

58-60 Beaconsfield Road

BH2023/01186



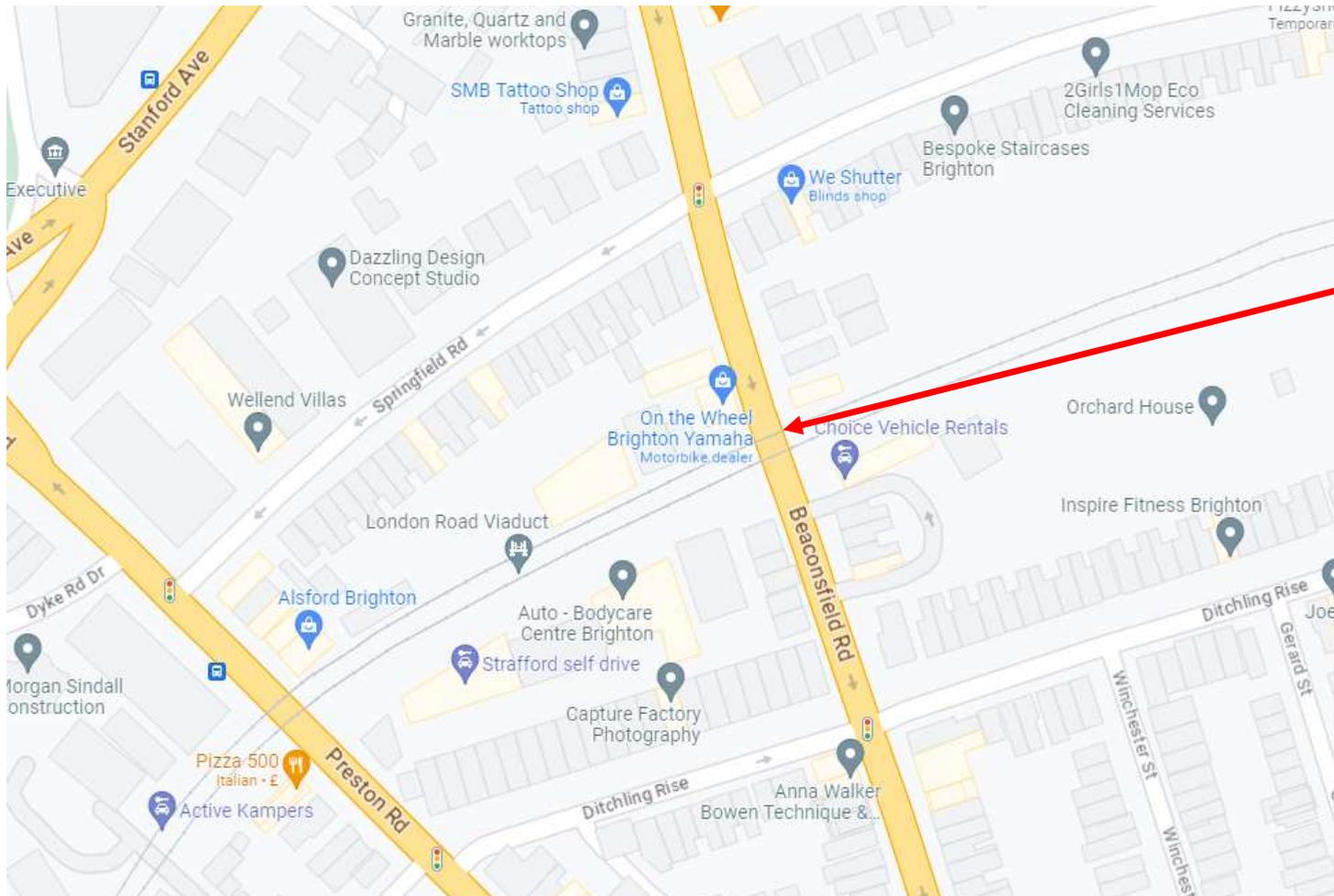
Brighton & Hove
City Council

Application Description

Change of use from builders' merchant premises (Sui Generis) to vehicle rental premises (Sui Generis), including partial demolition of existing structures, installation of rental vehicle wash bay, amended fascia to existing shopfront, parking and associated works.

