

# **PLANNING COMMITTEE ADDENDUM Items I + J + K + L Presentations**

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

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

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# Garage Rear Of 46 Boundary Road

BH2021/04485



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City Council

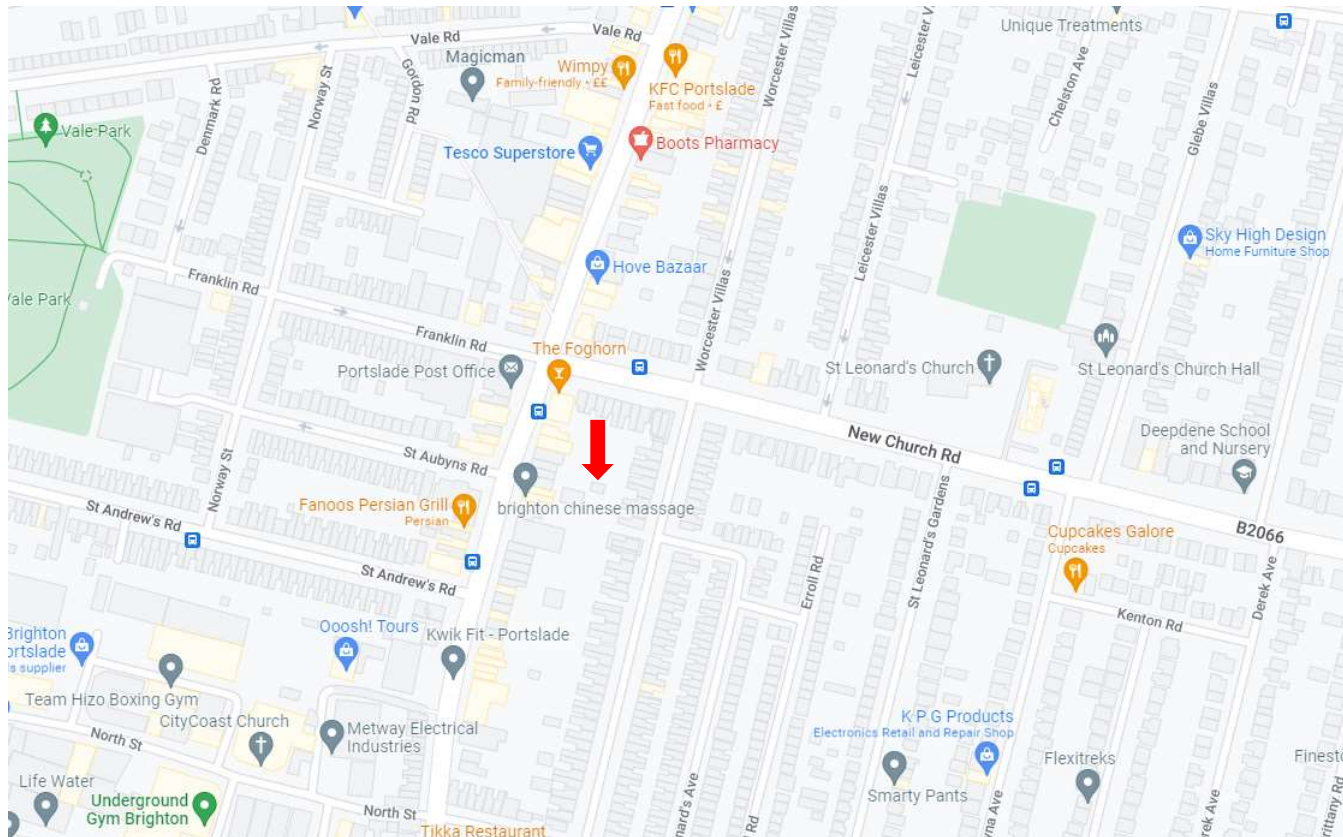
# Application Description

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- Conversion of existing detached garage to form 1no one bedroom dwelling (C3) with revised fenestration, installation of rooflights and associated works.



# Map of application site



# Existing Location Plan



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2021/132





# Aerial photo(s) of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council



# Street photo of site (from St Leonards Road)

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Brighton & Hove  
City Council

# Other photo of site

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Brighton & Hove  
City Council

## Other photo of site (facing towards St Leonards Road)

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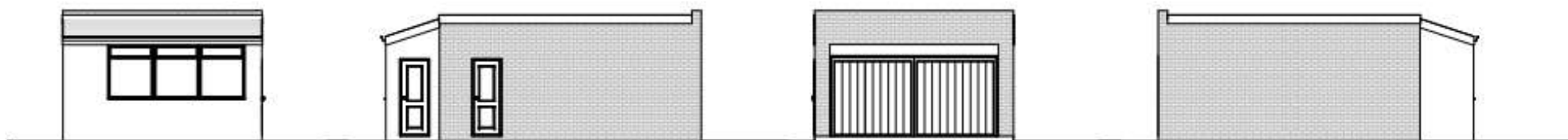


