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**Grange Court,
91 Payne Avenue
BH2021/00528**

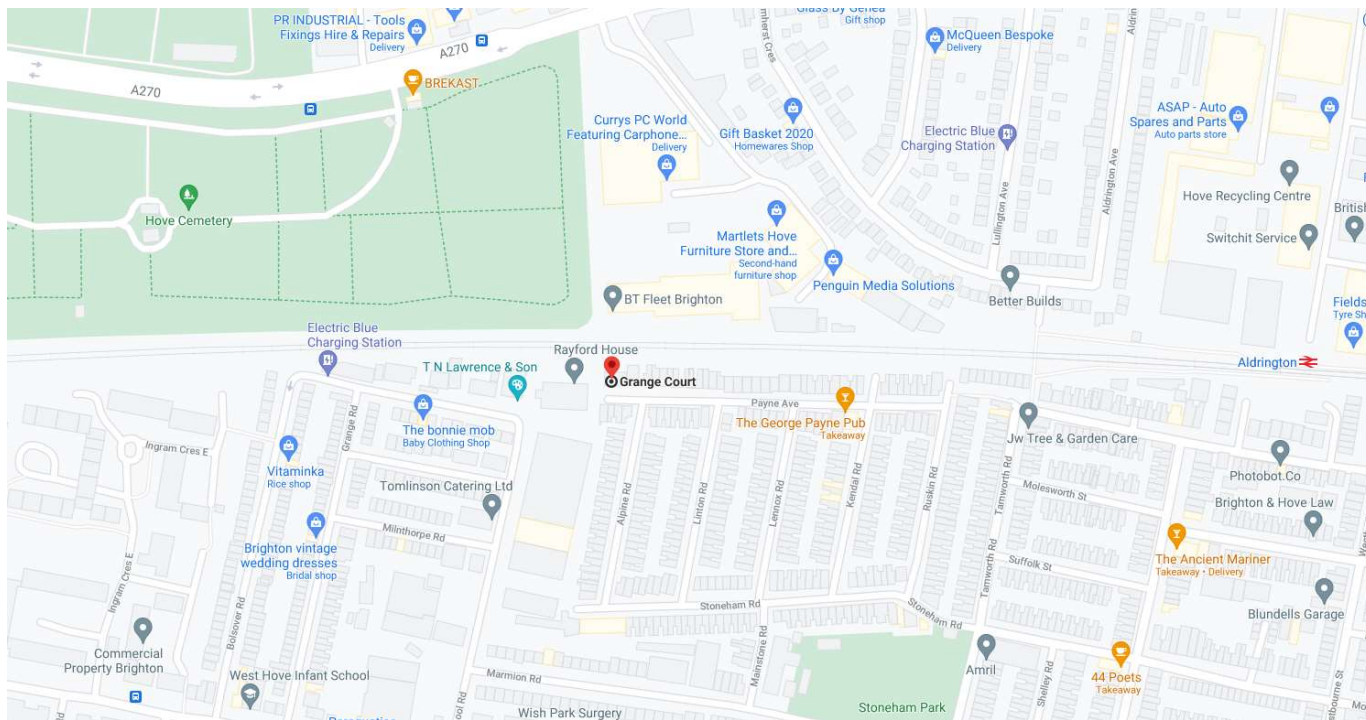


**Brighton & Hove
City Council**

Application Description

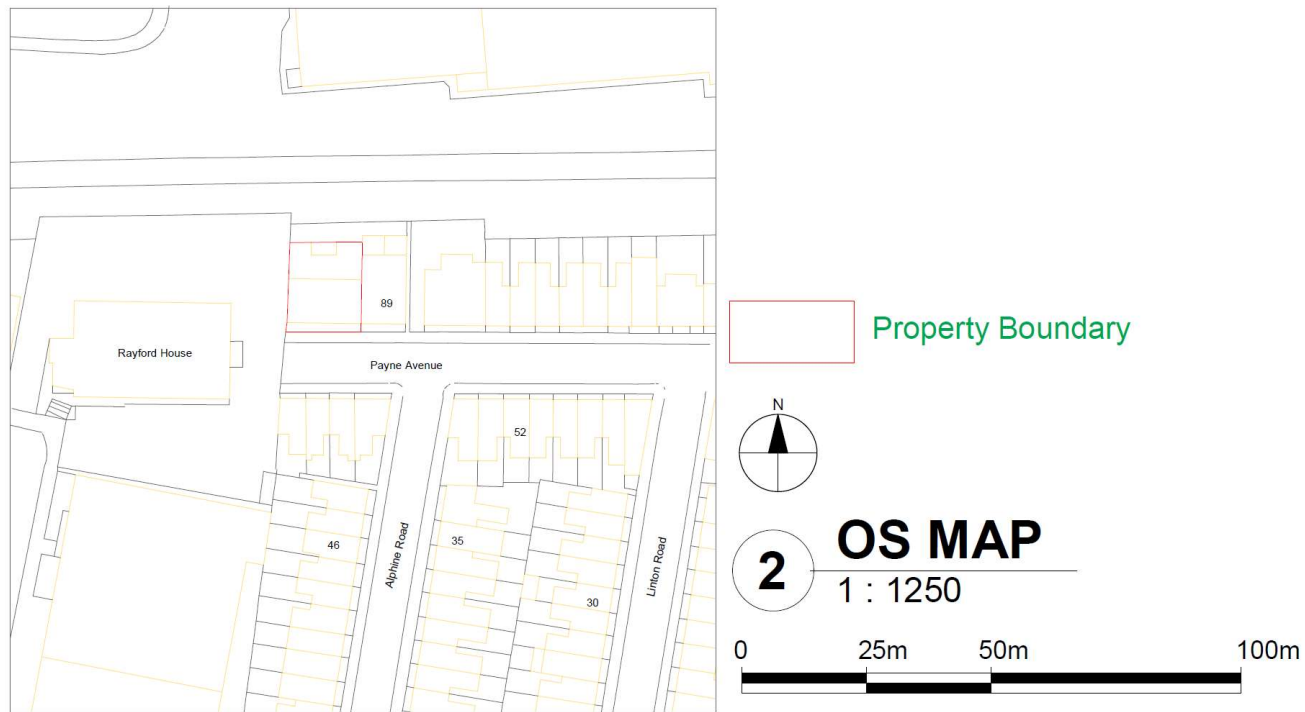
- Creation of an additional storey to form a new third floor containing 2no. one-bedroom flats (C3).

