

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 3 NOVEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page
A	BH2021/00770 - 43-45 Bentham Road, Brighton - Full Planning	1 - 20

43-45 Bentham Road

BH2021/00770

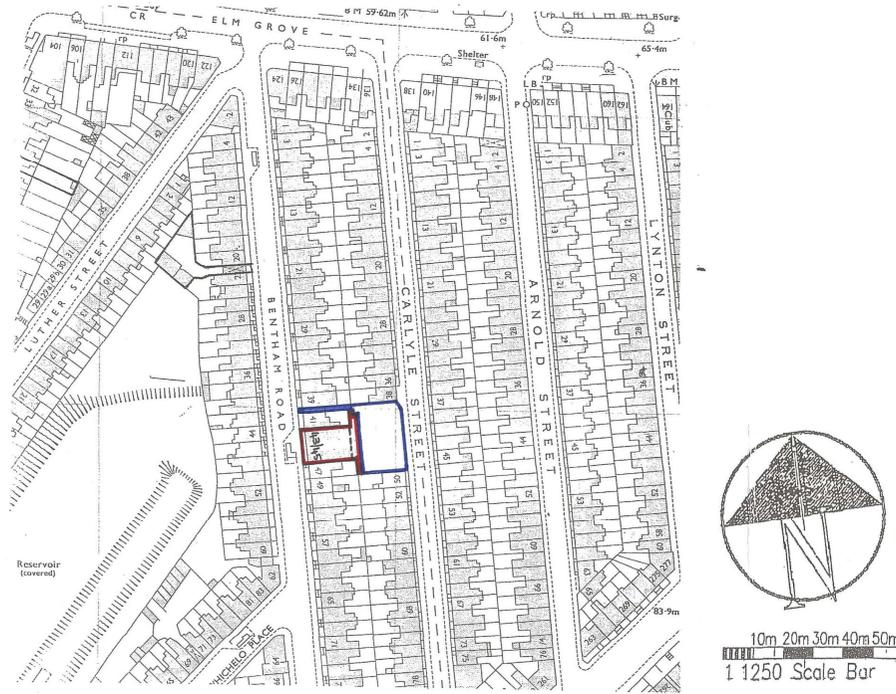


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City Council**

Application Description

- Conversion of existing building to create 8no studio flats (C3) and 1no two bedroom flat (C3) incorporating single storey rear conservatory extensions, insertion of windows to front & rear elevations, rooflights to east and west roof slopes, new front boundary wall and associated works.

