

PLANNING COMMITTEE ADDENDUM 6 43 Clarendon Villas Presentation

2.00PM, WEDNESDAY, 13 JANUARY 2021

VIRTUAL

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ADDENDUM

ITEM		Page
F	BH2020/02654 - 43 Clarendon Villas, Hove - Full Planning	1 - 24

43 Clarendon Villas

BH2020/02654

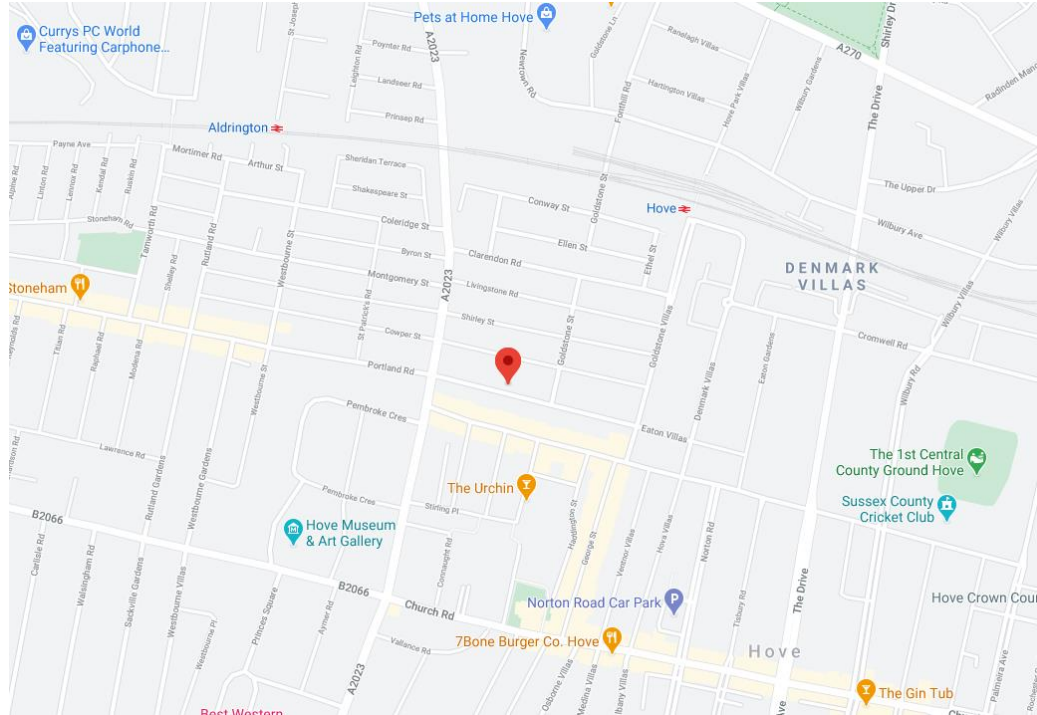


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City Council

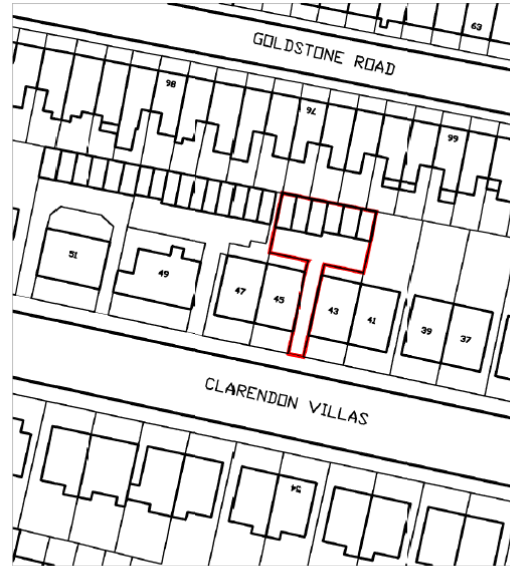
Application Description

- Demolition of existing garages and erection of 2no two storey office buildings (use class E) to the rear of 43 & 45 Clarendon Villas, Hove incorporating parking and associated works.

