

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 2 DECEMBER 2020**

**VIRTUAL VIA MICROSOFT TEAMS**

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# ADDENDUM

ITEM		Page
B	BH2020/01742- The Meeting House, Park Close, Brighton - Full Planning <b>RECOMMENDATION – MINDED TO GRANT</b> <i>Ward Affected: Hollingdean and Stanmer</i>	1 - 24

# **The Meeting House, Park Close**

**BH2020/01742**



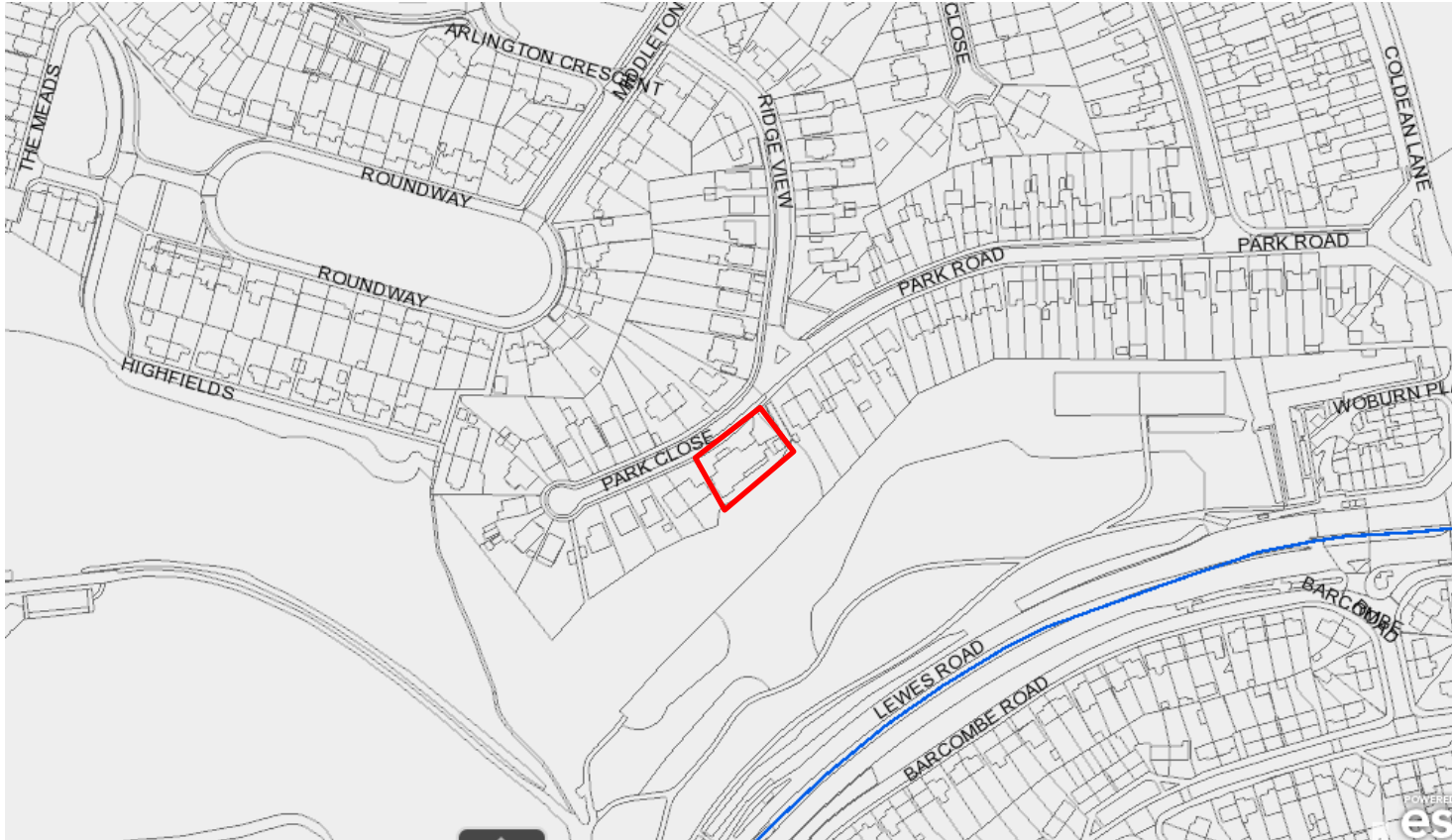
**Brighton & Hove  
City Council**

# Application Description

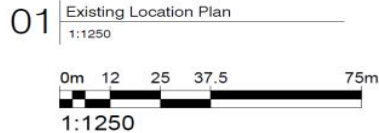
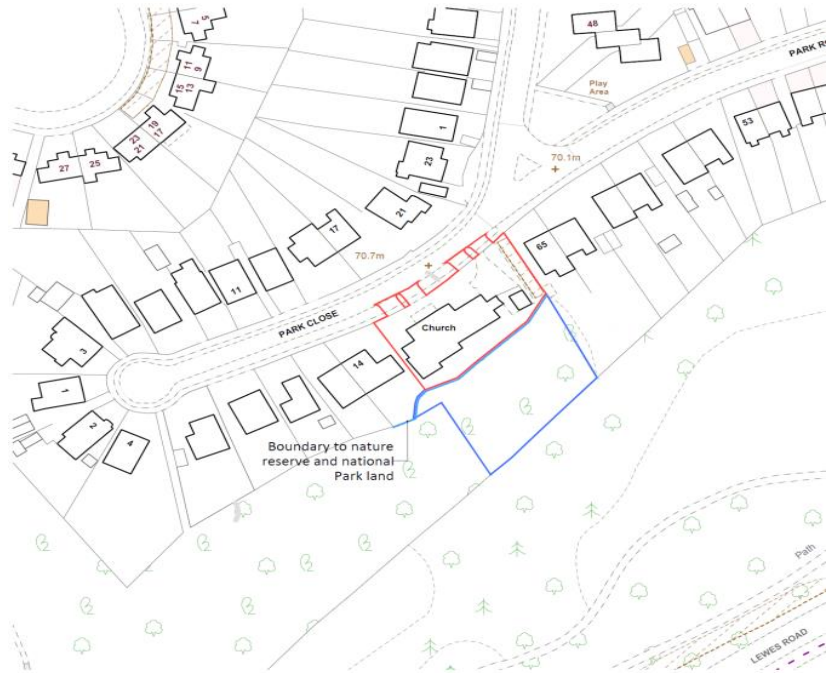
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- Demolition of existing dwelling;
- Erection of two buildings providing:
  - 12 flats
  - Parking
  - Cycle storage
  - Landscaping

# Map of application site



# Existing Location Plan



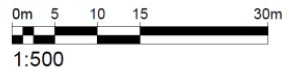
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0313-P-01 - A

# Proposed Block Plan



02 Proposed Block Plan  
1:500



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0313-P-01 - A



# Aerial view of site





# 3D Aerial view of site

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# 3D Aerial views of site





# 3D Aerial views of site

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# Streetview





# Adjacent properties

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**No. 65 Park Close to east**