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City Council

# Existing Elevations

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10



Rear Elevation

Side Elevation

Front Elevation

Side Elevation

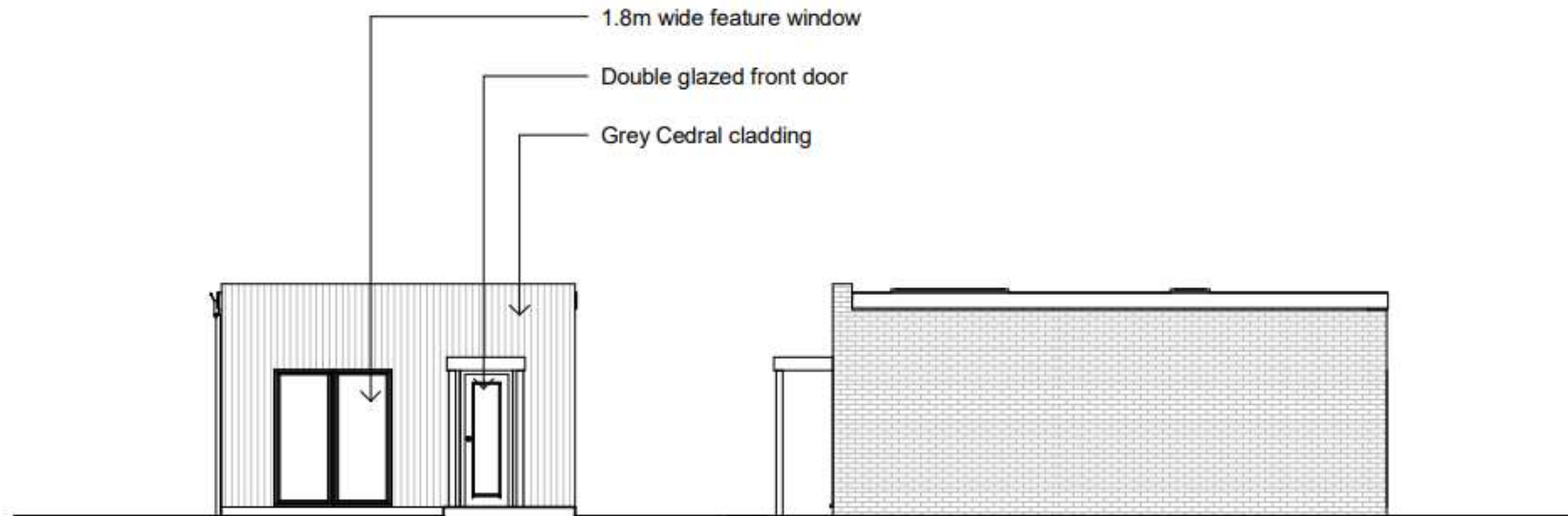


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City Council



# Proposed Elevations

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Front Elevation

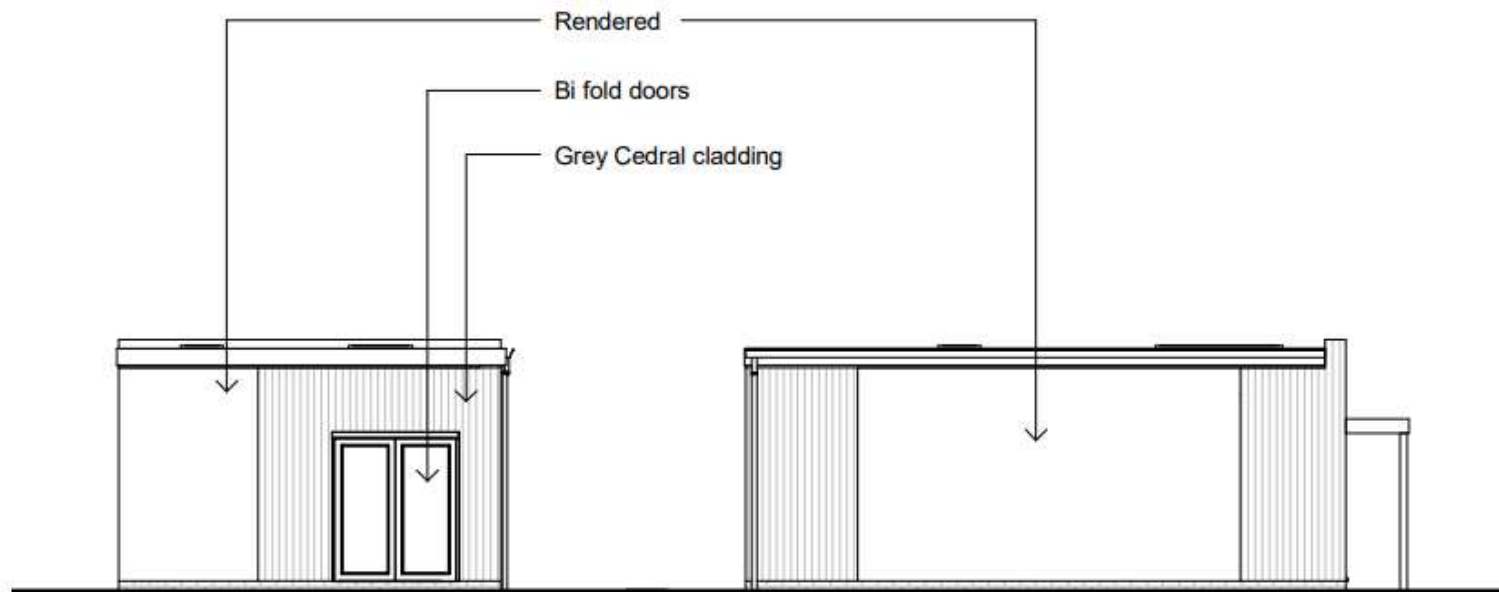
Side Elevation



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City Council

# Proposed Elevations

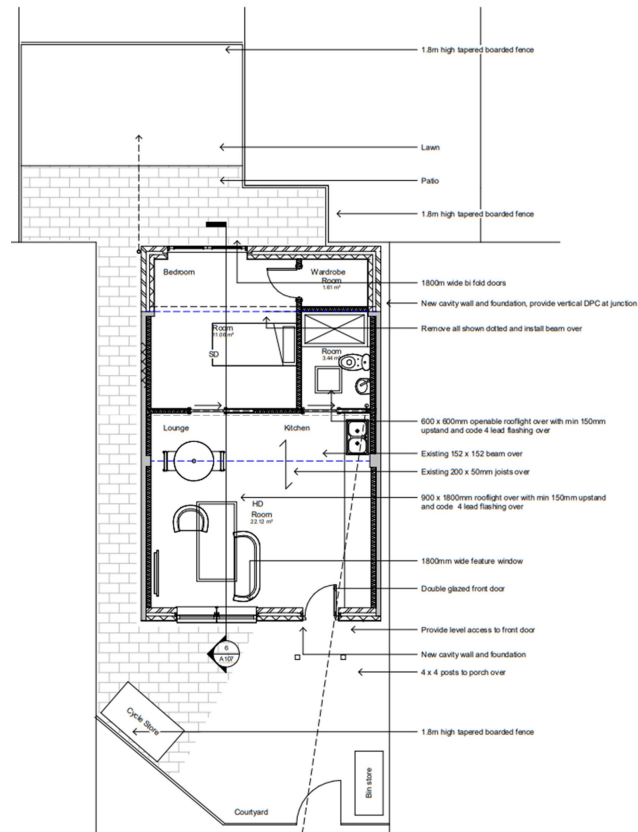
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Rear Elevation

Side Elevation

# Proposed Site Plan



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# Key Considerations in the Application

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





# Conclusion and Planning Balance

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- The proposal is considered to be acceptable in principle. Residential use is established in the area, and there are similar 'back-land' developments to the south on Boundary Road.
- The existing garage is already effectively set in its own plot and so the proposal would not set a precedent for back-land development on St Leonards Road.
- No objection is raised to the proposed design.
- No significant harm to neighbouring amenity is anticipated. Potential mutual overlooking would be obstructed by the proposed 1.8m timber fence.
- The removal of the existing vehicular access route would remove a source of noise disturbance for the St Leonards Road neighbours.
- The proposed dwelling complies with the Nationally Described Space Standards and is considered to provide an acceptable standard of accommodation.
- No concerns are held regarding transport impact.
- Approval is therefore recommended, subject to conditions.



# 17 155 Westbourne Street

BH2022/00280



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# Application Description

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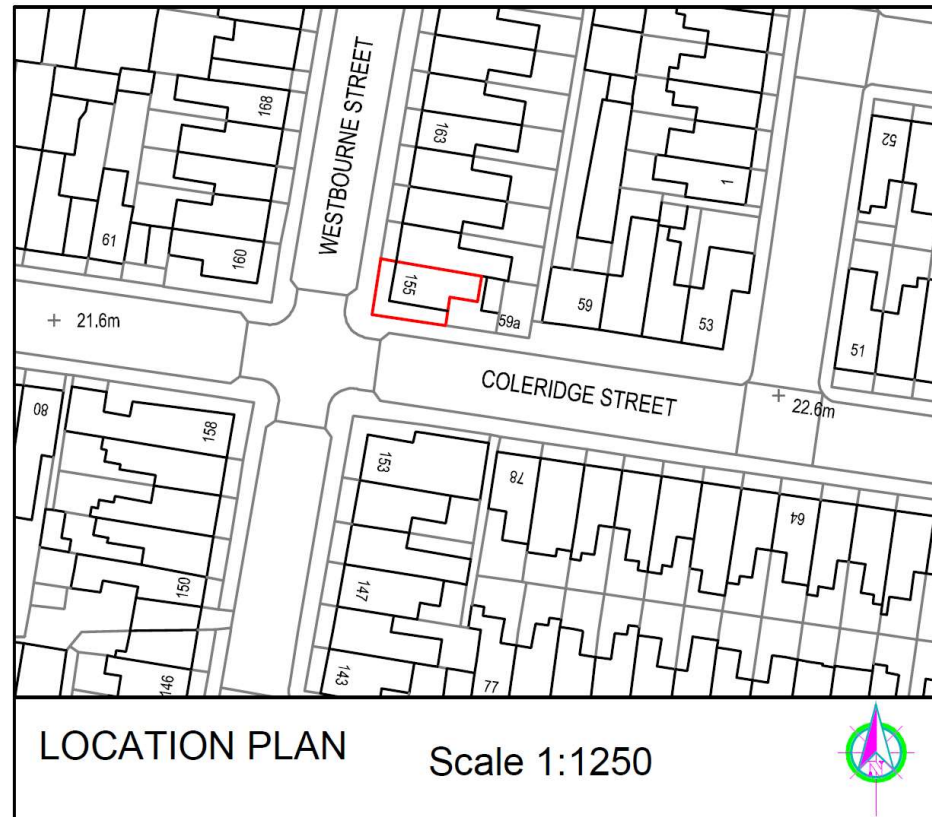
**Erection of single storey side extension and re-location of compressor units.**



