

PLANNING COMMITTEE ADDENDUM Presentations – Items A, B, C, D

2.00PM, WEDNESDAY, 8 JUNE 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Land At Junc Foredown Road & Fox Way

BH2021/00780



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City Council

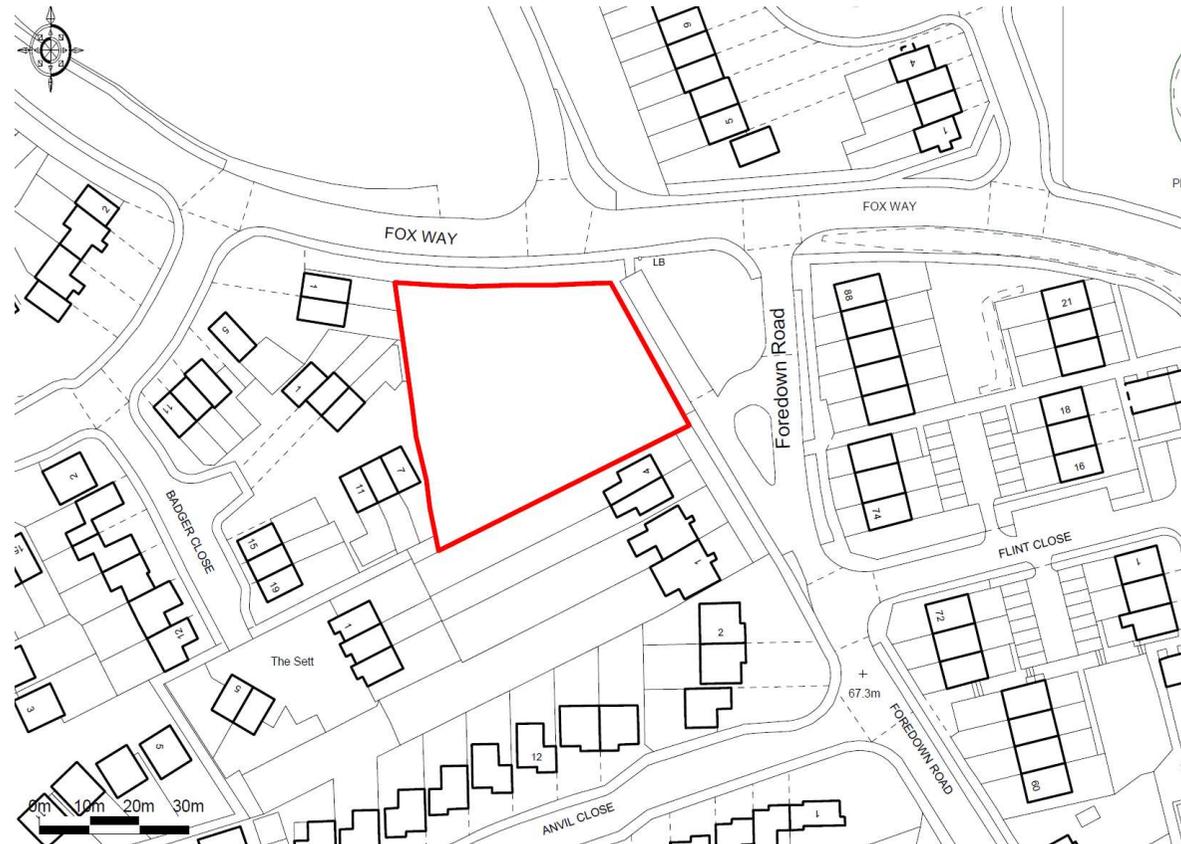
Application Description

- Outline application with all matters reserved apart from access for erection of 14no. two and three bedroom houses with associated car and cycle parking, changes to vehicular and pedestrian access.

Map of application site



Existing Site Location Plan



4

20234/99



Indicative Site Layout



FWP/SR/2001 G

Aerial photo of site



3D Aerial photo of site



Street photos of site



Street photos of site



Photos of site



Photos of site

Houses on
Badger Close



Houses on
Badger Close

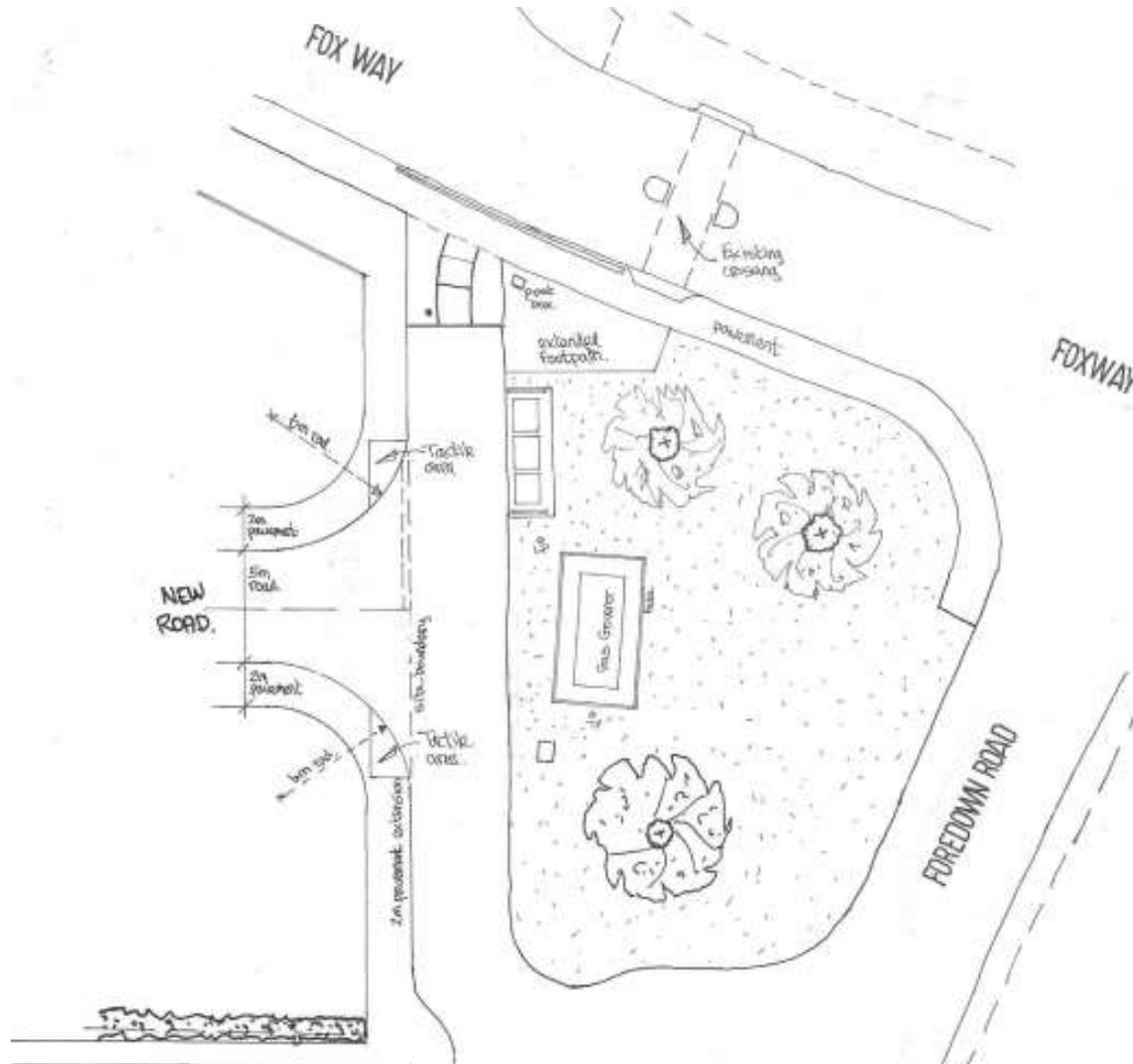


Photos of site



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City Council

Proposed Access Details



Feasibility Site Layout (information only)



14

20234/22B



Key Considerations in the Application

- Principle of development
- Unit mix
- Density
- Site access

Conclusion and Planning Balance

- It would provide 14 units of residential accommodation in Portslade - principle of contributing to housing need given great weight;
- Affordable Housing to be provided on site unless not possible for RPs or the Council;
- Unit mix and density considered acceptable;
- No adverse impact on highway safety anticipated.

