

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 10 FEBRUARY 2021**

**VIRTUAL**

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# ADDENDUM

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# St Johns, 2 Vicarage Lane

**BH2020/03029**



**Brighton & Hove  
City Council**

# Application Description

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- Change of use for existing annex into separate studio dwelling measuring 37sqm
- Front extension measuring 3.07m deep x 4.8m wide x 2.8m high to the flat roof and 3.4m high to roof lantern
- Materials to match existing



# Existing Location Plan



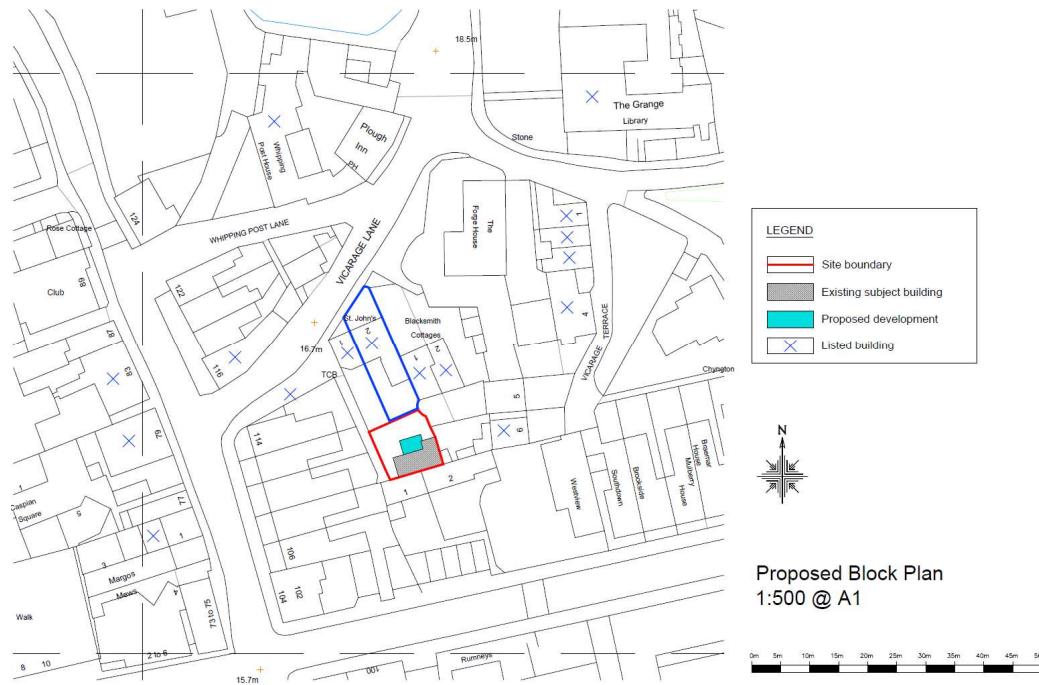
Location Plan  
1:1250 @ A1



# Existing Block Plan



# Proposed Block Plan



5

04



# Aerial photo(s) of site





# 3D Aerial photo of site

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NORTH



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# Street photo(s) of site



St. John's

Access to the site via alley to side of 1 Vicarage Lane

Image from Google Street View March 2019

# Street photo of site

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St. Johns and  
No.1 Vicarage  
Lane

