

# 8 Blatchington Road

**BH2021/01750**



**Brighton & Hove  
City Council**

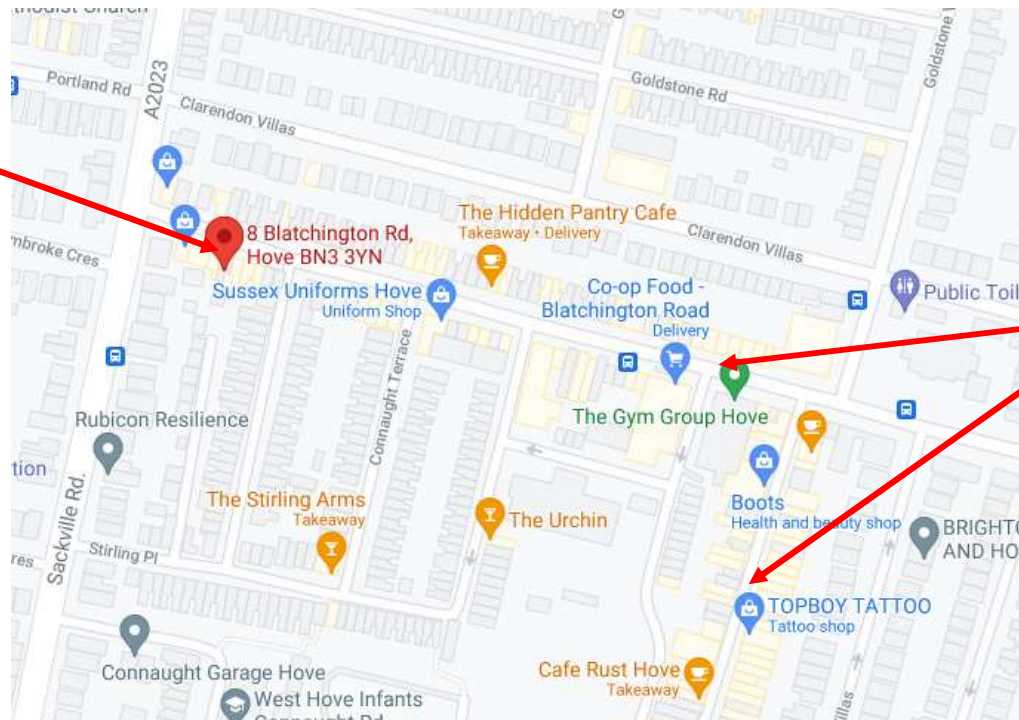
# Application Description

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- Prior approval for change of use of ground floor and basement retail unit (A1) to two bedroom maisonette (C3) with associated alterations to shopfront and rear fenestration.

