

PLANNING COMMITTEE ADDENDUM

Item I Presentation – Garages opposite 6-10 St Johns Road, Hove

2.00PM, WEDNESDAY, 7 JULY 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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Garages Opposite 6-10 St Johns Road

BH2021/01163

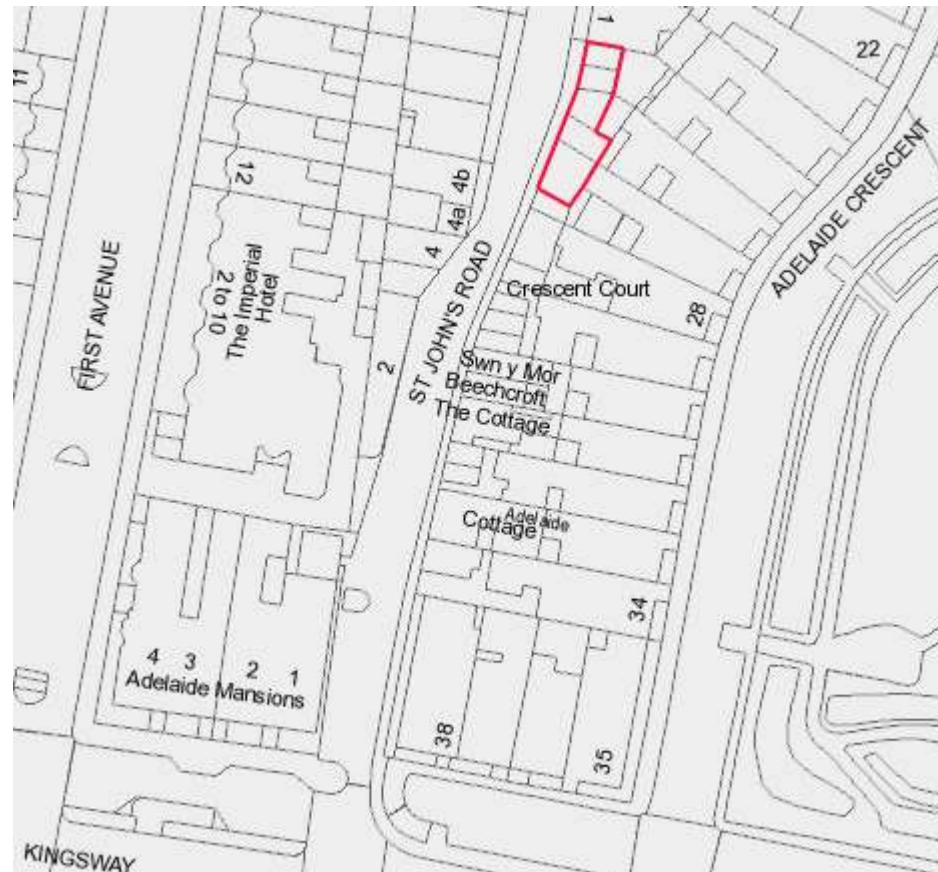


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Application Description

- Demolition of existing garages (Sui Generis) and erection of a two storey building to form 4no. residential flats (C3).

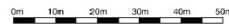
Map of application site



Existing Location Plan



Existing location plan scale 1:1250@A3



TA 1213 /01



Proposed Block Plan



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TA 1213 /01

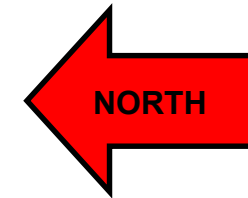


Aerial photo of site



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3D Aerial photo of site



Street photos of site

October 2020



March 2019



Rear of 25 Adelaide Crescent



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Rear of 26 & 27 Adelaide Crescent



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Rear of 26 & 27 Adelaide Crescent



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Rear of 26, 27 & 28 Adelaide Crescent



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Rear of 24, 25 & 26 Adelaide Crescent