Image from Google Street View March 2019

# Access to site via Vicarage Lane



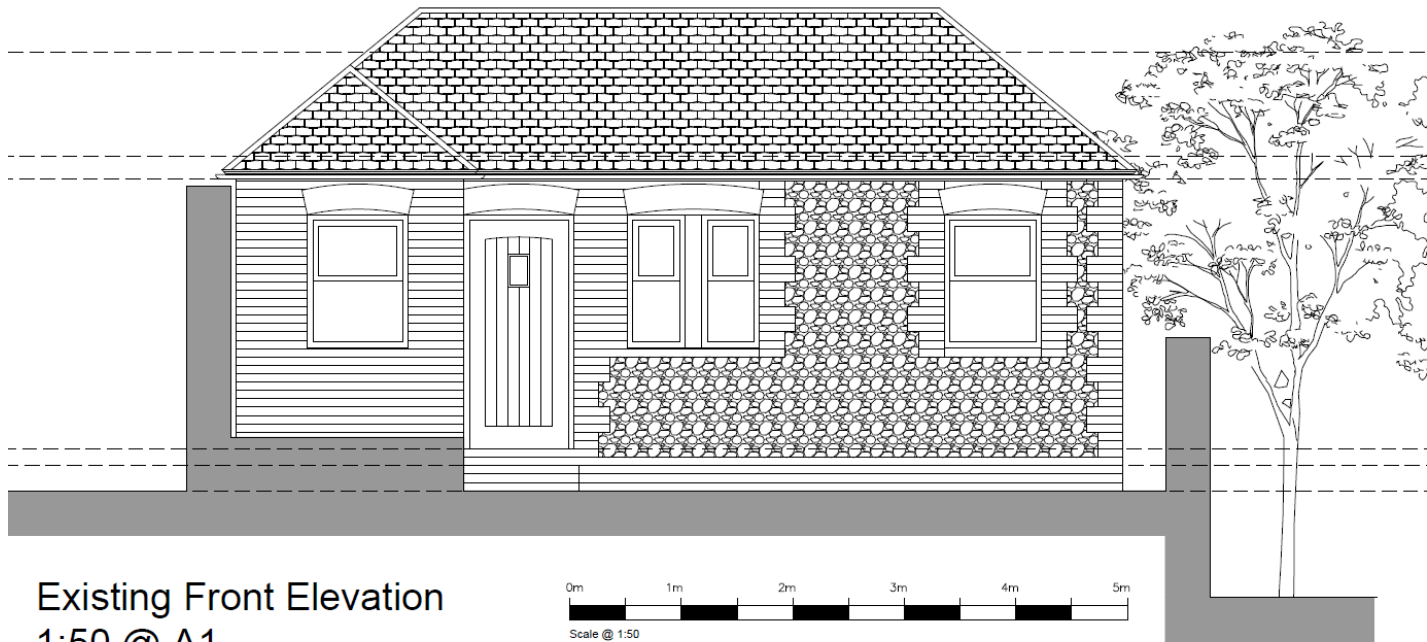
Existing entrance to annex from alley

# Number of units

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- One additional studio unit
- 37sqm of accommodation provided plus an additional mezzanine storage area
- Private garden

