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# St Agnes Church, Newtown Road

**BH2022/02810**



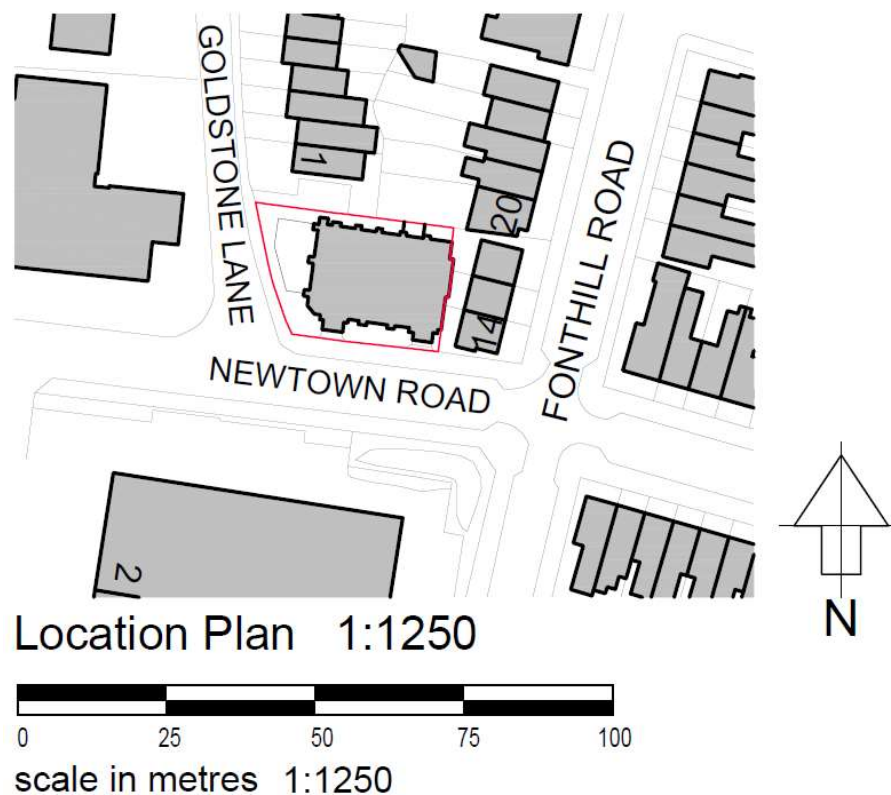
**Brighton & Hove  
City Council**

# Application Description

- Retrospective application for the installation of high level ventilation grilles to gable ends, handrail to parapet wall of roof and external up/down lighting to south elevation at second floor.