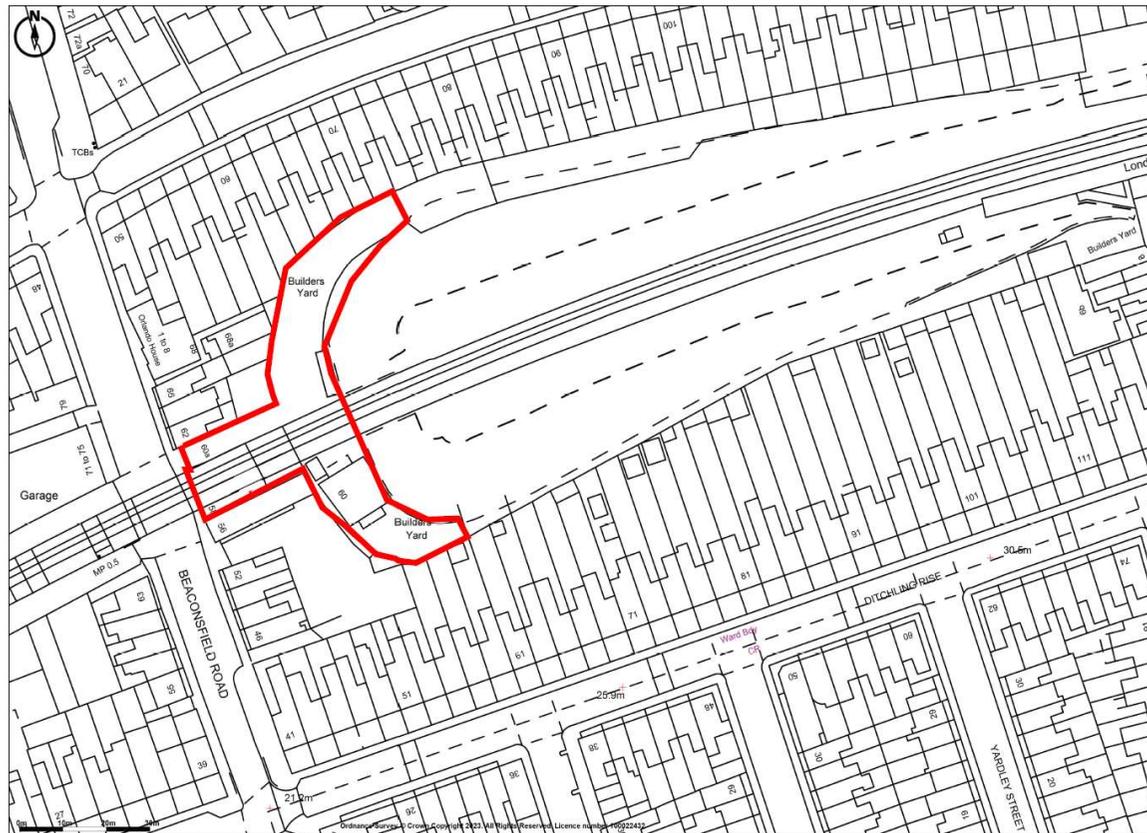


Map of application site



Entrance to application site

Existing Location Plan

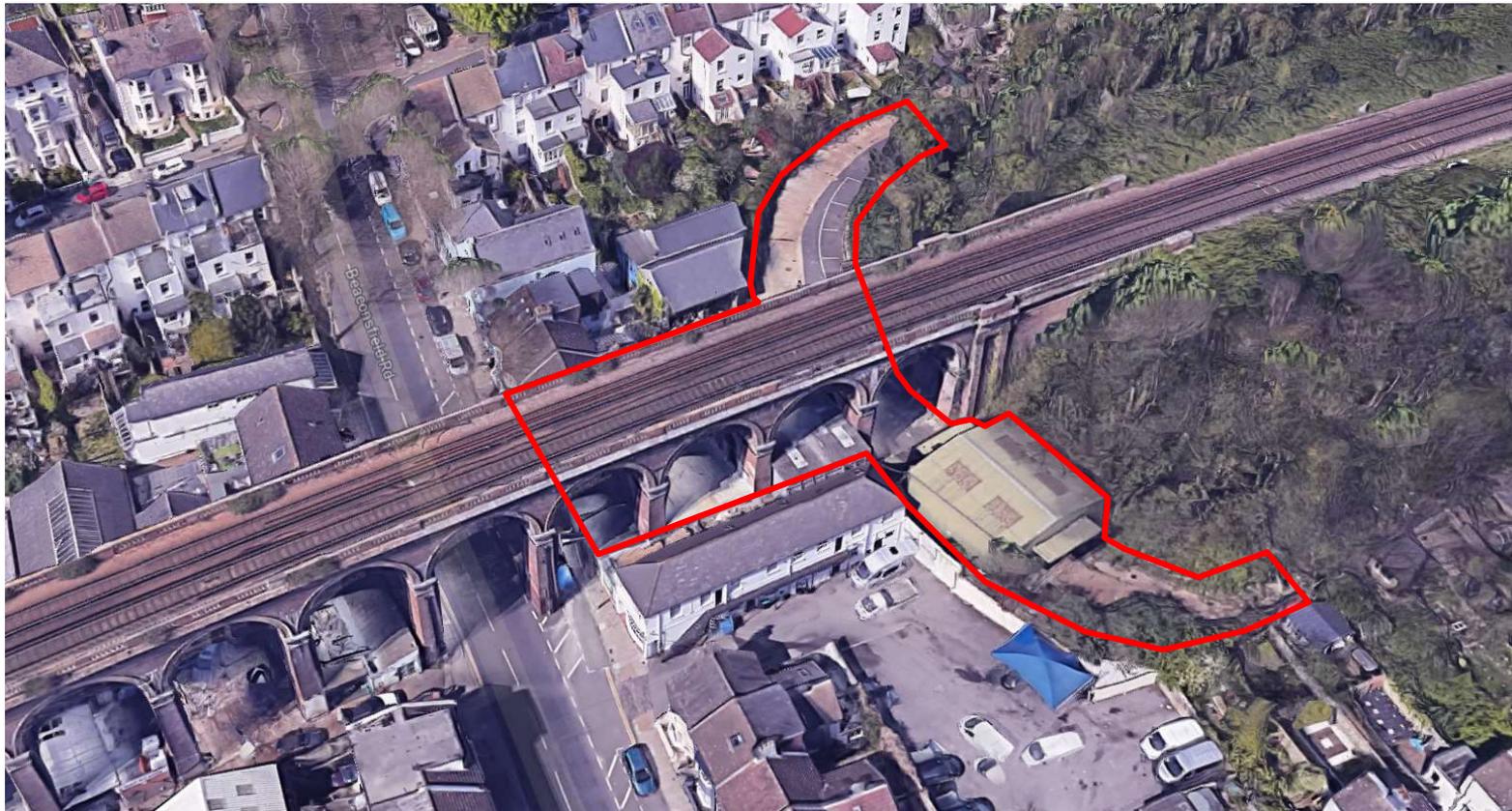


Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



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City Council

Street photo of site



Existing Shopfront



72

ID

Existing Site Photos



**Looking towards the northern boundary
(rear of properties on Springfield Road)**



