

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 9 JUNE 2021

VIRTUAL

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ADDENDUM

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52 Barcombe Road

BH2021/00769

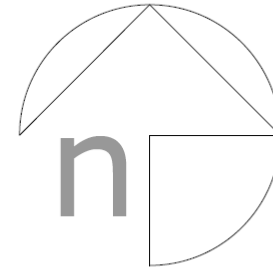


Brighton & Hove
City Council

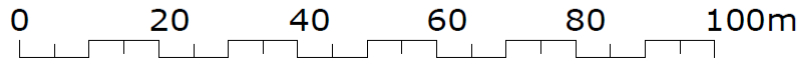
Application Description

- Change of use from small house in multiple occupation (C4) to eight-bedroom large house in multiple occupation (Sui Generis) incorporating single storey ground floor rear extension.

Proposed Location Plan



Location Plan 1:1250



Aerial photo of site



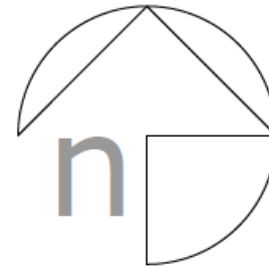
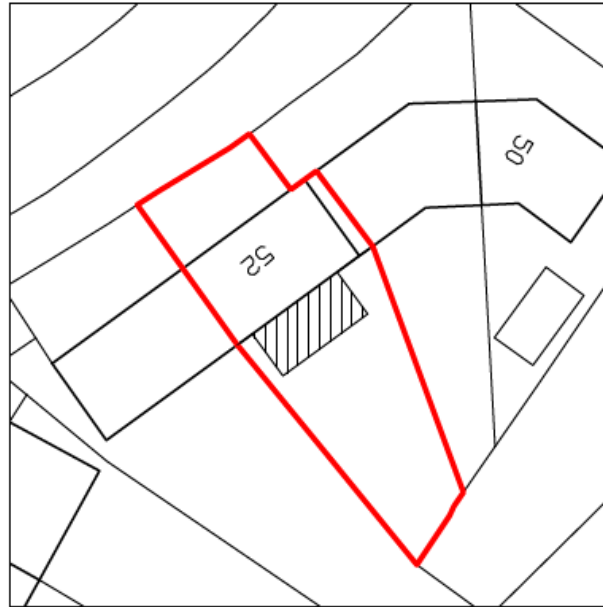
3D Aerial photo of site



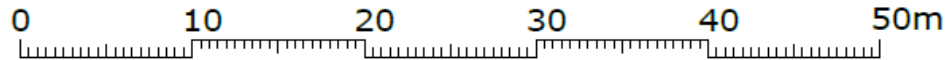
Street photo(s) of site



Proposed Block Plan



Block Plan 1:500



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Existing Elevations



existing front elevation 1:100



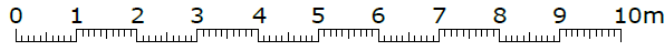
existing rear elevation 1:100



Proposed Elevations



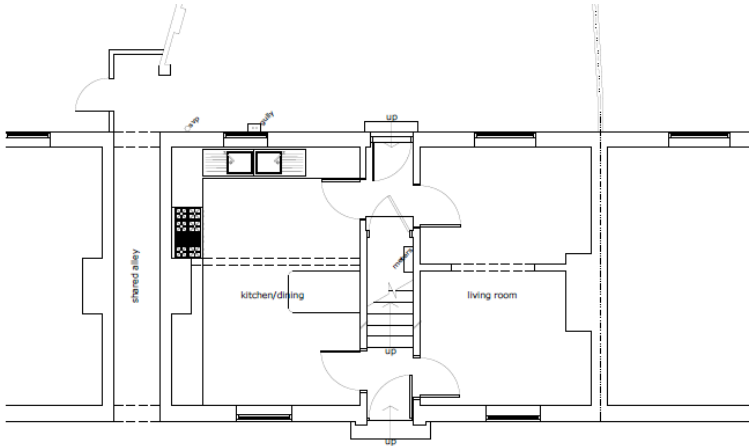
proposed front elevation 1:100



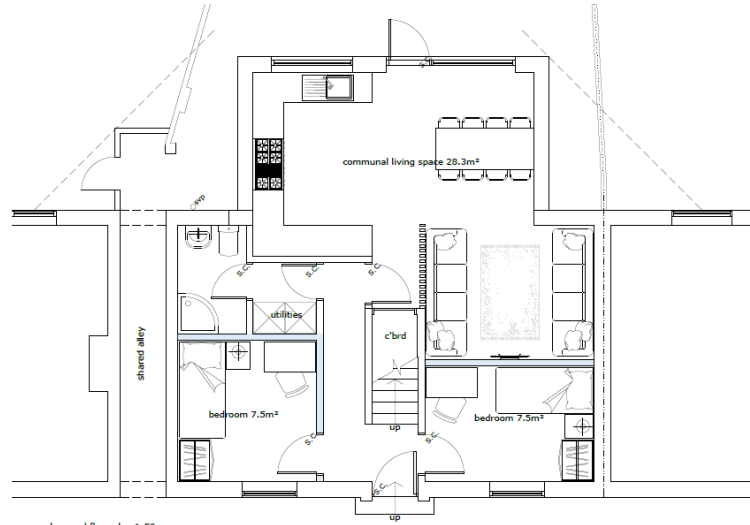
proposed rear elevation 1:100

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Existing & Proposed Ground Floor Plans

