

# **PLANNING COMMITTEE ADDENDUM Presentation K**

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

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

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# 1 Withyham Avenue

BH2021/01394



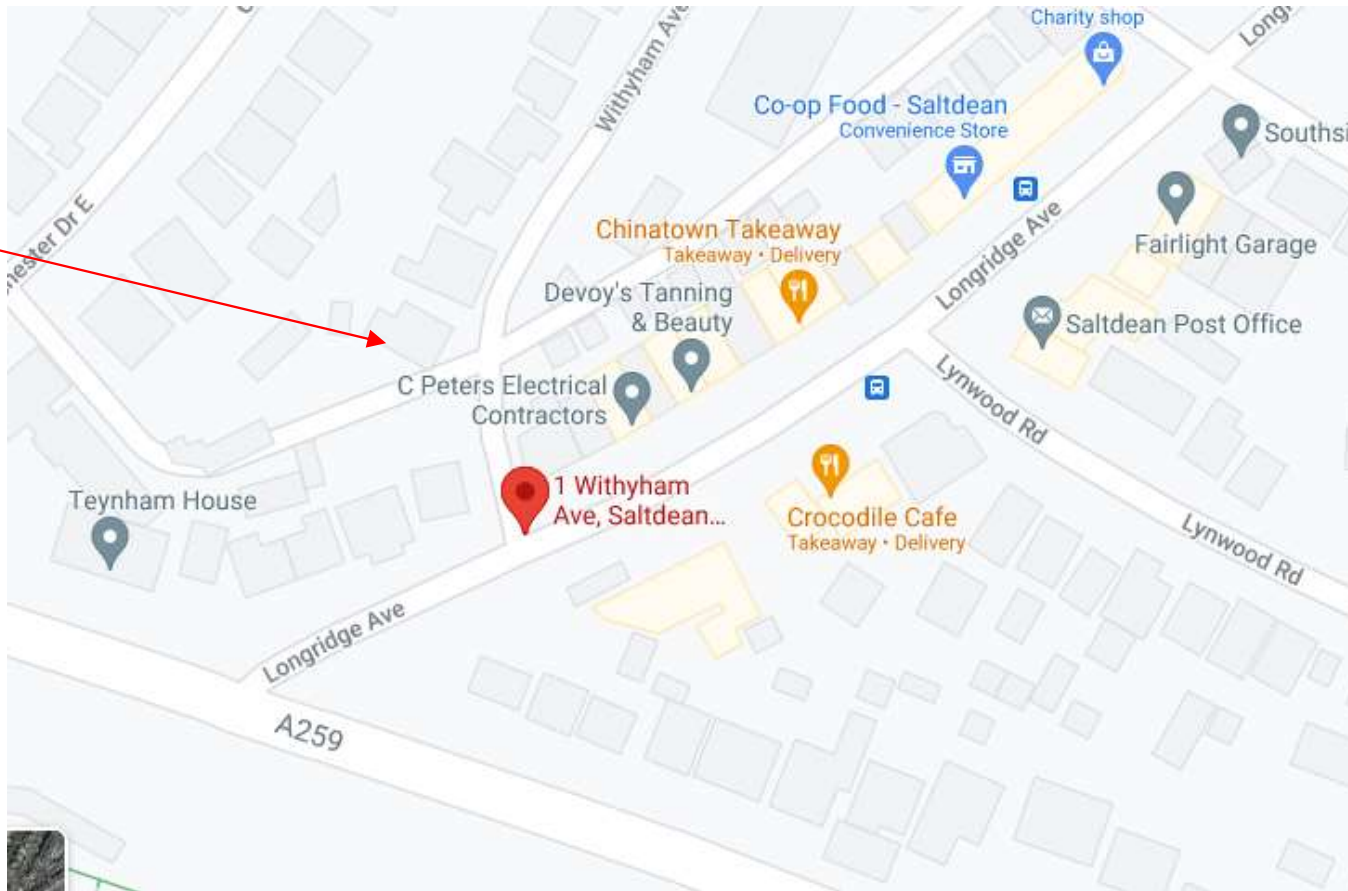
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City Council

