

# 52 Barcombe Road

BH2021/00769

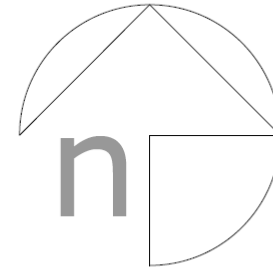


Brighton & Hove  
City Council

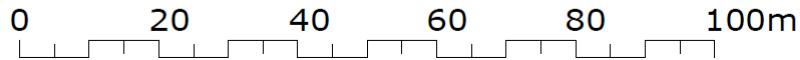
# Application Description

- Change of use from small house in multiple occupation (C4) to eight-bedroom large house in multiple occupation (Sui Generis) incorporating single storey ground floor rear extension.

# Proposed Location Plan



Location Plan 1:1250



# Aerial photo of site



# 3D Aerial photo of site

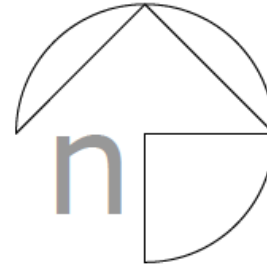
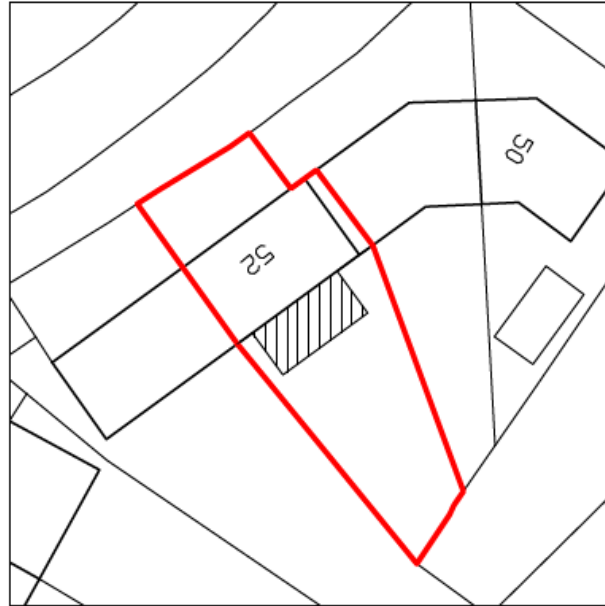