**No. 14 Park Close to west**

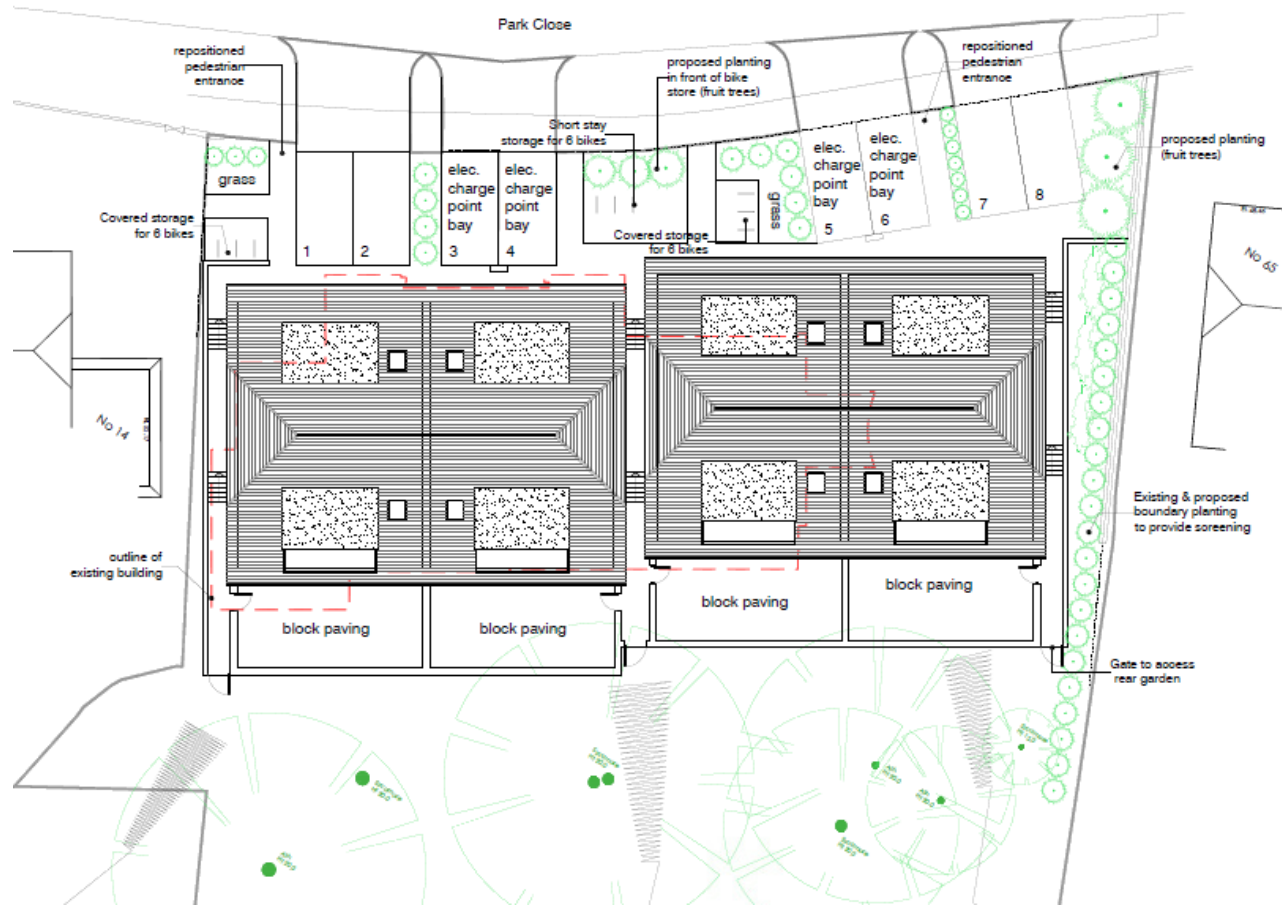
# Number of units

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12 units (6 in each building):