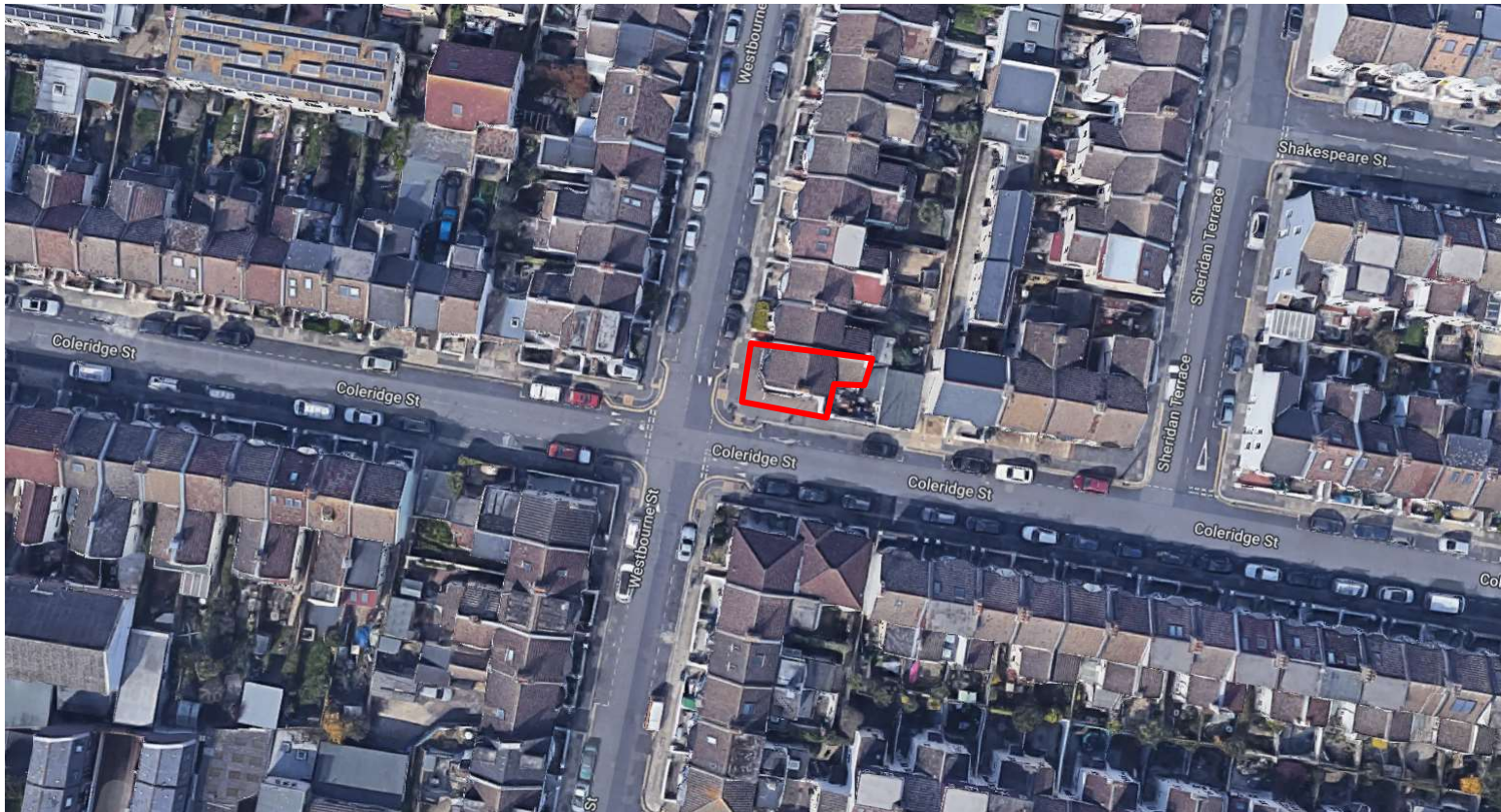
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City Council



# Site Location Plan



# Aerial photo(s) of site



Brighton & Hove  
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# 3D Aerial photo of site



