

24 Holland Road

BH2020/03272



Brighton & Hove
City Council

Application Description

- Change of use from existing language school (F.1) to 10no bedroom visitor accommodation (sui generis). External alterations comprising of new access to kitchen at the rear, two juliette balconies to first floor rear elevation, new railings and gate to front elevation and the removal of the existing fire escape stairs & door on the north elevation.

Map of application site



Location Plan



1:1250 @ A3

Scale in Metres



4

Aerial photo(s) of site



3D Aerial photo of site



Street photo of site



Other photos of site – south side elevation



Other photos of site – rear garden



Block Plan



1:500 @ A3
Scale in Metres
0 5 10 15 20 30 40 50



10

Proposed Front Elevation

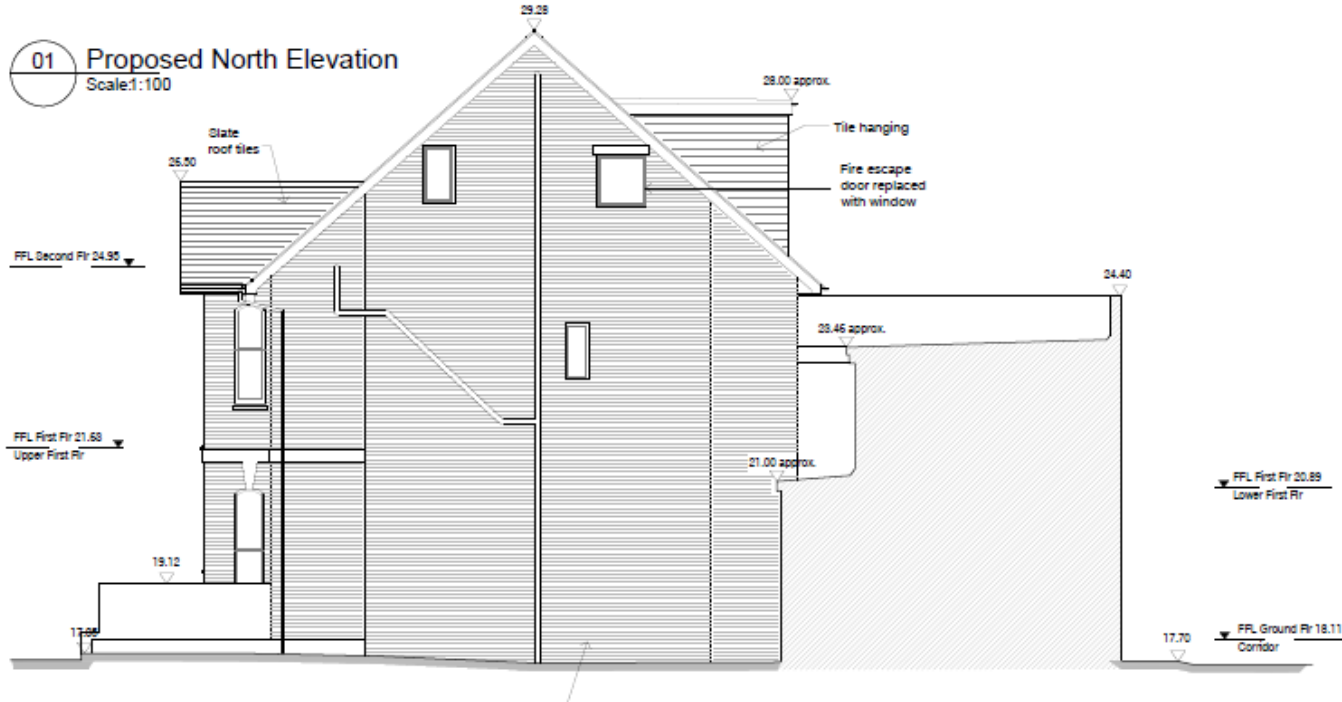


Proposed Rear Elevation



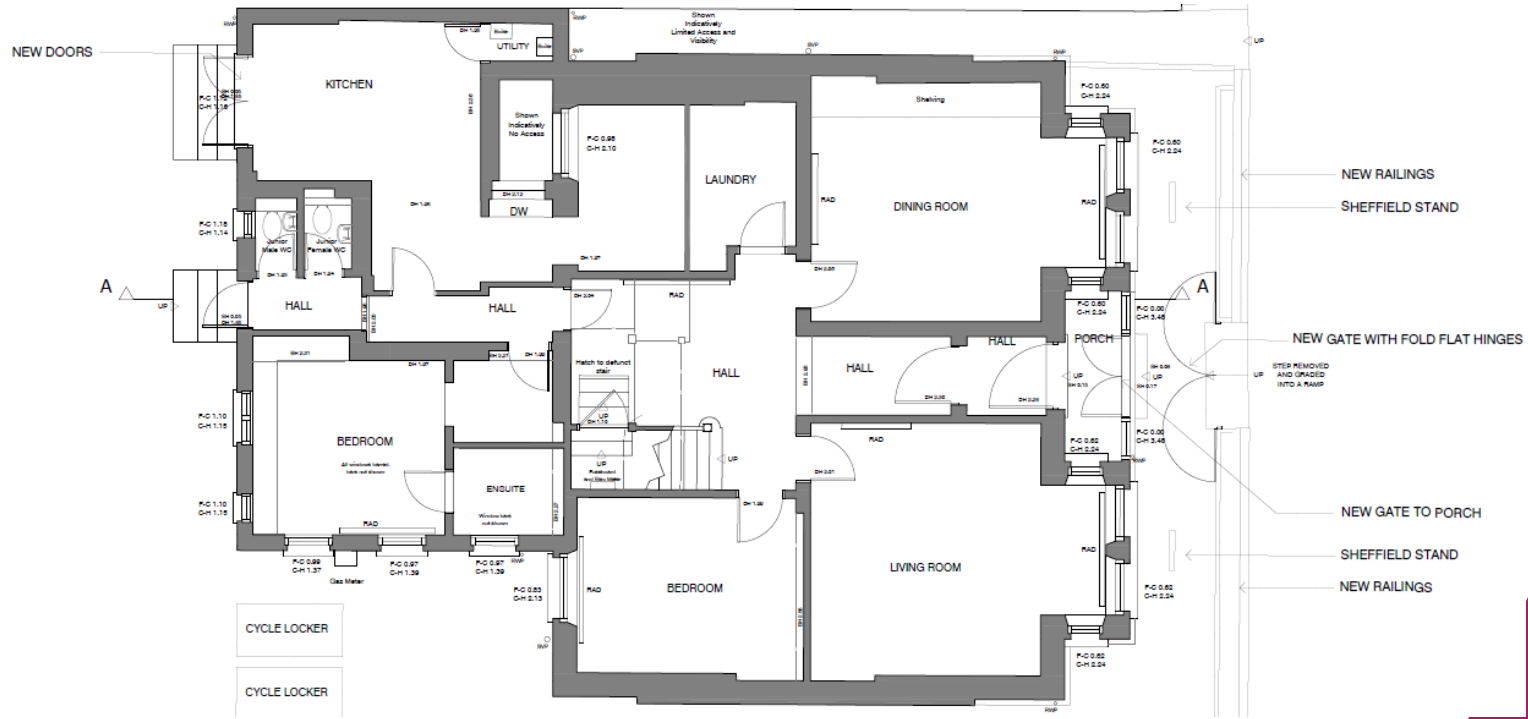
12

Proposed North Elevation



13

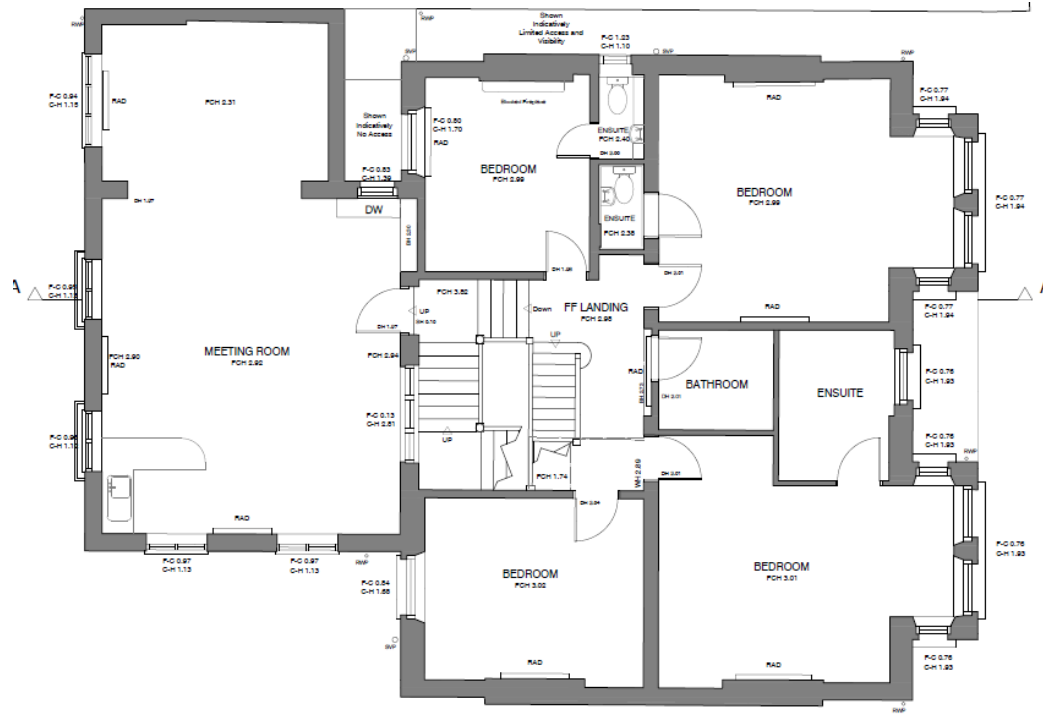
Proposed Ground Floor Plan



14



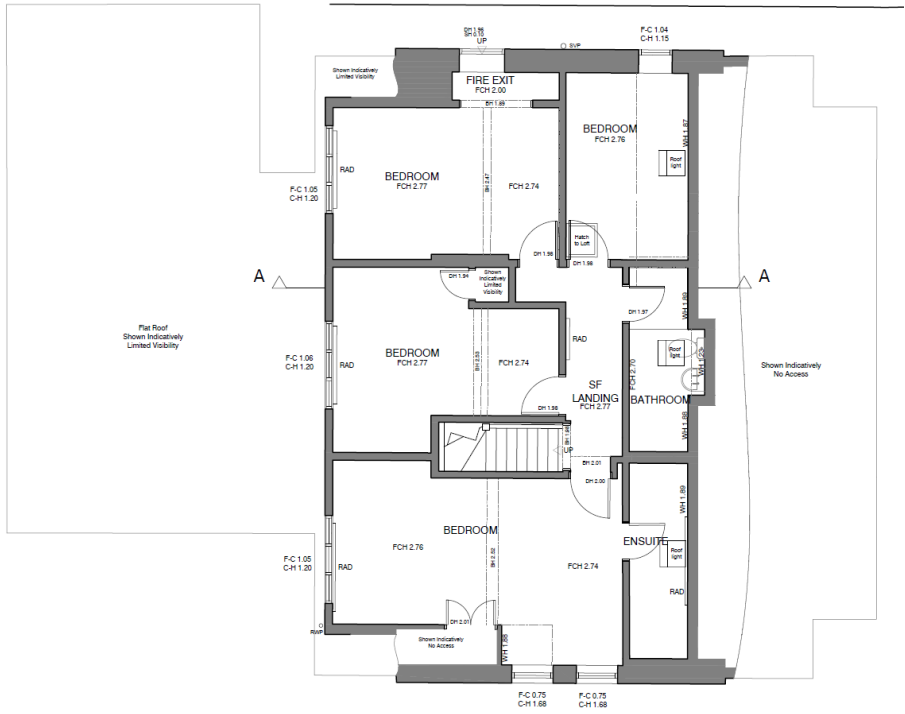
Proposed First Floor Plan



15



Proposed Second Floor Plan



Key Considerations in the Application

- Principle of the change of use
- Design and appearance of the proposed external alterations
- Impact upon neighbouring amenity
- Standard of accommodation provided
- Transport

Conclusion and Planning Balance

- Loss of the language school not contrary to planning policy (HO20)
- External alterations acceptable
- The impact on neighbouring amenity can be accepted subject to the recommended conditions including securing a Noise Management Plan
- Standard of accommodation considered acceptable for short-term visitor accommodation
- No concerns regarding transport impacts