

4 Coldean Lane

BH2021/01814



Brighton & Hove
City Council

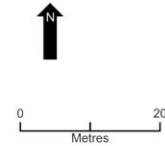
Application Description

- Change of use from residential (C3) to mixed use residential and hot food takeaway (Sui Generis). (Retrospective).

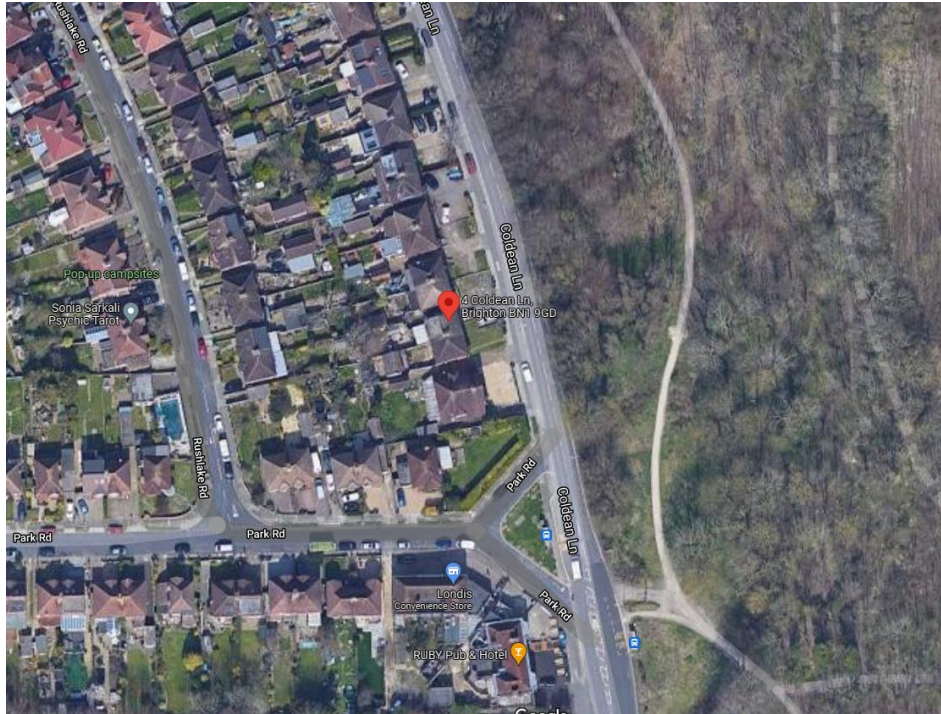
Location Plan



Block Plan



Aerial photo of site



5

ID

3D Aerial photo of site



9

ID

Front Elevation



7

ID

View from no. 4 Coldean Lane



Coldean Lane Street Scene



6

Food Trailer

ID

Key Considerations in the Application

- Principle of Development
- Design and Appearance
- Impact on neighbouring Amenity
- Sustainable Transport

Conclusion and Planning Balance

- The proposed use would be fairly low key in operational hours and there would likely be some benefits of such a use.
- However, the proposal would conflict with the residential character of the immediate area, result in an incongruous addition to the residential setting and an awkward mixture of uses, result in harm to neighbouring amenity and result in Highway Safety concerns.
- **Recommend: Refuse**

