

# **PLANNING COMMITTEE ADDENDUM Items D + E + F Presentations**

**2.00PM, WEDNESDAY, 6 APRIL 2022**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

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# 1 8 West Way

BH2021/04397



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City Council

# Application Description

- Erection of a ground floor extension and additional storey at first floor level to accommodate four self-contained flats (2 x 1-bed and 2 x 2-bed).
- The proposed scheme would be similar in design, mass and scale to that in previous application BH2010/03486, which was allowed on appeal.



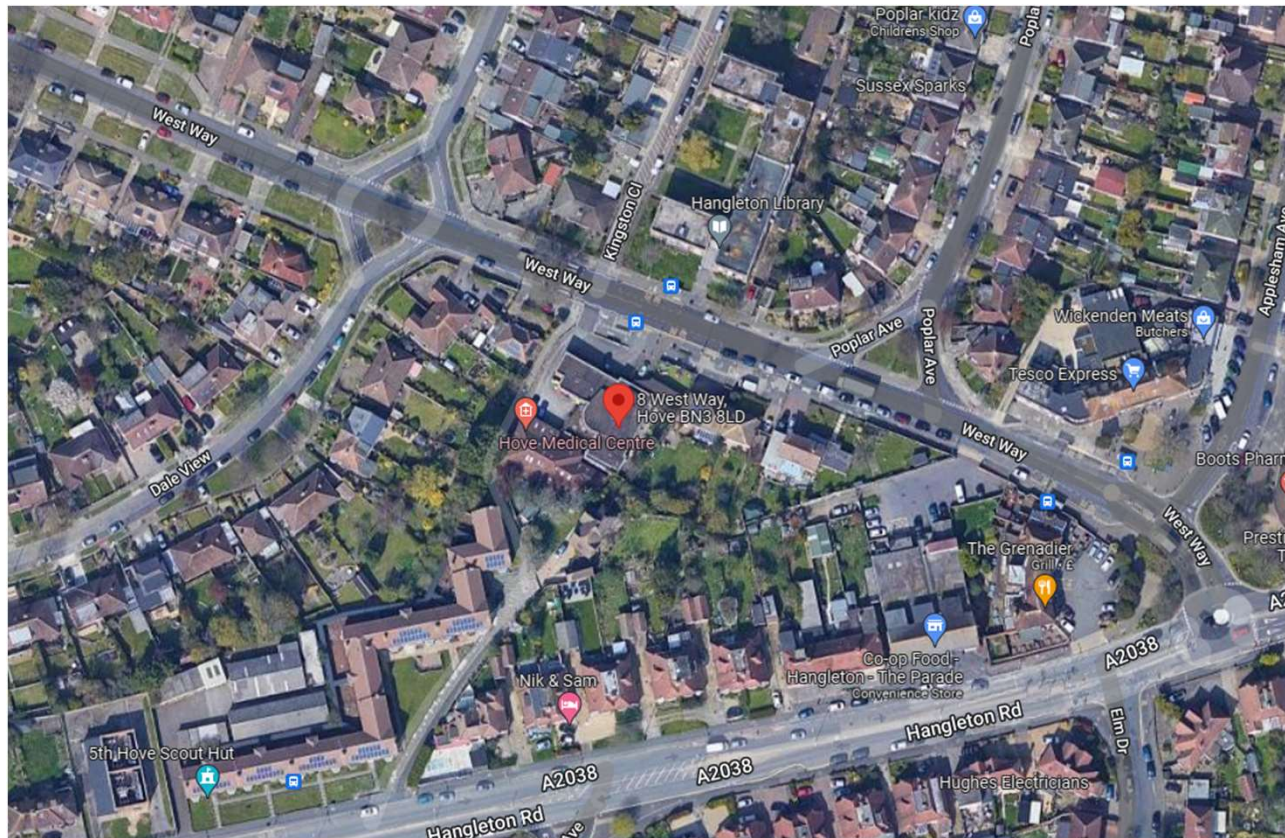
# Existing Location Plan



Location Plan 1:1250



# Aerial photo of site



Brighton & Hove  
City Council



# Aerial photo of site

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Brighton & Hove  
City Council



# 3D Aerial photo of site

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Brighton & Hove  
City Council

# Street photo(s) of site





# Street Photos

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Brighton & Hove  
City Council

# Views from 6 West Way to site

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City Council

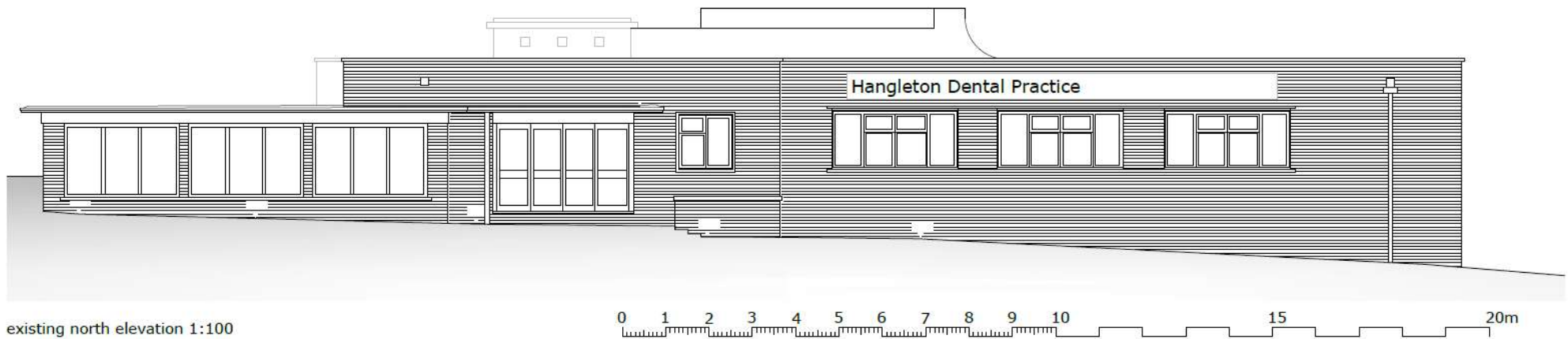
# Split of uses/Number of units

- Children's nursery and dentist (D1) to the ground floor (to be retained).
- Four self-contained flats (2 x 1-bed and 2 x 2-bed) in C3 Use class



