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# Land East Of 24-30 Manor Hall Close BH2023/00183

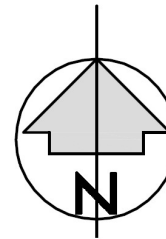


Brighton & Hove  
City Council

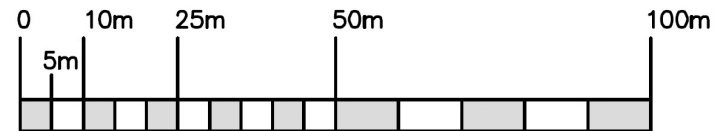
# Application Description

- Erection of 4no three bedroom two storey detached houses including new access road from Gardner Street and alterations to public footpath.
- Only the new access road is within Brighton & Hove - the remainder of the site is under the jurisdiction of Adur/Worthing Local Planning Authority

# Existing Location Plan



LOCATION PLAN 1:1250



127

1298/25

# Aerial photo(s) of site



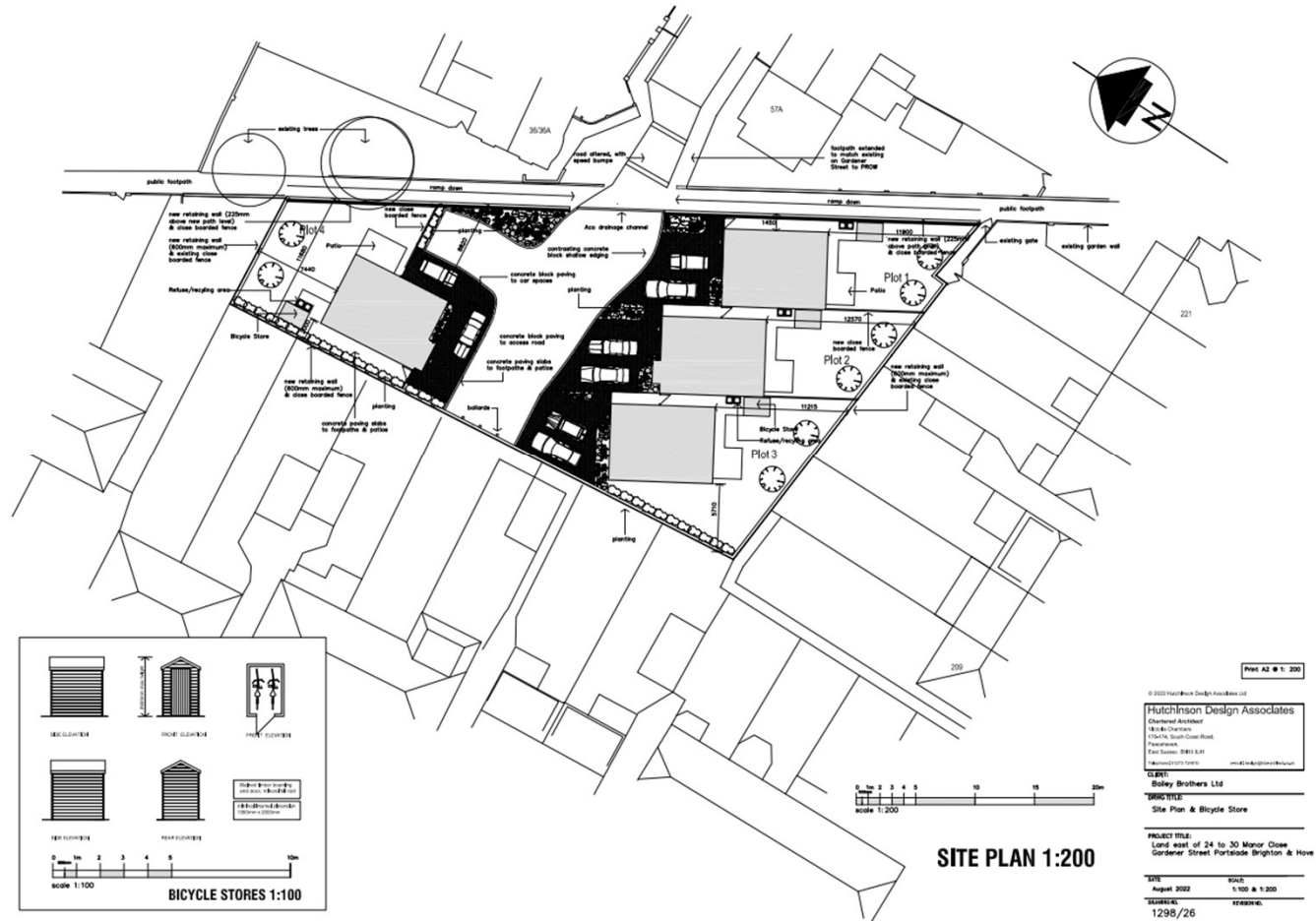
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# 3D Aerial photo of site



