



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 9 NOVEMBER 2016**

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD,  
HOVE, BN3 3BQ**



# ADDENDUM

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09 November 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
5	Jubilee car park Arts Road, University of Sussex, Brighton	BH2016/03040	<p><b>Amend Recommendation</b> to read: That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be <b>MINDED TO GRANT</b> planning permission subject to a s106 obligation and the following Conditions and Informatives:</p> <p><b>Officer comment:</b> The s106 obligation is required to agree a maximum level of car parking of 1960 in line with the approved outline permission.</p> <p><b>Amend Condition 3</b> to read: No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of the proposed concrete pavers have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. <b>Reason:</b> To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE3 of the Brighton &amp; Hove Local Plan and CP12 and CP15 of the Brighton &amp; Hove City Plan Part One.</p> <p><b>Additional Condition 17</b> to read: The development hereby approved shall be constructed using ‘Unicol Anolok II B711 Pale Blue Grey’, ‘Bailey Anodised VOM 1’ and ‘Bailey Anodised Alnecolan C5’ as the external cladding material. <b>Reason:</b> To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE3 of the Brighton &amp; Hove Local Plan and CP12 and CP15 of the Brighton &amp; Hove City Plan Part One.</p> <p>Additional <u>comment</u> received from <b>County Ecologist</b> following recipe of additional information regarding development adjacent to the area of ancient woodland:</p> <ul style="list-style-type: none"> <li>• Although the excavation will extend within the 15 m buffer zone, the area is limited (c. 90 m<sup>2</sup>) and is in an area of previously disturbed ground. As such, and the proposed mitigation (retention of all woodland and root protection</li> </ul>

			<p>areas, sensitive lighting, tree and scrub planting, wildflower seeding, no dig construction of footpath), there are unlikely to be any significant impacts on the ancient woodland.</p> <p><b>Officer response:</b> None</p> <p>Additional representation received from <b>CAG <u>objecting</u></b> on the following grounds: The Group recommend refusal and wished to draw attention to the two important heritage assets, the South Downs National Park and the listed Spence buildings on the campus itself. This proposed building would impact significantly on both those assets. The Group drew attention to the use of grey for the concrete and for the cladding, which it considers inappropriate, particularly as it does not appear to succeed in reducing the visual impact of the building. It was suggested that alternatives be considered, eg relocating the car park underground or using different cladding materials, either red/brick colour to match Spence buildings or green/brown to match the vegetation behind.</p> <p><b>Heritage response:</b> Red brick colour would mean that the building would merge into the listed buildings (The Library and Arts A) in the view from Fulton Court. Green/Brown colour would not be relevant in winter when the trees are bare and the building is most visible. The proposed grey tones are the most visually recessive solution in the longer views.</p>
81	Land rear of 73 North Road, Brighton	BH2016/01879	<p>Three further representations received from <b>40, 41 Queens Gardens and a member of the North Laine Community Association <u>object</u></b> to the development on the grounds of over-development, impact on standard of living of existing residents and in particular the impact on light and outlook.</p> <p><b>Officer response:</b> These representations do not raise any additional points and are addressed in the report.</p>

NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

#### NEW APPEALS RECEIVED

**WARD****BRUNSWICK AND ADELAIDE****APPEALAPPNUMBER**

APL2016/05022

**ADDRESS**

117 - 118 Western Road, Hove, BN3 1DB

**DEVELOPMENT DESCRIPTION**

Display of internally illuminated fascia sign (retrospective).

**APPEAL STATUS**

APPEAL IN PROGRESS

**APPEAL RECEIVED DATE**

23/09/2016

**APPLICATION DECISION LEVEL**

Not Assigned

**WARD****EAST BRIGHTON****APPEALAPPNUMBER**

APL2016/05016

**ADDRESS**

68A St Georges Road Brighton

**DEVELOPMENT DESCRIPTION**

Demolition of existing office building and erection of 1no three bedroom dwelling (C3) to rear of site (Part Retrospective).