Location Plan

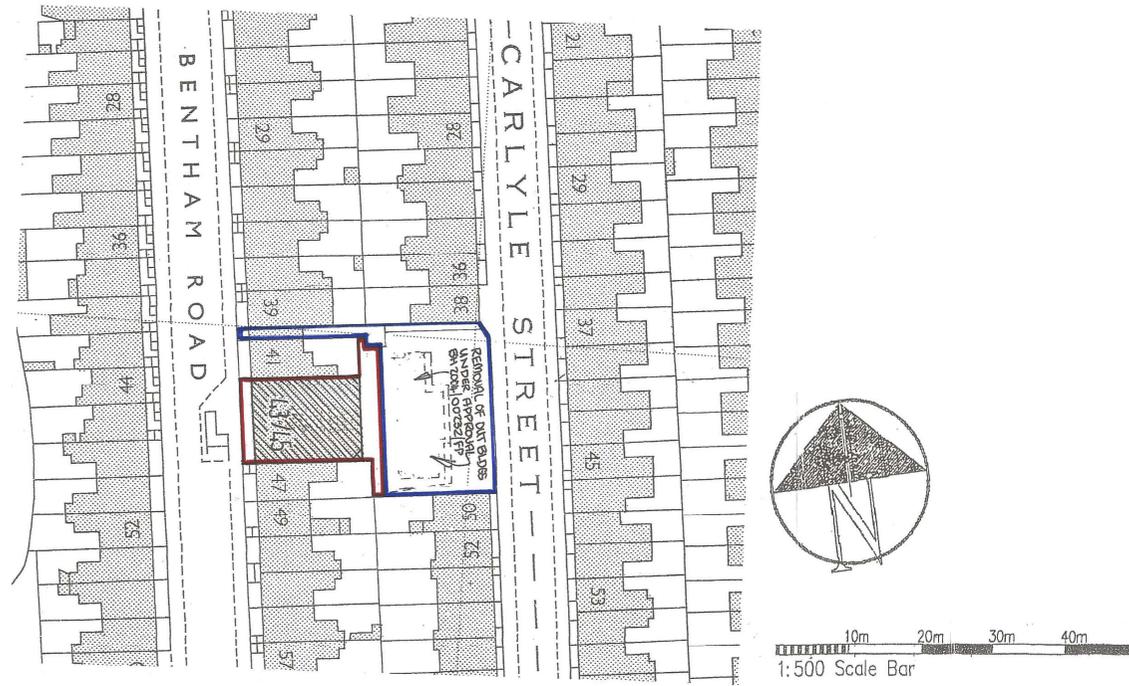


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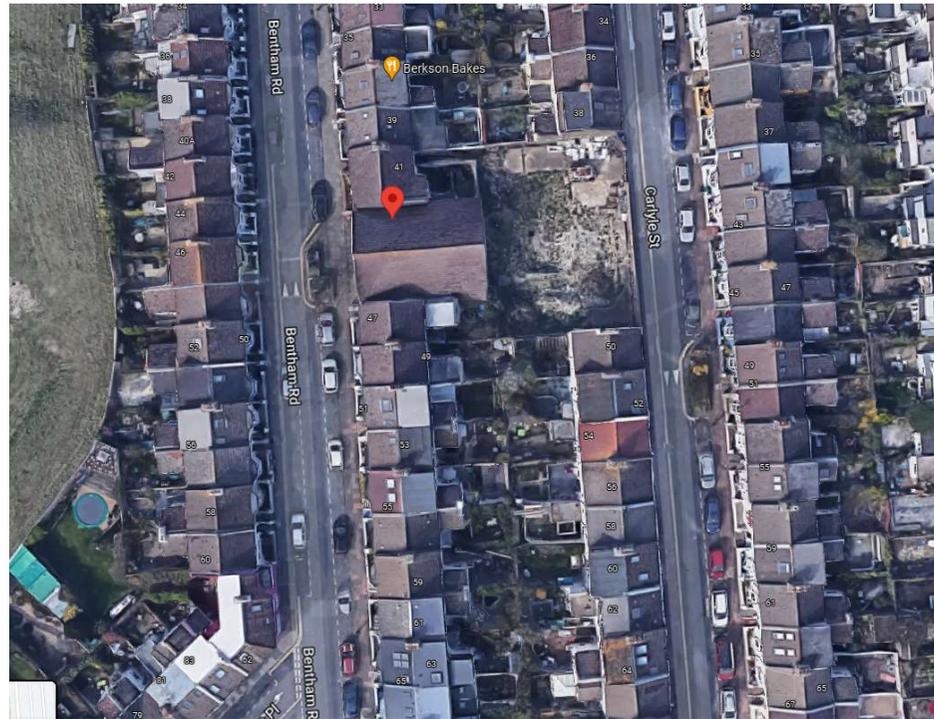
Block Plan



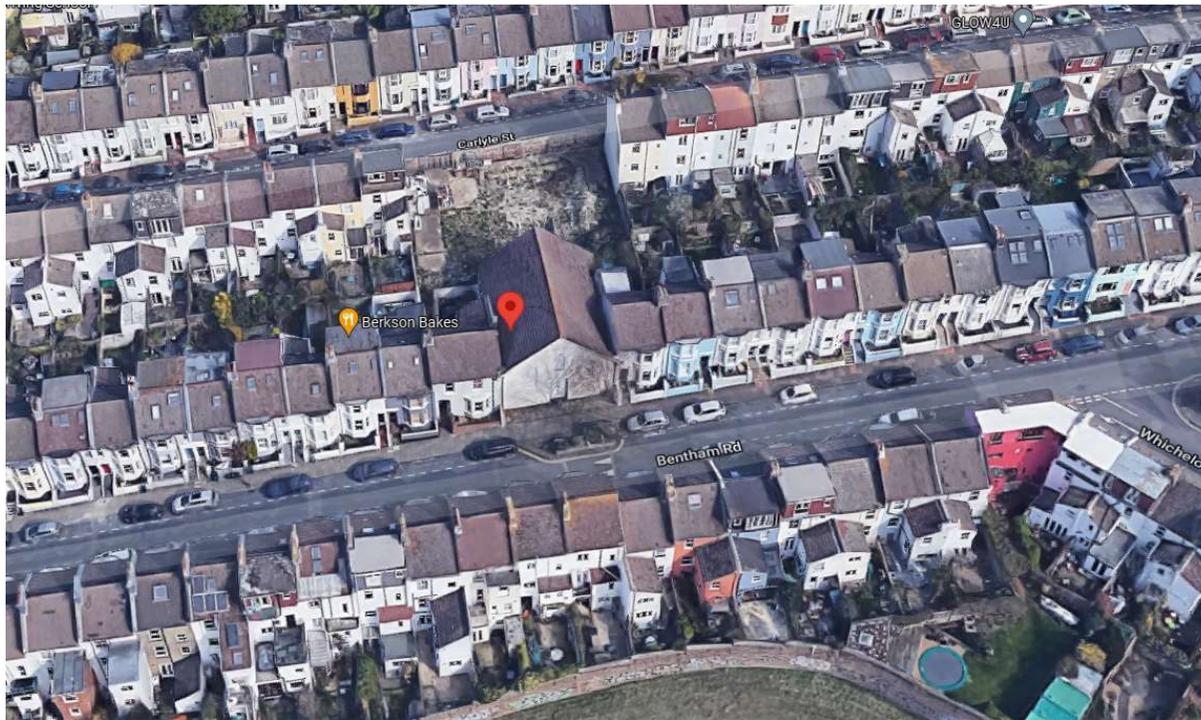
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Aerial photo of site



