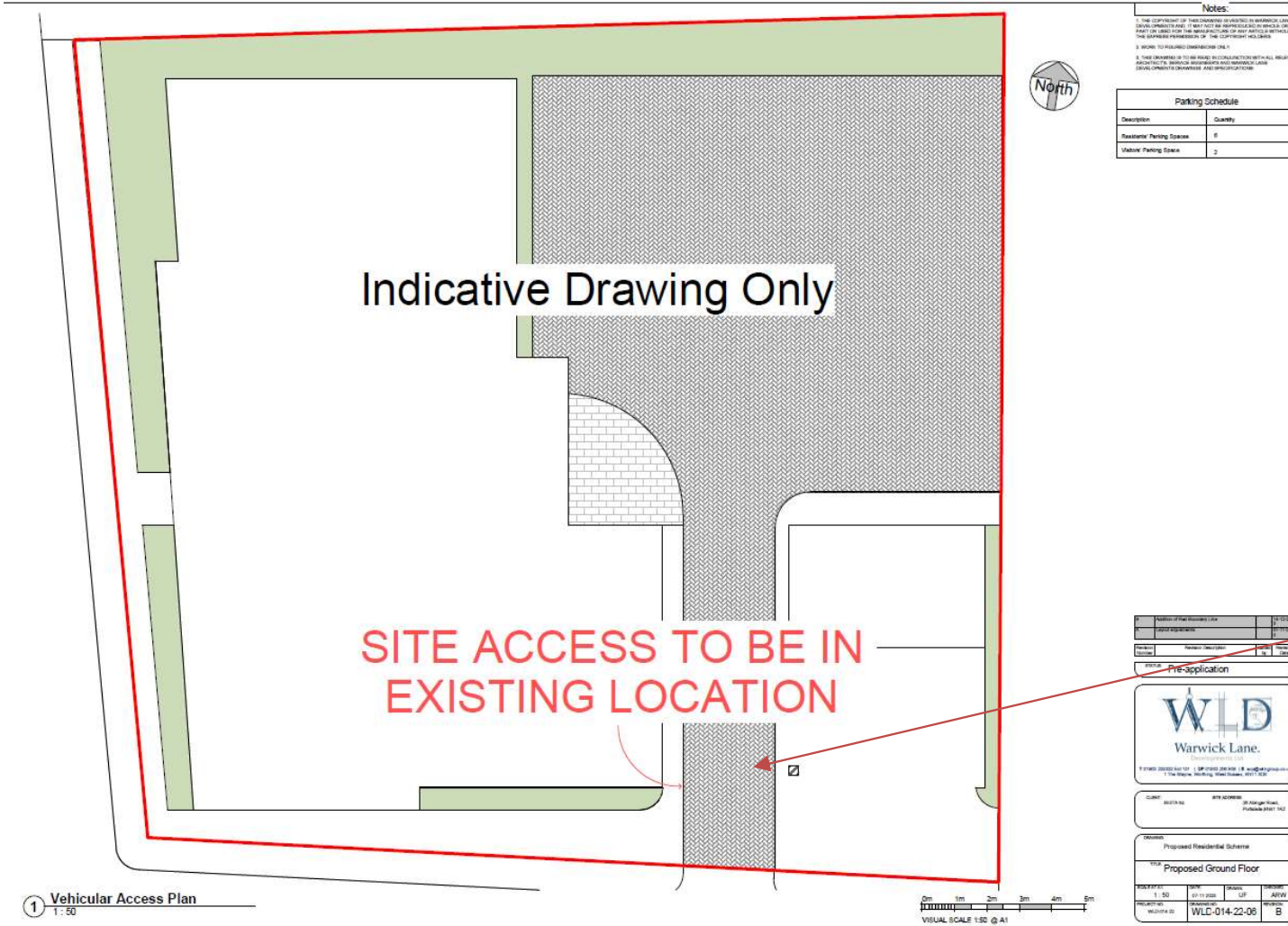


Existing front elevation viewed from Abinger Road



View northwards from Abinger Road

Proposed access plan only



Vehicle access on Hurst Crescent

Indicative Floor plans (not for approval)



Ground floor



First Floor



Second floor

Indicative elevations (not for approval)



1 West Elevation
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1



2 East Elevation
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ A1



3 North Elevation
1 : 100



4 South Elevation
1 : 100

Indicative visuals (not for approval)



Representations

Sixteen (16) letters of representation have been received **objecting** to the development on the following grounds:

- Additional traffic and parking impacts, lack of parking for new and existing residents
- Inappropriate height
- Overdevelopment
- Overshadowing
- Poor design that is out of character
- Noise impacts
- Loss of biodiversity
- Loss of light
- Increased people coming and going
- Increased overlooking
- Area is already overcrowded
- Lack of outside space for residents
- Construction will be disruptive

One (1) letter of representation has been received in **support** of the development on the following grounds:

- Additional dwellings are needed
- The development is an acceptable density
- Modern design

Councillor Hamilton and Councillor Robins **object** to the application.

Key Considerations in the Application

- Principle of development
- Access
- Scale

All other issues (design/impact on amenity etc) to be considered in future Reserved Matters application.)

S106 table

Affordable Housing

- If site provides between 10 and 14 (net) dwellings: on-site affordable housing provision to be provided equivalent to 30% (If any Registered Providers or the Council are not able to take on such units - a commuted financial sum for off-site provision in lieu of on-site shall be sought).
- If site provides between 5 and 9 (net) dwellings: a financial contribution towards off-site affordable housing by way of a commuted sum equivalent to 20%.
- Any sums above shall be in accordance with the most up to date version of the council's Developer Contributions Technical Guidance.
- A Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to policy compliant level of affordable housing.

Employment Training

- If site provides 10 or more (net) dwellings: financial contribution per unit towards the Local Employment Scheme based on the Council's most up to date version of the Developer Contributions Technical Guidance, together with an Employment and Training Strategy to secure 20% local labour.

Management & Monitoring

- If site provides 10 or more (net) dwellings: financial contribution towards on-going monitoring of Biodiversity Net Gain requirements based on the Council's most up to date version of the Developer Contributions Technical Guidance
- A financial contribution towards management/monitoring of S106 obligations based on the Council's most up to date version of the Developer Contributions Technical Guidance.



Conclusion and Planning Balance

- Outline application to consider reserved matters relating to scale and access only.
- Application is supported by structural reports which confirm that the building requires significant remedial/structural works, meeting the requirements of Policy DM9.2 (C). The principle of development is therefore acceptable.
- Overall scale proposed could sit comfortably within neighbouring properties subject to further evolution of the design at reserved matters stage.
- Proposed access acceptable subject to conditions.
- The application is subject to a S106 agreement to secure affordable housing, employment training and BNG commensurate to the amount of development.

