

# **PLANNING COMMITTEE ADDENDUM Item B Presentation**

**2.00PM, WEDNESDAY, 6 APRIL 2022**

**COUNCIL CHAMBER, HOVE TOWN HALL**

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# ADDENDUM

**ITEM**

**Page  
No.**

B BH2021/04436 - 16 Talbot Crescent, Brighton - Full Planning

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# 16 Talbot Crescent

BH2021/04436



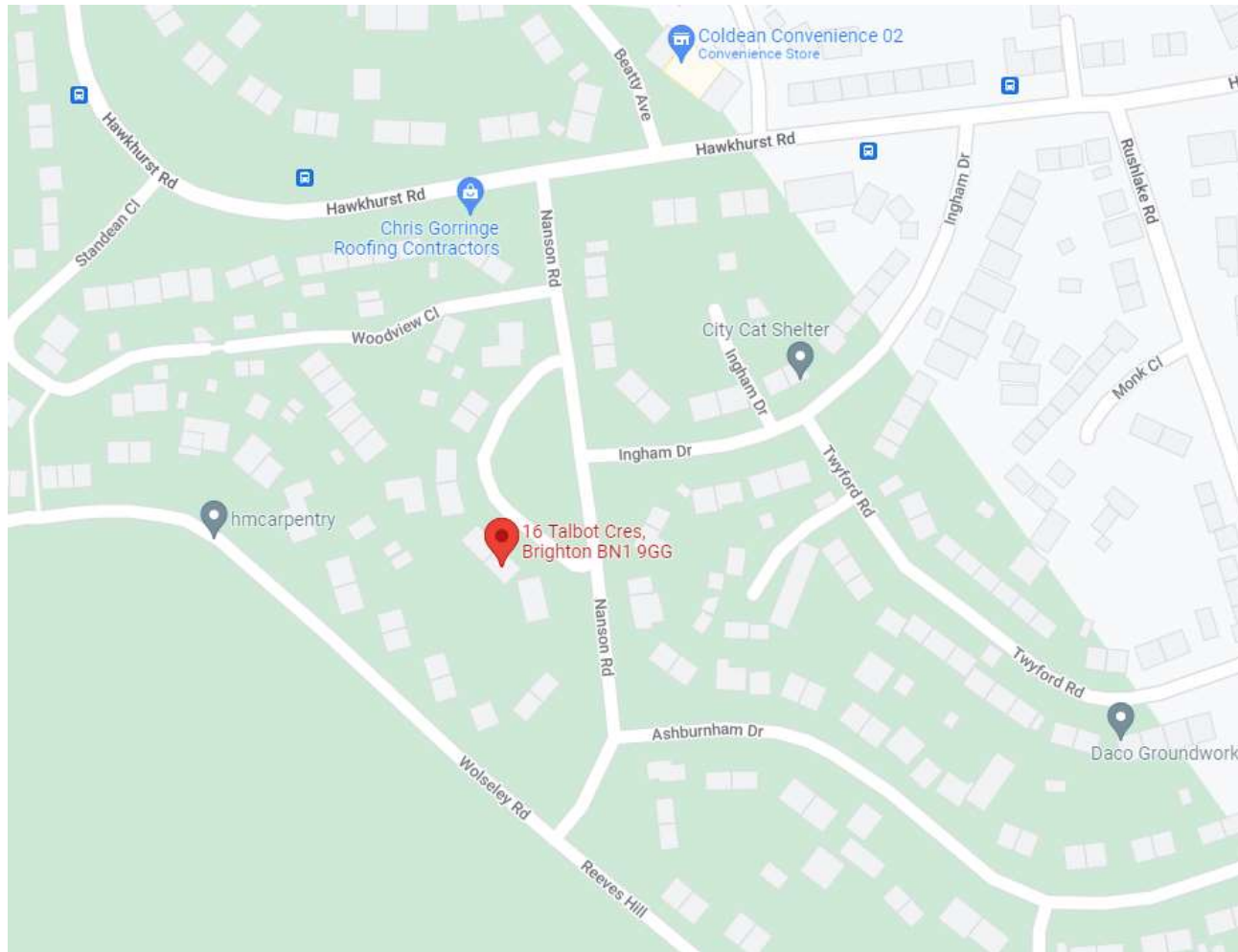
Brighton & Hove  
City Council

# Application Description

- Change of use from (C3) dwellinghouse to (C4) small house in multiple occupation, incorporating the erection of a single-storey rear extension and conversion of garage to habitable space.