Brighton & Hove  
City Council

# Street photos of site

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From Westbourne Street

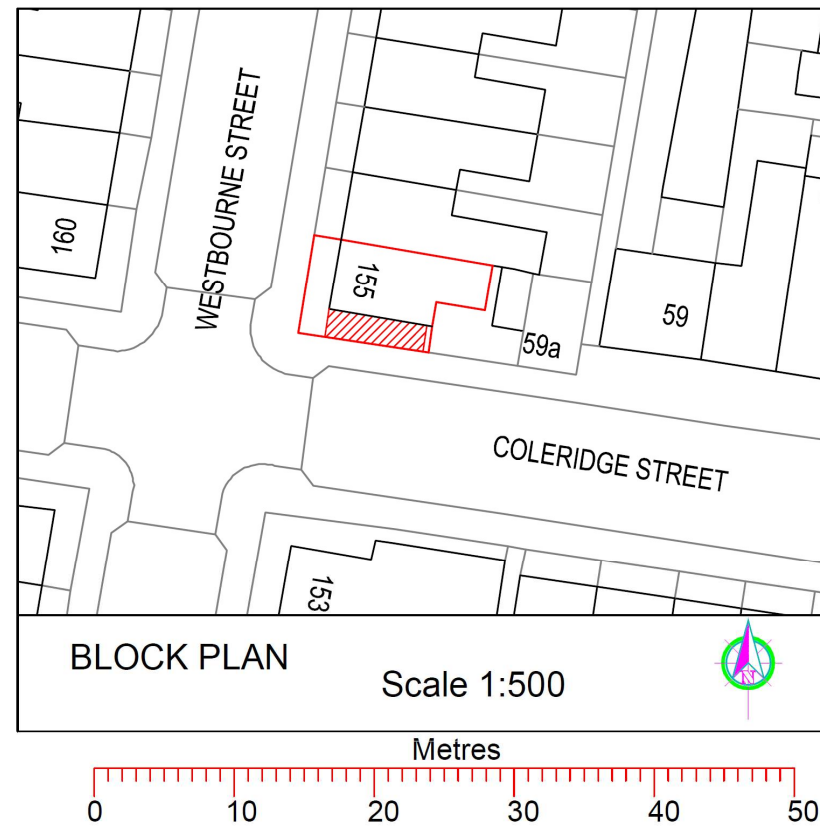


# Street photo of site



From Coleridge Street

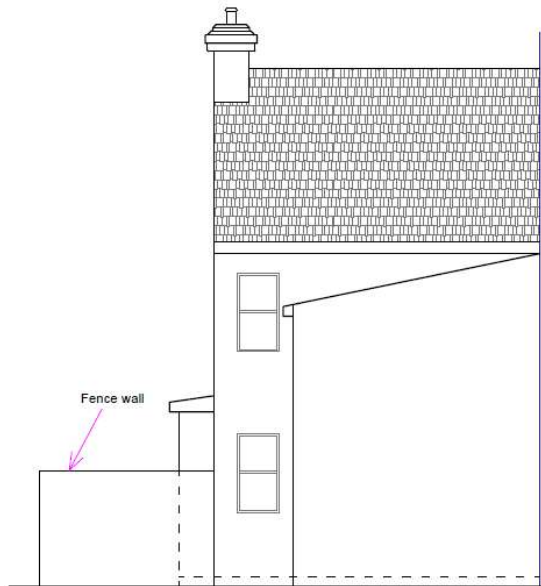
# Existing Block Plan



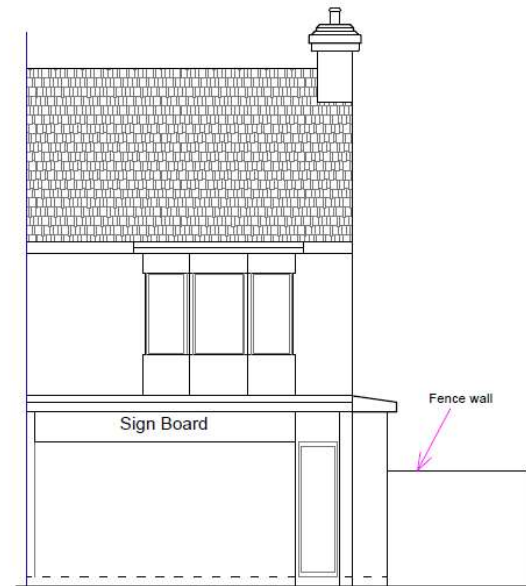


# Existing Elevations

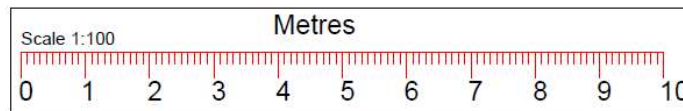
25



EXISTING REAR ELEVATION  
Scale 1:100



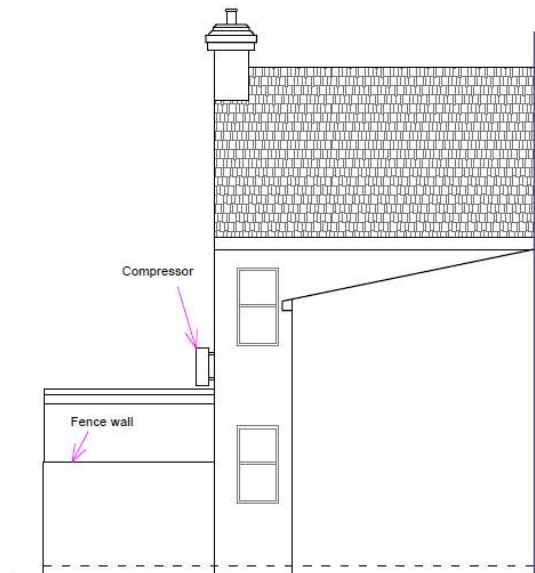
EXISTING FRONT ELEVATION  
Scale 1:100



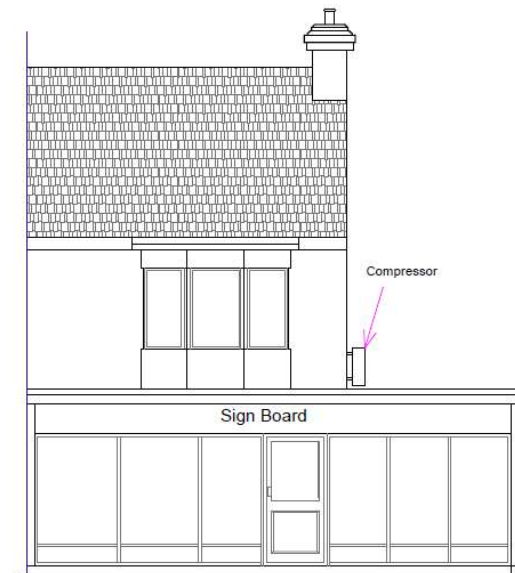
MKM/21/WES155/PL02

# Proposed Elevations

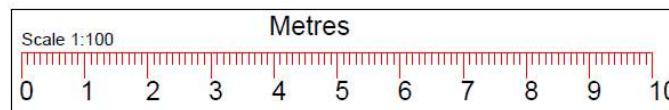
26



PROPOSED REAR ELEVATION  
Scale 1:100



PROPOSED FRONT ELEVATION  
Scale 1:100



# **Key Considerations in the Application**

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- Visual Impact
- Impact on Amenities of Neighbouring Properties

# Conclusion and Planning Balance

- Resulting building line would continue that of existing and adjacent sites;
- Would be in keeping with street;
- Small extension - no harmful impact on neighbours
- No additional impact from compressors
- **Recommend: Approval**

# Flints, Ovingdean Road

BH2021/03276 and BH2021/03277



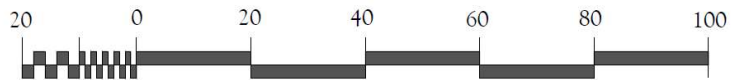
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City Council

# Application Description

- BH2021/03276 – Full Planning Application - Relocation of existing rear porch door, replacement of existing front rooflight with larger rooflight and internal alterations to layout.
- BH2021/03277 – Listed Building Consent Application - Relocation of existing rear porch door, replacement of existing front rooflight with larger rooflight, the replacement of all existing windows with double-glazed windows and internal alterations to layout.



# Existing Location Plan



1:1250 Scale Bar:

LOCATION PLAN (1:1250)



# Aerial photo(s) of site



Brighton & Hove  
City Council



# 3D Aerial photo of site



Brighton & Hove  
City Council

# Photos of site

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*Figure 2 – Existing front elevation*