Recommendation: Approval

2-4 West Street

BH2023/02158

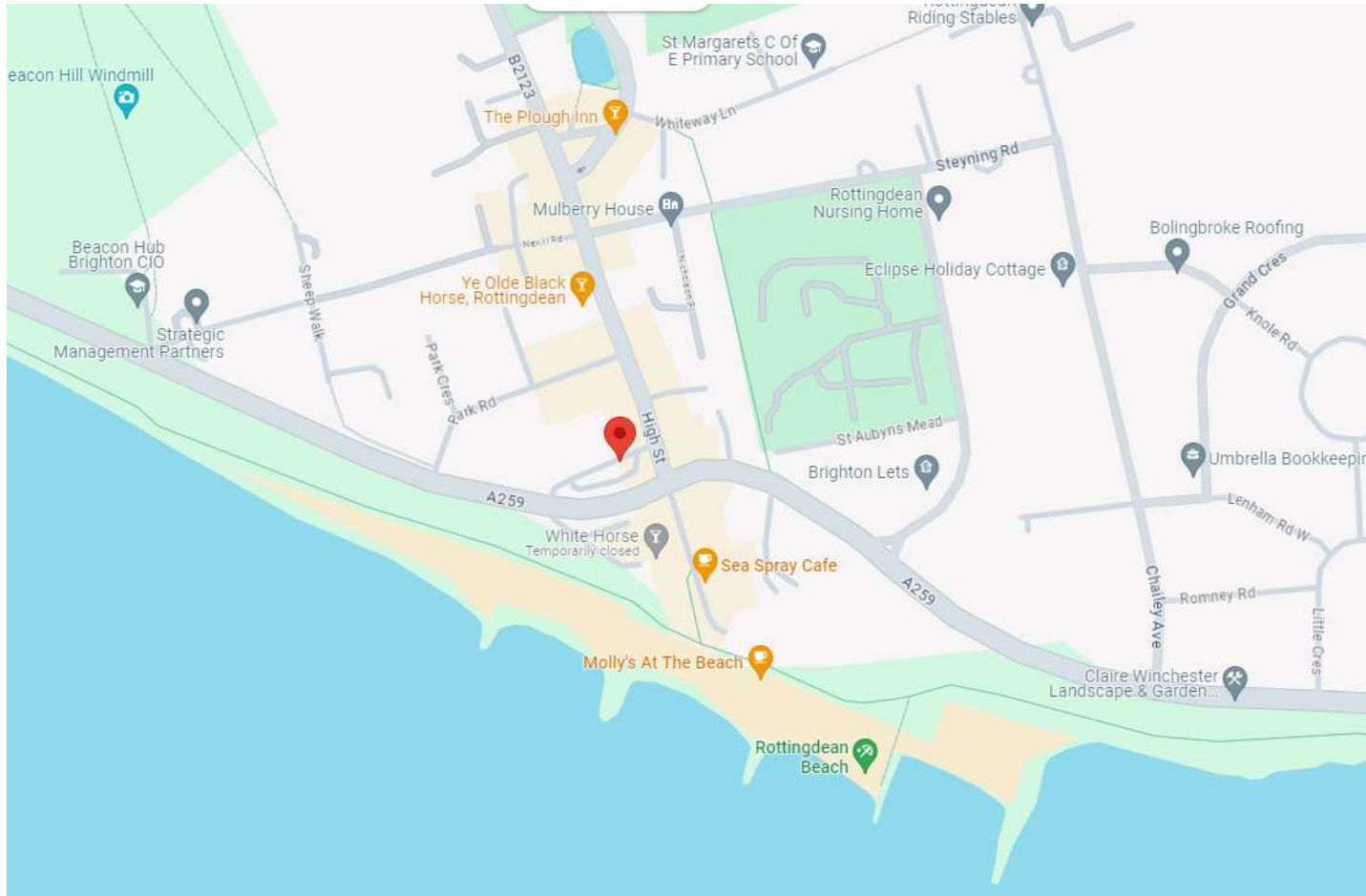


**Brighton & Hove
City Council**

Application Description

- Demolition of existing building (Use Class E) and construction of new two storey mixed use development with accommodation in roof.
- New development comprises a new ground floor retail unit (Use Class E) and three self-contained residential dwellings (C3) at ground, first floor and within the roof space.

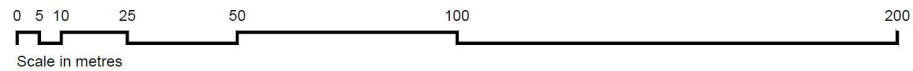
Map of application site



Existing and Proposed Location Plan



1 Existing Site Location Plan 1:1250



Brighton & Hove
City Council

Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Front (south elevation) photos of site



Brighton & Hove
City Council

NE & NW facing photos of site



Rear of site (from Golden Square)