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Existing Ground Floor Plan



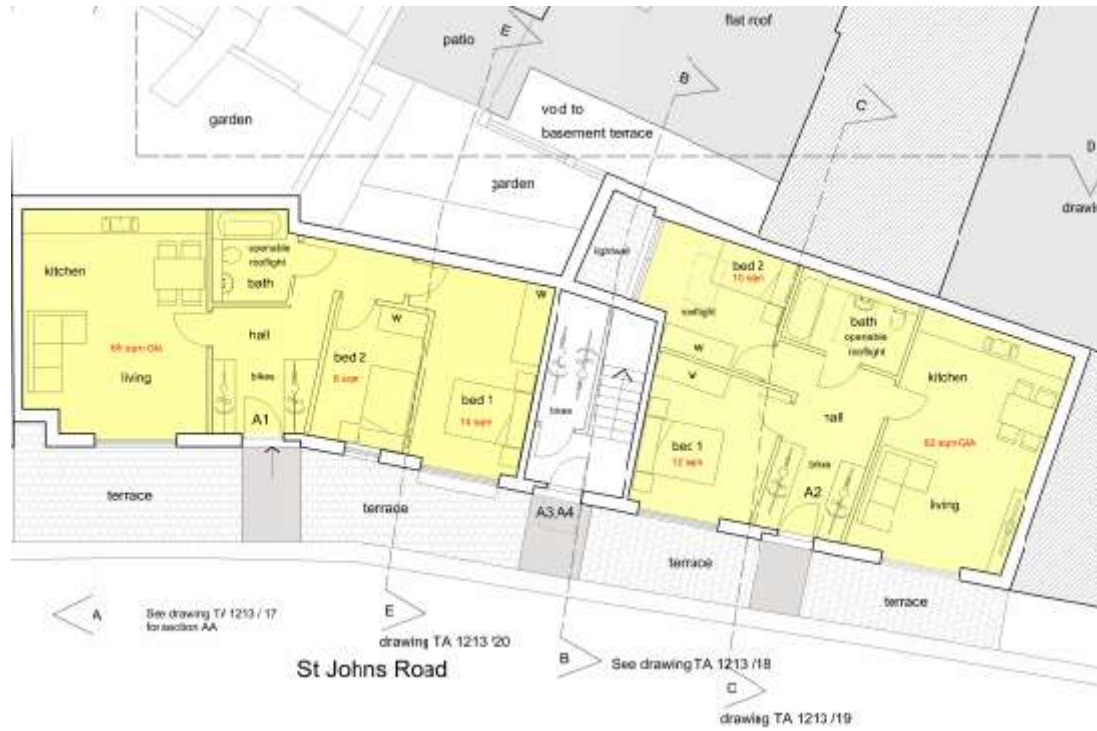
Existing ground floor plan scale 1:100@A3