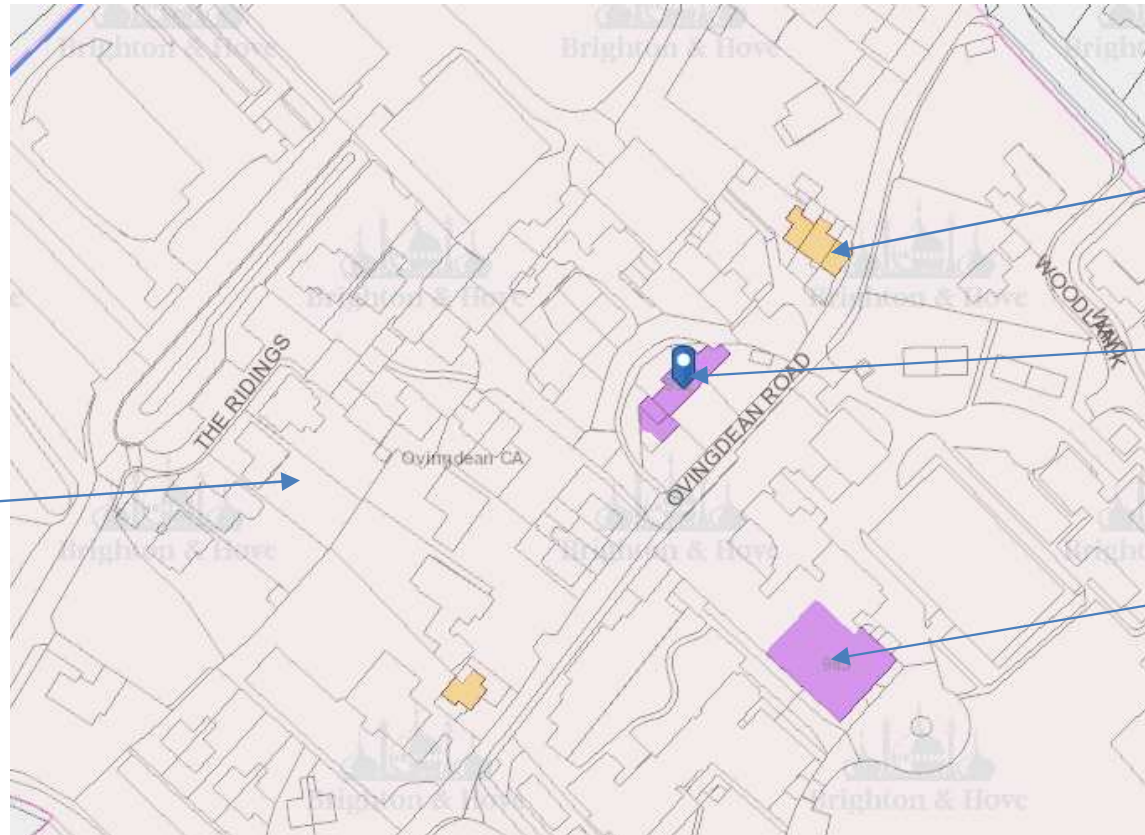


*Figure 3 – Existing rear elevation*





# Surrounding Area



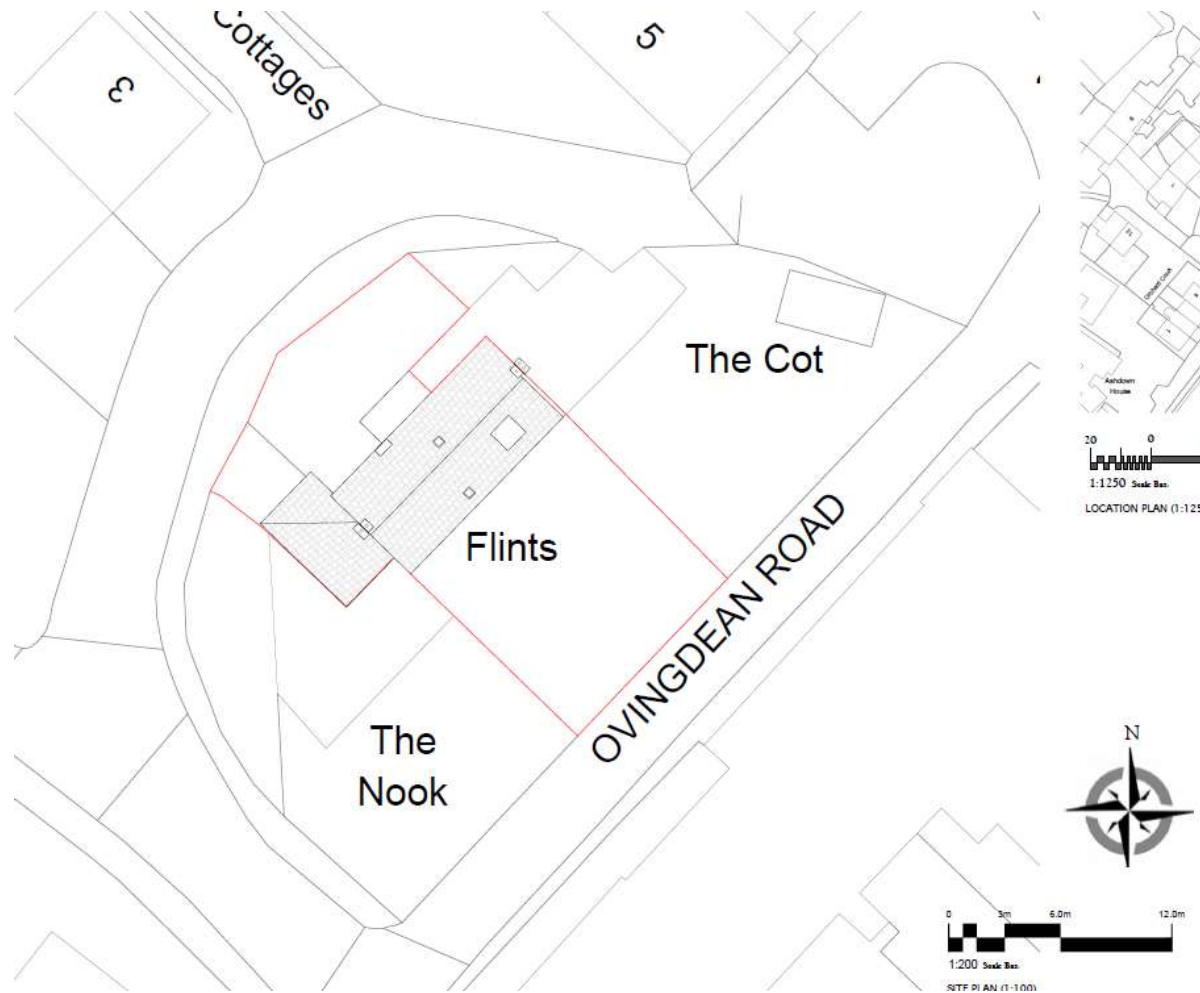
Pink =  
Conservation  
Area

Orange  
Buildings =  
Locally  
Listed  
Buildings

Site

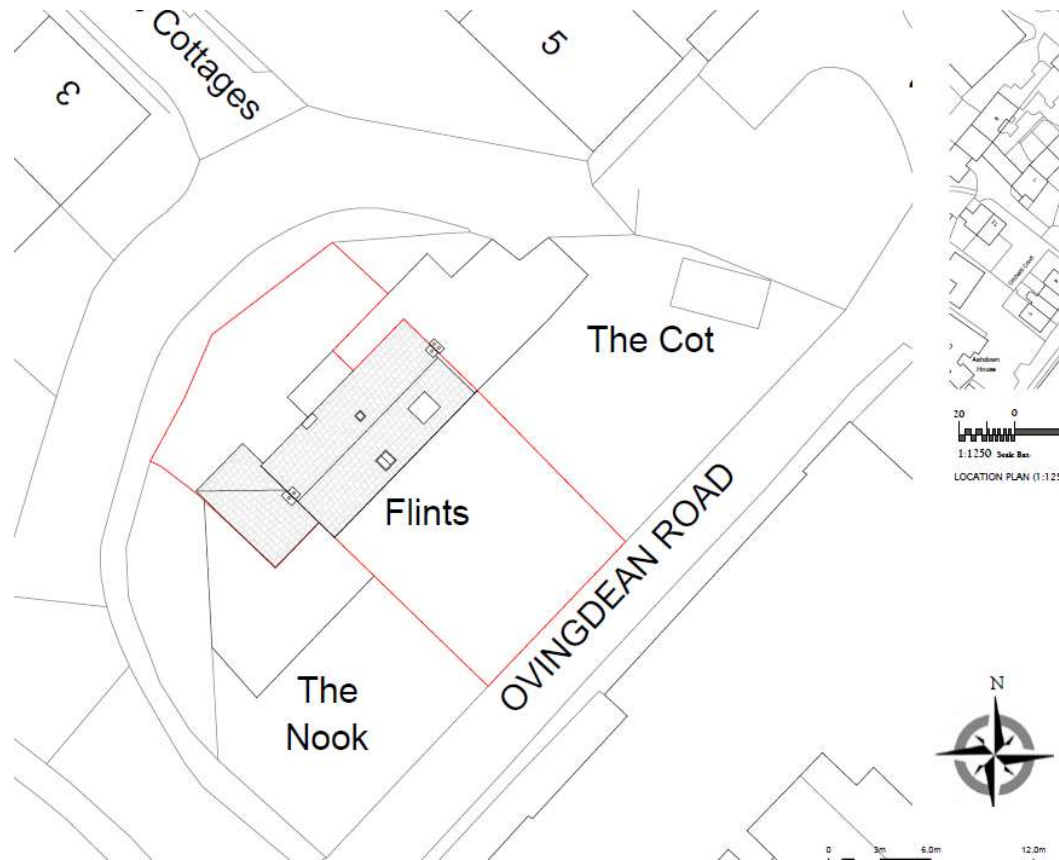
Purple  
Buildings =  
Listed  
Buildings