**Looking towards the southern boundary
(rear of properties on Ditchling Rise)**



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City Council**

Existing Site Photos



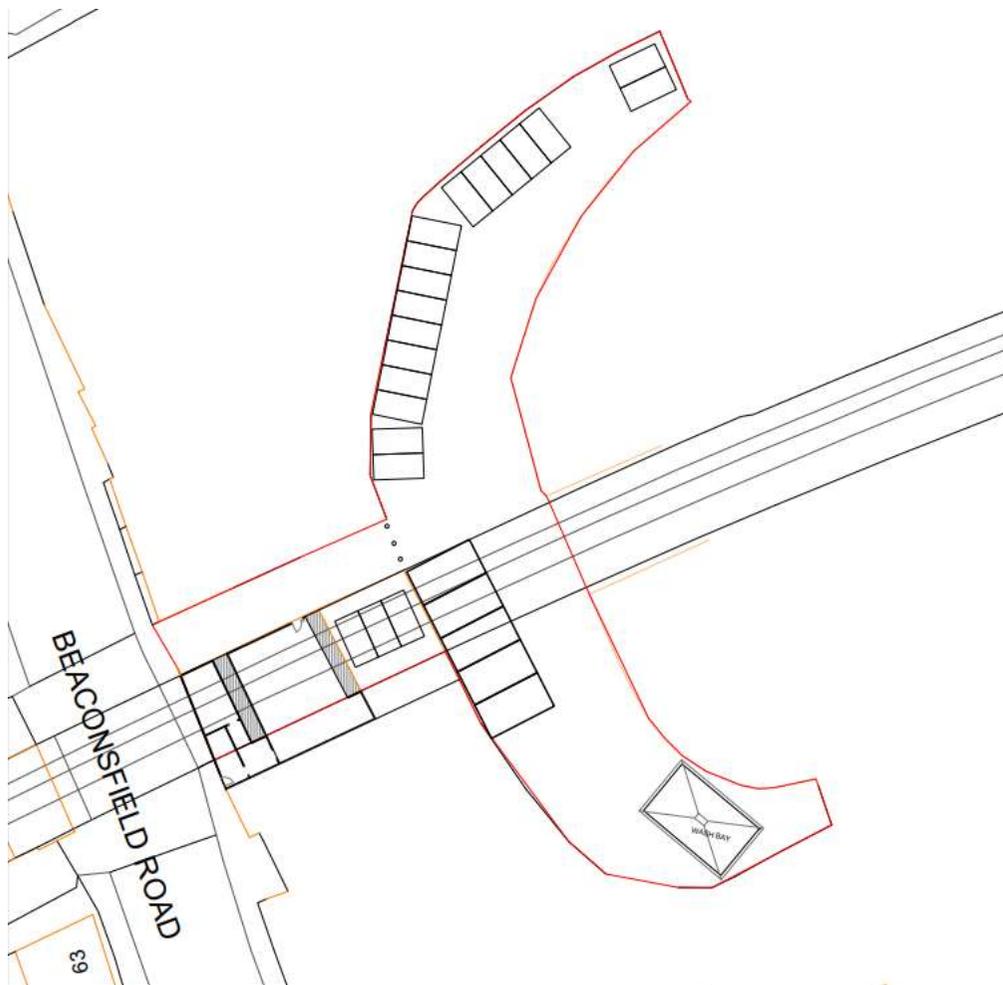
**Existing structures to be demolished/
removed from the site**

Existing Site Photos



Existing structures - to be retained and refurbished as site office for vehicle rental use.

