

46-48 West Street

BH2020/02762



Brighton & Hove
City Council

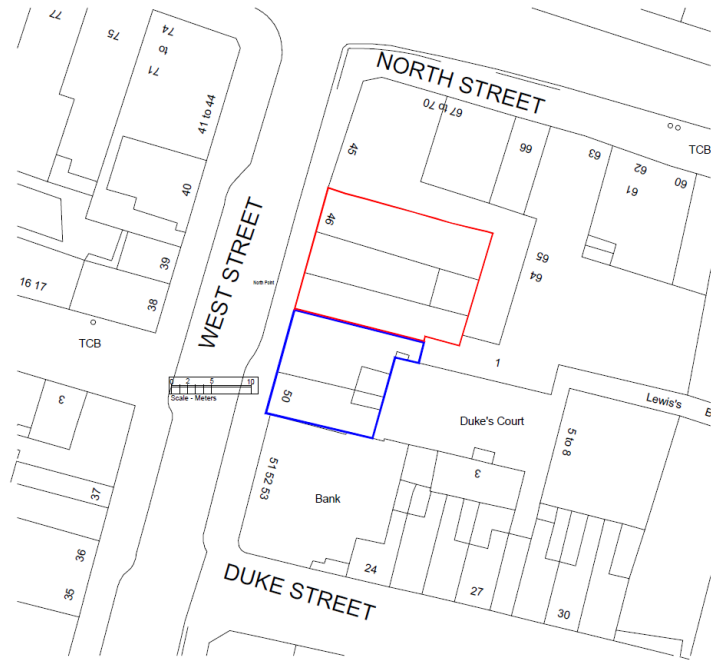
Application Description

- Erection of additional storey to form 3no. additional one bedroom residential units (C3), with associated works.

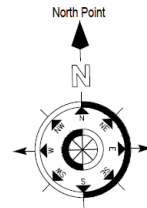
Map of application site



Existing Location Plan



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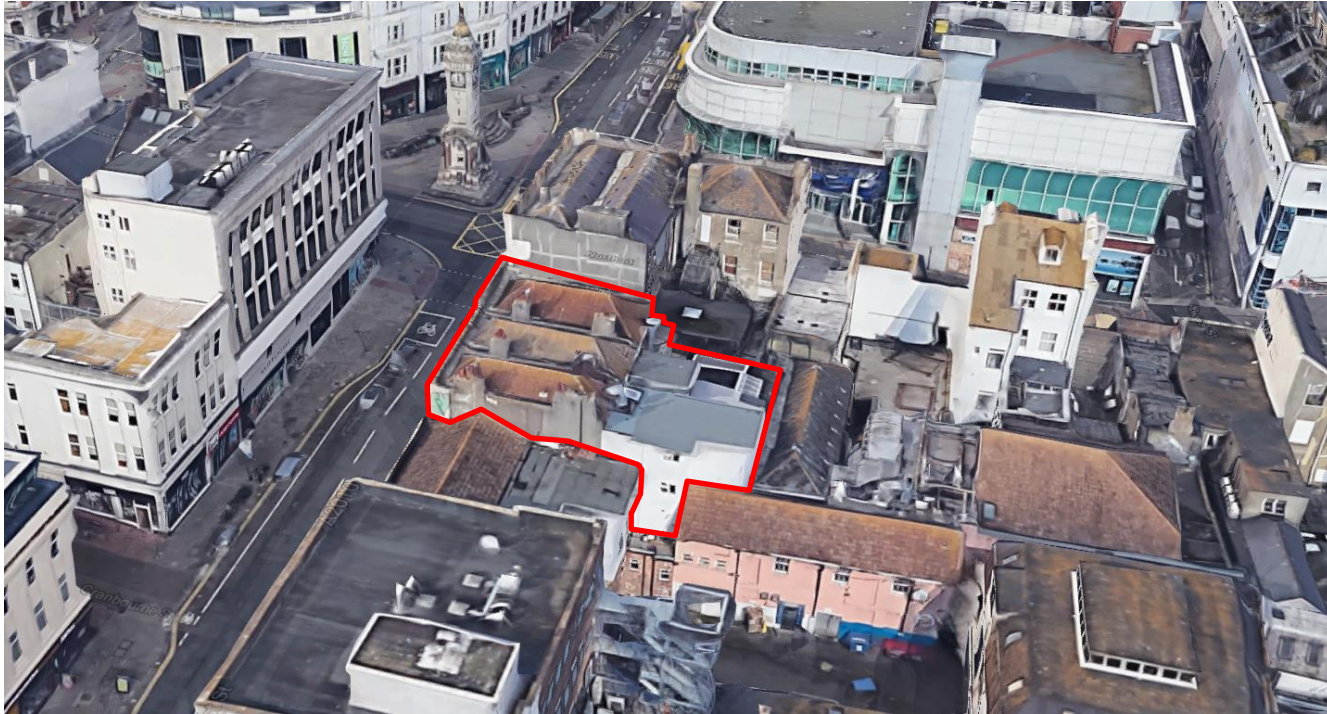
Location Plan

