1

# 43 Clarendon Villas

## BH2020/02654

Brighton & Hove City Council

# Application Description

- Demolition of existing garages and erection of 2no two storey office buildings (use class E) to the rear of 43 & 45 Clarendon Villas, Hove incorporating parking and associated works.



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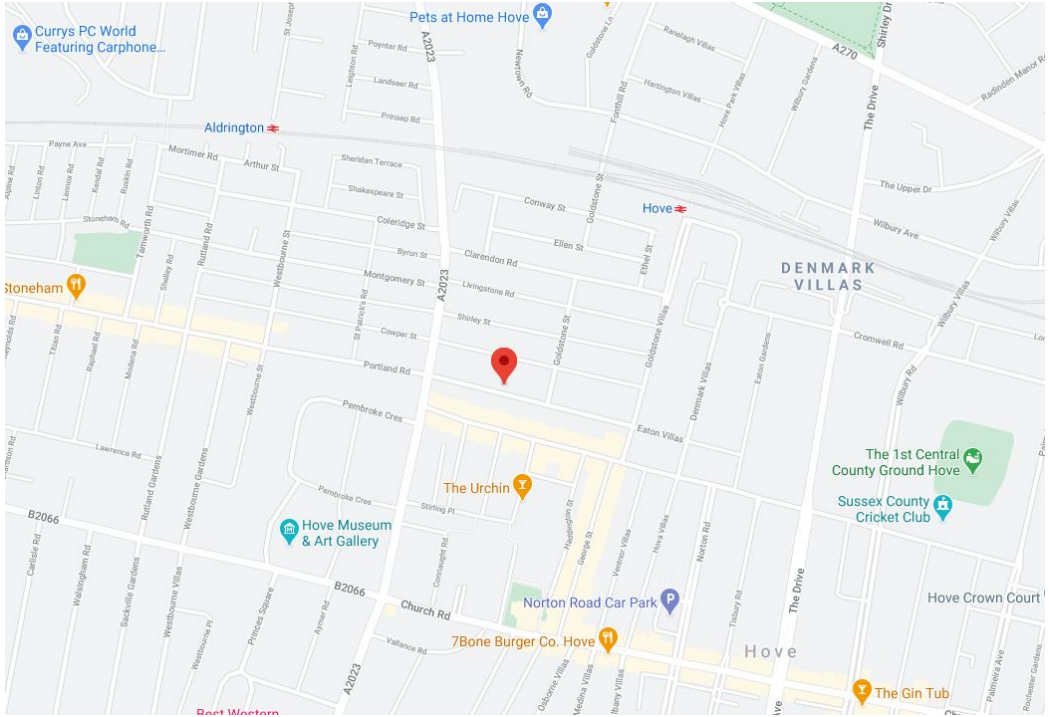
# Map of application site



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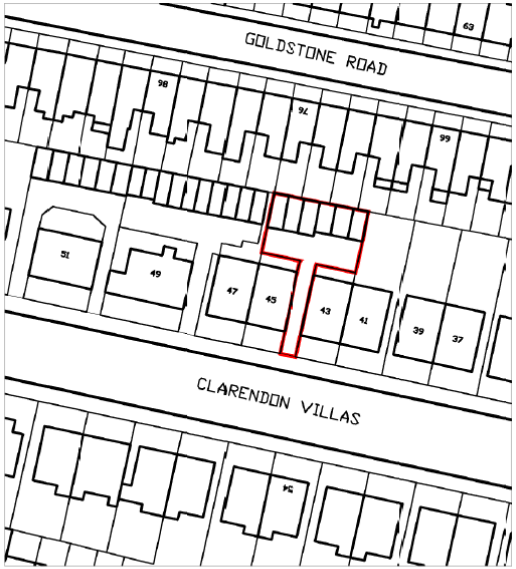
# Location Plan