Proposed Site Plan



- Drop down bollards

Existing Front Elevation

Scale 1:50@A3



EXISTING FRONT ELEVATION - 1:50

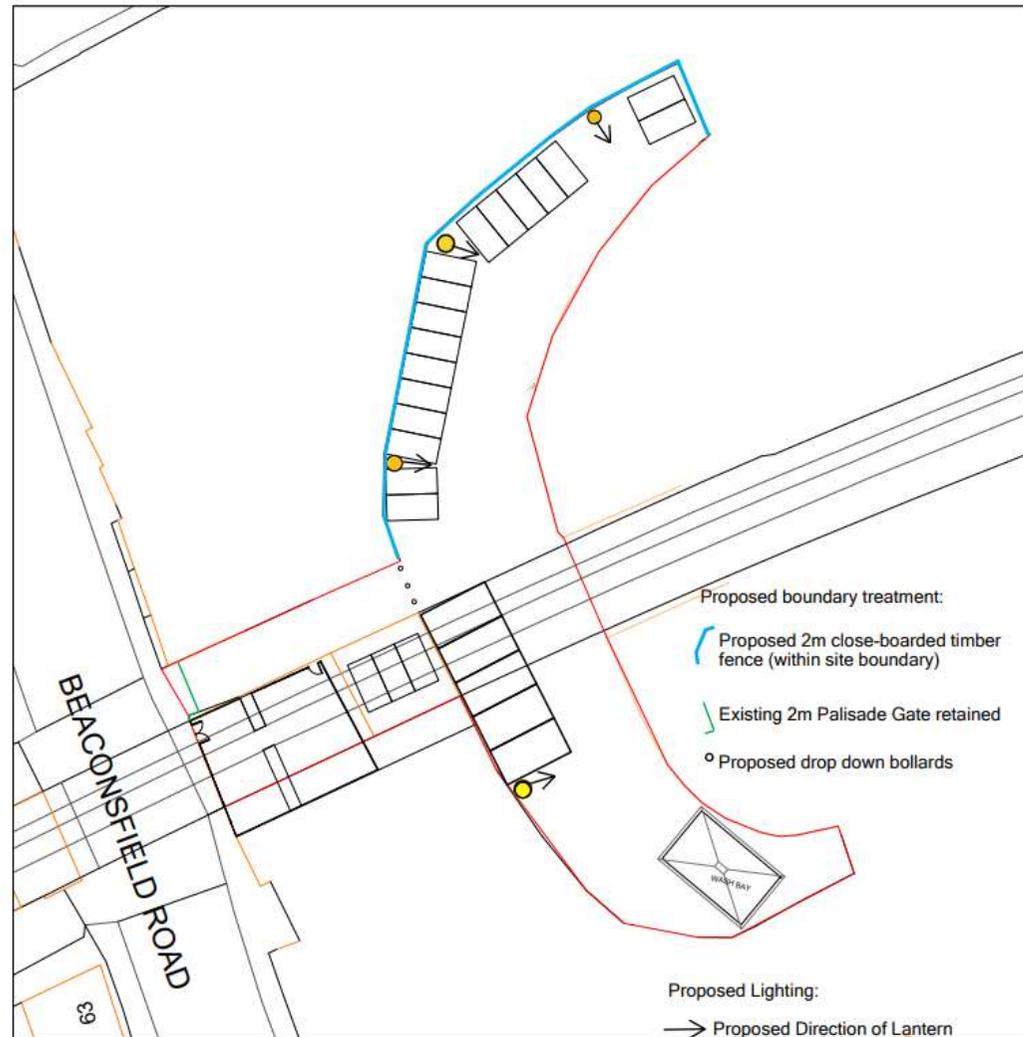
E101 v3



77

E101 V3

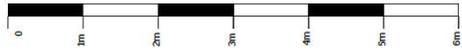
Proposed Lighting & Boundary Plan



- Retain existing lighting column - Halophane D-series to be fitted
- Proposed new lighting column - Halophane D-series to be fitted