3D Aerial photo of site



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Front Elevation



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Rear Elevation/Site

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Bentham Road Street View

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Application Site



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Rear of Site (Carlyle Street)

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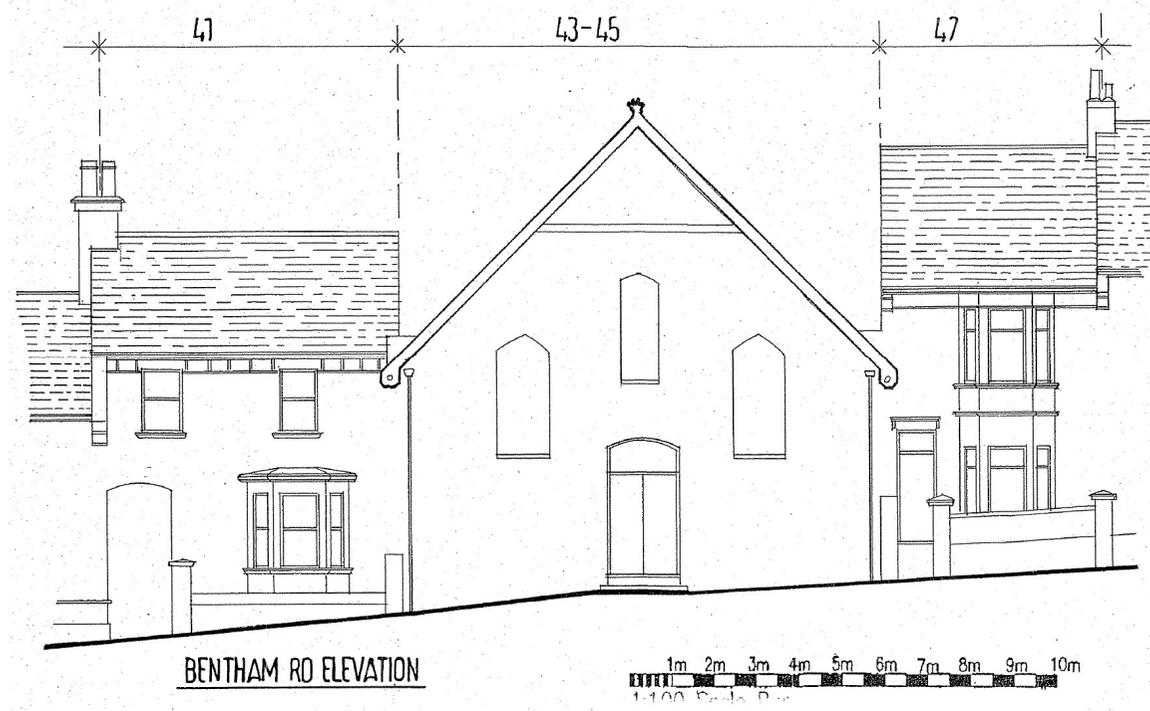
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Split of uses/Number of units

