

**PLANNING COMMITTEE
ADDENDUM
Item E Presentation
BH2021/01841 - 45 and 46 Trafalgar
Street, Brighton**

2.00PM, WEDNESDAY, 2 FEBRUARY 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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45 and 46 Trafalgar Street

BH2021/01841

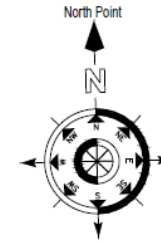


Brighton & Hove
City Council

Application Description

- Reconfiguration of 2no. existing ground floor Studio flats to provide 1no. larger flat/maisonette and 1no. three bed, 3no. storey (plus room in roof) house erected at the rear of 45/46 Trafalgar Street

Site Location Plan



Aerial photo of site



3D Aerial photo of site



North



Brighton & Hove
City Council

Street photo (pre-dating erection of scaffolding)



Location of proposed infill house



View towards no. 25 Over Street



Block Plan



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1050-BLOCK PLAN

Split of uses/Number of units

- The application proposes to amalgamate 2no studio flats into 1no studio flat in the existing building.
- 1no new house is proposed to the rear of the building.

Existing Front Elevation

11



EAST ELEVATION FROM OVER ST.
(Existing)

1050-07

Proposed Front Elevation



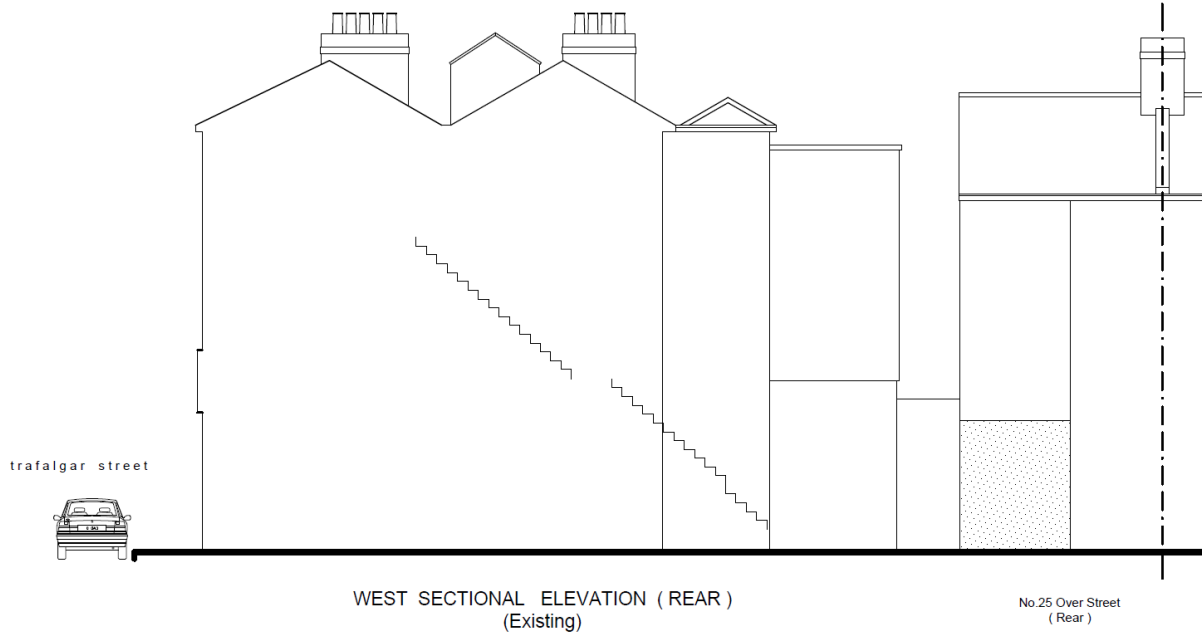
12

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Existing Rear Elevation

13



1050-07

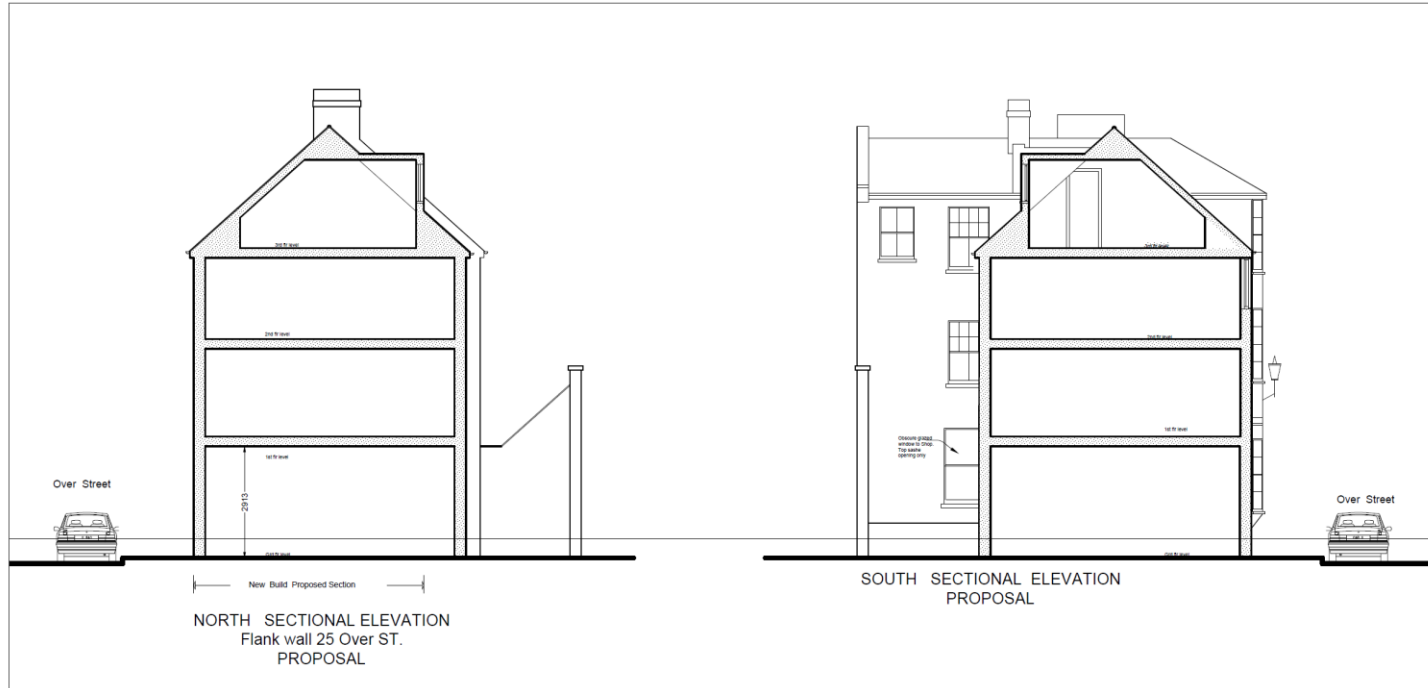
Proposed Rear Elevation



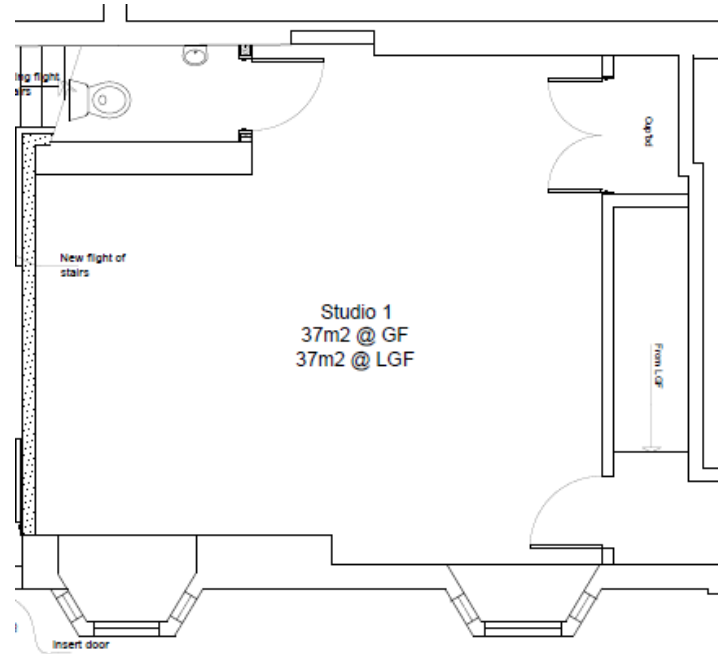
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Proposed Site Section(s)



