

PLANNING COMMITTEE ADDENDUM Item M Presentation

2.00PM, WEDNESDAY, 10 MARCH 2021

VIRTUAL

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ADDENDUM

ITEM		Page
M	BH2020/01609 - 25 Freehold Terrace, Brighton BN2 4AB - Full Planning	1 - 20

25 Freehold Terrace

BH2020/01609

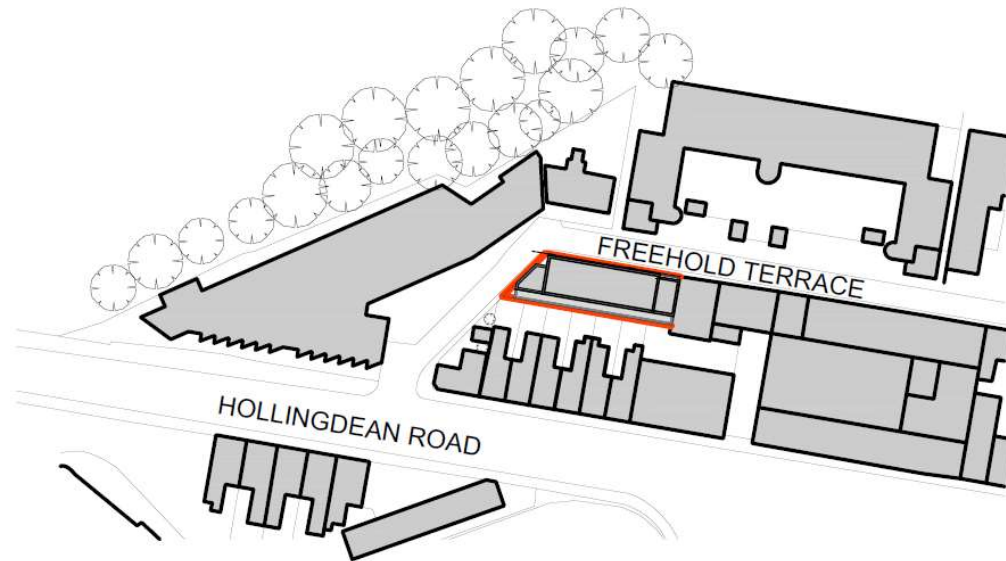


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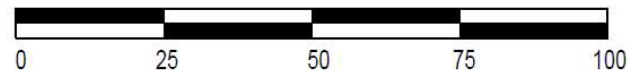
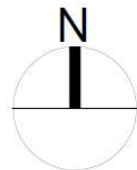
Application Description

- Demolition of existing light industrial building (B1) and erection of a three storey house in multiple occupation (Sui Generis) with 10 rooms incorporating a 2nd floor roof terrace and associated works (Amended description).

Map of application site



Location Plan 1:1250



scale in metres 1:1250



Aerial photo(s) of site



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3D Aerial photo of site



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Freehold Terrace (Looking West)

Site



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Freehold Terrace (Looking North)



site

Freehold Terrace (Looking North)