Map of application site



Location Plan

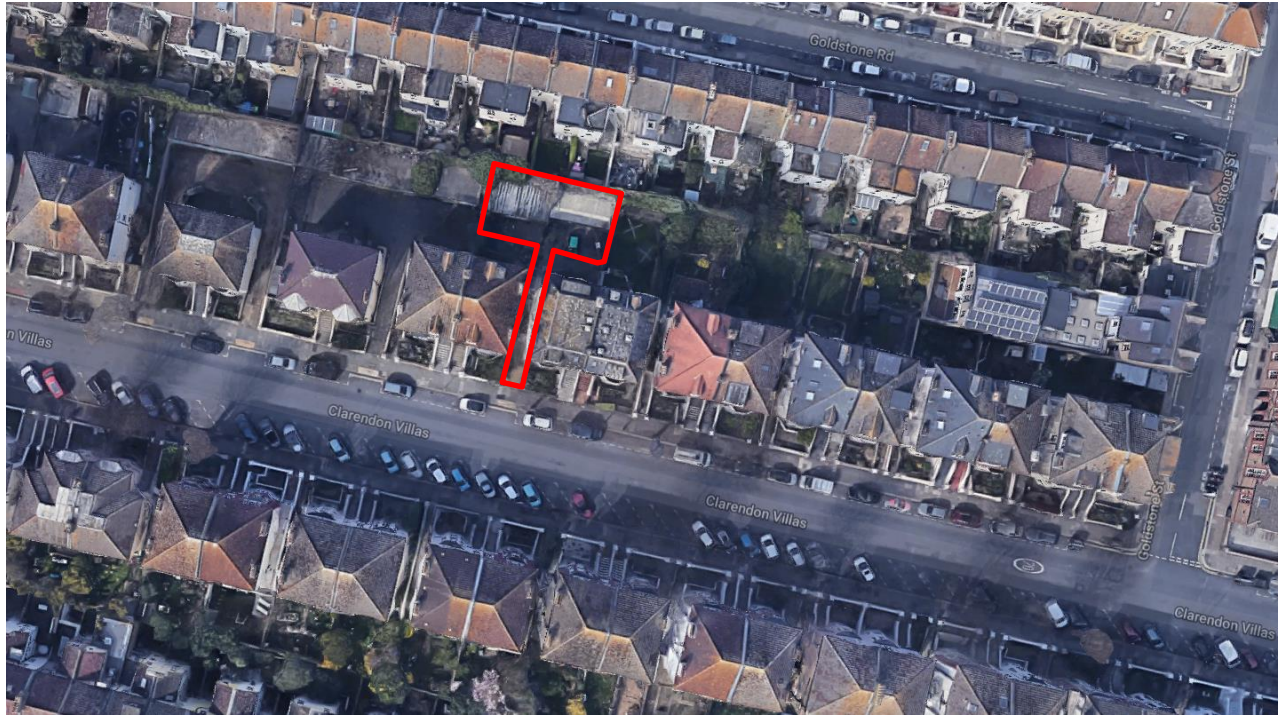


Site Location plan Scale 1:1250 @A3

0m 10m 20m 30m 40m 50m

4

Aerial photo(s) of site



3D Aerial photo of site



Photo(s) of site

No. 45 Clarendon Villas



No. 43 Clarendon Villas

Photo(s) of site

No. 45 Clarendon Villas



Garages to be converted

No. 43 Clarendon Villas

Photo(s) of site



Rear of No. 45
Clarendon Villas



Brighton & Hove
City Council

Photo(s) of site

Rear of No. 45
Clarendon Villas



Photo(s) of site



Brighton & Hove
City Council

