

**PLANNING COMMITTEE  
ADDENDUM  
Presentation: Item E – BH2021/00037  
Land to North of 11 Grand Avenue**

**2.00PM, WEDNESDAY, 5 MAY 2021**

**VIRTUAL**

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# ADDENDUM

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# Land To The North Of 11 Grand Avenue

**BH2021/00037**



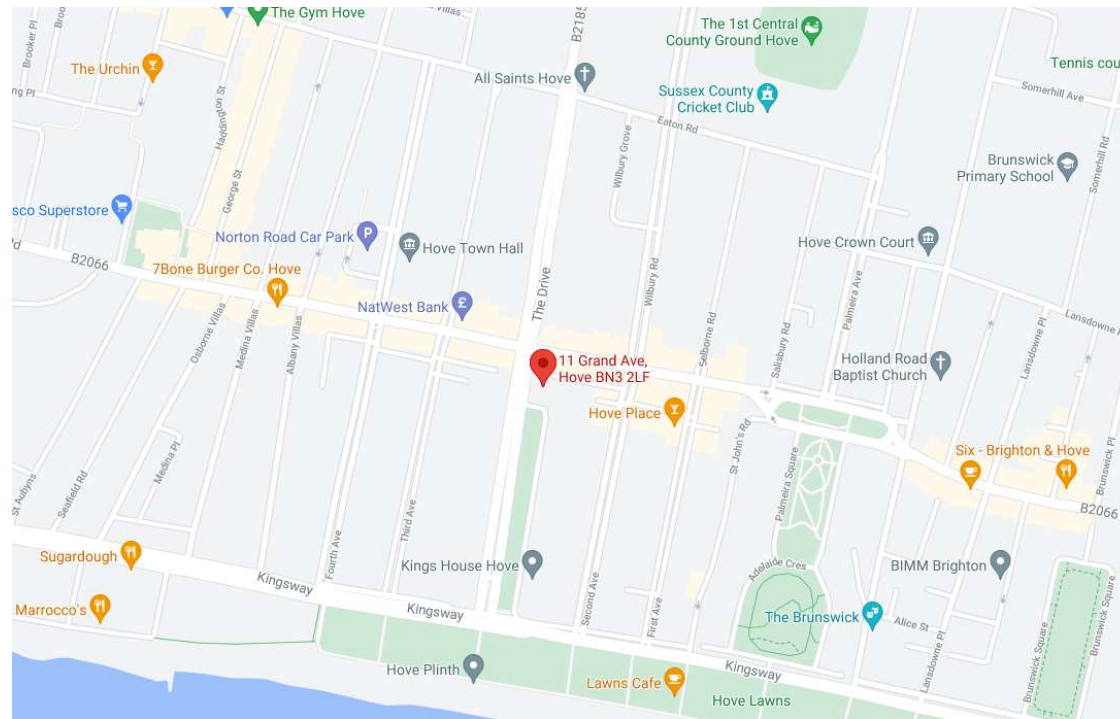
**Brighton & Hove  
City Council**

# Application Description

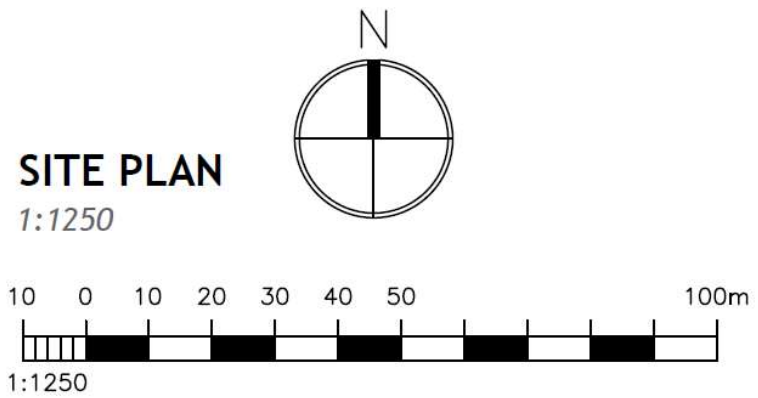
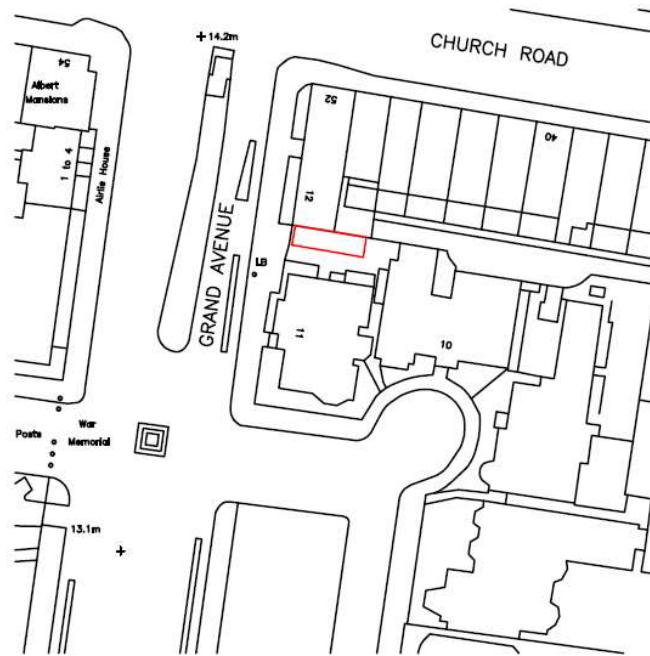
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- Demolition of existing garage and erection of a one storey office building (Class E) with basement level and associated works.  
(revised description)