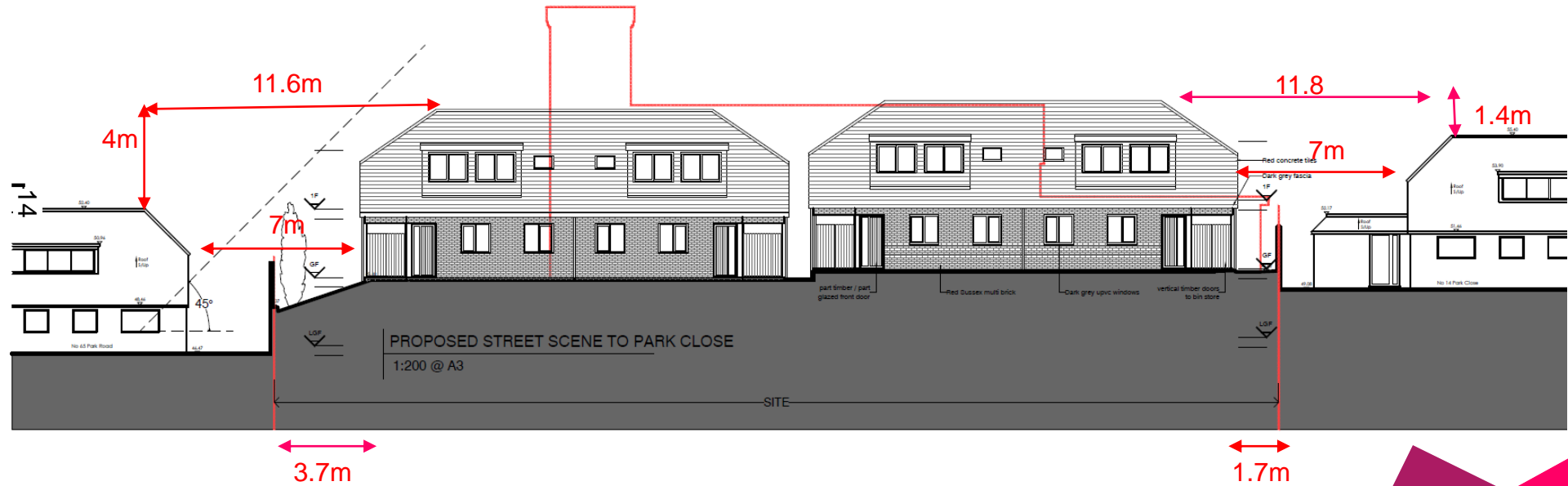
- LGF: 4x one-bed unit
- GF: 4x two-bed unit
- FF: 4x two-bed unit