Photo(s) of site



Photo(s) of site



← Rear of No. 43
Clarendon Villas



Photo(s) of site



Rear of No. 43
Clarendon Villas

Proposed Block Plan

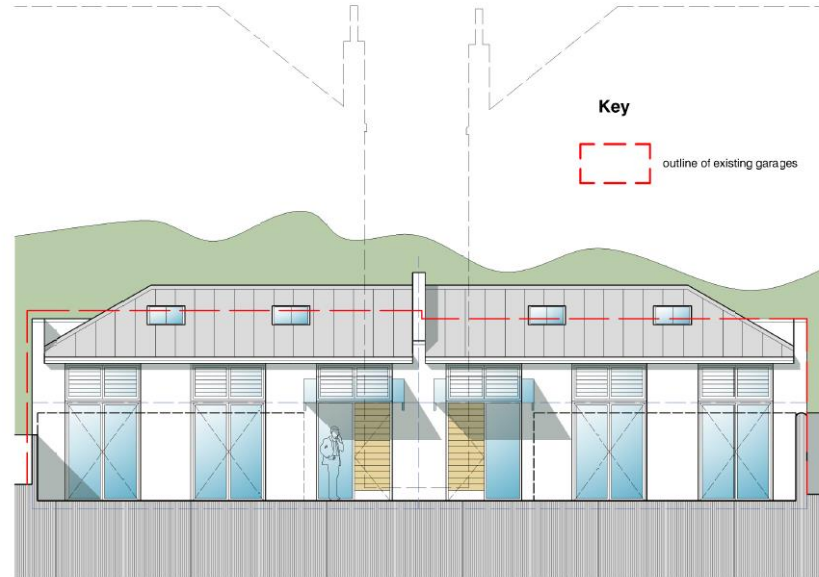


Proposed block plan Scale 1:500 @A3

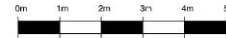


15

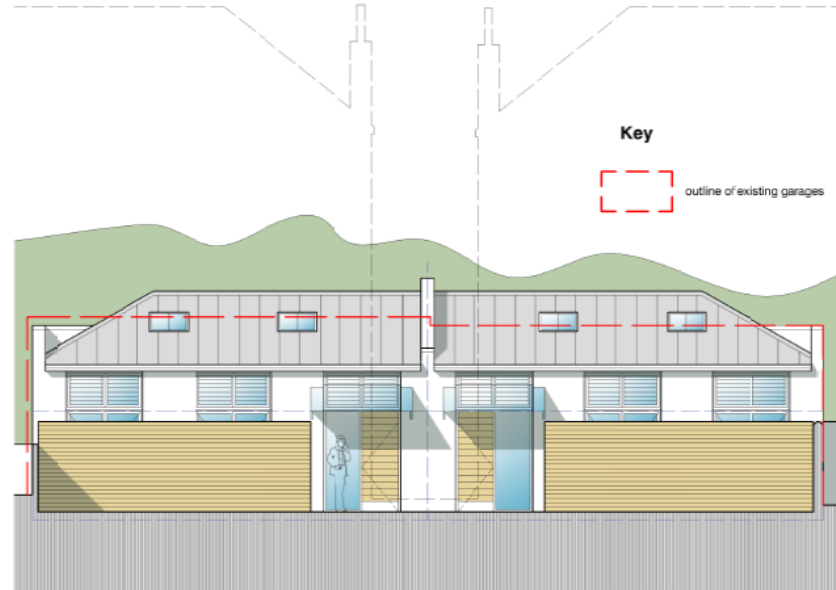
Proposed Front Elevation



Proposed front elevation / south elevation Scale 1:100@A3



Proposed Front Elevation




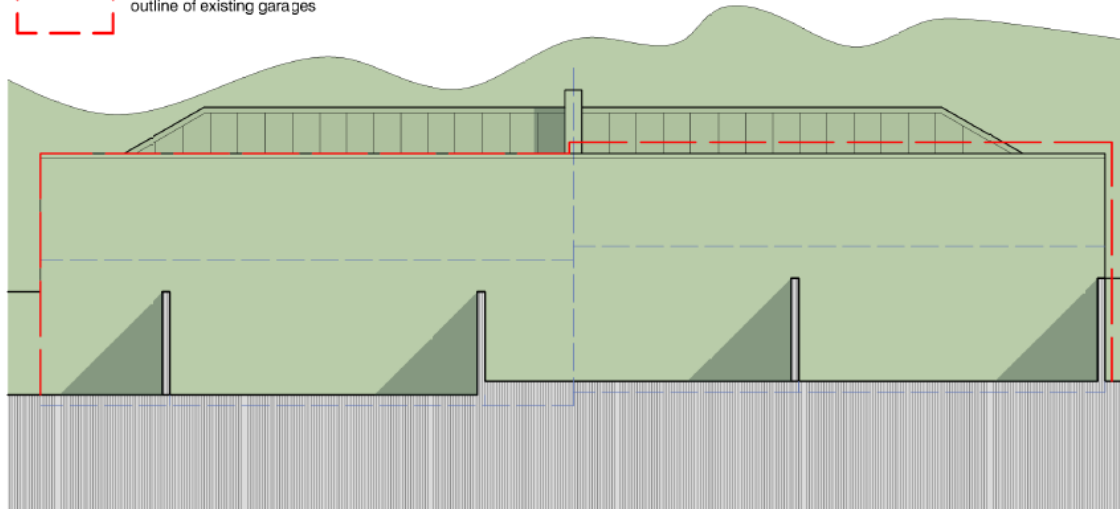
Proposed front elevation / south elevation with screen Scale 1:100@A3



