

# 1-3 Bedford Street

BH2021/01735

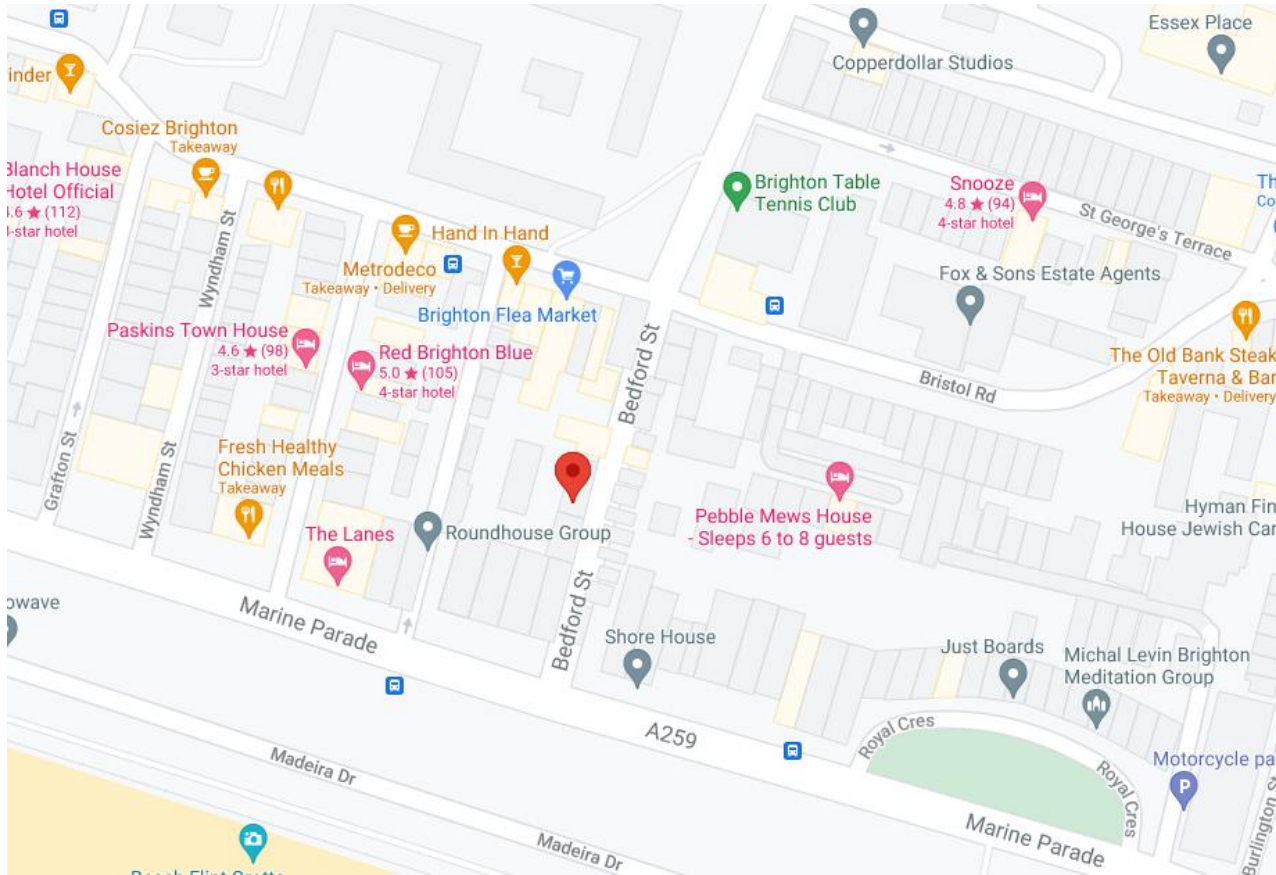


Brighton & Hove  
City Council

# Application Description

- Conversion of existing garages to form 2no two bedroom houses incorporating first floor extensions with front balconies and associated works.