6 storey building
54 Hollingdean
Road



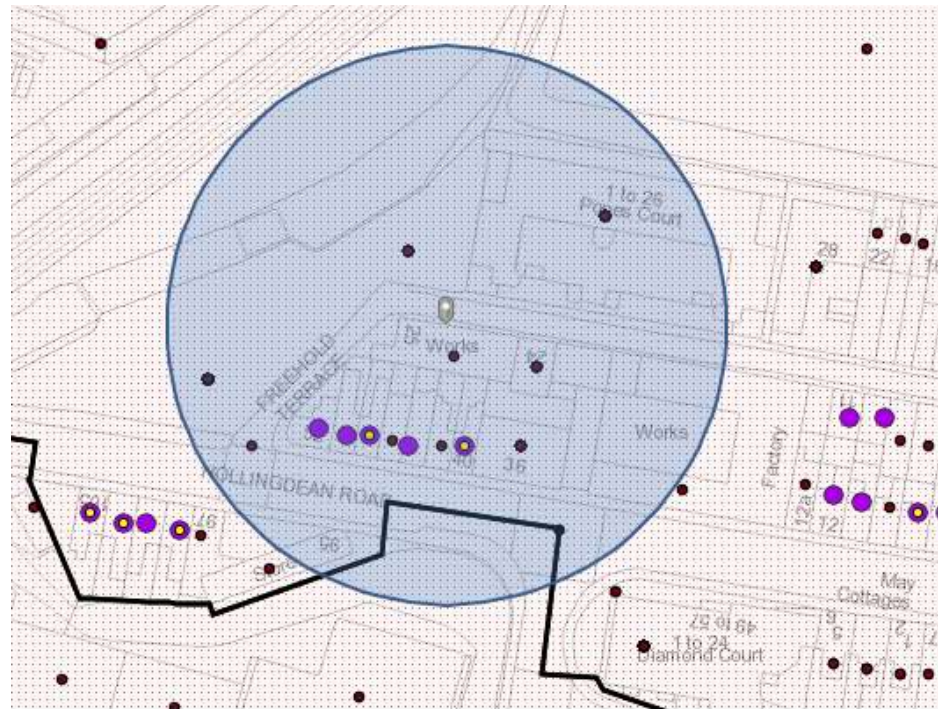
3/4storey
Flatted Buildings

Properties/gardens
Hollingdean Road



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HMO Mapping



55 properties within
50m radius

5 HMOs

9.09%%



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Proposed Front (North) Elevation



Elevation B-B North Sectional Elevation (Freehold Terrace) 1:100



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Proposed Rear (South) Elevation

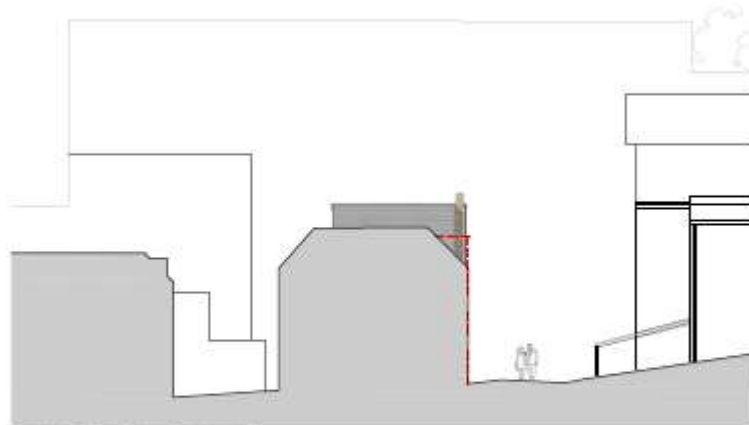


Elevation A-A South Sectional Elevation (Rear of Hollingdean Road) 1:200

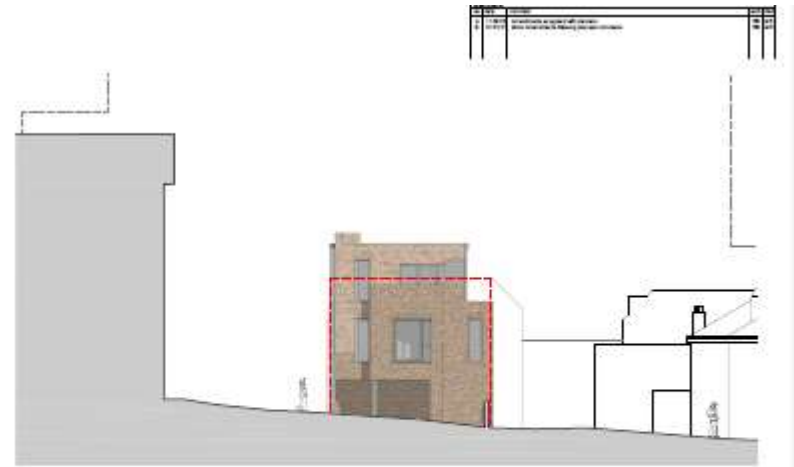


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Proposed Side (East and West)