# Application Description

- Demolition of existing detached dwellinghouse and erection of part one, part two and part four-storey building comprising seven flats (C3) and undercroft parking area.
- Amended Scheme – Affordable Housing Contribution not viable
- Note: principle of development has already been agreed by Committee, subject to s106

# Map of application site

Site



# Existing Location Plan

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Site Location Plan  
Scale: 1:1250



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# Proposed Location Plan

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# Aerial photo of site

Site





# 3D Aerial photo of site

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Site



# Front of property as existing



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# Rear of property

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City Council

# View from north of site looking south

Site



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# Properties to rear of site



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City Council

# Opposite site – rear of properties fronting Longridge Avenue



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# View from junction with Longridge Avenue



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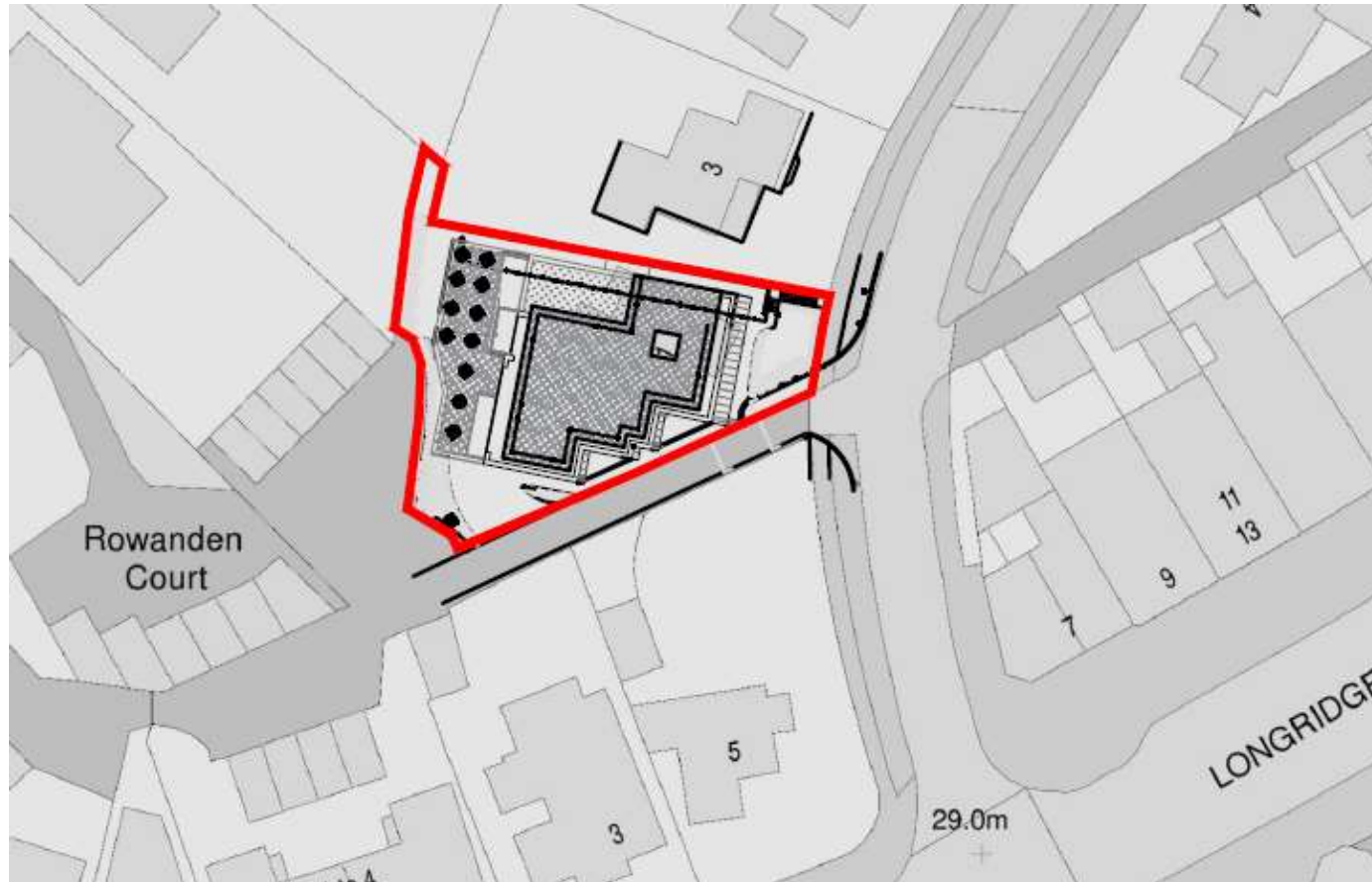
# Context with no. 3 Withyham Avenue (to north of site)





