

111
**Shermond House,
58-59 Boundary Road
BH2023/02163**



**Brighton & Hove
City Council**

Application Description

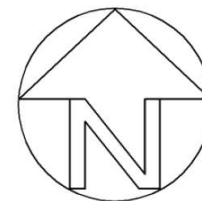
- Erection of a two-storey detached office building (Class E) with car parking retained at ground floor and new cycle storage, in car park to rear of existing building.



Map of application site



Existing Location Plan



Site location plan



Scale 1:1250 @A3



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo of site (Boundary Rd)



117

From rear of site facing east



Dwellings on
Worcester Villas



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From rear of site facing south



Dwellings on New
Church Rd



Brighton & Hove
City Council

From eastern end of site facing west (back towards Boundary Rd)



120

From rear of site facing north



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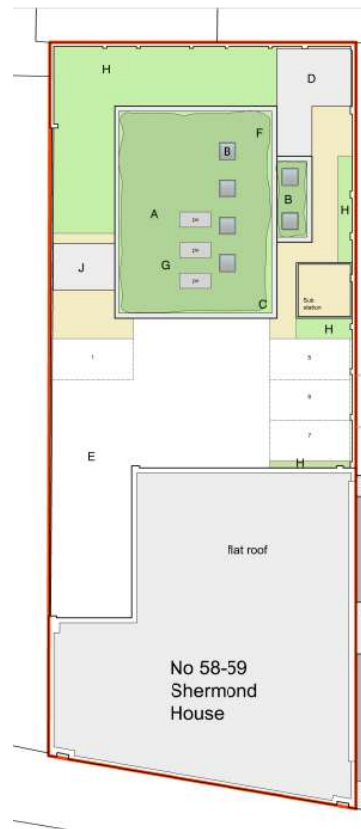
Proposed Block Plan