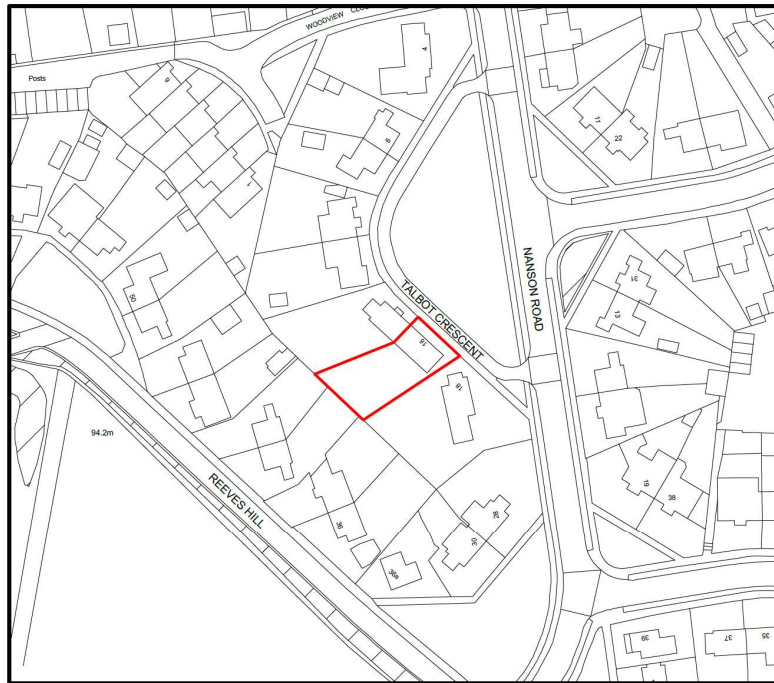


# Map of application site

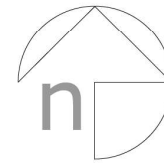


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# Site Location Plan



Location Plan 1:1250



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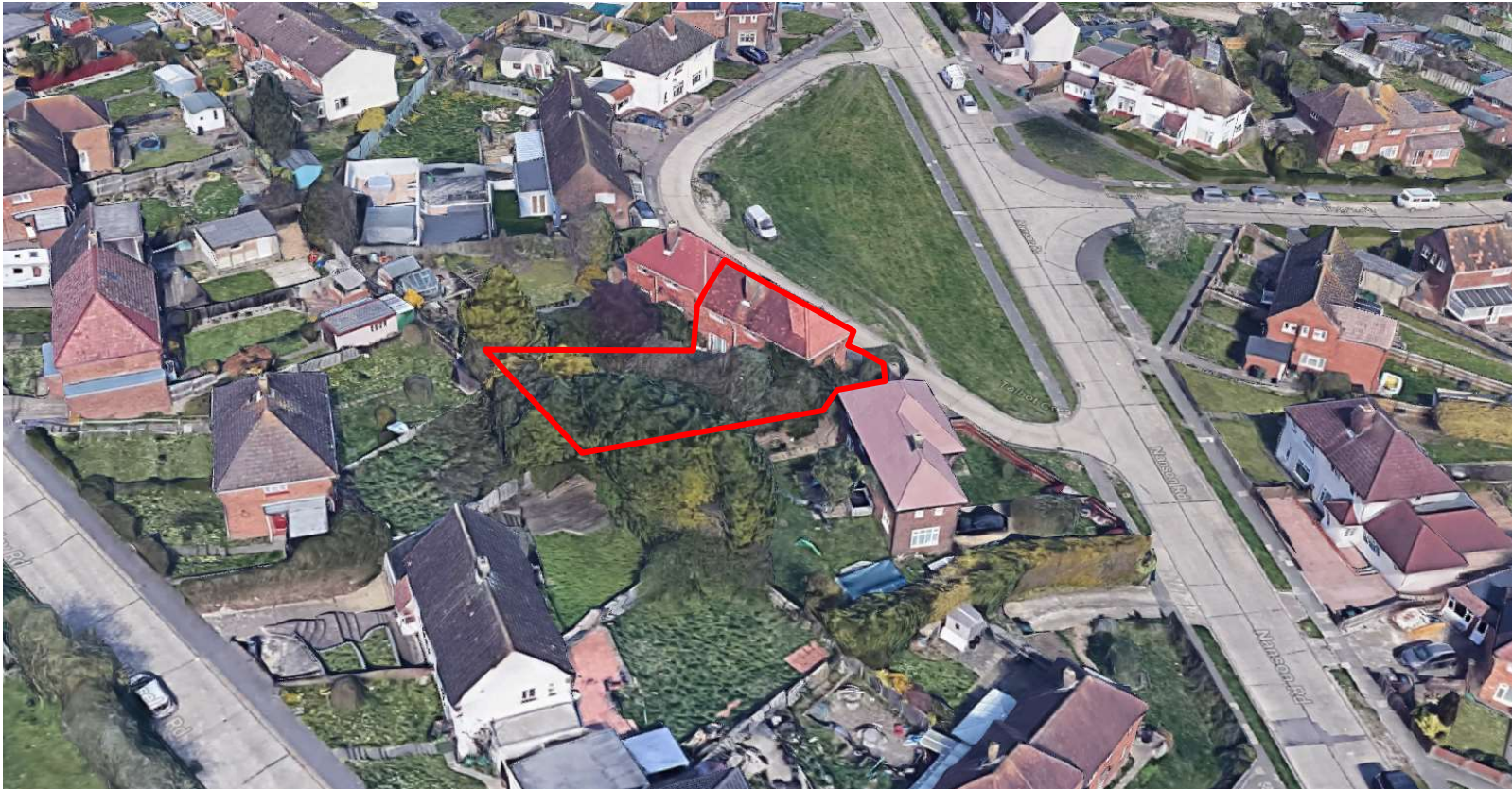


# Aerial photo of site



Brighton & Hove  
City Council

# 3D Aerial photo of site



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City Council