Historic Street Scene

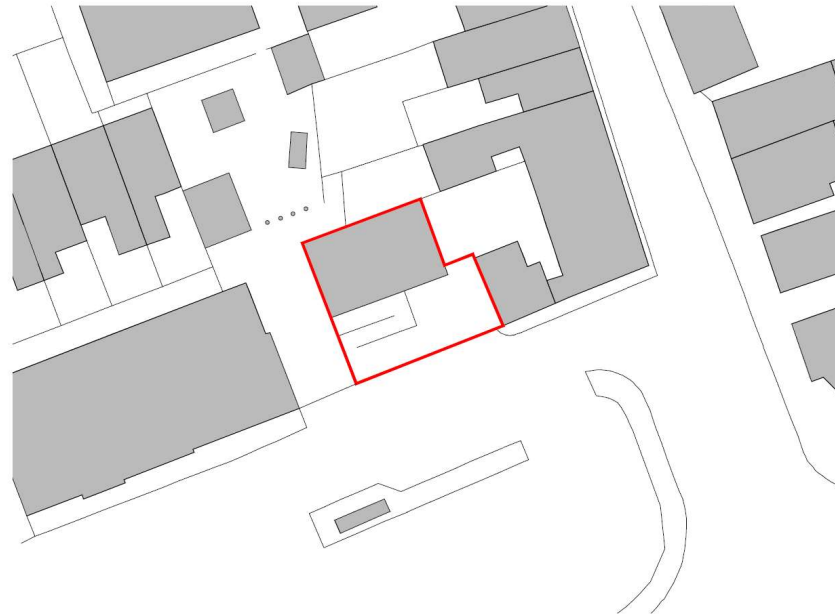


2-4 West Street - 27 November 1966



Brighton & Hove
City Council

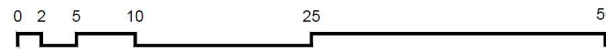
Existing Block Plan



2

Block Plan
Existing

1:500



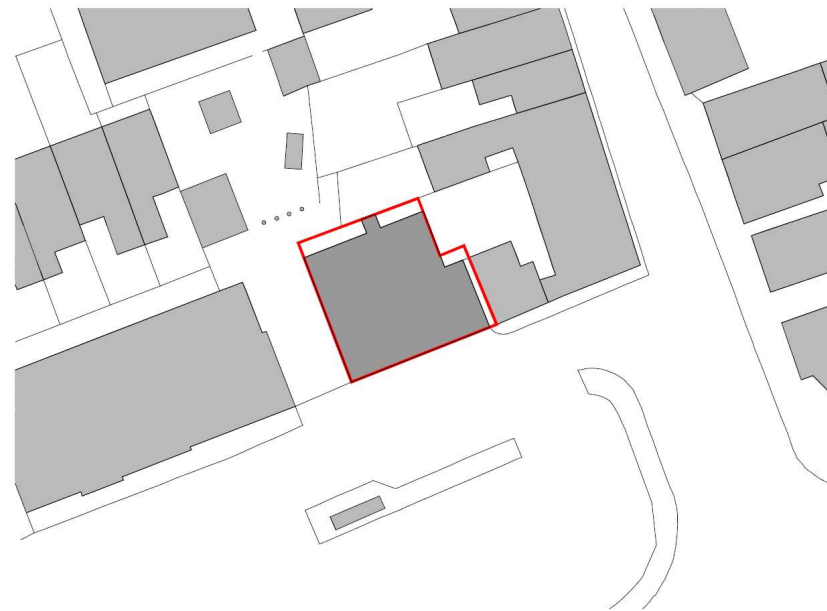
Scale in metres



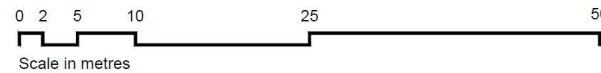
29

2299(10)002 A

Proposed Block Plan



3 Block Plan 1:500
Proposed

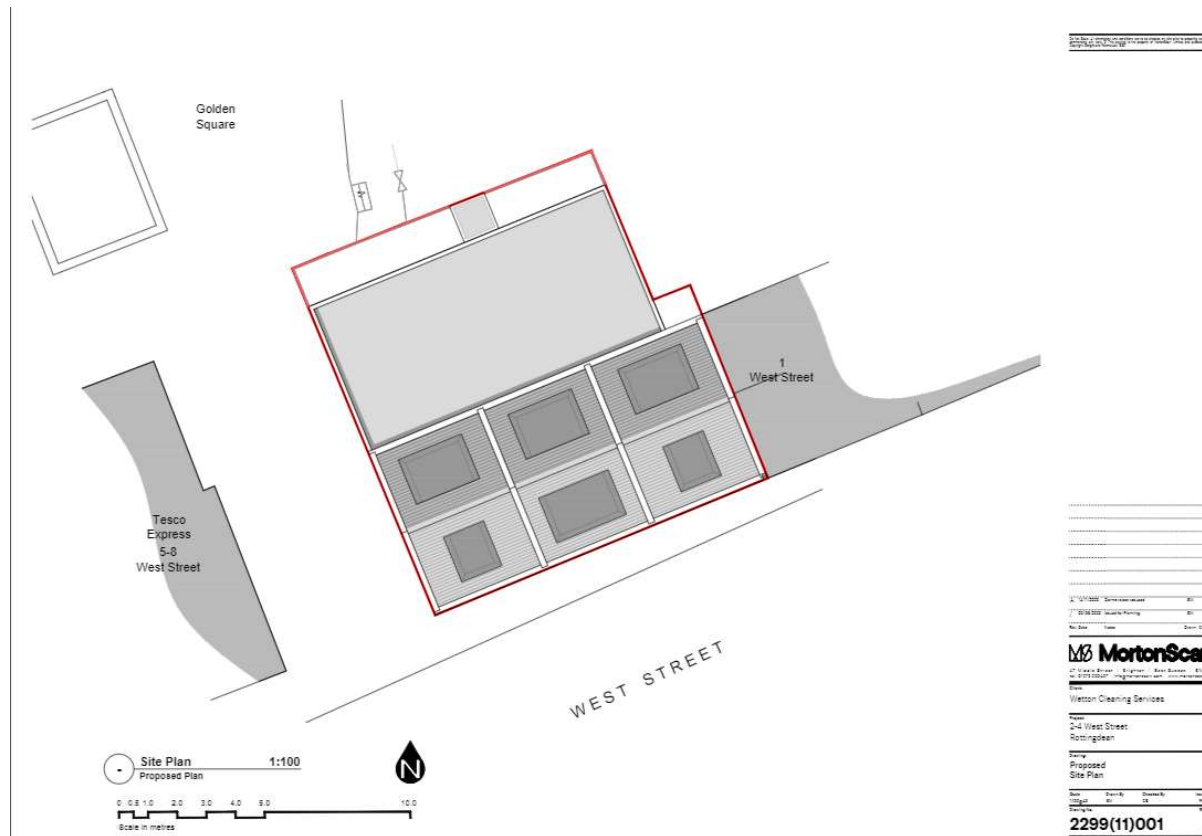


30

2299(10)002 A



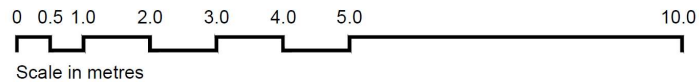
Proposed site plan



