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Land To The North Of 11 Grand Avenue

BH2021/00037

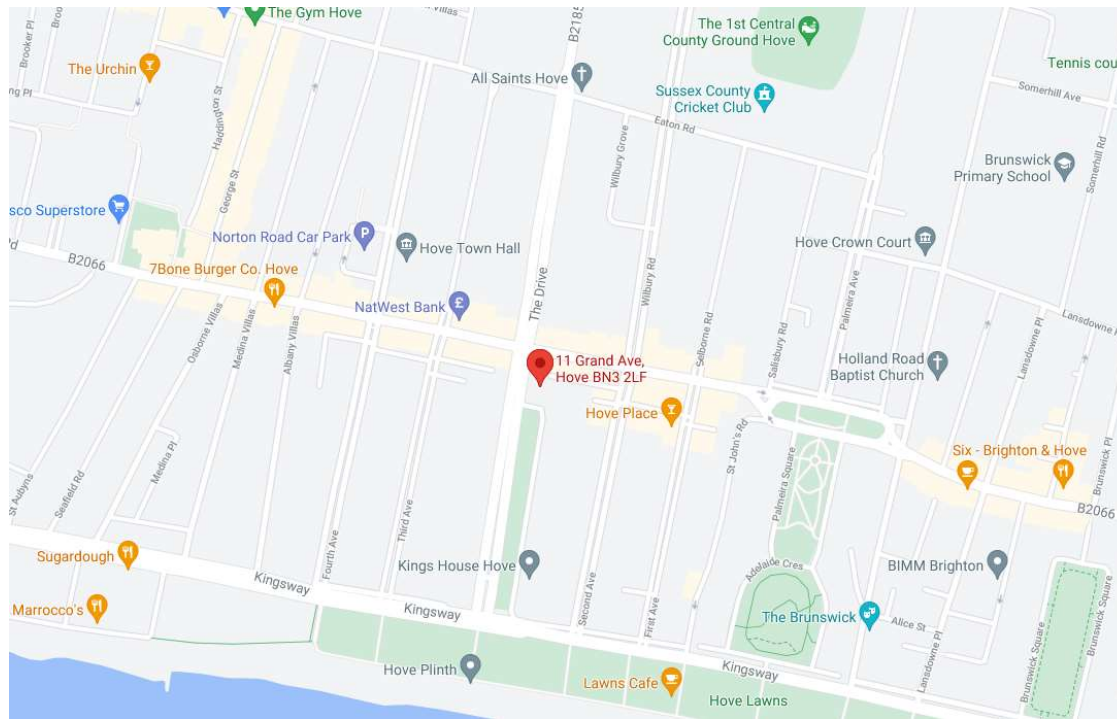


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City Council**

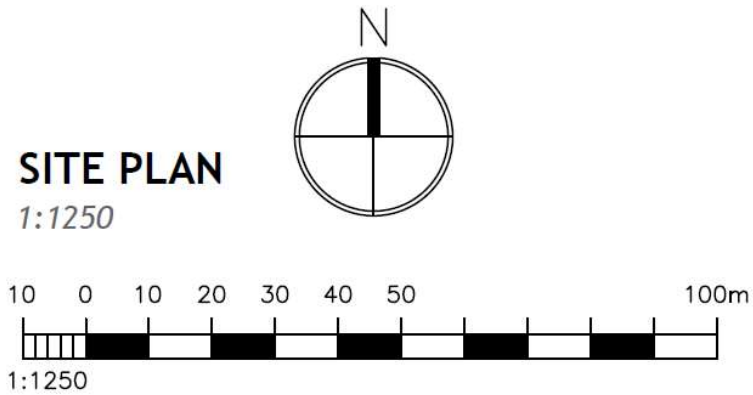
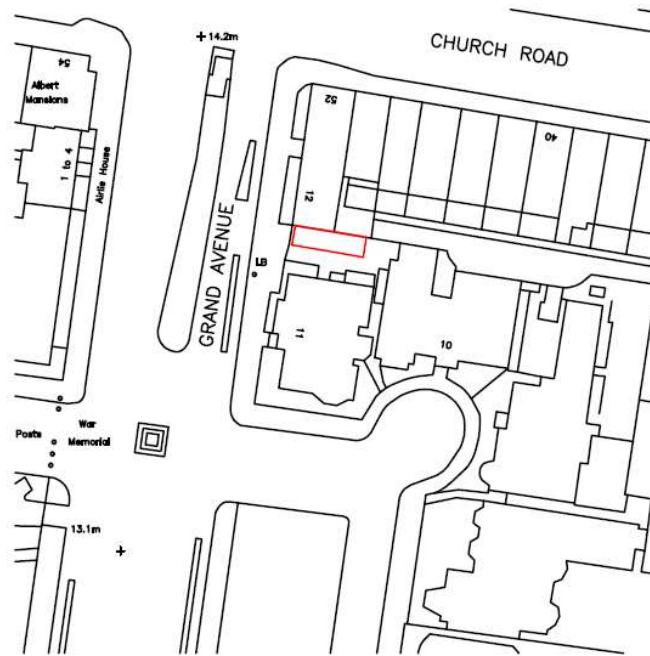
Application Description

- Demolition of existing garage and erection of a one storey office building (Class E) with basement level and associated works.
(revised description)

Map of application site



Proposed Site Location Plan



06 REV 1



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo of site



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Other photos of site



Other photos of site (from rear)