The proposed development is therefore recommended for **Approval**.

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9 - 12 St Catherine's Terrace BN3 2RZ

BH2022/00670

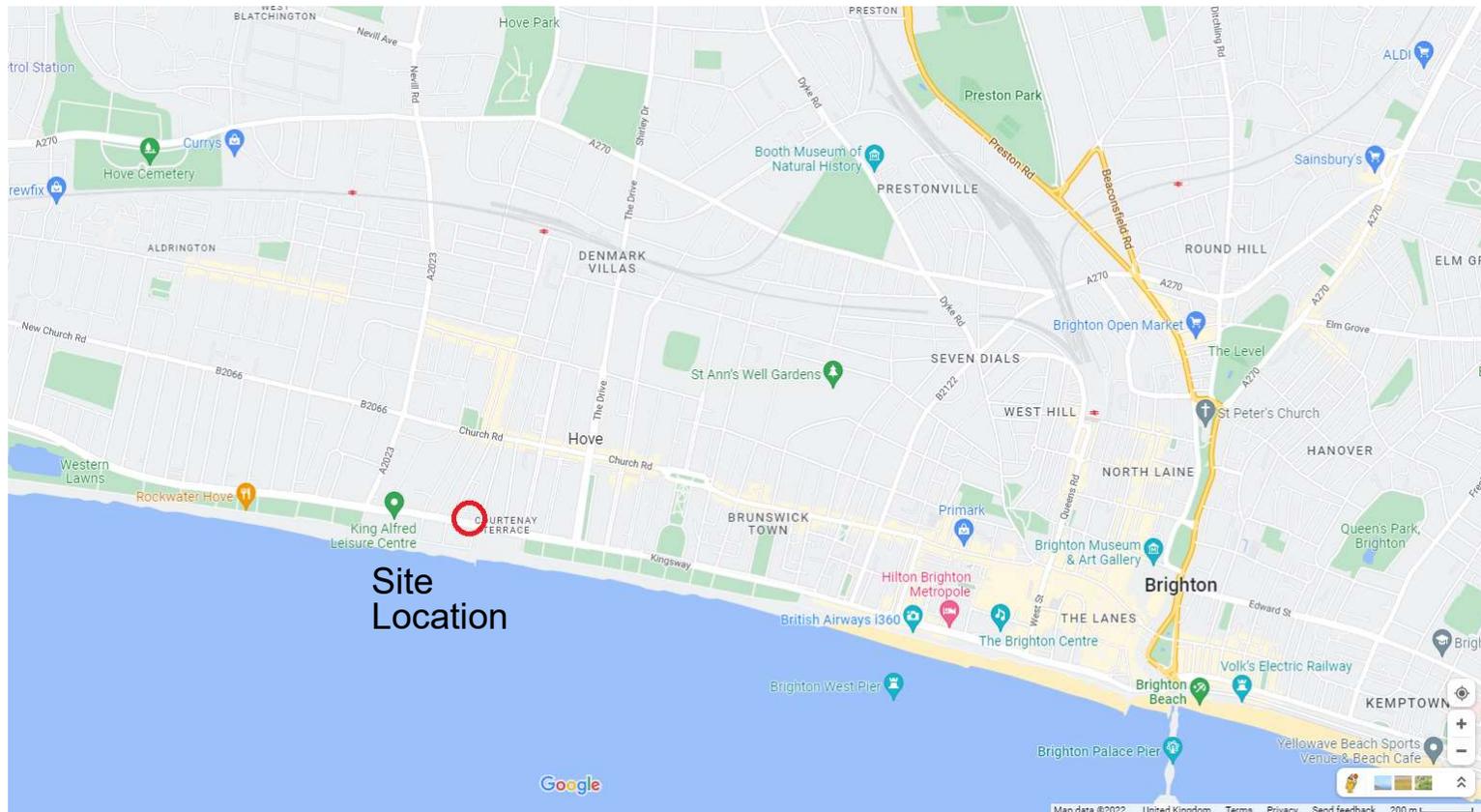


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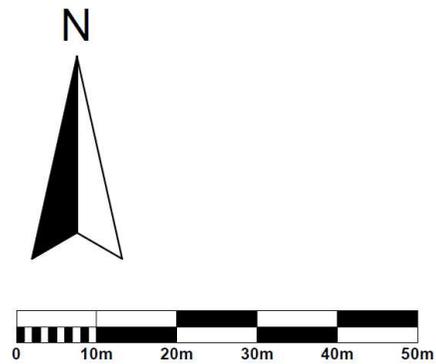
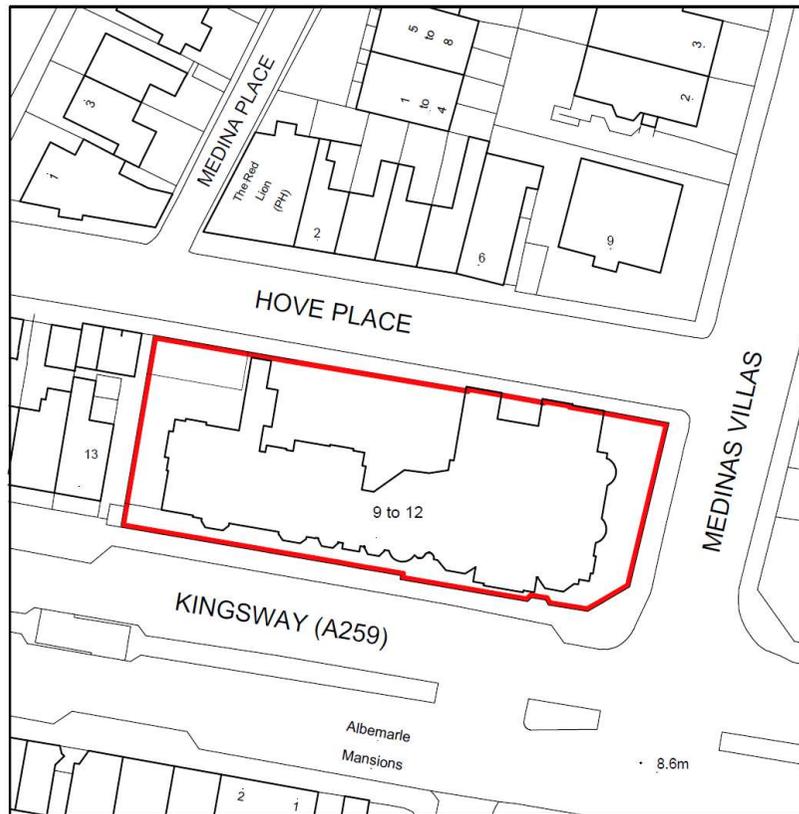
Application Description

- Change of use from hotel (C1) to use as a 50no. bed hostel providing temporary accommodation to the homeless with an element of support (Sui Generis) for the period from October 1st 2021 to March 31st 2024. (Retrospective)