# Map of application site



# Existing Location Plan

4

Application site



Existing site location plan  
Scale 1:1250@A3



03

# Aerial photo(s) of site



# 3D Aerial photo of site

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# Street photo(s) of site

77 Marine Parade

78 Marine Parade



Application site

# Proposed Block Plan



Proposed block plan Scale 1:500@A3





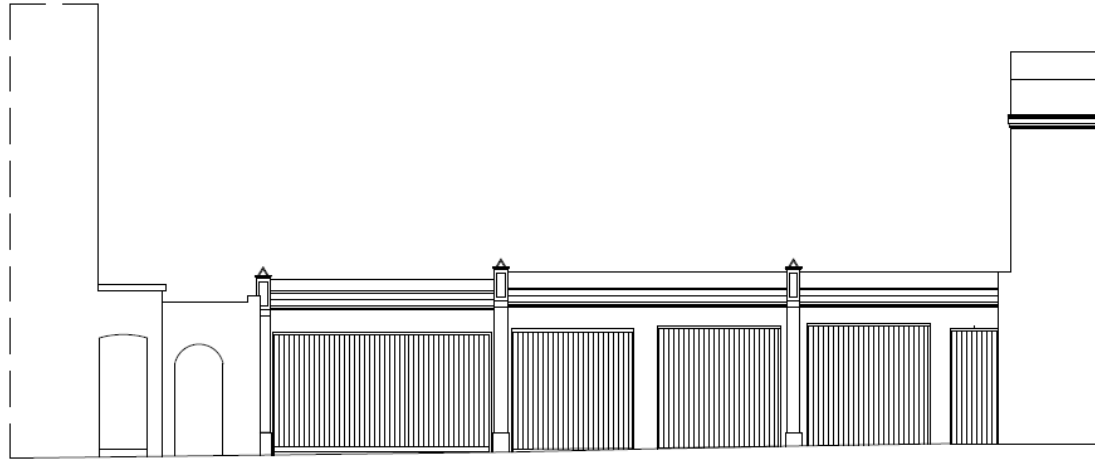
# Split of uses/Number of units

- The proposal is seeking to provide 2no two-bedroom dwellings.

