

1-13 Shelldale Road

BH2021/01360



**Brighton & Hove
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Application Description

- Demolition of existing car valet buildings (Sui Generis) and erection of a terrace of 4no. three storey dwellings with loft accommodation (C3) and a part two, part three storey office building (E) with loft space, and associated landscaping.

Map of application site



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Existing Location Plan




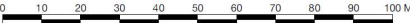
EX_001 A



Proposed Location Plan



01 PROPOSED Site Location Plan
1:1250

5

PR_009 A



Aerial photo of site



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3D Aerial photo of site



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Street photos of site



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Existing building



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Inside existing building



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Front boundary from within site



11

Rear boundary with Elm Road dwellings



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Rear of existing Shelldale Road terrace



Proposed Basement Floor Plan



14

PR_010A



Proposed Ground Floor Plan



15

PR_011 A



Proposed First Floor Plan



16

PR_012A



Proposed Second Floor Plan



17

PR_013A



Proposed Roof Plan



18

PR_014 A



Existing Front Elevation

19



01 EXISTING Front Elevation (South West)
1:100



02 EXISTING Front Elevation (South West)
1:100



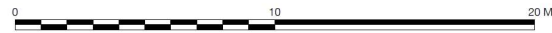
EX_006 A



Contextual Front Elevation



01 EXISTING Street Elevation (South)
1:200



20

EX_008 A



Proposed Front Elevation



21

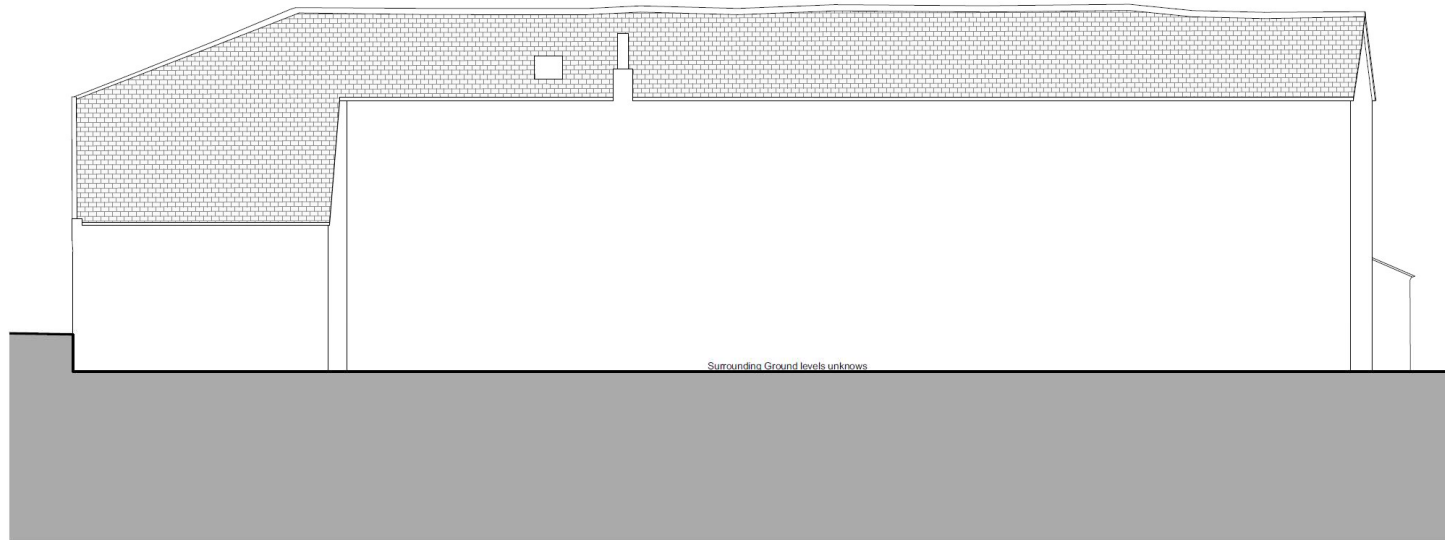
PR_016A



Proposed Detailed Front Elevation



Existing Rear Elevation



03 EXISTING Rear Elevation (North East)
1:100



EX_006 A



Proposed Rear Elevation



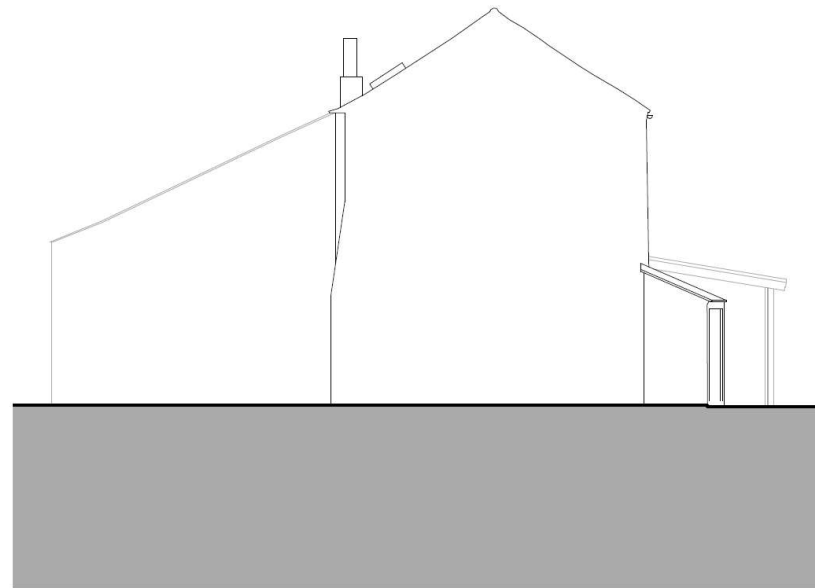
24

PR_017 A



Existing Side Elevation

25



04 EXISTING Side Elevation 02 (North West)
1:100

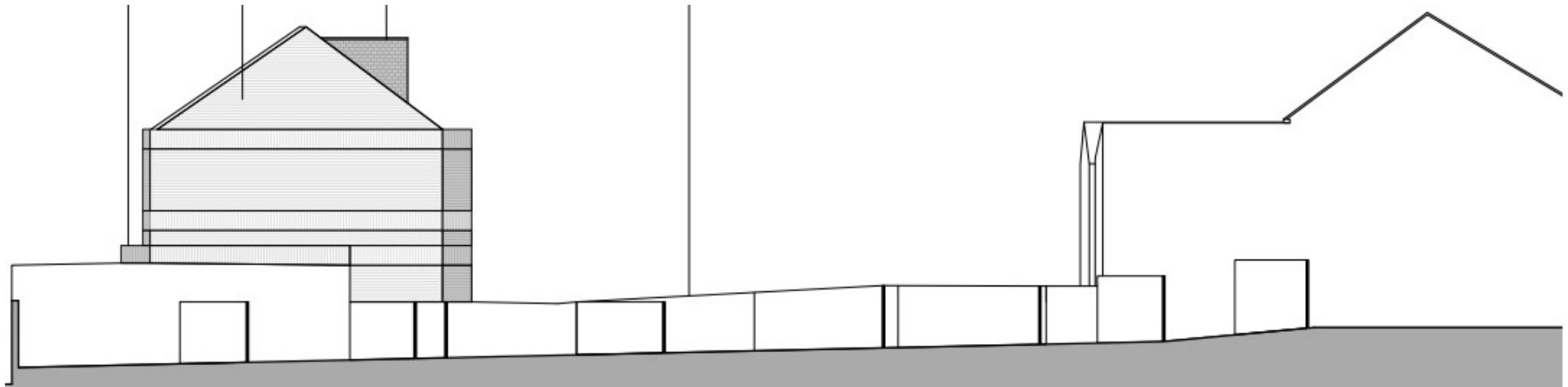


EX_006 A



Proposed Side Elevation

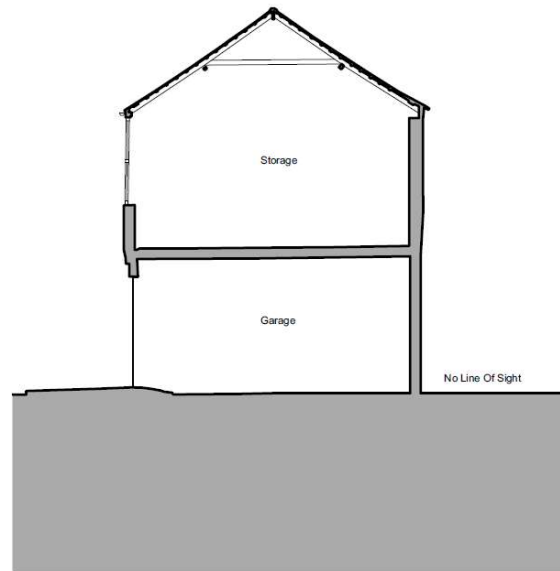
26



PR_018 A



Existing Site Section



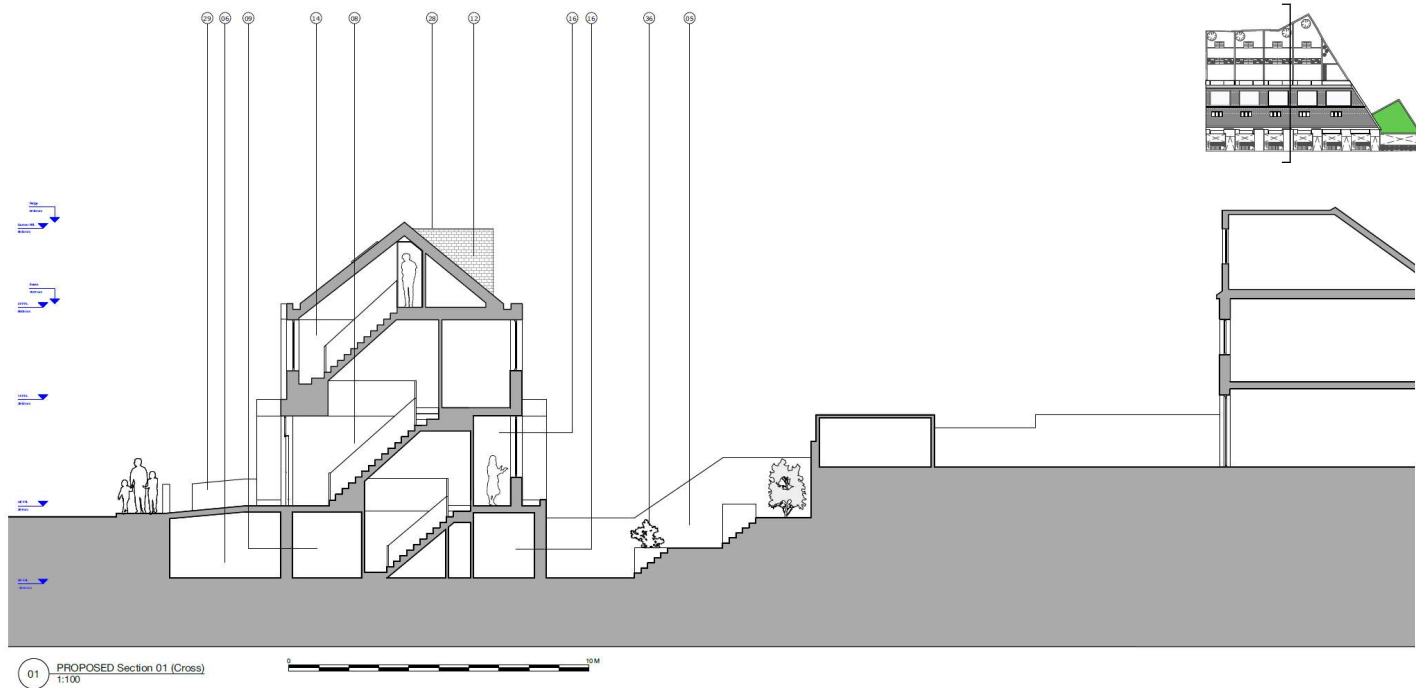
02 EXISTING Section 02 (Short)
1:100



EX_007 A



Proposed Site Section



01 PROPOSED Section 01 (Cross)
1:100

28

PR_019A



Proposed Front Aerial Visual



01 PROPOSED Front Elevation (Aerial)

PR_021 A



Proposed Front Visual



01 PROPOSED Front Elevation (Sheet)

PR_022 A



Proposed Rear Visual



01 PROPOSED Rear Elevation (Garden)

PR_023 A

Split of uses / Number of units

- 4 x four-bed dwellinghouses (Use Class C3)
- 249m² of office (Use Class E) floorspace



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Key Considerations in the Application

- Principle of development
- Density
- Design
- Landscaping and biodiversity
- Impact on neighbouring amenity
- Impact on highways
- Standard of accommodation



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Conclusion and Planning Balance

- Would provide improved, flexible commercial floorspace, and four family sized dwellings in Portslade;
- Sustainability, environmental and biodiversity net gains;
- High quality design, which would not have a significantly adverse impact on neighbouring amenity or on highways safety whilst providing an acceptable standard of accommodation.

The proposed development is therefore recommended for **Approval**.