**Site Location plan** Scale 1:1250 @A3

0m 10m 20m 30m 40m 50m



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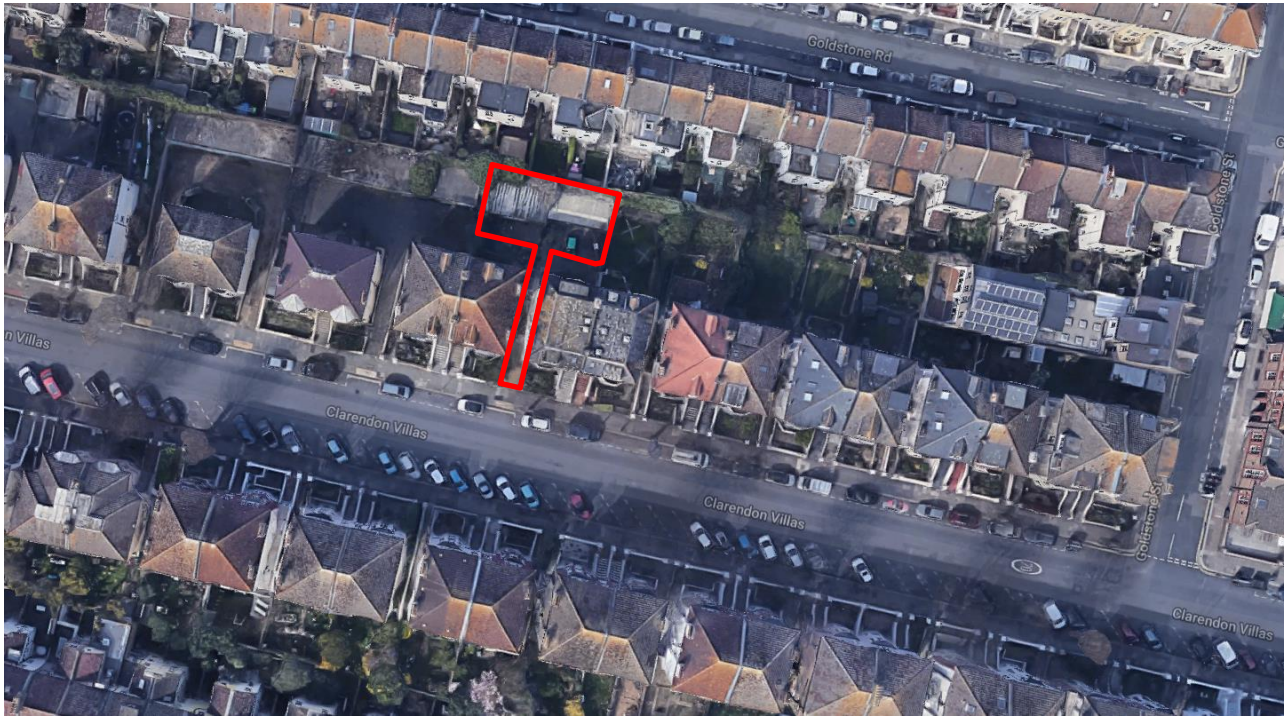
# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Photo(s) of site