# Street photo of site

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Google street view – prior to development works

# Photos from site visit

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Front of property as existing

# Photos from site visit

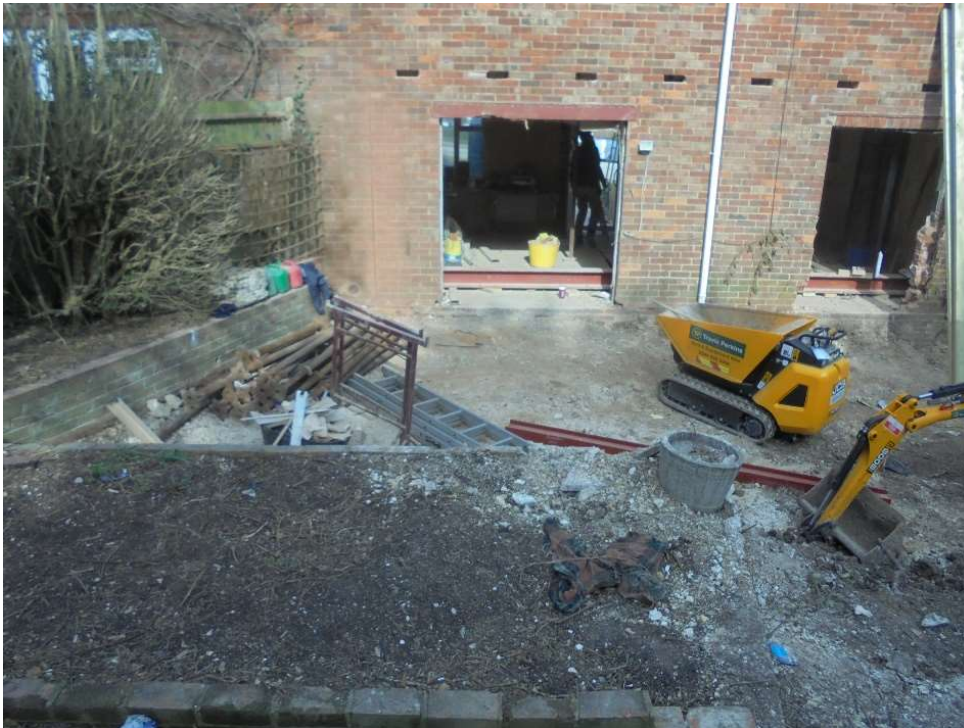
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Rear of property