# Map of application site



# Proposed Site Location Plan

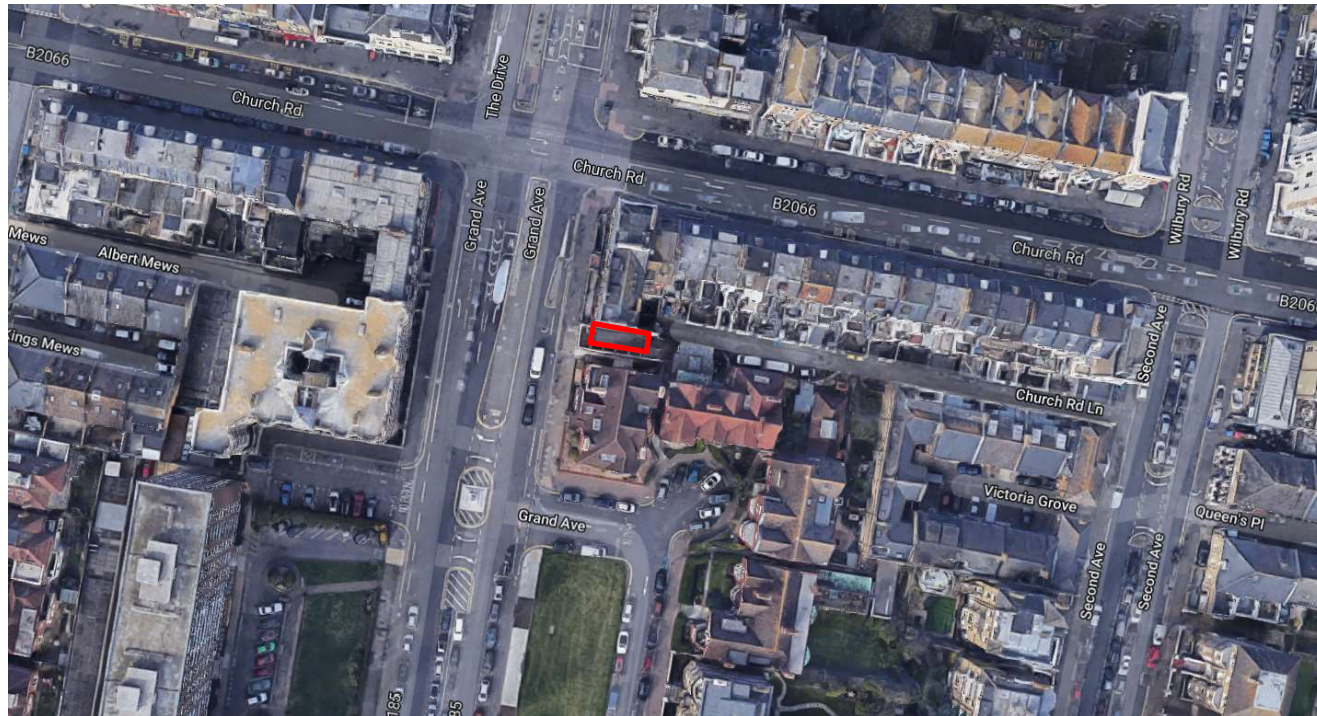


**SITE PLAN**  
1:1250

06 REV 1



# Aerial photo(s) of site



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City Council

# 3D Aerial photo of site



Brighton & Hove  
City Council



# Street photo of site

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# Other photos of site

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# Other photos of site (from rear)



