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25 Drove Road, Woodingdean

BH2022/01584



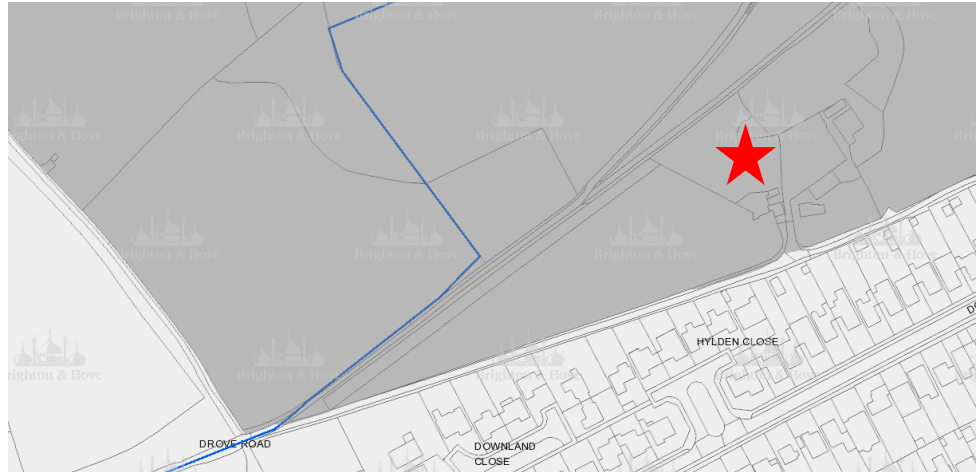
Brighton & Hove
City Council

Application Description

- Erection of single storey building for 7no stables and open-fronted timber framed lean-to hay barn, erection of residential mobile home for temporary period of three years and retention of existing buildings for commercial equestrian purposes (Part retrospective).

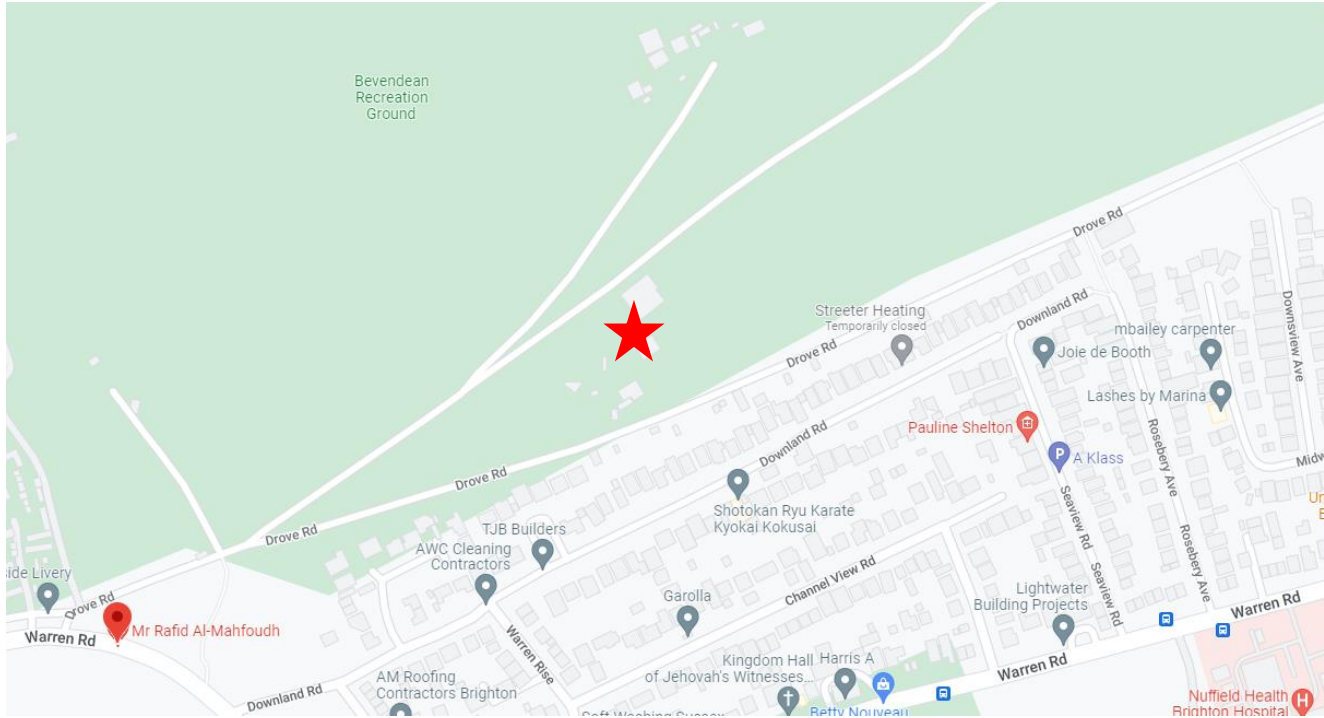
Extent of application to be considered

- The application site straddles the BHCC boundary with the SDNPA. Each Planning Authority can only consider what is within their area.
- The snapshot below indicates that the BHCC boundary does not extend beyond the northern edge of Drove Road:



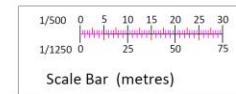
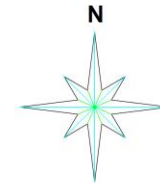
The red star denotes the application site. The grey shading is the South Downs National Park (SDNP). Drove Road provides the access to the site and is the part of the site that BHCC consider as it is within our area.

Map of application site



25 Drove Road is denoted by the star on the map.
Other plans/within this presentation show the extent of the site and access.

Existing Location Plan



Aerial photo(s) of site



Aerial photo of site



3D Aerial photo of site



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Street photo(s) of site



Drove Road, looking toward entrance to no. 25
(taken on site visit)

Other photo(s) of site



Drove Road, approaching entrance to no. 25
(taken on site visit)

Other photo(s) of site



Drove Road, entrance to no. 25
(taken on site visit)

Existing Site Plan



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Key Considerations in the Application

- Impact on amenity
- Highway safety



Conclusion and Planning Balance

- The proposal is considered to be acceptable and does not lead to a significant increase in trips to and from 25 Drove Road which would result in a harmful impact on neighbouring amenity or increased highway safety risks.
- The remaining matters, not assessed by BHCC LPA are the responsibility of the SDNPA LPA to assess.
- The scheme is therefore recommended for **approval**.