

39A Preston Park Avenue

BH2020/01969



**Brighton & Hove
City Council**

Application Description

- Change of use of existing annexe to form new four bedroom dwelling unit (C3). Part two storey, part single storey extension to south elevation of the existing annexe with new first floor balcony. Erection of new first floor balconies to existing dwelling, replacement of all windows and revised fenestration. Erection of a single storey garage and associated landscaping. (Part-retrospective).



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Existing Location Plan



Location Plan
1:1250 scale
0m 25m
1:1250 Scale Bar

3

106.3 01 P0



Aerial photo(s) of site



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3D Aerial photo of site

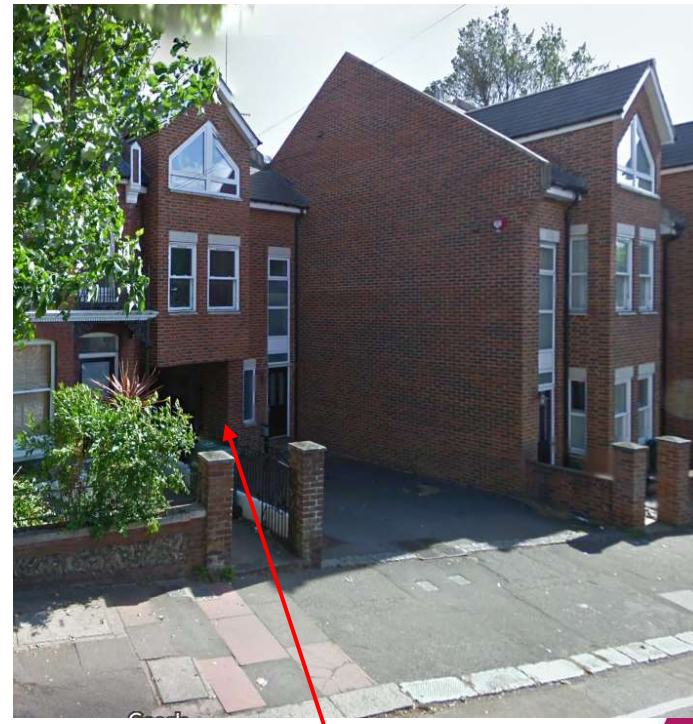


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Street photo(s) of site

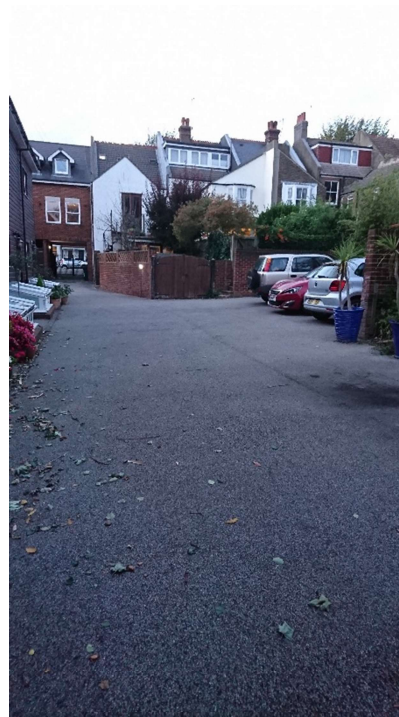
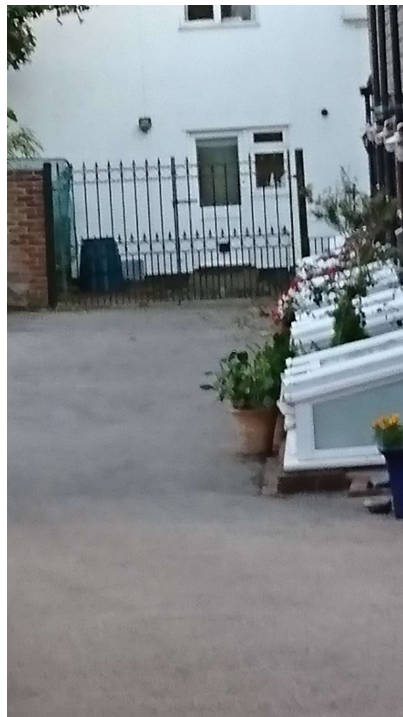


Driveway from Preston Park Avenue
(Google street view October 2020)