# Proposed Block Plan

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# Proposed Front (east) Elevation



Proposed East Facing Front Elevation  
Scale: 1:50

## MATERIALS KEY

1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
2. VM ZINC FASCIAS AND ZINC GUTTERING
3. ALUMINIUM COPING PROFILE
4. GREEN ROOF
5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
6. 50 X 10mm BLACK STEEL BALUSTRADE
7. MYSTIQUE BRICK, AS USED ON CHELSEA ACADEMY, BY NR TAYLOR, FLUSH LIGHT COLOURED MORTAR.
8. WIENERBERGER, SMOOTH GREY AVENUE BRICK
9. CONTEMPORARY TIMBER DOORS
10. GLU-LAMINATED TIMBER FINIS AND GLASS CANOPY
11. BLACK POWDER COATED ALUMINIUM LETTERING



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# Proposed Rear (west) Elevation



MATERIALS KEY

1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
2. VM ZINC FASCIAS AND ZINC GUTTERING
3. ALUMINIUM COPING PROFILE
4. GREEN ROOF
5. BLACK POWDER COATED ALUMINIUM DOORS AND WINDOWS
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9. CONTEMPORARY TIMBER DOORS
10. GLU-LAMINATED TIMBER FINIS AND GLASS CANOPY
11. BLACK POWDER COATED ALUMINIUM LETTERING

Proposed West Facing Rear Elevation  
Scale: 1:50

# Proposed North Elevation



#### MATERIALS KEY

1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
2. VM ZINC FASCIAS AND ZINC GUTTERING
3. ALUMINIUM COPING PROFILE
4. GREEN ROOF
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Proposed West Facing Rear Elevation  
Scale: 1:50



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# Proposed South elevation

- MATERIALS KEY
1. VM ZINC STANDING SEAM PANEL IN ANTHRA-ZINC
  2. VM ZINC FASCIAS AND ZINC GUTTERING
  3. ALUMINIUM COPING PROFILE
  4. GREEN ROOF
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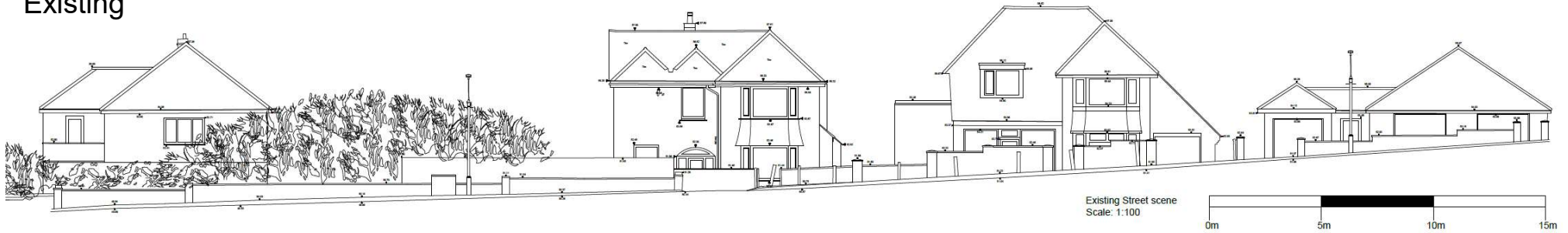
Proposed South Facing Gable Elevation