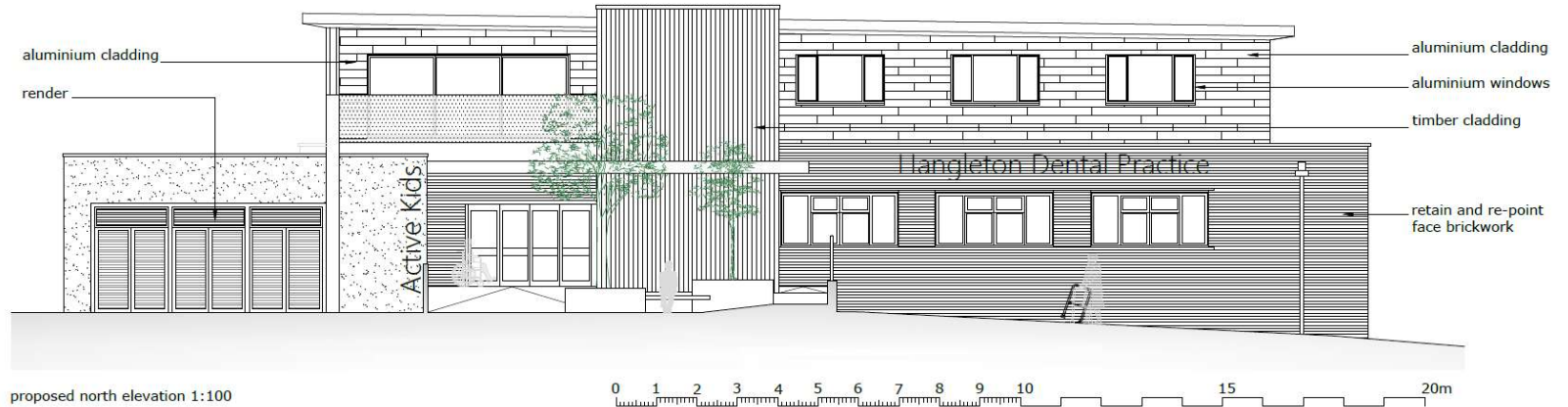
# Existing Front Elevation

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# Proposed Front Elevation

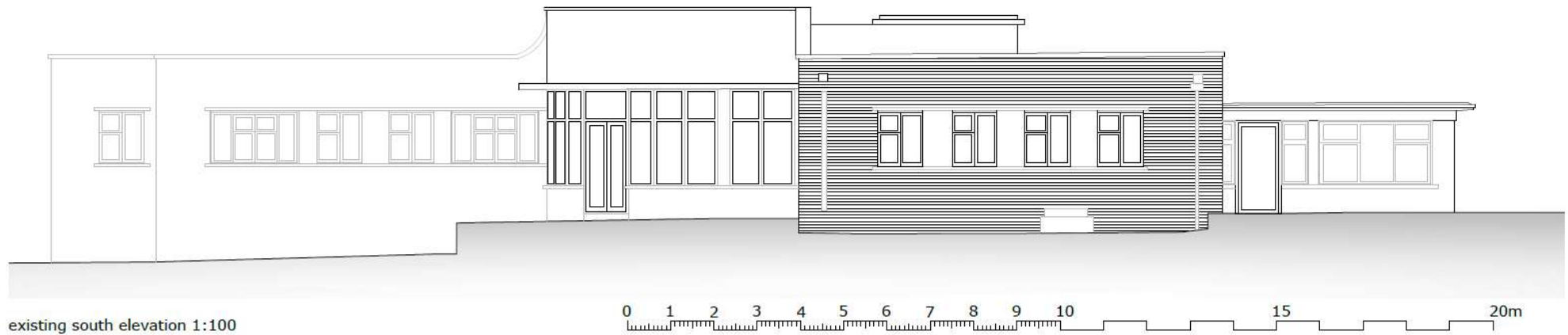
Proposed



Approved



# Existing Rear Elevation

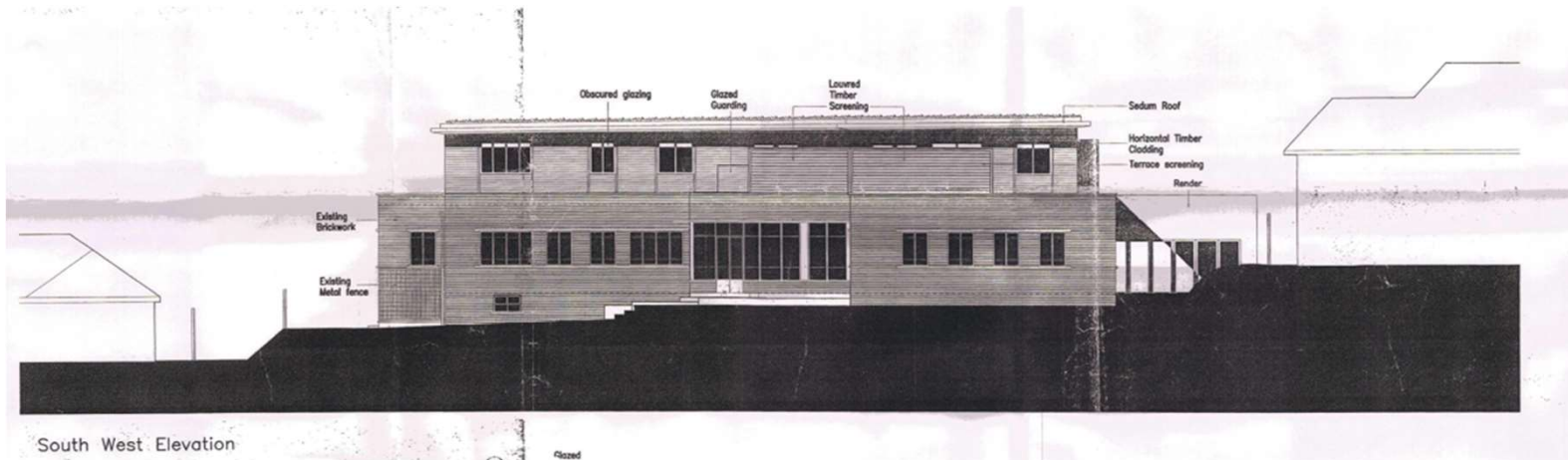


# Proposed Rear Elevation

Proposed



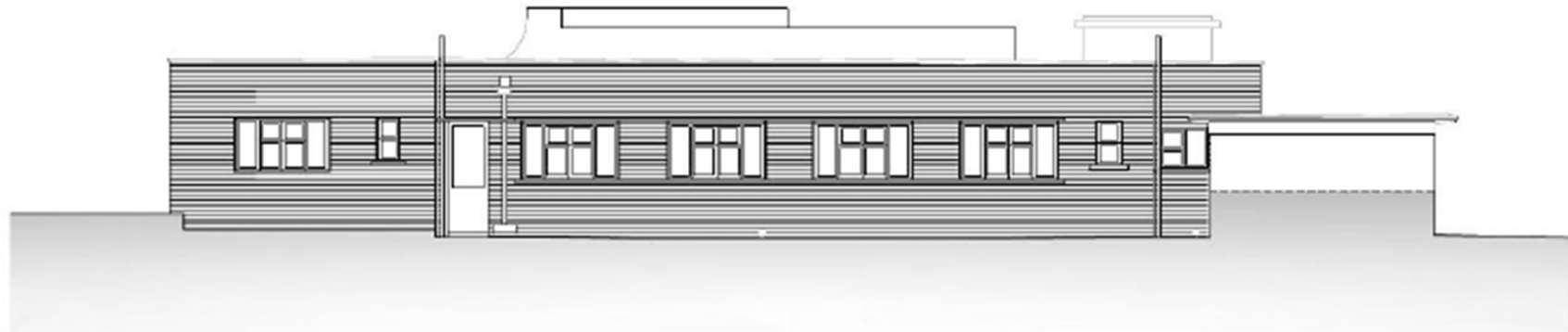
Approved



P.03A

# Existing East Elevation

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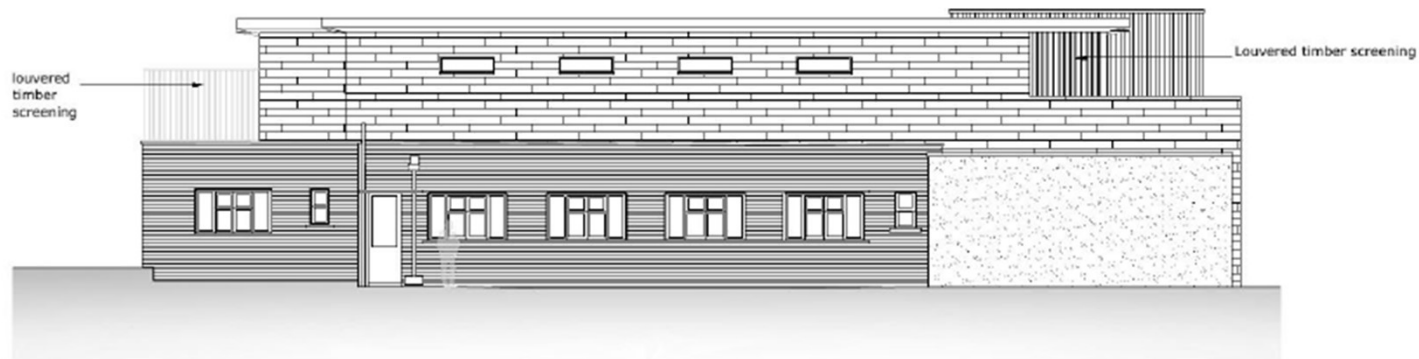
