

20-22 Gloucester Place

BH2020/00699



**Brighton & Hove
City Council**

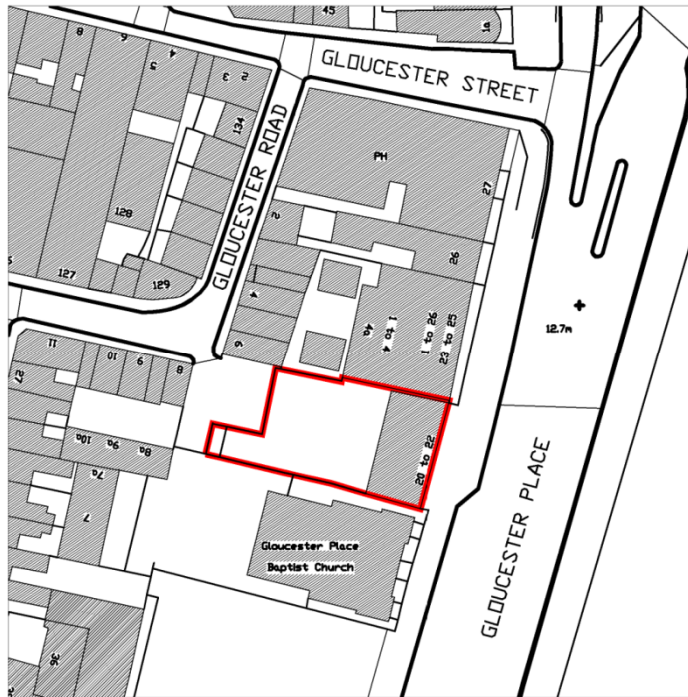
Application Description

- Erection of two storey roof extension to form 4 no. additional dwelling units;
- 1x One-bed dwelling, 1x Two-bed dwelling and 2x Open plan studio;
- 12 cycle parking spaces, 7 car parking spaces including 2 disabled.



Brighton & Hove
City Council

Existing Location Plan



Existing site location plan
Scale 1:1250@A3



Aerial photo of site



Site

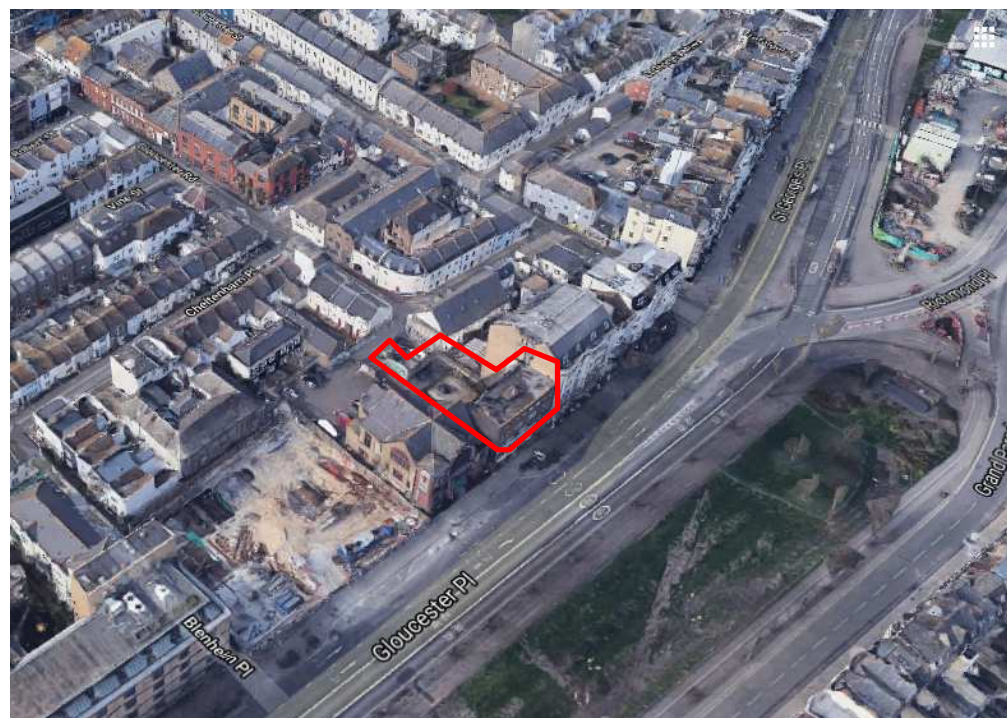
No. 26 - Grade II listed building

Locally listed Baptist Church



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Site Photos – Existing Front and Rear