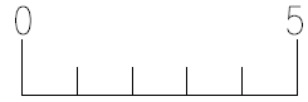
# Existing Front Elevation

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10



Front Elevation as Existing



02 A

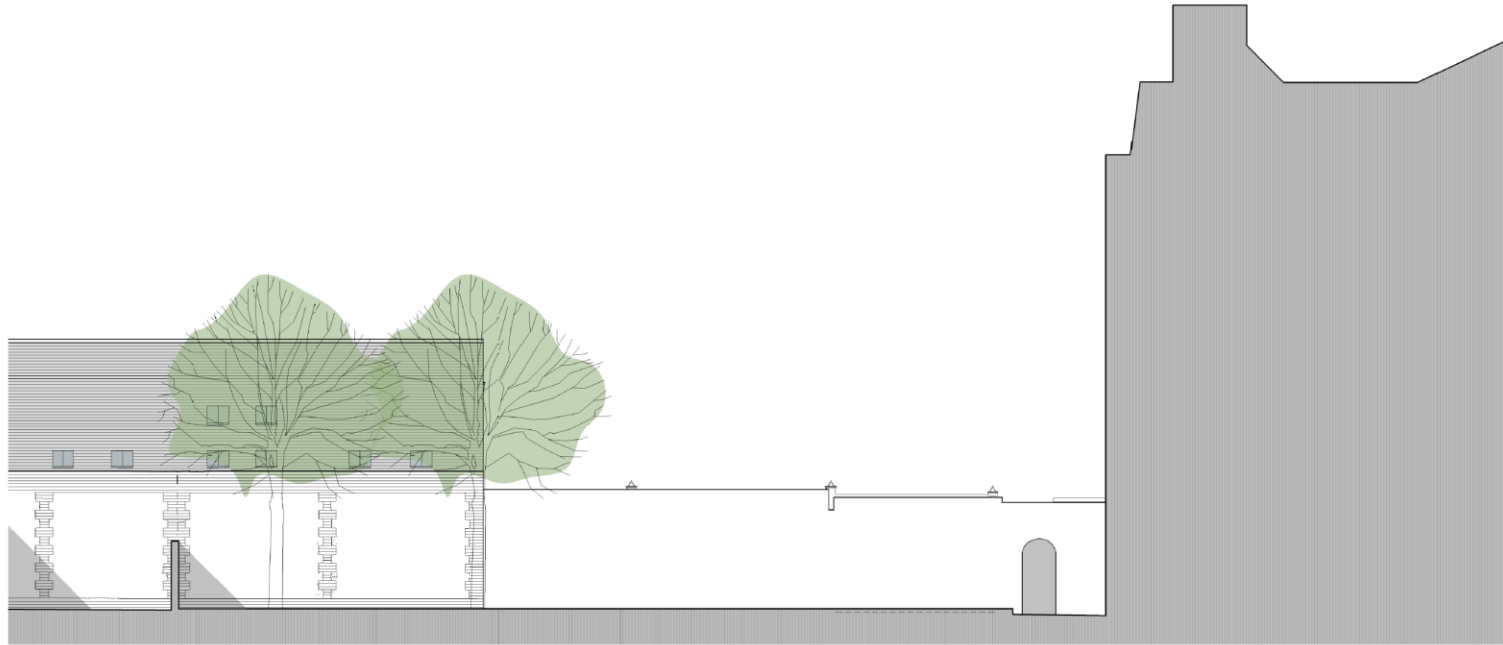
# Proposed Front Elevation



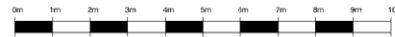
Proposed front / east elevation Scale 1:50@A3