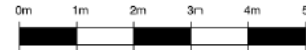
Proposed Rear Elevation

Key

 outline of existing garages

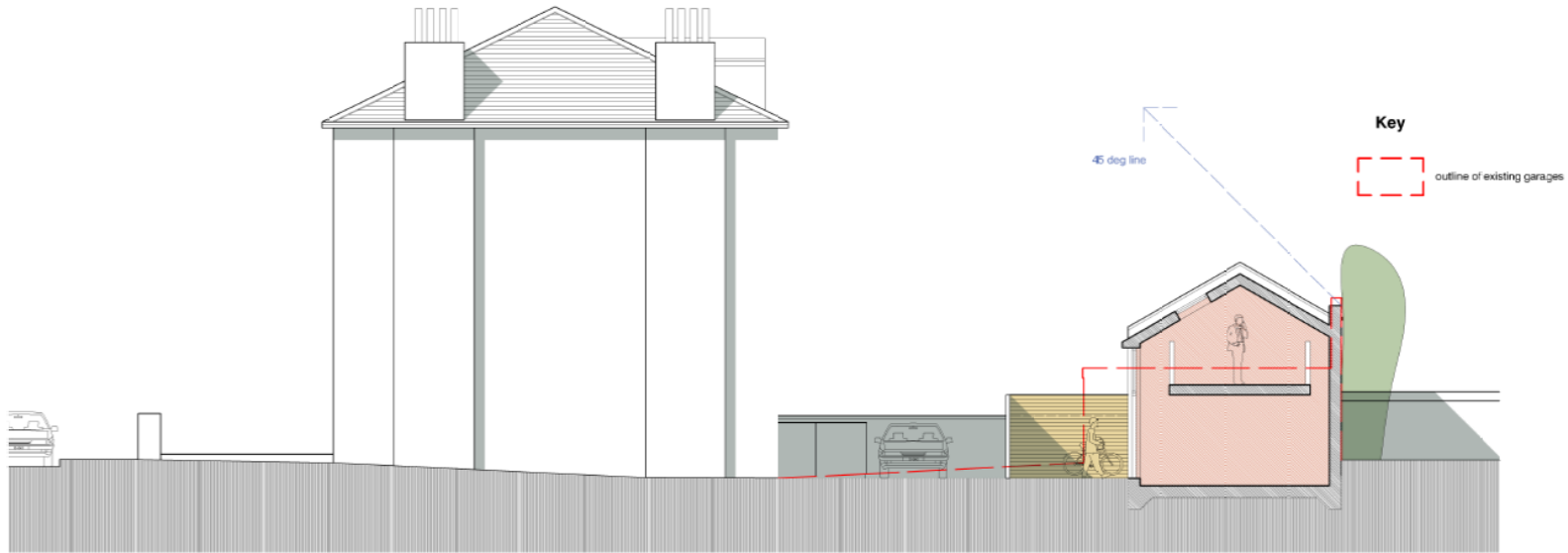


Proposed rear elevation / north elevation Scale 1:100@A3

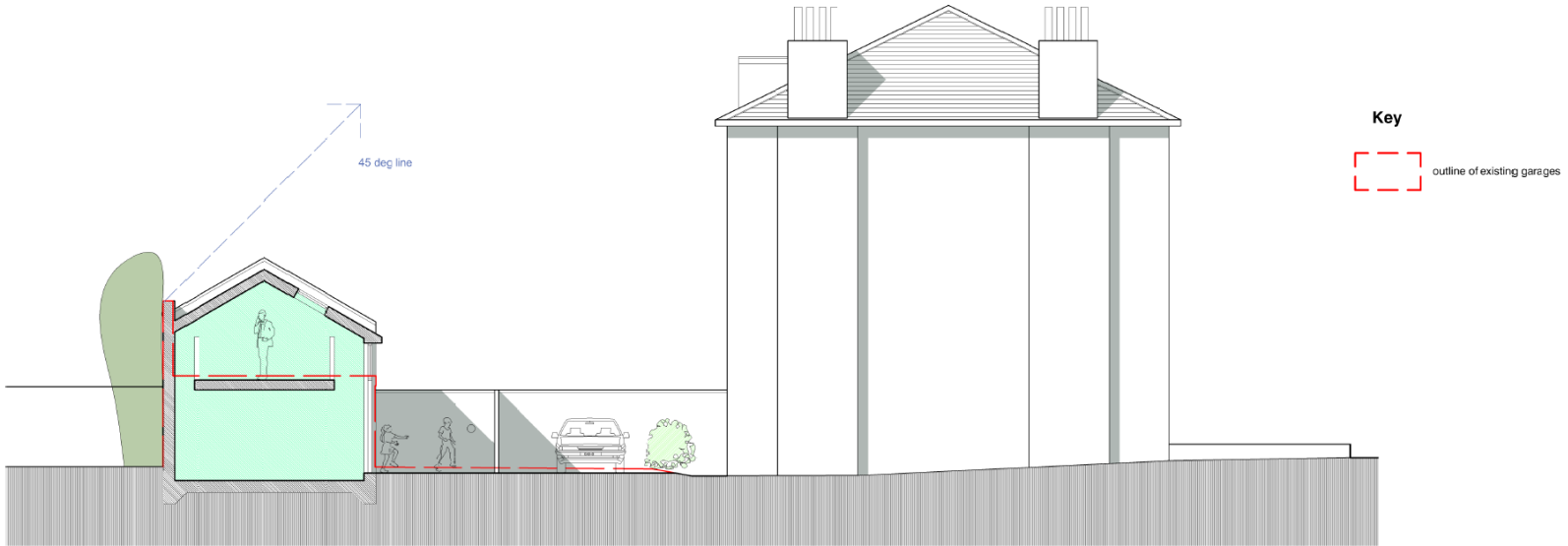


Proposed Side (East) Section

19



Proposed Side (West) Section

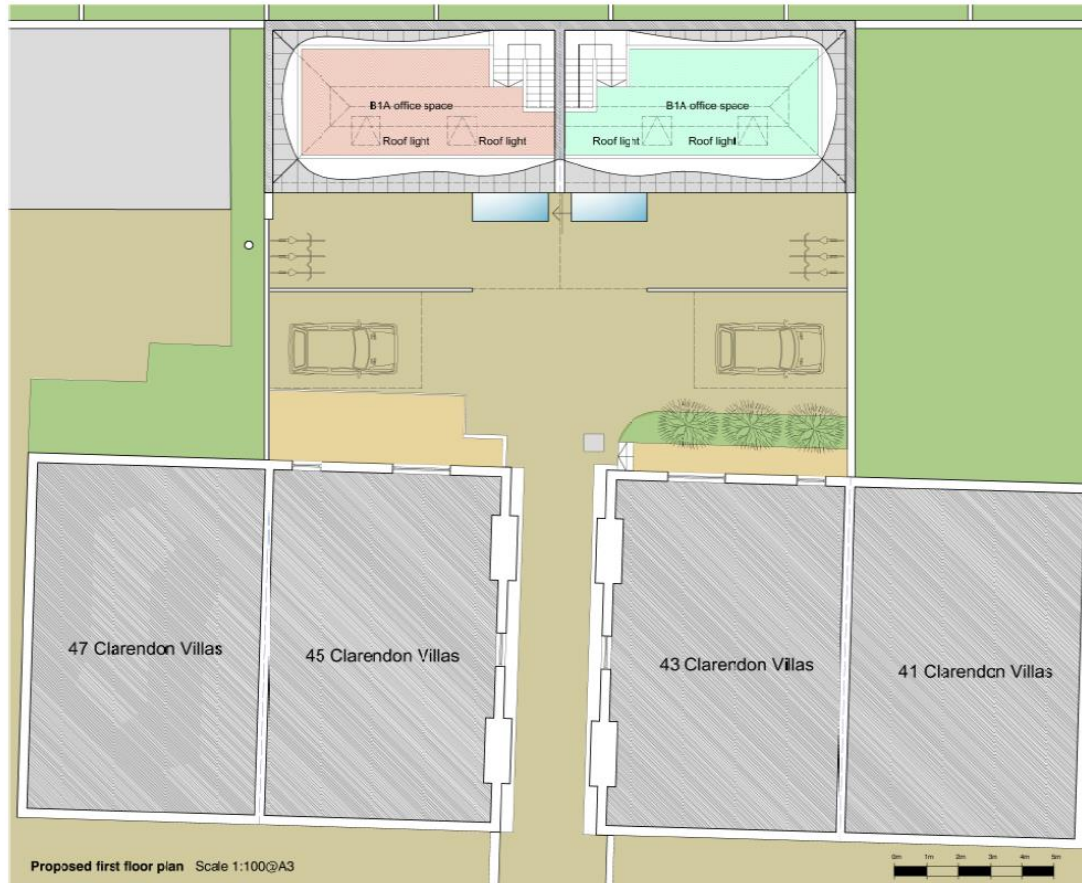


20

Proposed Ground Floor Plan



Proposed First Floor Plan



Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Sustainable transport
- Previous approved and extant permission



Conclusion and Planning Balance

- Proposal accords with Policy EM4 of the Brighton and Hove Local Plan
- There is an extant permission for an identical development which must be given significant weight
- Office use only can be secured by condition
- The proposed design is appropriate considering the siting to the rear of the main buildings on Clarendon Villas
- Unlikely to result in significant noise disturbance, overlooking, overshadowing or overbearing impact for neighbouring residential properties
- Vehicle movements likely to be reduced compared to the potential of the existing use as 6no garages
- Shared access route considered acceptable
- Overall, the proposed development is considered to accord with the development plan and approval is therefore recommended.