# Topsoil removal for extension & garden clearance

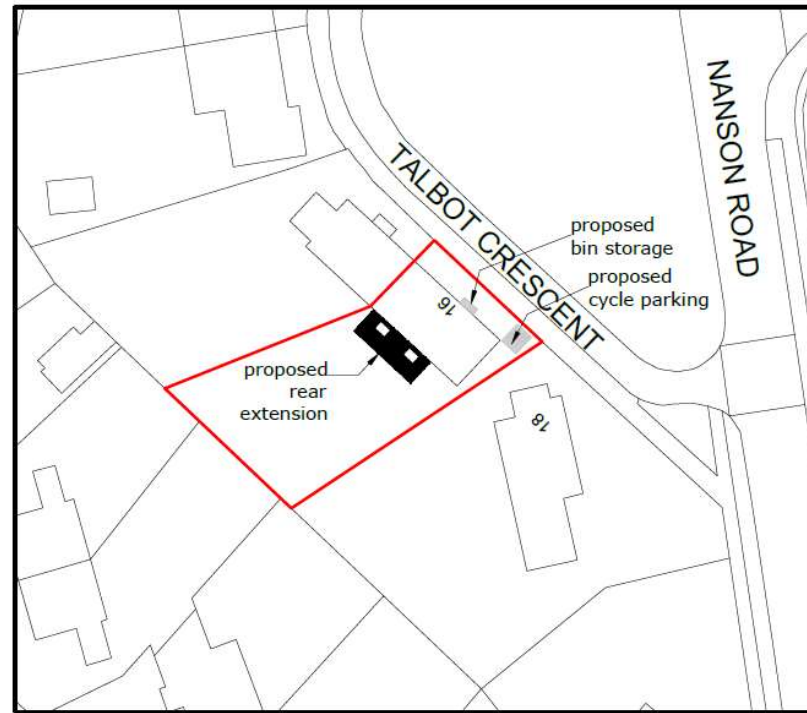
Topsoil removal (location of extension)