No. 45 Clarendon Villas

No. 43 Clarendon Villas



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# Photo(s) of site

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# Photo(s) of site

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# Photo(s) of site

Rear of No. 45
Clarendon Villas

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# Photo(s) of site

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# Photo(s) of site

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# Photo(s) of site

Rear of No. 43 Clarendon Villas



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# Photo(s) of site

Rear of No. 43
Clarendon Villas



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# Proposed Block Plan

**Proposed block plan** Scale 1:500 @A3



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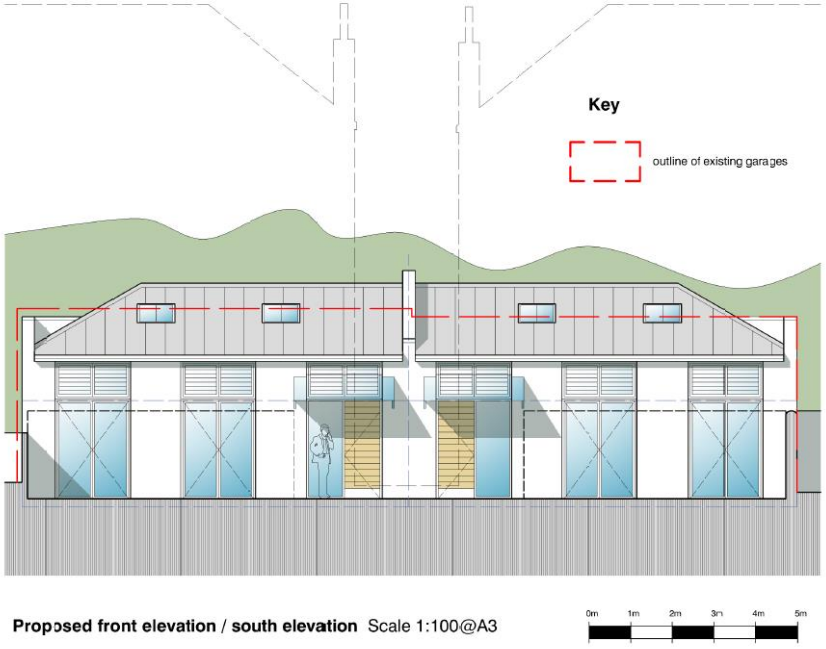
# Proposed Front Elevation



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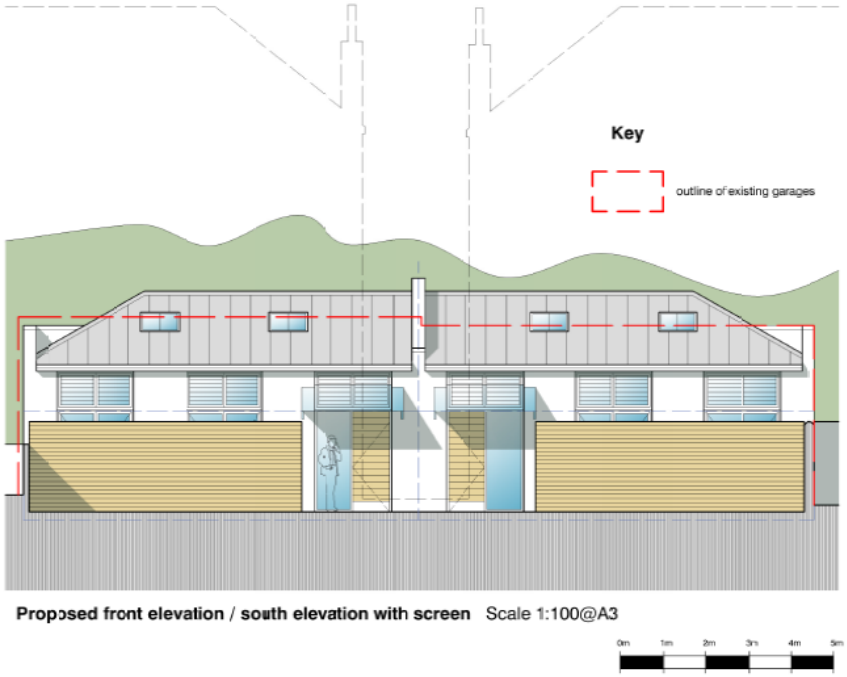
# Proposed Front Elevation