Driveway from Preston Drove
(Google Street view March 2019)

Other photos of site



Views of Unit 2 (Stable Cottage) from The Mews

Other photo(s) of site



Views of boundary with Beaconsfield Villas

Other photo(s) of site



Existing building

Other photo(s) of site



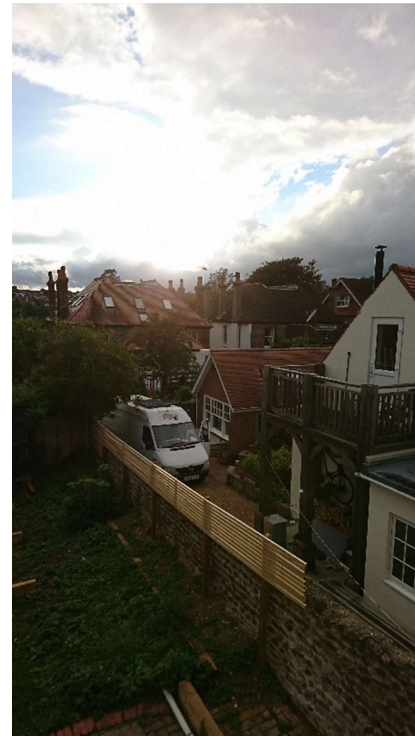
Existing Courtyard – with new windows and doors (part of part-retrospective aspects of scheme)

Other photo(s) of site



Existing Garden

Other photo(s) of site



Existing relationship with
41 Preston Park Avenue

Existing Block Plan



Block Plan
1:500 scale
0m 10m
1:500 Scale Bar

106.3 01 P0



Proposed Site Plan



14

ID



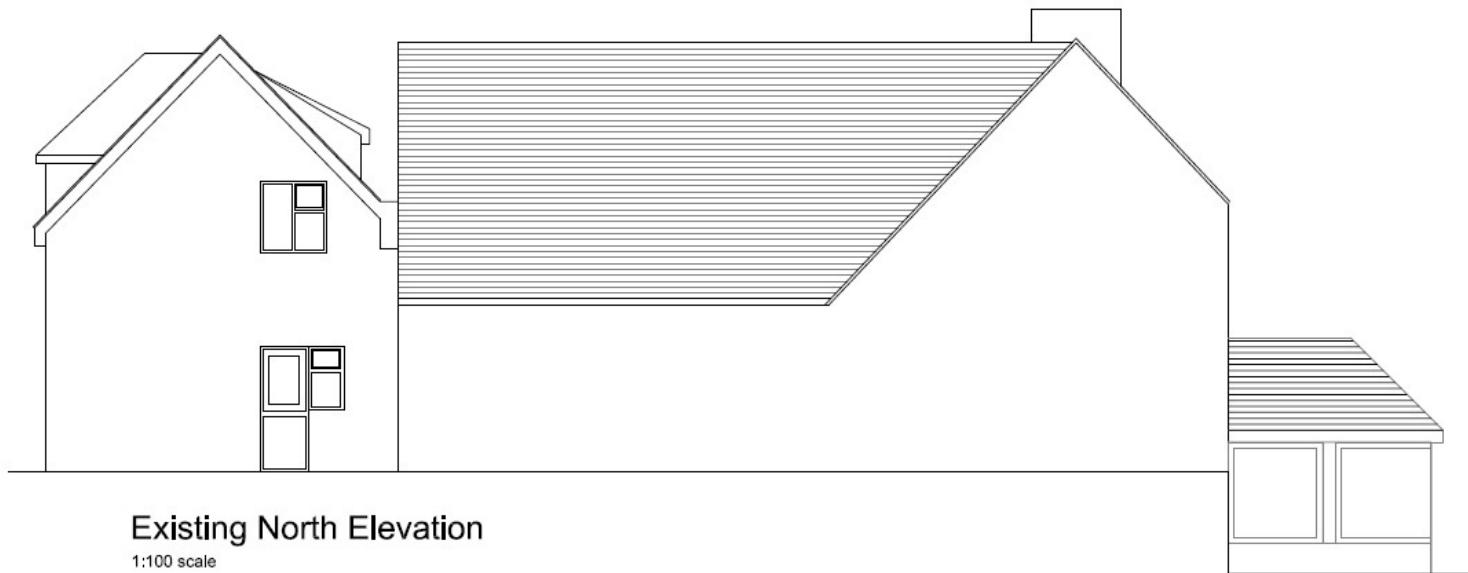
Split of uses/Number of units

- The proposal would split the existing building into two dwellings: a five-bed unit, and four-bed unit.