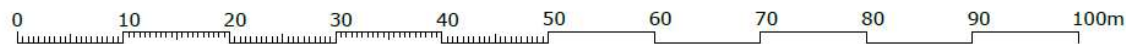
Cleared garden



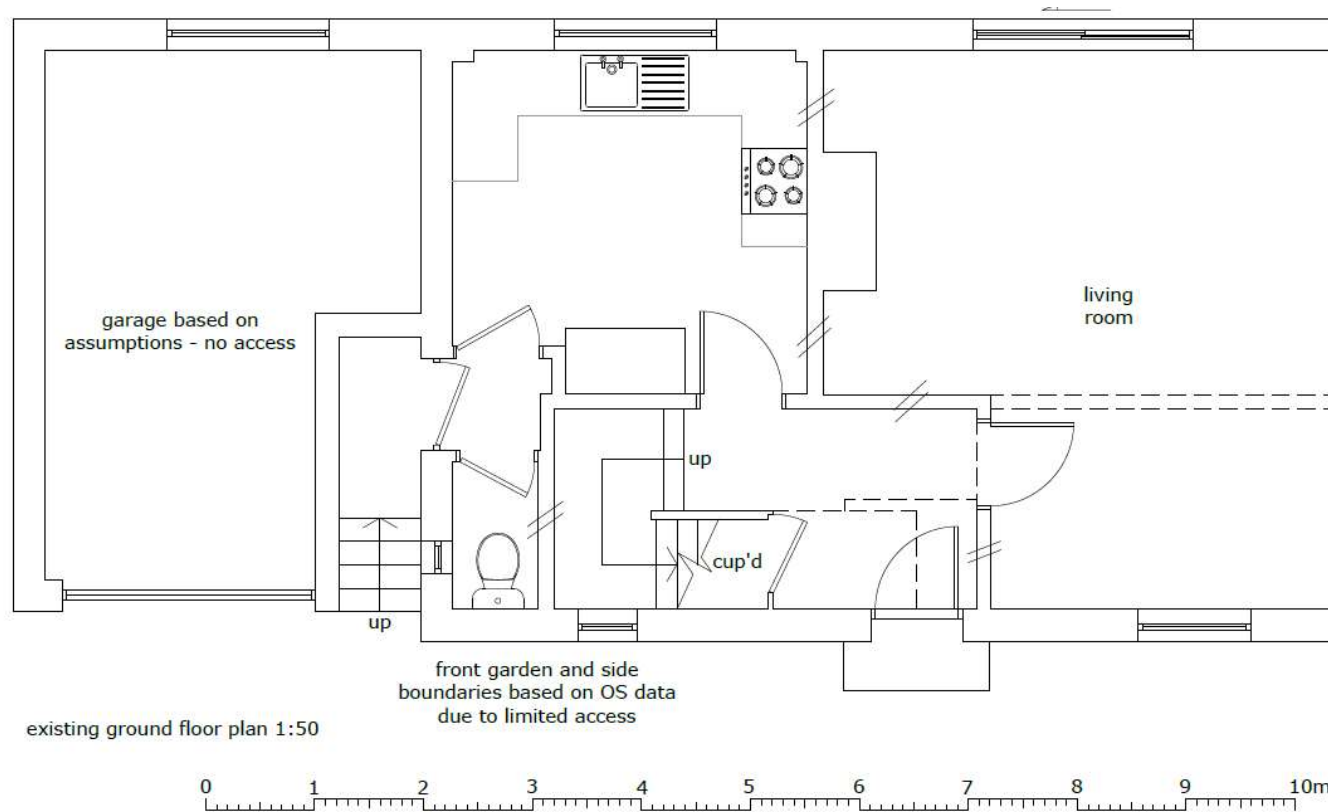
# Proposed Block Plan



Block Plan 1:500



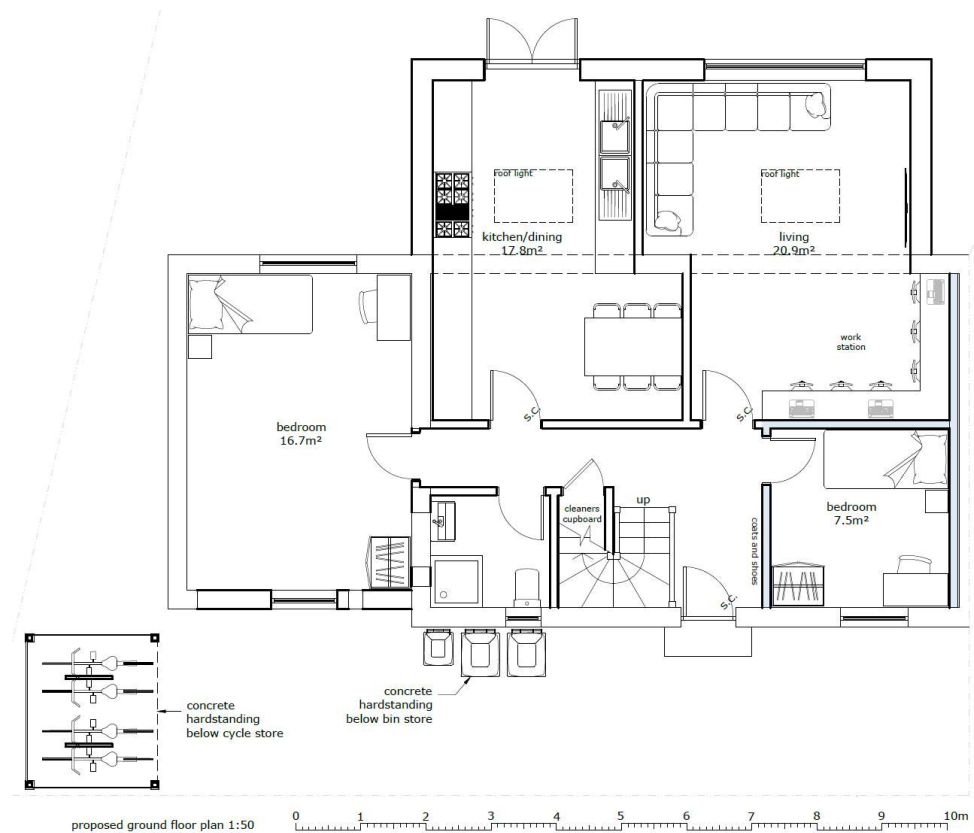