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TA 1213 /05



Proposed Ground Floor Plan



TA 1213 /11 F



Proposed First Floor Plan



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TA 1213 /12 D



Proposed Roof / Site Plan



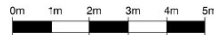
TA 1213 /10 C



Existing Contextual Front Elevation



Existing elevation to St Johns Road scale 1:100@A3

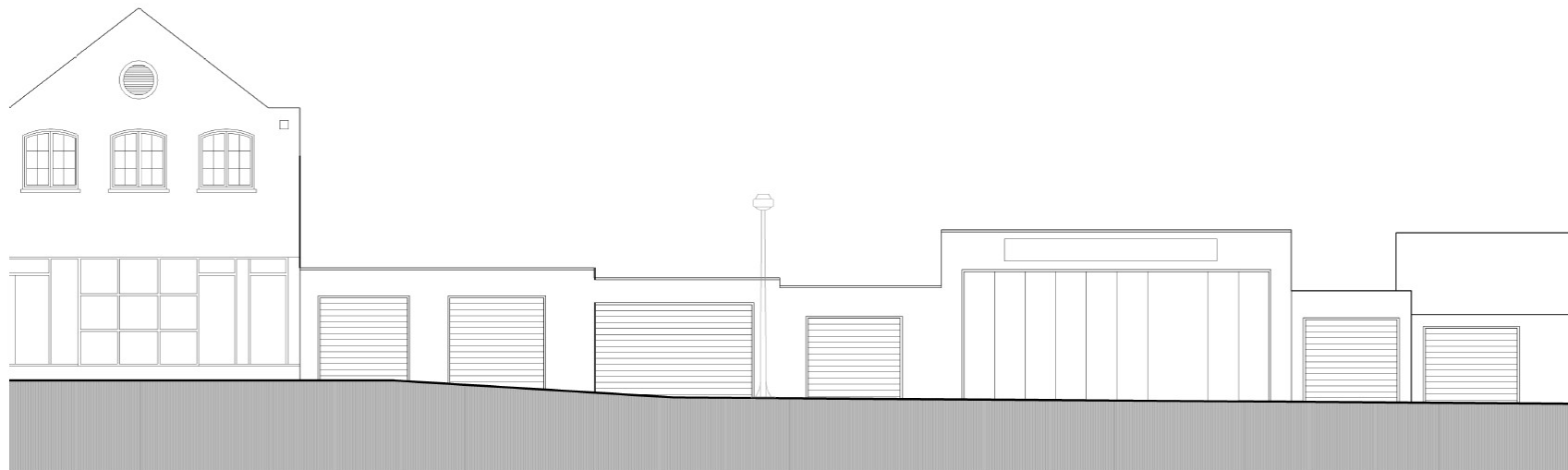


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TA 1213 /03



Existing Front Elevation



Existing elevation to St Johns Road scale 1:100@A3

Datum 10.000



19

TA 1213 /02

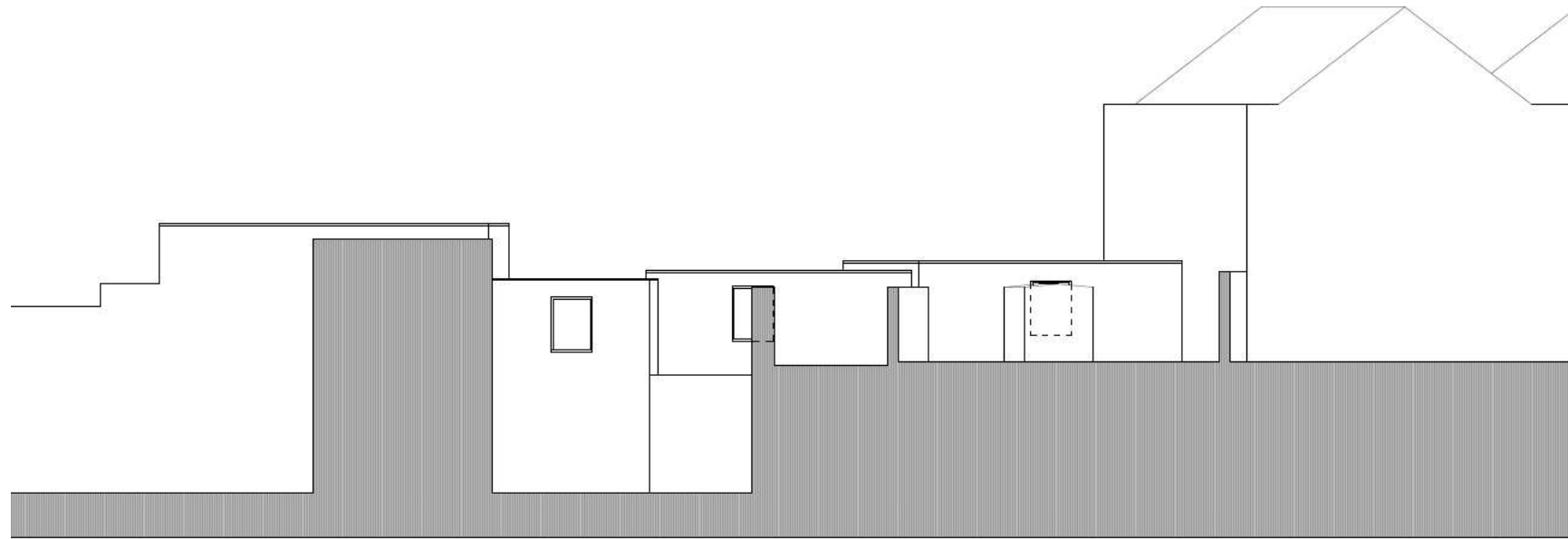