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Existing Front Elevation



Existing North Elevation

1:100 scale

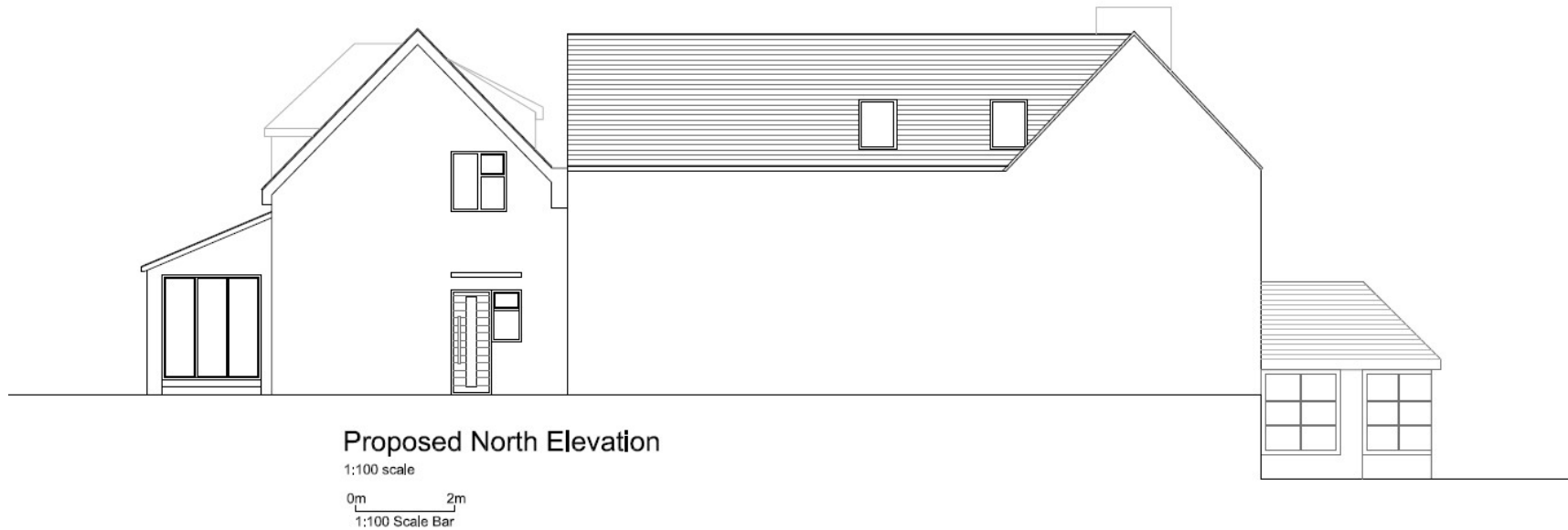


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Proposed Front Elevation



17

106.3 10 P0



Existing Rear Elevation



Existing South Elevation

1:100 scale

0m 2m
1:100 Scale Bar

106.3 04 P0

Proposed Rear Elevation



Proposed South Elevation

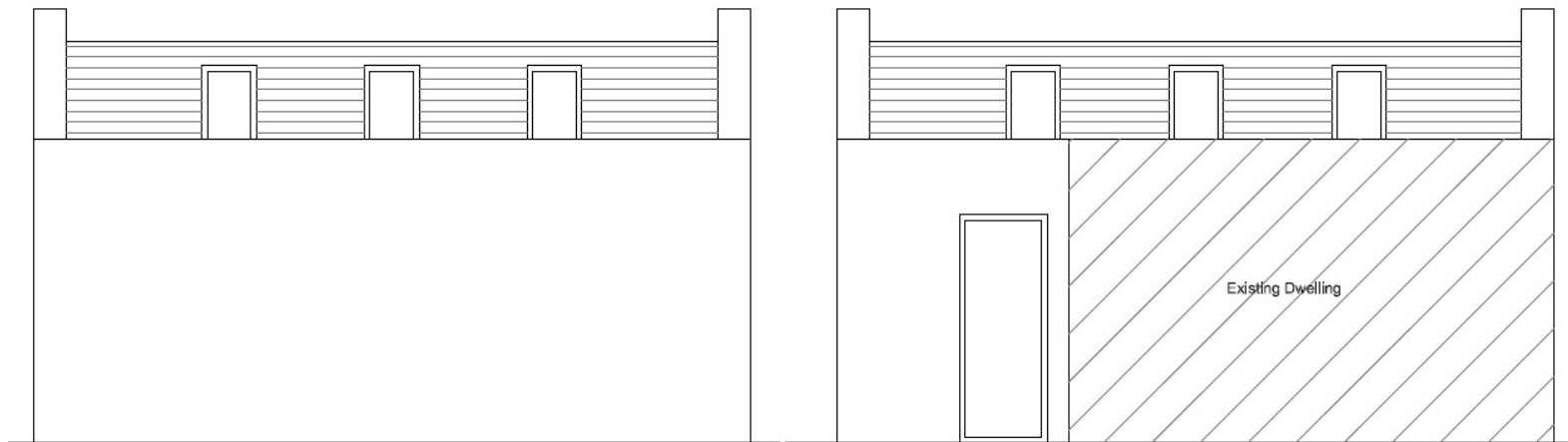
1:100 scale

0m 2m