# Existing Location Plan



93

0578.PL.1001 A

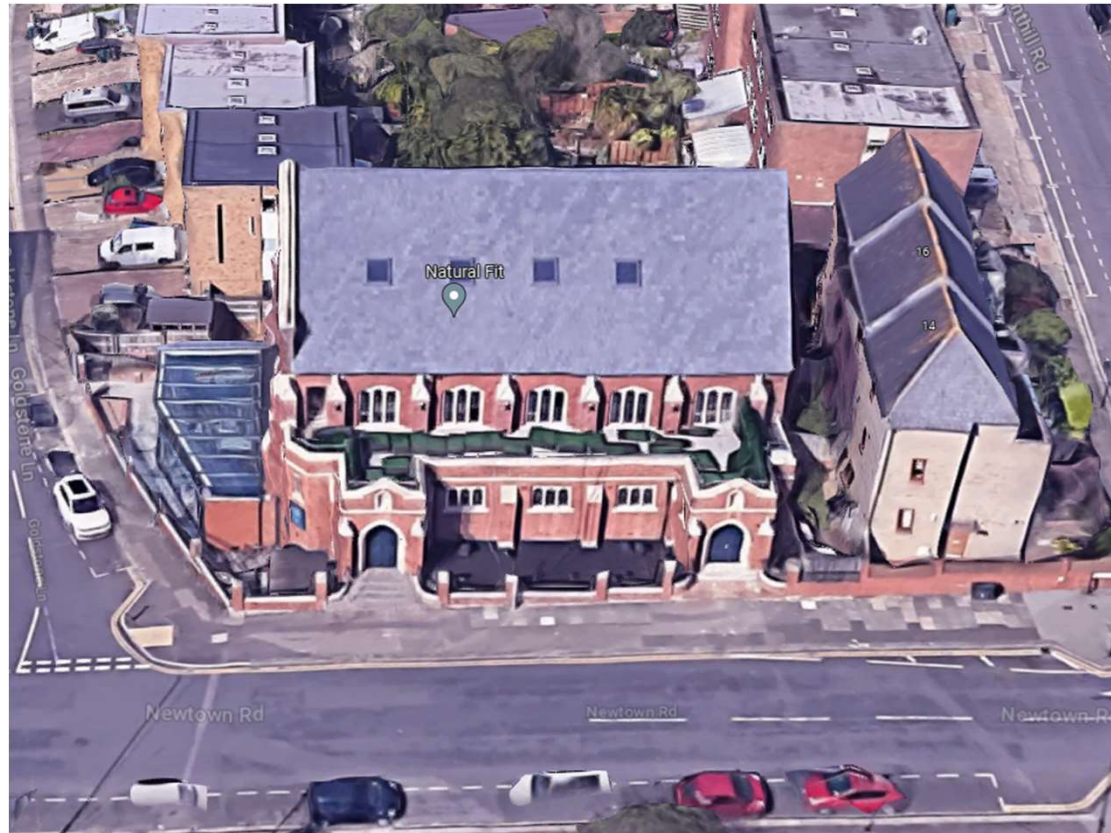
# Aerial photo of site



Brighton & Hove  
City Council

# 3D Aerial photo of site

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Brighton & Hove  
City Council

# Street photo of site

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Brighton & Hove  
City Council

# Street photo of site

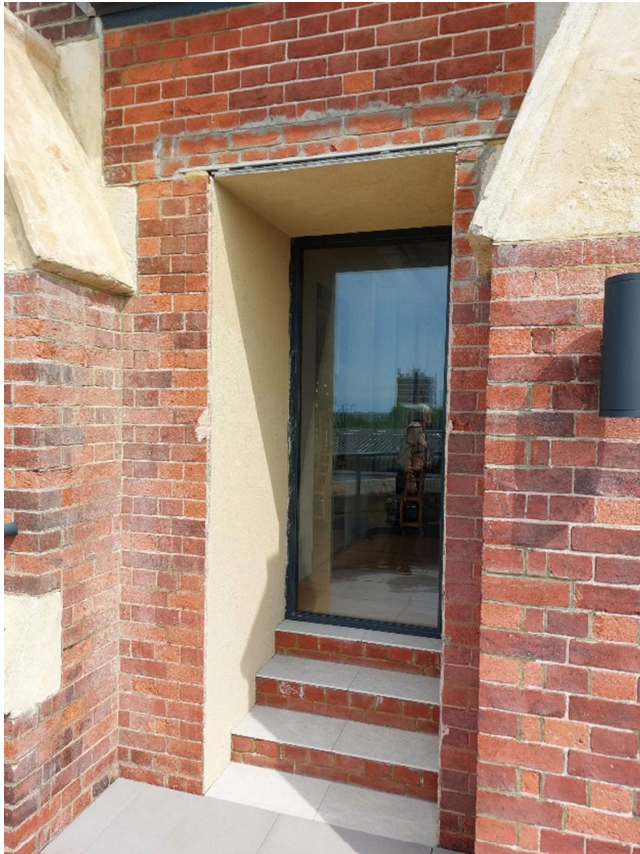
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# Other photos of site