Proposed Front Elevation

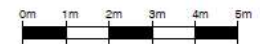


TA 1213 /13 A

Existing Rear Elevation



Existing rear elevation scale 1:100@A3

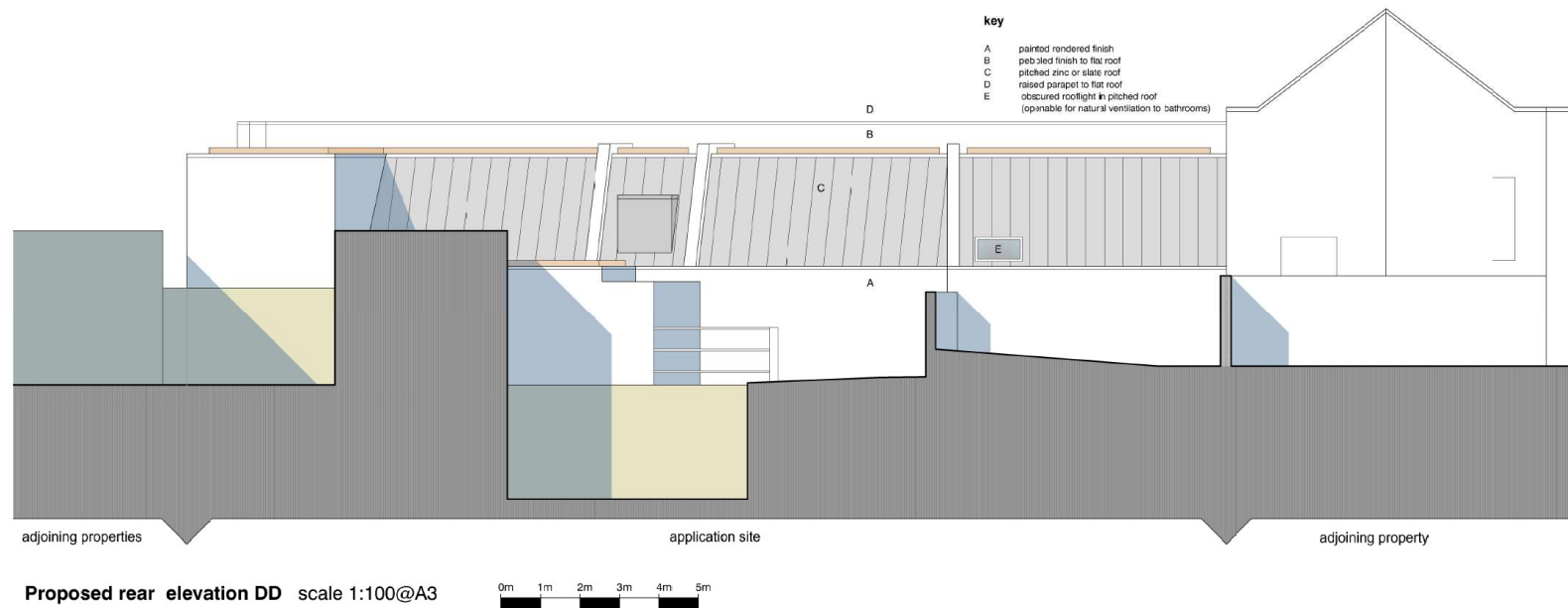


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TA 1213 /04



Proposed Rear Elevation



TA 1213 /16 B