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# Proposed site layout plan

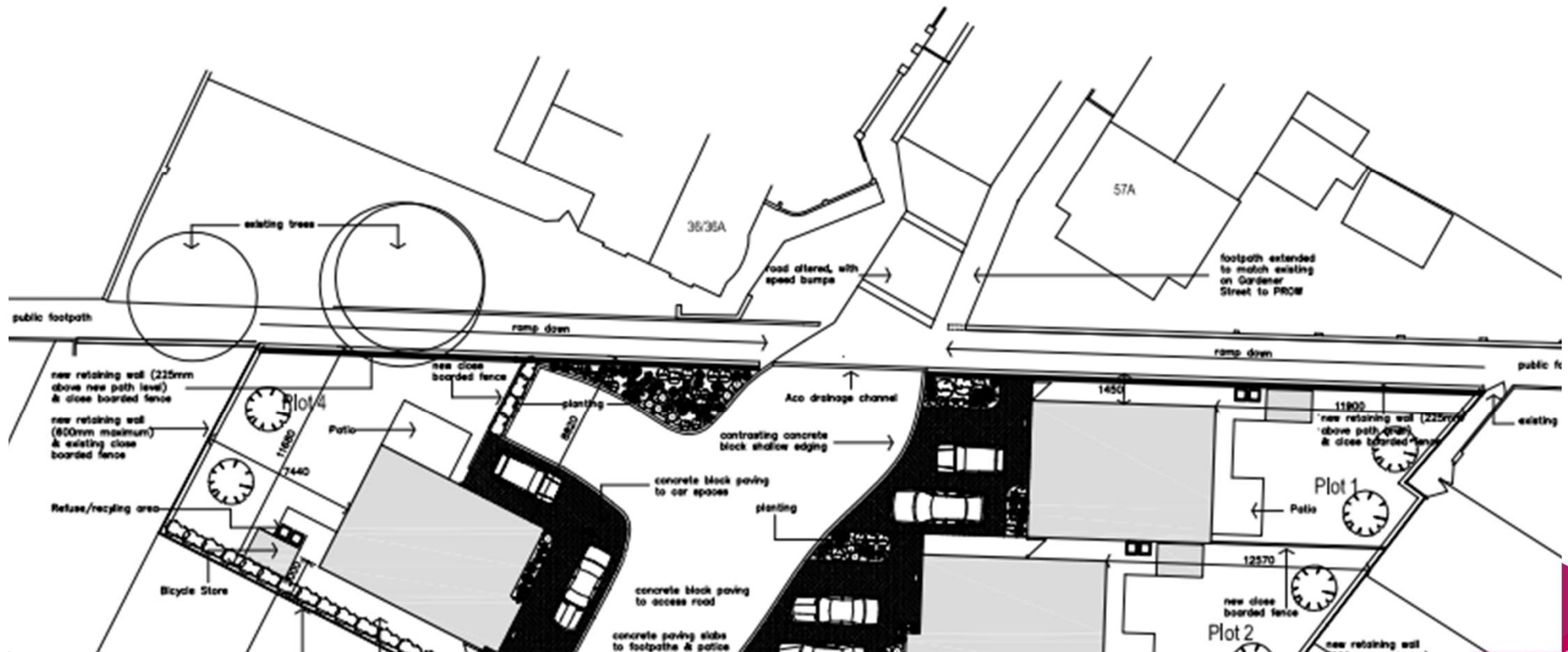


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ID



# Proposed site layout plan (zoomed)



131

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# Looking west along Gardener Street towards site

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# Existing stepped access from Gardener Street

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# Representations

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Ten objections – main issues raised:

- Increased parking pressure;
- Construction impacts: damage to parked vehicles; closure to path;
- Impact on amenity: noise from additional cars and people; light pollution.
- Highway impact: parking pressure, shared vehicle/pedestrian access; Gardener St through-road;
- Loss of green space
- New buildings would be imposing

One letter in support – main issues:

- Improvement to run-down area
- Construction impacts and access concerns minor in comparison.

# Conclusion and Planning Balance

- Access location acceptable in principle subject to final design agreement;
- Small impact on parking space on Gardener Street but not considered to be severe
- Wider development of site beyond City - separate application has been approved by Adur/Worthing Local Planning Authority.
- Given benefits of scheme offers by way of new houses, without significant harm – **Recommend Approval**

