

8 Eileen Avenue

BH2020/02590

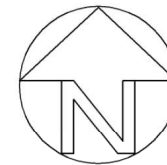
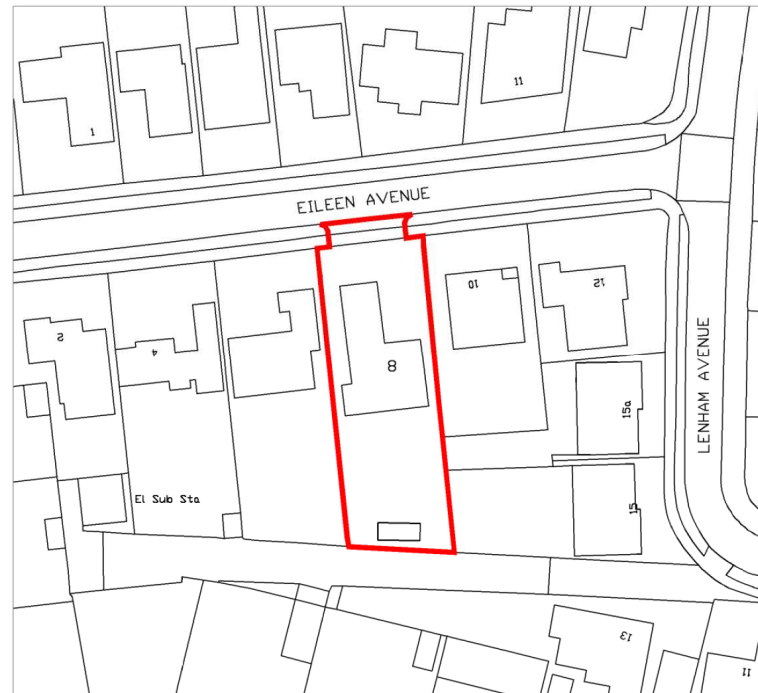


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Application Description

- Conversion of existing dwellinghouse to form 5no self-contained flats (C3) incorporating internal reconfiguration, revised fenestration, installation of balconies to front and rear, new boundary treatments, installation of refuse and cycling storage, new rear and front patios, revised vehicular crossover and associated works.