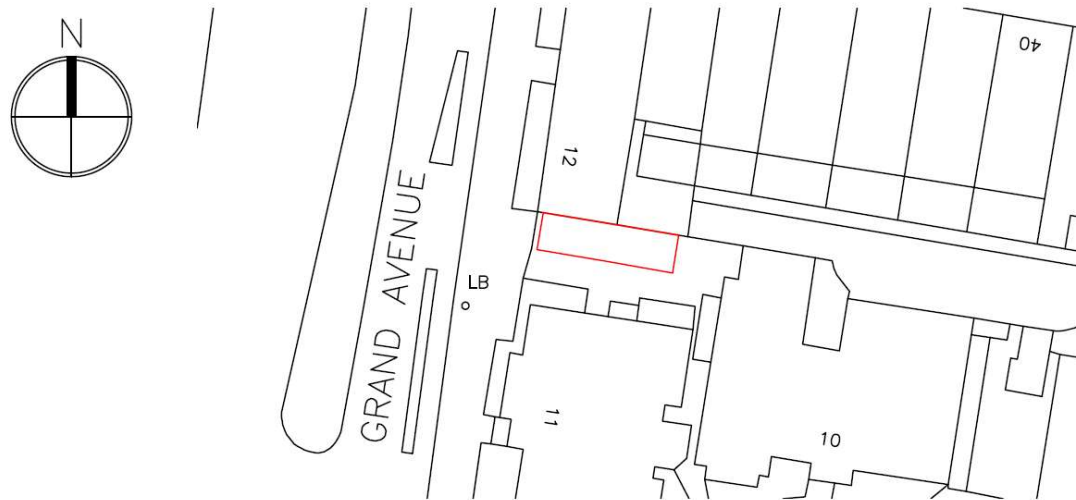
# Other photos of site

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# Proposed Block Plan

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**BLOCK PLAN**

1:500



06 REV 1



# Proposed Front Elevation

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WEST ELEVATION (Front)  
1:100



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ID

# Proposed Rear Elevation

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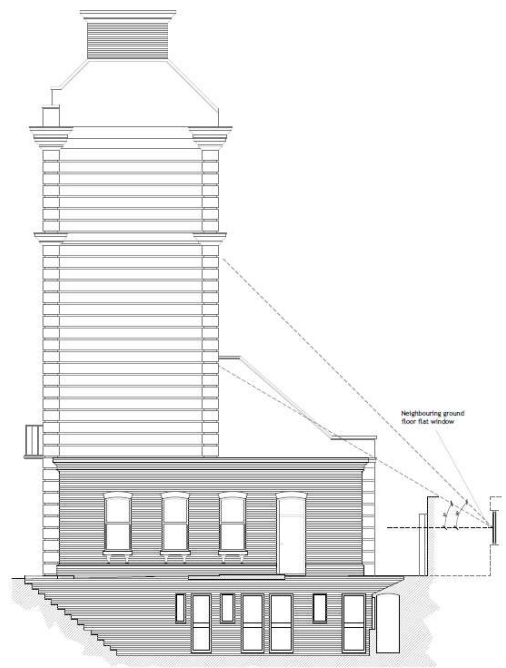


