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Land Rear Of 69 Centurion Road

BH2023/00789



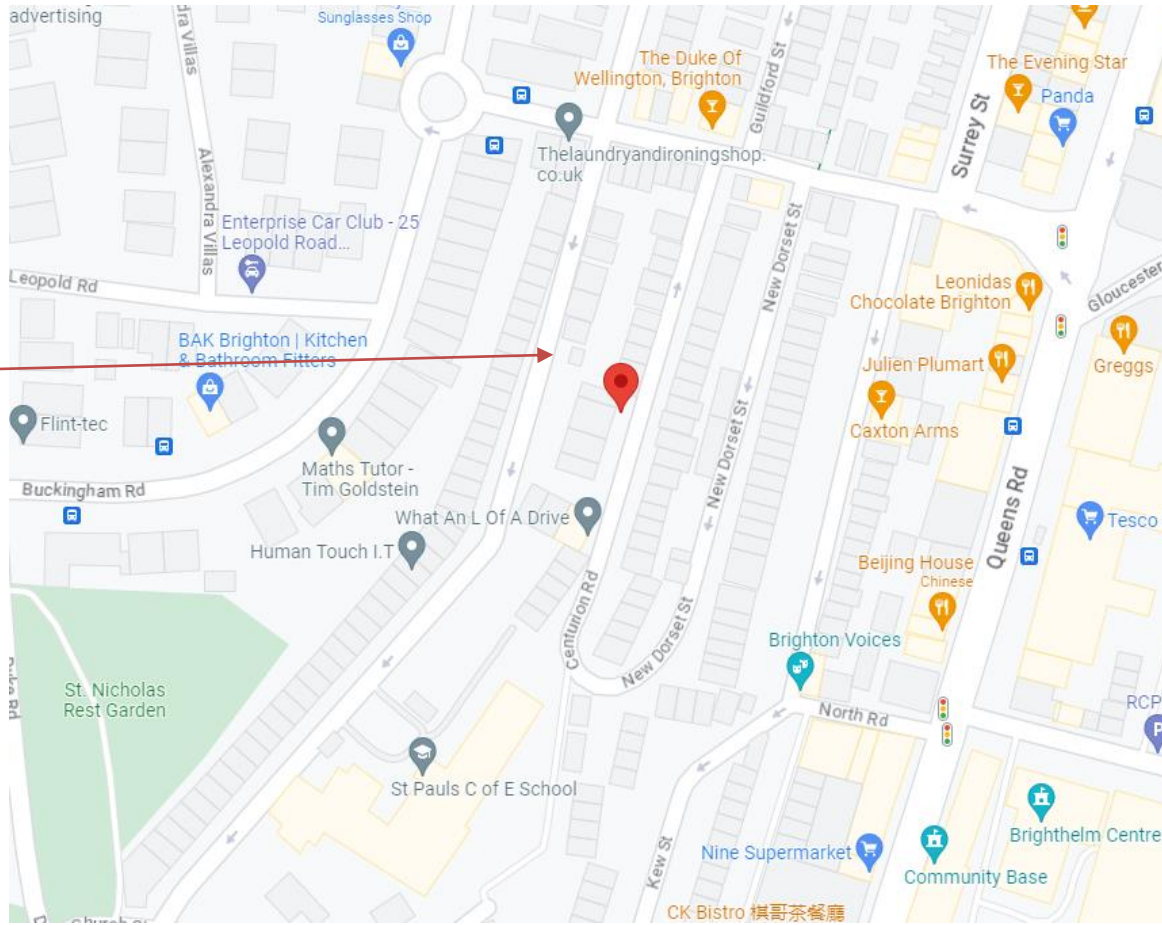
Brighton & Hove
City Council

Application Description

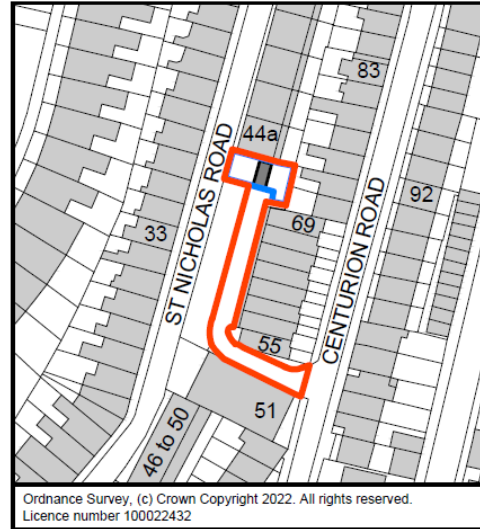
Demolition of existing garage building and erection of new garage.

Map of application site

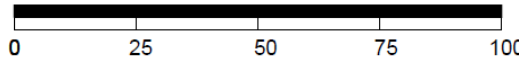
109
Garage to the rear of 69 Centurion Road (application site)



Existing Location Plan



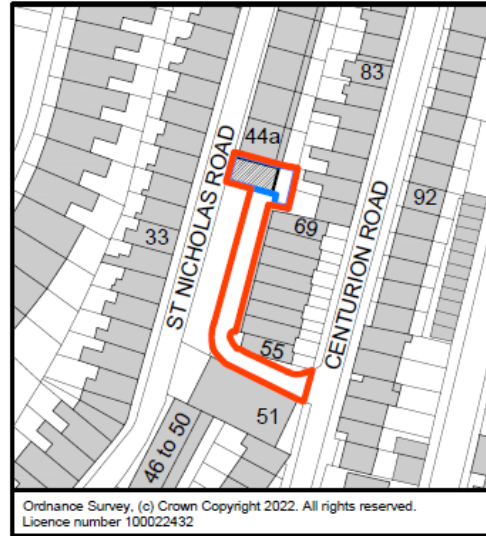
Location Plan - 1:1250



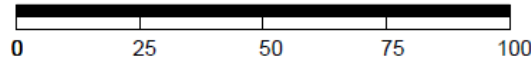
Scale In Metres @ 1:1250



Proposed Location Plan



Location Plan - 1:1250



Scale In Metres @ 1:1250



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Aerial photo of site



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3D Aerial photo of site



Street photo of site



Looking west over Centurion Road, brick-built properties are 55-69 Centurion Road. Driveway to south is access to rear car parking area,

Access to/from site

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Access from Centurion Road to rear car parking area and garages.



Access from rear car parking area and garages to Centurion Road.

Existing Garage



Existing Garage at northern end of rear car parking/garage area to the rear of 55-69 Centurion Road.