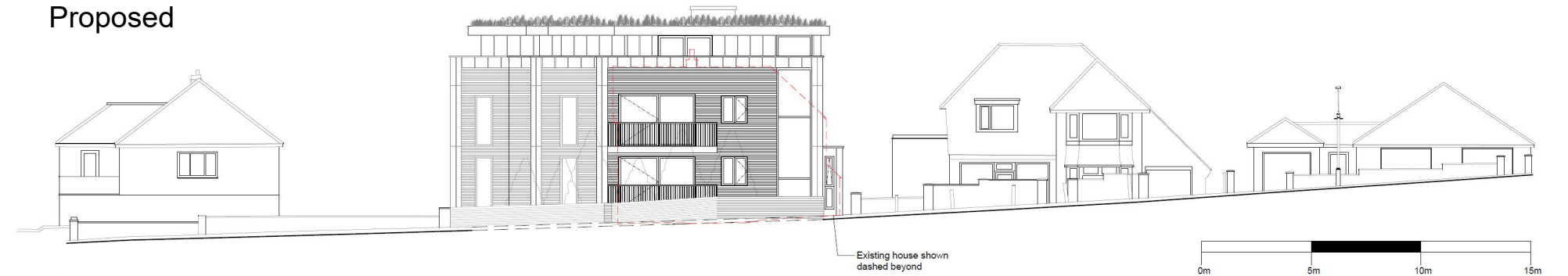
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# Contextual Front Elevation

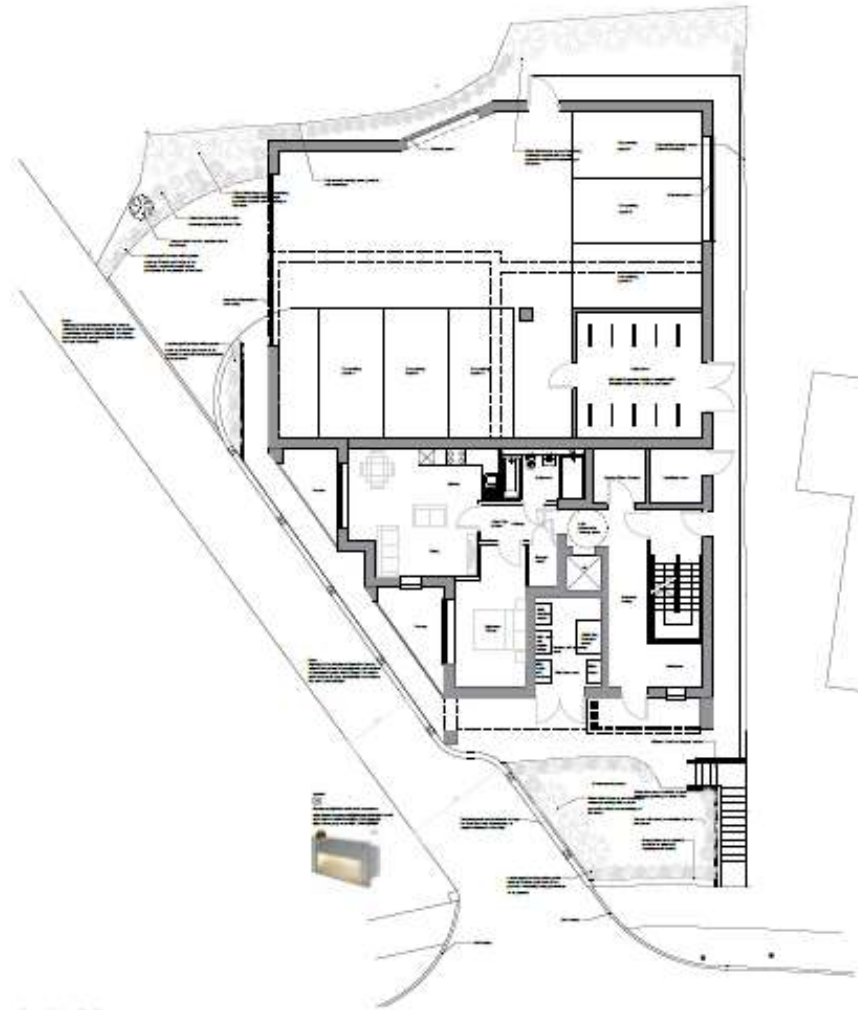
Existing



Proposed



# Proposed Ground Floor Plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 2 bed flat - 61sqm<sup>2</sup>

1 x 2 bed - 63.5sqm<sup>2</sup>

Second Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 3 bed flat - 86.4sqm<sup>2</sup>

Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>



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# Proposed 1st floor plan



Accommodation Schedule;

Ground Floor;  
1 x 1 bed flat - 51.3sqm<sup>2</sup>

First Floor;  
1 x 1 bed flat - 55.7sqm<sup>2</sup>  
1 x 2 bed flat - 61sqm<sup>2</sup>  
1 x 2 bed - 63.5sqm<sup>2</sup>

Second Floor;  
1 x 1 bed flat - 55.7sqm<sup>2</sup>  
1 x 3 bed flat - 86.4sqm<sup>2</sup>

Third Floor;  
1 x 3 bed flat - 86sqm<sup>2</sup>



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# Proposed 2<sup>nd</sup> floor plan



Proposed Ground Floor Plan  
Scale: 1:50

## Accommodation Schedule;

### Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

### First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 2 bed flat - 61sqm<sup>2</sup>

1 x 2 bed - 63.5sqm<sup>2</sup>

### Second Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>

1 x 3 bed flat - 86.4sqm<sup>2</sup>

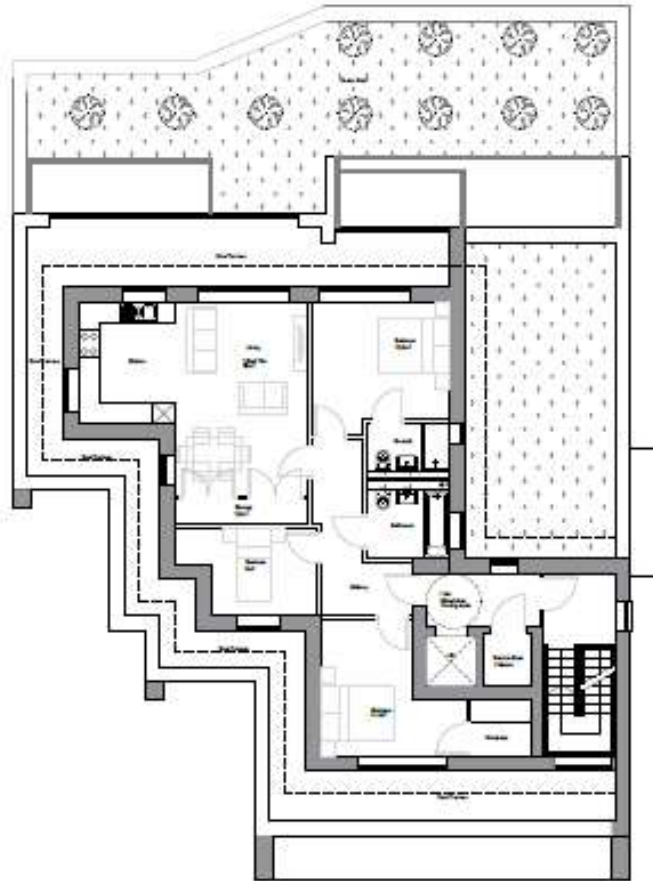
### Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>



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# Proposed 3<sup>rd</sup> floor plan



Accommodation Schedule;

Ground Floor;

1 x 1 bed flat - 51.3sqm<sup>2</sup>

First Floor;

1 x 1 bed flat - 55.7sqm<sup>2</sup>  
1 x 2 bed flat - 61sqm<sup>2</sup>  
1 x 2 bed - 63.5sqm<sup>2</sup>

Second Floor;