Map of application site



Location Plan



20

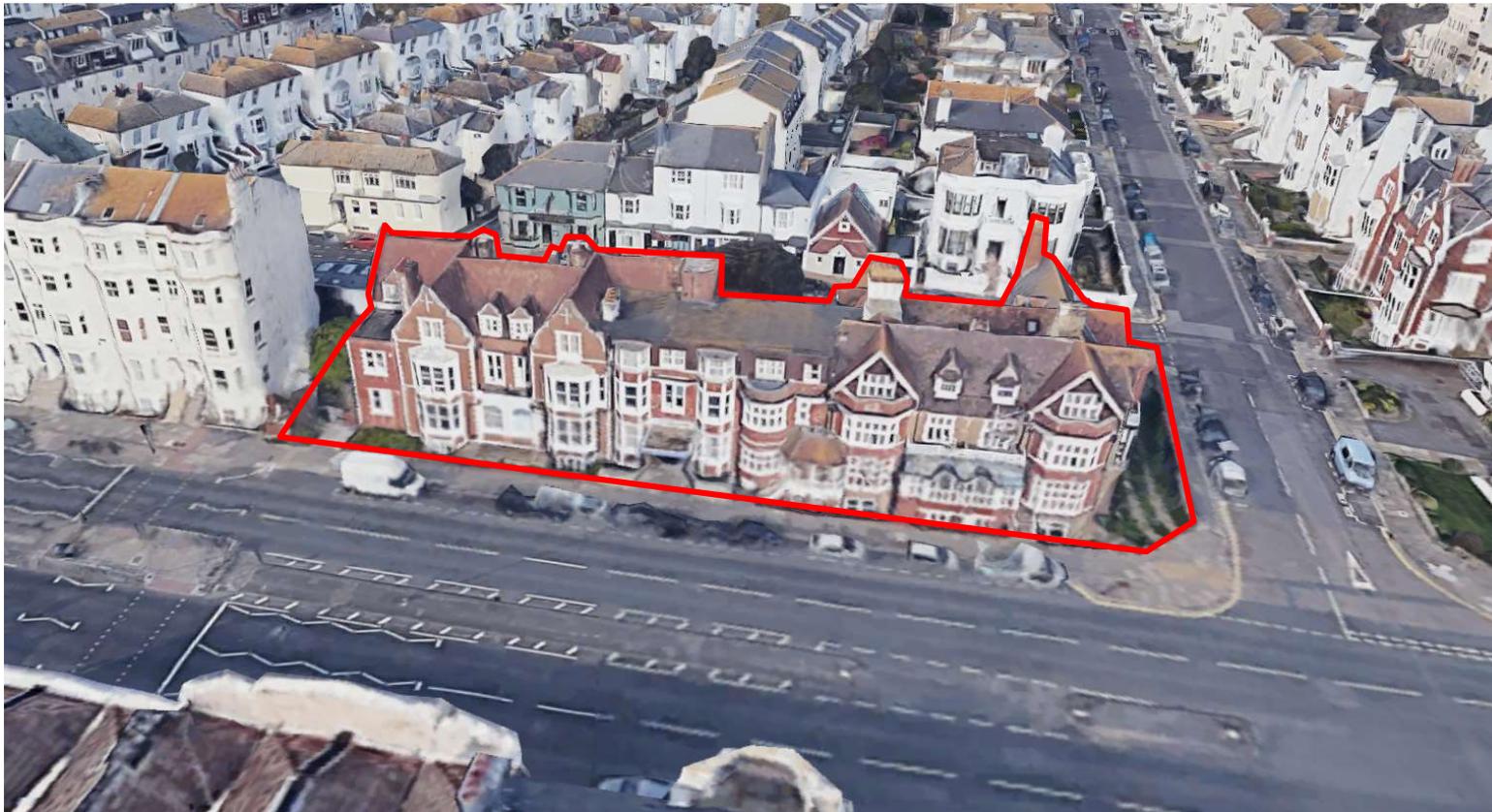
1588-BA-100

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Streetview photo of site



Streetview photo of site

- facing east

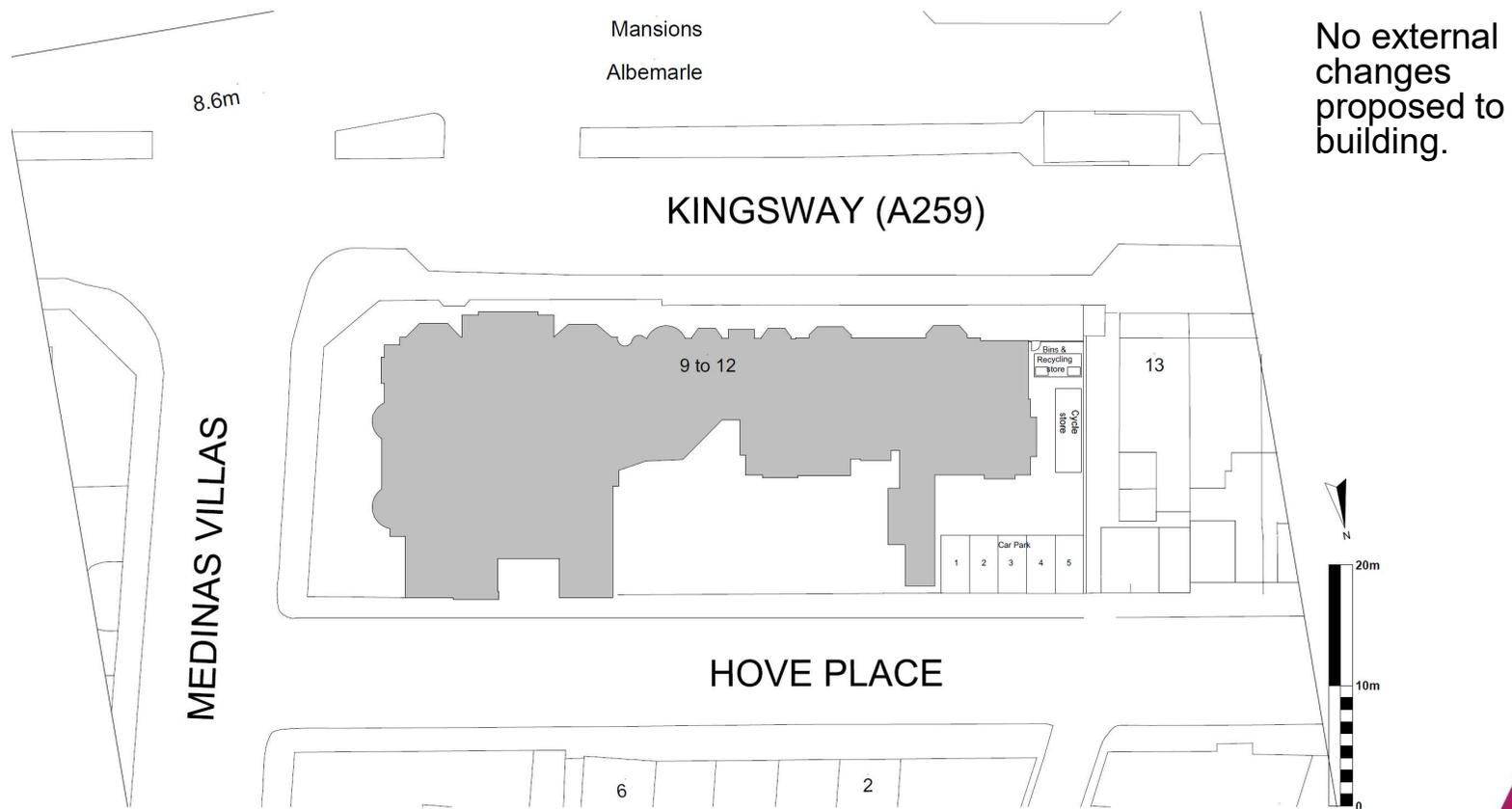


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Site from north-east (Medina Villas)



Existing & Proposed Site Plan



26

1588-BA-106



Key Considerations in the Application

- Principle of Use;
- Impact on Amenity of Local Residents

Conclusion and Planning Balance

- The loss of hotel accommodation is considered acceptable because the site is outside of the Hotel Core Zone;
- The provision of accommodation for the City's homeless people to meet an identified need, in a sustainable location, must be given weight;
- A Management Plan and Community Responsibility Protocol would be secured by condition, setting out measures to create a sustainable community for site residents, and neighbours;
- The temporary nature of the permission to 31 March 2024 would allow an assessment of the impact of the use.