Existing Front Elevation



1 South Elevation 1:100
Existing Elevation



2299(30)001

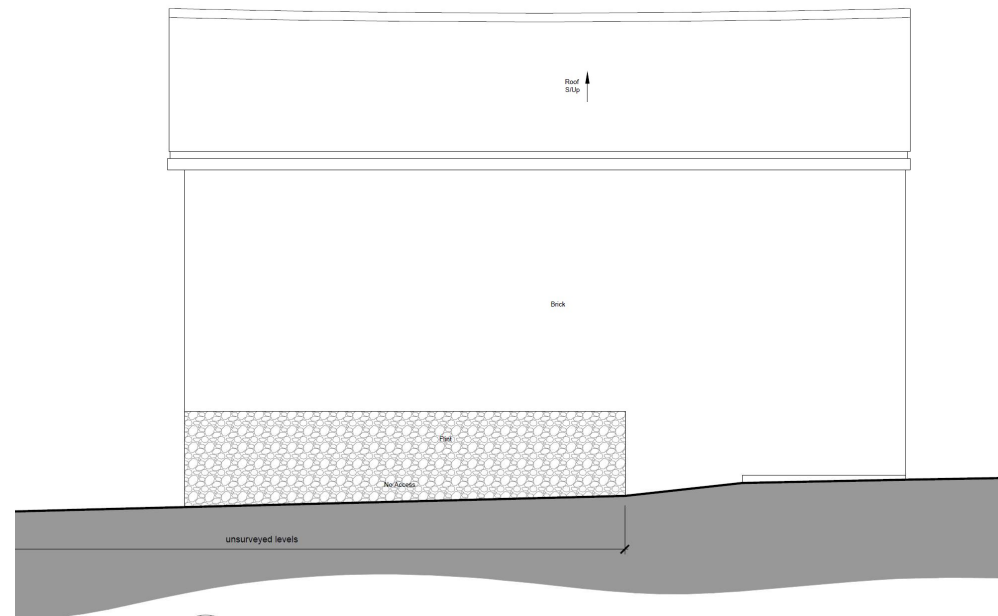


Proposed Front Elevation

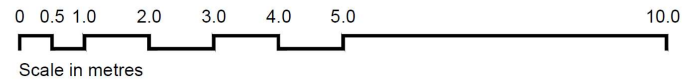


2299(31)001 C

Existing Rear Elevation



3 North Elevation
Existing Elevation 1:100



35

2299(30)001



Proposed Rear Elevation



1 North Elevation
Proposed 1:100



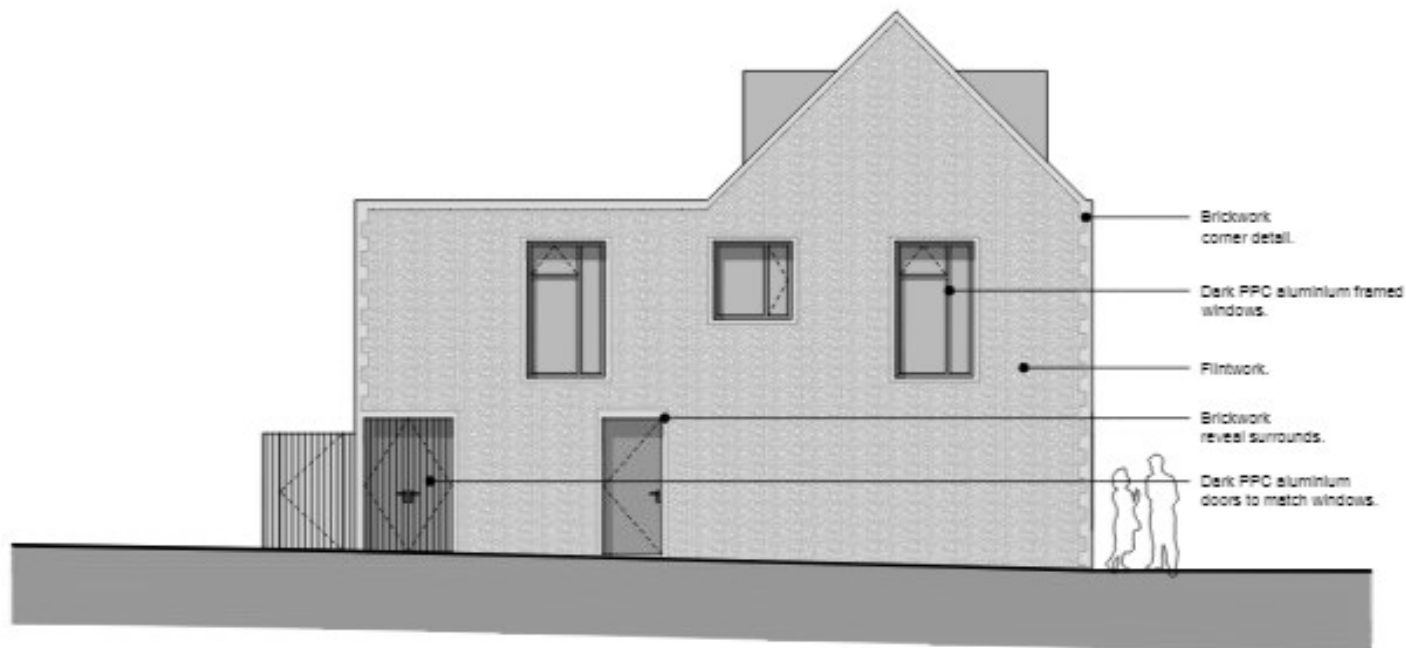
2299(31)002 A

Existing West Elevation



2 West Elevation 1:100
Existing Elevation

Proposed West Elevation



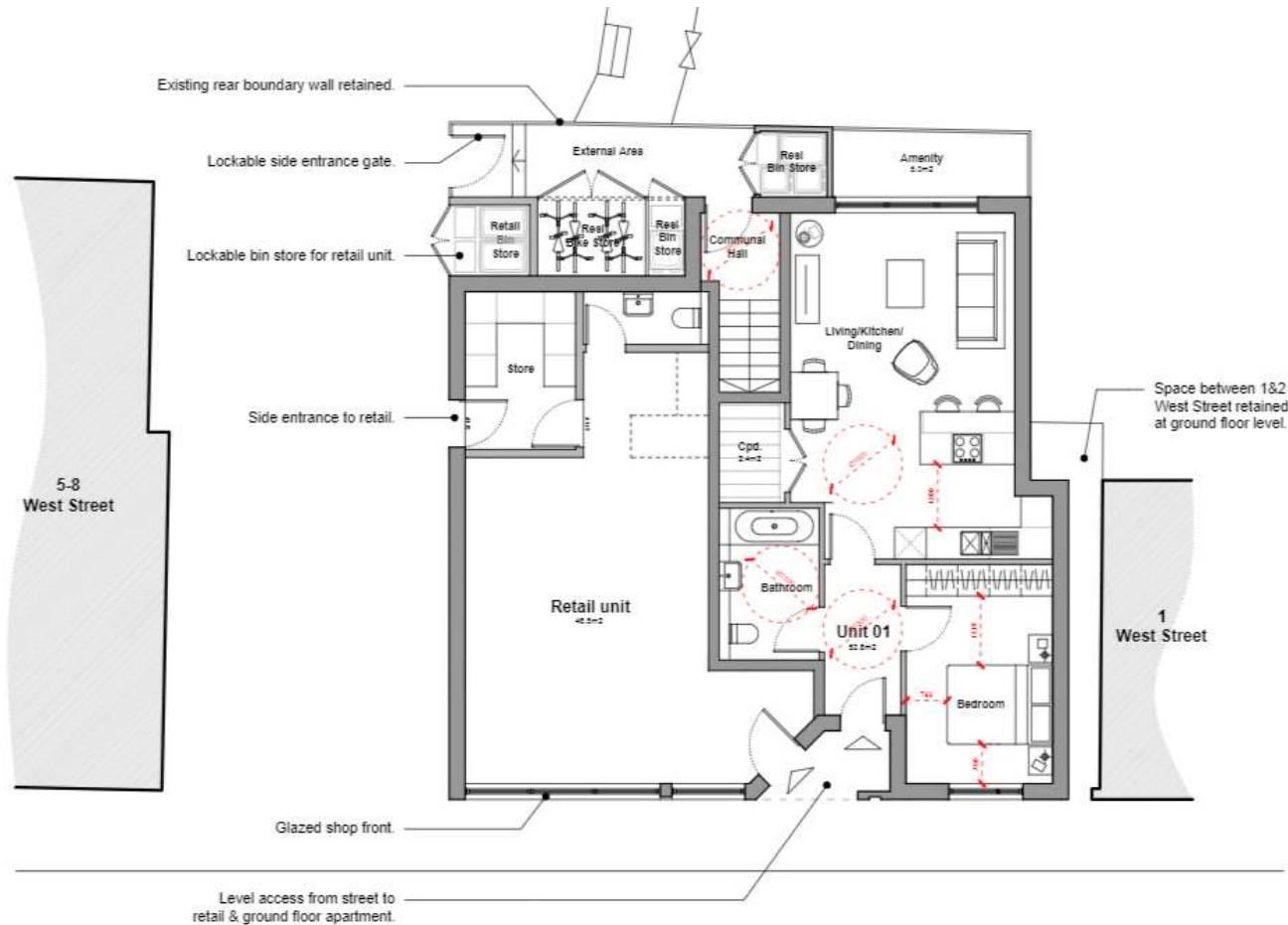