existing east elevation 1:100



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City Council

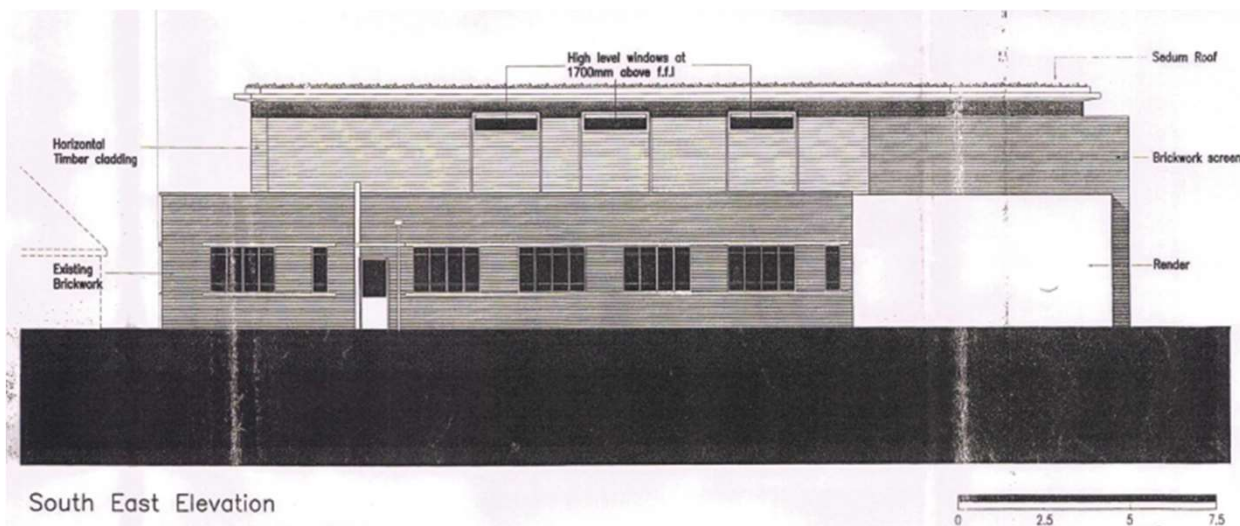
# Proposed East Elevation

Proposed



proposed east elevation 1:100

Approved



South East Elevation

# Existing West Elevation

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existing west elevation 1:100



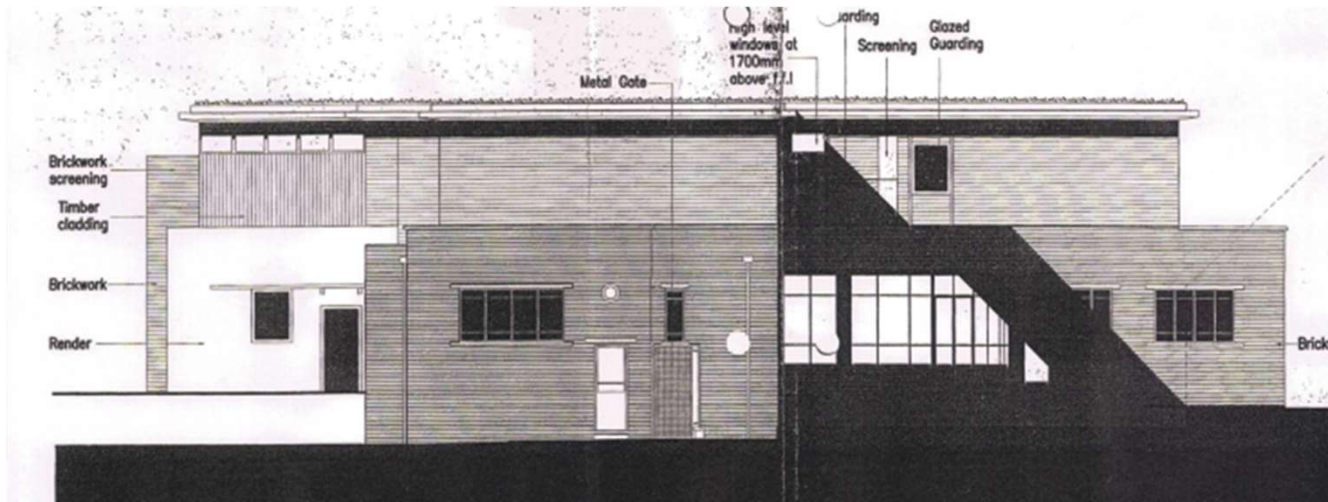
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City Council