Recommendation: Approve

28A Crescent Road

BH2021/04390



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Application Description

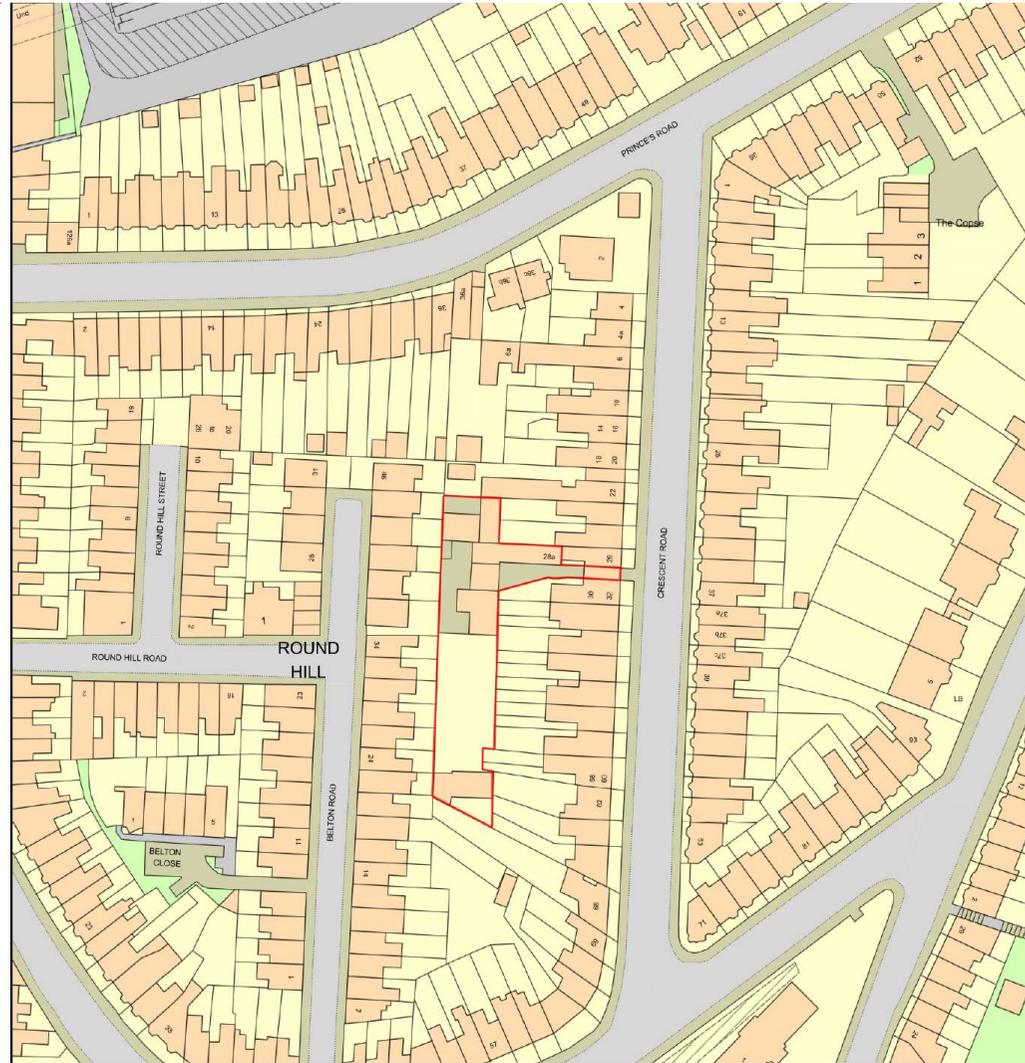
- Variation of condition 12 of application BH2018/00433 (variation of condition 1 of application BH2016/00862 (Part demolition and conversion of existing commercial buildings and erection of two new buildings to provide 4no two bedroom houses (C3) with associated landscaping) to allow amendments to approved drawings) to remove the restriction to Residents Parking Permits.



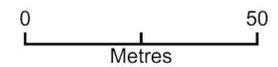
Proposal

- Application seeks the removal of condition requiring restriction of carparking permits to residents.
- Background:
 - Planning permission was granted in 2016 for the redevelopment of the site (ref. BH2016/00862), subject to a number of conditions, including condition 13 (restricting parking permits for future residents).
 - A scheme to discharge this condition was subsequently submitted and approved (ref. BH2017/03844).
 - In 2019, planning permission was granted for an amended scheme to redevelop the site (ref. BH2018/00433), subject to condition 12 requiring it be implemented in accordance with the approved scheme restricting parking permits for future residents.
 - This application seeks to remove that condition.

Site Location Plan



28b, 28c, 28d, 28e Crescent Road



ove
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Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo(s) of site



Site Entrance

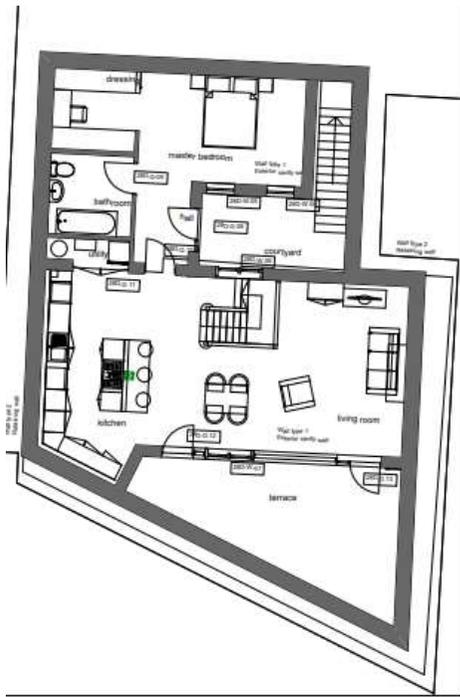


Crescent Road

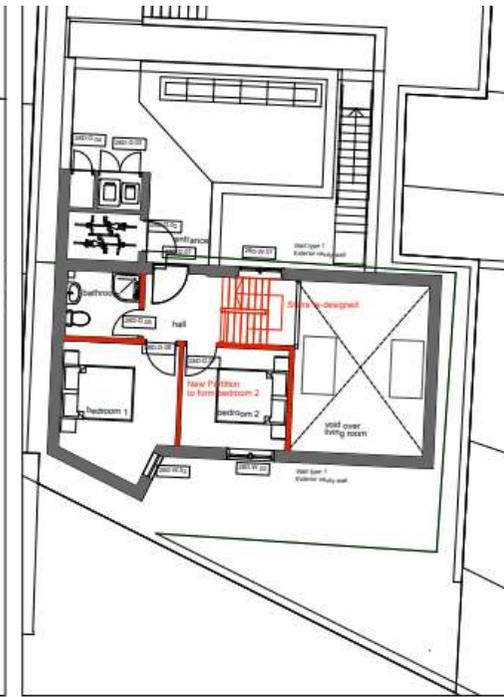


Approved Scheme

36



36D LOWER GROUND FLOOR. PROPOSED PLAN SCALE 1:50



36D UPPER GROUND FLOOR. PROPOSED PLAN SCALE 1:50



36D ROOF. PROPOSED PLAN SCALE 1:50



Consented scheme: Block Plan - Scale 1:500

D.009

Key Considerations in the Application

The sole consideration in the determination of this application relates to the acceptability of the removal of condition 12 of application BH2018/00433 in terms of its impact on highway capacity and road safety.

Condition 12 states:

"The development shall be implemented in accordance with the scheme for the restriction of residents' parking permits in accordance with the approved application BH2017/03844.

Reason: This condition is imposed to ensure that the development does not result in overspill parking and to comply with policies TR7 & QD27 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One."

Conclusion and Planning Balance

- No change to policy context or other material considerations – principle of development has been established;
- No longer considered appropriate to impose ‘car-free condition’ – already managed through CPZ/parking service. Details will be passed to parking authority to consider whether residents should be entitled to a parking permit.
- Removing condition 12 would not, therefore, result in any increase to parking stress or highway capacity/road safety.

Recommend: Approval.