# Existing Ground Floor Plan



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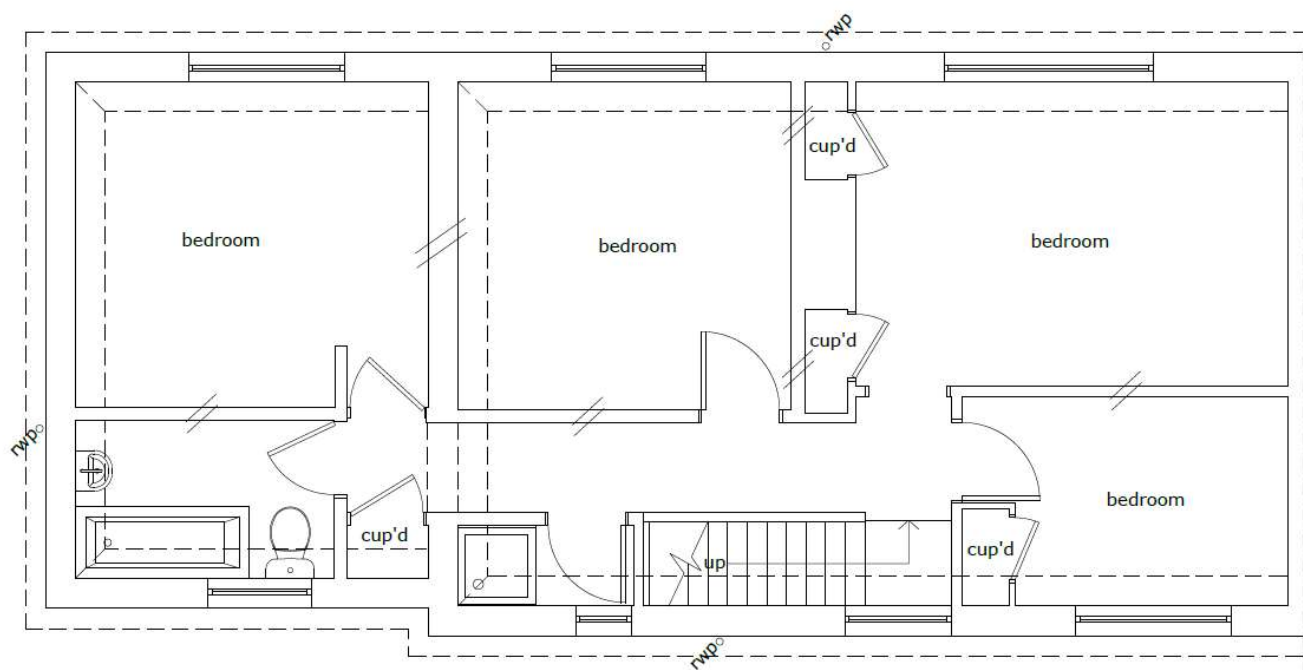
# Proposed Ground Floor Plan