# Proposed West Eleleation



proposed west elevation 1:100



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City Council



# Existing Floor Plan

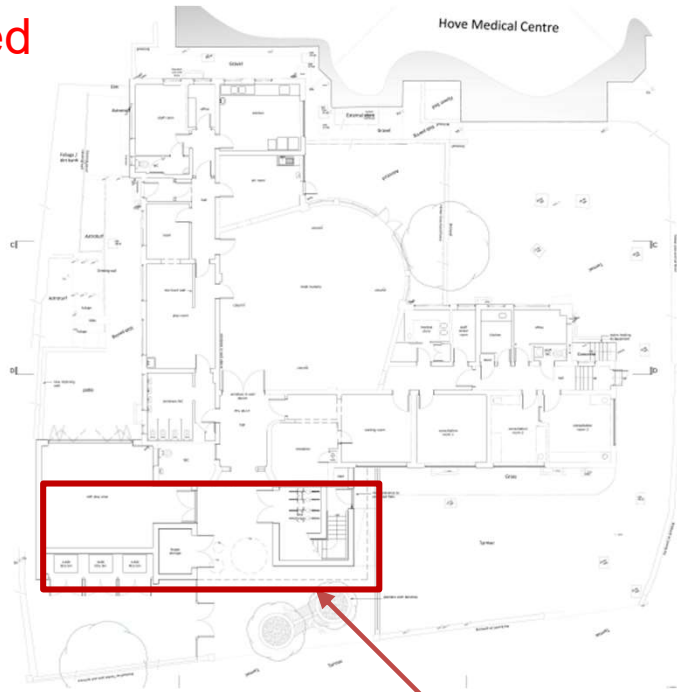
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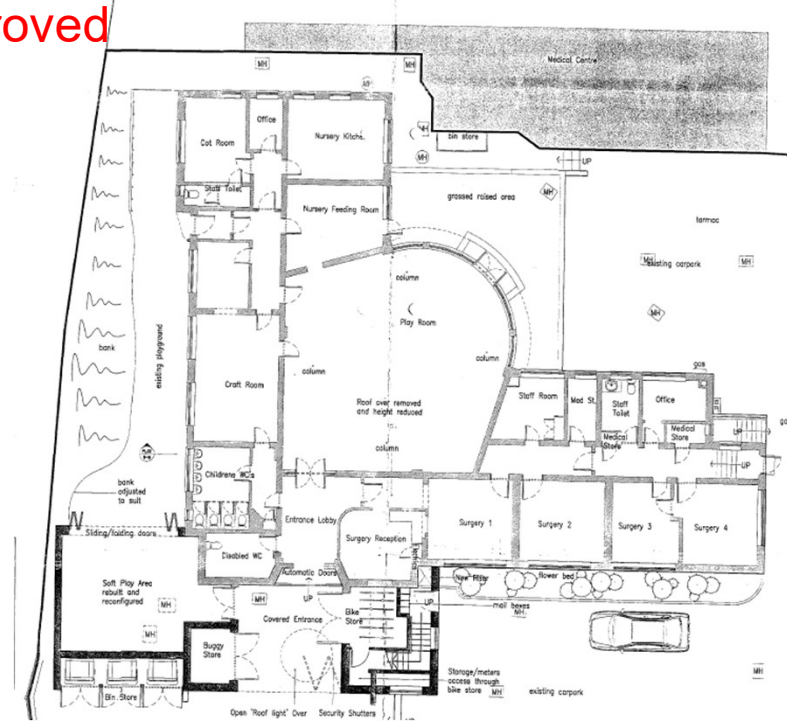
# Proposed Ground Floor Plan

Proposed



Ground Floor Extension

Approved



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# Key Considerations in the Application

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The main considerations in the determination of this application relate to:

- The principle of the development
- Impact on the character of the area
- Standard of accommodation
- Neighbouring amenity
- Transport
- Sustainability

# Conclusion and Planning Balance

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- Extant permission (BH2010/03486) for the construction of extension and additional storey so principle considered acceptable.
- Number, layout, form and finish of the proposed dwellings considered appropriate.
- Would provide a good standard of accommodation
- Acceptable impact on the amenities of adjacent occupiers.
- Subject to conditions, the development is appropriate in terms of impact on highways and sustainability.
- **Recommend: Approve**



# 24 Holland Road

**BH2021/03761**



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# Application Description

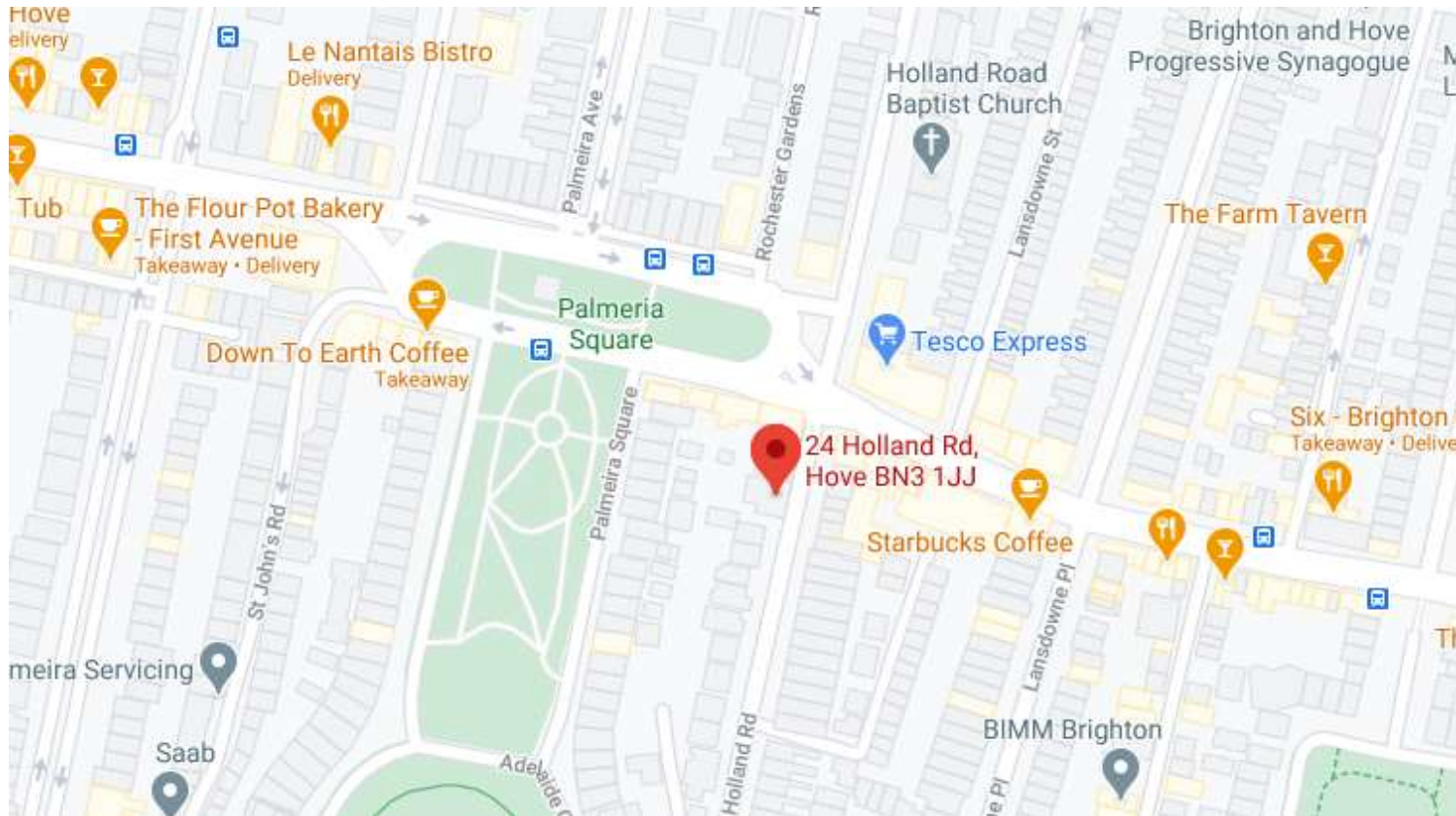
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- Change of use from Language School (F.1) to Hotel (C1), with associated works.