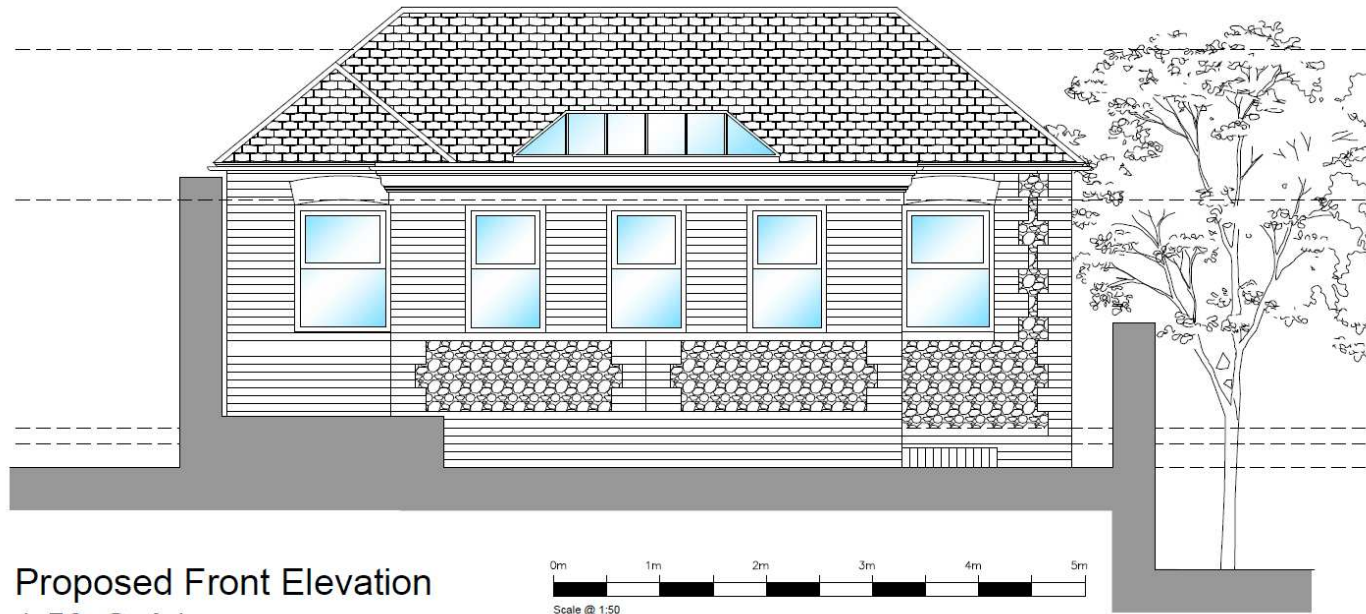
# Existing Front Elevation



12

01

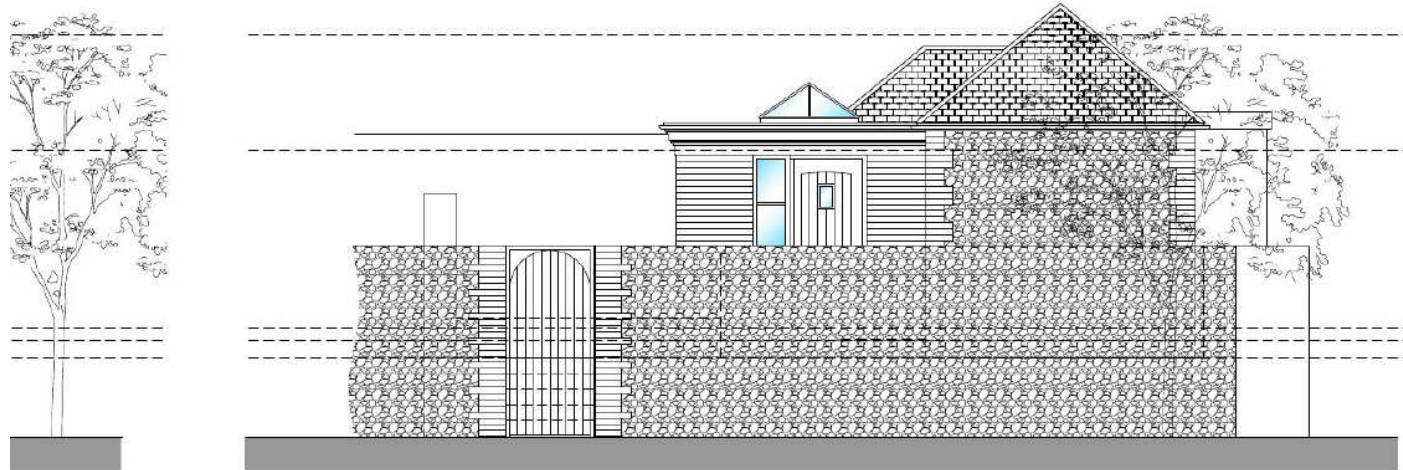
# Proposed Front Elevation



02 V2

# Proposed Side Elevation

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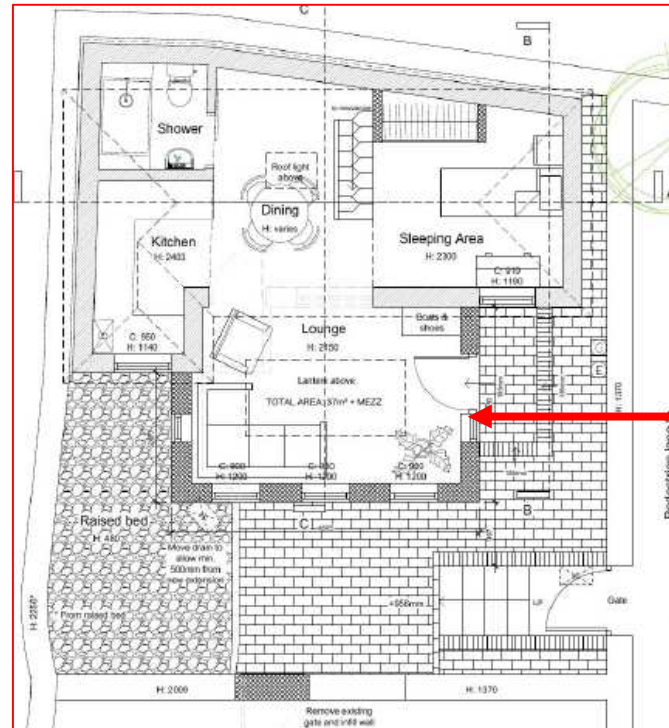
Proposed Side Elevation  
1:50 @ A1



# Floor Plan

37sqm of floor space with headspace above 2.3m high.