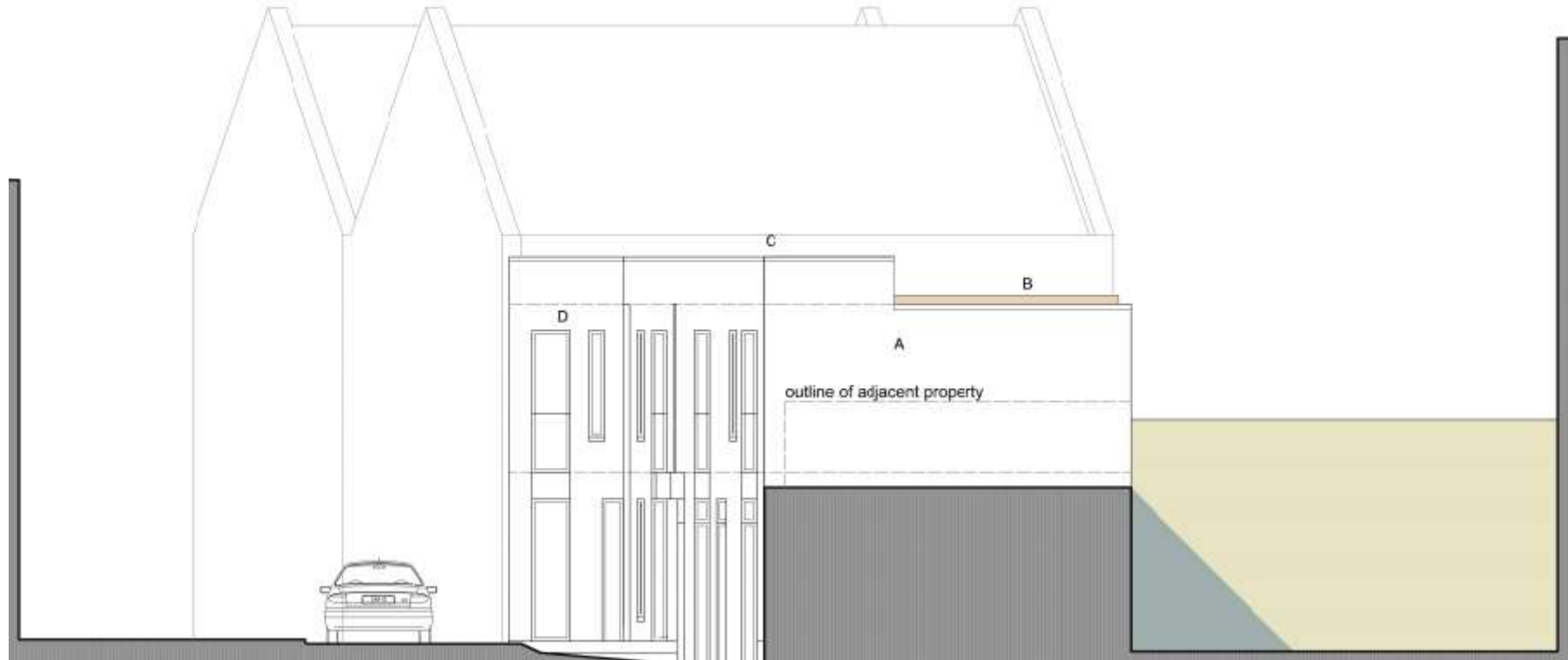
Existing Side Elevation



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TA 1213 /04

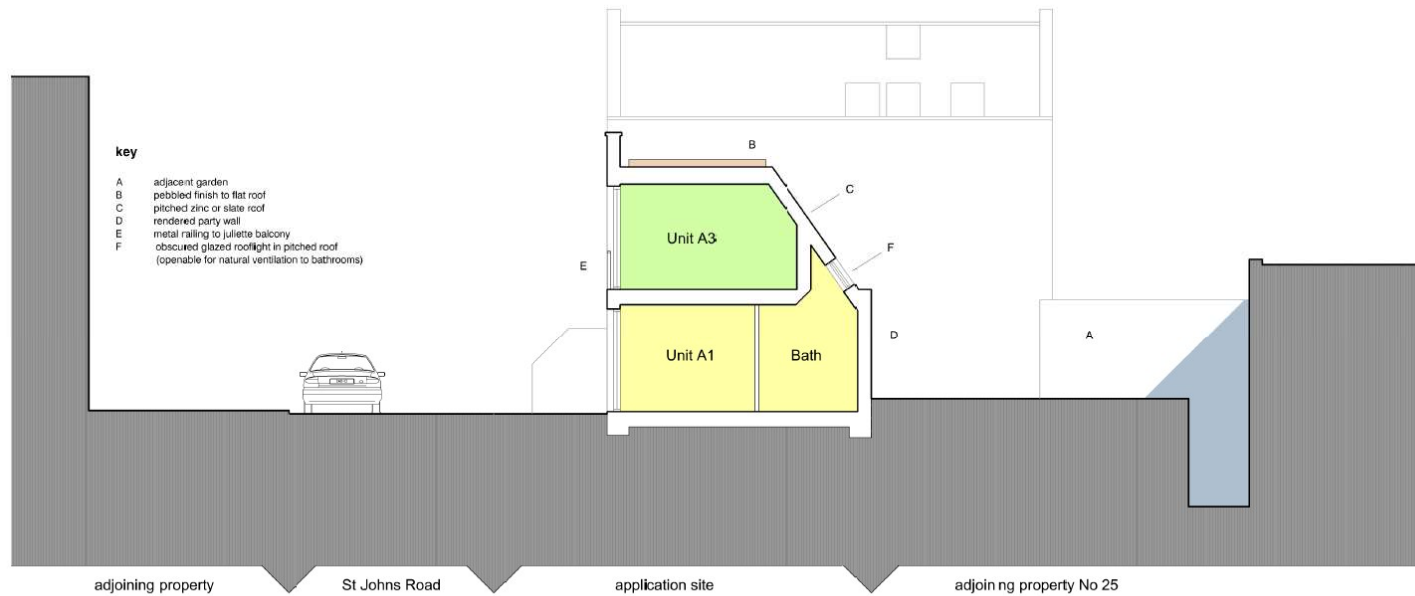
Proposed Side Elevation



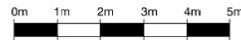
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TA 1213 /15 B