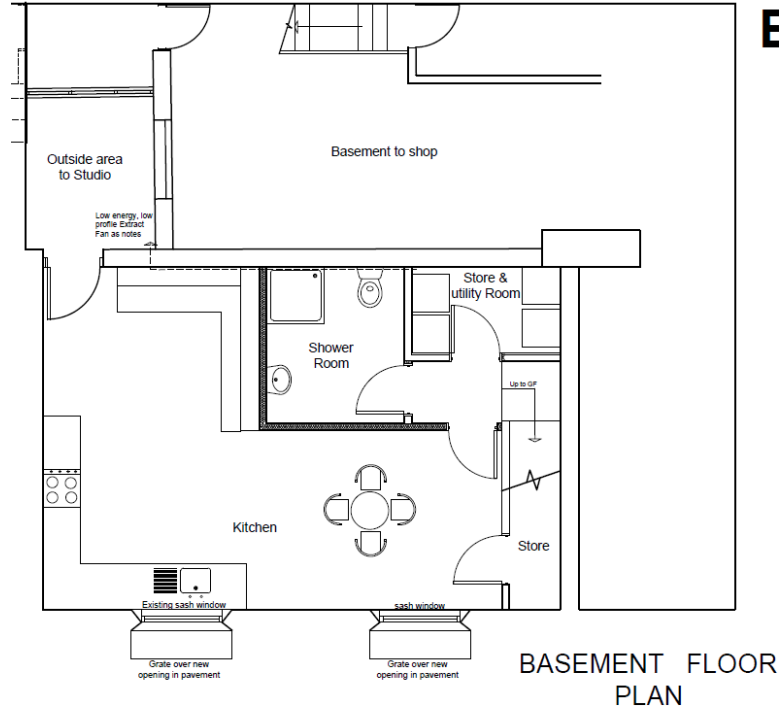
Studio flat ground floor plan



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01C

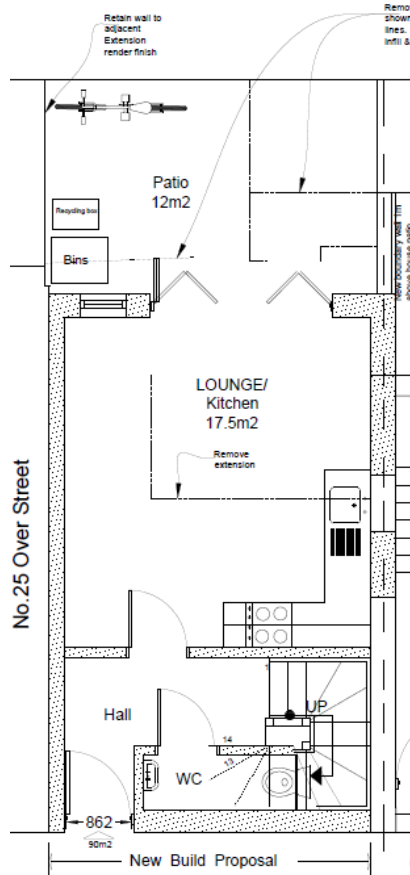
Studio flat lower ground floor plan



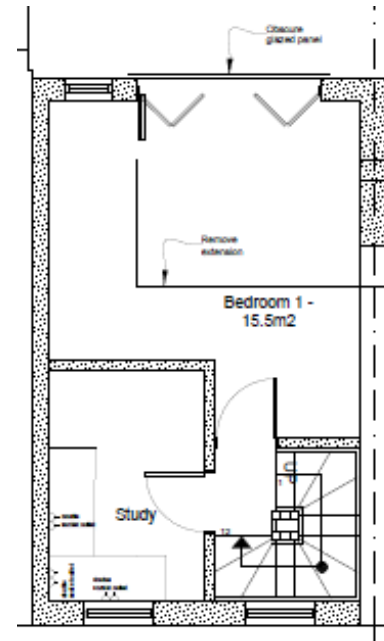
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01C

Proposed floor plans (house)



Ground Floor



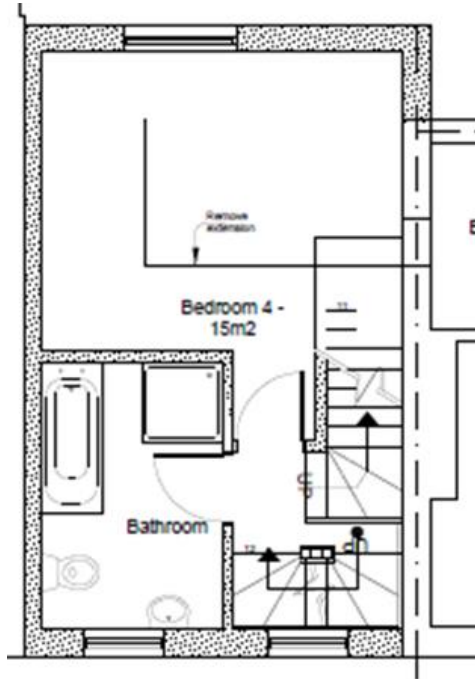
First Floor

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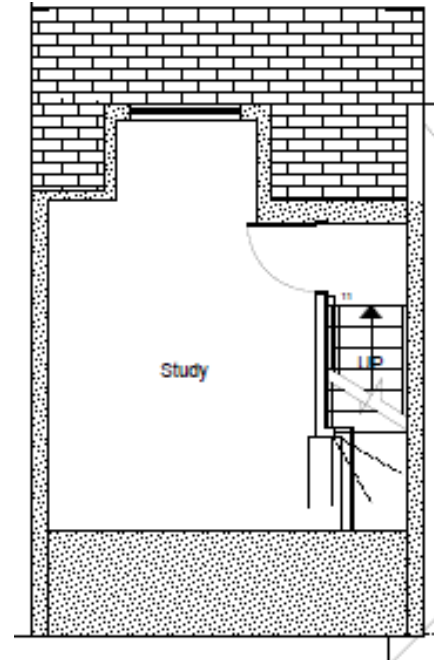
01c/02b

Proposed house floor plans 2nd and 3rd (roof) floor

Second Floor



Third (roof) Floor



19

02b and 04F

Key Considerations in the Application

- The design and appearance of the proposed house and the new windows for the studio flat
- The standard of accommodation of the new units
- Transport impacts, including the provision of cycle parking
- The impact on the amenity of occupiers of neighbouring properties

Conclusion and Planning Balance

- The proposed house is considered to be appropriately designed and the external alterations to the existing building would be minor in nature. Conditions are proposed to secure acceptable detailing.
- Both units would provide an acceptable standard of living accommodation.
- No significantly detrimental impact on neighbour amenity has been identified.
- Cycle parking would be available to the new house, and is secured by condition.
- Vehicle parking would be controlled by existing on-street parking restrictions.

