

62 St Georges Road

BH2020/03793



**Brighton & Hove
City Council**

Application Description

- Change of use from builder's' store with living space (Sui Generis) to form a ground floor commercial unit (E) and 3no. self-contained residential flats (C3). Roof extension to form additional storey, revised fenestration, replacement of shop front and associated works.

Existing Location Plan



Existing site location plan
Scale 1:1250@A3



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Proposed Block Plan



Proposed block plan Scale 1:500@A3



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Aerial photo(s) of site



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3D Aerial photo of site



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Street View and Front Elevation



Site

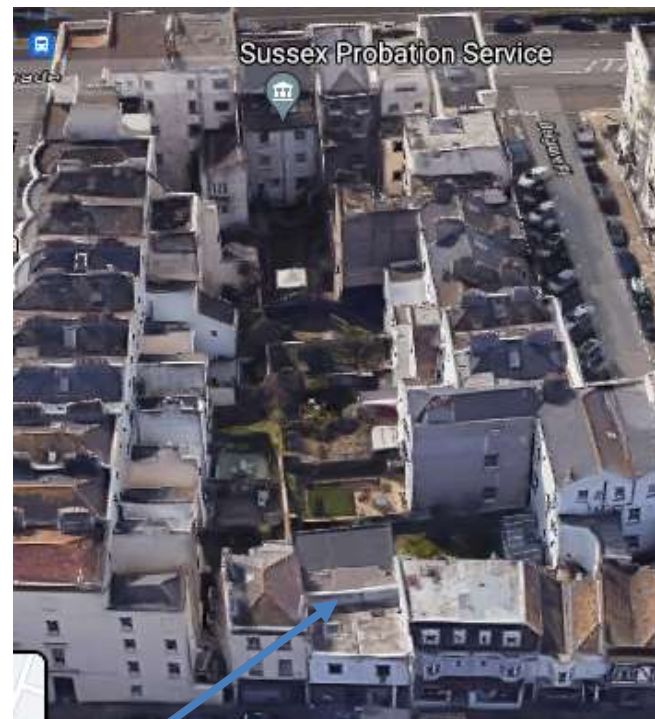


Site



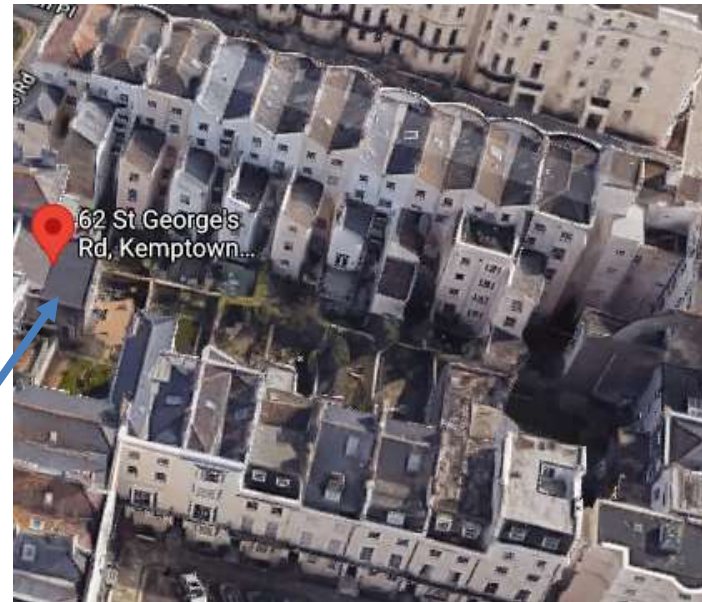
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Rear Elevation and Views to Rear



Site

Neighbouring Properties to Rear



Site



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Rear Access Door and Views From East



Photos provided by neighbour

Rear Patio

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Photos provided by neighbour

Split of uses/Number of units

- Commercial at ground floor (Class E)
- First floor: one-bed unit and studio unit
- Second floor: two-bed unit