3 West Elevation 1:100
Proposed

2299(31)001 C

Proposed Use/s Units

- Ground Floor:
 - 1 no. retail unit
 - 1 bed 2 person flat.
- First and second floor
 - 2 x 2 bed 3 person flats.

Proposed Ground floor



2299(21)000 C

Ground Floor Plan 1:100
Proposed Plan



Proposed First floor

41

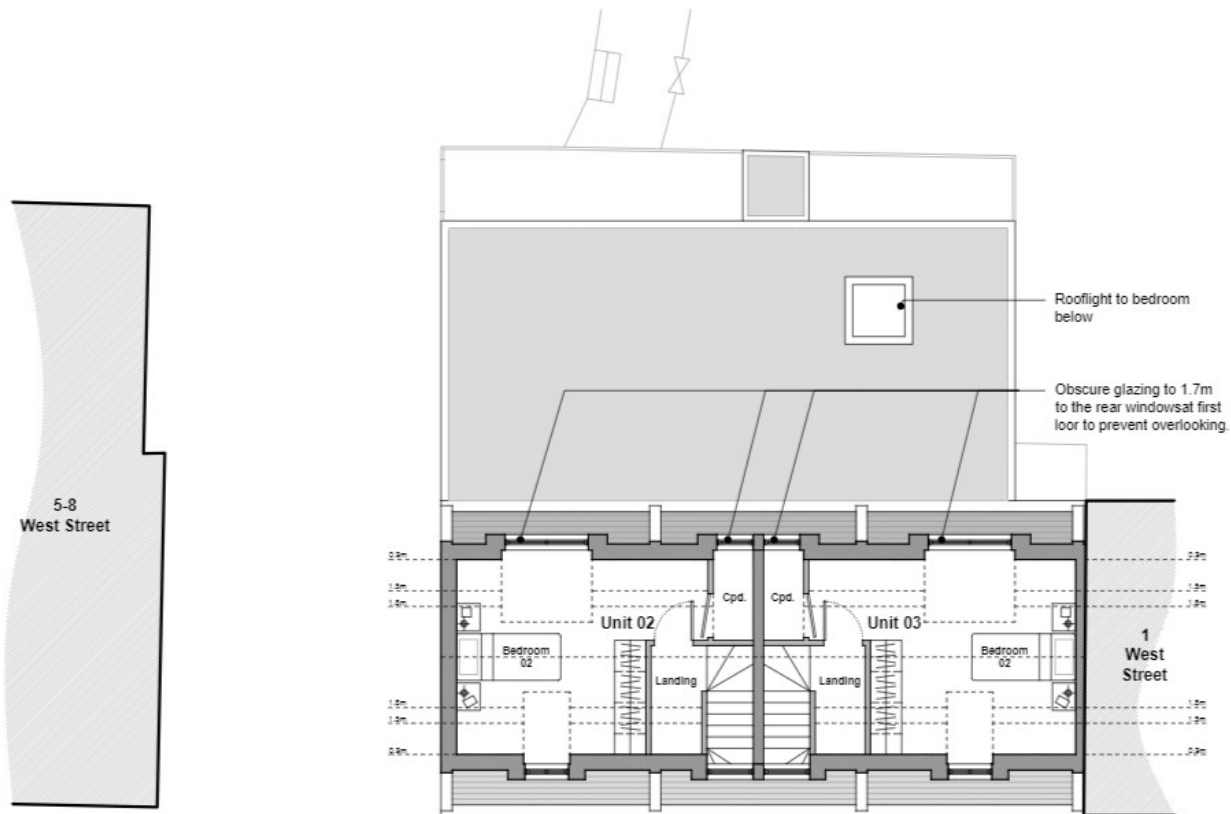


2299(21)001 D

First Floor Plan 1:100
Proposed Plan



Proposed Second floor



2299(21)002 E

Second Floor Plan 1:100
Proposed Plan



Indicative Visual of form and materials (dormers differ)