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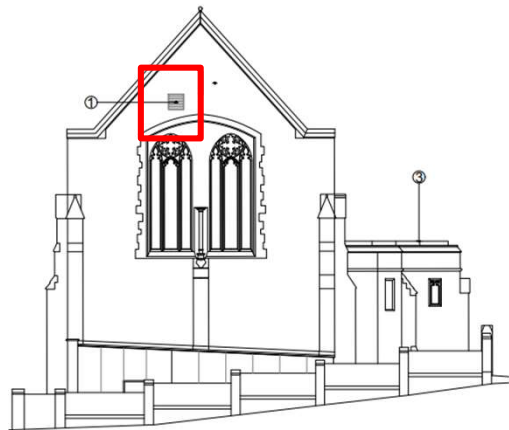


# Other photos of site

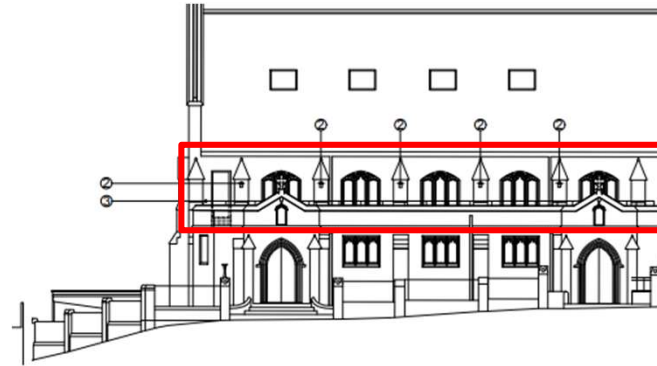
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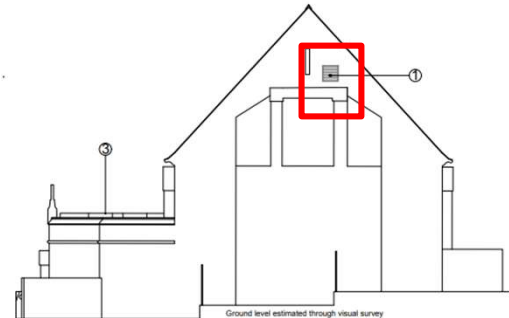
# Proposed Elevations & Floor Plan



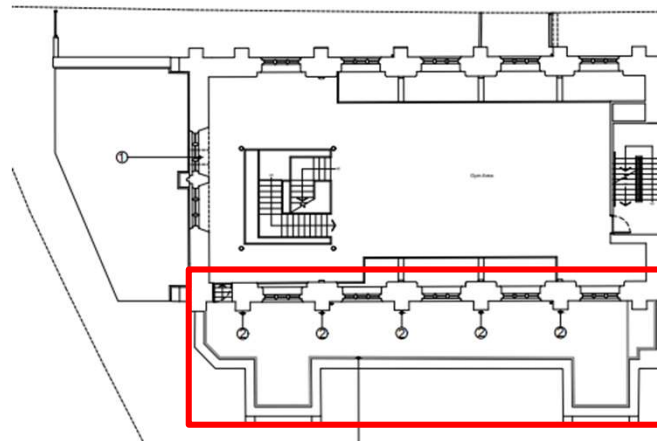
West Elevation 1:100



South Elevation 1:100



East Elevation 1:100



Floor Plan 1:100

100

0578.PL.1003 A

# Representations

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Three (3) representations have been received, objecting to the proposal on the following grounds:

- Light pollution
- Noise nuisance
- Creation of terraces on the building have historically been refused.
- Detrimental impact on property value
- Loss of privacy

A representation has also been received from **Ward Councillor O'Quinn**, objecting to the proposed development. A full copy of the email is attached to this report.

A representation has also been received from former **Ward Councillor Alcock**, objecting to the proposed development. A full copy of the email is attached to this report.

# **Key Considerations in the Application**

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- Design and Appearance
- Impact on Amenity

# Conclusion and Planning Balance

- Appearance is acceptable
- Impact on amenity from noise output of terrace use and from light pollution can be managed through conditions including the measures within the Noise Management Plan. Screening is required to protect privacy of neighbouring residents and will be secured by condition.

**Recommend Approval**