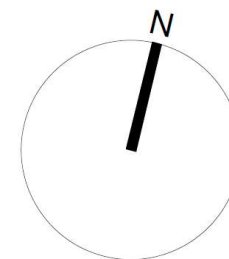




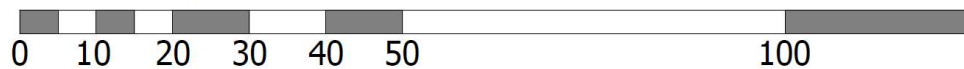
# Map of application site



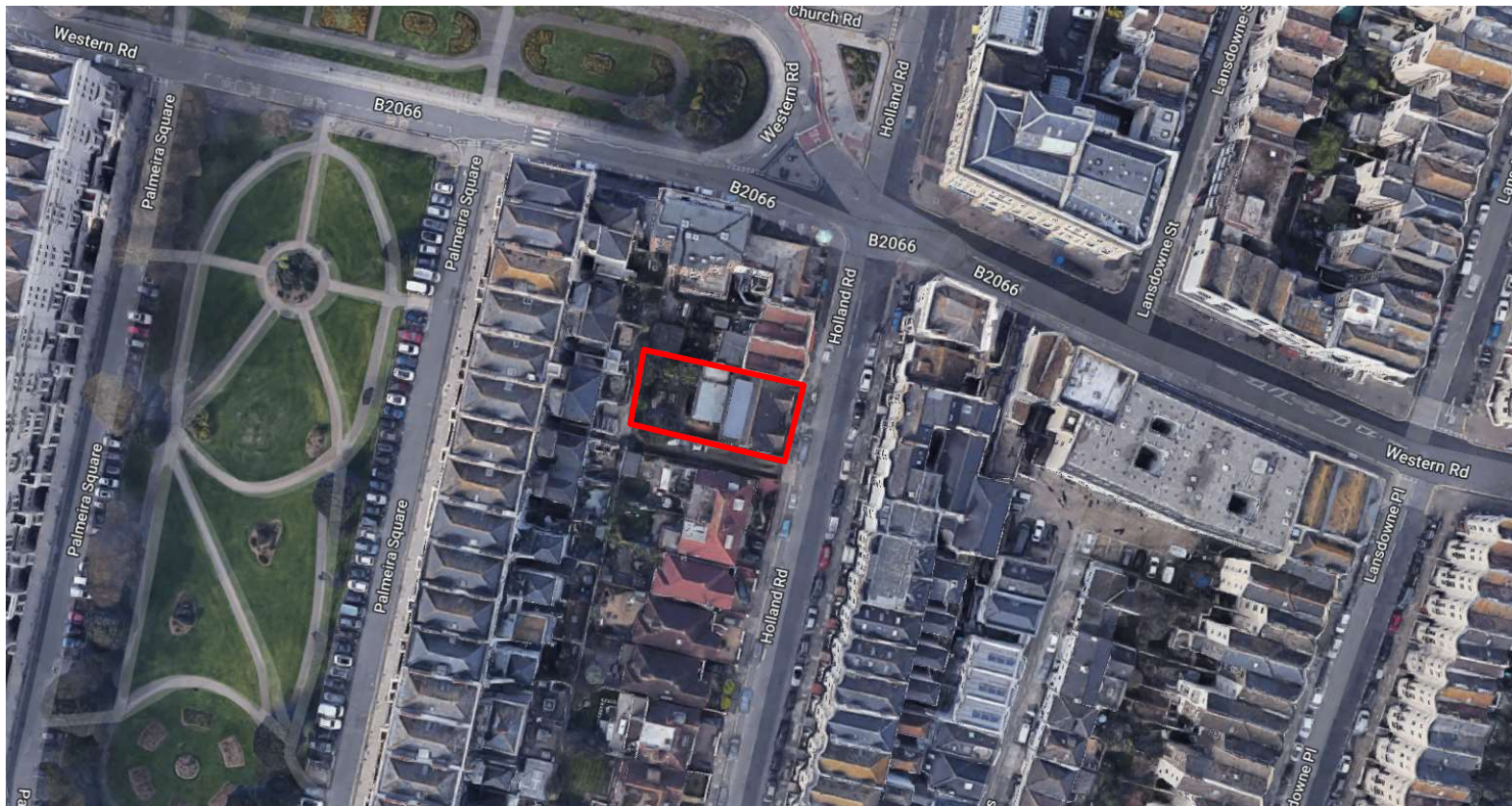
# Location Plan



Scale in Metres



# Aerial photo(s) of site



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City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photo(s) of site



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# Other photos of site – south side elevation



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# Other photos of site – rear garden