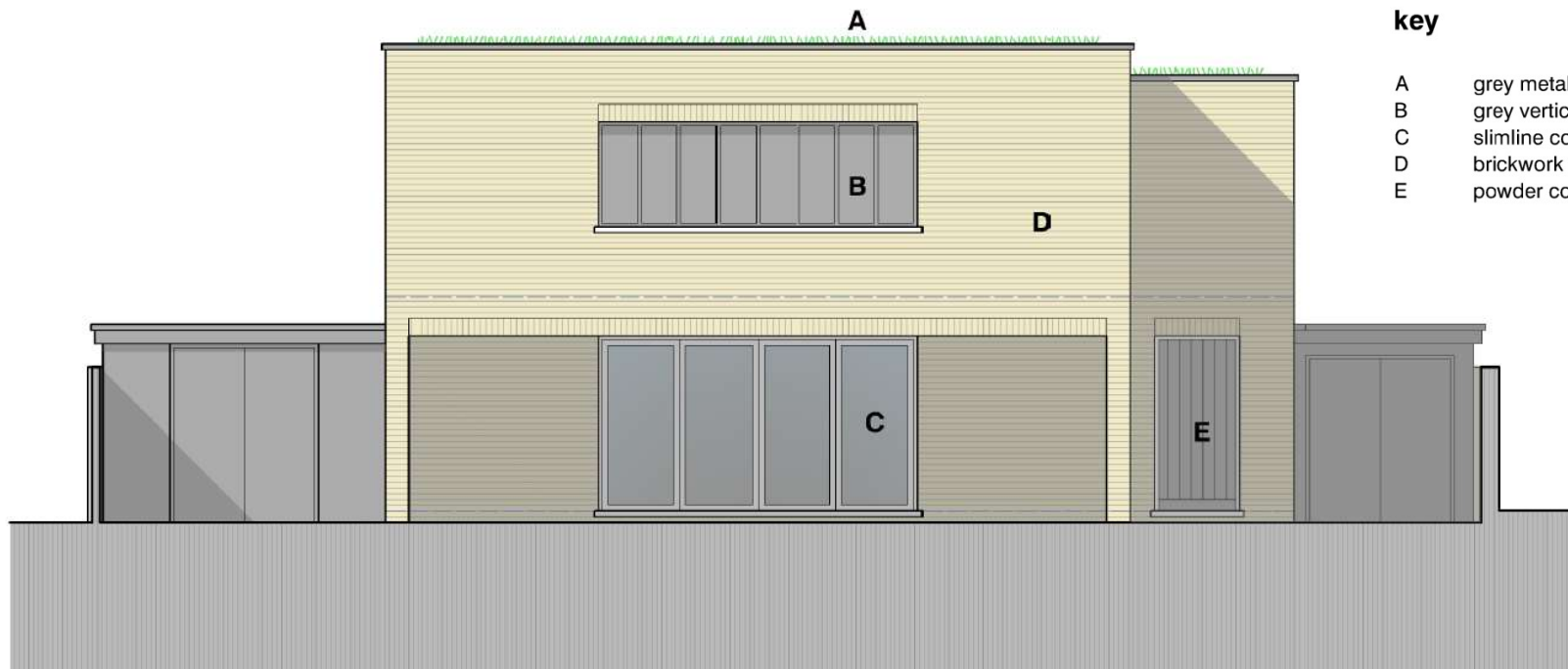
Proposed block plan Scale 1:500 @A3



Proposed Site Plan



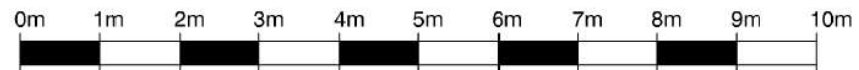
Proposed Front Elevation



key

- A grey metal raised parapet & green roof
- B grey vertical zinc metal cladding in inset frame
- C slimline colour coated glazing system
- D brickwork to match host building
- E powder coated finish - grey

Proposed front / west elevation Scale 1:100 @A3



TA1396/13 E

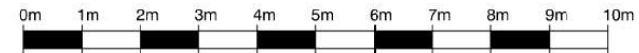
Proposed Rear Elevation

key

- A grey metal raised parapet & green roof
- B grey vertical zinc metal cladding in inset frame
- C slimline colour coated glazing system
- D brickwork to match host building



Proposed rear / east elevation Scale 1:100 @A3



TA1396/15 E

Proposed North Side Elevation

key

- A grey metal raised parapet & green roof
- B grey metal cladding (horizontal boarding)
- C grey metal cladding (vertical boarding)
- D brickwork to match host building