Site Location



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Proposed Location Plan



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PR-L001



Aerial photo(s) of site



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3D Aerial photo of site



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City Council

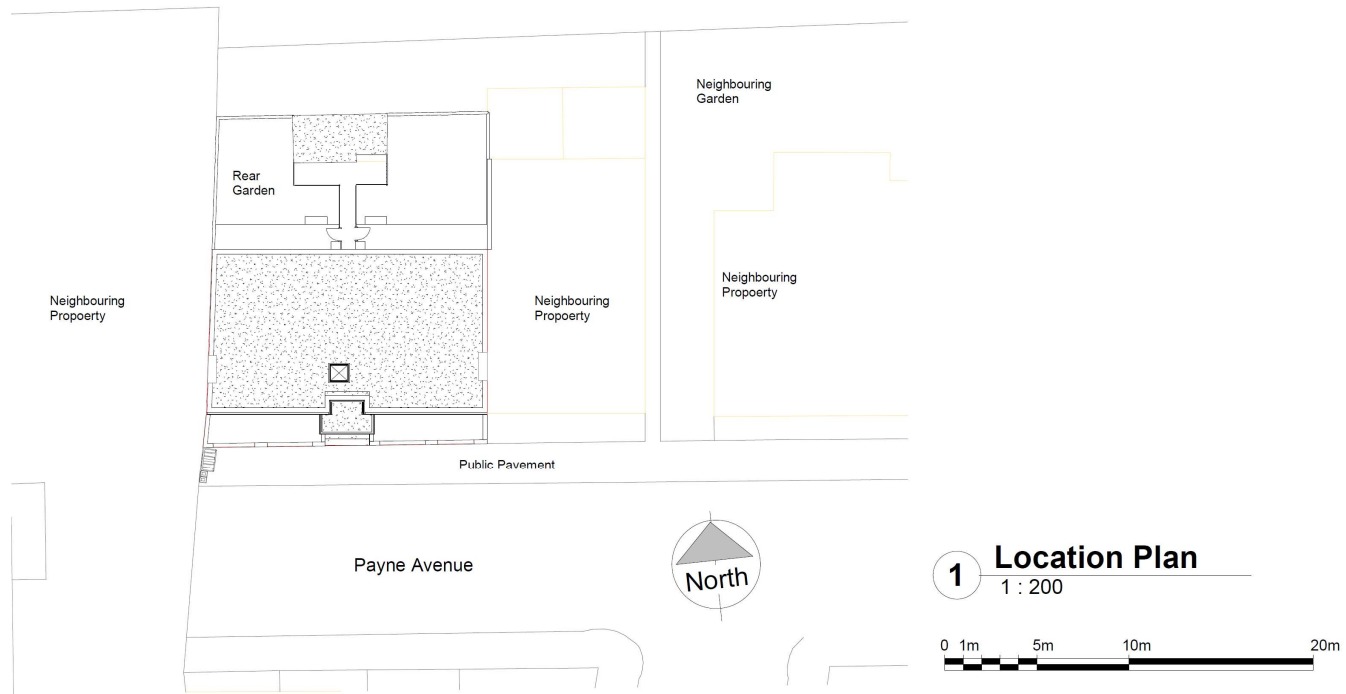
Street photos of site



Other photos of site (rear)