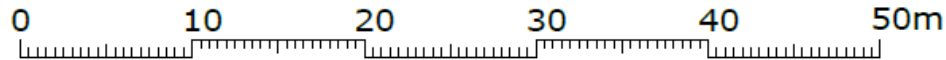
# Street photo(s) of site



# Proposed Block Plan



Block Plan 1:500



7

# Existing Elevations



existing front elevation 1:100



existing rear elevation 1:100



# Proposed Elevations



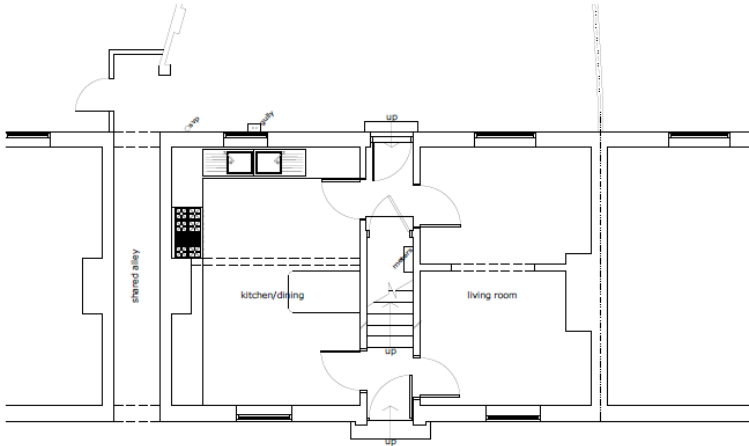
proposed front elevation 1:100



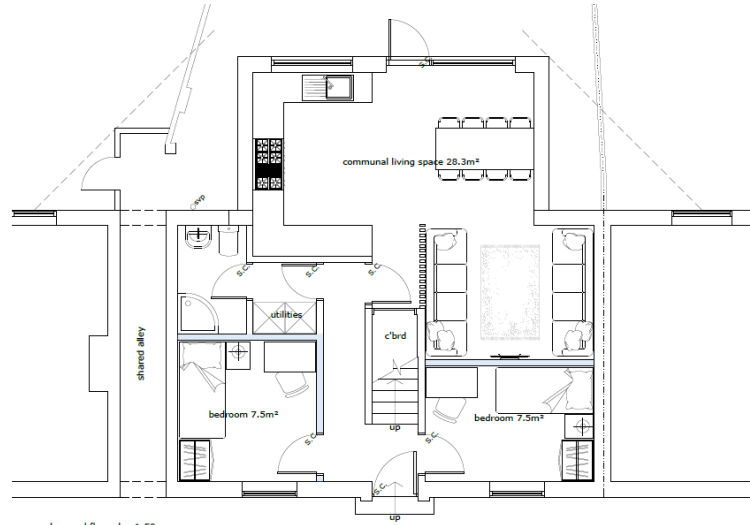
proposed rear elevation 1:100

6

# Existing & Proposed Ground Floor Plans

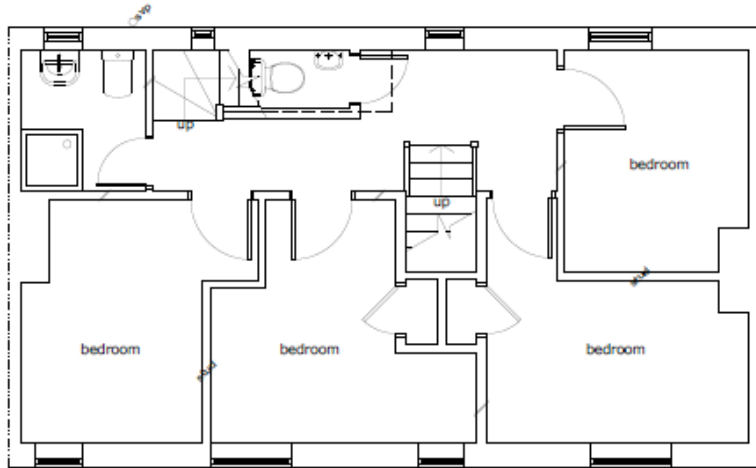


existing ground floor plan 1:50

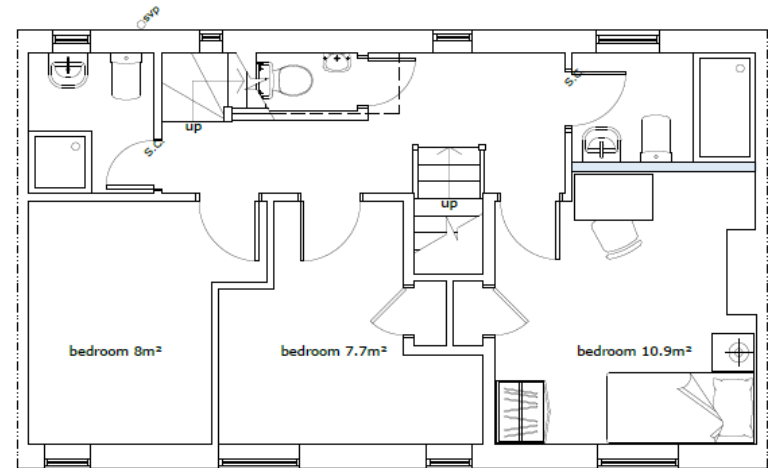


proposed ground floor plan 1:50

# Existing & Proposed First Floor Plans

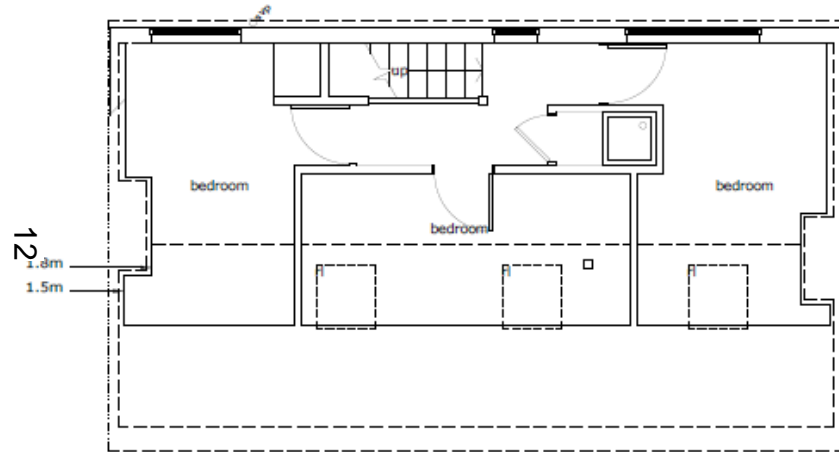


existing first floor plan 1:50

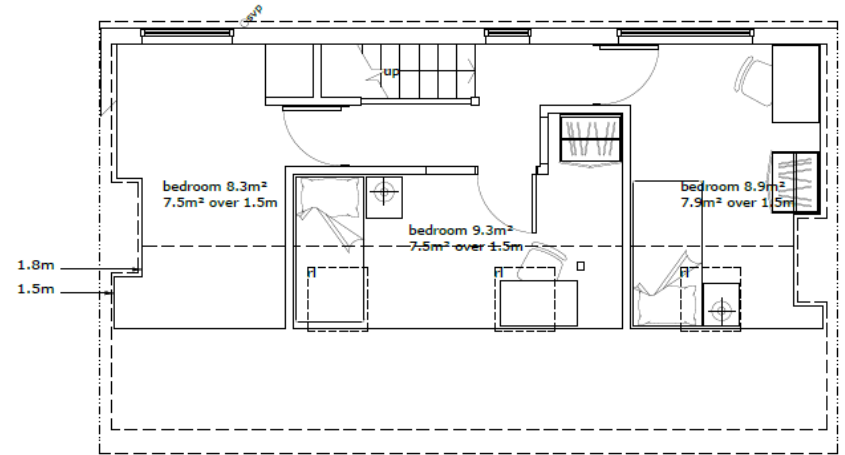


proposed first floor plan 1:50

# Existing & Proposed Second Floor Plans



existing second floor plan 1:50



proposed second floor plan 1:50

# Key Considerations in the Application

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- Principle of Development
- Design and Appearance (of rear extension)
- Impact on Amenity
- Standard of Accommodation
- Impact on Highway

# Conclusion and Planning Balance

- Previous application/appeal refused only on the basis of standard of accommodation for ground floor bedrooms; this has been addressed.
- All other aspects considered acceptable by Planning Inspector in December 2020.