1:100 Scale Bar

Materials:

1. White Aluminum sliding doors / windows
2. White Render
3. Slim line Rooflight
4. Stainless Steel Canopy Structure
5. Lead Lined Flat Roof
6. Black Brickwork as Existing
7. Juliette Balcony

Proposed Elevations (Garage)



Proposed South Elevation

1:50 Scale
0m 1m
1:50 Scale Bar

Proposed North Elevation

1:50 Scale
0m 1m
1:50 Scale Bar

Existing Dwelling

20

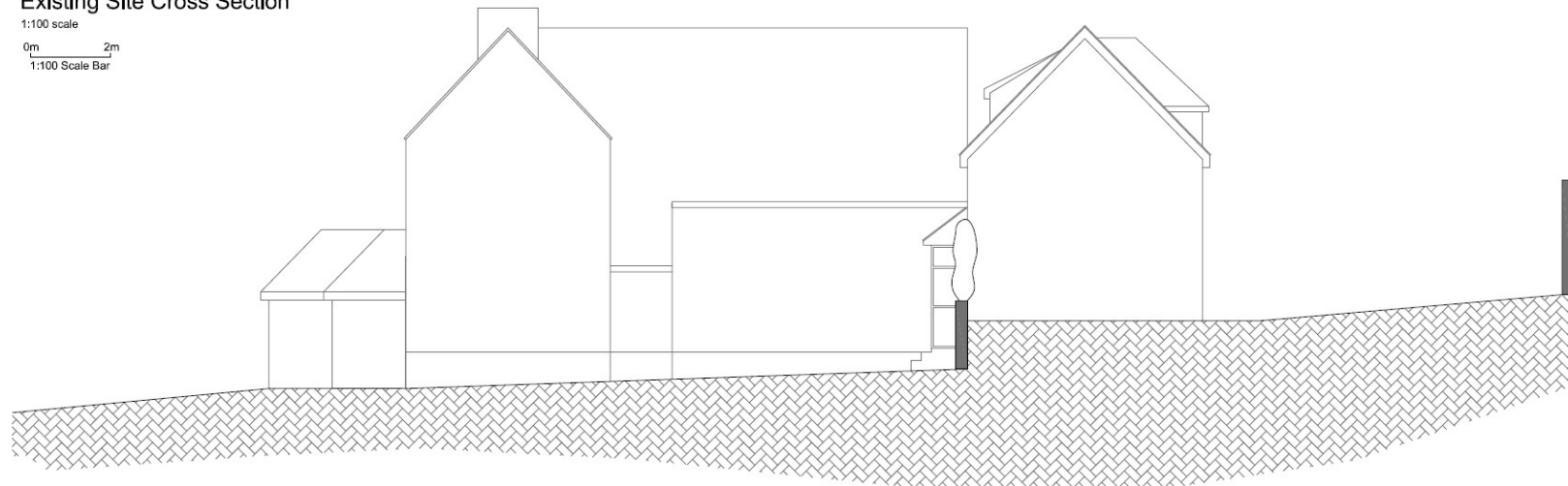
106.3 12 P0



Existing Site Section(s)