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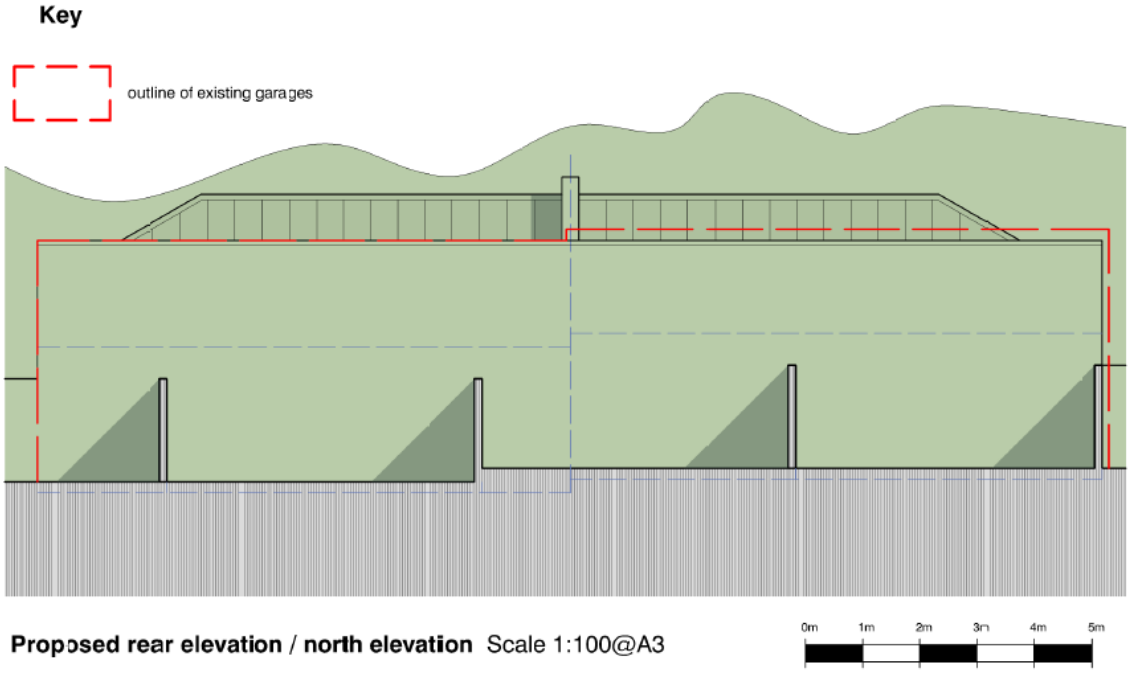
# Proposed Rear Elevation




**Proposed rear elevation / north elevation** Scale 1:100@A3



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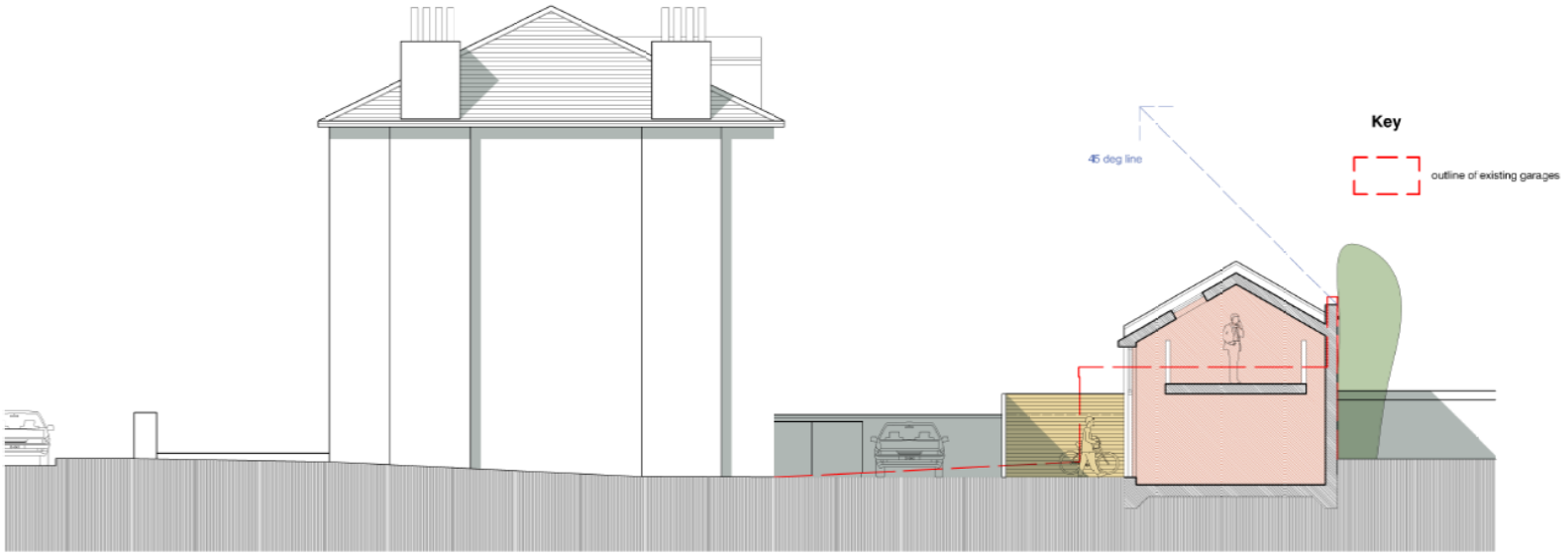
# Proposed Side (East) Section