Space around existing garage



Space to the west of the existing garage



Space to the east of the existing garage

Photos from St Nicholas Road



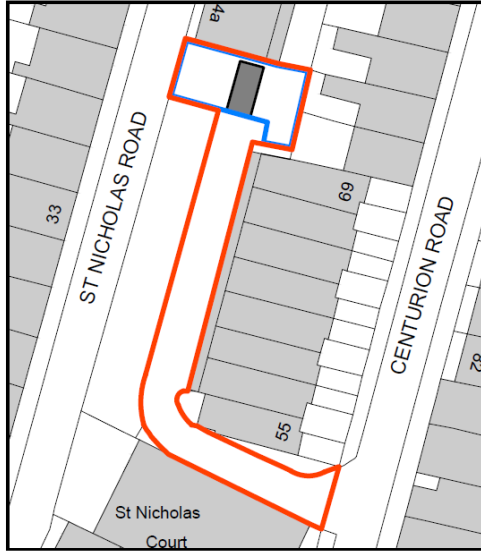
Looking (south) down over the site



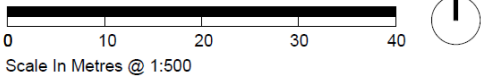
Looking (north) down over the site

Existing Block Plan

119

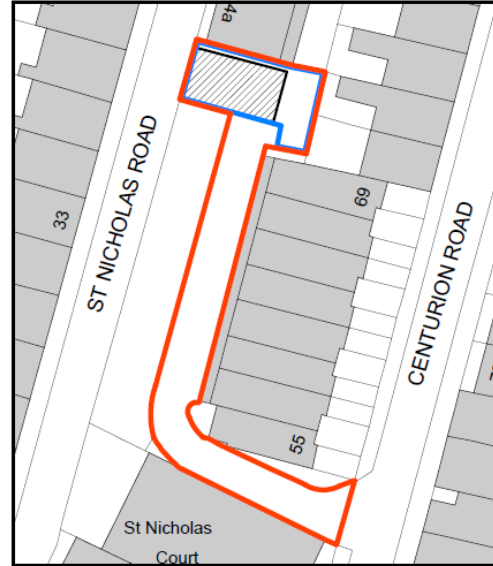


Block Plan - 1:500

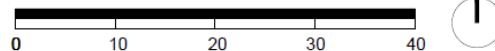


Proposed Block Plan

120

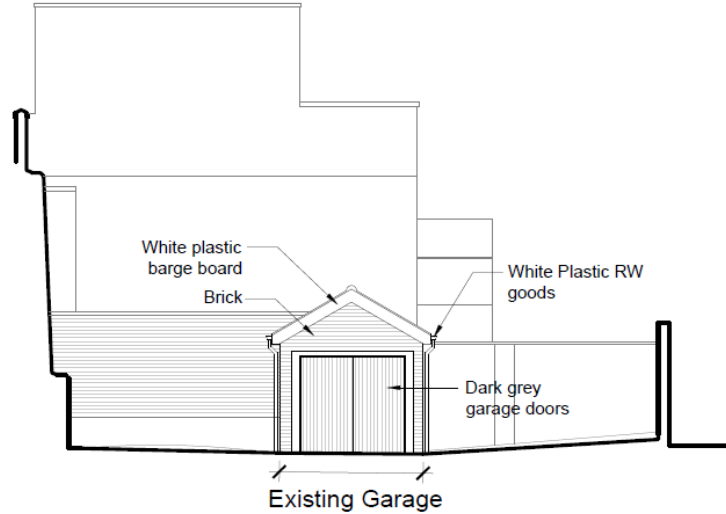


Block Plan - 1:500



Scale In Metres @ 1:500

Existing Front Elevation



Front Elevation (S) - 1:100

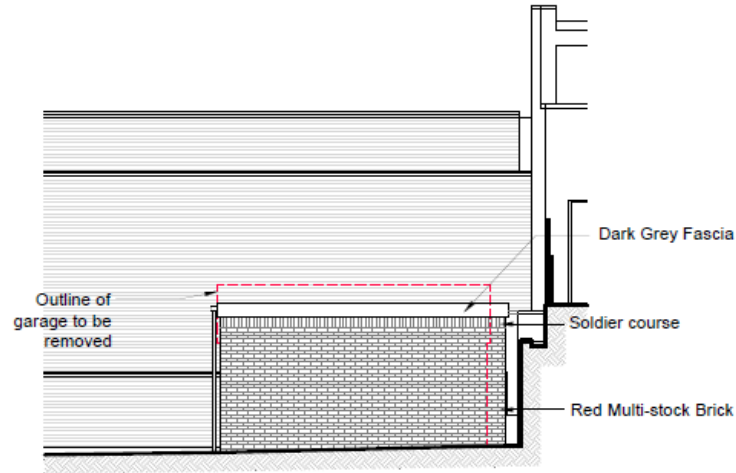


Scale In Metres @ 1:100

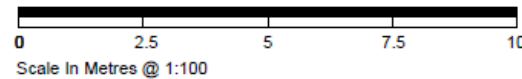
121

Proposed Front Elevation

122

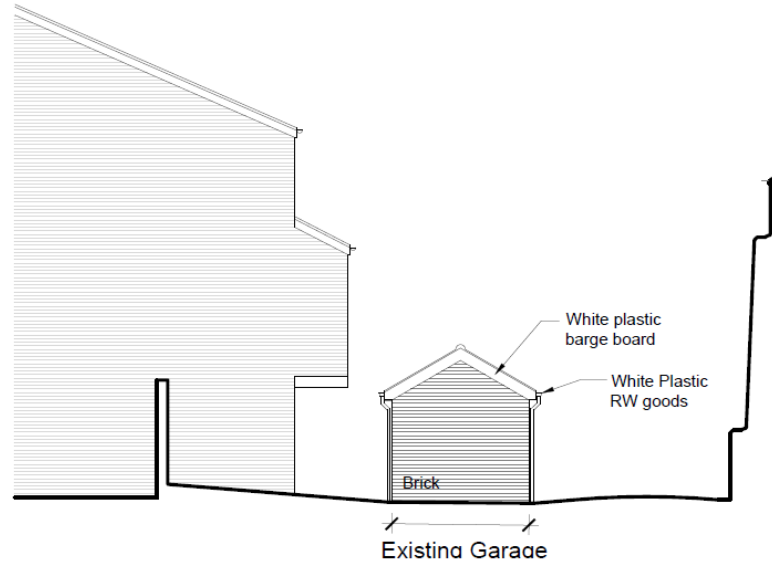


Front Elevation (E) - 1:100



Existing Rear Elevation

123



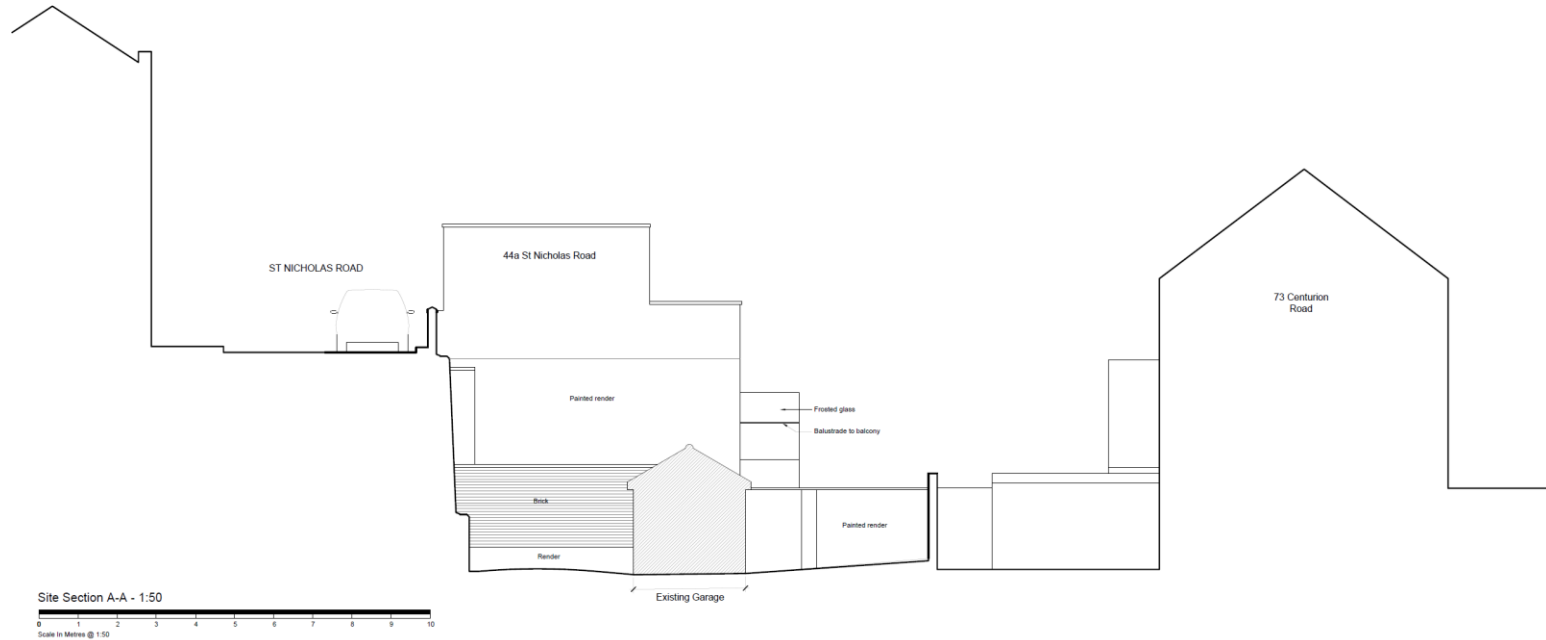
Rear Elevation (N) - 1:100



Scale In Metres @ 1:100

Existing Site Section

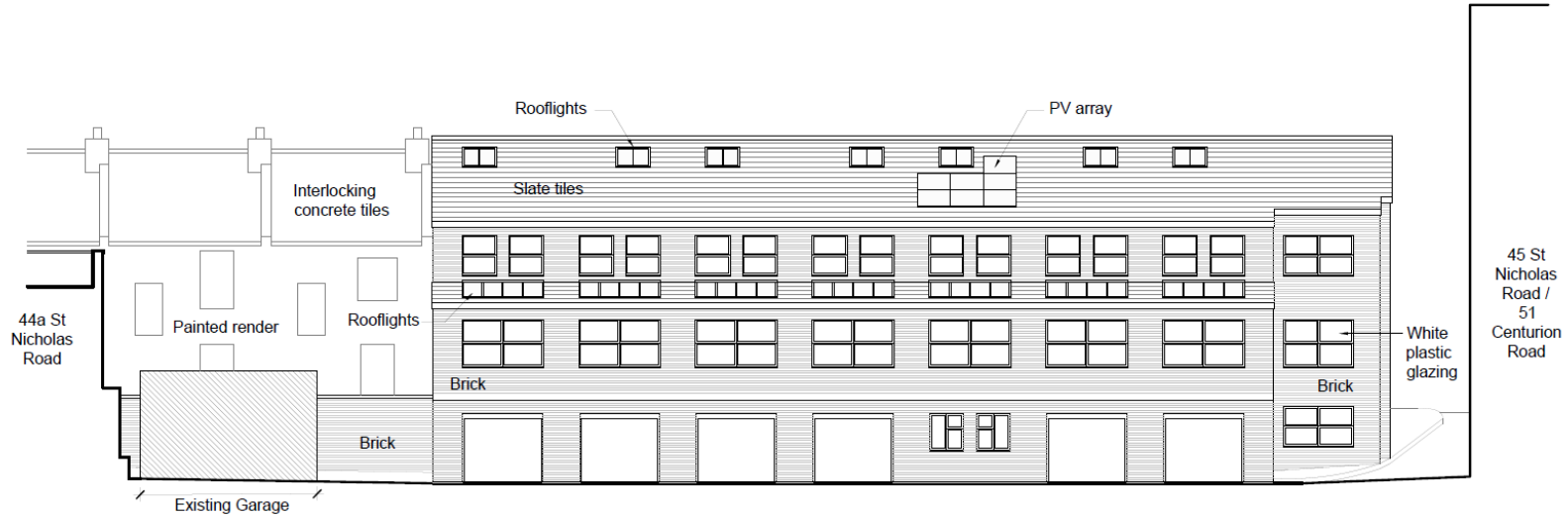
124



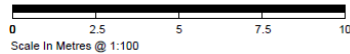
3807.EX.02

Existing Site Section