Proposed Block Plan

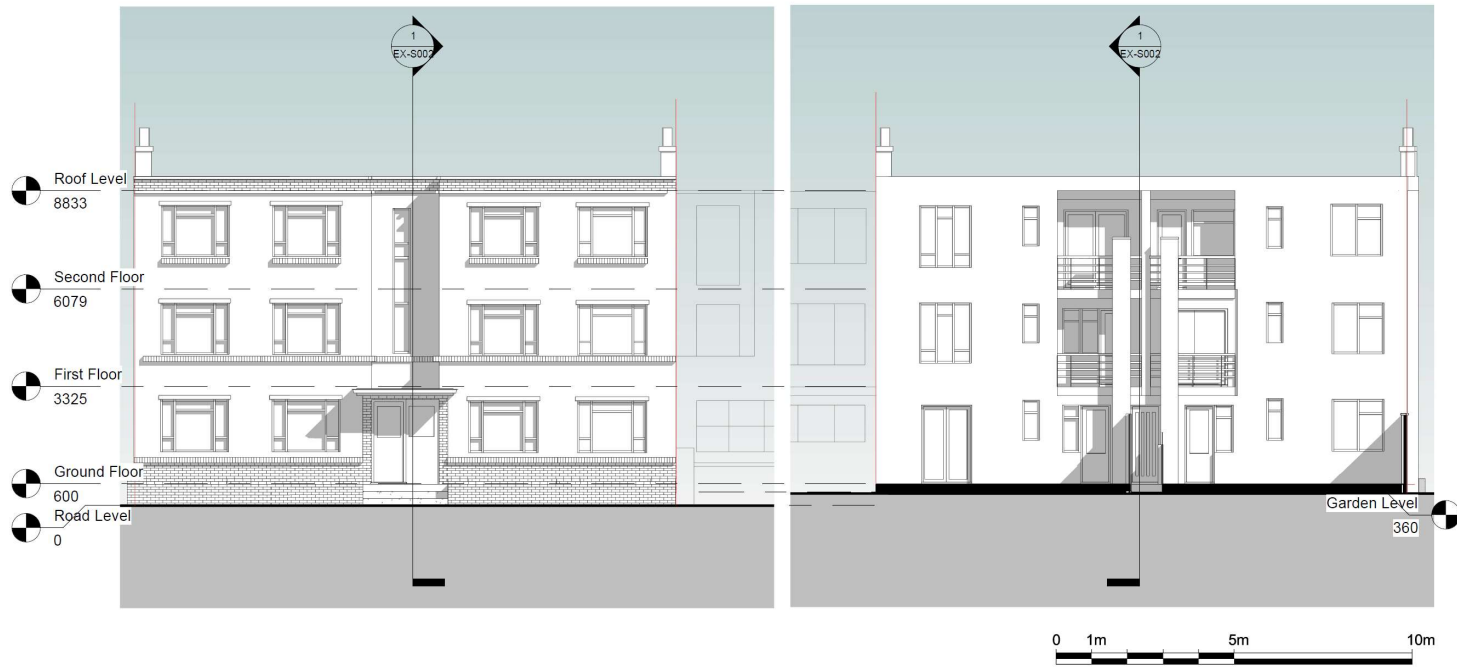


PR-L001



Existing Front Elevation

Existing Rear Elevation



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EX-E001



Proposed Front Elevation

Proposed Rear Elevation



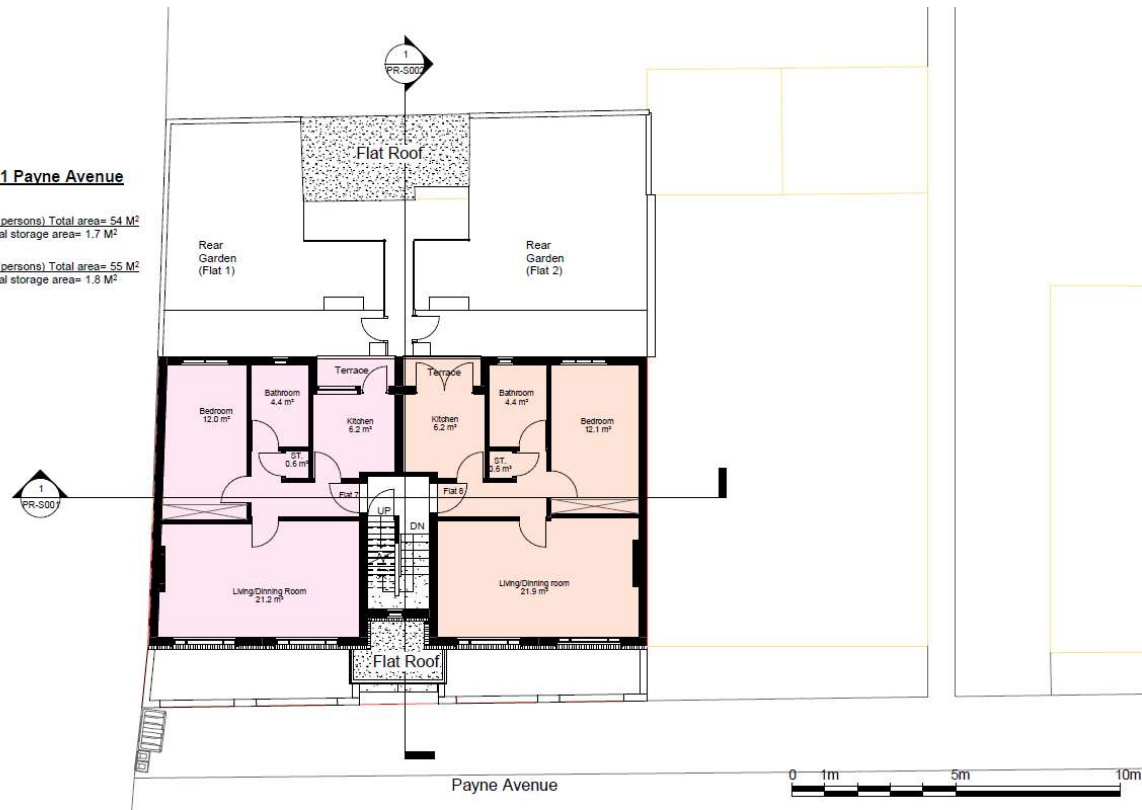
PR-E001



Proposed floor plans

Area Sechedule 91 Payne Avenue

- Flat 7.1 bedroom(2 persons). Total area= 54 M²
 shown in colour, total storage area= 1.7 M²
- Flat 8.1 bedroom(2 persons). Total area= 55 M²
 shown in colour, total storage area= 1.8 M²



Proposed Visual(s)

Rear Elevation



Front Elevation



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PR-P006



Key Considerations

- Principle of development
- Design and appearance
- Impact on neighbouring amenity
- Standard of accommodation
- Sustainable transport



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Conclusion and Planning Balance

- Contribution of 2no. new dwellings towards housing supply
- More efficient use of an existing site (paras. 122 and 123 of NPPF)
- Additional storey would not disrupt the stepping up in scale of buildings from east to west and would sit comfortably in streetscene
- Detailed design considered acceptable
- No concerns regarding impact on neighbouring amenity or sustainable transport matters

Approval therefore recommended.