8 units

- Ground: 4no studio units
- First: 4no studio units
- Roofspace: two bed unit

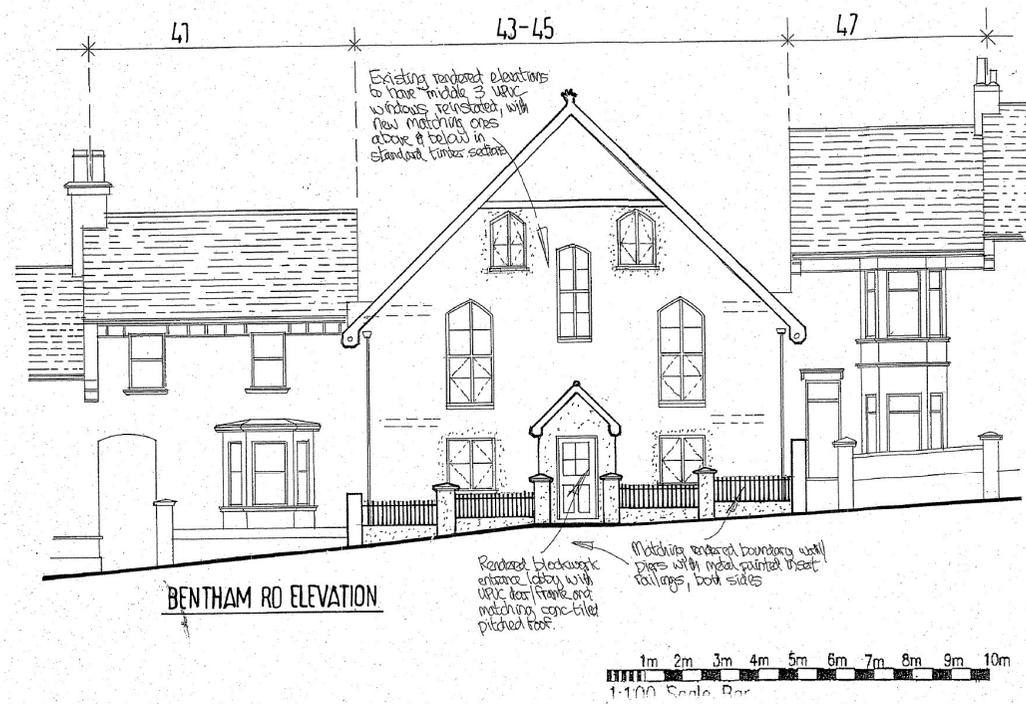
Existing Front Elevation



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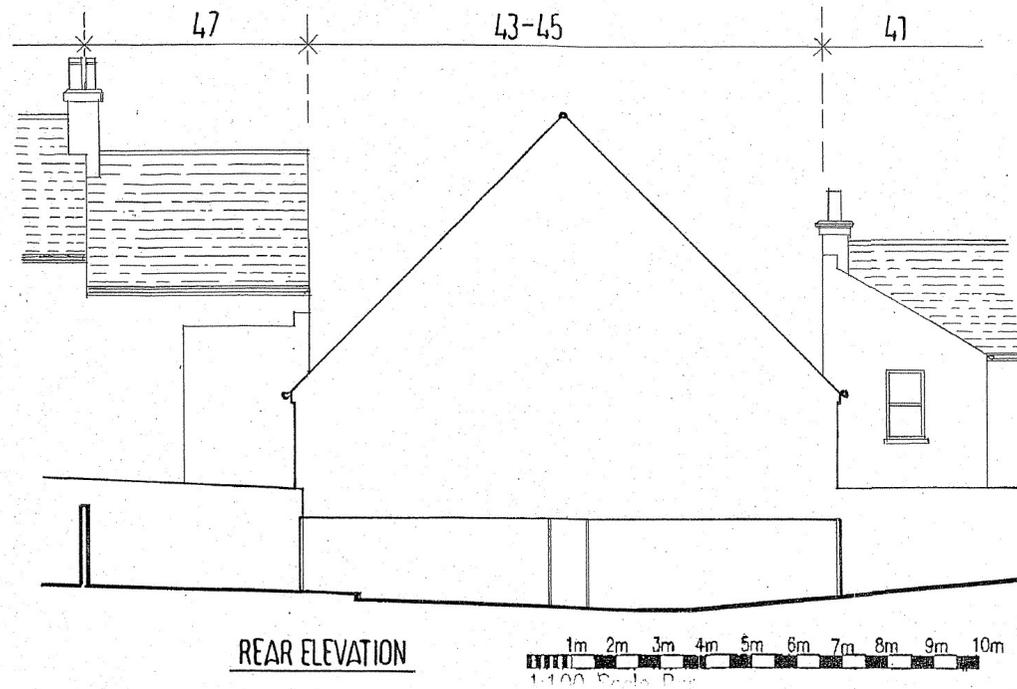
Proposed Front Elevation



