

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 12 JANUARY 2022**

**COUNCIL CHAMBER HOVE TOWN HALL**

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# ADDENDUM

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# Dolphin Court, Hove Street

**BH2021/02934**



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City Council**

# Application Description

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- Erection of an additional storey to provide 2no. two-bedroom flats and 1no. one-bedroom flat (C3) including roof terraces, new lift plant and overrun.



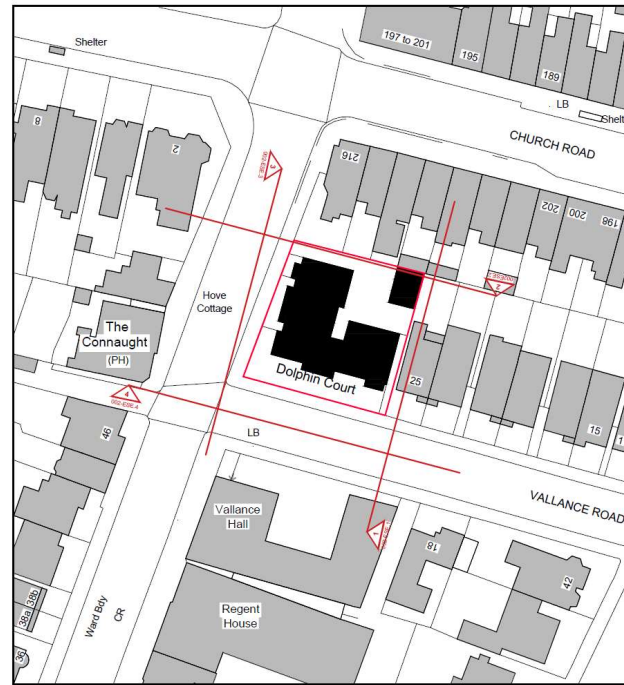
Brighton & Hove  
City Council

# Map of application site



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# Existing Location Plan



