

# **PLANNING COMMITTEE ADDENDUM Presentation B**

**2.00PM, WEDNESDAY, 9 MARCH 2022**

**COUNCIL CHAMBER, HOVE TOWN HALL**

Agendas and minutes are published on the council's website [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk). Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

# ADDENDUM

ITEM		Page No.
B	BH2021/04379 - Sussex County Cricket Ground, Eaton Road, Hove - Removal or Variation of Condition	1 - 18

# Sussex County Cricket Ground

BH2021/04379



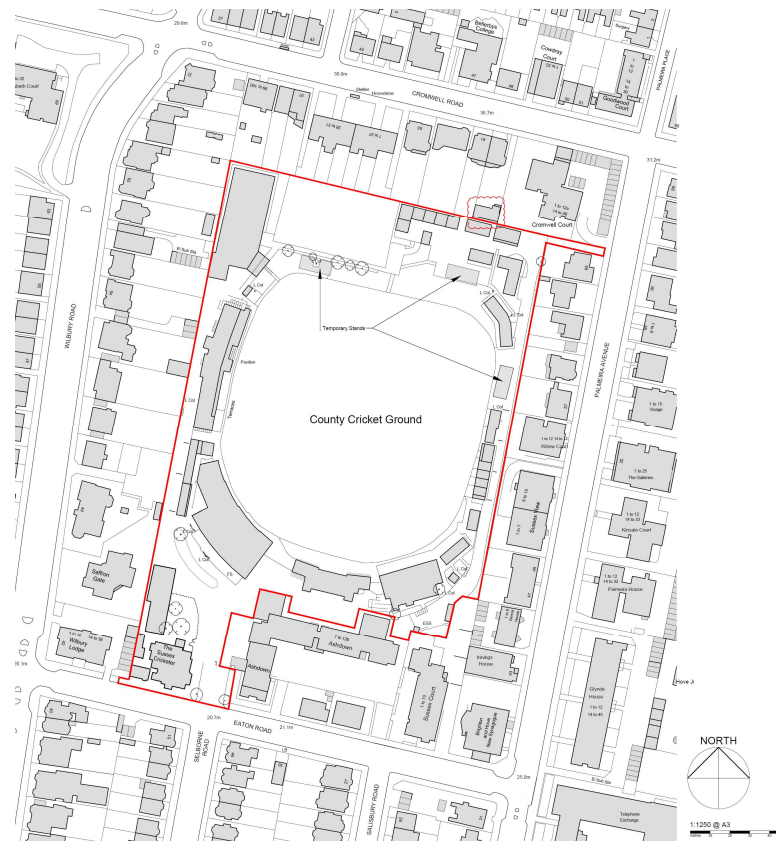
Brighton & Hove  
City Council

# Application Description

---

Application to vary condition 43 (details of privacy screens to the balconies serving flats 2, 9, 10, 16, 22 and 27) of planning permission BH2020/03745.