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Proposed Front Elevation

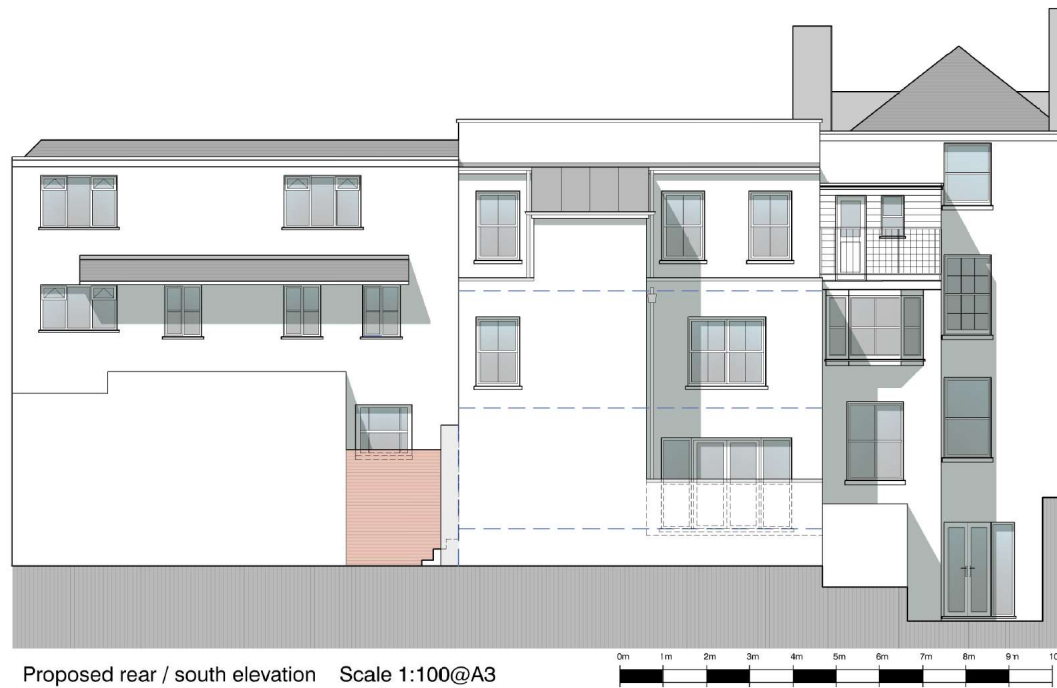


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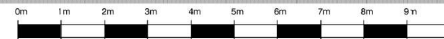
TA 1293/13 C