184 Saunders Hill

BH2021/02656



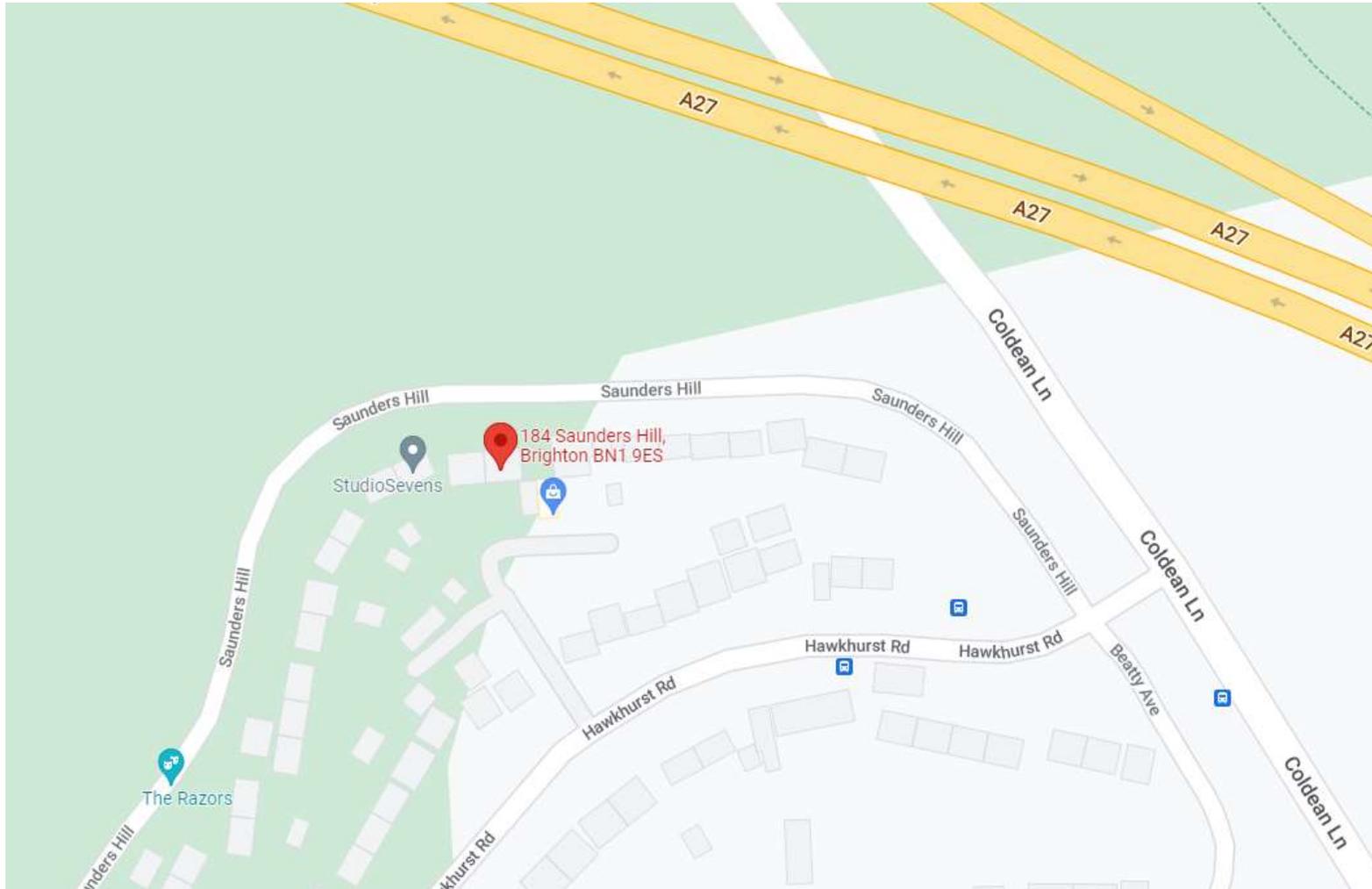
**Brighton & Hove
City Council**

Application Description

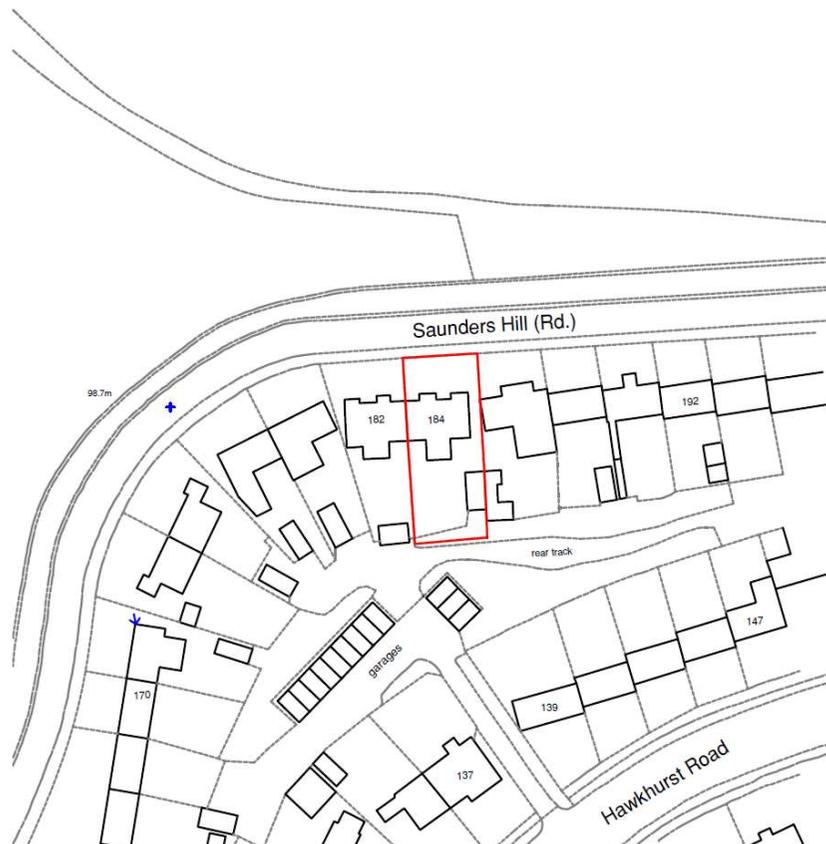
Change of use from six bedroom small house in multiple occupation (C4) to seven bedroom, seven person house in multiple occupation (Sui Generis), incorporating erection of new single storey rear extension and roof alterations incorporating rear dormer.

The above description has been amended since the application was received with the overall size of the HMO significantly reduced from seeking 11 bedrooms to seeking 7. The recommendation is based on the amended proposals.