# Existing Block Plan

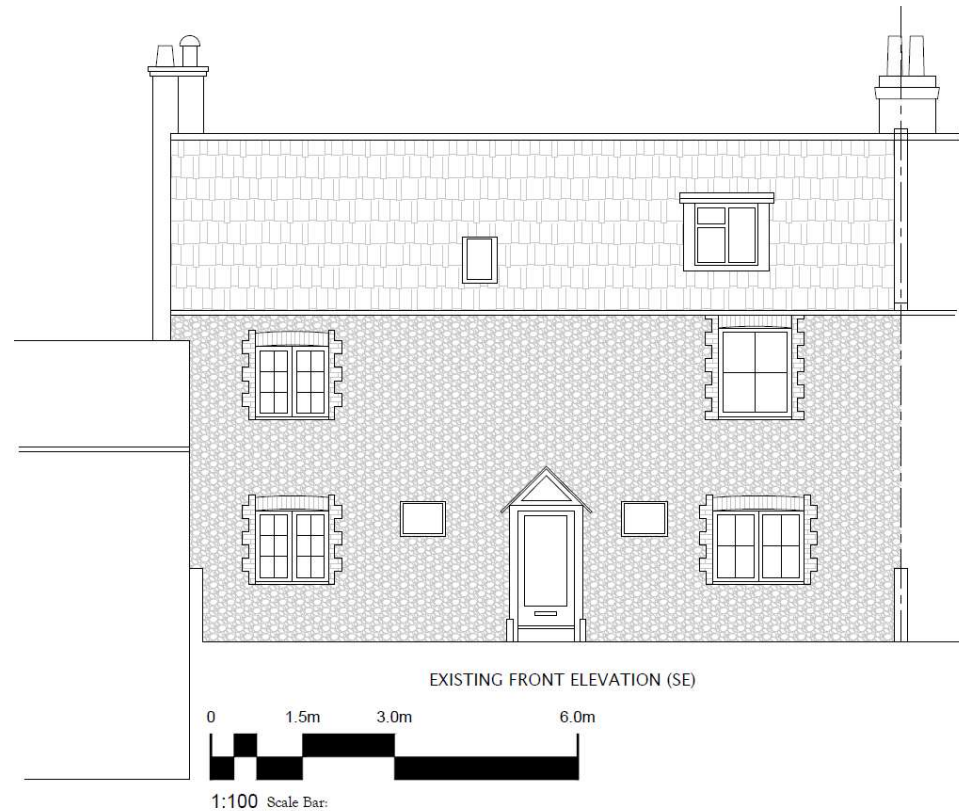




# Proposed Block Plan



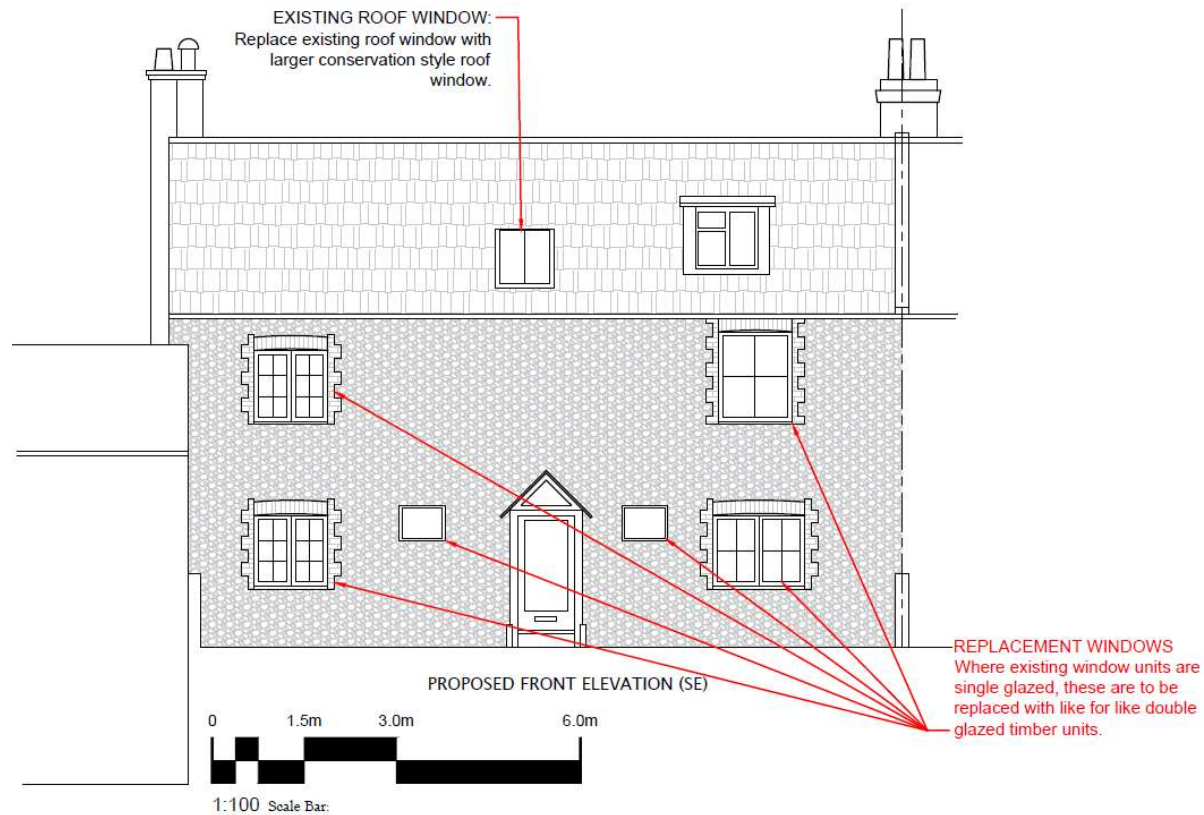
# Existing Front Elevation



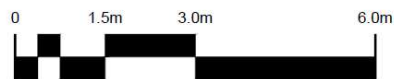
38

SP-0220.03

# Proposed Front Elevation



# Existing Rear Elevation



1:100 Scale Bar:

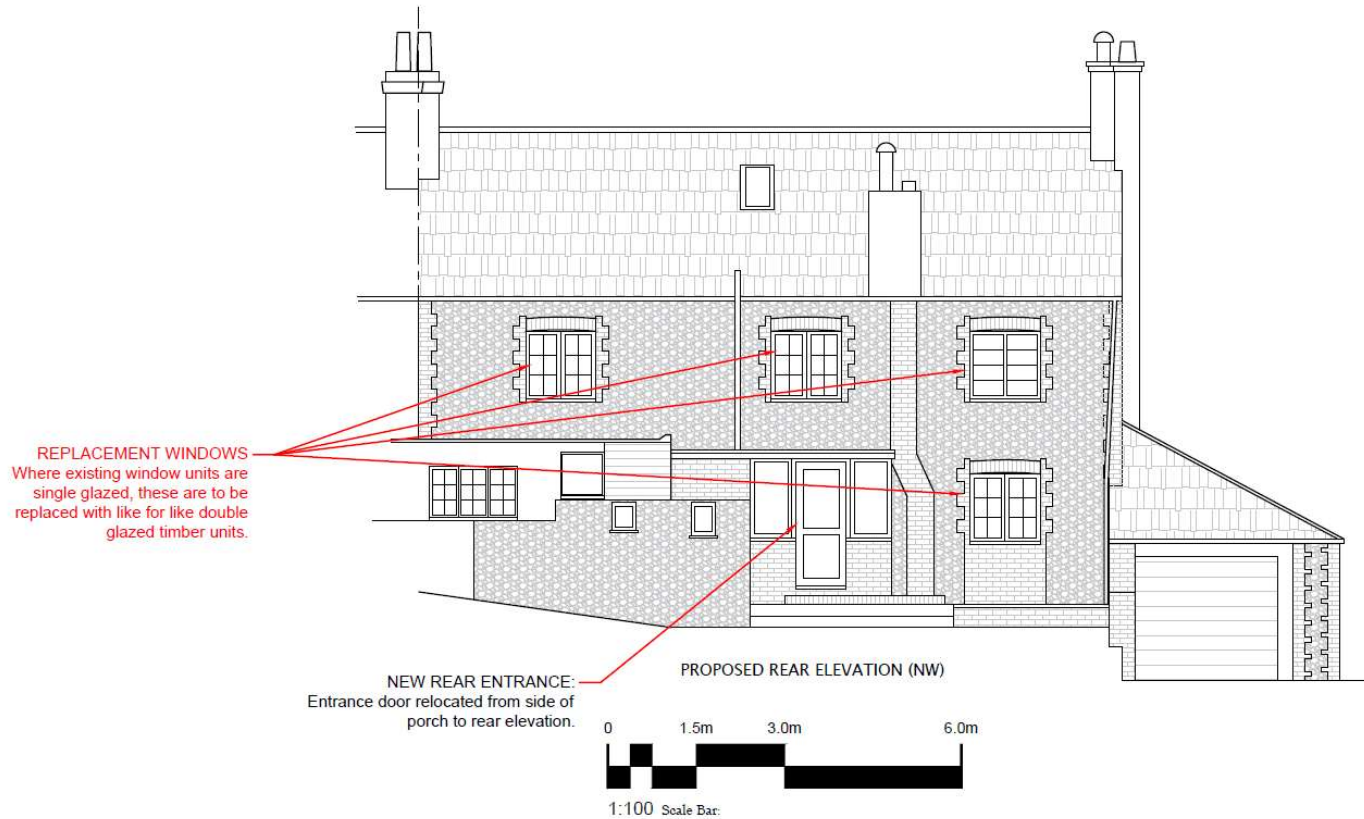


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SP-0220.03

# Proposed Rear Elevation

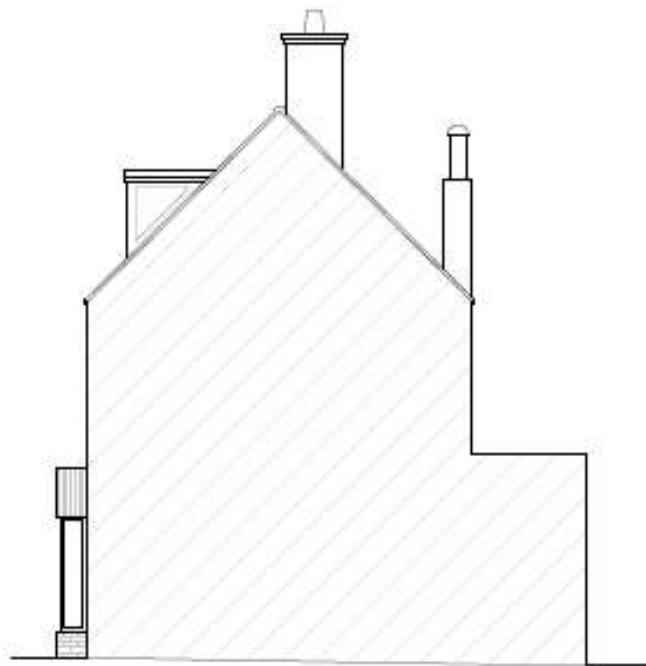
41



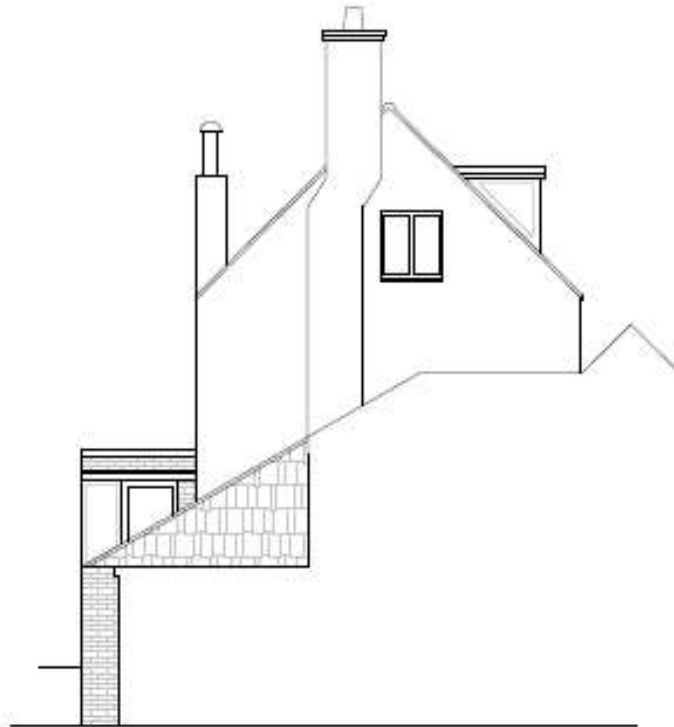
SP-0220.06 REVB

# Existing Side Elevation

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EXISTING SIDE ELEVATION (NE)



EXISTING SIDE ELEVATION (SW)