# Proposed site plan

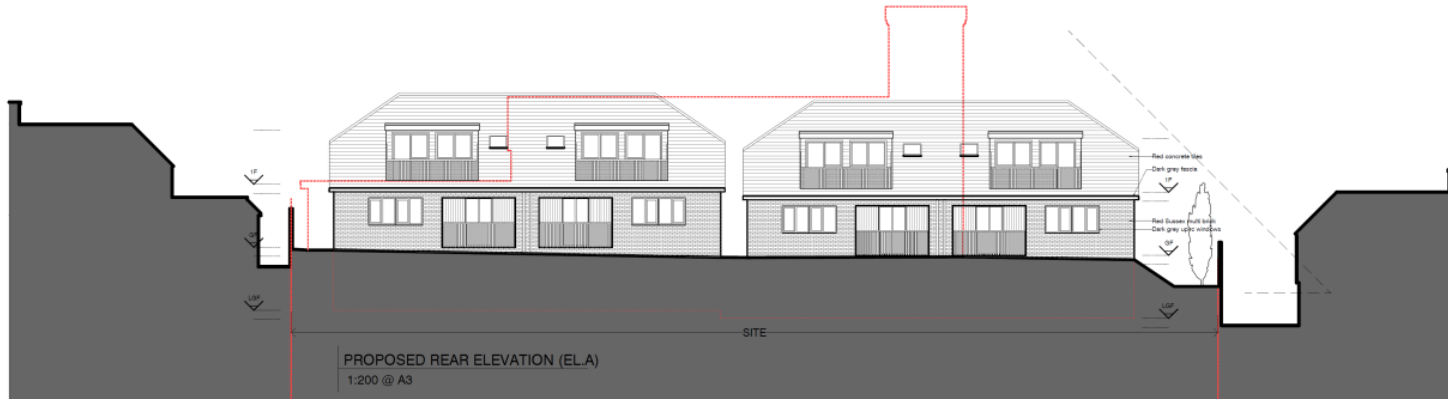




# Proposed Front Elevation

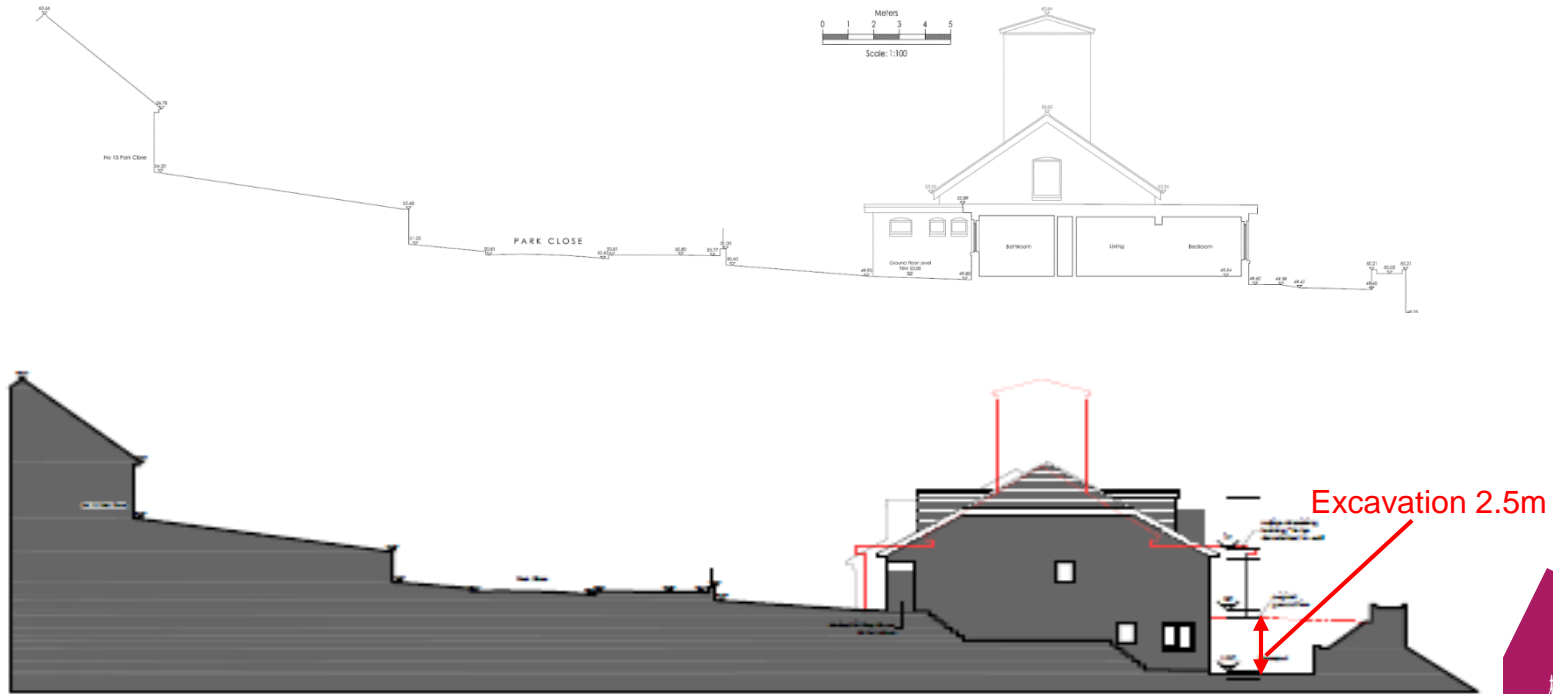


# Proposed Rear Elevation



# Existing / Proposed Site Section

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# Proposed Visual - Streetscene



# Proposed Visual - Streetscene

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# Proposed Visual – Streetscene



