

Goldstone Retail Park

BH2021/02054



Brighton & Hove
City Council

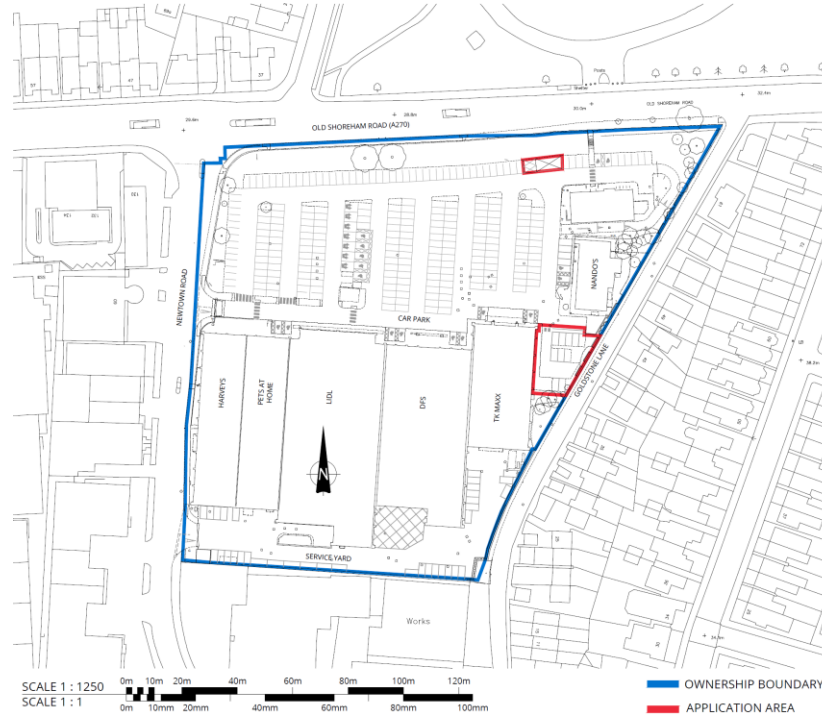
Application Description

- Erection of new single storey coffee shop building (Class E) with associated works to site layout including external seating area, bicycle storage and alterations to parking.

Map of application site



Existing Location Plan



Existing Site Block Plan



208101 P00

Aerial photo of site



3D aerial photo of site from south east



3D aerial photo of site from north



Street photos of site



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View Looking East of Parking Spaces