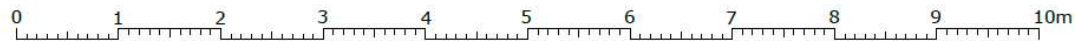
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# Existing 1st Floor Plan



existing first floor plan 1:50



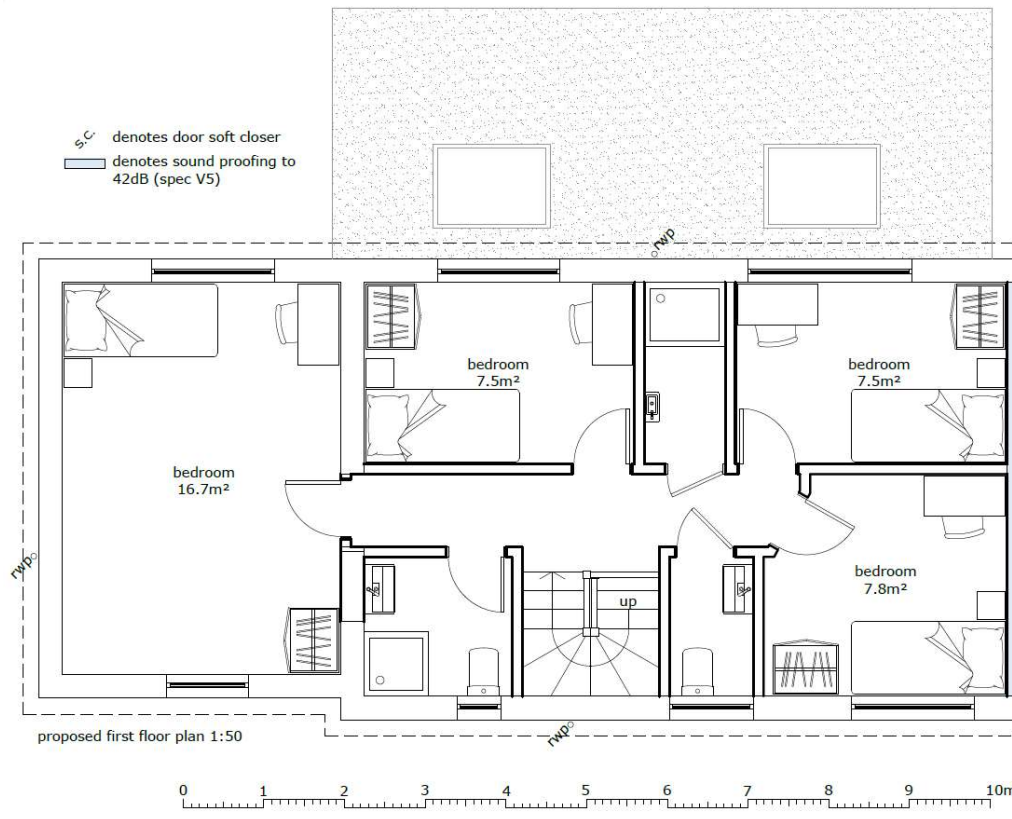
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# Proposed 1<sup>st</sup> Floor Plan