Map of application site



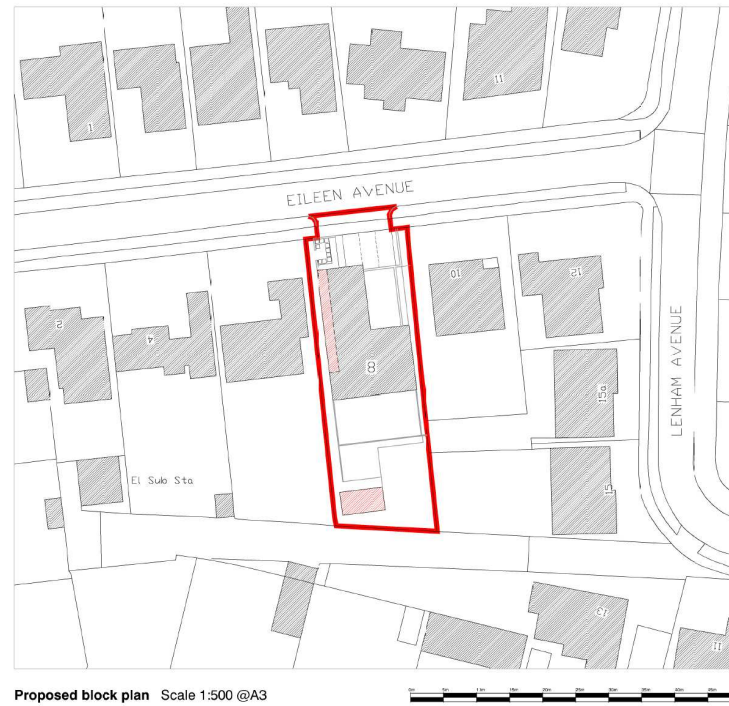
Existing location plan



Scale 1:1250 @A3



Proposed Block Plan



ID



Aerial photo(s) of site



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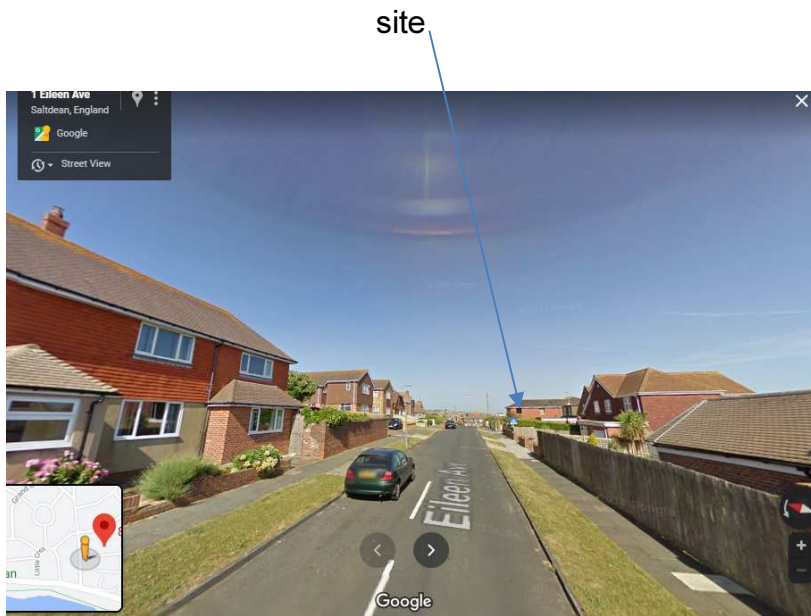
3D Aerial photo of site



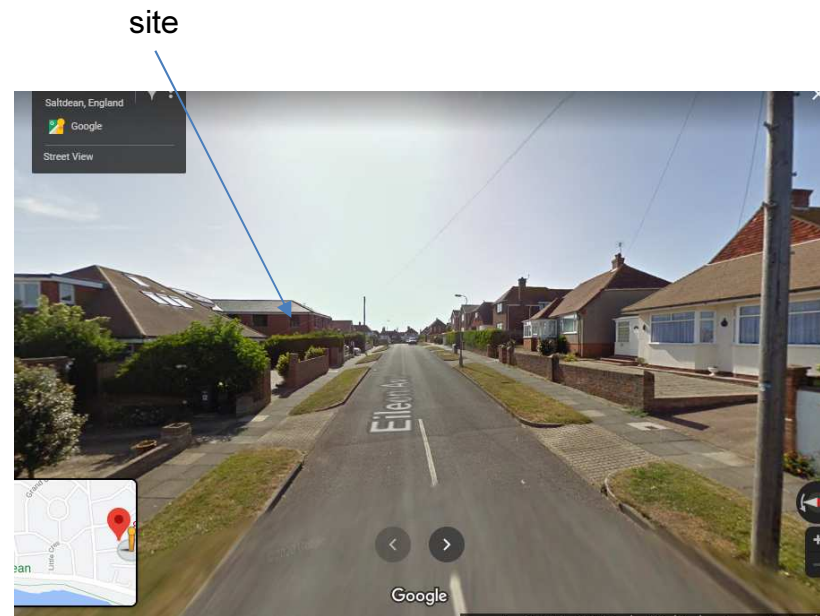
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Street View

