

# PLANNING COMMITTEE ADDENDUM

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

**VIRTUAL**

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# ADDENDUM

**ITEM**

**Page**

J BH2020/02590 - 8 Eileen Avenue, Saltdean

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# 8 Eileen Avenue

**BH2020/02590**



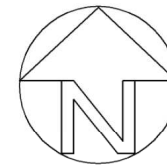
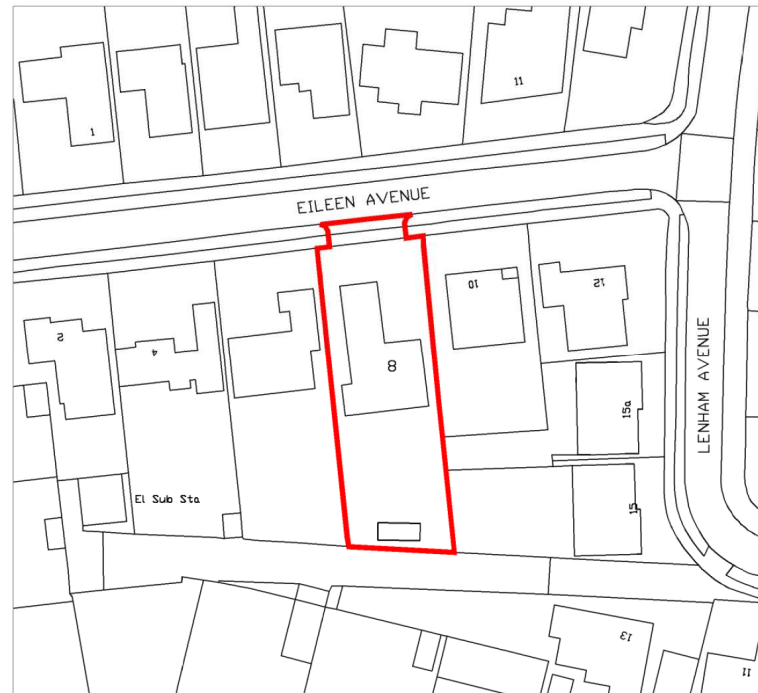
**Brighton & Hove  
City Council**

# Application Description

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- Conversion of existing dwellinghouse to form 5no self-contained flats (C3) incorporating internal reconfiguration, revised fenestration, installation of balconies to front and rear, new boundary treatments, installation of refuse and cycling storage, new rear and front patios, revised vehicular crossover and associated works.