Representations

- **14 representations have been received, objecting to the proposal on the following grounds:**
 - Overdevelopment
 - Poor design, too high and adversely impacts the Conservation Area
 - Loss of privacy, and overshadow
 - Loss of view
 - Damage to the flint walls
 - Restrict access to the side of No.1 West Street and to Golden Square
 - Loss of off-street parking
 - Could cause damage to No.1 West Street
 - Disruption, dust and dirt during the delivery and construction phases.
 - Additional traffic and issues during delivery to commercial unit.
 - Loss of a village pharmacy
 - The development will only benefit the developer.
 - Detrimental impact on property value
 - Site notice not displayed, no party wall or attachment notices served and potential loss of fire escape to No.1 West Street
- **1 representation received commenting loss of chemist regrettable, but building would be an improvement.**

Key Considerations in the Application

- Principle of development
- New housing
- Design
- Amenity

Conclusion and Planning Balance

- The development would result in loss of employment floor space.
- An active frontage would be maintained
- Design considered acceptable
- Amenity impacts of development are mitigated by conditions. Some benefits to neighbours due to reduction in building form to north of site (less shadowing) .
- The provision of the residential units has been given increased weight in the planning balance, in accordance with NPPF, due to our current housing shortfall.
- On balance and in full consideration the application is therefore recommended for **approval**.

47 123-129 Portland Road

BH2023/02101



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Application Description

- Erection of single storey side extension and single storey rear extension, merger of retail units A and C into one retail unit and rearrangement of bin and cycle stores.



Existing Location Plan



Street photo (front elevation)



NB Application site does not include no. 121 Portland Road (Flour Pot Bakery)

Photo of front and side (west) of building



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Photo of side (west) of building



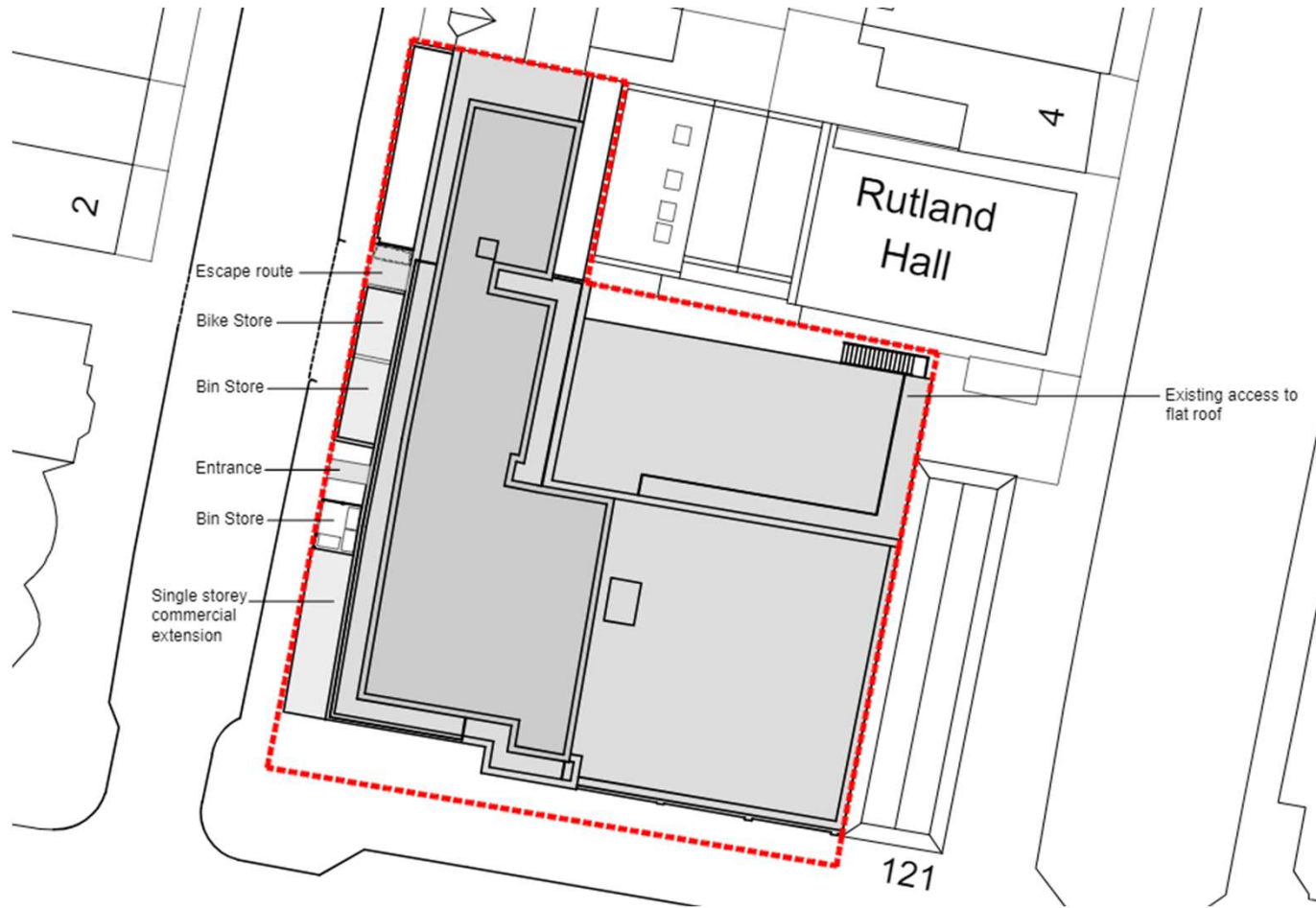
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Existing Block Plan



53

Proposed Block Plan



54

PL03 rev P02

Split of uses/Number of units

- Amalgamation of 2 existing retail units (units A and C- Sainsburys and St Vincents) into 1 larger unit.
- Extensions to further enlarge the combined unit and unit B (Costa Coffee)

Existing Front Elevation

56



Existing South Elevation (Portland Road)

Proposed Front Elevation



Proposed South Elevation (Portland Road)

Existing Side Elevation



Existing West Elevation (Shelley Road)

PL06 rev P03

Proposed Side Elevation



Proposed West Elevation (Shelley Road)