Proposed Rear Elevation



Proposed rear / south elevation Scale 1:100@A3

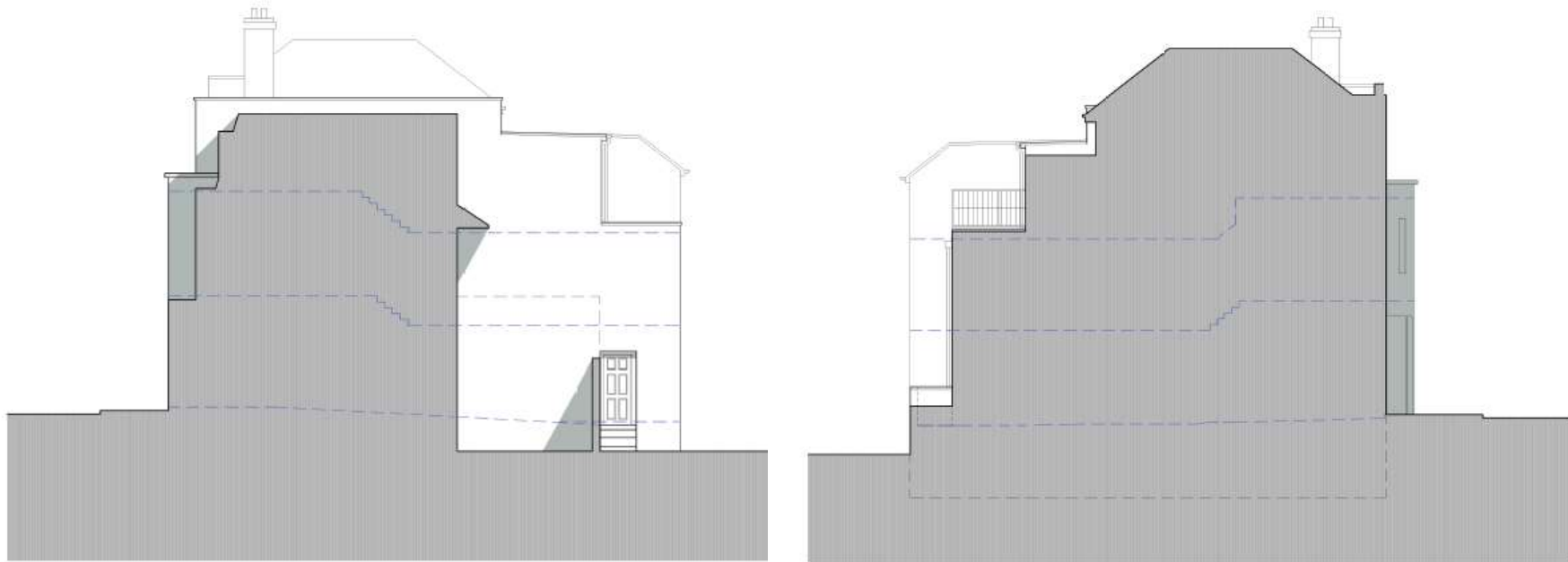


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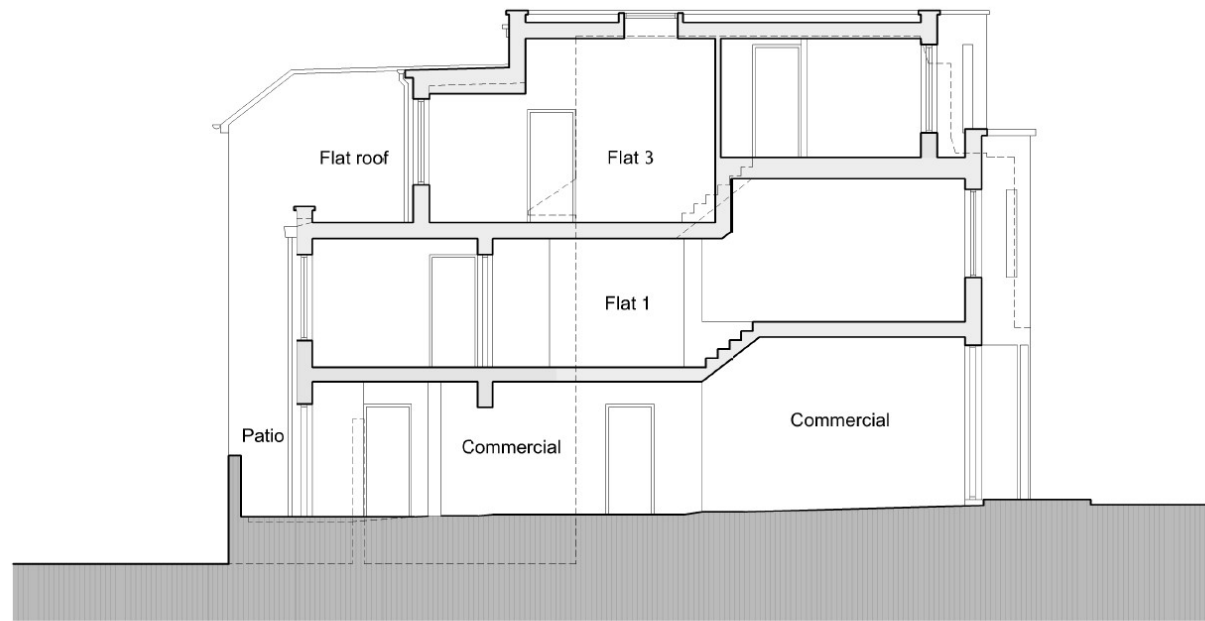
Proposed Side Elevations

West

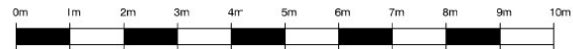
East



Proposed Site Section(s)



Proposed section AA Scale 1:100@A3

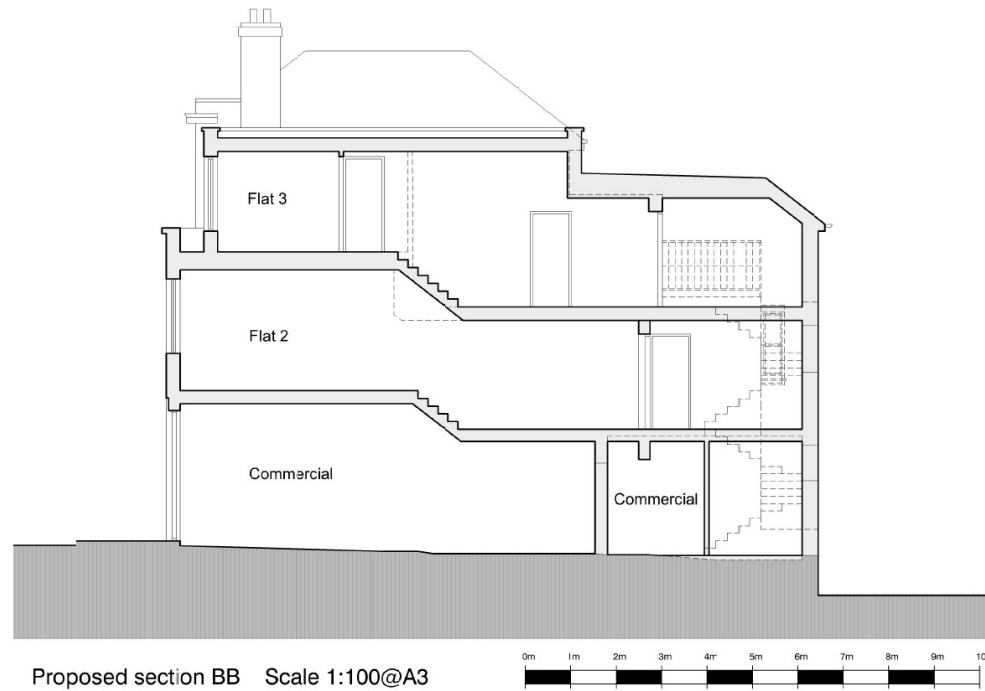


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TA 1293/17 D



Proposed Site Section(s)



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TA 1293/18 D



Key Considerations in the Application

- Principle of development
- Design and Appearance
- Standard of Accommodation
- Neighbour Amenity
- Transport



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Cill

- Cill Liable.

Conclusion and Planning Balance

- Healthy balance and mix of uses
- No net loss of retail uses
- Three residential units of good standard
- Would preserve the appearance and character of the building and East Cliff CA
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: Approve