# Block Plan



1:500 @ A3  
Scale in Metres  
0 5 10 15 20 30 40 50

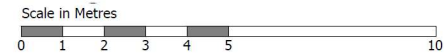




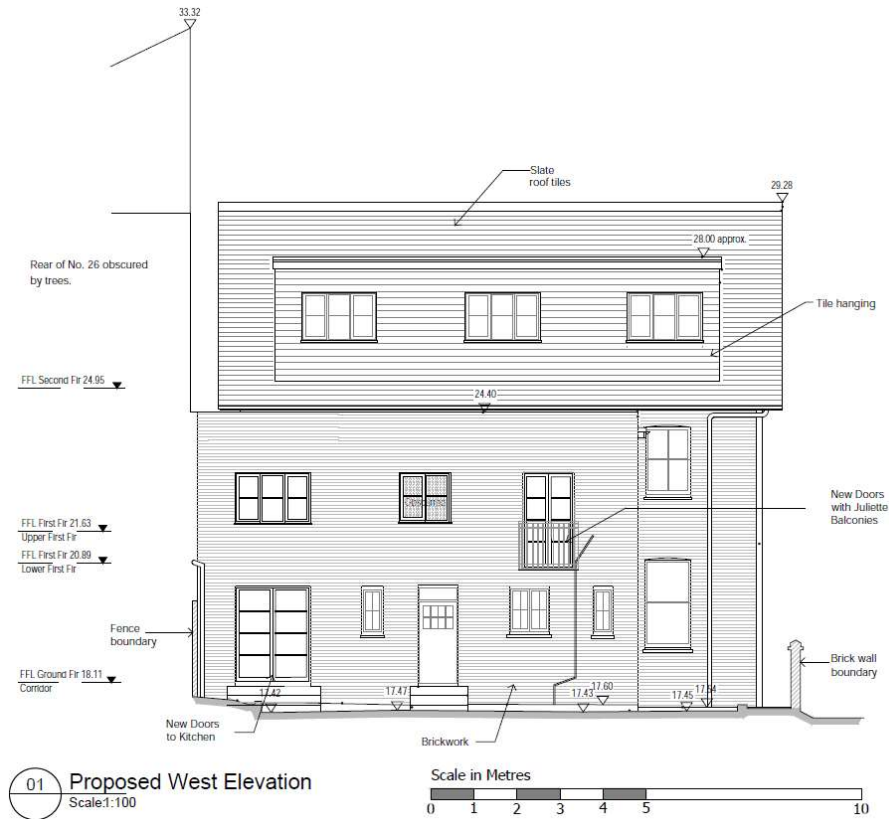
# Proposed Front Elevation



01 Proposed East Elevation  
Scale: 1:100



# Proposed Rear Elevation

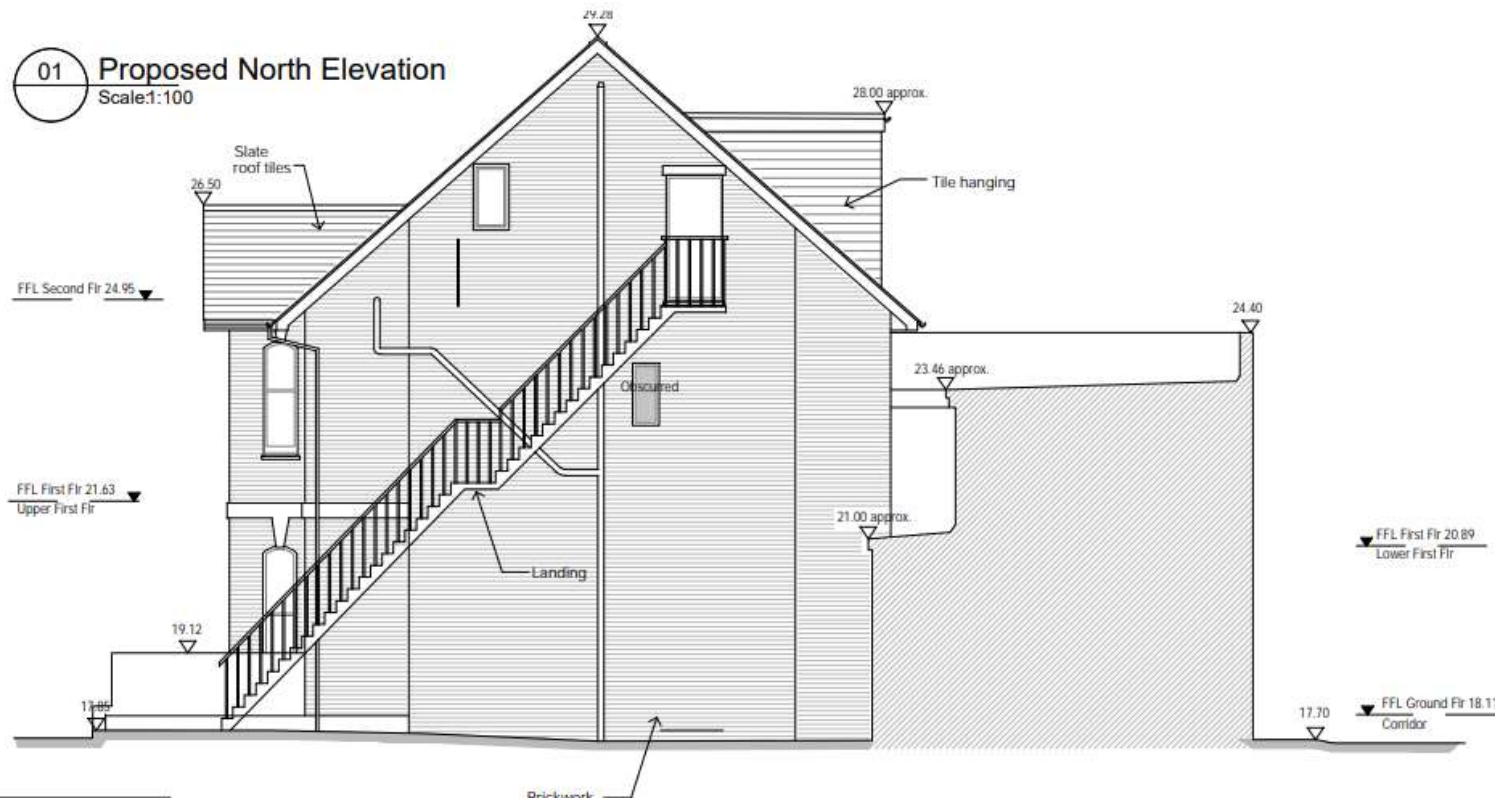


# Proposed Side Elevation



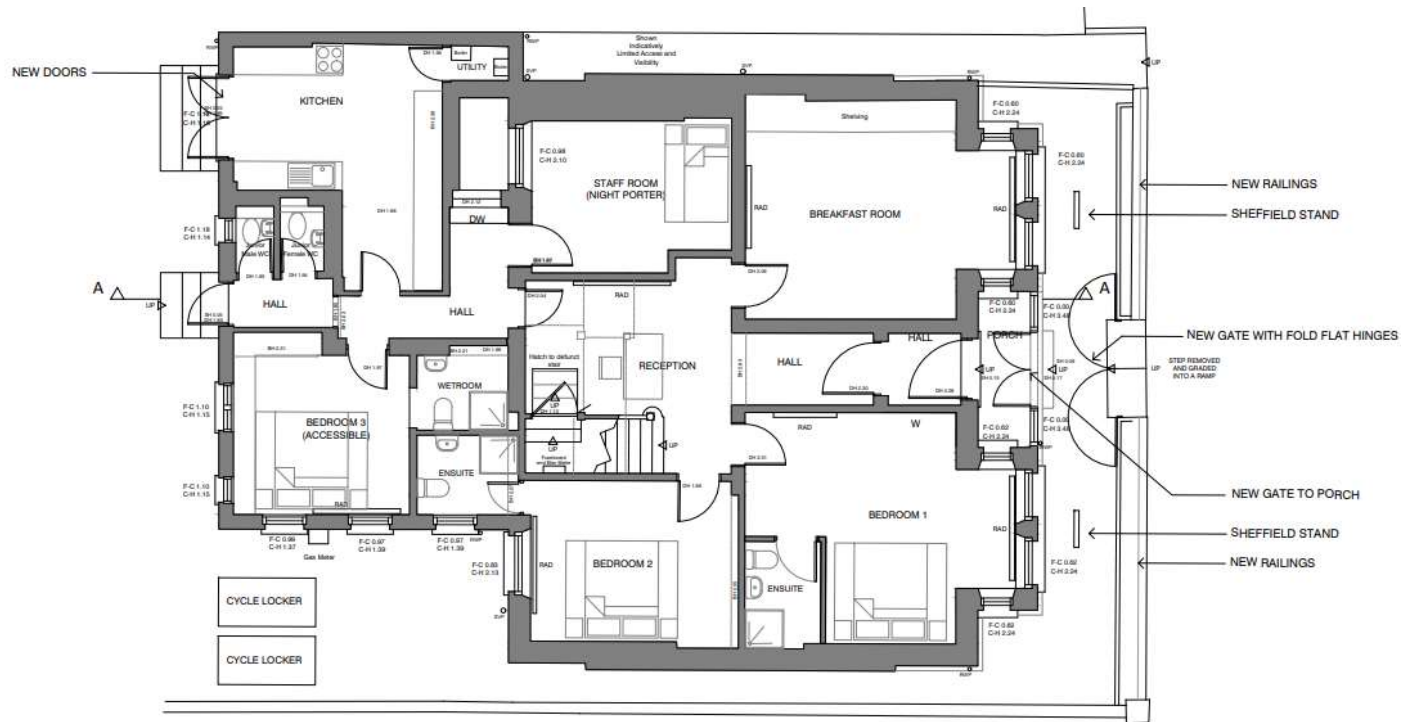
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# Proposed Side Elevation





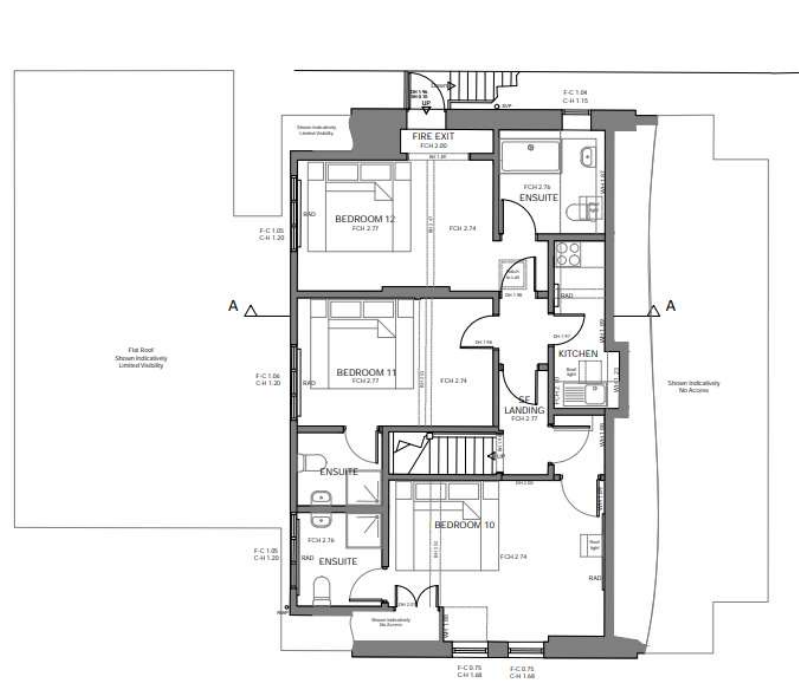
# Proposed Ground Floor Plan



01 Proposed Ground Floor Plan  
Scale:1:100



# Proposed Second Floor Plan



01 Proposed Second Floor Plan  
Scale:1:100



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# Key Considerations in the Application

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- Principle of the development
- Design and appearance
- Impact upon neighbouring amenity
- Sustainable transport





# Conclusion and Planning Balance

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- The proposed change of use is considered acceptable in principle. The loss of the language school has previously been accepted against Policy HO20, and a Hotel Impact Assessment has been provided to satisfy the requirements of Policy CP6.
- The recent appeal allowing an application for for visitor accommodation (use class Sui Generis) on the site must be given weight.
- No objection is raised to the proposed external alterations.
- No significant impact upon neighbouring amenity is anticipated.
- Transport impact is overall acceptable, subject to securing a Delivery and Service Management Plan and revised cycle parking details by condition.
- Approval is therefore recommended, subject to conditions.



# 295 Dyke Road

**BH2021/04003**



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City Council**

# Application Description

- Outline Application with some matters reserved for the erection of 1no single dwelling on land to the rear of existing dwelling, including enlargement of existing vehicular crossover and creation of access driveway to southern boundary.