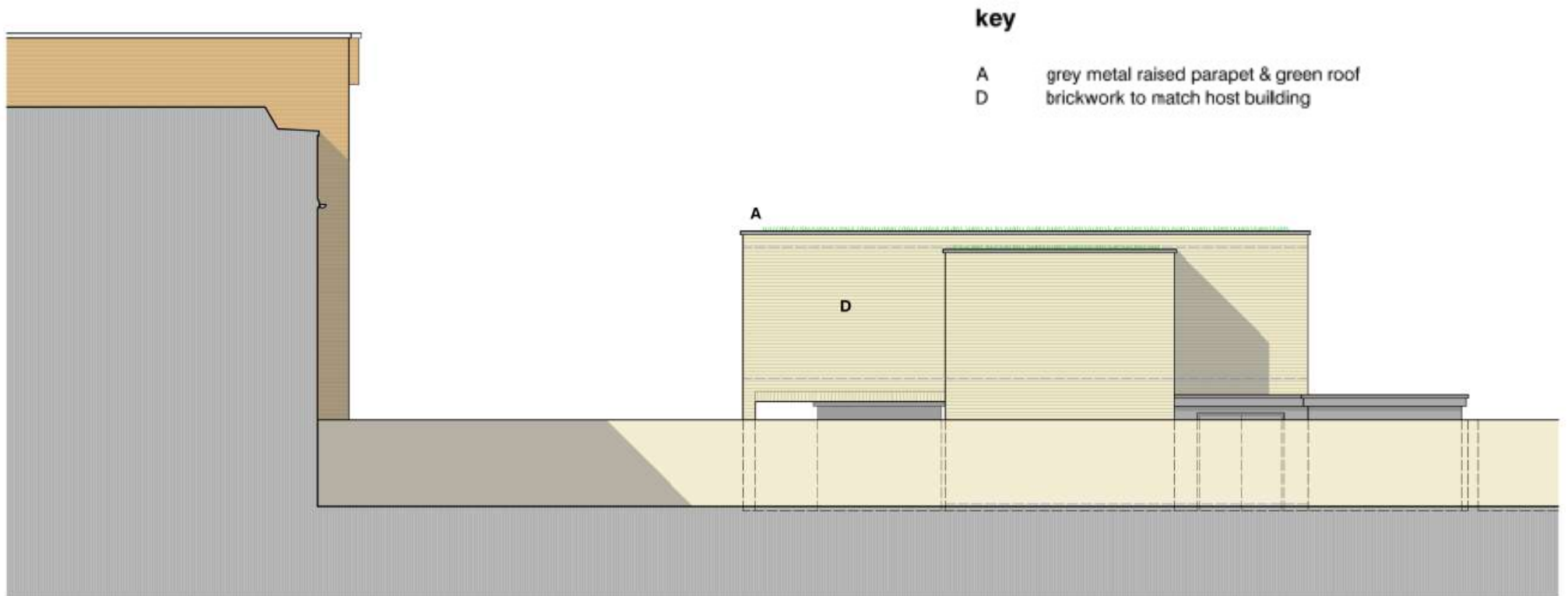


126



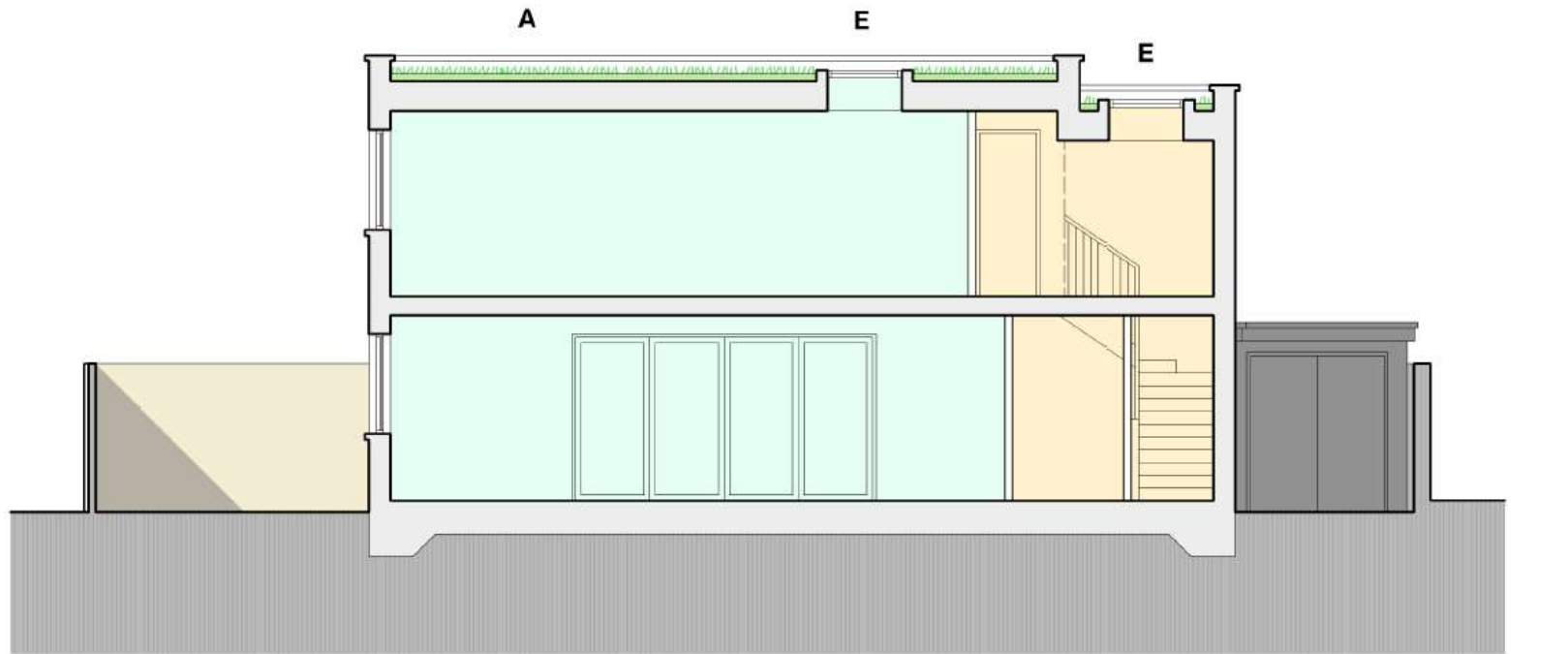
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Proposed South Side Elevation

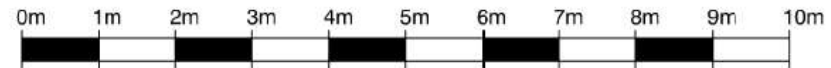


127

Proposed Site Section(s)



Proposed cross section AA Scale 1:100 @A3
Refer to drawings 11 & 12 for section references