# Location Plan



3

PL-Z0-01 P2



# Aerial photo of site



Brighton & Hove  
City Council

# 3D Aerial photo of site

---



Brighton & Hove  
City Council

# 3D Aerial photo of site and immediate neighbours



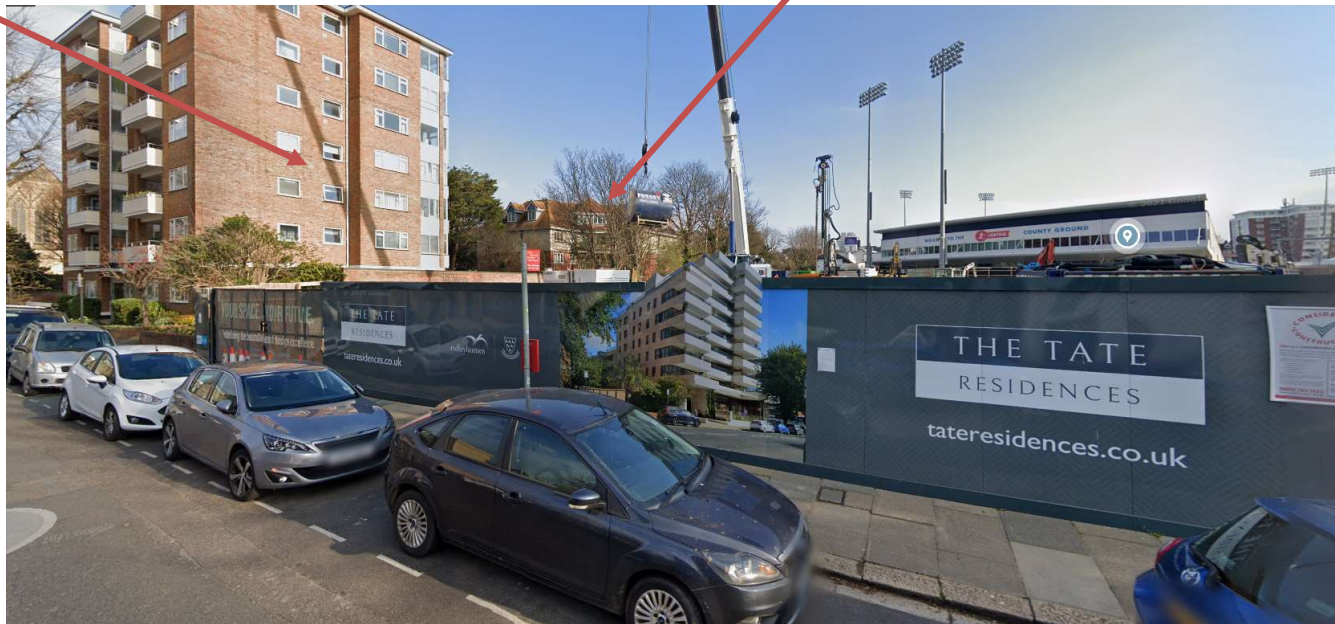