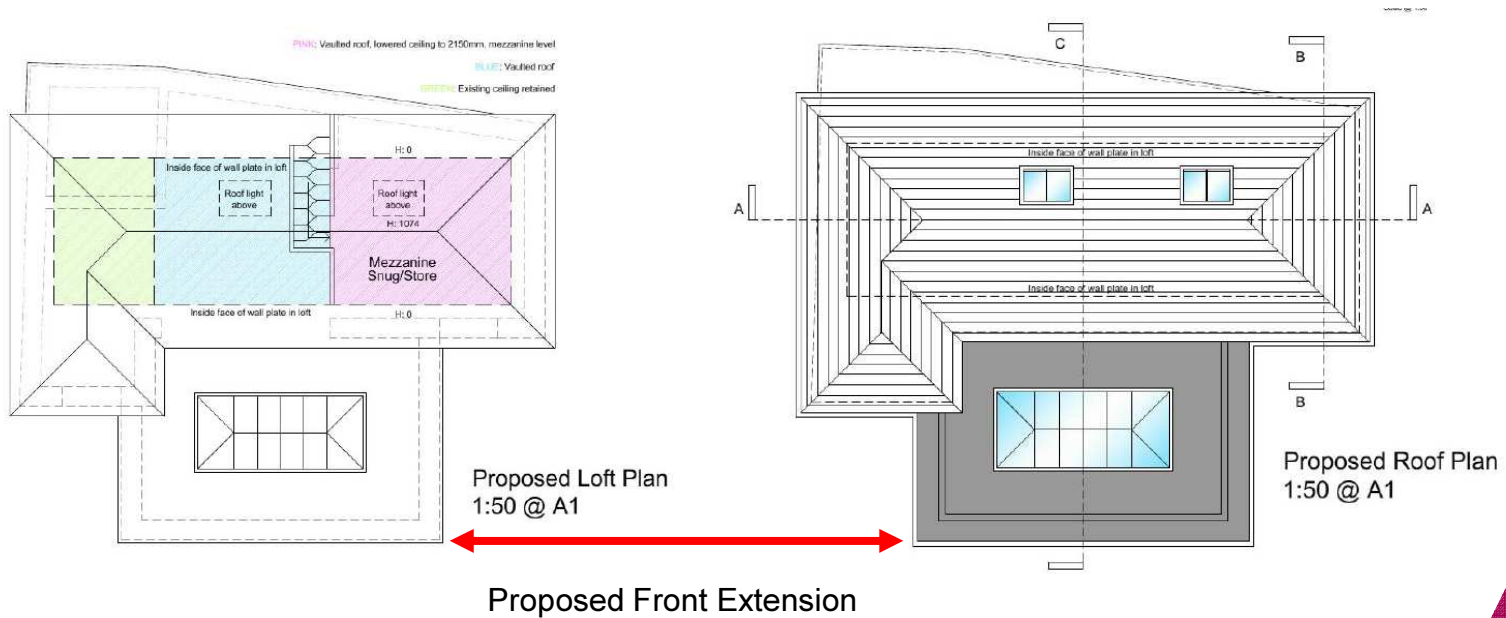
6.15sqm of additional storage/snug area at mezzanine level.



Proposed Front Extension

# Mezzanine and Roof Plan

Mezzanine storage/snug area shown in pink



# Annex and Garden as Existing



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# Other Photos of Site

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Existing relationship with neighbouring properties

# Proposed Visual(s)

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# Key Considerations

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- Housing Provision
- Design and Appearance
- Impact on Listed Buildings and Conservation Area
- Standard of Accommodation
- Neighbour Amenity
- Transport
- CIL Liability Approx. £3125.61.

# Conclusion and Planning Balance

- Would provide one new dwelling of good size and standard
- Scale and design in context with site and surroundings
- Impact on amenity for neighbouring residents would not be of a degree to warrant refusal
- No significant highways impact
- The application is therefore recommended for **approval**

