

28-29 George Street

BH2021/00537



**Brighton & Hove
City Council**

Application Description

- Erection of a first-floor rear extension and the creation of 2no two-bedroom flats (C3) with first floor rear terraces & cedar fence screen, addition of ground floor residential entrance to front elevation and associated works.



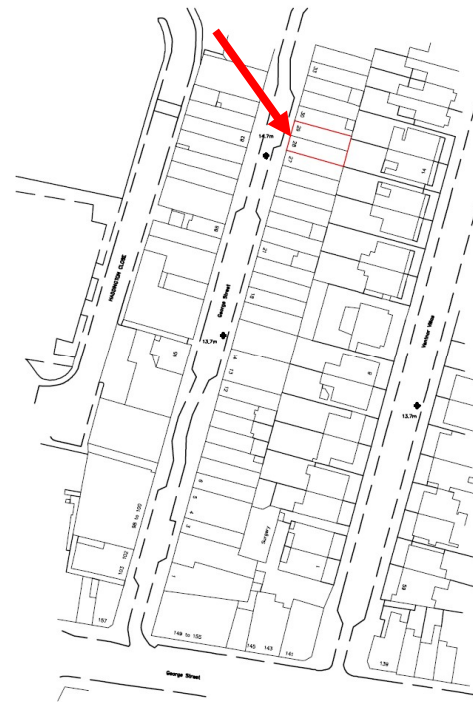
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Extant Permissions

- Please note:
 - Change of Use to create two flats is ‘permitted development’;
 - Changes to the shop front have extant permission;
 - Installation of screening has extant permission.

Therefore: only the rooflights and the rear extension require a new planning permission.