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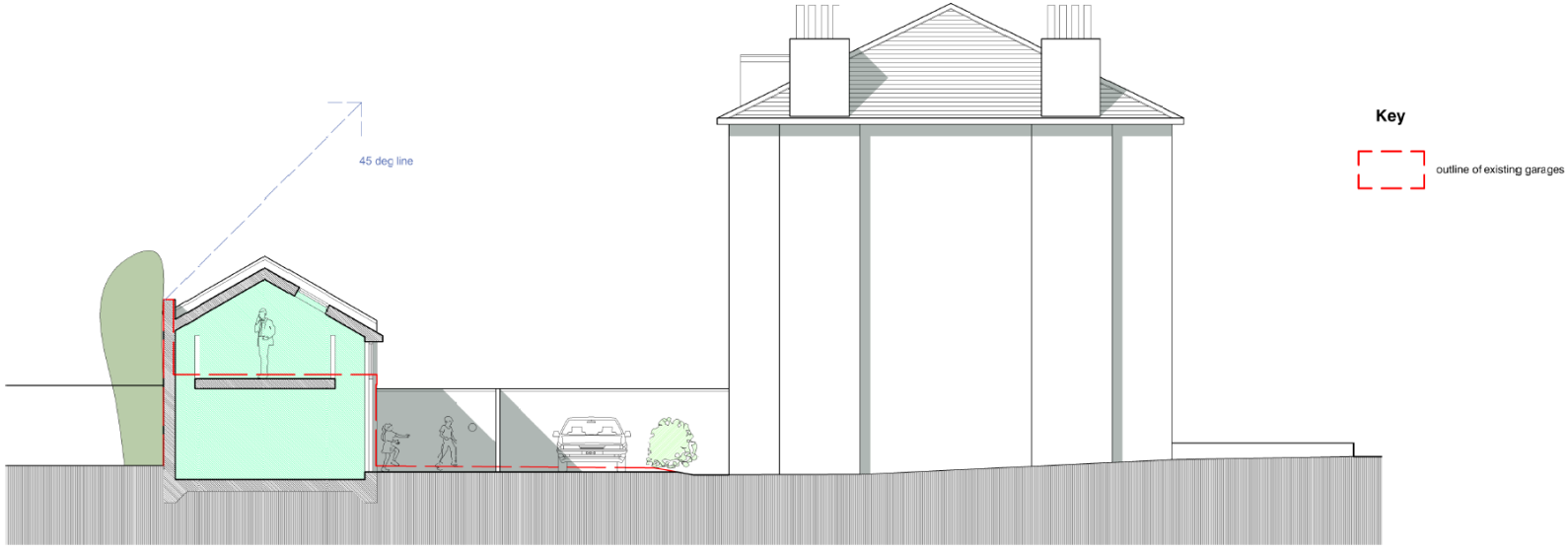
# Proposed Side (West) Section



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# Proposed Ground Floor Plan