7



Looking East



Looking West

Front Elevation



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Rear Elevation/Rear Garden



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Site Boundaries



west



East

Adjacent Properties



No.6 to the East



No. 10 to the West

Number of units

5 Units:

- Ground Floor 2x two bed units
- First floor 2x two bed units and studio unit

Proposed Site Plan



Proposed Front Elevation

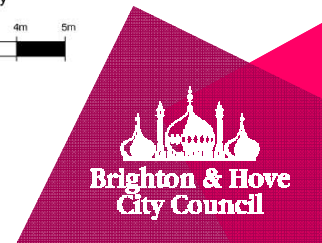


Proposed front (north) elevation to Eileen Avenue Scale 1:100 @A3



14

TA 1292/13 A



Proposed Rear Elevation



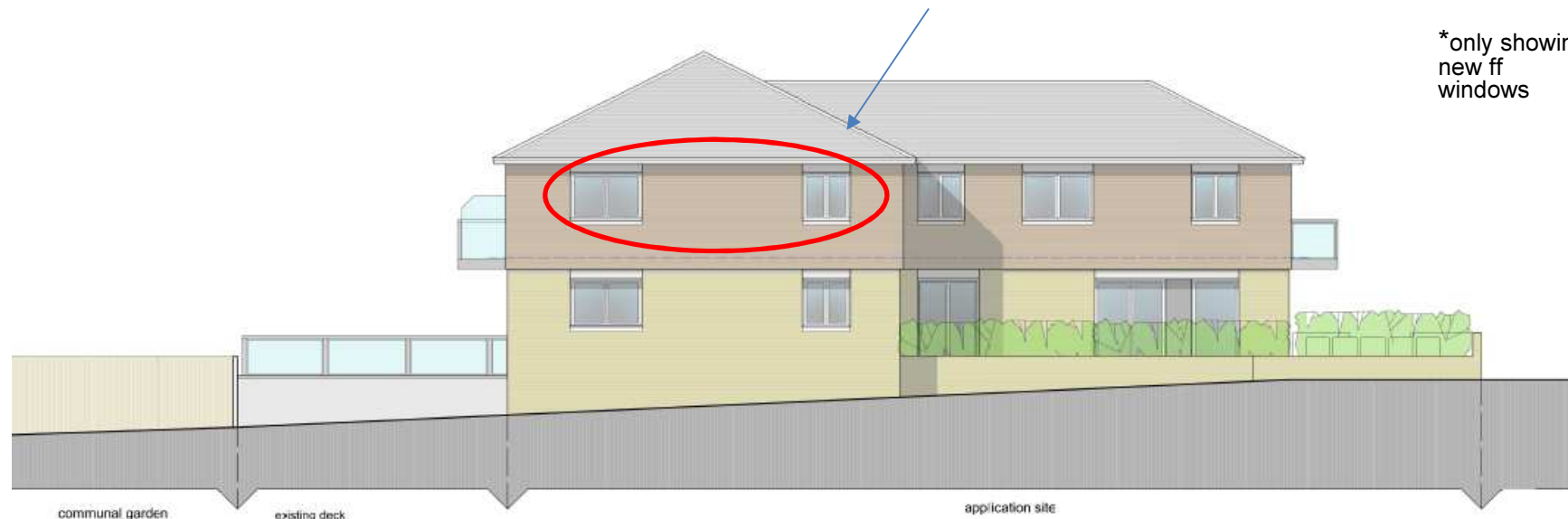
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Proposed East Side Elevation

New window openings

* only showing new ff windows



Proposed side (east) elevation Scale 1:100 @A3

16

ID



Proposed West Side Elevation



Proposed side (west) elevation Scale 1:100 @A3



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Key Considerations in the Application

- Policy H09
- Housing Provision
- Design and Appearance
- Standard of Accommodation
- Neighbour Amenity
- Transport

Cill

- Cill Liabile estimated amount £52,868.26.

Conclusion and Planning Balance

- Would provide 5 units of good size and standards
- Provides accommodation suitable for family occupation (complies with Policy H09)
- Includes dwelling types and sizes that reflect identified local needs
- Redevelopment of an unused site
- Design in context with site and surroundings and improvement to existing site
- No loss of amenity for neighbouring residents
- No highway impact



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