Elevation C-C East Sectional Elevation 1:100



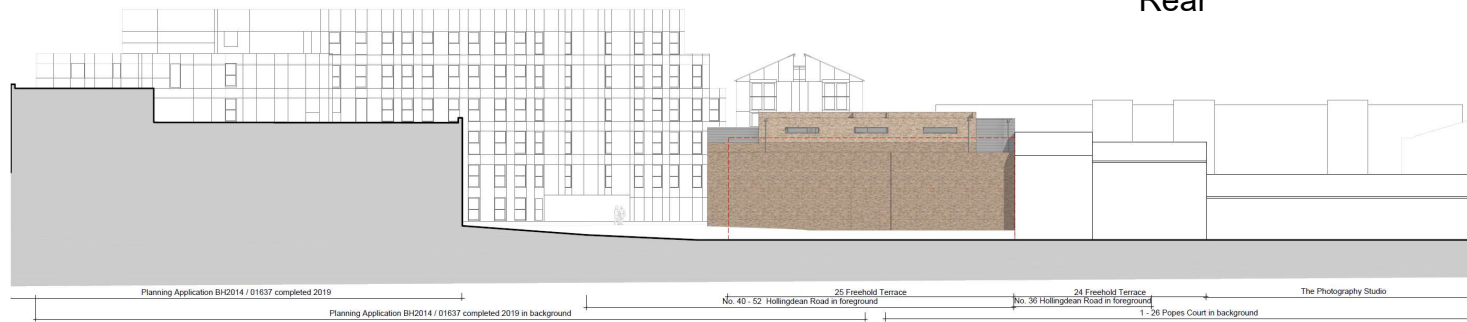
Elevation D-D West Sectional Elevation 1:100



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Proposed Contextual Elevations

Rear



Elevation A-A South Sectional Elevation (Rear of Hollingdean Road) 1:200

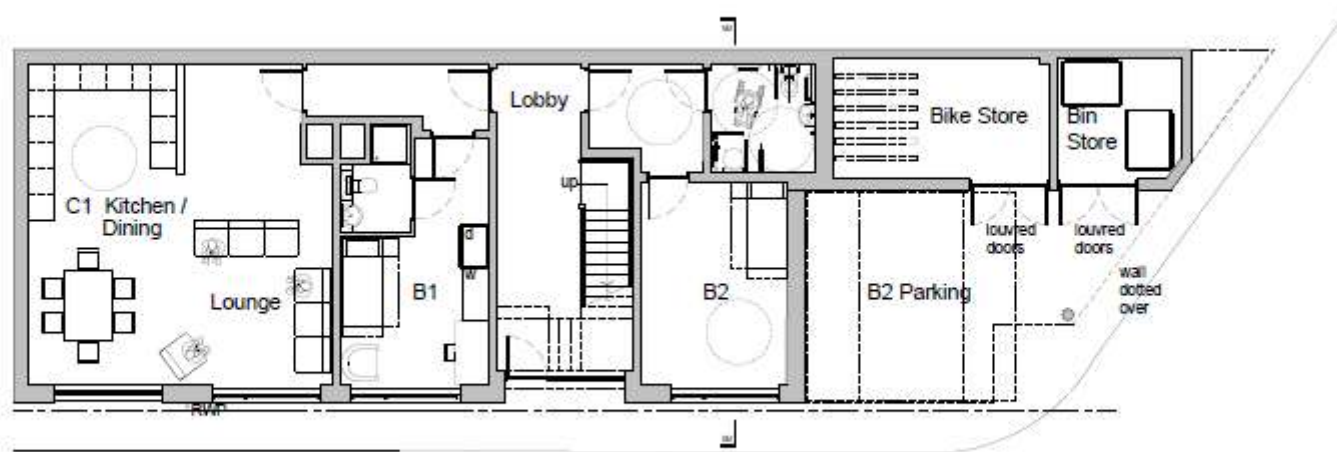


Elevation B-B North Sectional Elevation (Freehold Terrace) 1:200

Front



Proposed Ground Floor Plan



Ground Floor Plan 1:100

Visual (Front)



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Visual (Looking West)



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Visual (Looking North)



Key Considerations in the Application

- Loss of light industrial building
- Policy CP21
- Design Scale and Massing
- Neighbouring Amenity
- Transport Impacts

Cill

- Cill Liabile: estimated amount £24,325.00



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Conclusion and Planning Balance

- Would provide ten units of good size and standards
- Complies with policies CP3 and CP21
- In a location where the provision of residential development is supported
- Redevelopment of an unused industrial site
- Scale and design in context with site and surroundings
- No loss of amenity for neighbouring residents
- Highways impact acceptable



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