**APPEAL STATUS**

APPEAL IN PROGRESS

**APPEAL RECEIVED DATE**

15/09/2016

**APPLICATION DECISION LEVEL**

Not Assigned

**WARD****GOLDSMID****APPEALAPPNUMBER**

APL2016/05015

**ADDRESS**

62 Lyndhurst Road, Hove, BN3 6FB (First Floor Flat 60 Lyndhurst Road and 62 Lyndhurst Road Hove)

**DEVELOPMENT DESCRIPTION**

Roof alterations incorporating rear dormers and rooflights to front and rear roof slopes.

**APPEAL STATUS**

APPEAL IN PROGRESS

**APPEAL RECEIVED DATE**

14/09/2016

**APPLICATION DECISION LEVEL**

Not Assigned

**WARD****GOLDSMID****APPEALAPPNUMBER**

APL2016/05023

**ADDRESS**

HEREFORD HOUSE, 9 Eaton Road, Hove, BN3 3AF

**DEVELOPMENT DESCRIPTION**

Replacement of existing timber and aluminium windows with UPVC sash windows to front elevation.

**APPEAL STATUS**

APPEAL IN PROGRESS

**APPEAL RECEIVED DATE**

22/09/2016

**APPLICATION DECISION LEVEL**

Not Assigned

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****GOLDSMID**

APL2016/05028

FLAT 1, 63 The Drive, Hove, BN3 3PF

Conversion of existing 1no two bedroom flat into 2no one bedroom flats.

APPEAL IN PROGRESS

15/09/2016

Not Assigned

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HANOVER AND ELM GROVE**

APL2016/05024

44A Cobden Road, Brighton, BN2 9TJ

Roof alterations incorporating a raised ridge height, creation of rear dormer and the insertion of new roof lights, with alterations to the roof form of an existing extension and revised fenestration.

APPEAL IN PROGRESS

22/09/2016

Not Assigned

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HANOVER AND ELM GROVE**

APL2016/05029

22A Wellington Road, Brighton, BN2 3AA (Flat A 22 Wellington Road Brighton)

Erection of rear extension at second floor level and front and rear rooflights.

APPEAL IN PROGRESS

30/09/2016

Not Assigned

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****APPEAL STATUS****APPEAL RECEIVED DATE****APPLICATION DECISION LEVEL****HOLLINGDEAN AND STANMER**

APL2016/05019

13 Middleton Rise, Brighton, BN1 9AN

Change of use from five bedroom small house in multiple occupation (C4) to seven bedroom house in multiple occupation (Sui Generis) incorporating first floor side extension.

APPEAL IN PROGRESS

14/09/2016

Not Assigned

**WARD****APPEALAPPNUMBER****ADDRESS****DEVELOPMENT DESCRIPTION****MOULSECOOMB AND BEVENDEAN**

APL2016/05027

12 Coombe Terrace, Brighton, BN2 4AD

Erection of single storey rear extension (Retrospective).



APPEAL STATUS APPEAL IN PROGRESS  
APPEAL RECEIVED DATE 27/09/2016  
APPLICATION DECISION LEVEL Not Assigned

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**WARD** **QUEEN'S PARK**  
APPEALAPPNUMBER APL2016/05030  
ADDRESS C H MEARS AND SON, 18 Circus Street,  
Brighton, BN2 9QF (18 Circus Street Brighton)  
DEVELOPMENT DESCRIPTION Demolition of existing building and erection of  
three storey building comprising 3no one bedroom  
flats (C3).

APPEAL STATUS APPEAL IN PROGRESS  
APPEAL RECEIVED DATE 06/10/2016  
APPLICATION DECISION LEVEL Not Assigned

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**WARD** **ROTTINGDEAN COASTAL**  
APPEALAPPNUMBER APL2016/05017  
ADDRESS 7 Marine Close, Saltdean, Brighton, BN2 8SA  
DEVELOPMENT DESCRIPTION Erection of 1no four bedroom bungalow (C3) and  
alterations to existing dwelling.