View looking East



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View looking North



View Looking West of Parking Spaces

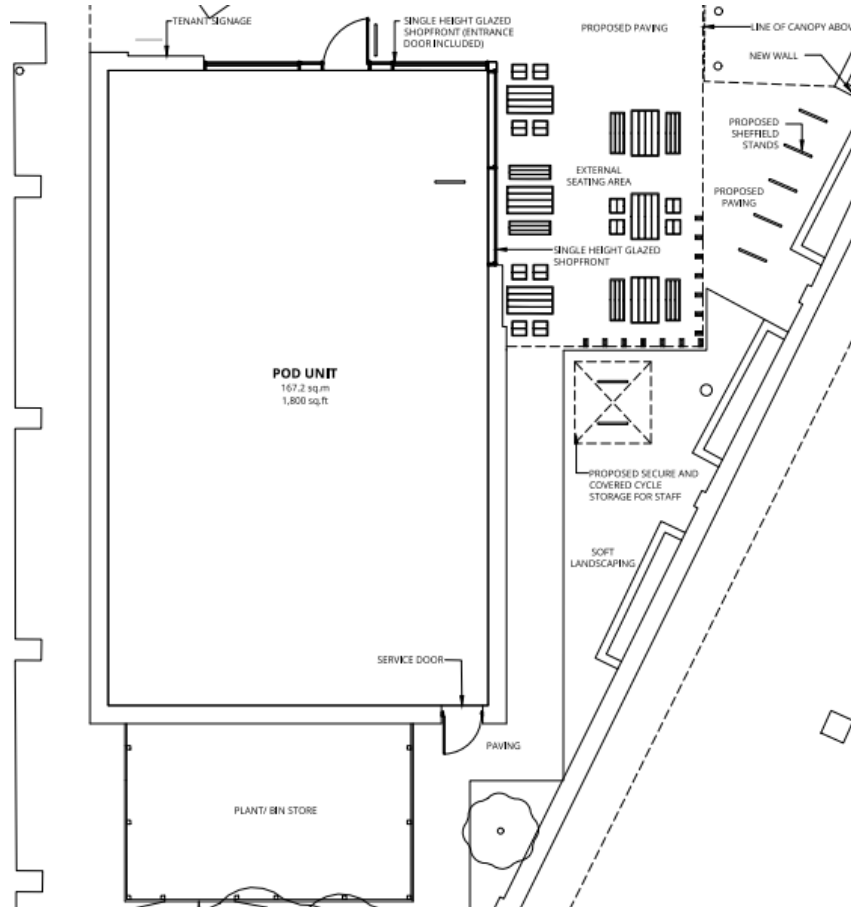


