



MONITORING OF PLANNING APPLICATIONS

December 2014

Planning ref (and hyperlink)	Address	Proposal	Comment	Comments by	Decision date	Follow-up?
w/e 5 Dec 2014						
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w/e 12 Dec 2014						
BH2014/03687	Harbour View Pub, Wellington Road, Portslade Location - map link	Demolition of existing pub and erection of four-storey building to create pub (A4) on ground floor and 6 one- bedroom flats, 1 two-bedroom flat and 2 studio flats (C3) on floors above, with landscaping and associated works.	Re-submission of refused application from 2013. Claims now to address the reasons for refusal - concerning <u>scale & design</u> and <u>limited private amenity space</u> . Hard to judge, without knowledge of previous application!	30 Dec	30 Jan	?
w/e 19 Dec 2014						
BH2014/03966	65 Orchard Gardens Hove Location - map link	Demolition of existing buildings and erection of a part three, four and five-storey building - a mixed-use development of offices (B1) on the ground and mezzanine floors, 21 one, two and three-bedroom flats (including 6 'affordable' flats) (C3) on the upper floors, 22 car parking spaces, cycle storage, refuse/recycling facilities, photovoltaic solar panels and associated landscaping. Planning statement	Substantial development on current unattractive site of a panel-works, just north of the "Kwikfit" garage. Residential parking space ratio of about 1:1 (using a 'stacking' system, covered by an internal courtyard). <u>Raises similar questions as recent case in Newtown Road</u> (the "Chrome Productions" site).	8 Jan	18 March	?

Planning ref (and hyperlink)	Address	Proposal	Comment	Comments by	Decision date	Follow-up?
BH2014/04214	136-140 Old Shoreham Road, Hove Location - map link	Prior approval for change of use from offices (B1) to residential (C3) - to form 36 residential units.	A ' <u>permitted development</u> ' under the new 2013 rules. <u>Note:</u> existing (commercial) car parking of 14 spaces being reduced to 12 spaces for the 36 proposed residential units.	7 Jan	9 Feb	-----
w/e 26 Dec 2014						
BH2014/03898	Medina House 9 Kings Esplanade Hove Location - map link	Demolition of existing building and erection of a part 3/part 4-storey block of 8 two-bedroom flats. (With basement car parking and cycle storage and relocation of on-street parking bays.) Design & access statement Heritage statement <u>Note:</u> the site is within the Cliftonville Conservation Area. The building is "locally listed", but is not on the national schedule of listed buildings.	A site with a history of rejected applications, including an upheld appeal. The Council issued a specific Planning Brief last year (link). The application observes the Brief (and Planning Inspector's view) in terms of sympathetic height and form of new build. But it goes against the Planning Brief and Inspectorate view by not retaining the existing building (or at least "the essential detailing elements of its front and western facades including its distinctive Dutch-style gable") and by seeking to clear and redevelop the whole site. Claims are made for the quality of the proposed design, which does have some good points. But its merits will certainly be disputed (e.g. the front elevation could risk looking like a stack of shipping containers). [Strangely, at the time the Council was registering the application, in the third week of December, the building suffered a serious fire, which investigators consider was started deliberately.]	12 Jan	10 Feb	