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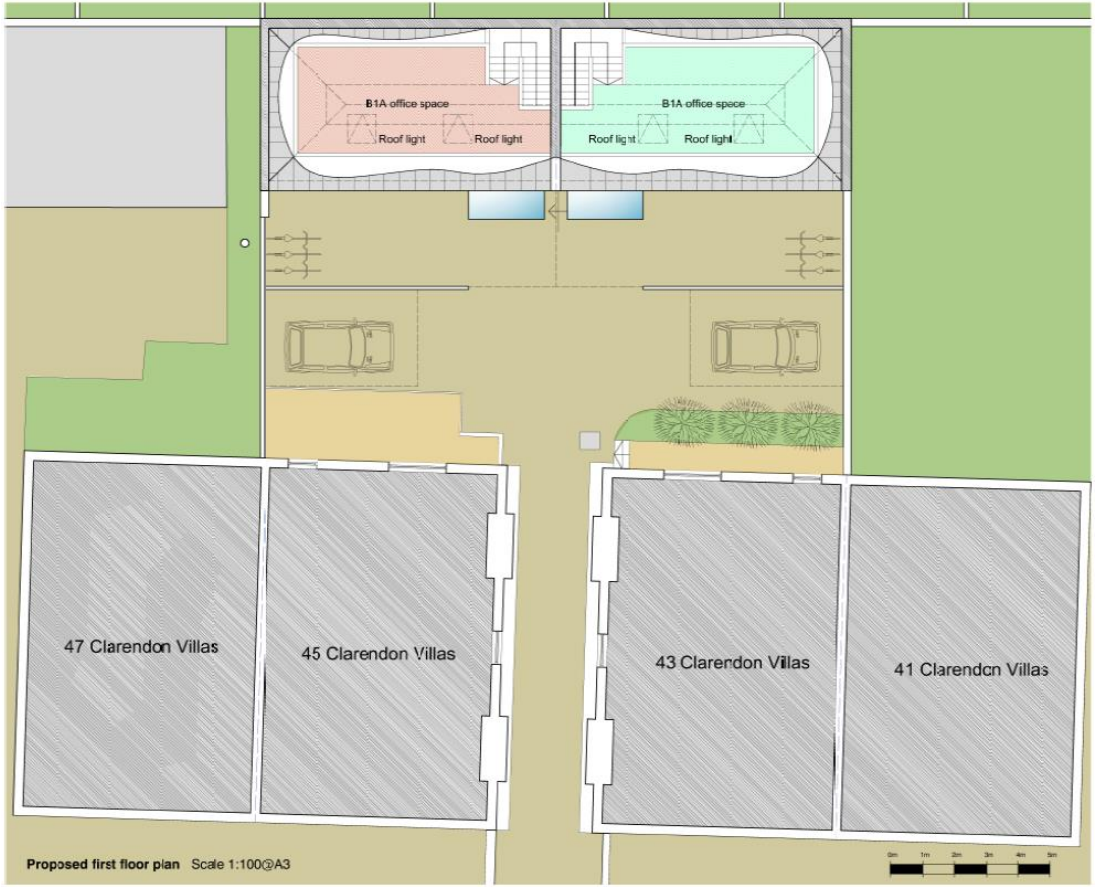
# Proposed First Floor Plan



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# Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Sustainable transport
- Previous approved and extant permission



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# Conclusion and Planning Balance

- Proposal accords with Policy EM4 of the Brighton and Hove Local Plan
- There is an extant permission for an identical development which must be given significant weight
- Office use only can be secured by condition
- The proposed design is appropriate considering the siting to the rear of the main buildings on Clarendon Villas
- Unlikely to result in significant noise disturbance, overlooking, overshadowing or overbearing impact for neighbouring residential properties
- Vehicle movements likely to be reduced compared to the potential of the existing use as 6no garages
- Shared access route considered acceptable
- Overall, the proposed development is considered to accord with the development plan and approval is therefore recommended.



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