Existing Location Plan



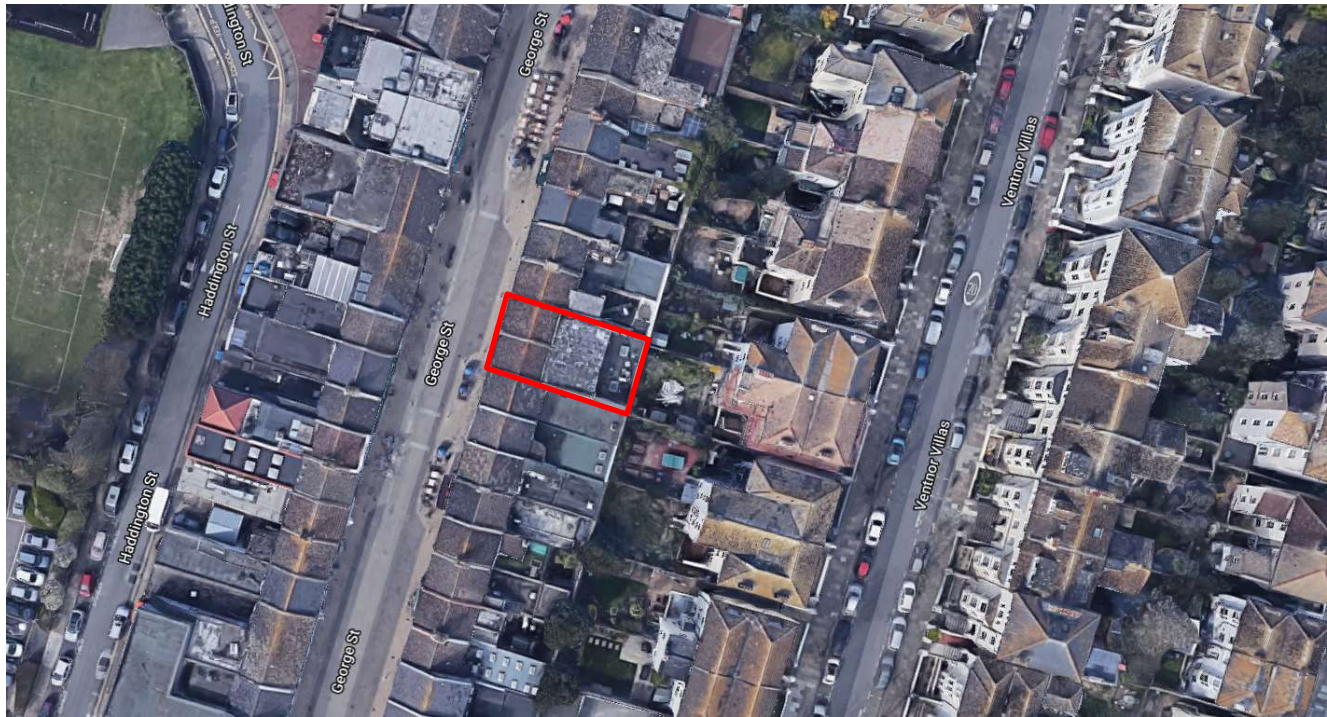
Location Plan
1:1250



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Aerial photo(s) of site



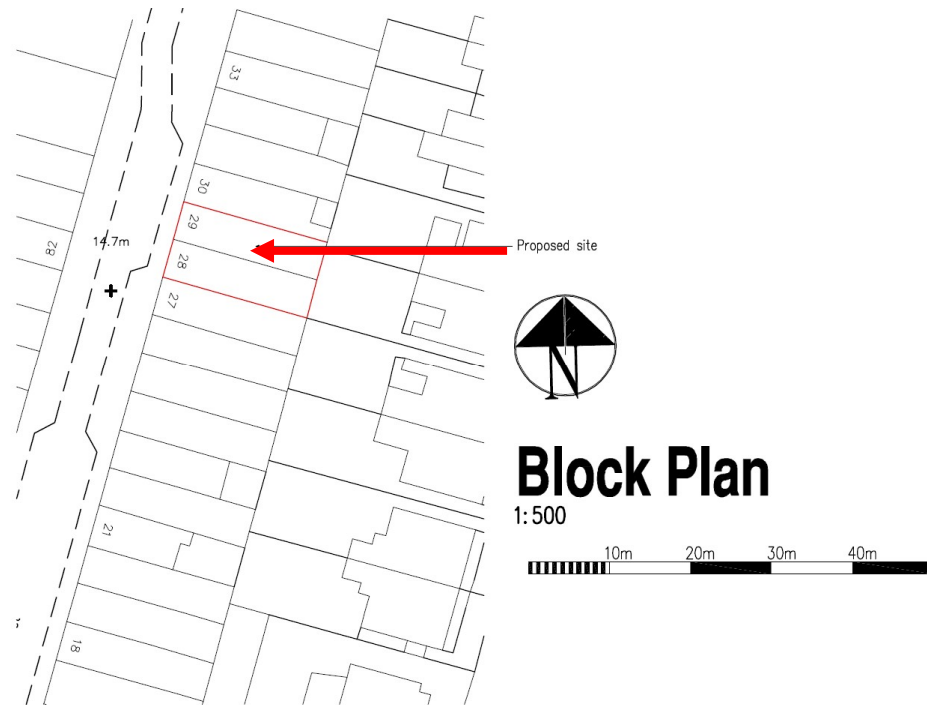
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3D Aerial photo of site



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Existing Block Plan



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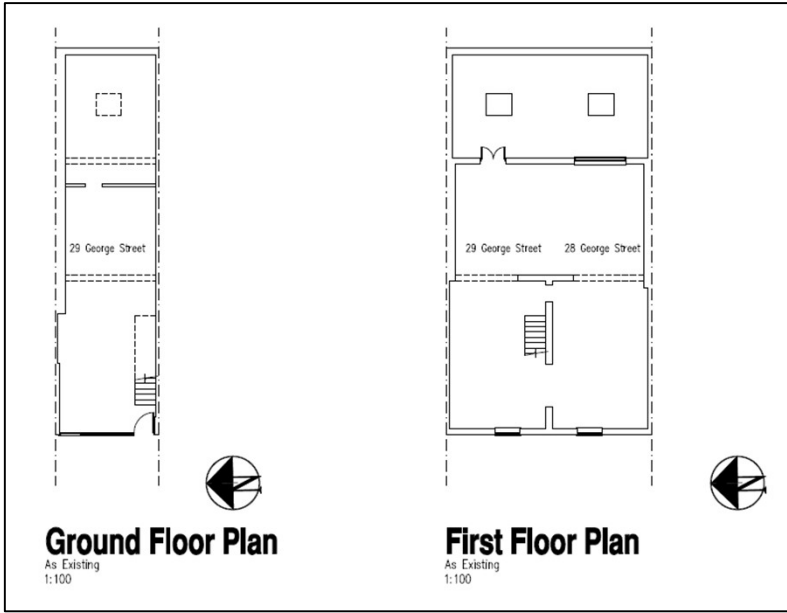
Split of uses/Number of units

- The proposal would convert the upstairs ancillary space of a shop into two (C3) residential flats.