Existing Site Cross Section

1:100 scale
0m 2m
1:100 Scale Bar



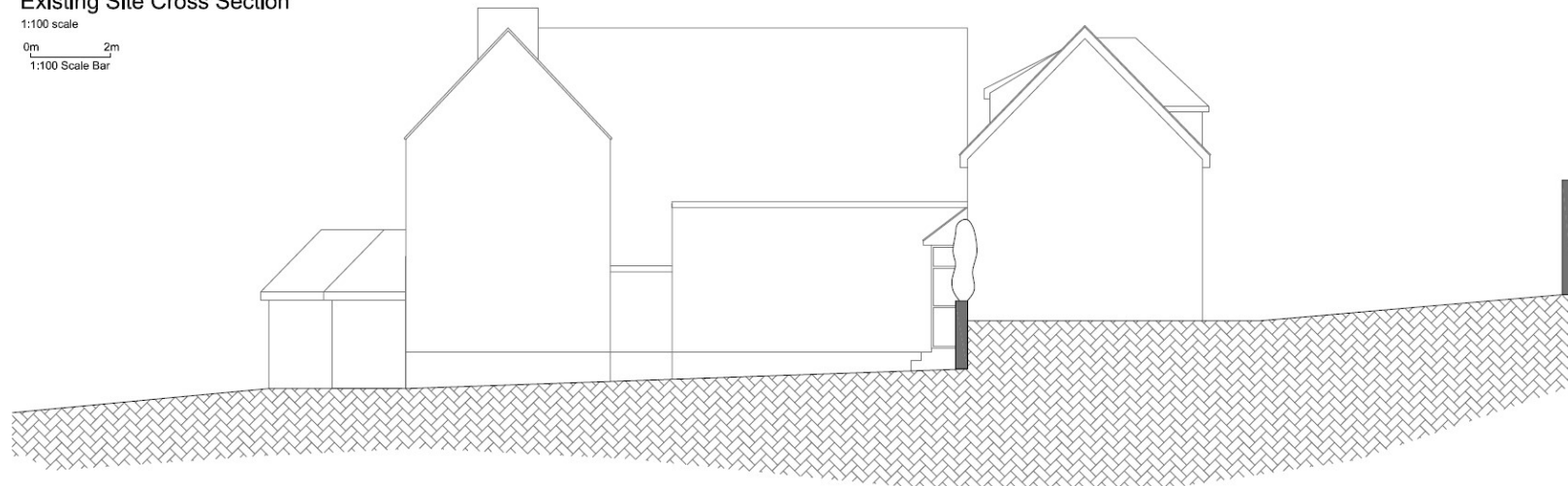
21

106.3 11 P0

Existing Site Section(s)