Plan:  
**LOCATION PLAN - EXISTING**  
Scale - 1:1250



002-3-(PP)-LVLO



# Existing Block Plan

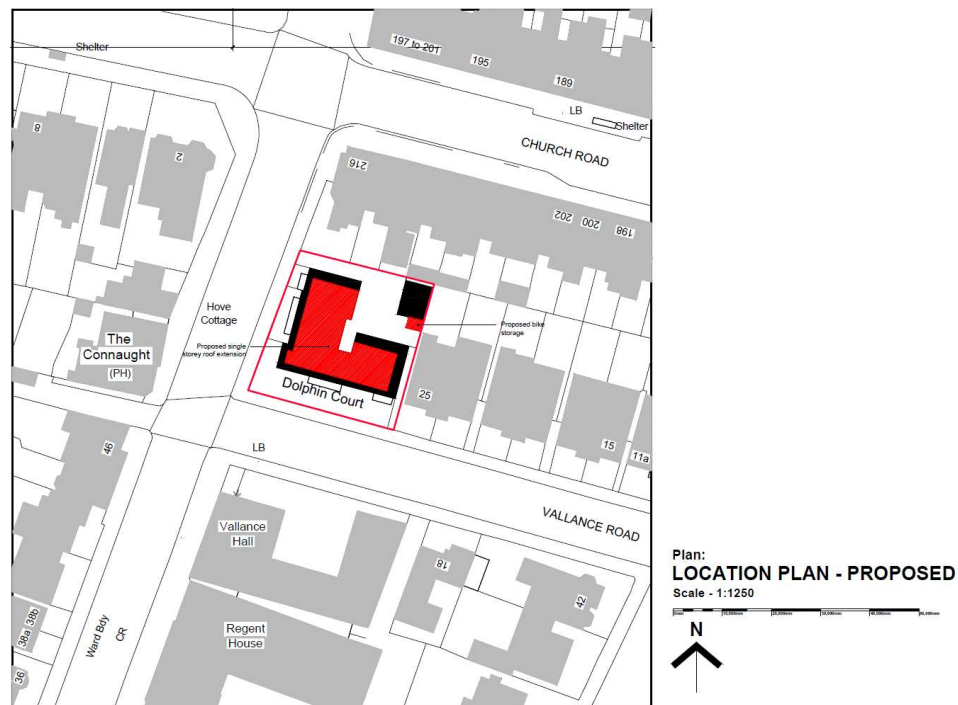


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002-3-(PP)-LVLO



# Proposed Location Plan



002-3-LCT PLNS Rev D





# Proposed Block Plan



002-3-LCT PLNS Rev D



# Aerial photo of site

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# 3D Aerial photo of site

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# Street photos of site

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# Street photos of site

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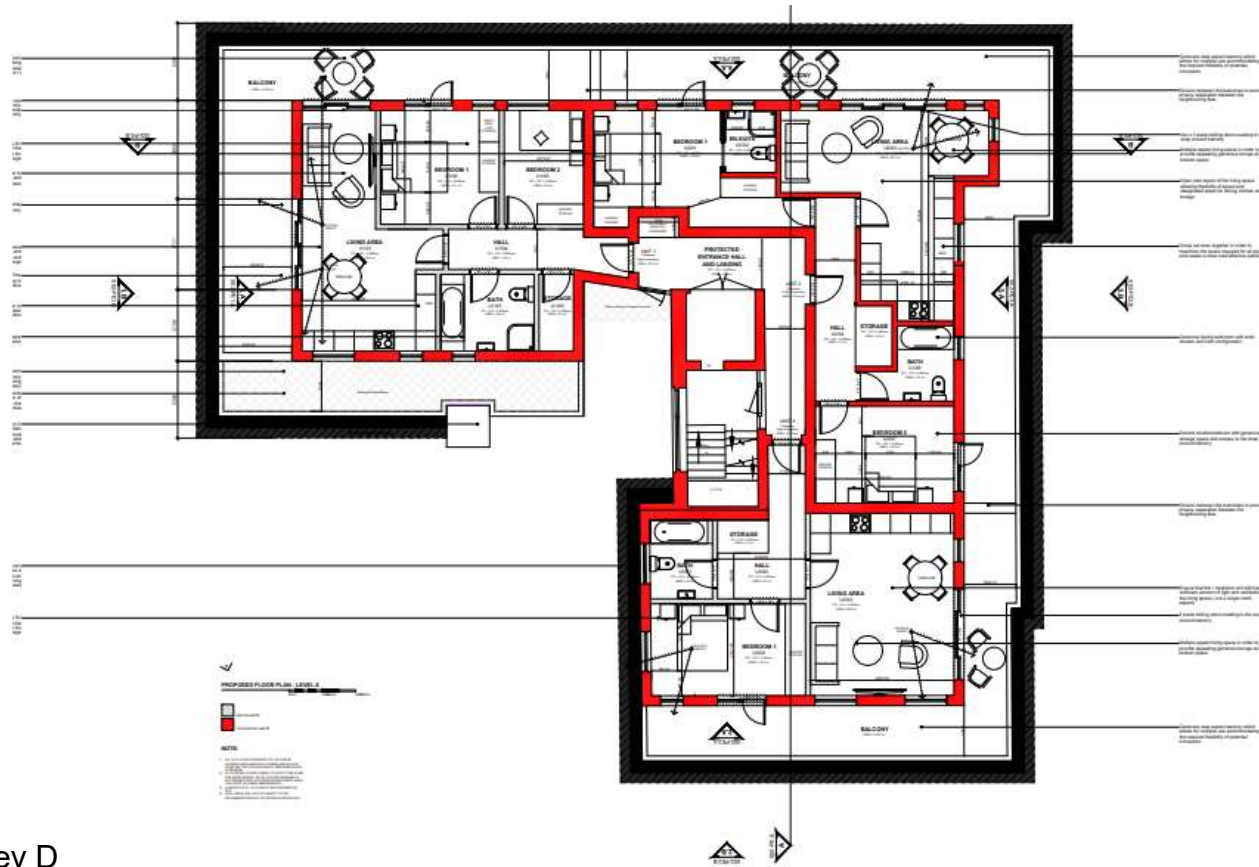
# Street photos of site