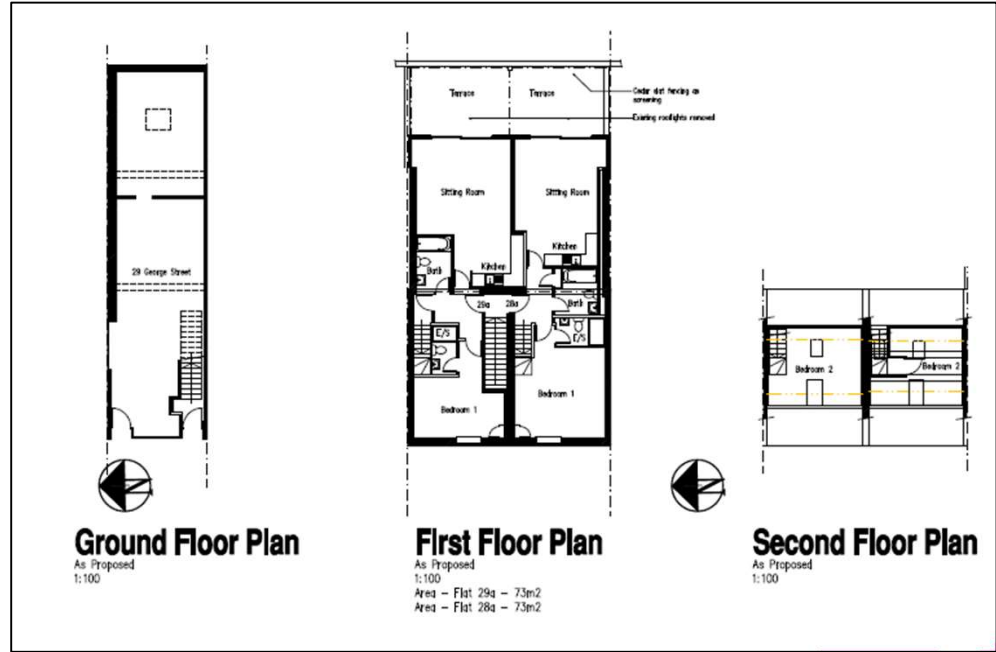


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Existing Floor Plans



Proposed Floor Plans



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Existing/Proposed Front Elevation



West Elevation

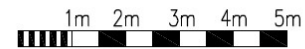
As Existing
1:100



New conservation rooflights

West Elevation

As Proposed
1:100



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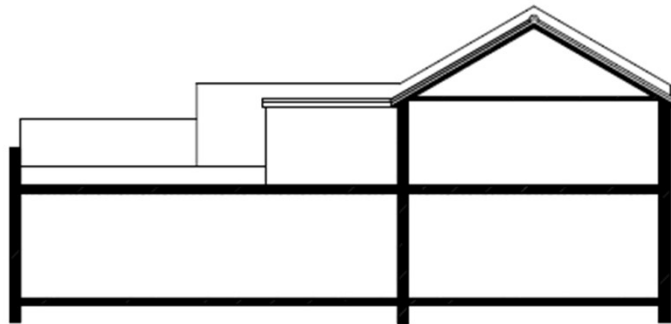


Existing/Proposed Northern Elevation

1.5m/4'11" deep extension

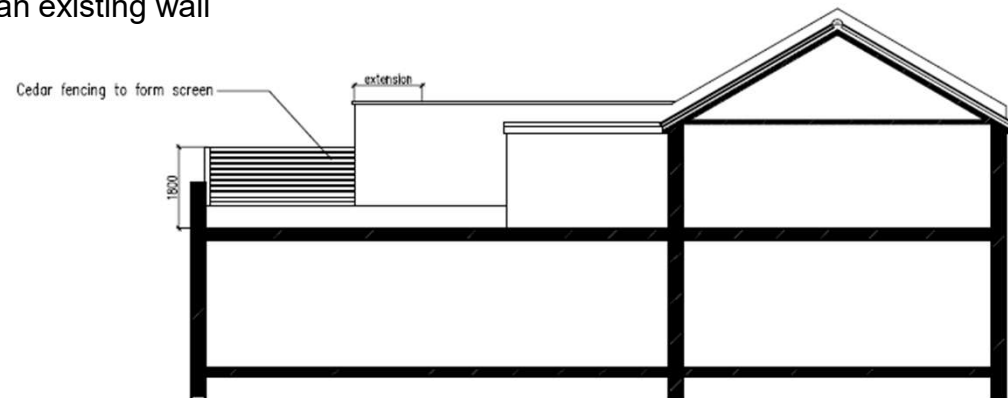
3.2m/10'5" distance maintained from back wall