Map of application site



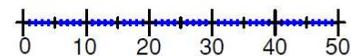
Existing Location Plan



01
SITE LOCATION PLAN

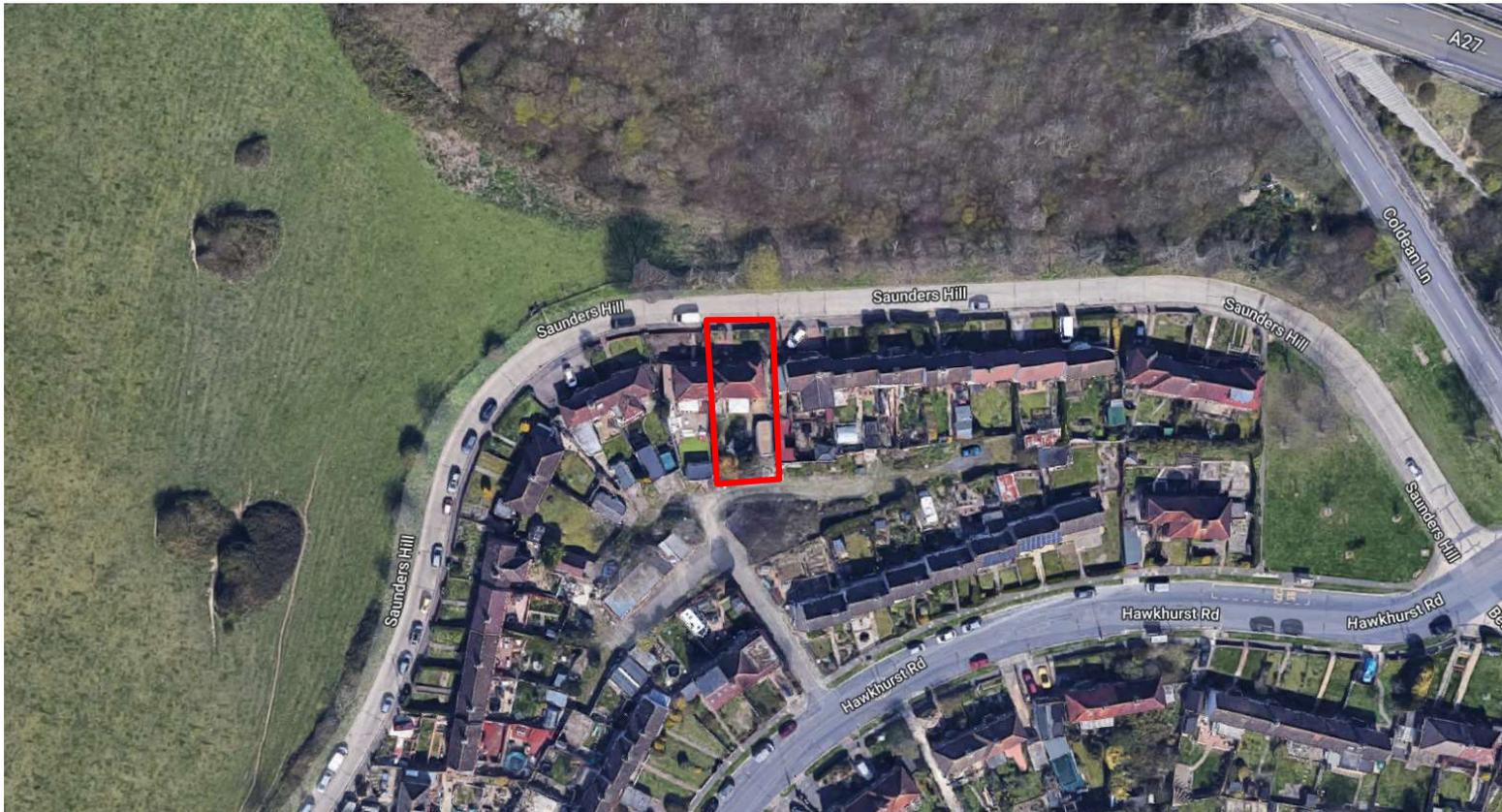


Scale Bar 1 : 1250



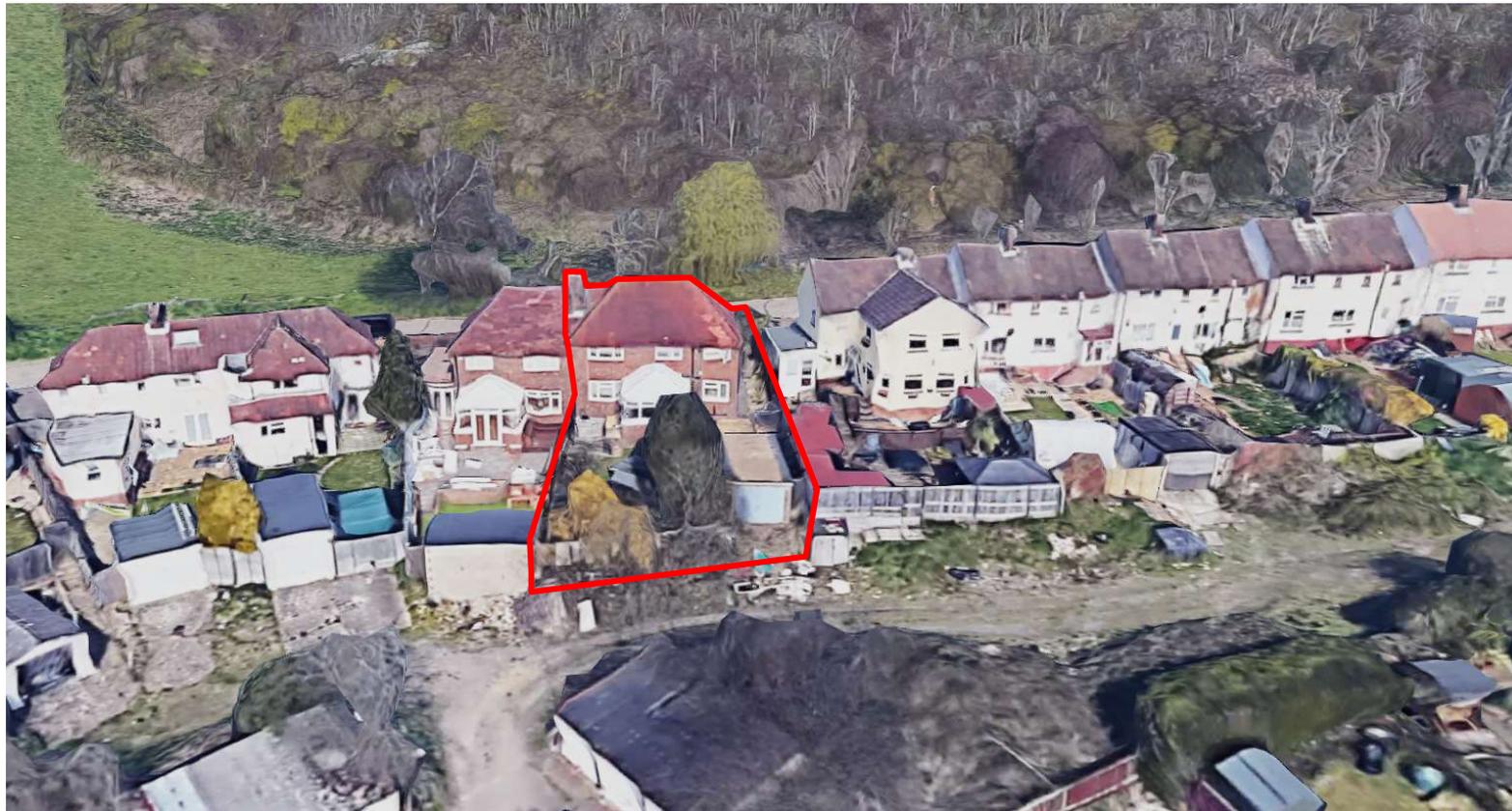
Brighton & Hove
City Council

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photo of site



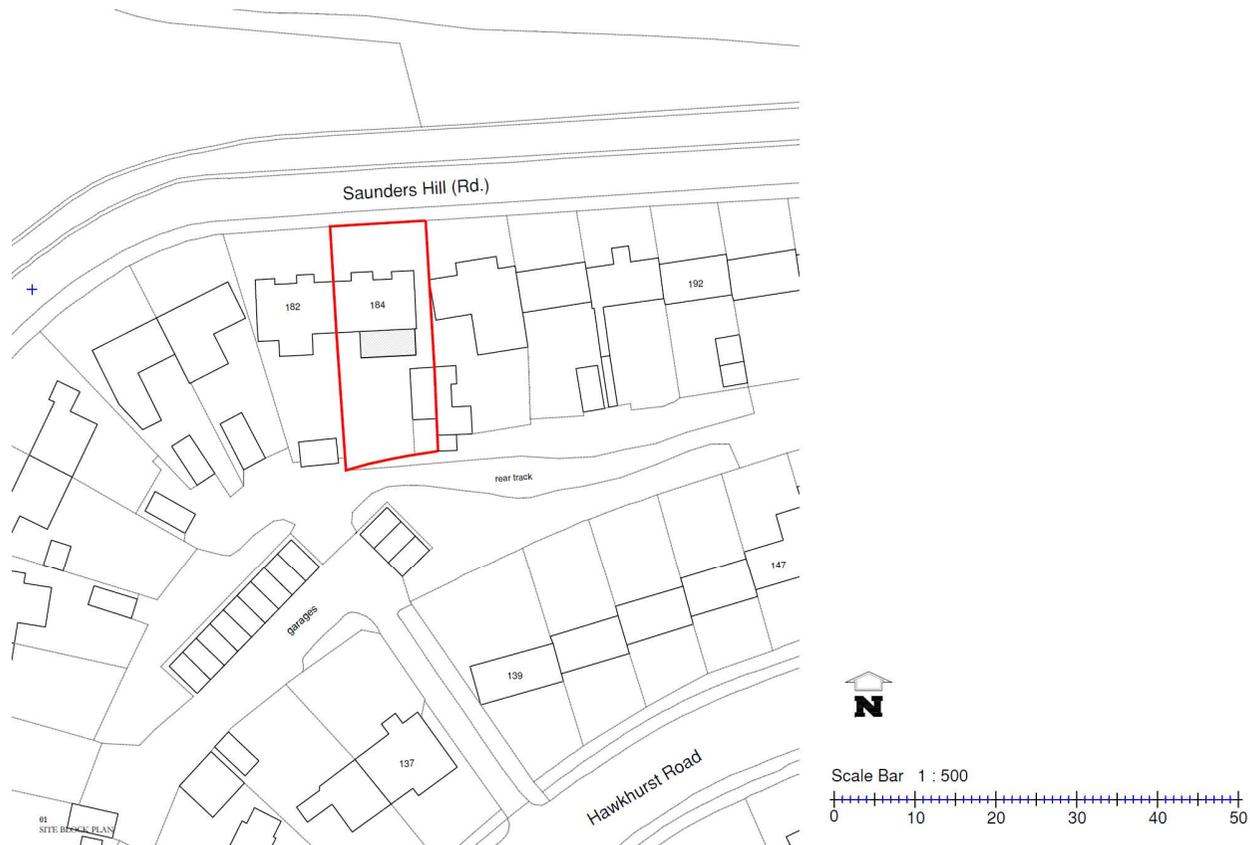
Google Streetview, 2019 – 184 Saunders Hill is on the left.

