

**Woodingdean Service  
Station,  
534 - 540 Falmer Road**

**BH2020/02587**



**Brighton & Hove  
City Council**

# Application Description

- Variation of conditions 3 (opening hours) and 4 (machinery operating hours) of application BH2002/01601/FP (Change of use of former car showroom at ground floor to use for vehicle inspection and testing for MOT certification with sales area for accessories and customer reception at ground floor and lower ground floor level.) so that the premises can be opened until 18:00 on Saturdays with machinery operating hours on Saturdays extended until 17:00.

# BH2002/01601/FP & Amended description

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- The current approved opening hours under BH2002/01601/FP are 08:00 to 1900 Mondays to Fridays and 08:00 to 16:00 on Saturdays. The current approved machinery operating hours are 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays.
- No opening or machinery operation is permitted on Sundays or Public or Bank Holidays.
- The amended description is no longer seeking to vary condition 3 in respect of earlier opening hours (07:20 to 08:00) Monday to Friday.

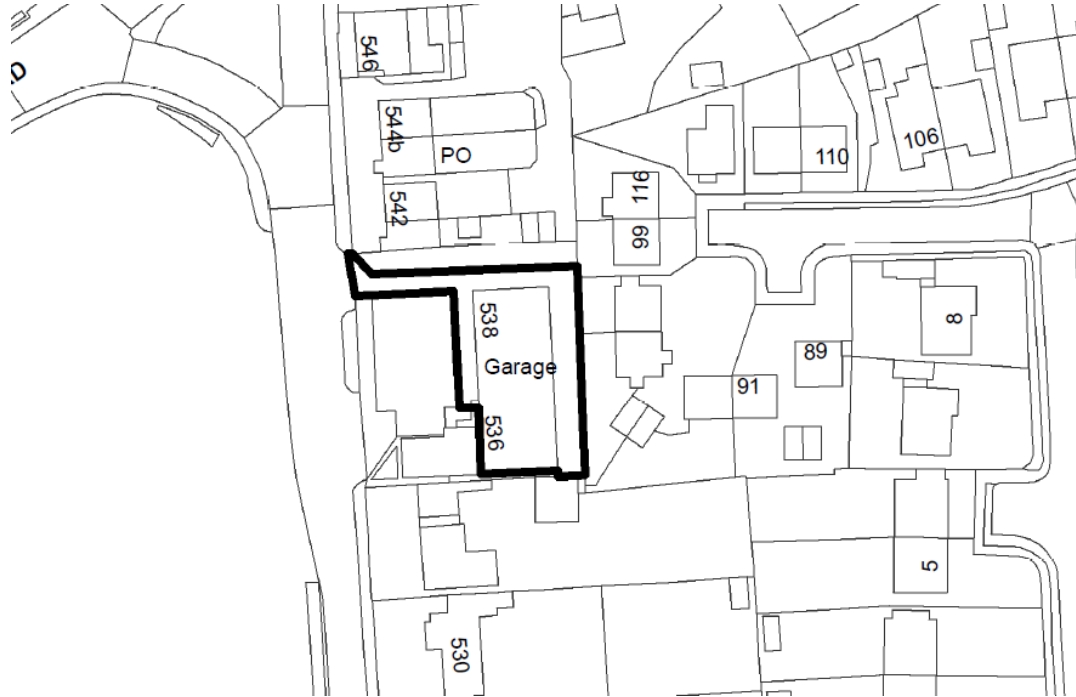
# Map of application site



358

# Existing Location Plan

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359

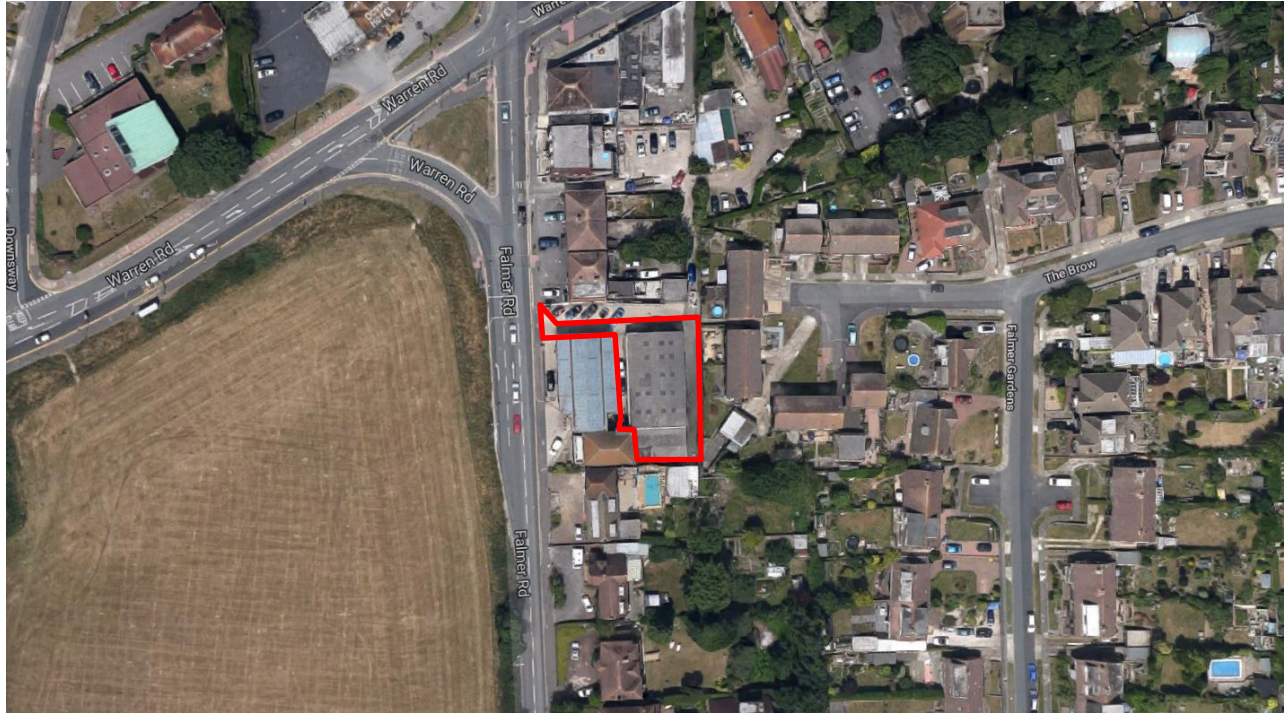
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# Street photo(s) of site



Google Streetview image of Woodingdean Service Station (March 2019). The garage is located in the building further from the road behind the petrol station forecourt.

# Aerial photo(s) of site



# 3D Aerial photo of site

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362



# Key Considerations in the Application

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- Neighbour amenity
- The description for the application was amended and is different to that from what was consulted on. **It is now seeking less.** The application description was amended following comments from the Council's Environmental Health Team.

# Conclusion and Planning Balance

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- The amended scheme, to extend opening hours (until 18:00) and machinery operating hours (until 17:00) on Saturdays is supported by Environmental Health.
- The amended scheme would not result in a significantly harmful amenity impact that would warrant refusal.
- The restriction that no opening or machinery operating hours may be carried out on a Sunday or Bank or Public Holidays is recommended to continue to apply.
- The recommendation being considered today has carried forward a number of other conditions that were attached to BH2002/01601/FP. The remaining conditions have been updated to reflect current planning policy.
- Recommendation - **Approve**