

28A Crescent Road

BH2021/04390



**Brighton & Hove
City Council**

Application Description

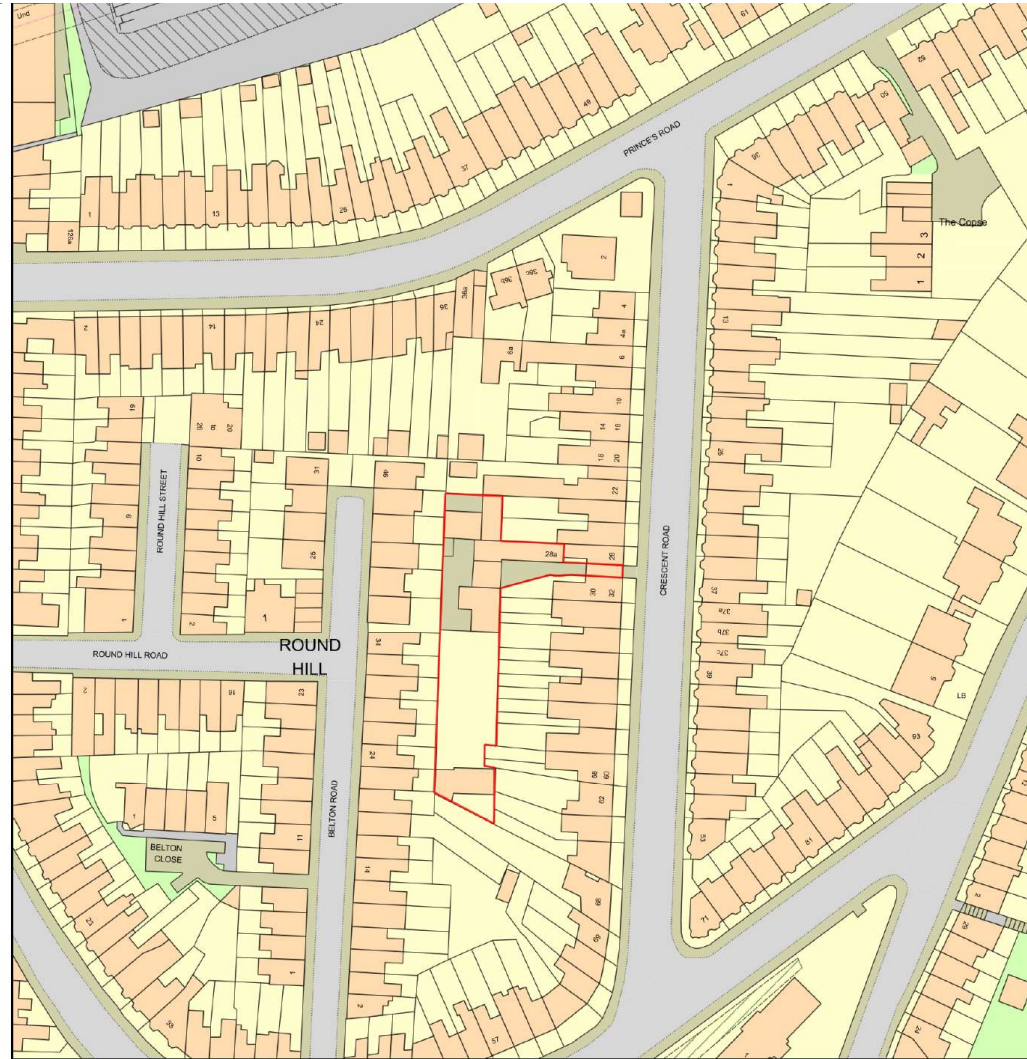
- Variation of condition 12 of application BH2018/00433 (variation of condition 1 of application BH2016/00862 (Part demolition and conversion of existing commercial buildings and erection of two new buildings to provide 4no two bedroom houses (C3) with associated landscaping) to allow amendments to approved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



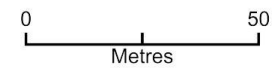
Proposal

- 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



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Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



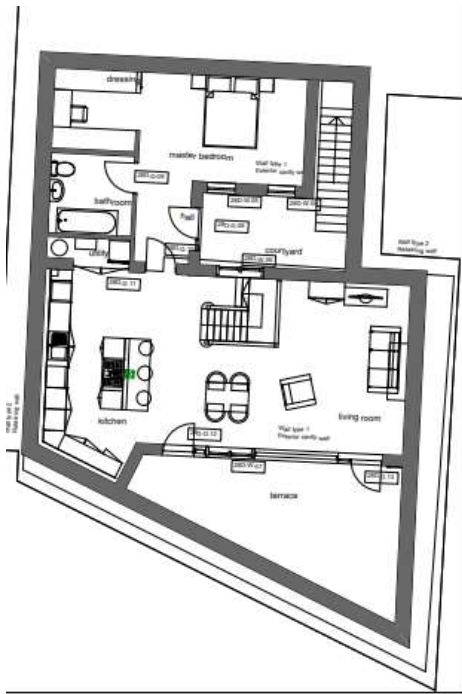
Site Entrance



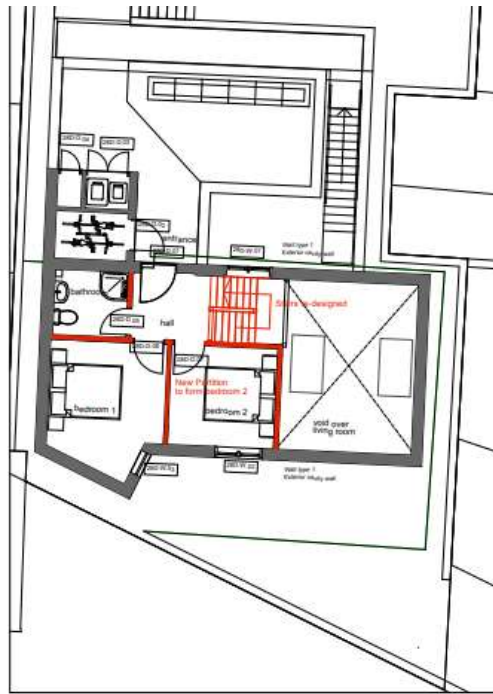
Crescent Road

Approved Scheme

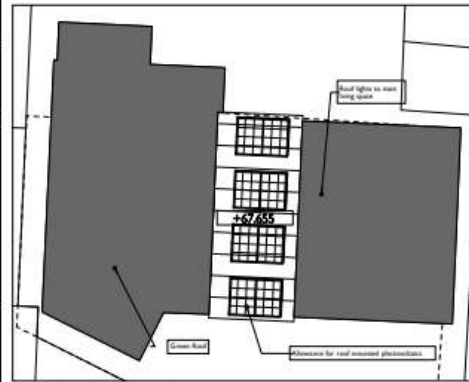
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28D LOWER GROUND FLOOR, PROPOSED PLAN SCALE 1:50



28D UPPER GROUND FLOOR, PROPOSED PLAN SCALE 1:50



28D 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.