# Map of application site

Application site

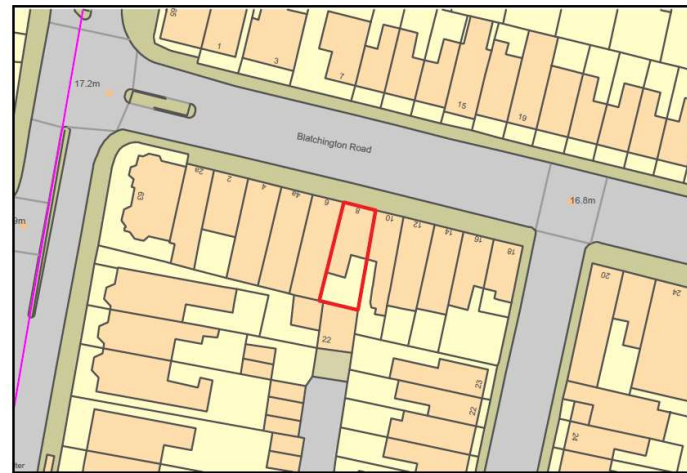


George Street and Blatchington Road retails areas



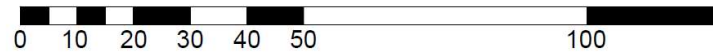
# Existing Location Plan

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Location Plan - 1:1250@A1

Scale in Metres

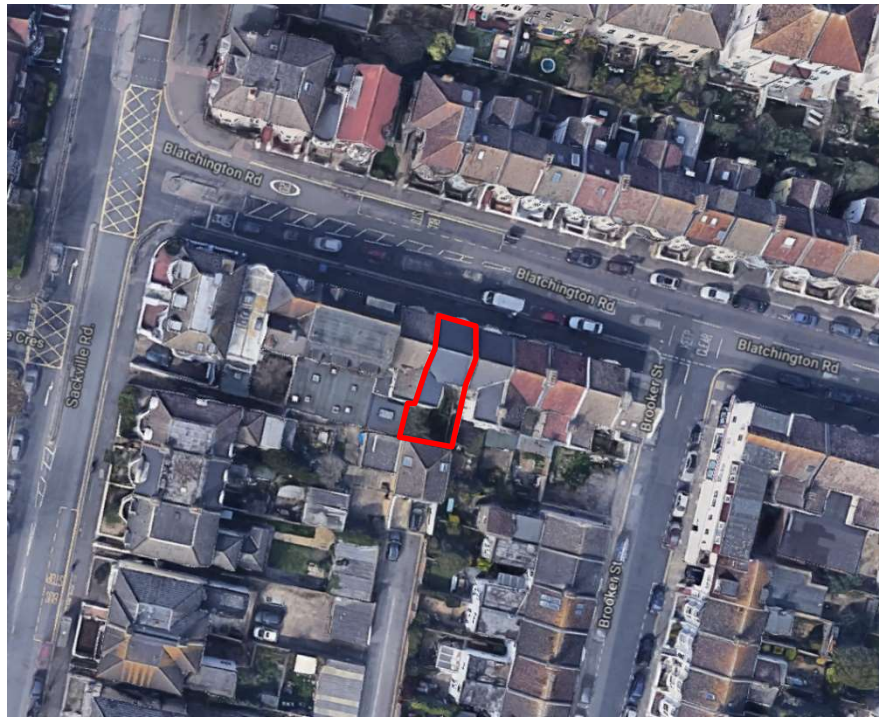


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# Aerial photo(s) of site

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# 3D Aerial photo of site

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# Street photo(s) of site



Application site is 'Taboo' with the red shopfront. (Google, October 2020)

# Other photo(s) of site

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Decorative glazed panels to be uncovered/reinstated



**Image 1** - Former Shop frontage (reinstated upper stained glass windows as part of proposed shop frontage)

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# Existing Block Plan

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Site Plan - 1:500@A1

Scale in Metres



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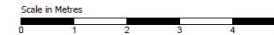
# Existing Elevations