Location of phase 1



# Streetscene photos

Wilbury Lodge

Saffron Gate



View from Eaton Road to the west

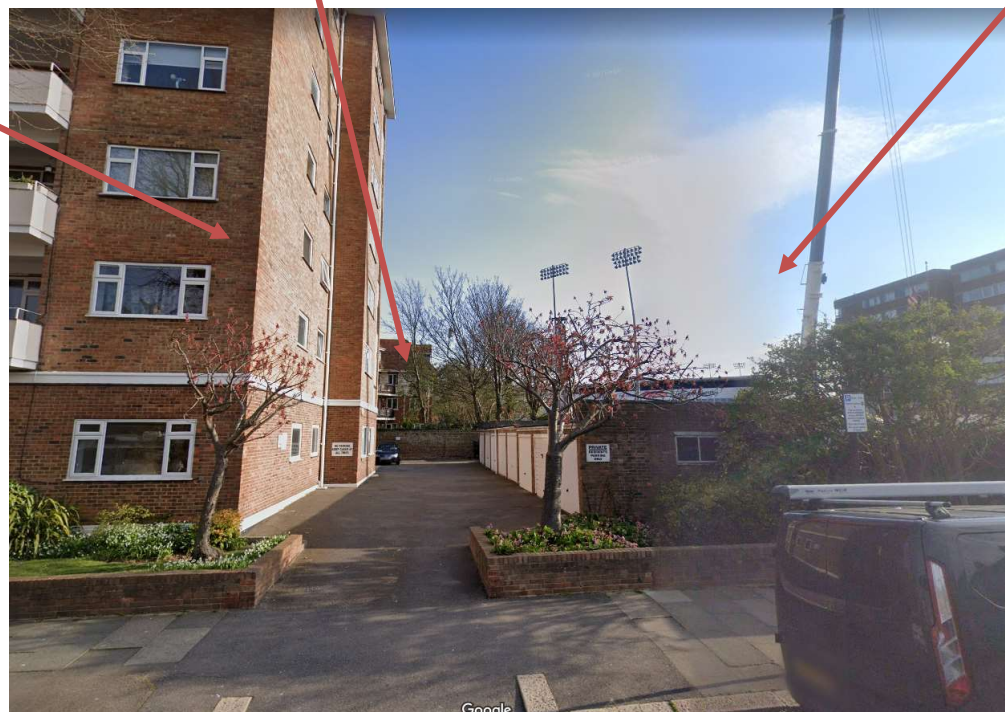
# Streetscene photos

---

Wilbury Lodge

Saffron Gate

Application site



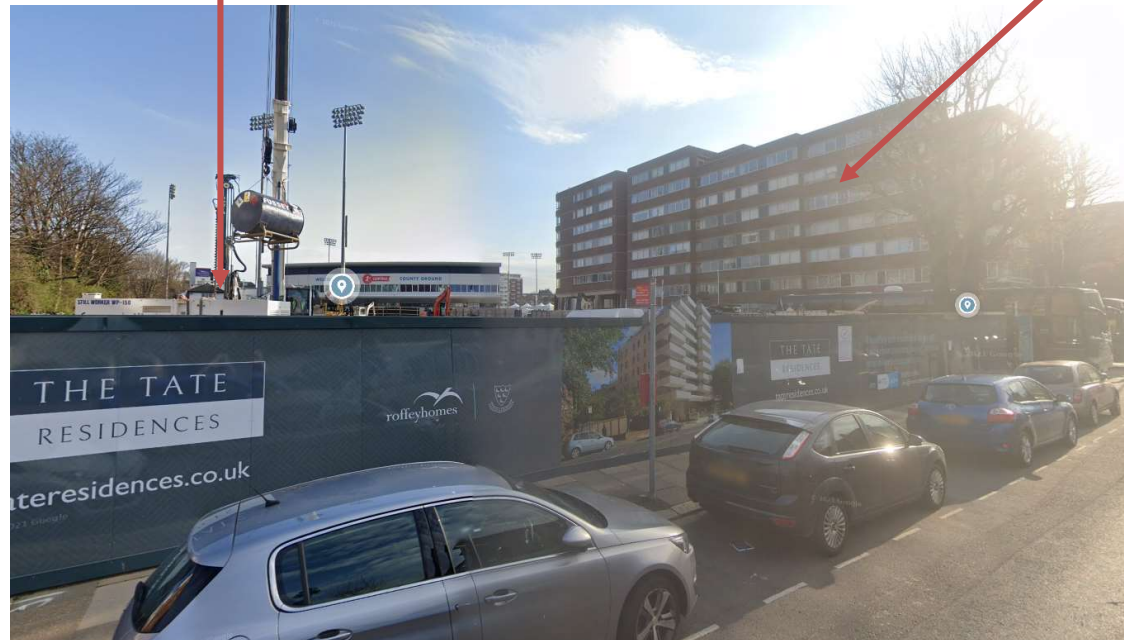