# Existing Rear Elevation

12

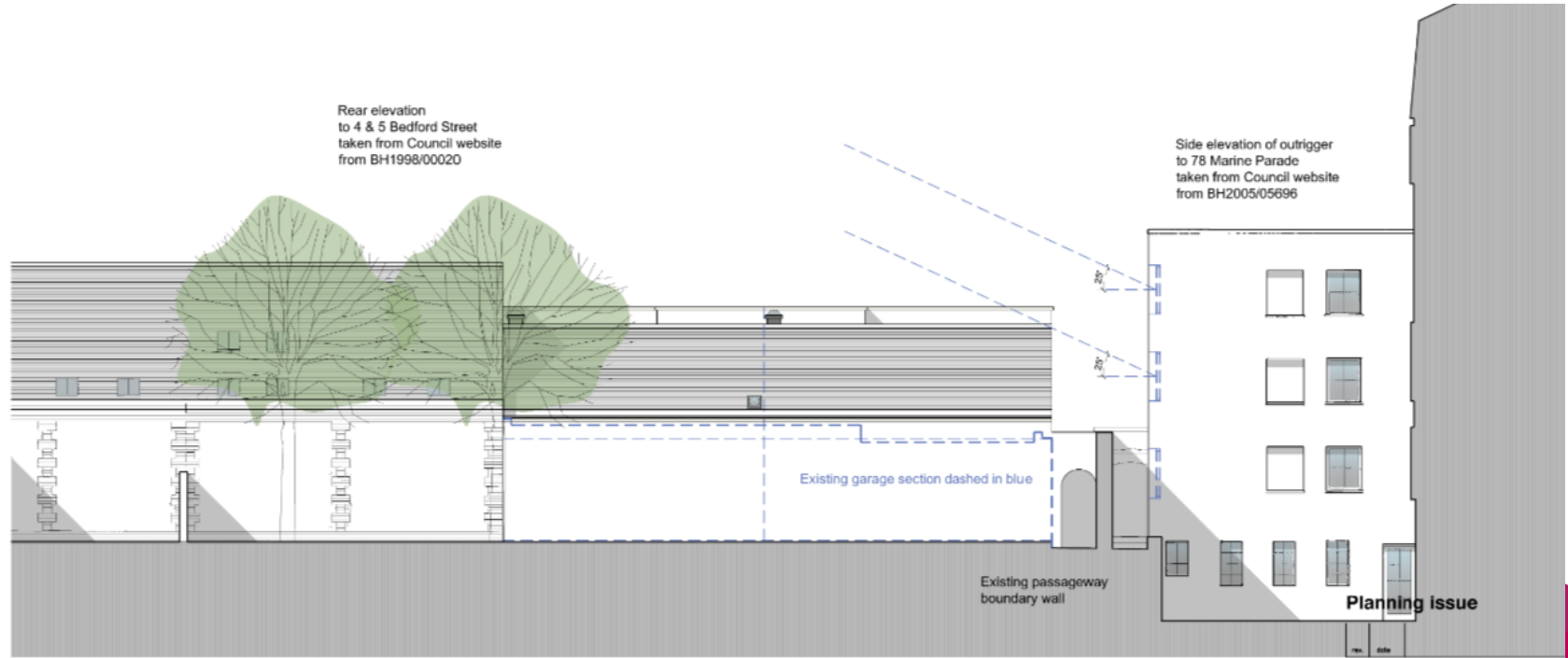


Existing rear / west elevation / section Scale 1:100@A3



# Proposed Rear Elevation

13



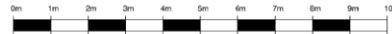
17

# Existing Contextual Front Elevation

14



Existing contextual street scene / front / east elevation Scale 1:100@A3



06

# Proposed Contextual Front Elevation



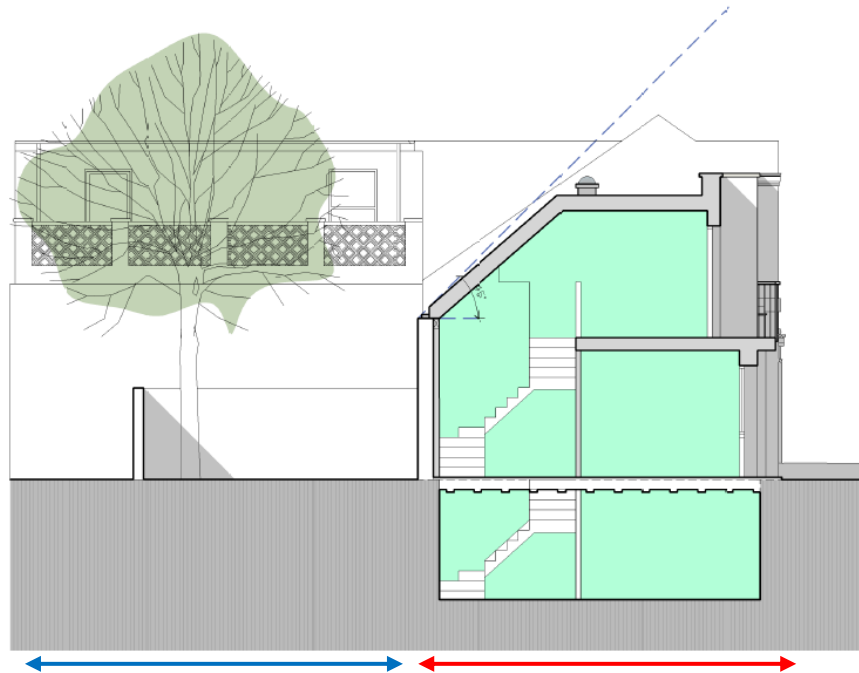
Proposed contextual street scene / front / east elevation Scale 1:100@A3



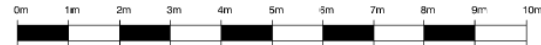
15

13A

# Proposed Site Section(s)



**Proposed section AA / south elevation**  
Scale 1:100@A3  
Refer to drawings 10, 11, 12 for section references



Neighbouring dwelling (6A)