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Proposed Site Block Plan

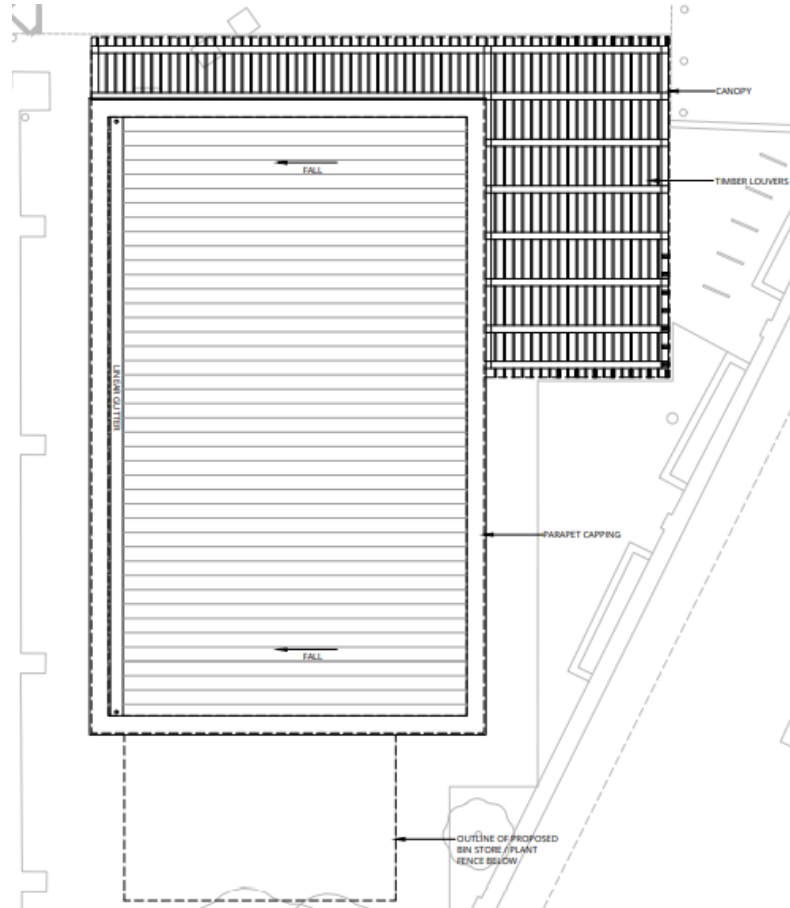


Proposed Ground Floor Plan



208251 P01

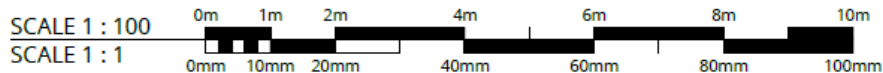