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# Existing Front Elevation



existing north east elevation 1:100

0 1 2 3 4 5 6 7 8 9 10 15 20m

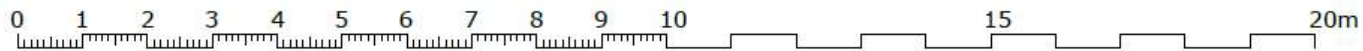
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# Proposed Front Elevation



proposed north east elevation 1:100



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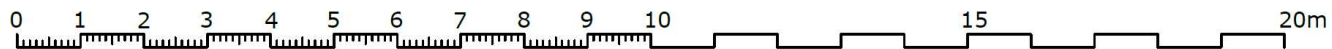
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# Existing Rear Elevation

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existing south west elevation 1:100

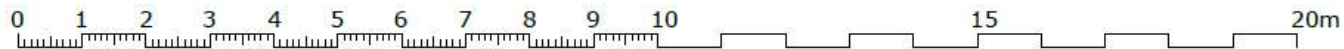


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# Proposed Rear Elevation



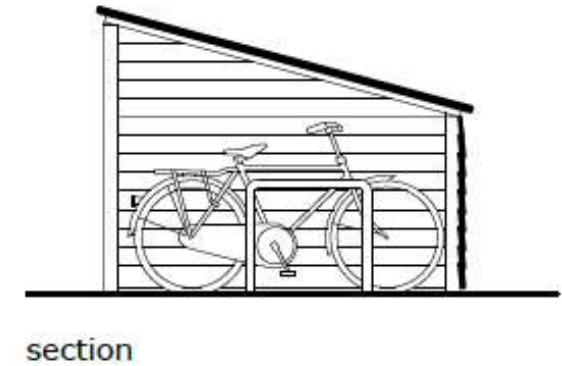
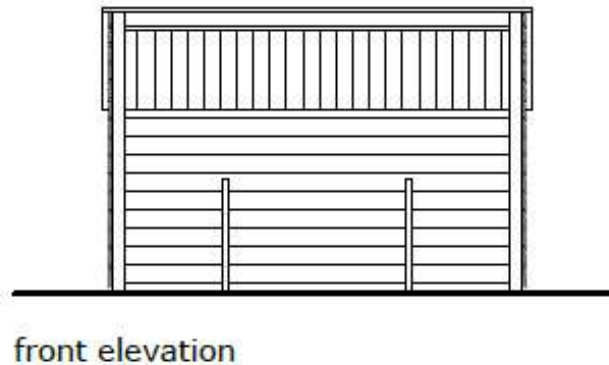
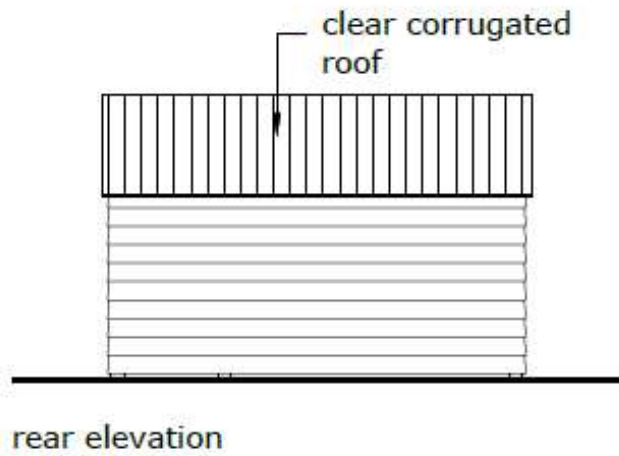
proposed south west elevation 1:100



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# Bike Shed Elevations and section

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# **Key Considerations in the Application**

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- Principle of Development
- Design and Appearance
- Archaeology
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

# Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use).
- Design and appearance of the extension and alterations acceptable.
- County Archaeology have confirmed that they have no objection to the application subject to a discovery strategy prior to further works.
- Standard of accommodation acceptable.
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: **Approve**