# Existing Location Plan



47

2110(10)000B



# Aerial photo of site

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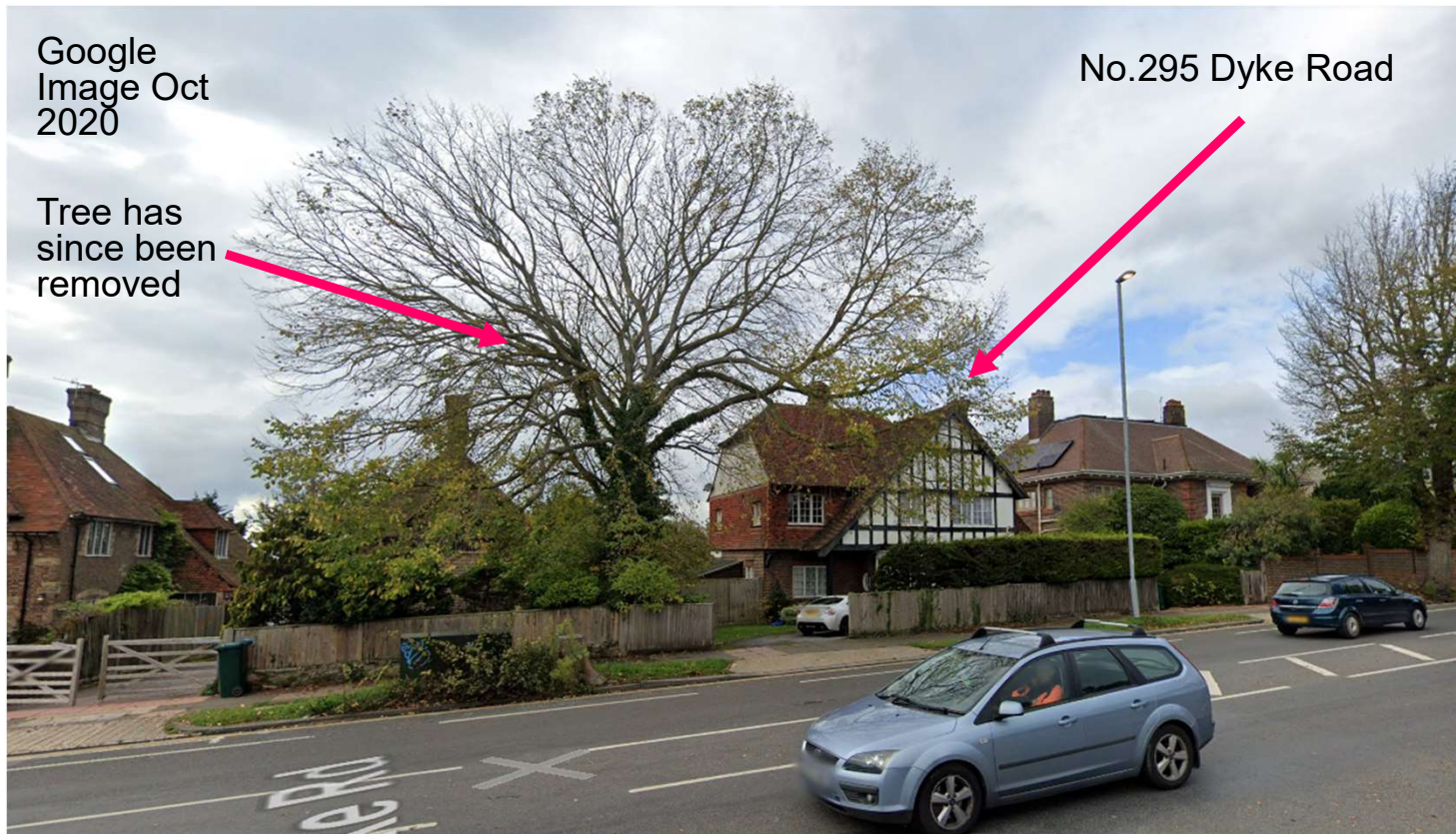
# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photo of site

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# Other photo(s) of site

Tree Stump



Photograph taken  
December 2021



Brighton & Hove  
City Council

# Proposed Block Plan

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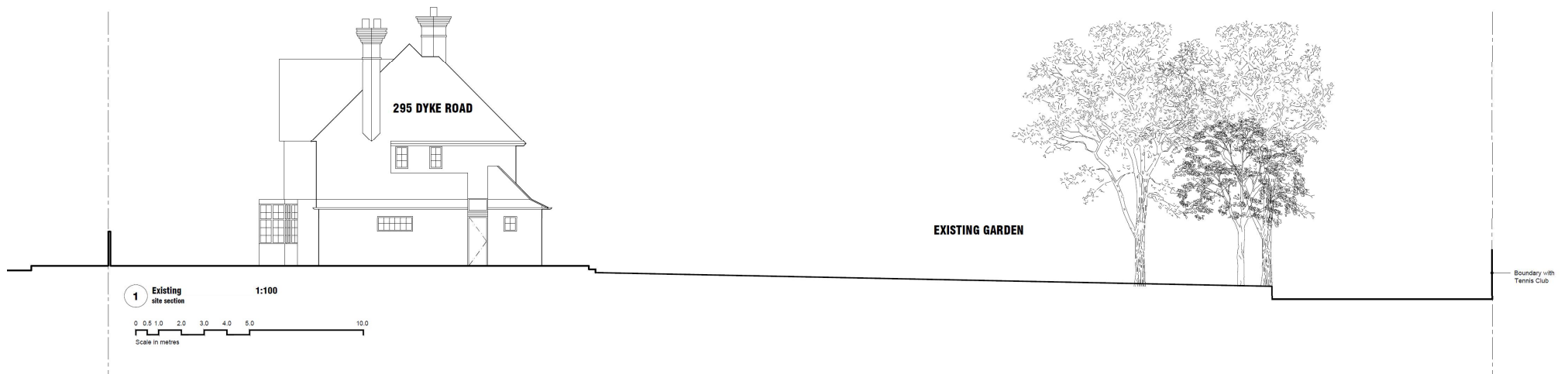


52

2110(10)000B



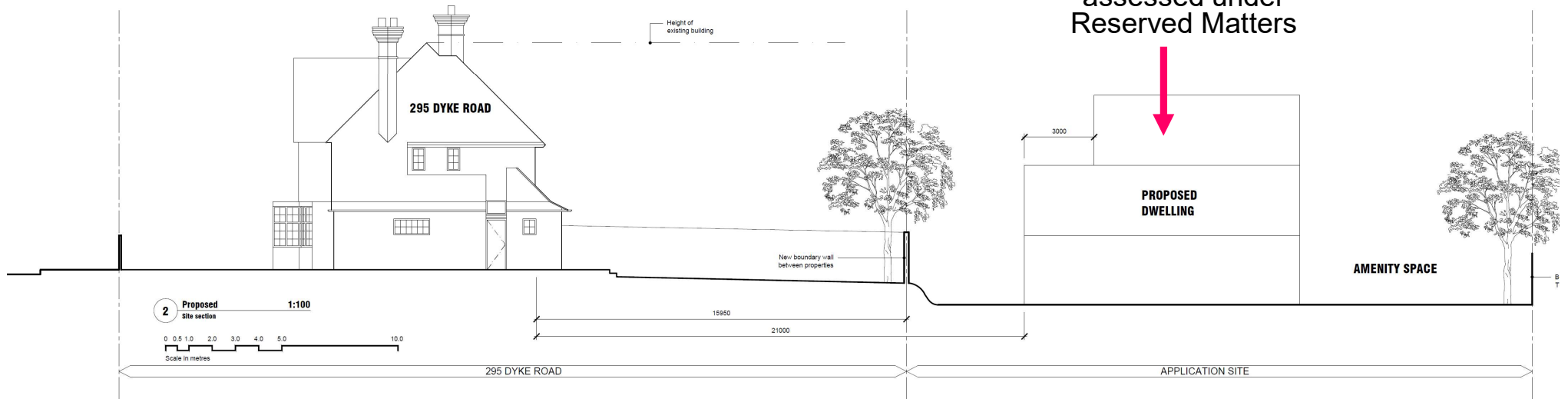
# Existing Site Section



2110(40)000B

# Proposed Site Section

Indicative Image  
Only  
Appearance to be  
assessed under  
Reserved Matters



54

2110(40)000B

# **Key Considerations in the Application**

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- Principle of subdivision of the site  
(Previously agreed)
- Access to/from the site  
(Amended from previous Outline Permission)

# Conclusion and Planning Balance

- The principle of development has been previously agreed.
- No significant changes in the time since previous outline permission granted.
- Amended accessway considered acceptable.