PL06 rev P03

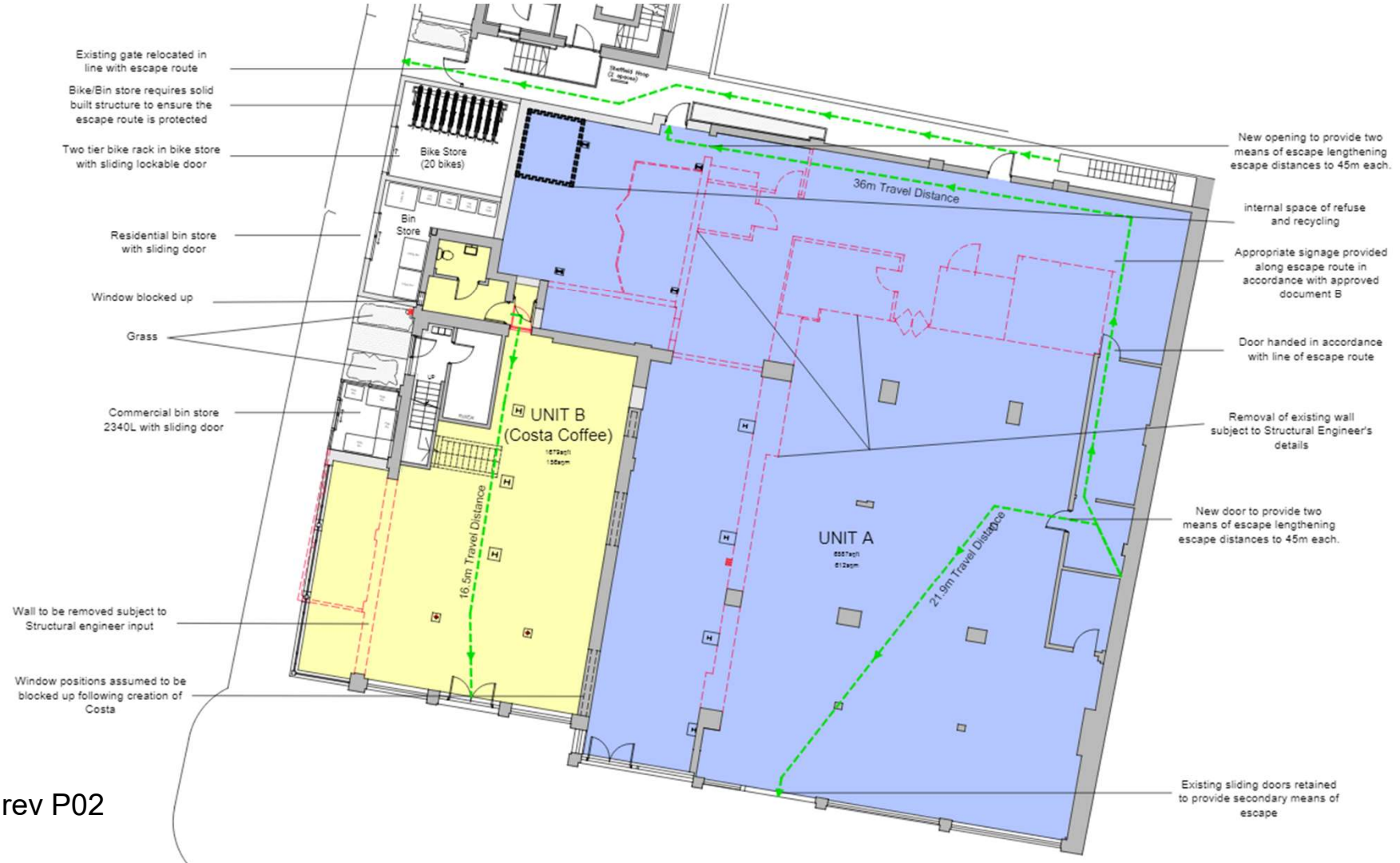
Existing floor plan



60

PL04 rev P02

Proposed floor plan



61

PL05 rev P02



Representations

- 6 letters received, objecting to the development for the following reasons
 - Existing issues with the building, including problems with drainage and a leaking roof. (NB No works proposed to the roof)
 - Additional bins are required due to increased occupancy of the upper floors (NB no new flats as part of this application)
 - Letter boxes for flats would need relocating.
 - Disruption during construction.

Key Considerations in the Application

- Design and appearance of extensions
- Principle of amalgamating two retail units
- Impact on neighbour amenity
- Transport impacts, including amended cycle parking
- Acceptability of revised refuse stores

Conclusion and Planning Balance

- The extensions are appropriately designed. A similar side extension has been approved and implemented at no. 121 Portland Road (Flour Pot Bakery). Matching materials are secured by condition.
- No significant impact on neighbouring amenity identified.
- No policy objection to the amalgamation of two retail units.
- The proposed bin and cycle stores are appropriately sized and positioned. The new residential bin store would be larger than the existing. Implementation of the stores is secured by condition.

Recommendation: Approve

65

**Flat 1,
108 Brentwood Road
BH2023/01369**



**Brighton & Hove
City Council**

Application Description

- Construction of footpath from existing side access to public footpath via new opening within chainlink fence. Provision of a semi-permanent ramp access to the communal entrance for ground floor flats.

Existing Location Plan



67

ID

Proposed Location Plan



Aerial photo of site



3D Aerial photo(s) of site



70

Street photo(s) of front of site



Other photo(s) of site (western)



View north alongside footpath – site to the right



View south from within the site towards footpath

Photo from within the site (western)



Other photo(s) of site (eastern)



Communal access on the eastern elevation

Other photo(s) of site (eastern/rear)



Rear elevation



Communal
access door

Other photo(s) of site (front elevation)



Proposed Block Plan



Existing Side Elevation (east)