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Existing Rear Elevation



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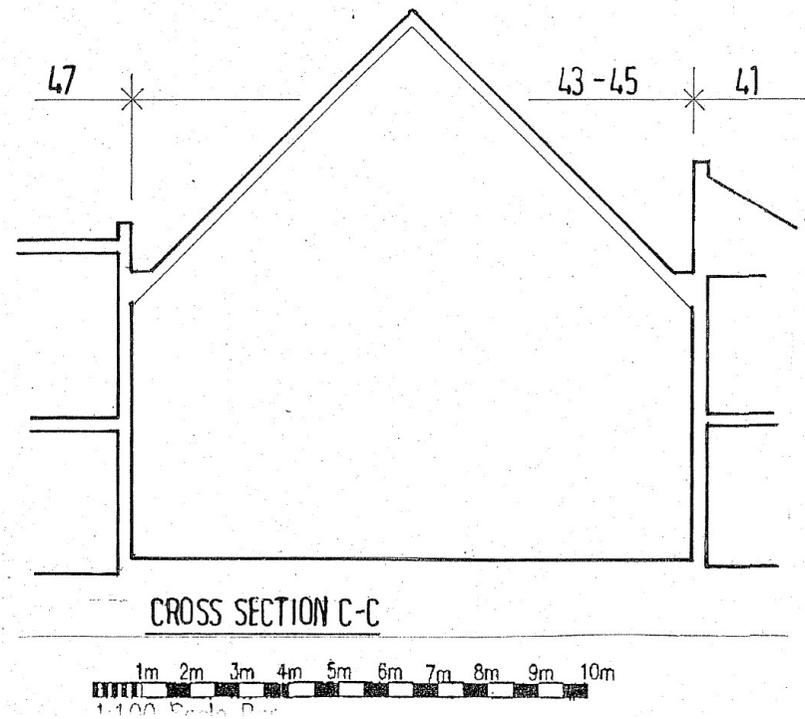
Proposed Rear Elevation



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Existing Site Section(s)

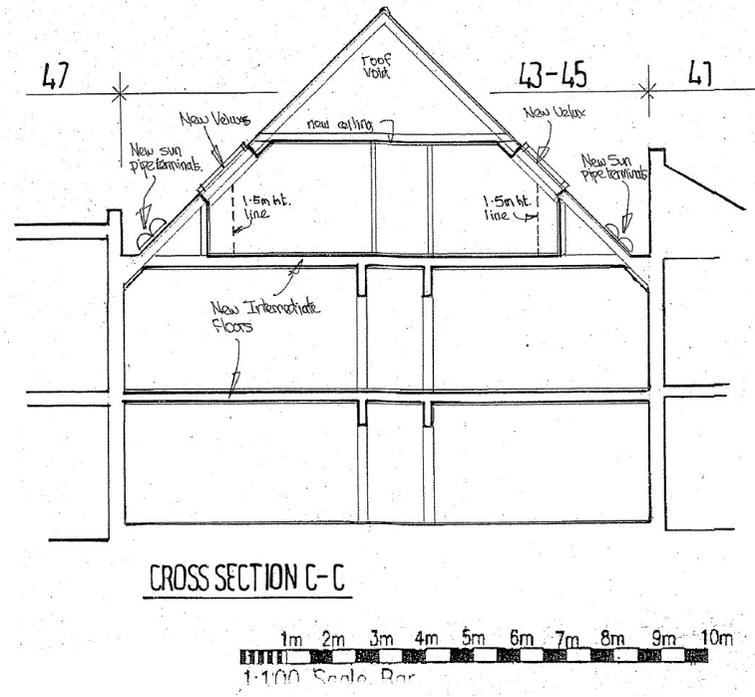


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Proposed Site Section(s)



Key Considerations in the Application

- Policy H020 and DM9 – loss of community facilities;
- Weight given to Housing Provision
- Design and Appearance
- Standard of Accommodation
- Neighbour Amenity
- Ecology
- Transport



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Conclusion and Planning Balance

- Sufficient evidence to satisfy H020/CPP2 DM9 re. loss of community facilities.
- Design is acceptable.
- Weight must be given to provision of housing.
- However, the overdeveloped site results in a poor standard of accommodation, unsuitable unit mix and sizes and harm to neighbouring amenity
- **Recommend: Refuse**