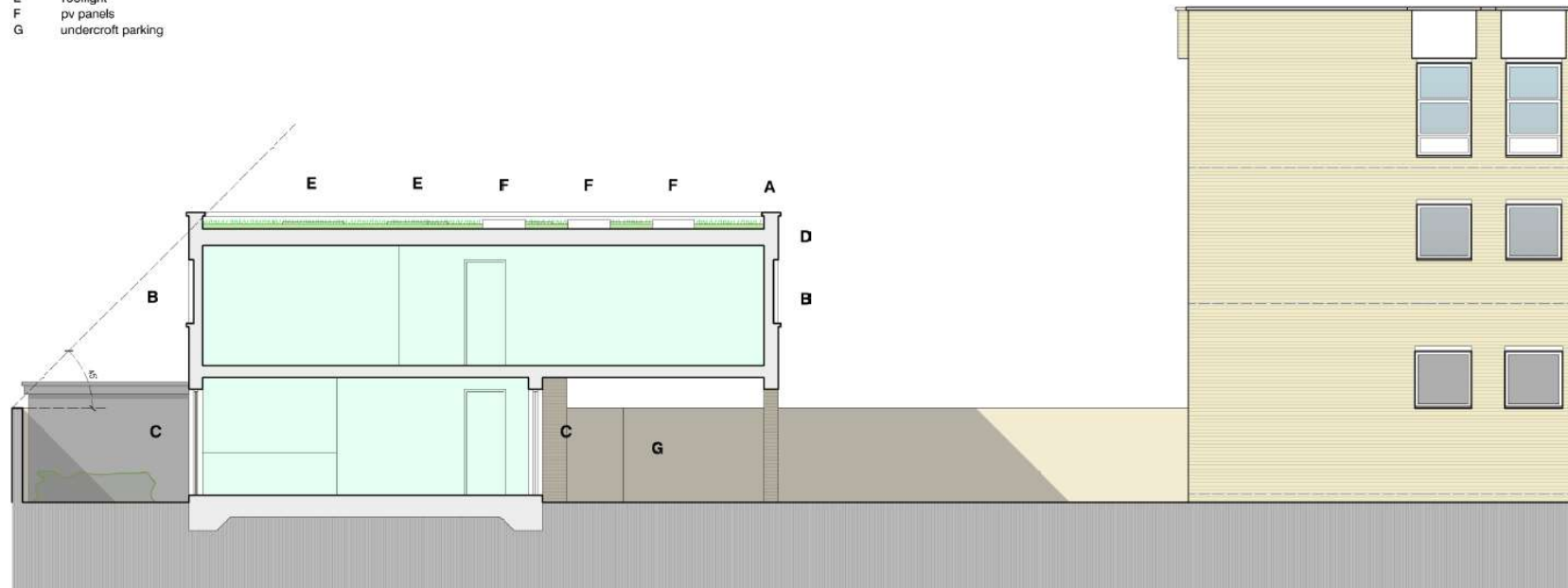
128

TA1396/17 E

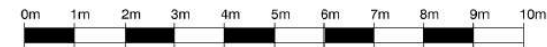
Proposed Site Section(s)

key

- A grey metal raised parapet & green roof
- B grey vertical zinc metal cladding in ins et frame
- C slimline colour coated glazing system
- D brickwork to match host building
- E rooflight
- F pv panels
- G undercroft parking



Proposed cross section BB Scale 1:100 @A3
Refer to drawings 11 & 12 for section references



TA1396/18 F

Representations

Twelve (12) objections:

- Poor design
- Loss of privacy
- Blocks light
- Worsened parking availability
- Noise and disruption during building work
- Noise disturbance
- Query need for more offices
- Health risks from poor ventilation
- Too similar to recent refused application
- Could be converted into more housing at a later date
- Windows could be reinserted

- Further applications should be prevented
- Out of character for the area

Councillor Sankey – Objects; does not address previous issues including loss of privacy.

Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Transport and Highways
- Sustainability

Conclusion and Planning Balance

- Would make more effective use of the site (redevelopment of a parking area) and provide office space in sustainable location;
- Some conflict with Policy DM11 (new business floorspace) as building would be small so not be subdividable or flexible, but well designed and good use of site;
- Two storey building to rear not typical of area but subservient to frontage and in keeping with area.
- Amendments made since the previous refused application comprise the infilling of the first floor window apertures with metal cladding. This is considered to overcome the concerns raised by the Committee regarding overlooking towards neighbours.
- Outstanding matters relating to Sustainable Transport, Sustainability, Biodiversity and Archaeology matters can be satisfactorily addressed through conditions.

Recommend: Approval