# Map of application site



Existing location plan

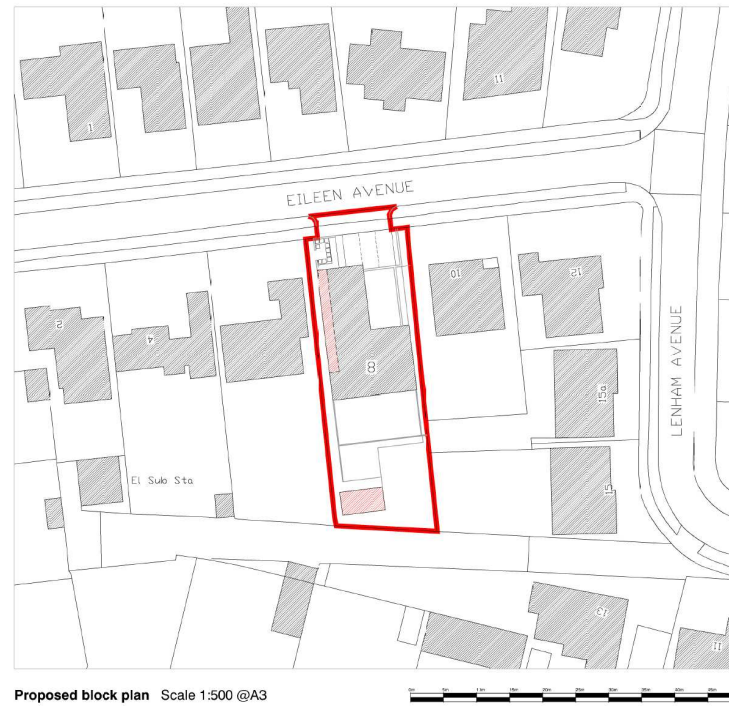


Scale 1:1250 @A3



# Proposed Block Plan

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4

ID



# Aerial photo(s) of site



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# 3D Aerial photo of site

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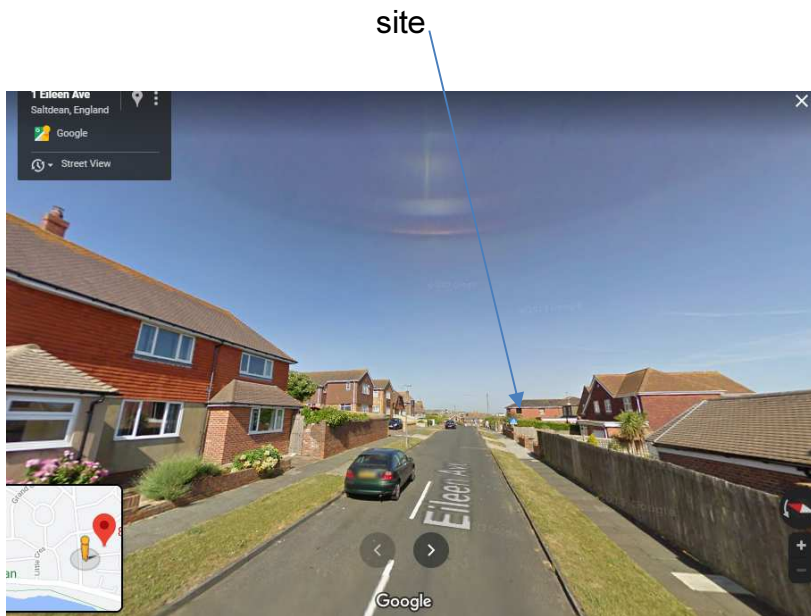


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# Street View

7



Looking East



Looking West



# Front Elevation

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# Rear Elevation/Rear Garden



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# Site Boundaries

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west



East

# Adjacent Properties



No.6 to the East



No. 10 to the West

# Number of units

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5 Units:

- Ground Floor 2x two bed units
- First floor 2x two bed units and studio unit

# Proposed Site Plan

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# Proposed Front Elevation



Proposed front (north) elevation to Eileen Avenue Scale 1:100 @A3



14

TA 1292/13 A



# Proposed Rear Elevation



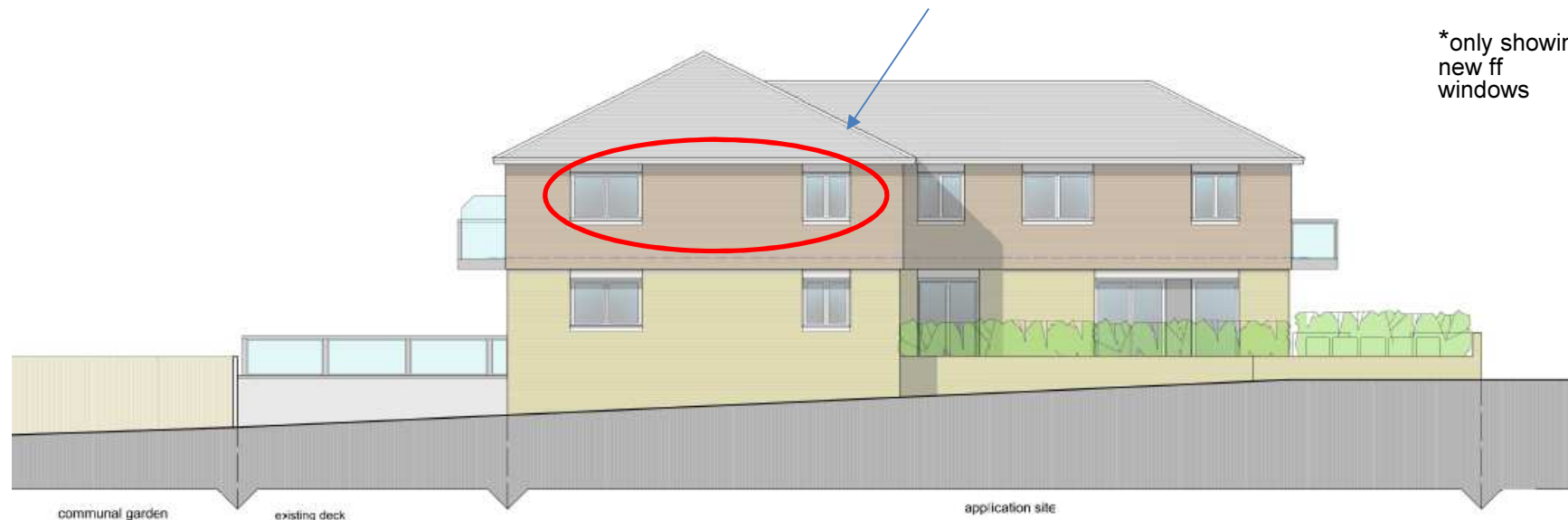
TA 1292/16



# Proposed East Side Elevation

New window openings

\* only showing new ff windows



Proposed side (east) elevation Scale 1:100 @A3



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# Proposed West Side Elevation



Proposed side (west) elevation Scale 1:100 @A3

17

ID



# **Key Considerations in the Application**

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- Policy H09
- Housing Provision
- Design and Appearance
- Standard of Accommodation
- Neighbour Amenity
- Transport

# Cill

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- Cill Liabile estimated amount £52,868.26.

# Conclusion and Planning Balance

- Would provide 5 units of good size and standards
- Provides accommodation suitable for family occupation (complies with Policy H09)
- Includes dwelling types and sizes that reflect identified local needs
- Redevelopment of an unused site
- Design in context with site and surroundings and improvement to existing site
- No loss of amenity for neighbouring residents
- No highway impact



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