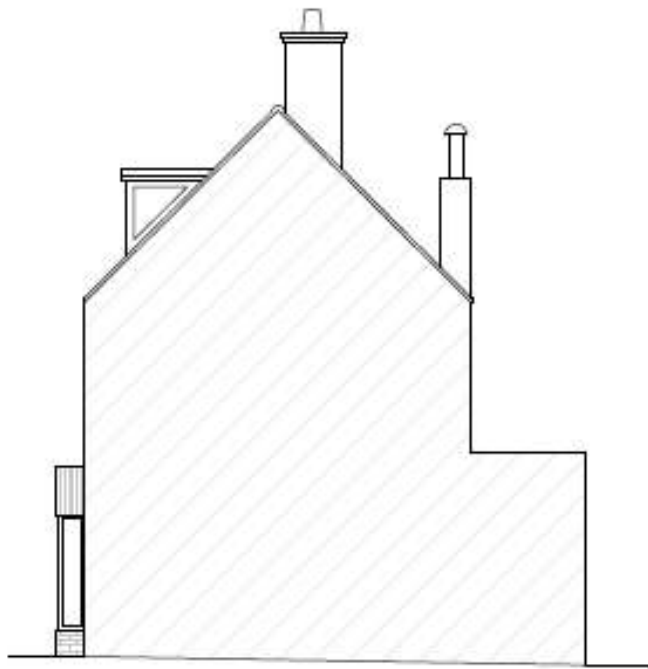


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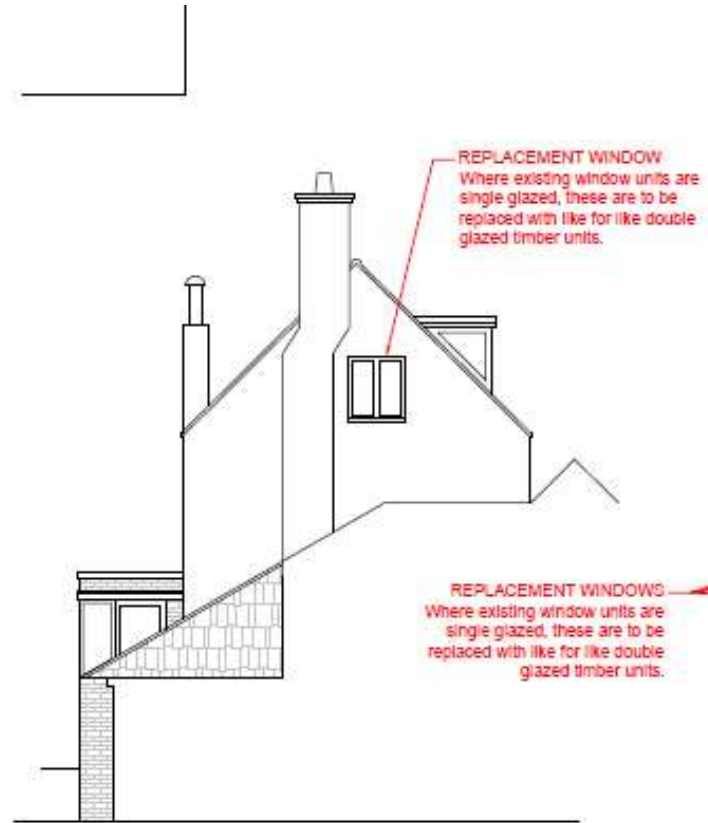


# Proposed Side Elevations

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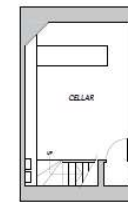
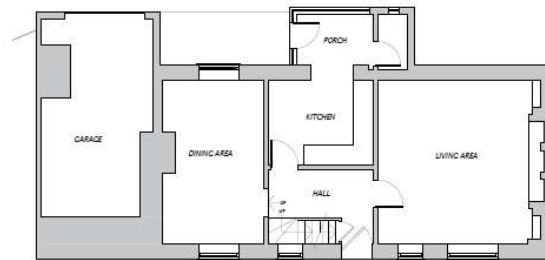
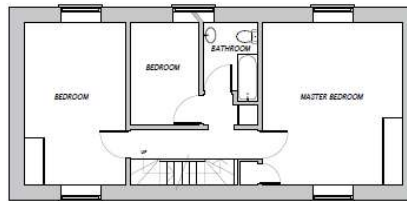
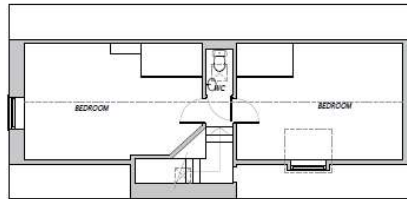


PROPOSED SIDE ELEVATION (NE)

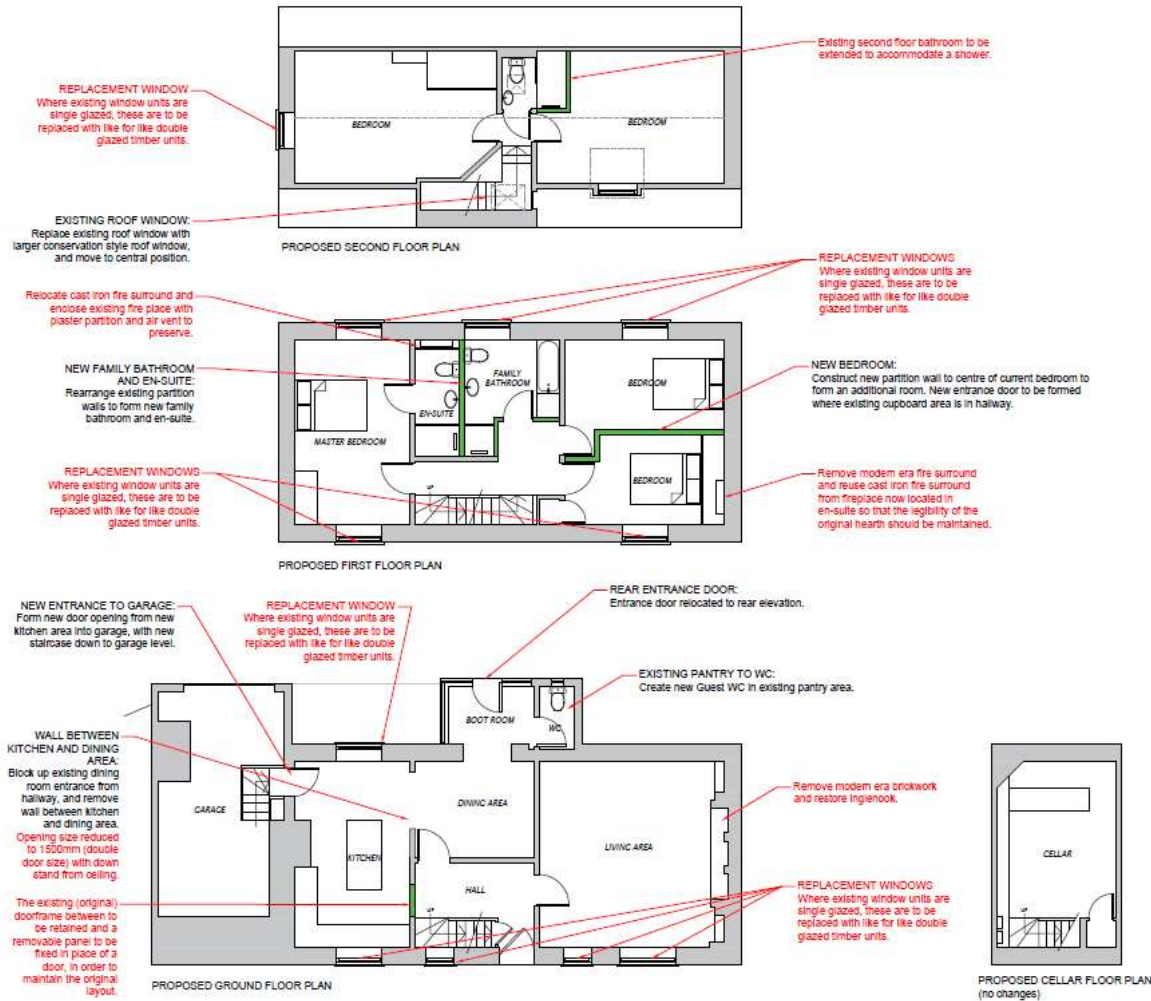


PROPOSED SIDE ELEVATION (SW)

# Existing Internal Layout



# Proposed Internal Layout



# Key Considerations

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## BH2021/03276 (planning application)

- Visual amenity impacts on host property, setting of other Listed/Locally Listed Buildings and the wider Conservation Area
- Impacts on neighbouring amenity

## BH2021/03277 (Listed Building Consent)

- Impacts on historic character on the host property and the character of the wider area

# Conclusion and Planning Balance

- No adverse harm to the historic character and appearance of the host Listed property
- No adverse harm to the surrounding Listed/locally Listed Buildings or the wider Conservation Area
- No adverse harm to neighbouring amenity
- **Recommend: Approve planning application BH2021/03276 and Listed Building Consent application BH2021/03277**