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# Proposed Sixth Floor Plan

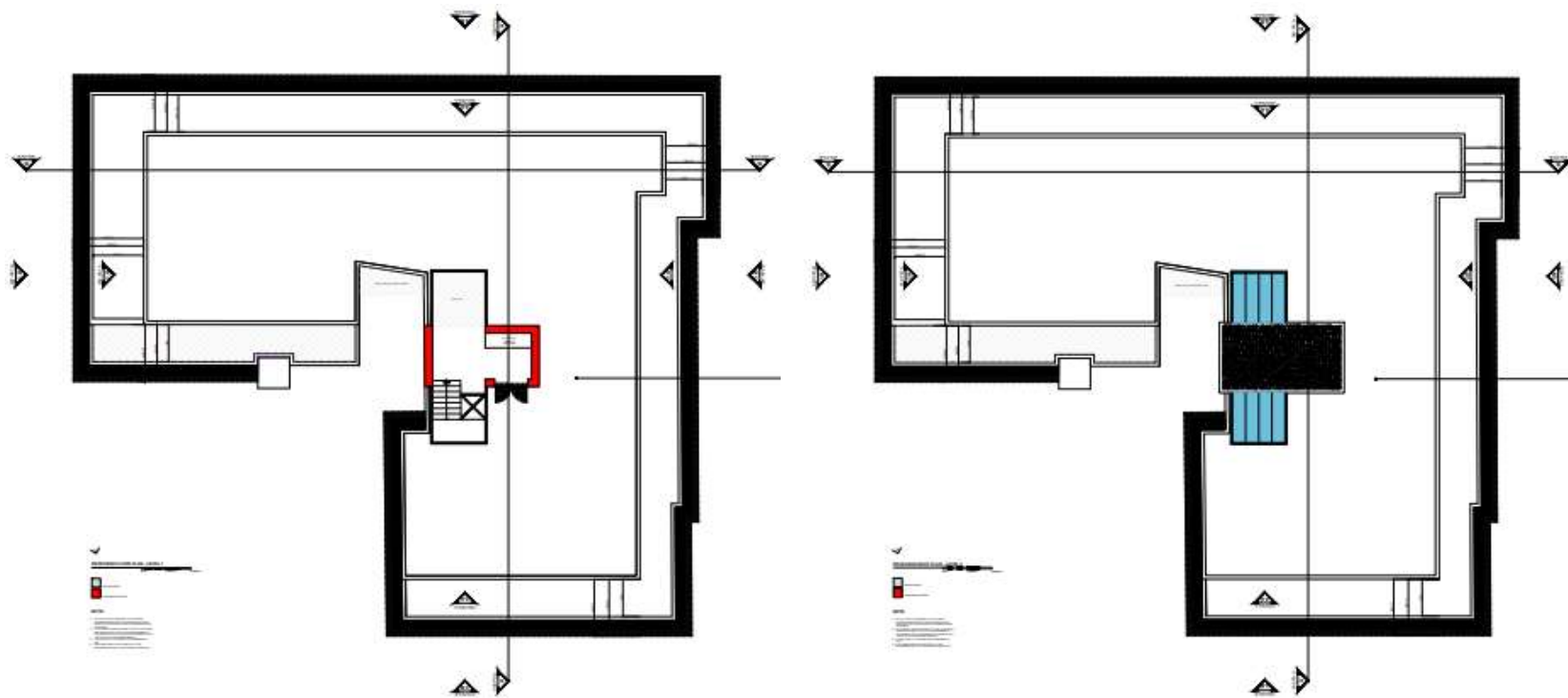


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002-3-(PP)-LVL6 Rev D



# Proposed Seventh Floor & Roof Plans



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002-3-(PP)-LVL7 Rev D and 002-3-(PP)-LVL8 Rev D