Proposed Site Section



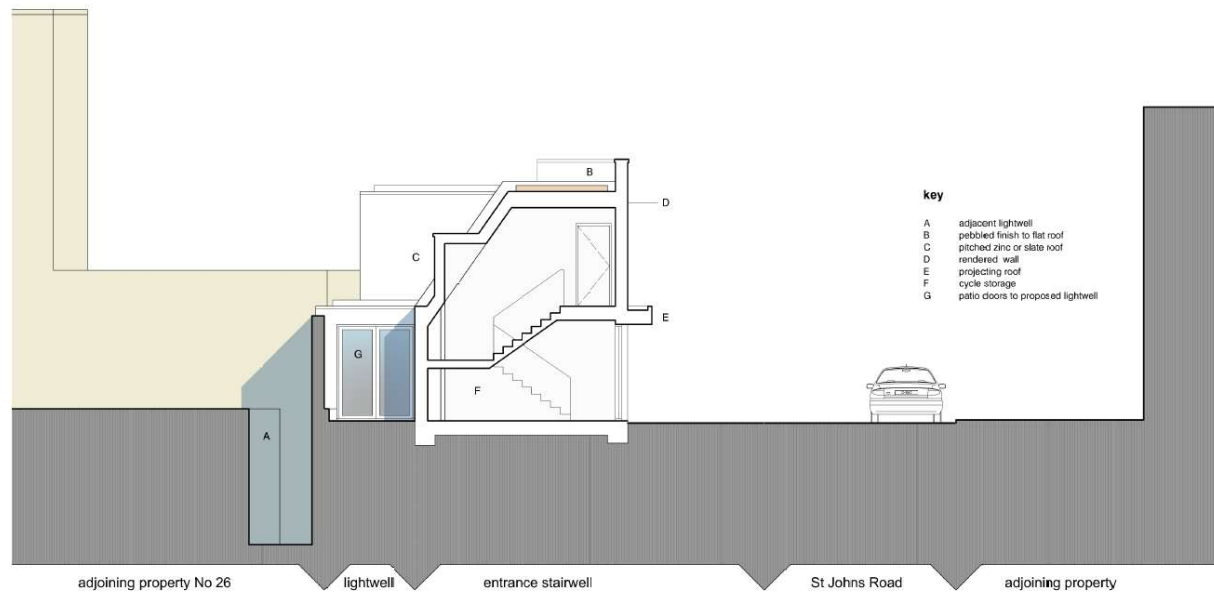
Proposed cross section AA scale 1:100@A3
See drawing 10 for the section references



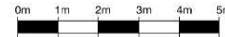
TA 1213 /17 D



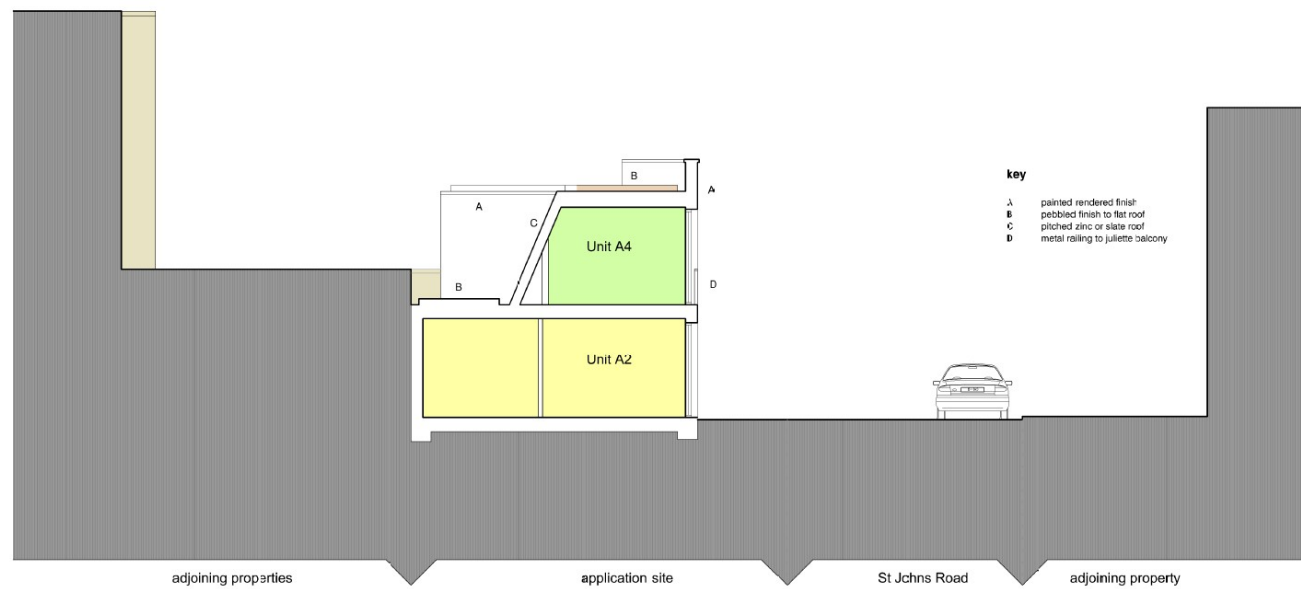
Proposed Site Section



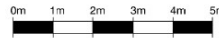
Proposed section BB through communal stairwell scale 1:100@A3
See drawing 10 for the section reference