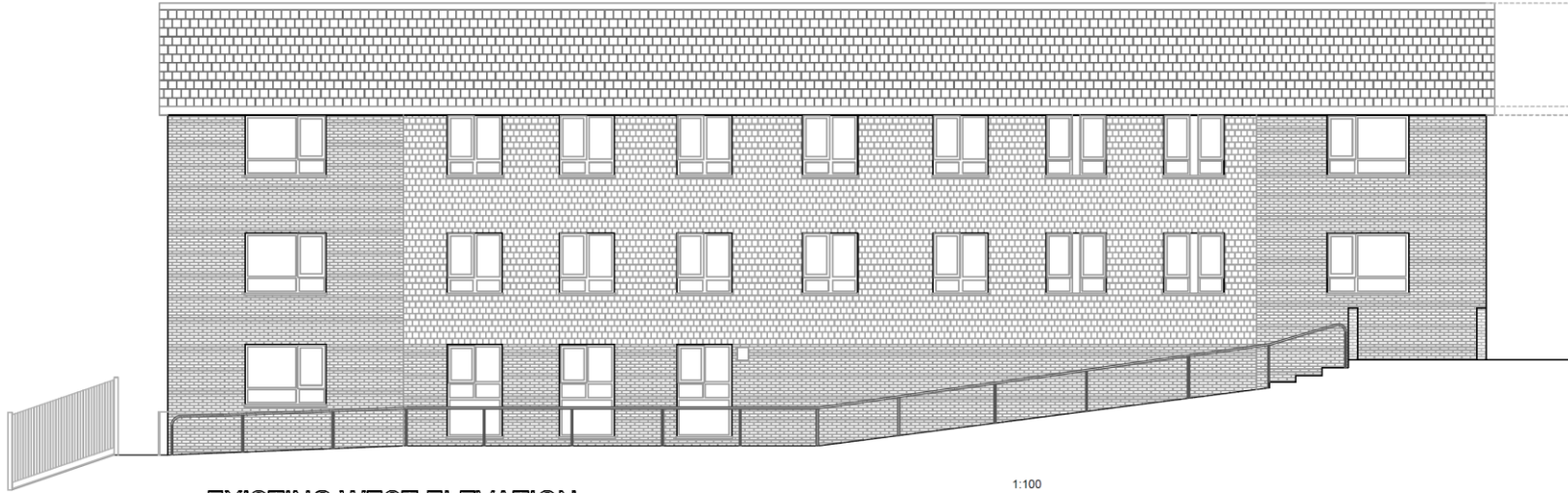
23/B/108BR/04

Proposed Side Elevation (east)

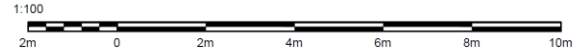


Existing Side Elevation (west)

80

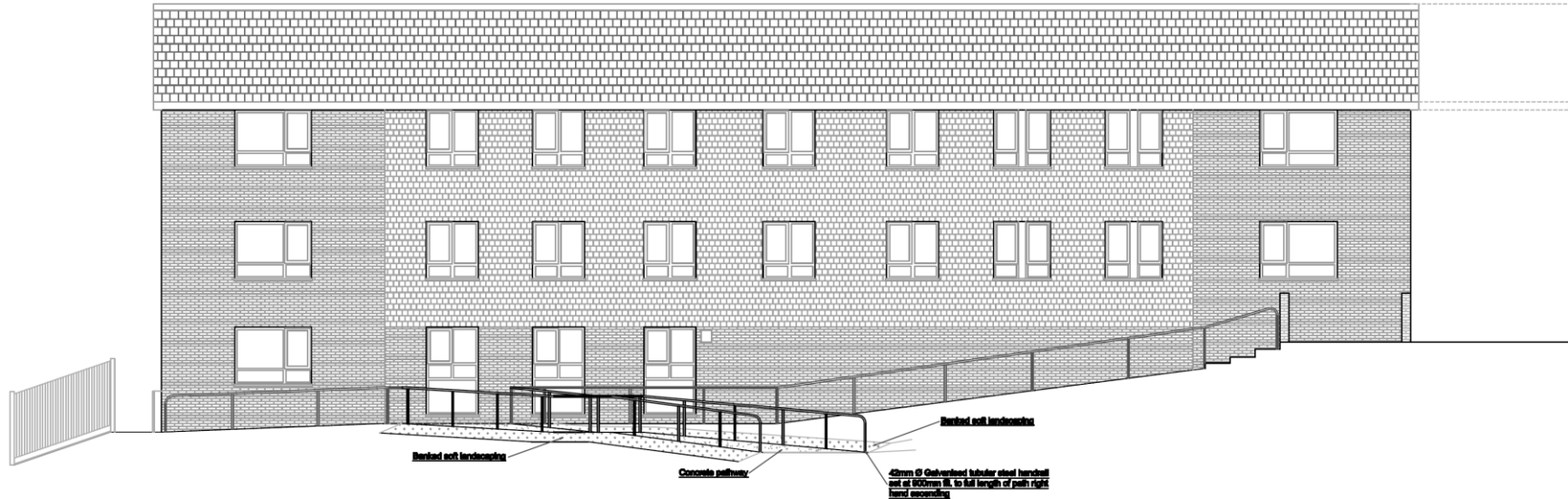


EXISTING WEST ELEVATION



Proposed Side Elevation (west)

81



PROPOSED WEST ELEVATION

Proposed Side Elevation (West)

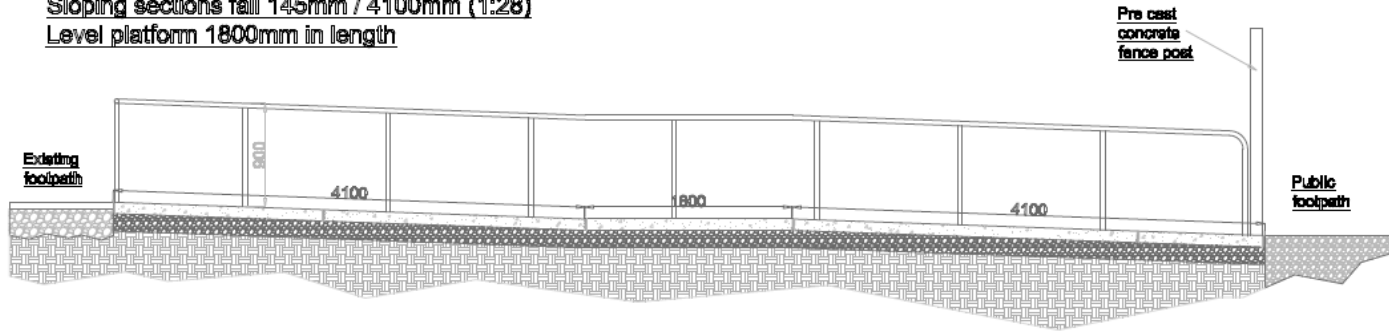
82



Proposed Site Section(s)

Median change in height 290mm from existing pathway to public footpath

Sloping sections fall 145mm / 4100mm (1:28)
Level platform 1800mm in length



SECTION ZZ

Representations

- Two (2) letters have been received, objecting to the development for the following reasons:
 - Detrimental impact on residential amenity through the addition of a new access at the side of the property which is not visible from the streetscene.
 - Poor design.
 - The lack of a gate leaves a wide opening into the property from a dimly lit pathway which is a security risk.

Key Considerations in the Application

- Design and appearance of the proposed footpath and ramp.
- Impact on neighbour amenity.
- Accessibility

Conclusion and Planning Balance

- The proposed footpath and ramp are appropriately designed, not detrimental to the appearance of the property or streetscene.
- The entrance proposed is considered to benefit from adequate passive surveillance.
- The new access would not provide a “through-way” or shortcut to non-residents and therefore the impact on neighbouring amenity is considered to be acceptable.
- Proposal would provide improve accessibility to the site

Recommendation: Approve