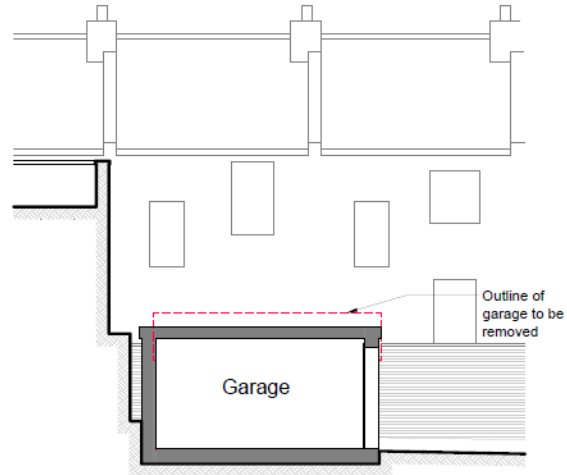
125



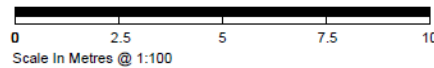
Site Section B-B - 1:100



Proposed Site Section



Section A-A - 1:100



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Proposed Visual



DEACON +
RICHARDSON
ARCHITECTS

3807.IMG.02 - Photomontage of Proposed Development - Rev.A
Overview of car park looking north.



Brighton & Hove
City Council

Proposed Visual



3807IMG.01 - Photomontage of Proposed Development - Rev.A
View from car park looking north.
Land rear of 69 Centurion Road

Representations

Fifteen (15) letters have been received objecting to the proposed development for the following reasons:

- Additional traffic
- Detrimental impact on property value
- Noise and disturbance from use and vehicular movements
- Overdevelopment
- Too close to boundary
- Alignment of garage door will mean narrow entrance for garage.
- Potential for collision with neighbouring boundary walls
- Impacts would be greater than the existing garage.
- Adverse effect on listed building
- Adverse effect on conservation area
- Poor design