Proposed Roof Plan



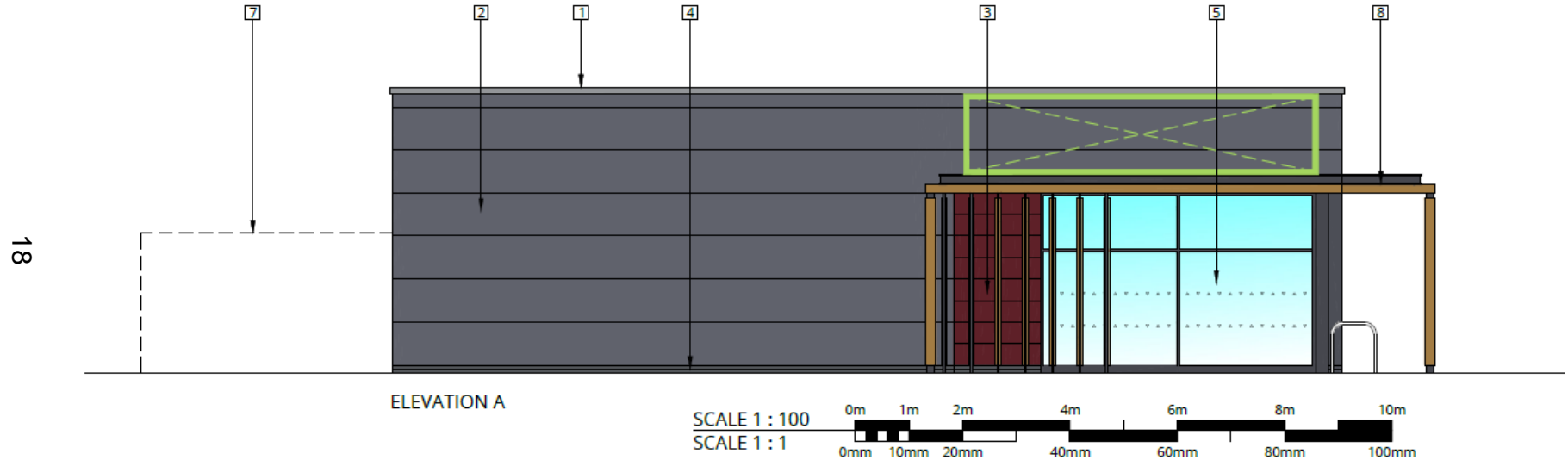
Proposed Front Elevation



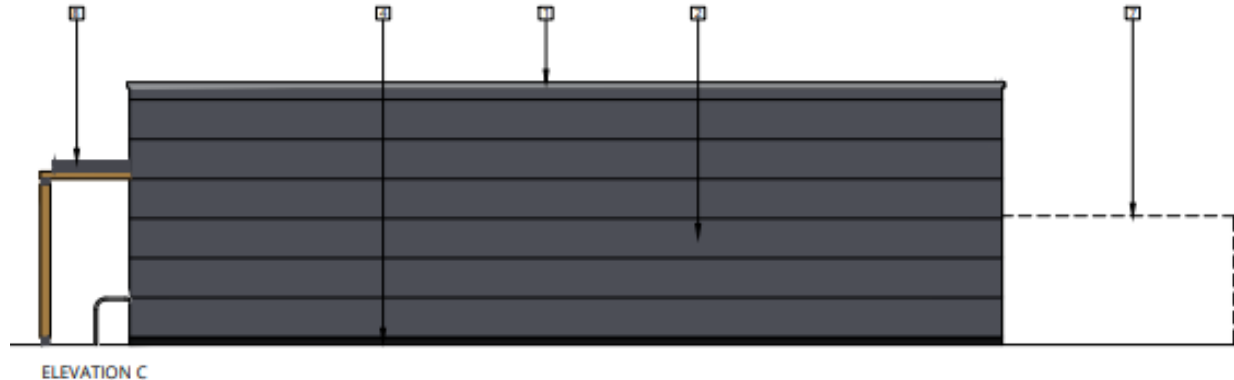
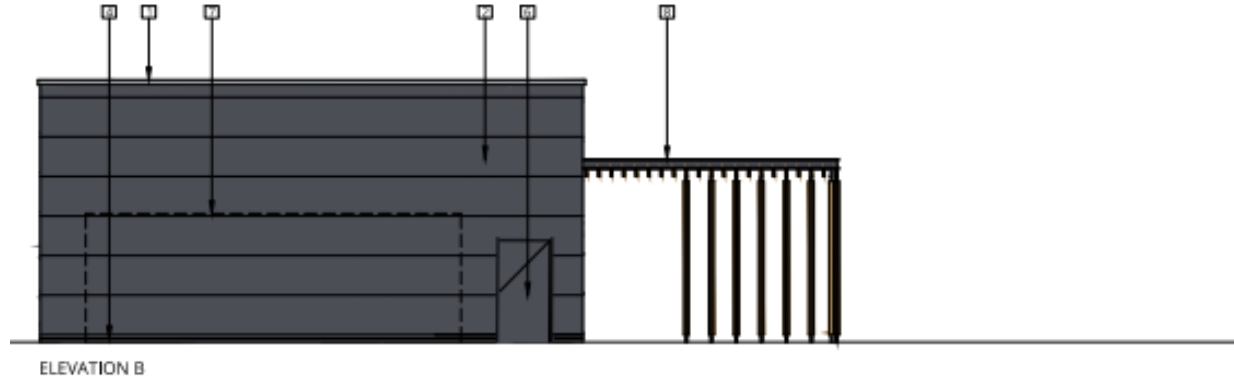
ELEVATION D