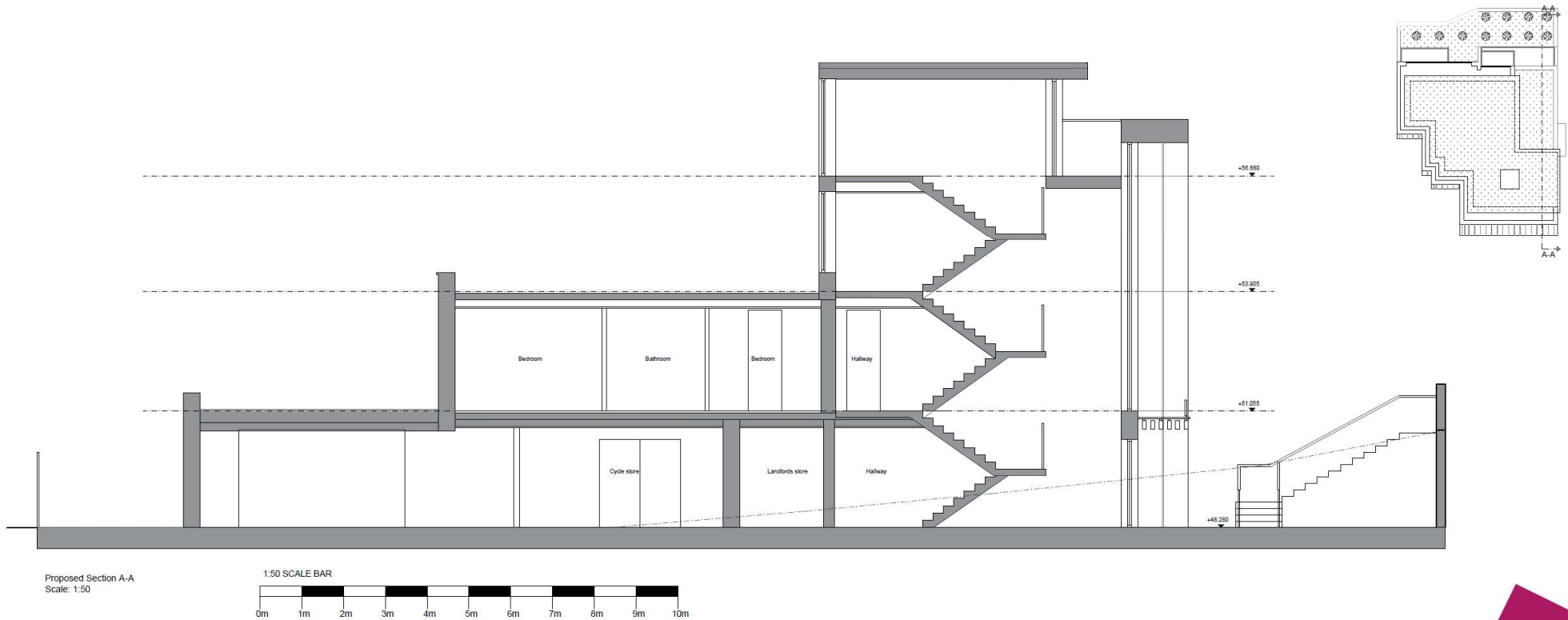
1 x 1 bed flat - 55.7sqm<sup>2</sup>  
1 x 3 bed flat - 86.4sqm<sup>2</sup>

Third Floor;

1 x 3 bed flat - 86sqm<sup>2</sup>

# Proposed Site Section(s)

25



300C

# Proposed Brick (Mystique bricks (no 7 in material schedule)



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# Proposed Visuals – view from front (south)



27

ID

# Proposed Visuals: view from rear (west)

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# Proposed Visuals – view from front(east)



No. 3 Withyham Avenue

# Proposed Visuals – rear elevation



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30

ID



# Key Considerations in the Application

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- Principle of proposal
- Design and Appearance - impact on character and appearance of the site and wider area
- Impact on neighbouring amenity
- Standard of accommodation
- Transport/highways impacts

# S106 table

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- The S106 legal agreement will include a Review Mechanism to reassess the viability of the scheme close to completion in order to, where possible, secure up to a policy compliant level of affordable housing via an off-site financial contribution.

# Conclusion and Planning Balance

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- Considered acceptable in principle
- Provision of additional residential units (6 net) – 3 x 1 bed, 2 x 2 bed and 2 x 3 bed
- Public benefit from CIL contribution (£90,104)
- Design, height scale and massing considered acceptable for site and wider area
- Good standard of accommodation proposed
- No significant adverse harm to neighbours – subject to conditions
- No transport/highway impacts – subject to conditions

**Recommendation – Approval subject to completion of S106 agreement for affordable housing Review Mechanism**