Brighton & Hove  
City Council

# Streetscene photo

---

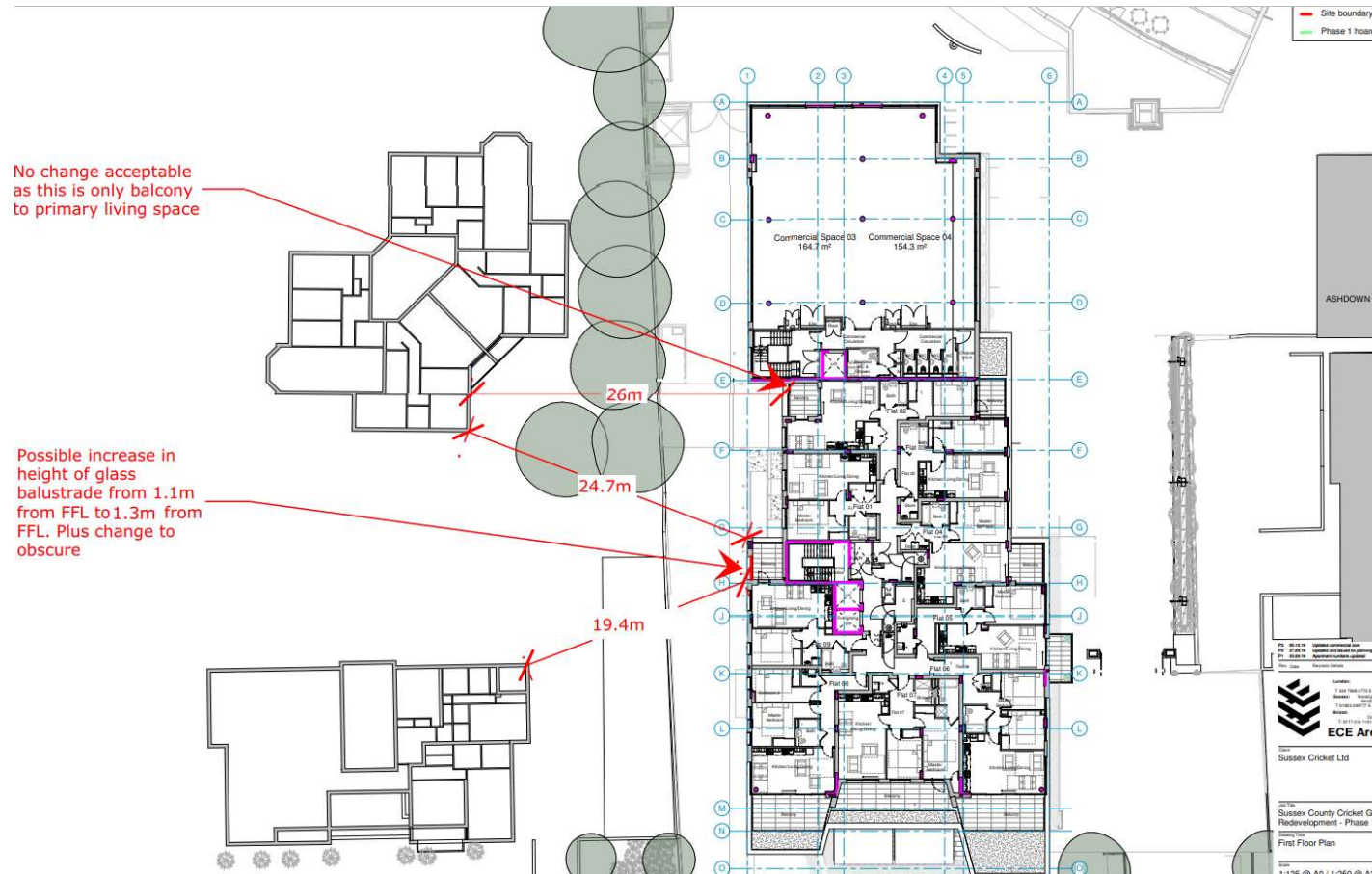
Application site

Ashdown



View from Eaton Road looking East

# First floor plans



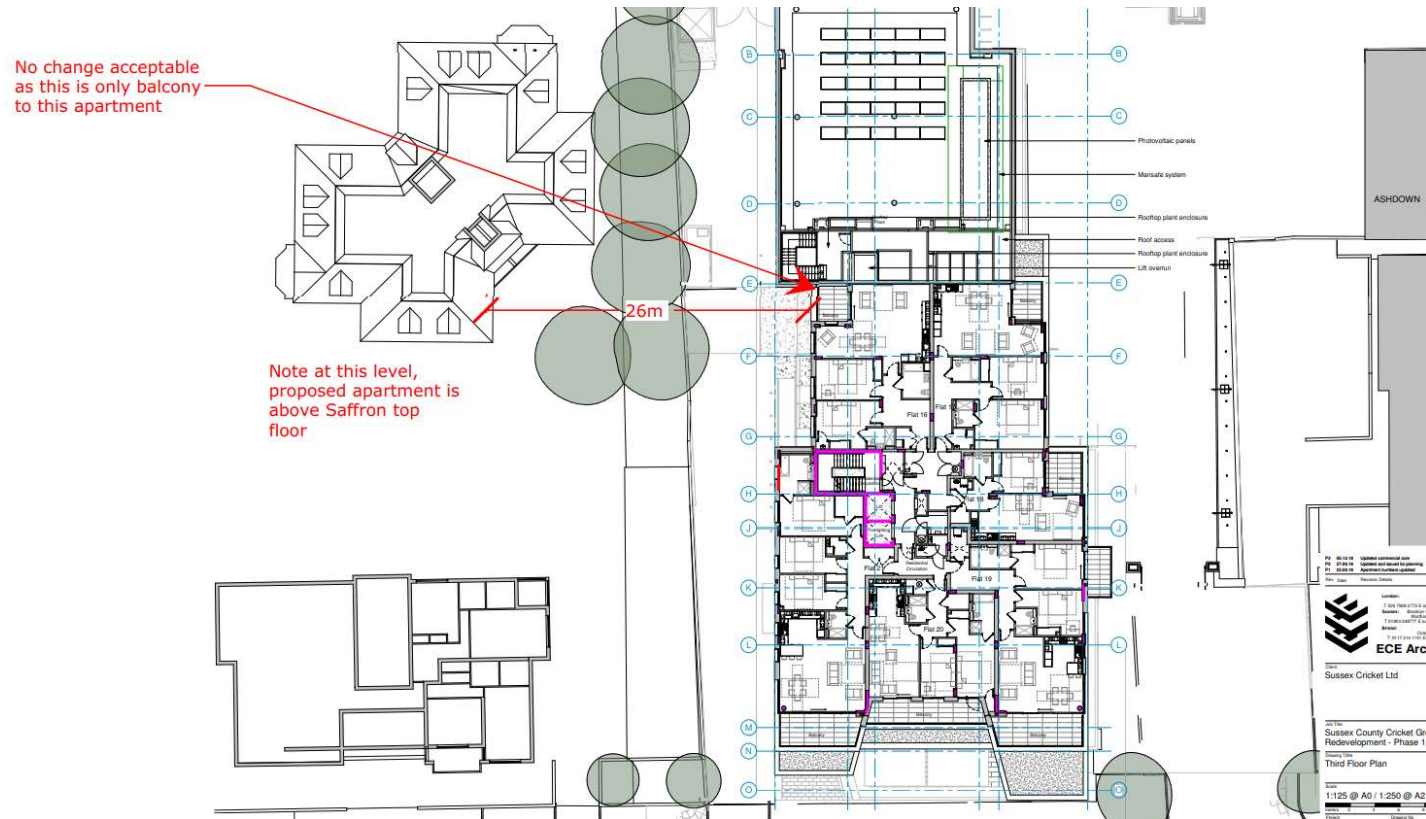
Please note that the location of all balconies, on each floor, has been agreed under the previous application BH2020/03745.

The proposal would remove the requirement for additional screening and the balconies would therefore have balustrades of 1.1m in height with clear glazing.