Other photos of site

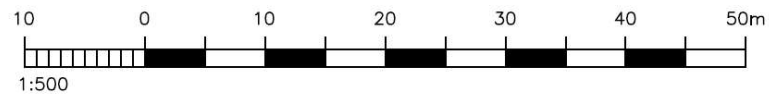


Proposed Block Plan



BLOCK PLAN

1:500



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Proposed Front Elevation



WEST ELEVATION (Front)
1:100



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ID

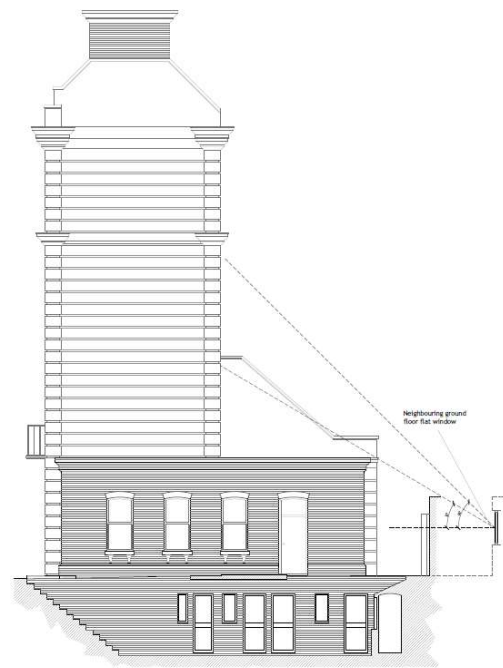
Proposed Rear Elevation



EAST ELEVATION (Rear)
1:100

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Proposed Side Elevation

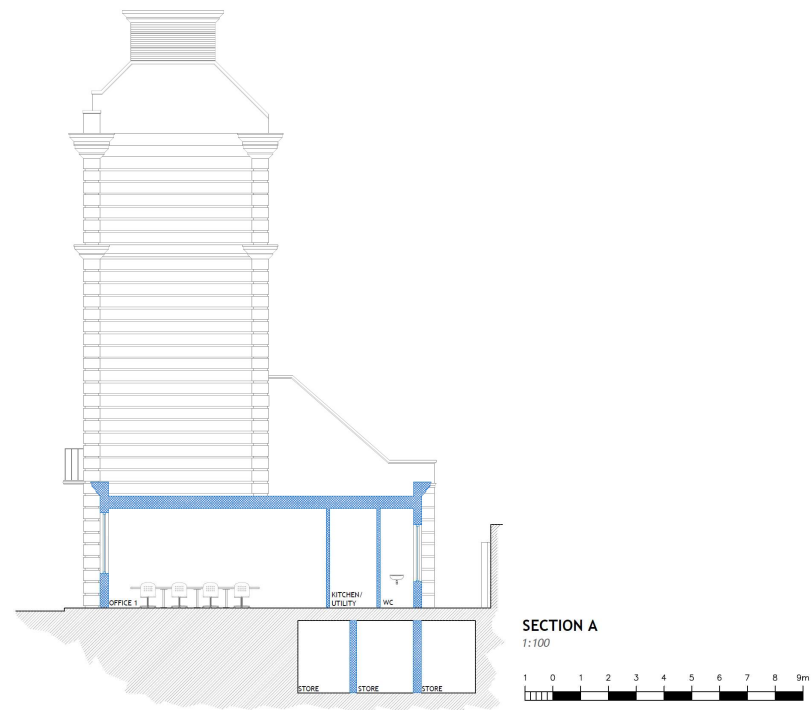


SOUTH ELEVATION
1:100



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Proposed Site Section(s)

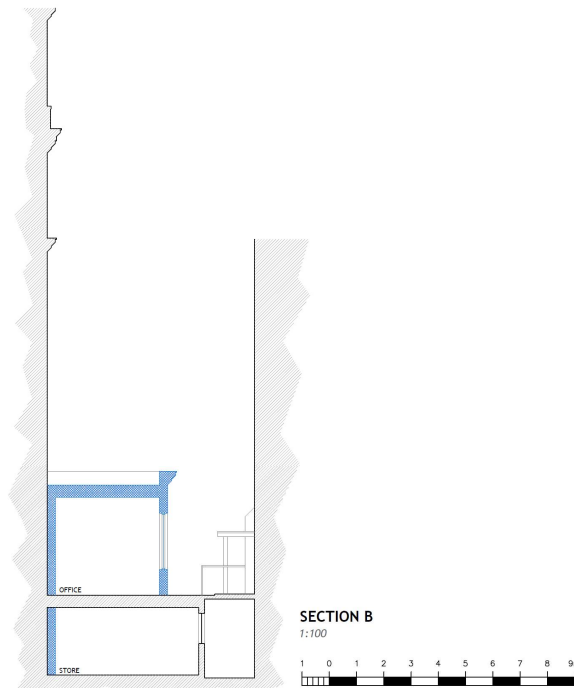


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06 REV 1



Proposed Site Section(s)



16

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Key Considerations in the Application

- Principle of development
- Design and appearance
- Heritage impacts – conservation area and setting of adjacent LBs
- Impact on neighbouring amenity
- Sustainable transport



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Conclusion and Planning Balance

- Considered acceptable in principle
- Acceptable design and appearance
- Sufficient visual gap between the neighbouring Listed Buildings to allow continued appreciation of the historic pattern of development
- No significant concerns relating to additional noise disturbance as a result of the proposed office use
- No concerns relating to overshadowing or sense of enclosure in the context of the bulk of the neighbouring no. 12
- No concerns regarding transport impact of the development

Approval is therefore recommended.