- Applicant does not live here; application is purely for money.
- Use of the space as a rented parking space would cause problems for existing residents.
- Overdevelopment
- Residential Amenity
- Garage has only been used for domestic purposes for 40 years.
- Garage should not have a commercial storage purpose which would be inappropriate in this location,

Representations (Cont.)

- Light pollution
- Air pollution
- Security risk to neighbours
- Garage will impact on neighbours' ability to maintain boundary walls
- Overshadowing
- Restriction of view
- Inappropriate height of development
- Traffic or Highways impacts,
- Council owns the large retaining wall between the rear of Centurion Road and St Nicholas Road, and this will impact on the maintenance of the wall.
- Council own land next to retaining wall.
- Historic issues of illegal parking in this area.
- Contrary to polices DM18, DM21 and DM40.
- Obstructs existing users.
- Reduction in safety
- Entrance should not be repositioned.
- Notice no served on Council Asset management team.
- If approved, the larger garage should not be able to be rented out or the adjacent parking area.
- No exceptional circumstances for a 'personal use'.
- Larger space means there could be more uses (e.g. parking and space for DIY).
- Use should be linked to 55 Centurion Road.



Key Considerations in the Application

- Principle of a garage
- Design and Appearance
- Impact on West Hill Conservation Area
- Impact on Amenity
- Transport and Highways

Conclusion and Planning Balance

- The applicant has said the proposed garage will be for personal parking and storage (no change from existing) and this is secured through a condition which also prohibits future commercial use.
- The proposal would have no impact on the West Hill Conservation Area.
- Acceptable in terms of impacts on neighbouring amenity.
- No loss of existing parking spaces.
- The amended design (relocated door and reduction in internal parking spaces) resolves Transport and Highway concerns.
- Conditions are also recommended to secure a biodiversity gain (bee brick) and a condition relating to if contamination is discovered on site during construction.

Recommend: Approval