1:1250

Aerial photo of site



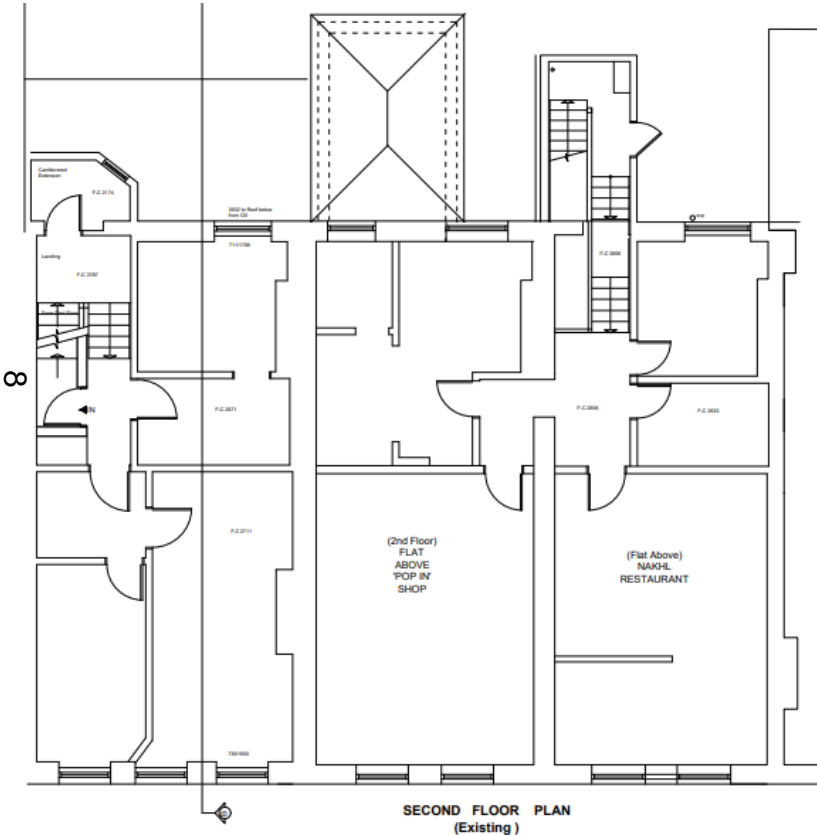
3D Aerial photo of site



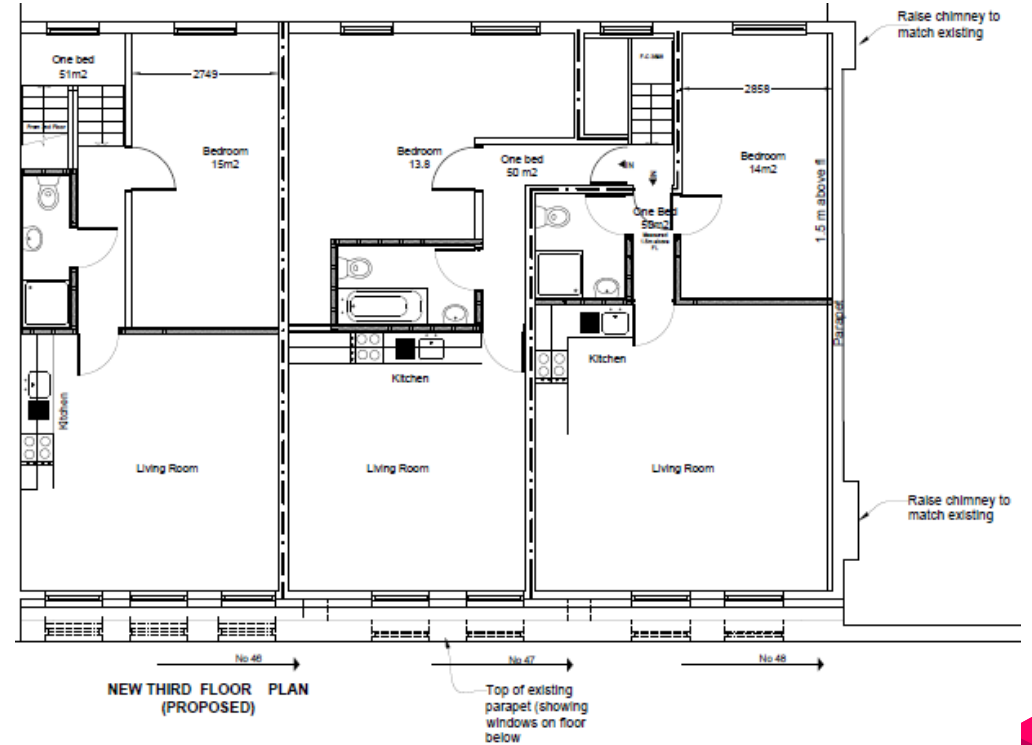
Street photo of site



Existing & Proposed Floor Plans



SECOND FLOOR PLAN
(Existing)



NEW THIRD FLOOR PLAN
(PROPOSED)