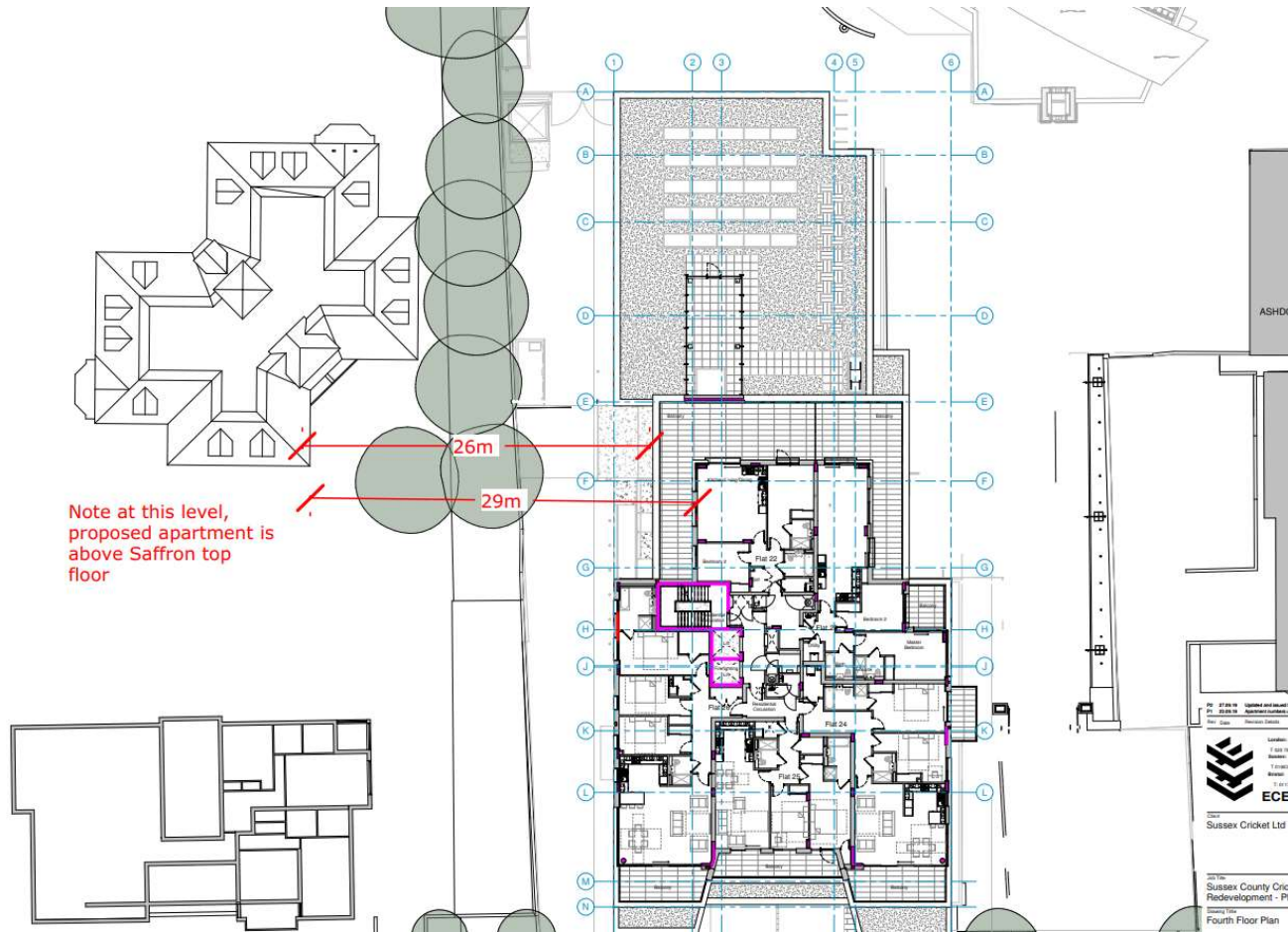
# Second floor plans



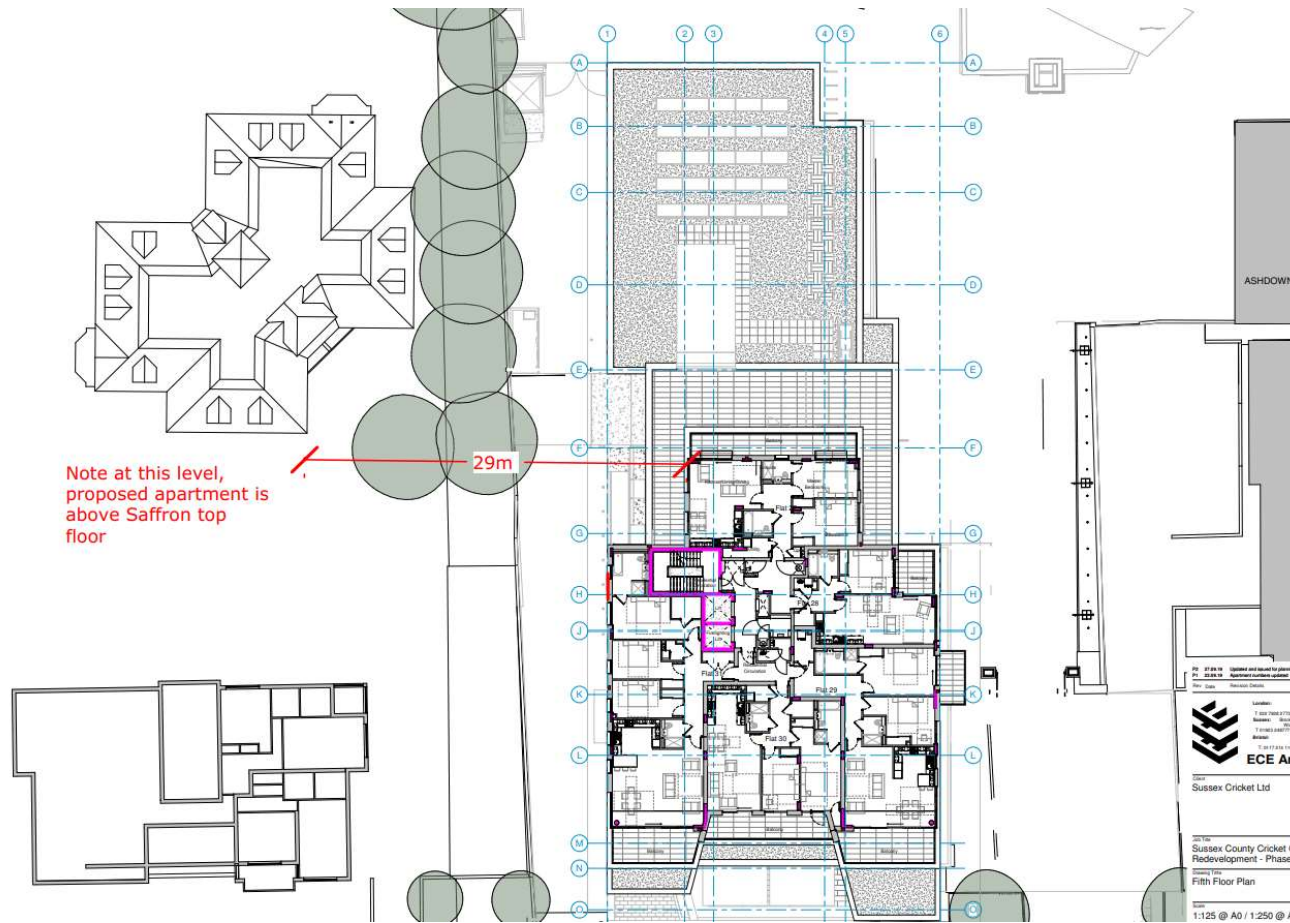
# Third floor plans



# Fourth floor plans

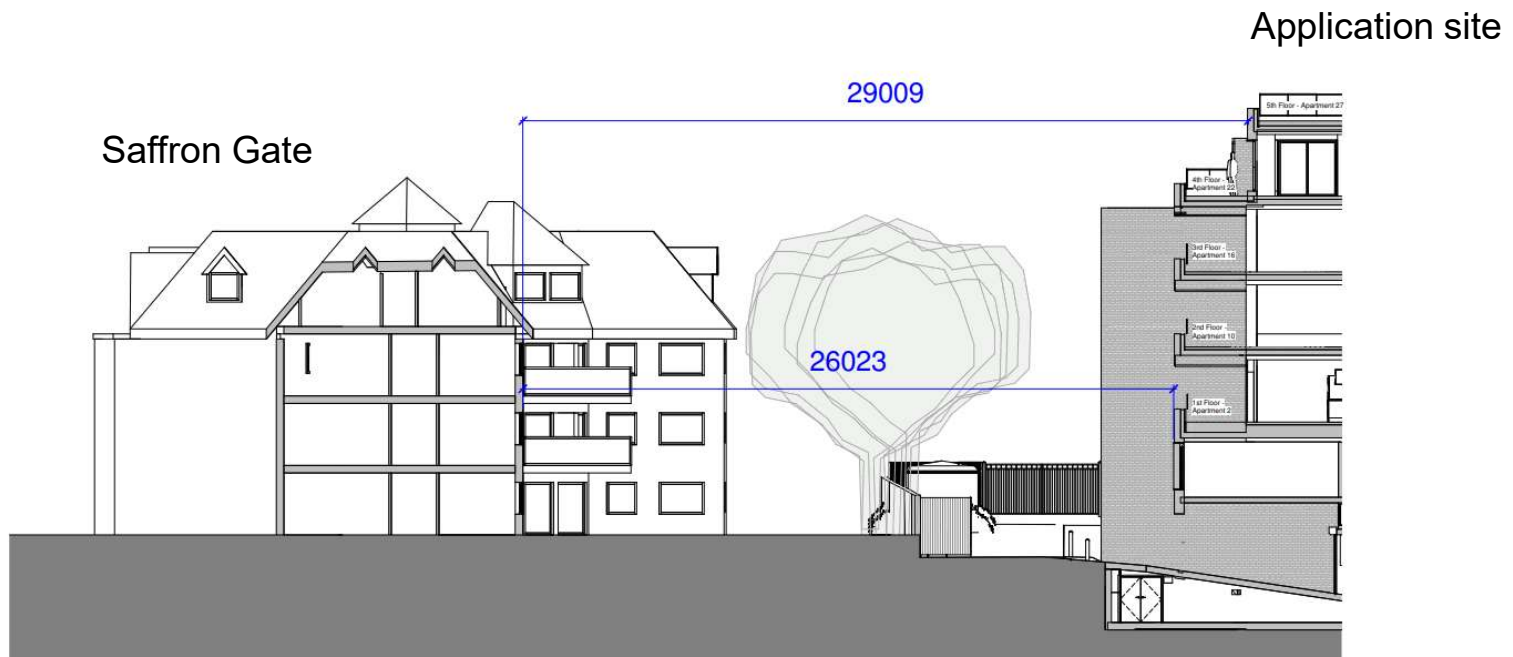


# Fifth floor plans





# Section to show western balconies relationship to Saffron Gate



15

# **Key Considerations in the Application**

---

- Impact on neighbouring amenity
- Standard of accommodation to future occupiers of the development

# Conclusion and Planning Balance

- The separation distances between the western balconies and neighbouring properties are considered sufficient and comparable with those to the east of the development.
- This combined with the line of trees between the development and Saffron Gate will ensure acceptable privacy levels.
- A condition has been sought to increase the balustrade to unit 9 to 1.3m in addition to obscured glazing to protect residents of Wilbury Lodge.
- Any significant increase in height to other balconies would impact the standard of accommodation for future residents of the units in question within phase 1.
- The recommendation is therefore to Approve.