# Existing Front Elevation



15

002-3-(EE)-3



# Proposed Front Elevation



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002-3-(PE)-3.B



# Existing Rear Elevation

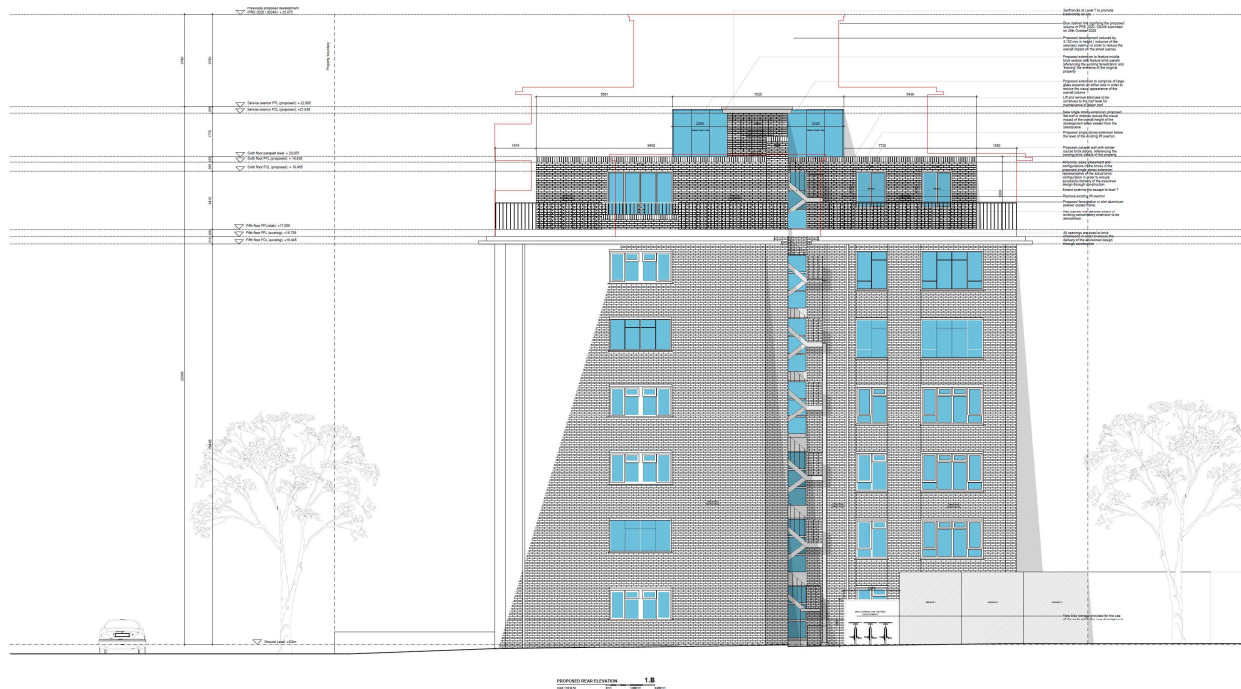