Other photos of site



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Proposed Block Plan

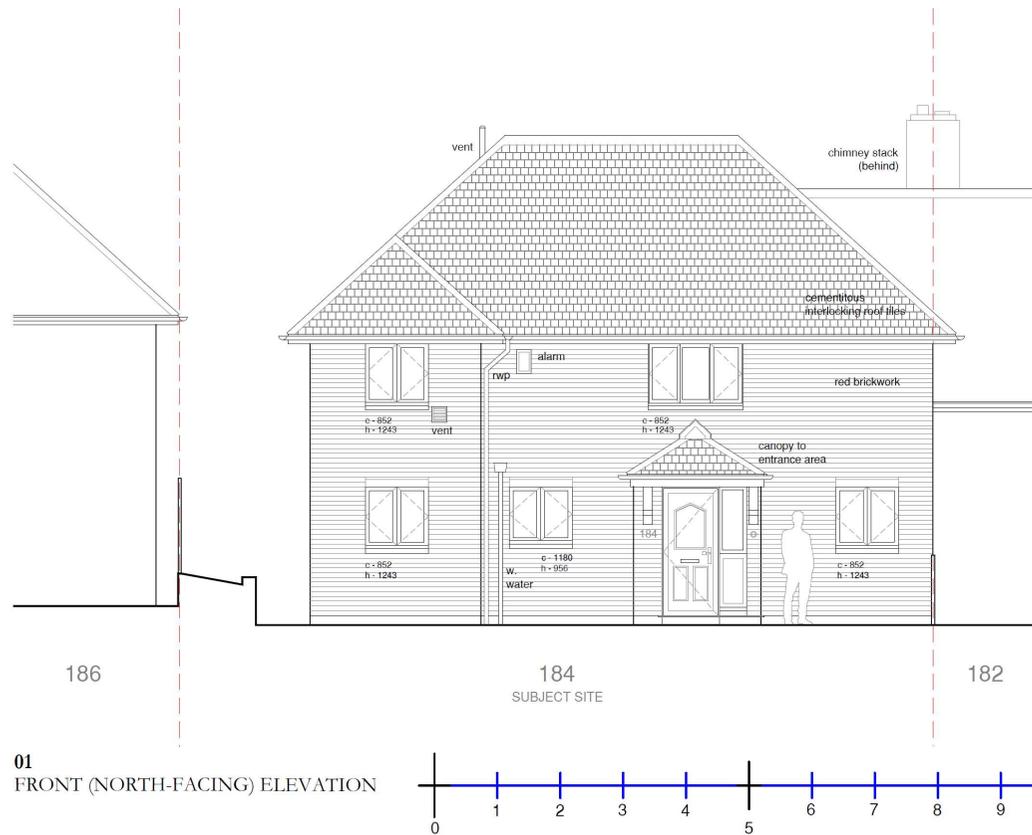


47

BTN.21.119.002 A



Existing Front Elevation



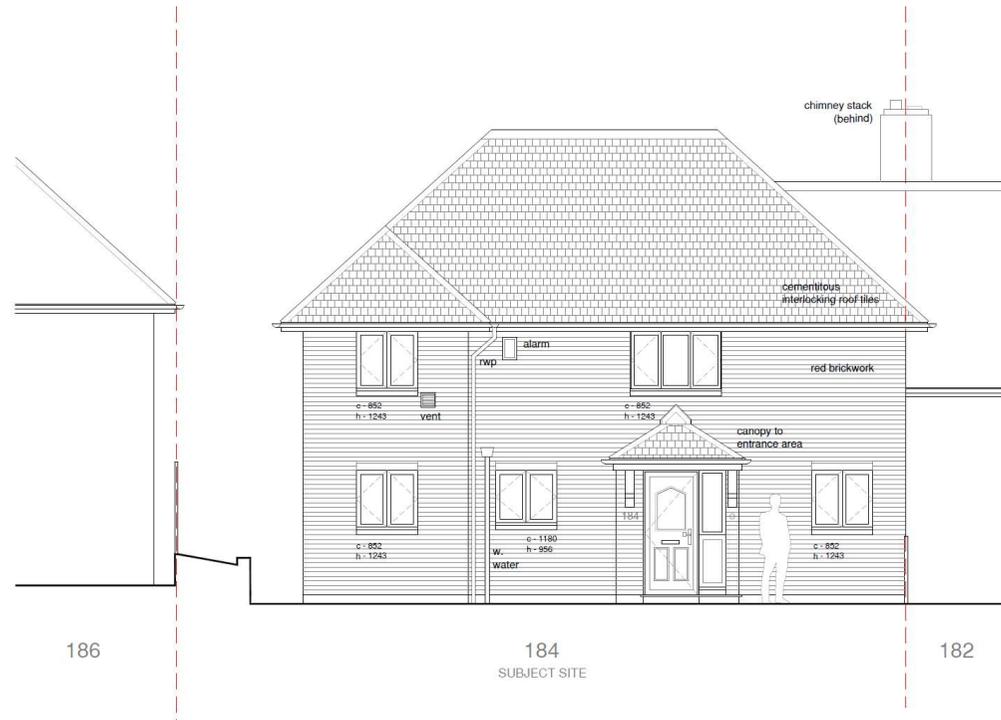
48

BTN.21.119.030

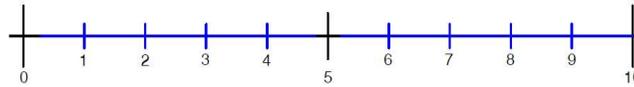


Proposed Front Elevation

49



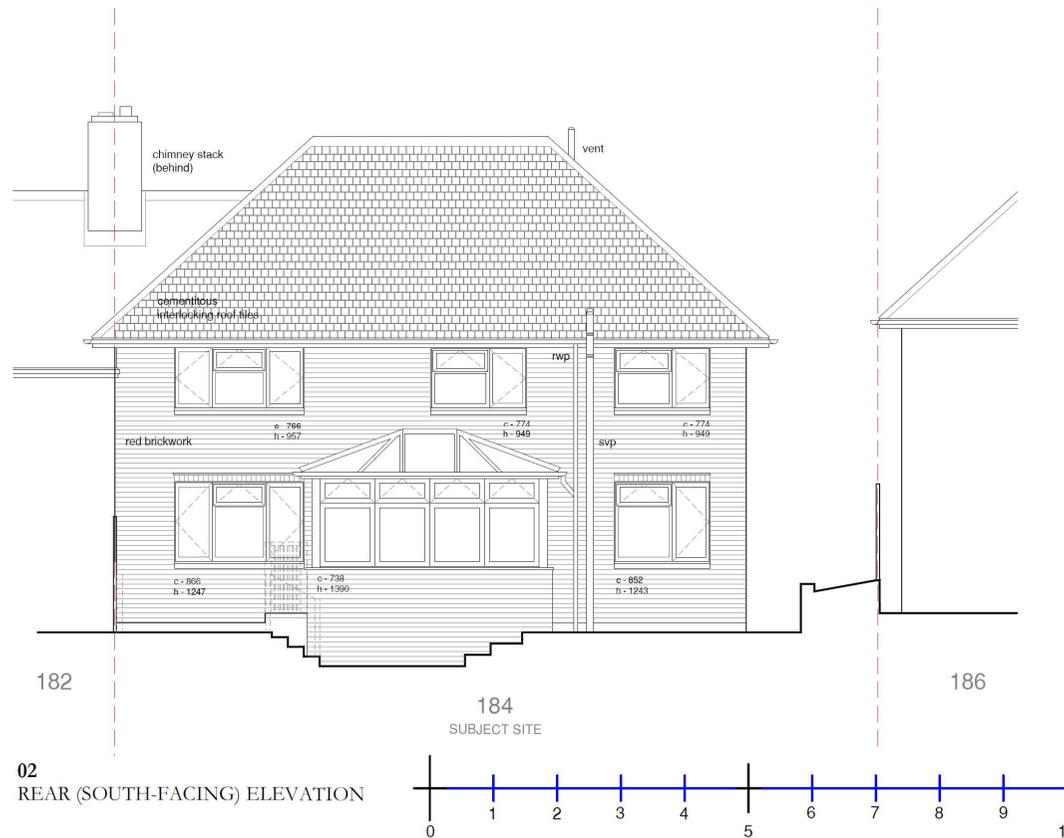
01
FRONT (NORTH-FACING) ELEVATION



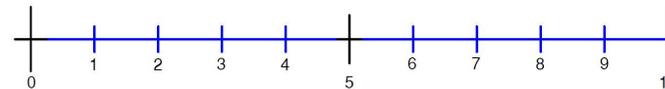
Scale Bar 1:100

BTN.21.119.300 C

Existing Rear Elevation



02
REAR (SOUTH-FACING) ELEVATION



50

BTN.21.119.030

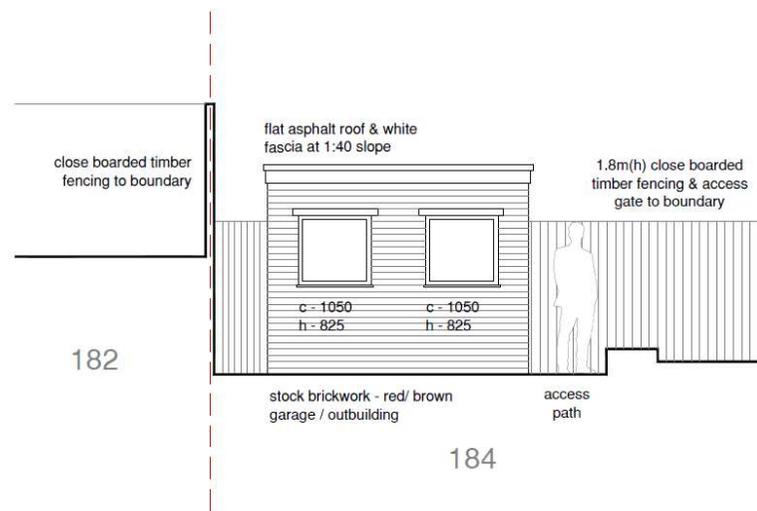


Proposed Rear Elevation

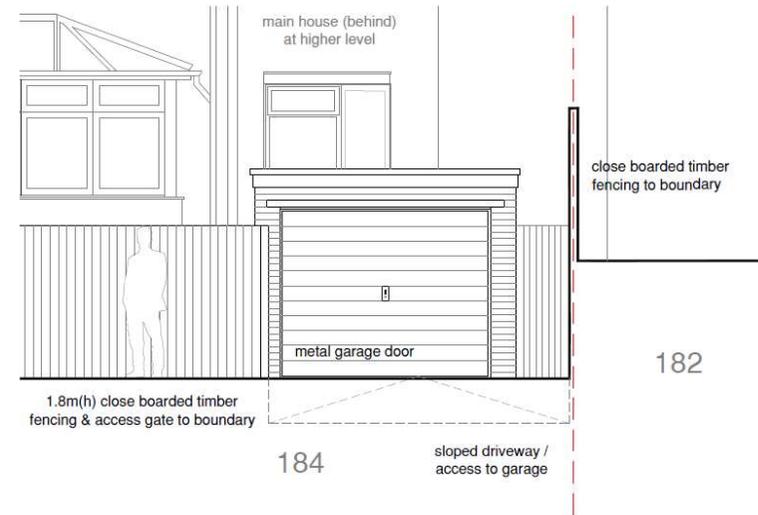