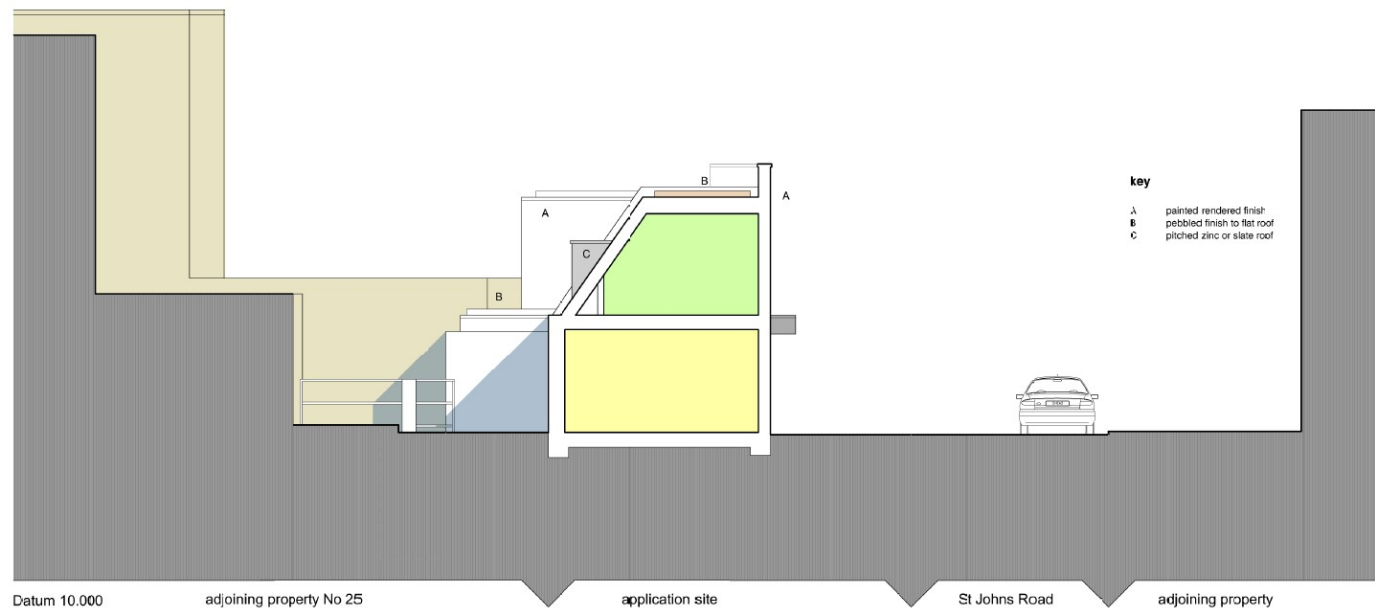
Proposed Site Section



Proposed cross section CC scale 1:100@A3
See drawing 10 for the section reference



Proposed Site Section



Proposed cross section EE scale 1:100@A3
See drawing 10 for the section reference



Key Considerations in the Application

- Principle of development
- Density
- Design and heritage
- Landscaping and biodiversity
- Impact on neighbouring amenity
- Impact on highways
- Standard of accommodation



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Conclusion and Planning Balance

- Would provide four dwellings to meet an identified local need;
- Sustainability and biodiversity net gains
- Design of the buildings would not have a significantly adverse impact on heritage assets, neighbouring amenity or on highways safety, whilst providing an acceptable standard of accommodation.

The proposed development is therefore recommended for **Approval**.



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