17

002-3-(EE)-2

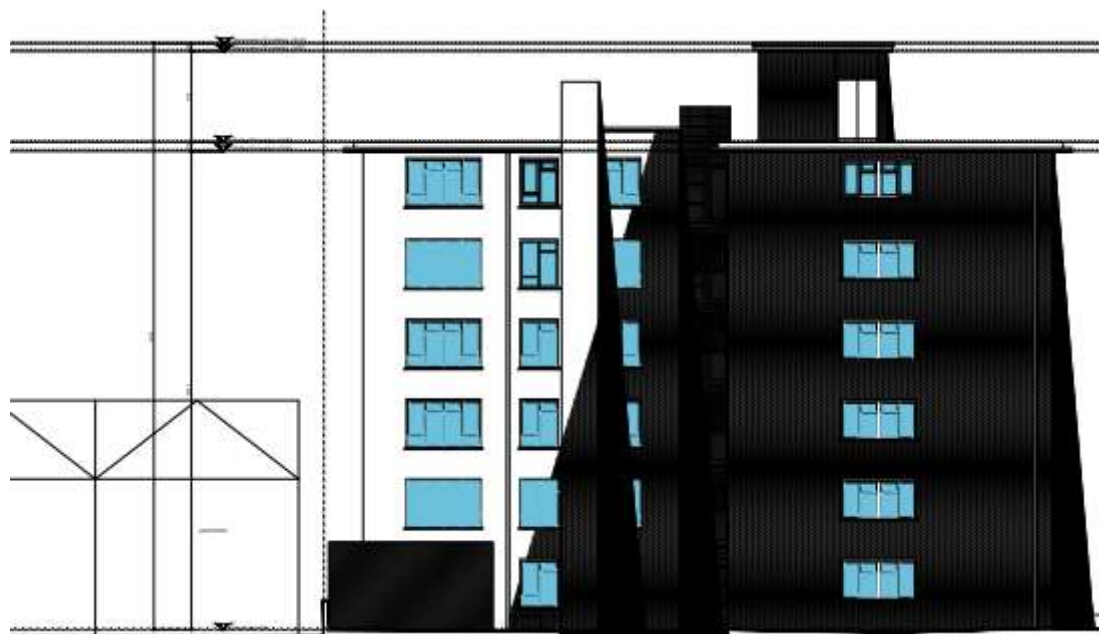


# Proposed Rear Elevation



# Existing North Side Elevation

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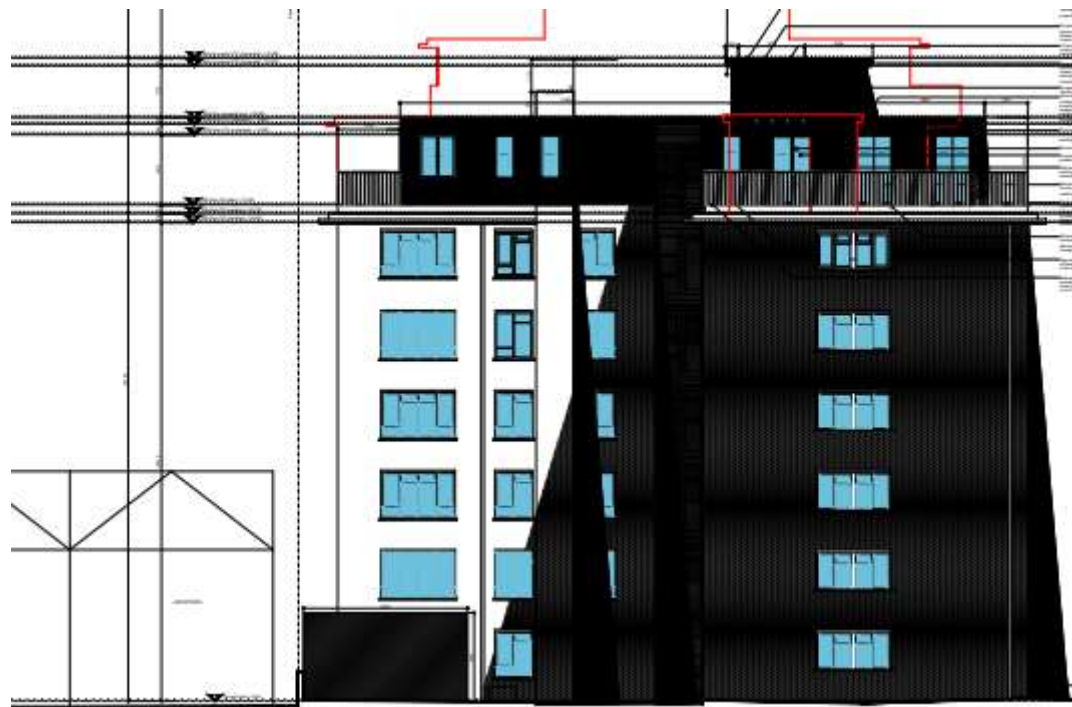