Proposed Front Elevation

Scale 1:50@A3



FRONT ELEVATION - 1:50 - Proposed
E103 v3



79

E103 V3



Existing Side Elevation

Scale 1:50@A3



EXISTING SIDE ELEVATION - 1:50

E102 v3



80

E102 V3

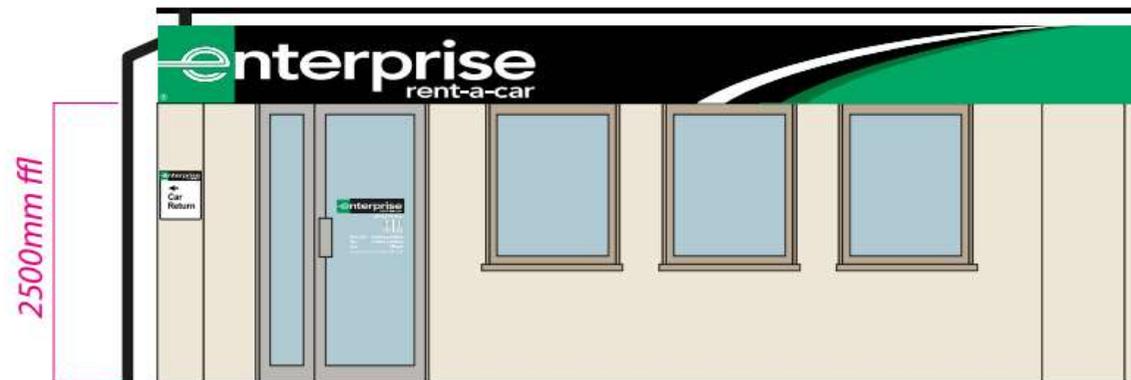
Proposed Side Elevation

Scale 1:50@A3

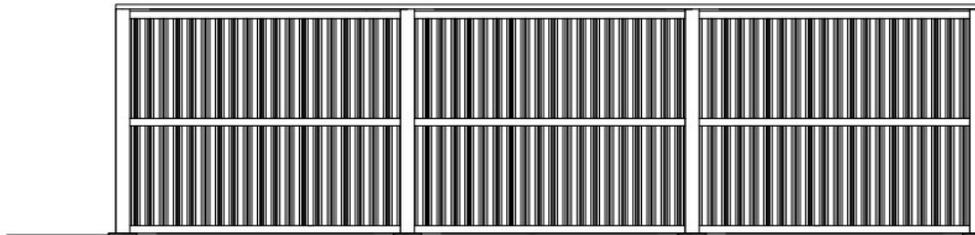


SIDE ELEVATION - 1:50 - Proposed

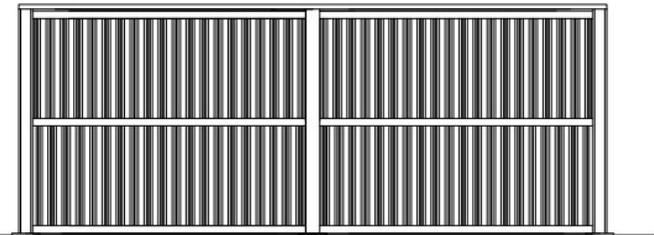
E104 v3



Proposed Car Wash

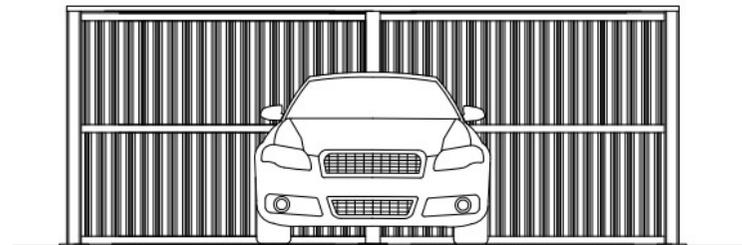


CAR WASH SIDE ELEVATION



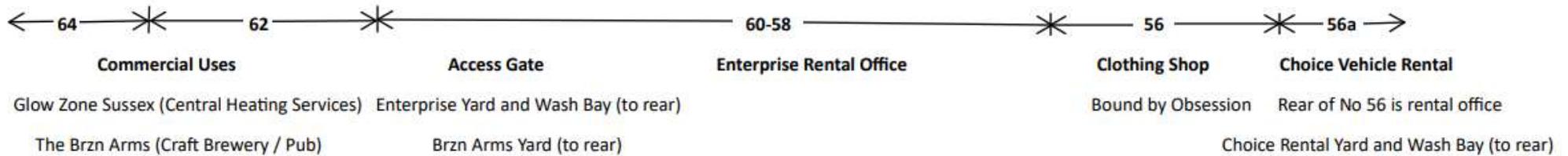
CAR WASH REAR ELEVATION

- 152 x 152 UC's & Galvanised Channels to form 1no. Bay
- 9000mm Long x 6000mm Wide
- 1000 / 32 Goosewing Grey L/G Single Skin Sheets
- Goosewing Grey Capping Flashings
- Gooswing Grey Drip Flashings
- Sealafix Fixings Goosewing Frey
- Roof steel supports & cold rolled purlins
- Plastic Gutter.Down Pipe c/w Brackets



CARWASH FRONT ELEVATION

Illustrative Street Scene



Representations

One-hundred and sixty-six (166) objections:

- Adversely affects conservation area & listed building
- Impacts on residential amenity from increased noise and disturbance (including from jet wash), air quality, loss of light and outlook
- Overdevelopment, poor design,
- Light pollution - impacts on residents and wildlife
- Car parking layout inadequate for manoeuvring, and no footpaths for pedestrians.
- Opening hours too long
- Security risks for adjacent homes
- Would not enhance the area – lack of benefit.