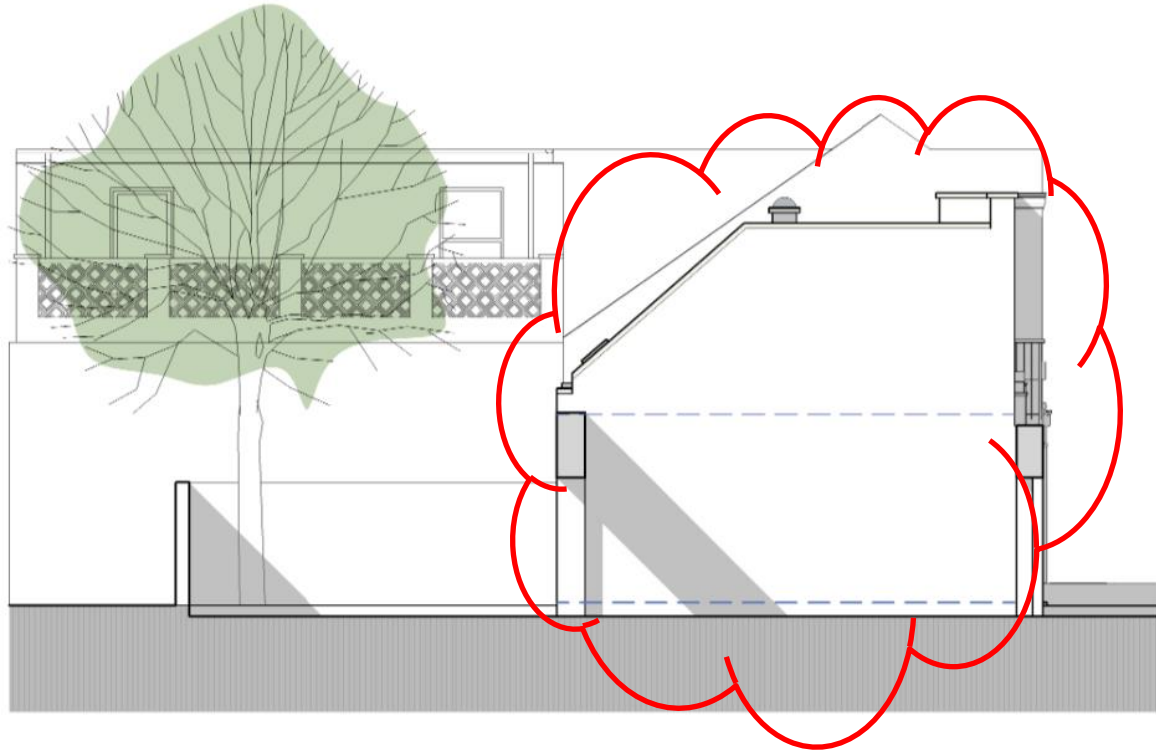
Application site



# Proposed South Elevation

Objections to the application raised concern about the balcony/windows shown in this elevation. The balcony and windows are existing features of 6A Bedford Street (north of the site). To confirm there would be no windows or balconies on the south elevation of the proposals.

The application site is within the red bubble.

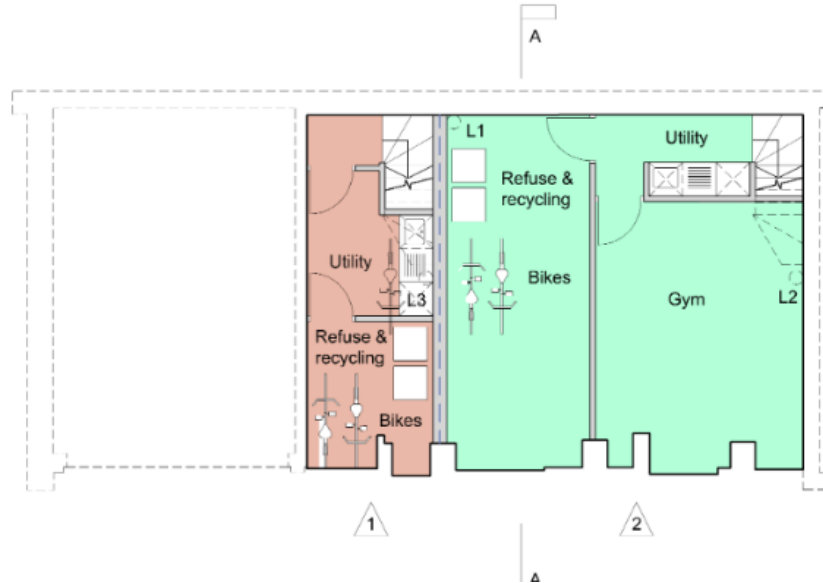
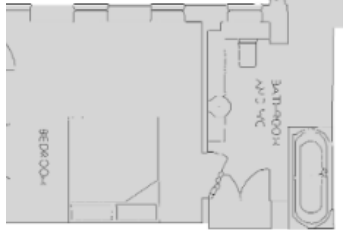