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002-3-(EE)-1



# Proposed North Side Elevation



20

002-3-(EE)-1



# Existing South Side Elevation

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21

002-3-(EE)-4



# Proposed South Side Elevation



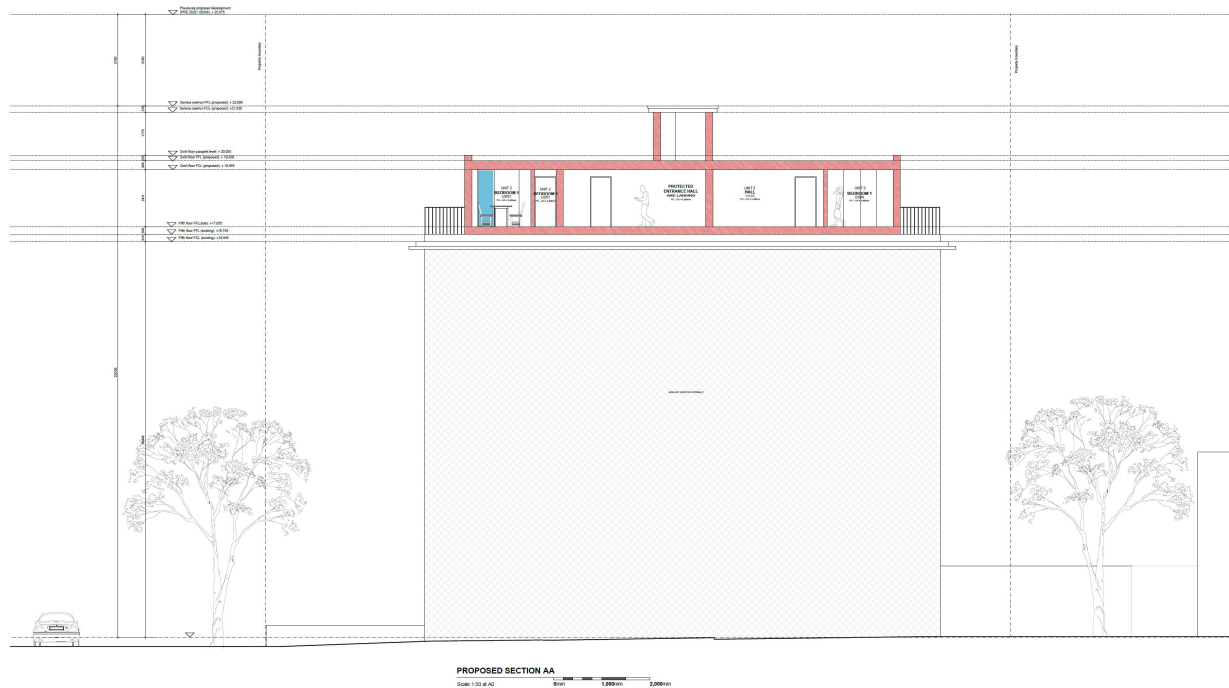
22

002-3-(PE)-4.B





# Proposed Site Section



002-3-(PS)-AA Rev D



# Proposed Site Section



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002-3-(PS)-BB Rev D



# Proposed Visual - South Elevation

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002-3-VIEW 1&2 Rev D



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# Proposed Visual - Front Elevation

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002-3-VIEW 5&6 Rev D



# Proposed Visual - Looking South East



002-3-VIEW 3&4 Rev D



# Proposed Visual - Looking South

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002-3-VIEW 5&6 Rev D

# Proposed Visual - Looking West

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002-3-VIEW 1&2 Rev D

# Proposed Aerial Visual - South

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002-3-VIEW 3&4 Rev D





# Proposed Aerial Visual - North

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002-3-VIEW 7&8 Rev D



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# Proposed Top Floor Visual - South West



002-3-VIEW 9&10 Rev D

# Proposed Top Floor Visual - South East



002-3-VIEW 9&10 Rev D



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# Key Considerations in the Application

- Principle of development
- Design and Heritage
- Biodiversity
- Impact on Neighbouring Amenity, including fire safety
- Impact on Highways
- Standard of Accommodation
- Sustainability



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# Conclusion and Planning Balance

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- Provision of three new dwellings in existing building – significant benefit in time of housing need;
- Sustainability and biodiversity net gains;
- High quality design of the additional storey;
- No adverse impact on heritage assets, neighbouring amenity or on highways safety;
- Good standard of accommodation provided.

Recommendation: **Approve**