Cedar screening 0.8m/2'7" higher than existing wall



North Elevation

As Existing
1:100

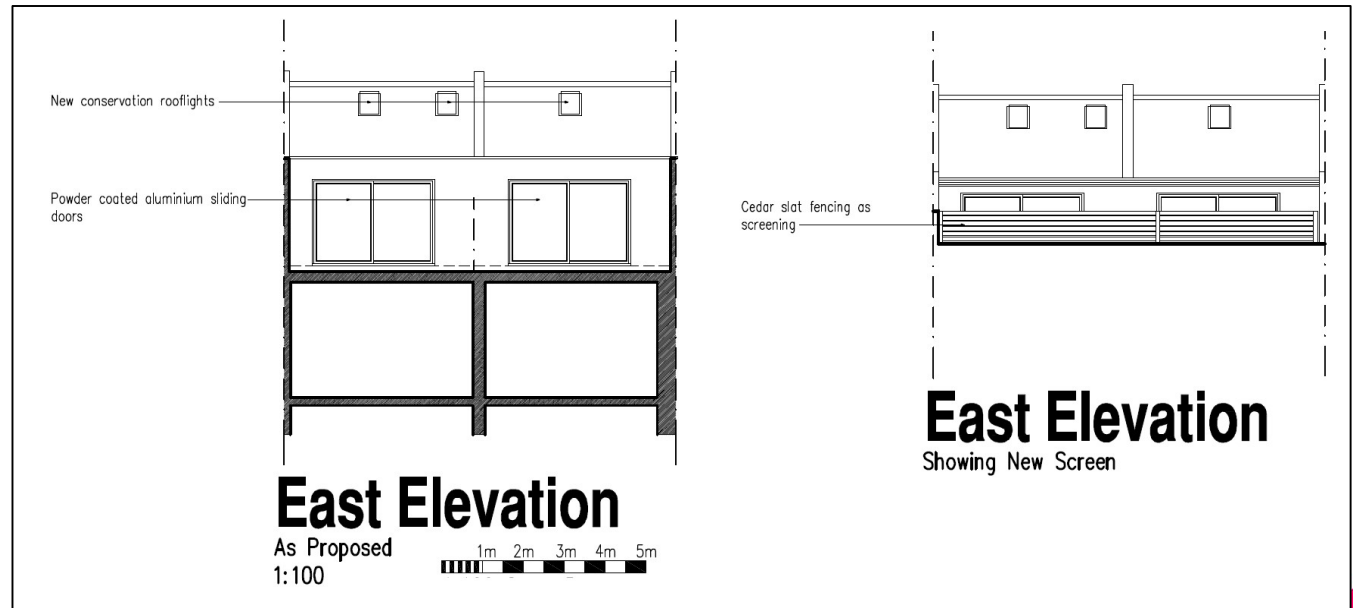
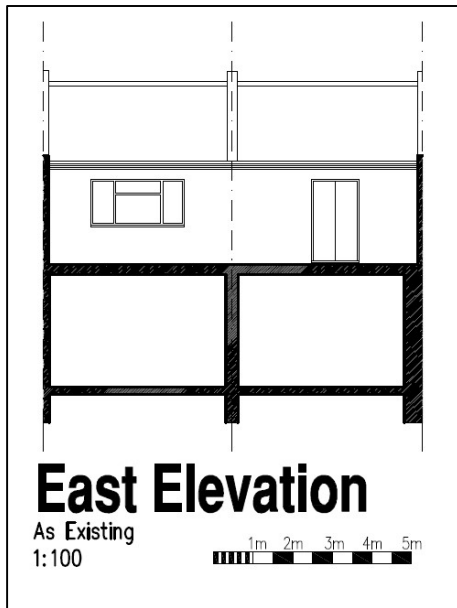


North Elevation

As Proposed
1:100

Existing/Proposed Rear Elevation

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Photograph taken from rear (dwellings on Ventnor Villas)



Photograph provided during the course of a previous application

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Photograph taken from rear (dwelling on Ventnor Villas)



Photograph provided during the course of a previous application

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Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Impact on Conservation Area (to rear of site)
- Extant permissions: only rooflights & rear extensions do not have planning permission.



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Conclusion and Planning Balance

- All aspects of the scheme benefit from planning permission other than the rear extension and the rooflights
- The additional works are not considered to cause harm to appearance or amenities

Recommendation: Approve