North Elevation - Existing 1:50@A1



South Elevation - Existing 1:50@A1



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# Proposed Elevations



North Elevation - Proposed 1:50@A1

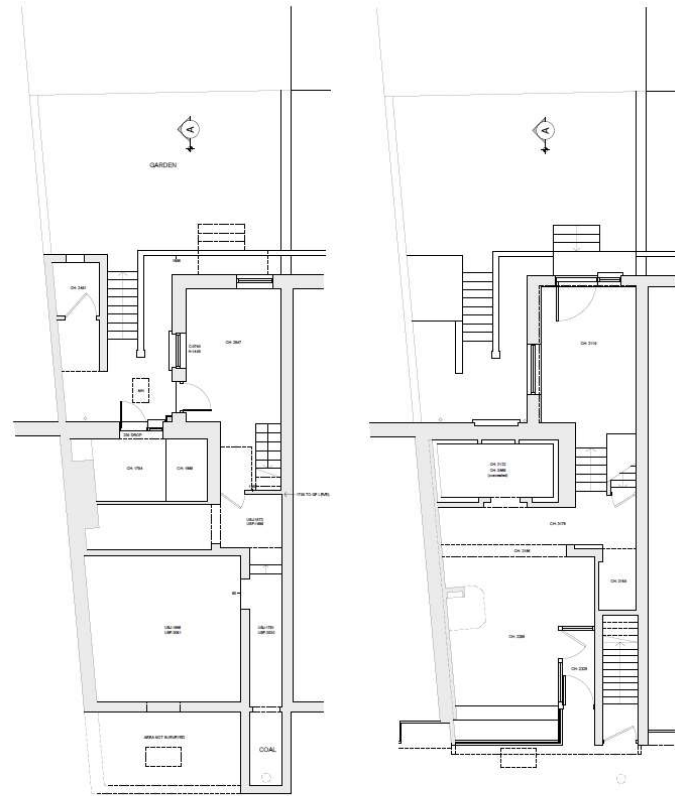


South Elevation - Proposed 1:50@A1



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# Existing Floor Plans



Basement Plan - Existing 1:50@A1  
Scale in Metres

Ground Floor Plan - Existing 1:50@A1  
Scale in Metres

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# Proposed Floor Plans



Basement Plan - Proposed 1:50@A1  
Scale in Meters

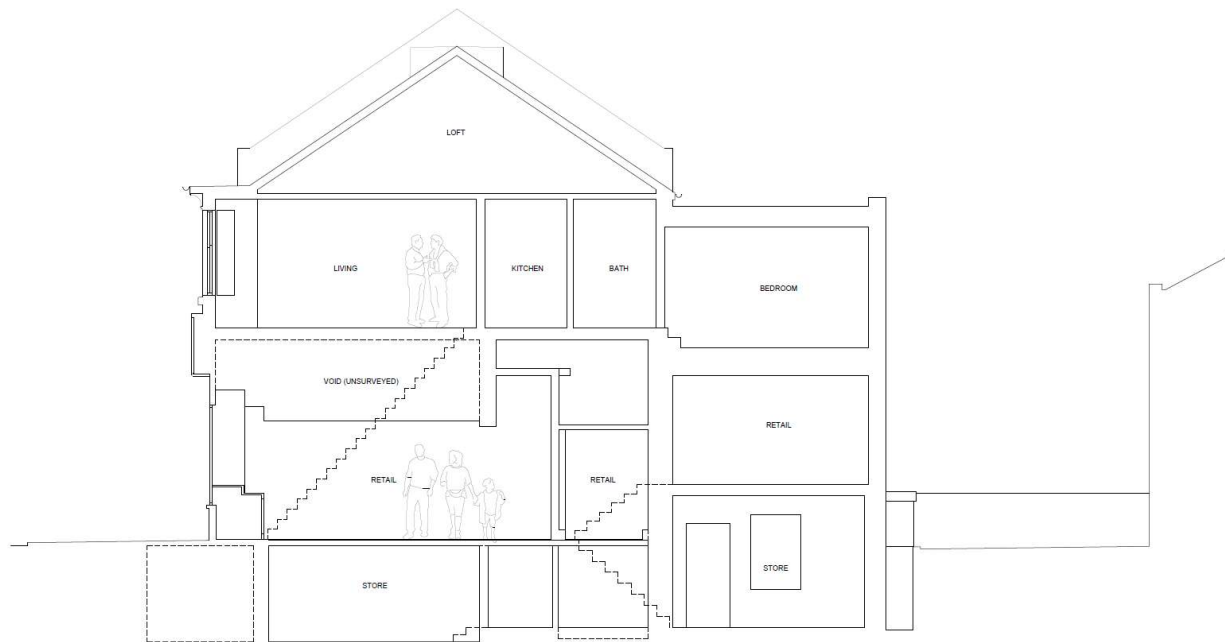
Ground Floor Plan - Proposed 1:50@A1  
Scale in Meters