# Proposed Basement Floorplan



Floor plans of 77 Marine Parade taken from Council website from BH2007/00246

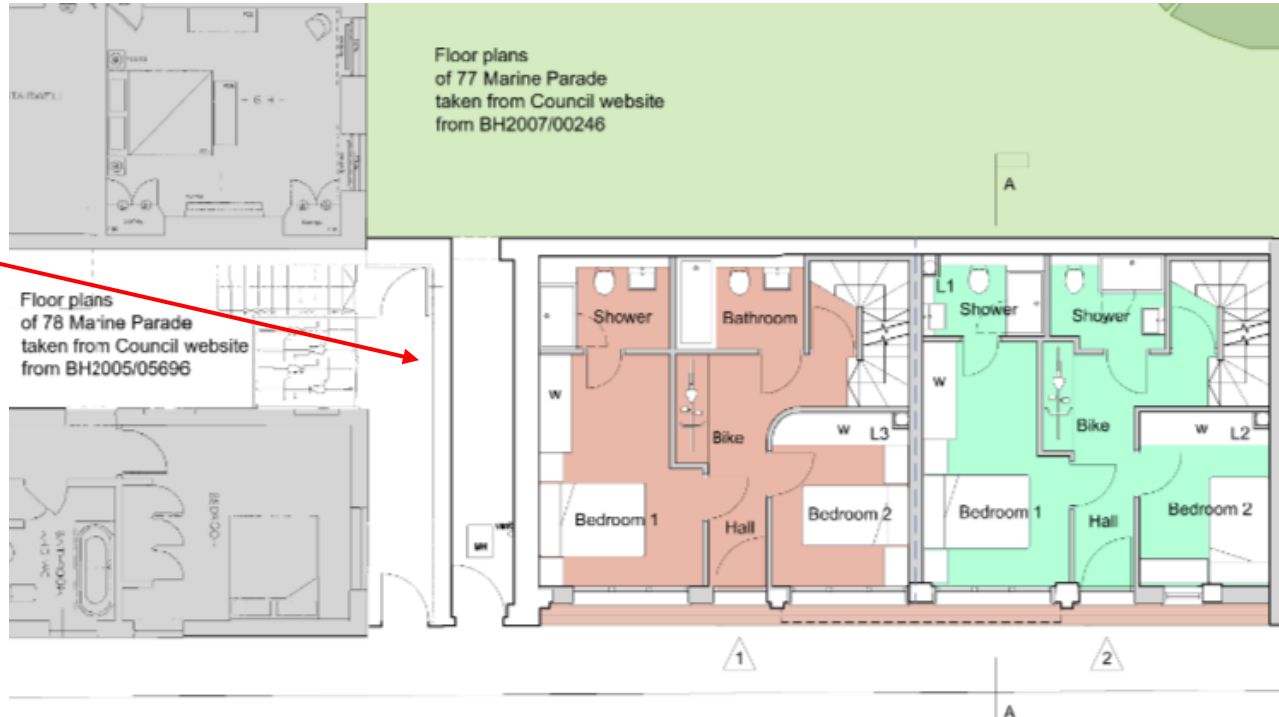
Floor plans of 78 Marine Parade taken from Council website from BH2005/05696



Unit 1 is shown shaded red and Unit 2 is shown shaded green.