# Proposed Visual - Rear

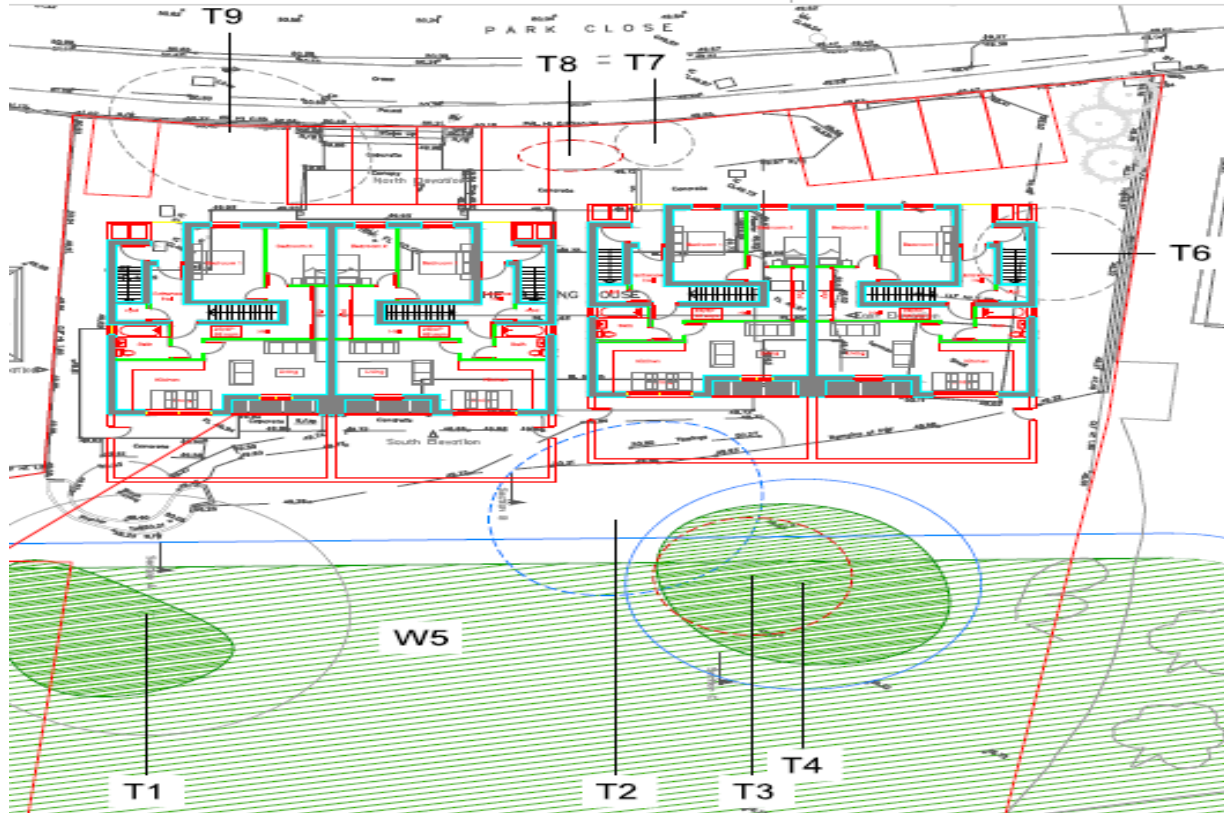
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# Tree Plan - 6 to be removed



# Key Considerations

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- Housing Provision
- Design and Appearance
- Standard of Accommodation
- Affordable Housing
- Neighbour Amenity
- Transport
- Trees, Ecology

# CIL/ S106

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- CIL £74,700
- Affordable Housing – Review Mechanism to reassess the viability of the scheme close to completion
- £3,100 Local Employment Scheme,
- Construction Training and Employment Strategy

# Conclusion

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- 12 dwellings of good size and standard
- Scale and Design in context with site and surroundings
- Designed to take account of Neighbour Amenity
- No significant Highways impact
- Trees/ Ecology protection and mitigation
- Affordable Housing Contribution - DVS Unviable - Review Mechanism to reassess the viability of the scheme close to completion