EAST ELEVATION (Rear)  
1:100

06 REV 1

# Proposed Side Elevation

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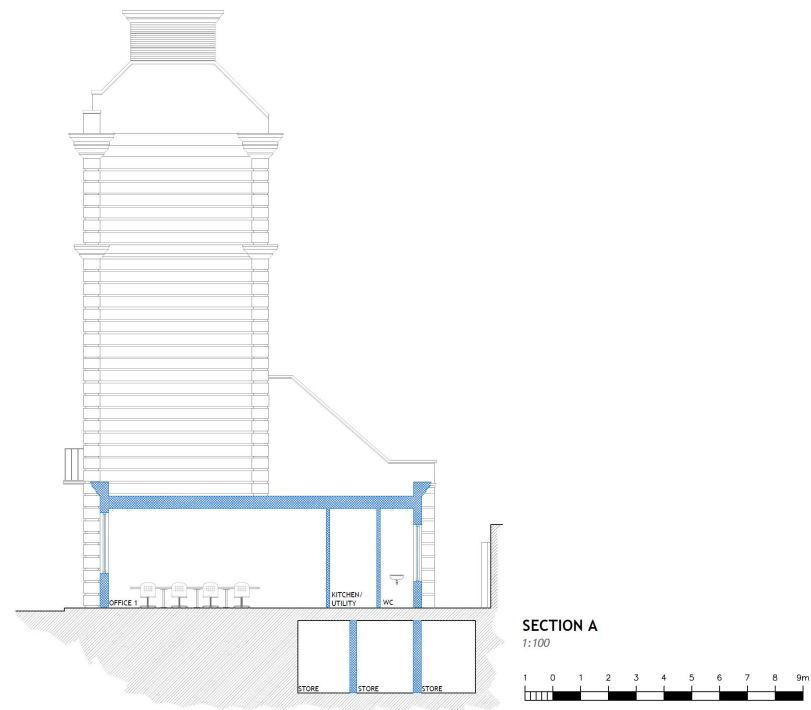
SOUTH ELEVATION  
1:100



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# Proposed Site Section(s)



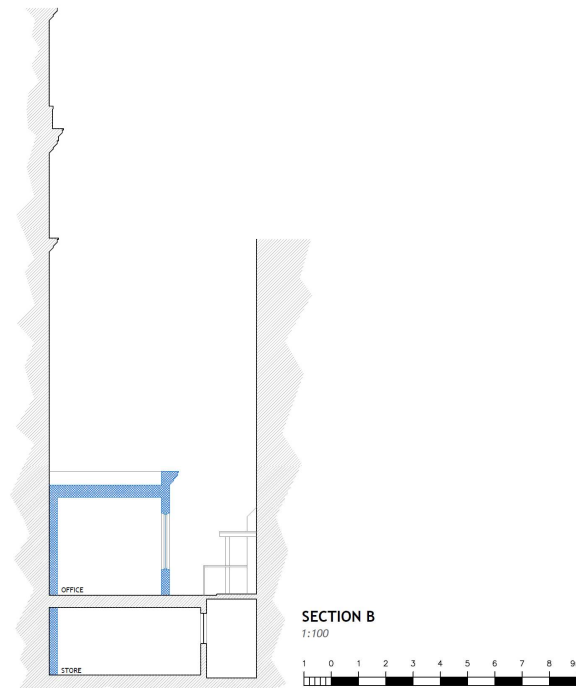
15

06 REV 1



# Proposed Site Section(s)

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06 REV 1



# Key Considerations in the Application

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- Principle of development
- Design and appearance
- Heritage impacts – conservation area and setting of adjacent LBs
- Impact on neighbouring amenity
- Sustainable transport



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# Conclusion and Planning Balance

- Considered acceptable in principle
- Acceptable design and appearance
- Sufficient visual gap between the neighbouring Listed Buildings to allow continued appreciation of the historic pattern of development
- No significant concerns relating to additional noise disturbance as a result of the proposed office use
- No concerns relating to overshadowing or sense of enclosure in the context of the bulk of the neighbouring no. 12
- No concerns regarding transport impact of the development

**Approval is therefore recommended.**