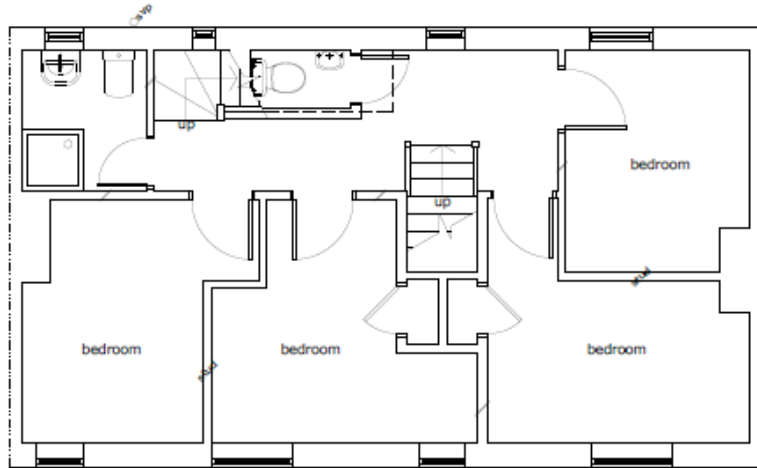


existing ground floor plan 1:50

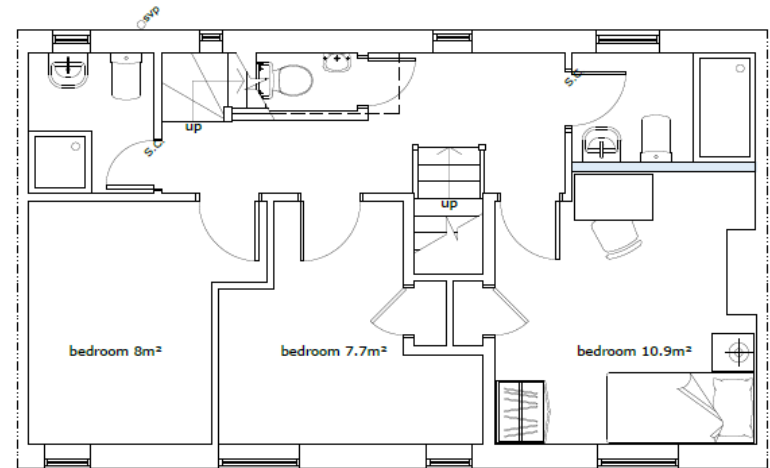


proposed ground floor plan 1:50

Existing & Proposed First Floor Plans

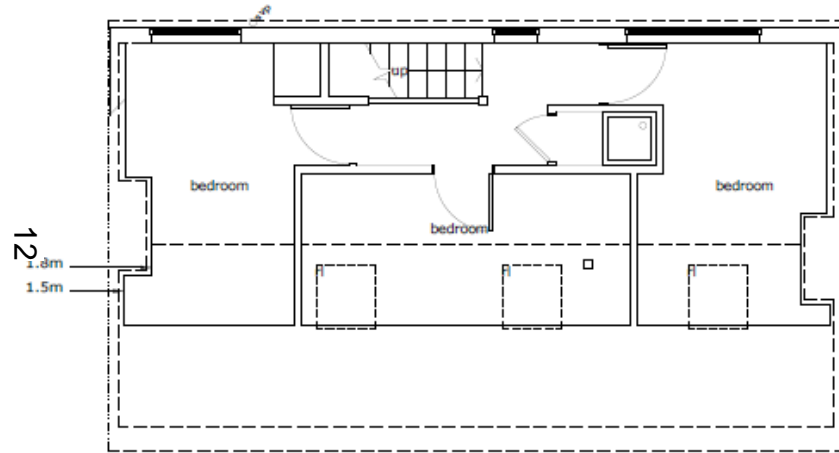


existing first floor plan 1:50

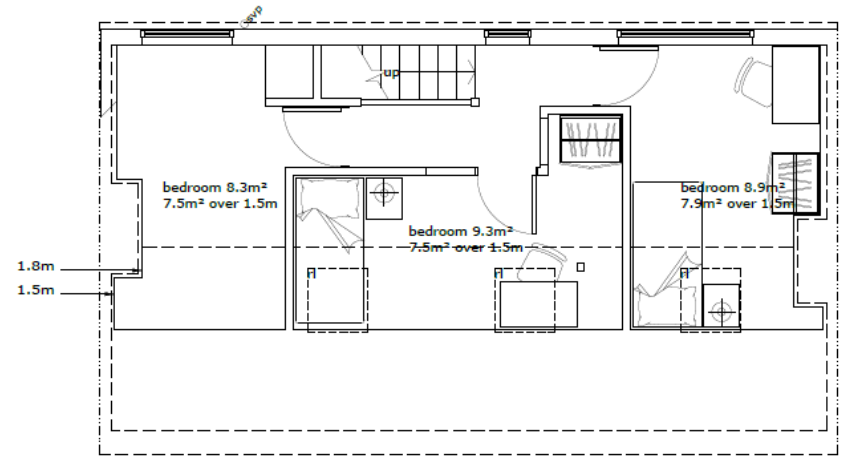


proposed first floor plan 1:50

Existing & Proposed Second Floor Plans



existing second floor plan 1:50



proposed second floor plan 1:50

Key Considerations in the Application

- Principle of Development
- Design and Appearance (of rear extension)
- Impact on Amenity
- Standard of Accommodation
- Impact on Highway

Conclusion and Planning Balance

- Previous application/appeal refused only on the basis of standard of accommodation for ground floor bedrooms; this has been addressed.
- All other aspects considered acceptable by Planning Inspector in December 2020.