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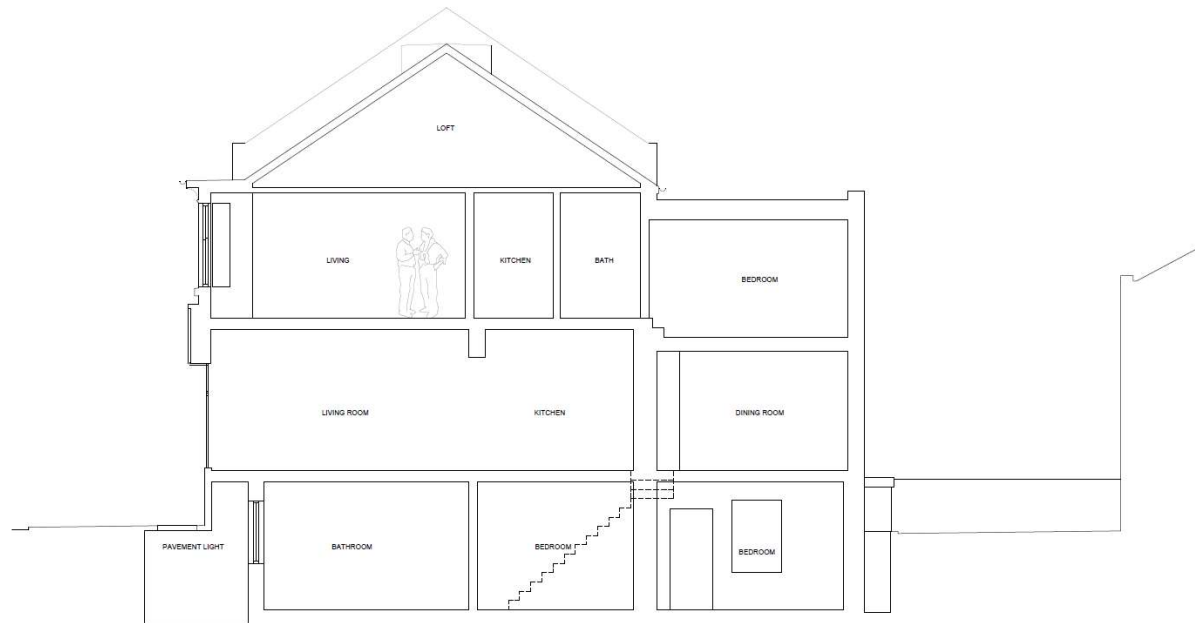
# Existing Site Section(s)



Section AA - Existing 1:50@A1



# Proposed Site Section(s)



Section AA - Proposed 1:50@A1



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# Key Considerations in the Application

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The considerations for this application are limited to the following (as per the legislation - Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)):

- (a) transport and highways impacts of the development,
- (b) contamination risks in relation to the building,
- (c) flooding risks in relation to the building,
- (d) whether it is undesirable for the building to change to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order because of the impact of the change of use—
  - (i) on adequate provision of services of the sort that may be provided by a building falling within Class A1 (shops), Class A2 (financial and professional services) or Class A5 (hot food takeaways) of that Schedule or, as the case may be, a building used as a launderette, but only where there is a reasonable prospect of the building being used to provide such services, or
  - (ii) where the building is located in a key shopping area, on the sustainability of that shopping area, and
- (e) the design or external appearance of the building, and
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses

An additional consideration is detailed in Article 3 (9A) and (9B):

(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

- (a) where the gross internal floor area is less than 37 square metres in size; or
- (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015<sup>36</sup>.

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it



# Conclusion and Planning Balance

- The accompanying officer report sets out a detailed assessment of the criteria within the legislation. The proposed loss of retail would not harm the availability of services or harm the shopping area.
- The proposed residential unit would meet the minimum space standards and have access to good levels of natural light in habitable rooms.
- The development would be acceptable in relation to transport and highway impacts, contamination risks and flooding risk.
- The design and appearance of the proposed changes would be acceptable and have a positive impact on the streetscene.
- Therefore, it is recommended that the development be **Given** the **Required** Prior Approval subject to the conditions set out in the legislation.



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