Existing Site Cross Section

1:100 scale
0m 2m
1:100 Scale Bar

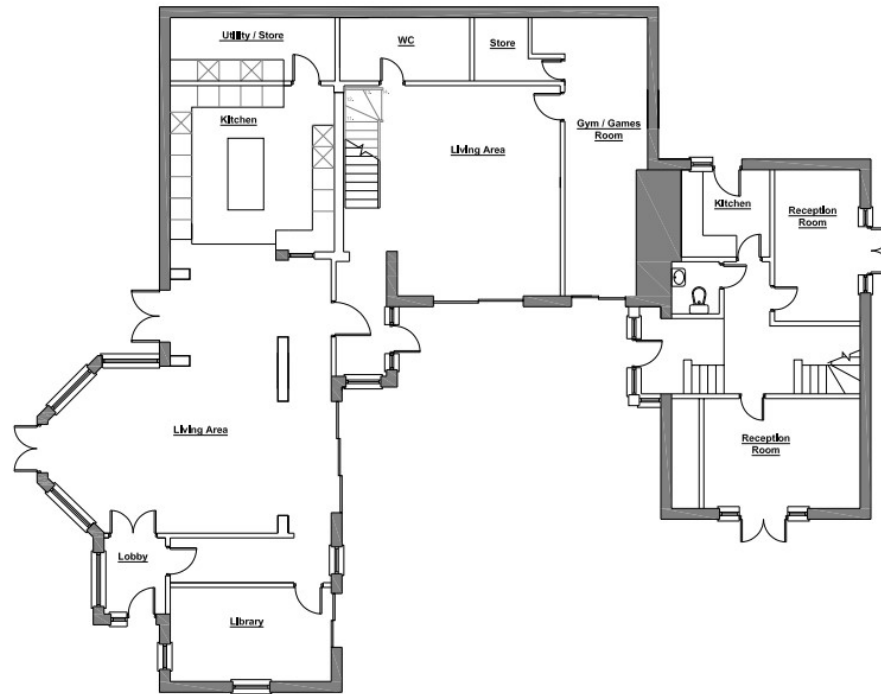


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106.3 11 P0



Existing Ground Floor Plan



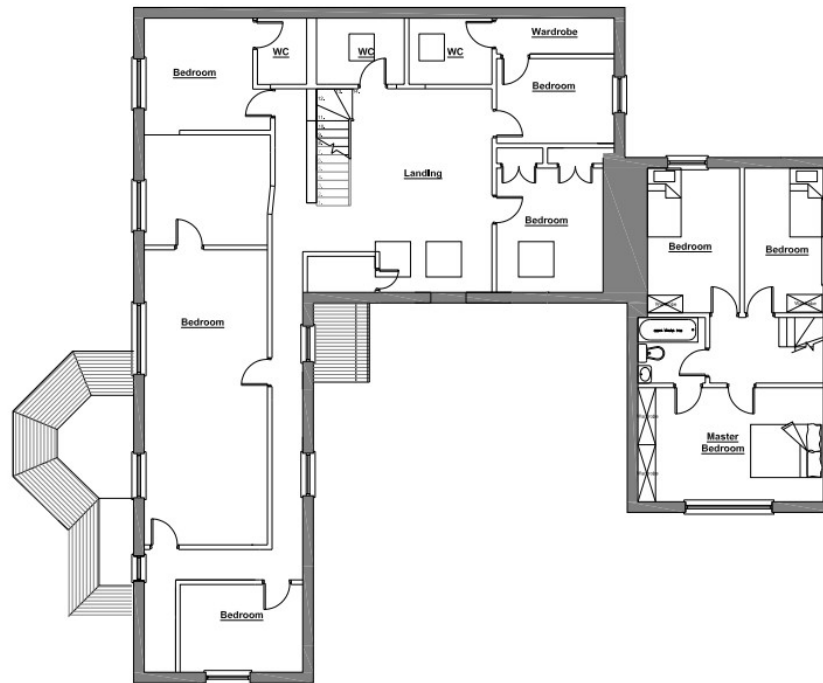
Existing Ground Floor Plan

1:100 scale
0m 2m
1:100 Scale Bar

106.3 04 P0



Existing First Floor Plan



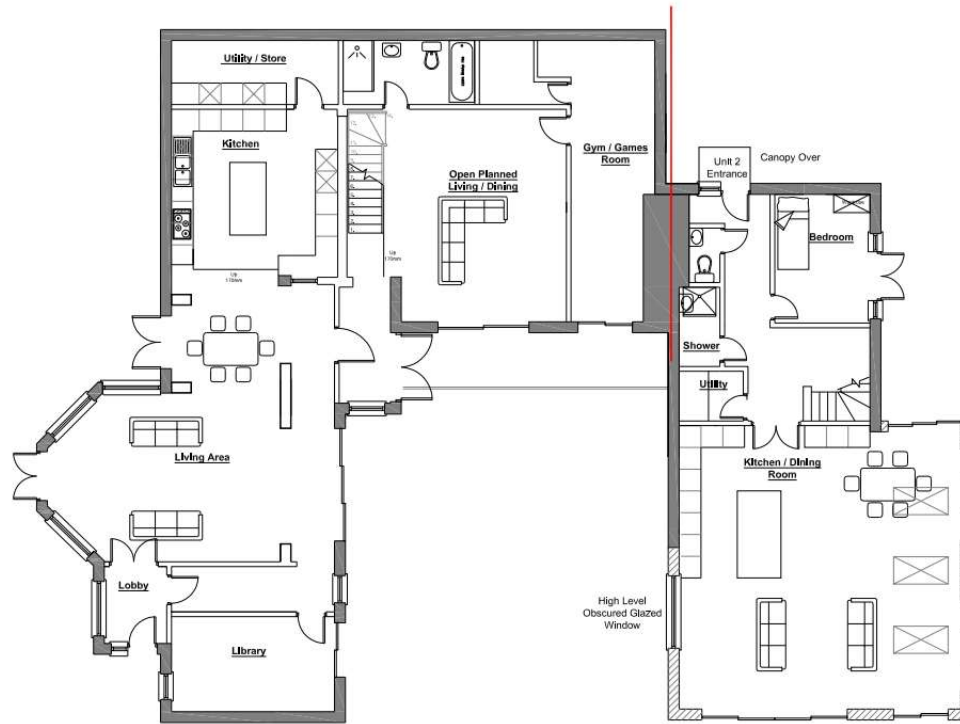
Existing First Floor Plan

1:100 scale
0m 2m
1:100 Scale Bar

106.3 04 P0



Proposed Ground Floor Plan



Proposed Ground Floor Plan

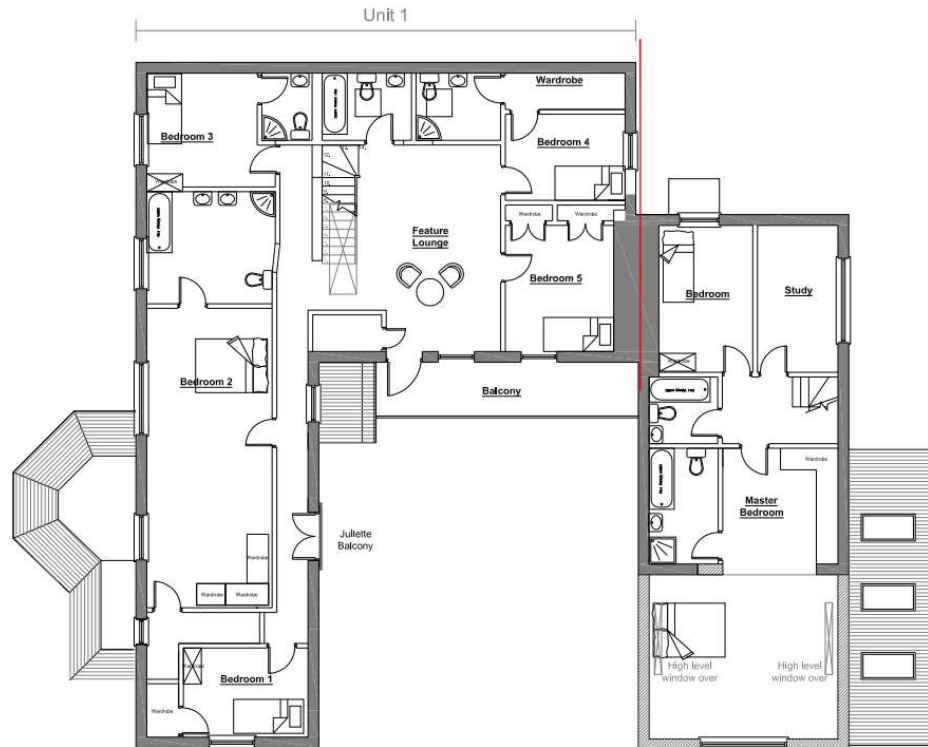
1:100 scale
0m 2m
1:100 Scale Bar

106.3 05 P2



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Proposed First Floor Plan



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106.3 05 P2

Proposed First Floor Plan
1:100 scale
0m 2m
1:100 Scale Bar



Artist's Impressions



Unit 1 (Stable House) From Preston Park Ave driveway



Unit 2 (Stable Cottage) Garden & Driveway



Unit 1 (Stable House) Front Garden



Unit 2 (Stable Cottage) Garden



Unit 1 (Stable House) Courtyard



Edge of Unit 1 (Stable house) Upper Garden

Key Considerations in the Application

- Principle of use
- Design and Appearance
- Impact on Preston Park conservation area
- Standard of Accommodation
- Impact on neighbour amenity
- Transport matters



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Conclusion and Planning Balance

- Net increase in residential units;
- Design sensitive to existing character and appearance of building and wider conservation area; would not compromise the “green” nature of this rear plot.
- Residential use consistent with alternate uses listed in policies HO11 & HO20 and with area.
- No significant highway impact.
- The application is therefore recommended for **approval** subject to a number of conditions.