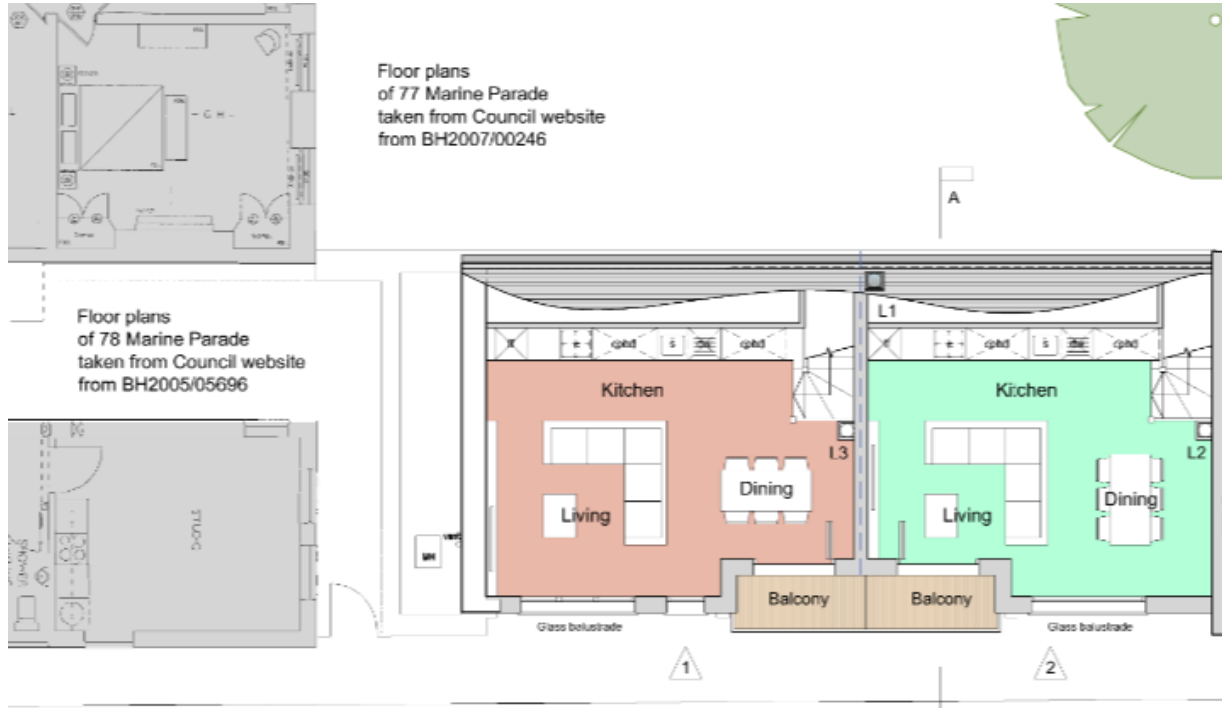
# Proposed Ground Floor Plan

Existing high boundary wall



Unit 1 is shown shaded red and Unit 2 is shown shaded green.

# Proposed First Floor Plan



Unit 1 is shown shaded red and Unit 2 is shown shaded green.

# Key Considerations in the Application

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- Principle of development
- Design and appearance
- Impact on neighbouring listed buildings and East Cliff Conservation Area
- Standard of accommodation
- Impact on amenity
- Transport matters

# CIL contribution

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- The development would be liable to pay CIL. The estimated CIL charge is £10,294.09.

# Conclusion and Planning Balance

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- The development would provide 2no dwellings, both of which would be suitable for use as family accommodation.
- The design is a contemporary addition to the conservation area which has been designed to reflect the previous use of the site.
- The development would not harm the setting of listed building to the south of the site or have a negative impact on the character and appearance of the East Cliff conservation area.
- The proposed standard of accommodation is considered acceptable.
- The development would not result in significant harm to neighbouring amenity to warrant refusal of the application.
- The development would provide cycle parking and be acceptable in relation to transport matters.
- The application is recommended for **approval**, subject to conditions.