- Increased traffic and congestion, highway safety impacts.
- Lack of community engagement;

- Impact on garden walls and trees.
- Increased ground pollution from vehicles
- Damage to trees in neighbouring gardens
- Increased use of water as part of the use
- Detrimental to BRZN Arms pub customers and use
- Demolition not necessary
- Impact on bats

Caroline Lucas MP objected.

One representation in Support:

- Would return site to trade use, better hours;
- BRZN Arms more disturbing than

Key Considerations in the Application

- Principle of change of use from builders' yard to vehicle rental use.
- Design and appearance of the shopfront alterations.
- Impact on Preston Park Conservation Area and Listed Viaduct.
- Impact on neighbouring amenity
- Impact on Ecology including adjacent London Road Local Wildlife Site.
- Impacts on highway safety

Conclusion and Planning Balance

- Change of use considered acceptable in principle.
- Would not increase the harm to the Preston Park conservation area, particularly with traditional shopfront to be refurbished.
- Structures within site reduced – no adverse impact on listed Viaduct.
- Impact on neighbours acceptable. Noise assessment undertaken relating to car wash bay and vacuum cleaner – use would be limited to 1 hour per day.
- Reduced vehicle trips over that of previous use – no highway safety concerns.
- Acceptable impact on ecology, subject to securing lighting scheme.

Recommend: Approval