

**Saxon Works, Land To  
The Rear Of 303-305  
Portland Road**

**BH2021/04068**



**Brighton & Hove  
City Council**

# Application Description

---

In March 2023, Planning Committee agreed to refuse planning permission for the following development:

*“Demolition of existing buildings and erection of 2 to 5 storey residential building (C3) including basement vehicle parking and 3 storey commercial building comprising flexible Class E floorspace, with associated cycle and bin storage, landscaping and associated works. (For information: proposal is for 26no. residential units and 219sqm of commercial floorspace). (Revised description and drawings).”*

# Background

---

The application came before the Planning Committee on the 8<sup>th</sup> March 2023, with an officer recommendation to approve. However, members resolved to refuse the application for the following reasons:

1. *“The proposal, as a result of its scale, bulk, proximity to the site boundaries and location of balconies on the residential building, would result in an overbearing impact, overlooking and loss of privacy to the Olive Road residential properties. This is contrary to policy DM20 of the Brighton & Hove City Plan Part Two.*

2. *The scale, bulk, and height of the proposed residential building would be out of keeping with the pattern and scale of the surrounding area. The number of proposed units and the scale of the development represents an overdevelopment of the site. This is contrary to policies CP12 and CP14 of the Brighton & Hove City Plan Part One and DM18 and DM19 of the Brighton & Hove City Plan Part Two, and SPD17: Urban Design Framework.”*



# Map of application site

---





# Aerial photo(s) of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council

# Proposal

---

- Following the refusal by Planning Committee, that Committee Members agree that the Head of Planning be authorised to negotiate and agree conditions and a section 106 agreement in the terms acceptable to them, in the event of a valid appeal being submitted and the appeal being allowed.

# Recommendation

---

- That the Committee agrees that the Head of Planning be authorised to negotiate and agree conditions and a section 106 agreement in the event of a valid appeal being submitted and the appeal being allowed, based on the Head of Terms and conditions set out within the report.