APPEAL STATUS APPEAL IN PROGRESS  
APPEAL RECEIVED DATE 15/09/2016  
APPLICATION DECISION LEVEL Not Assigned

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**WARD** **ROTTINGDEAN COASTAL**  
APPEALAPPNUMBER APL2016/05021  
ADDRESS PREAMBLES, Ovingdean Road, Brighton, BN2  
7BB  
DEVELOPMENT DESCRIPTION Erection of 1no three bedroom dwelling house.

APPEAL STATUS APPEAL IN PROGRESS  
APPEAL RECEIVED DATE 22/09/2016  
APPLICATION DECISION LEVEL Not Assigned

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**WARD** **ROTTINGDEAN COASTAL**  
APPEALAPPNUMBER APL2016/05026  
ADDRESS 102 Longhill Road, Brighton, BN2 7BD  
DEVELOPMENT DESCRIPTION Installation of dormers to front and rear elevations  
and creation of balcony to front elevation.

APPEAL STATUS APPEAL IN PROGRESS  
APPEAL RECEIVED DATE 20/09/2016  
APPLICATION DECISION LEVEL Not Assigned

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**WARD** **ST. PETER'S AND NORTH LAINE**  
APPEALAPPNUMBER APL2016/05013  
ADDRESS 19 Caledonian Road, Brighton, BN2 3HX

DEVELOPMENT DESCRIPTION Change of use from six bedroom small house in multiple occupation (C4) to seven bedroom house in multiple occupation (Sui Generis) (Retrospective)

APPEAL STATUS APPEAL IN PROGRESS

APPEAL RECEIVED DATE 14/09/2016

APPLICATION DECISION LEVEL Not Assigned

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WARD **ST. PETER'S AND NORTH LAINE**

APPEALAPPNUMBER APL2016/05014

ADDRESS 77A London Road, Brighton, BN1 4JF

DEVELOPMENT DESCRIPTION Conversion of lower ground floor ancillary storage to form 1no two bedroom flat (C3) with associated alterations (Retrospective).

APPEAL STATUS APPEAL IN PROGRESS

APPEAL RECEIVED DATE 14/09/2016

APPLICATION DECISION LEVEL Not Assigned

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WARD **ST. PETER'S AND NORTH LAINE**

APPEALAPPNUMBER APL2016/05020

ADDRESS 6 Beaconsfield Road, Brighton, BN1 4QH

DEVELOPMENT DESCRIPTION Conversion of existing house to form 2no. one bedroom flats and 1no. three bedroom maisonette (C3) with construction of external staircase to rear.

APPEAL STATUS APPEAL IN PROGRESS

APPEAL RECEIVED DATE 15/09/2016

APPLICATION DECISION LEVEL Not Assigned

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WARD **ST. PETER'S AND NORTH LAINE**

APPEALAPPNUMBER APL2016/05025

ADDRESS 72A Lewes Road, Brighton, BN2 3HZ

DEVELOPMENT DESCRIPTION Roof alterations including installation of rear dormer to replace existing and rooflights to front elevation

APPEAL STATUS APPEAL IN PROGRESS

APPEAL RECEIVED DATE 23/09/2016

APPLICATION DECISION LEVEL Not Assigned

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WARD **WITHDEAN**

APPEALAPPNUMBER APL2016/05018

ADDRESS MEDIA HOUSE, 26 - 26 North Road, Preston, Brighton, BN1 6SP (Media House 26 North Road Brighton)

DEVELOPMENT DESCRIPTION Extensions and alterations to main building to facilitate the conversion from office/general industry (B1/B2) to from 4no residential dwellings (C3) with associated works.

<u>APPEAL STATUS</u>	APPEAL IN PROGRESS
<u>APPEAL RECEIVED DATE</u>	14/09/2016
<u>APPLICATION DECISION LEVEL</u>	Not Assigned

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**WARD**

**WITHDEAN**

APPEALAPPNUMBER

APL2016/05031

ADDRESS

3 Knoyle Road, Brighton, BN1 6RB

DEVELOPMENT DESCRIPTION

Replacement of roof to yard and garages to the rear.

APPEAL STATUS

APPEAL IN PROGRESS

APPEAL RECEIVED DATE

06/10/2016

APPLICATION DECISION LEVEL

Not Assigned