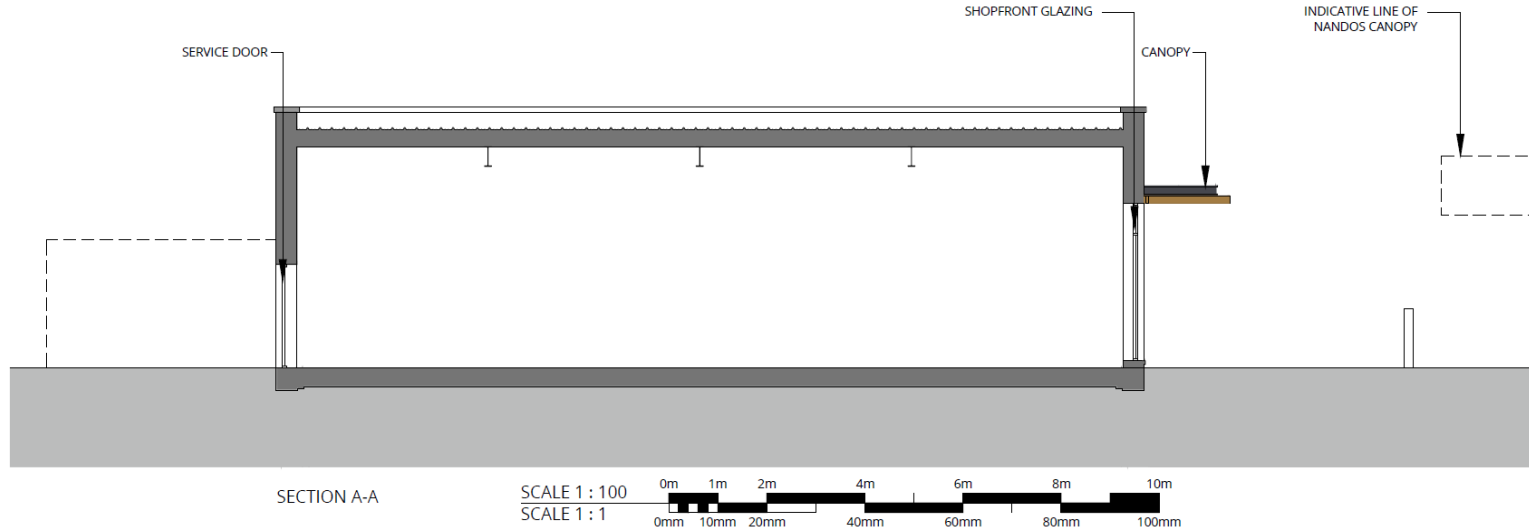
Proposed Rear Elevation



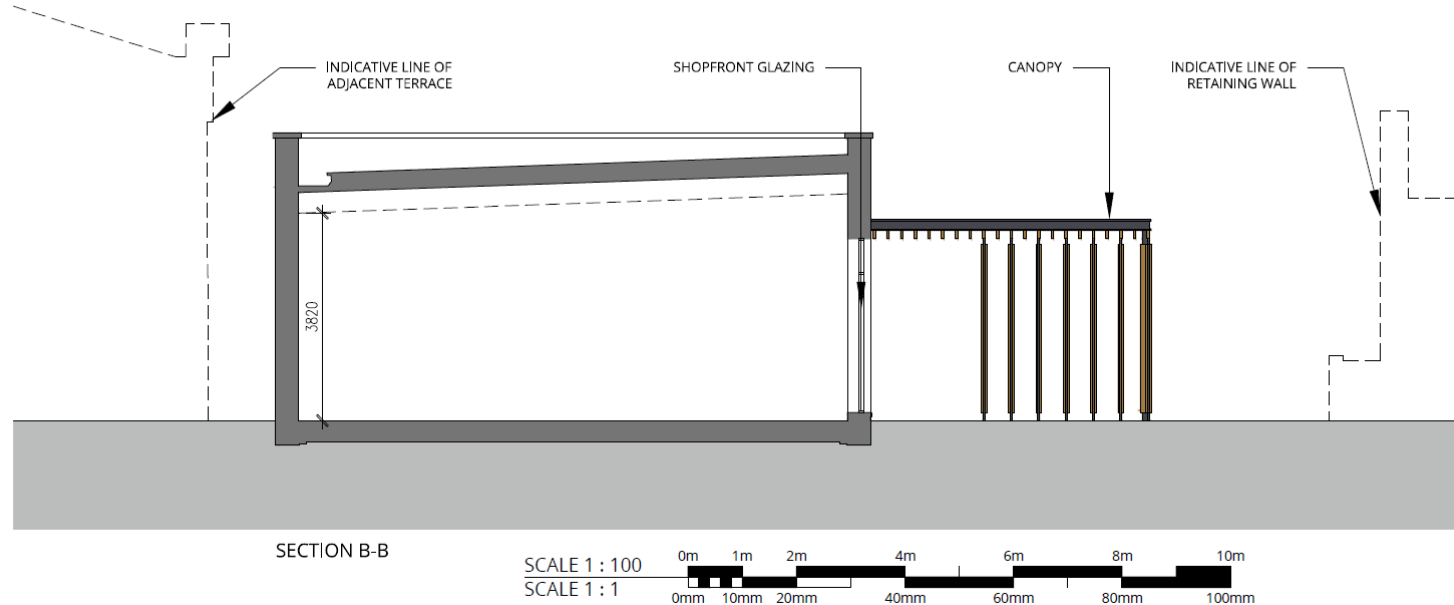
Proposed Side Elevations



Proposed Site Section



Proposed Site Section



Key Considerations in the Application

- Principle of development
- Design
- Landscaping and biodiversity
- Impact on neighbouring amenity
- Impact on highways

Conclusion and Planning Balance

- The proposals would provide 617.2m² of employment floorspace employing nine FTE jobs, a biodiversity net gain, and it would generate some economic activity during construction work and from the spending in the local economy from the future customers; which are relatively significant benefits of the proposal. The LPA supports the well-designed building and the proposed use, which would not have a significantly adverse impact on neighbouring amenity and would be acceptable on transport grounds, subject to appropriate conditions. The proposal is therefore recommended for approval, subject to conditions.