BTN.21.119.300 C

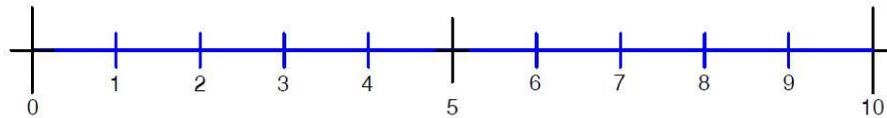
Existing Outbuilding Elevations



04
FRONT (NORTH FACING) ELEVATION

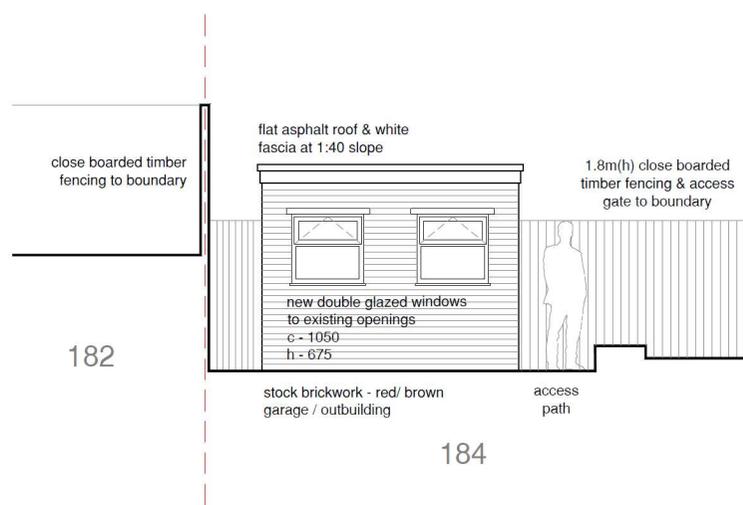


03
REAR (SOUTH-FACING) ELEVATION

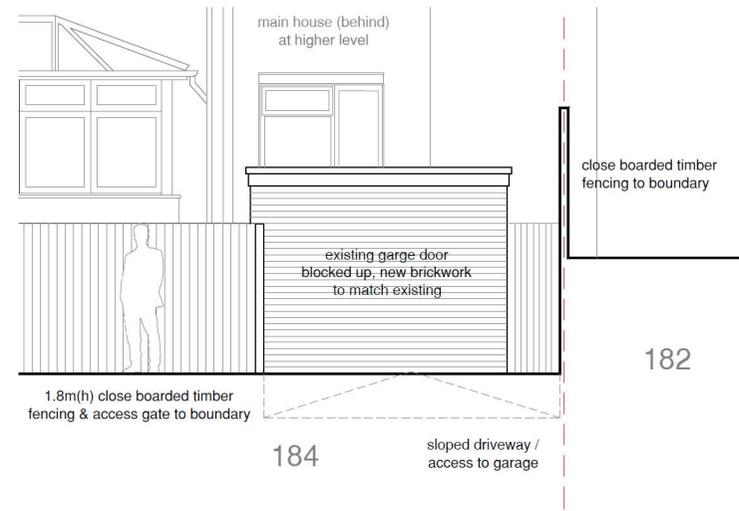


BTN.21.119.031

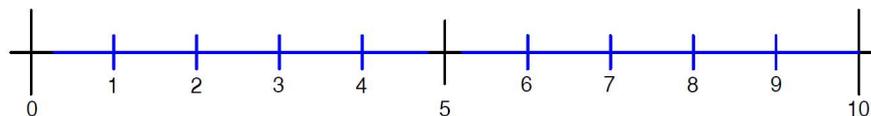
Proposed Outbuilding Elevations



04
FRONT (NORTH-FACING) ELEVATION



03
REAR (SOUTH-FACING) ELEVATION



Key Considerations in the Application

- Principle of Development
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use)
- Standard of accommodation acceptable
- Impact on amenity of neighbouring residents, and highway considered acceptable

Recommend: **Approve**