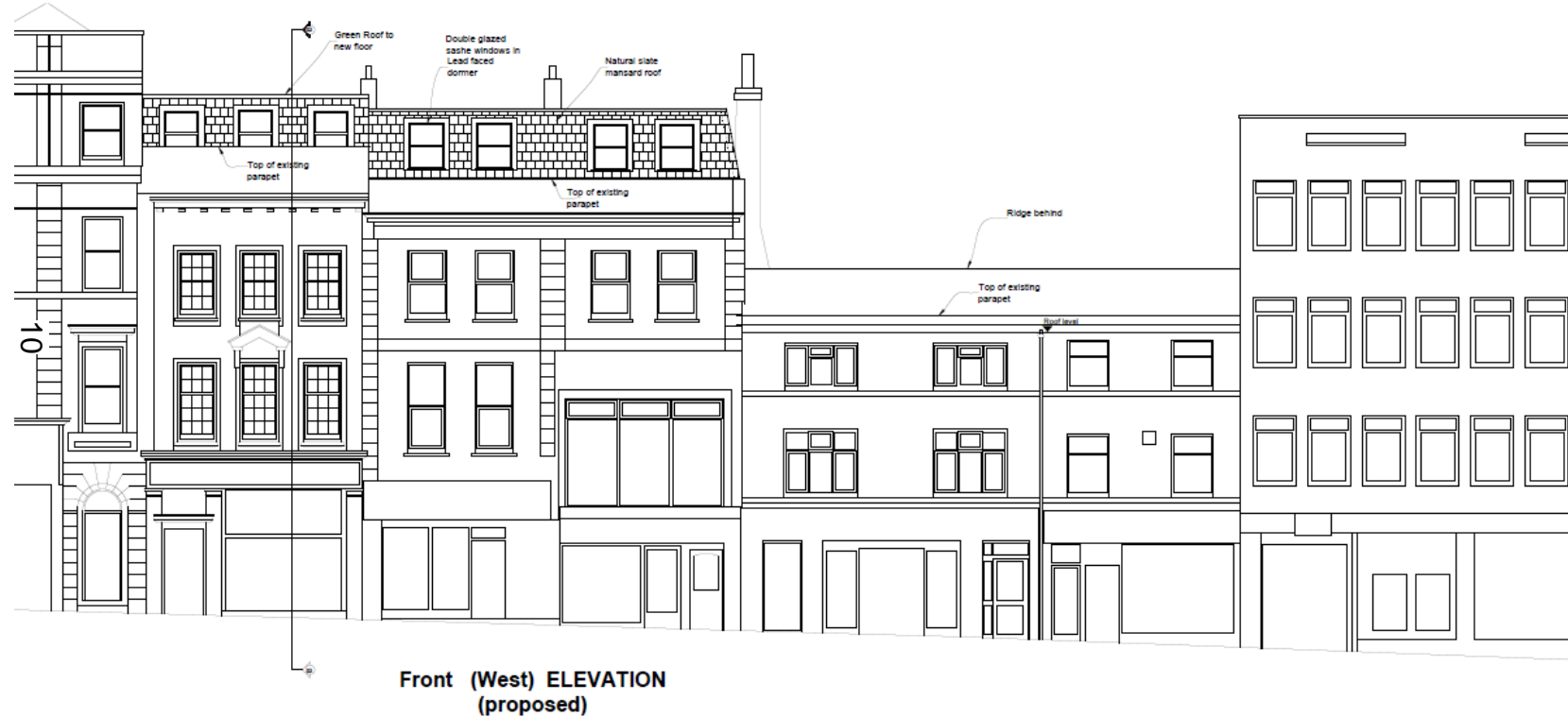
Existing Front Elevation

6



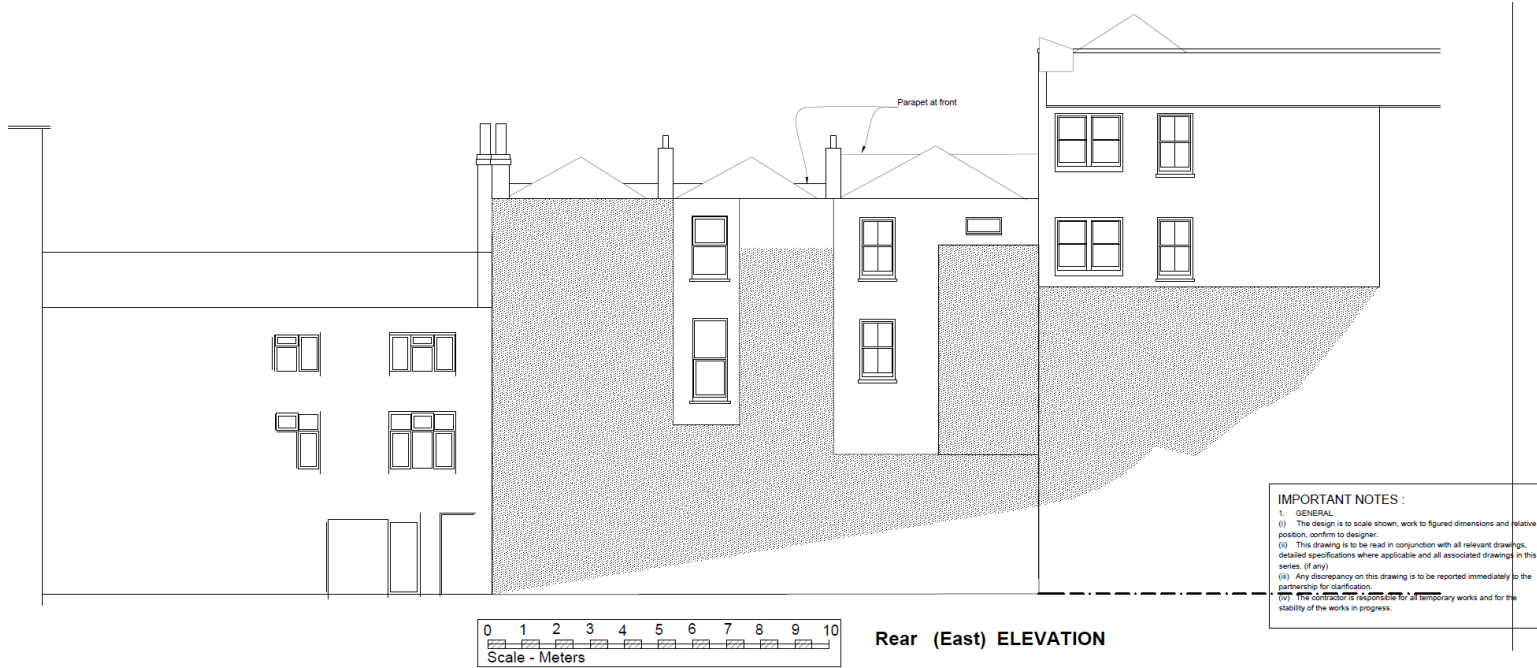
13 b

Proposed Front Elevation



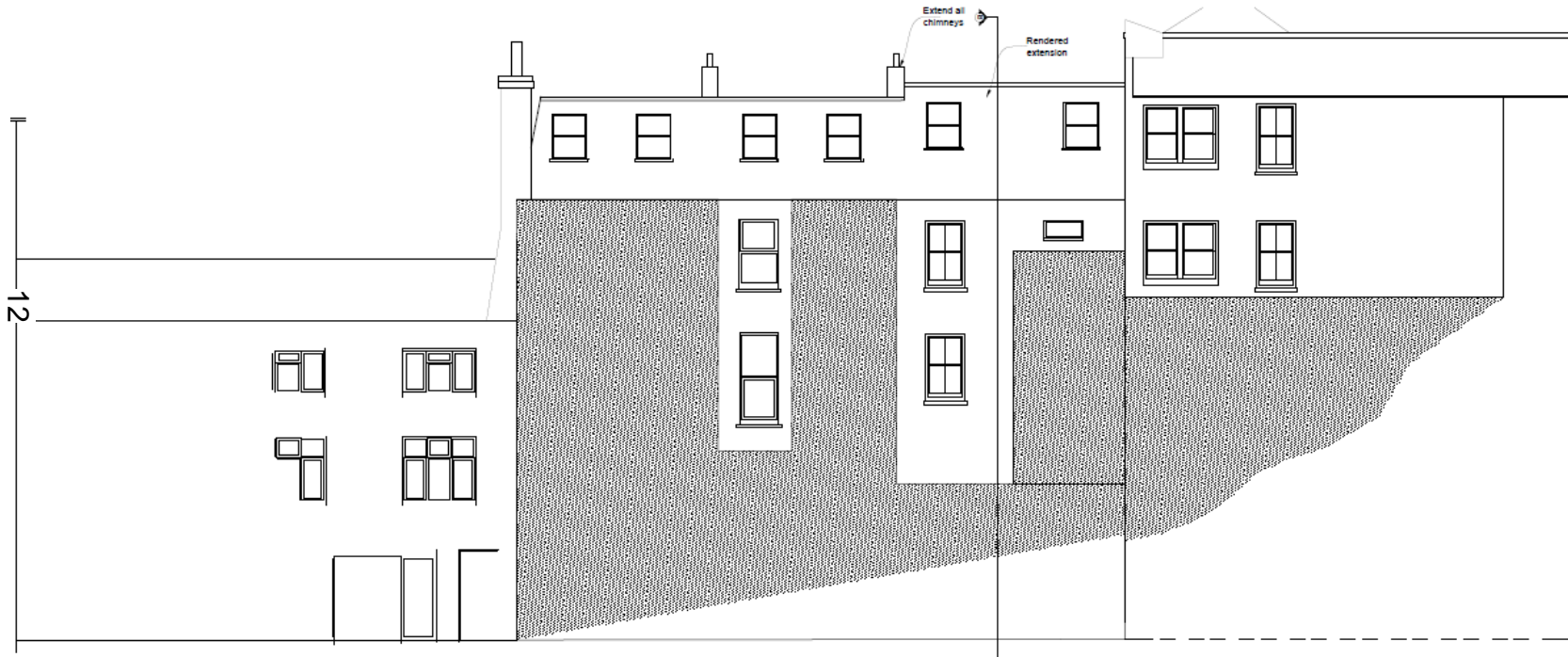
Existing Rear Elevation

11



14 b

Proposed Rear Elevation

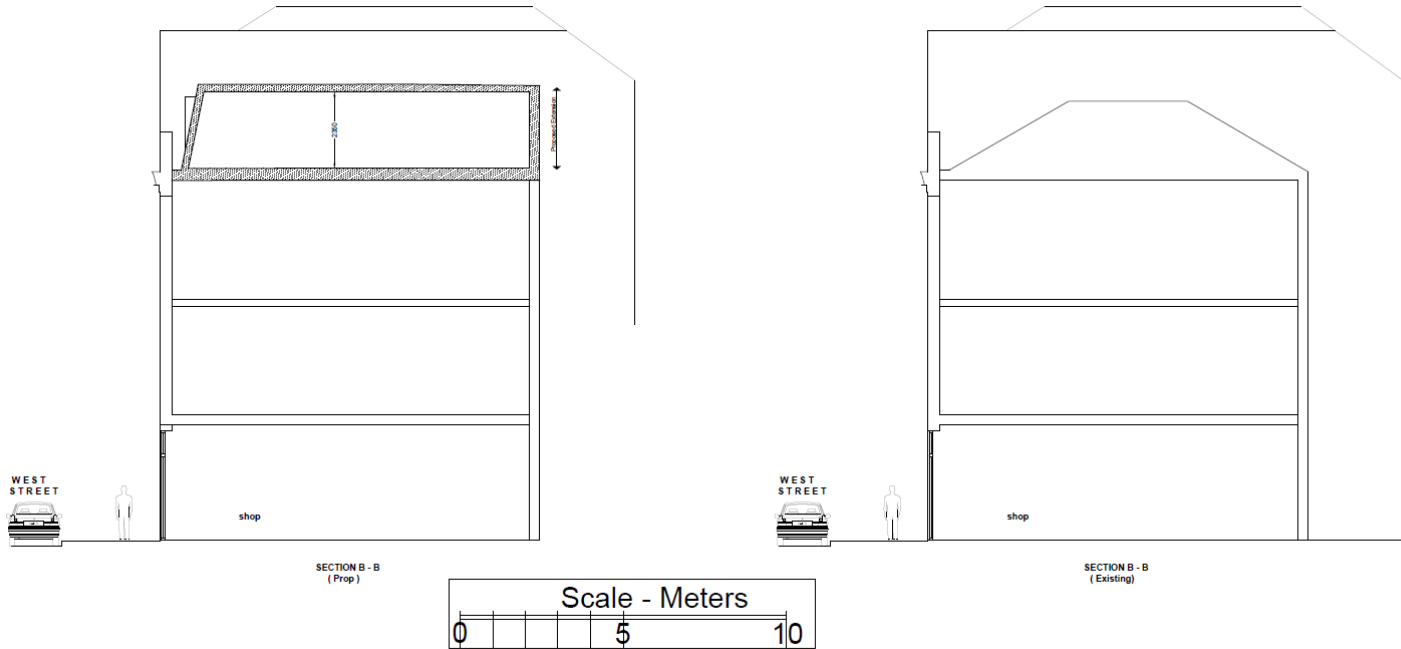


Front Elevation with Approved Scheme at Nos. 49-50



Existing & Proposed Site Sections

14



15

Key Considerations in the Application

- Principle of development
- Design and heritage
- The impact on neighbouring amenity
- The proposed standard of accommodation
- The impact on the local highways network

Conclusion and Planning Balance

- This application is considered acceptable since the additional storeys would preserve the character and appearance of the conservation area and would be a subordinate, well-designed addition to the host buildings providing three new good quality dwellings. The extensions would not cause harm to neighbouring amenity or to the highways network, but would provide an acceptable standard of accommodation. As such, this application is recommended for approval.