178



Site Photos – Existing Streetview



Brighton & Hove
City Council

Site Photos - Views from Gloucester Road to rear



Brighton & Hove
City Council

Proposed Front Elevation

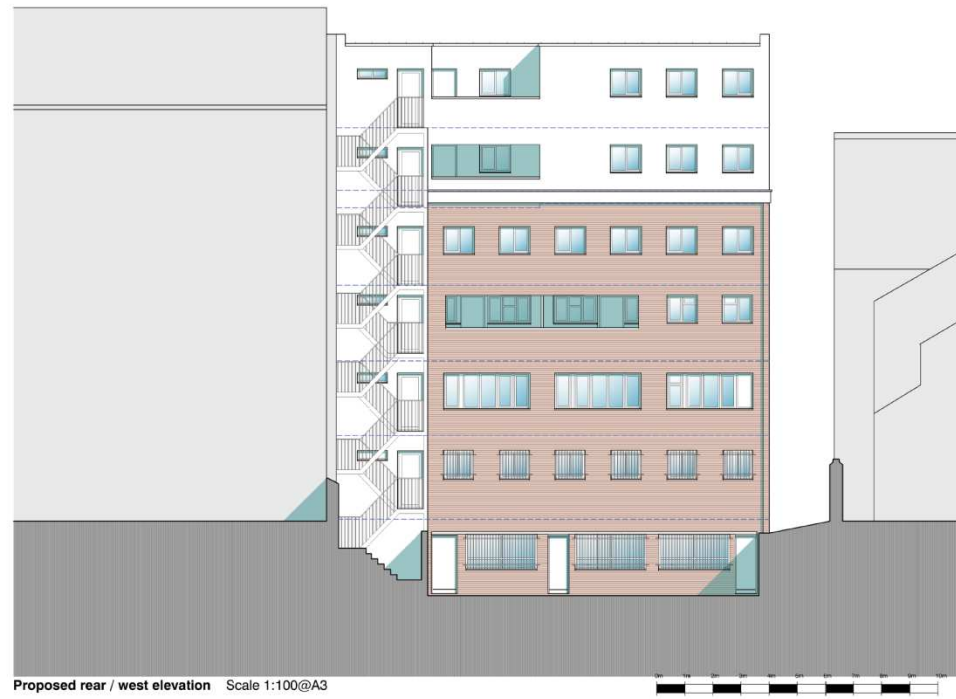


181

TA 1255/27 A



Proposed Rear Elevation



182

ID



Proposed Streetview

Approved development at The Astoria reference BH2019/ 00199



Comparative street scene - proposed east elevation Scale 1:200@A3



183

ID

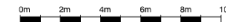


Proposed Streetview (rear)

Approved development at The Astoria reference BH2019/ 00199



Comparative street scene - proposed west elevation Scale 1:200@A3



184

ID



Key Considerations

- Principle of the development;
- Impact of the character and appearance of the building, conservation area and setting of nearby listed buildings;
- Standard of accommodation;
- Neighbour amenity;
- Highways issues.



Brighton & Hove
City Council

Conclusion and Planning Balance

- Provision of 4 new dwellings for the City;
- No harm to the character and appearance of the building, conservation area or setting of nearby listed buildings;
- All units would comply with Govt. space standards and benefit from good levels of light, outlook and circulation space;
- No significant impacts on adjoining occupiers in terms of loss of privacy, light and outlook
- Proposed vehicle (including disabled) and cycle parking provision is acceptable.



Brighton & Hove
City Council