

# 169 Portland Road

BH2021/00570

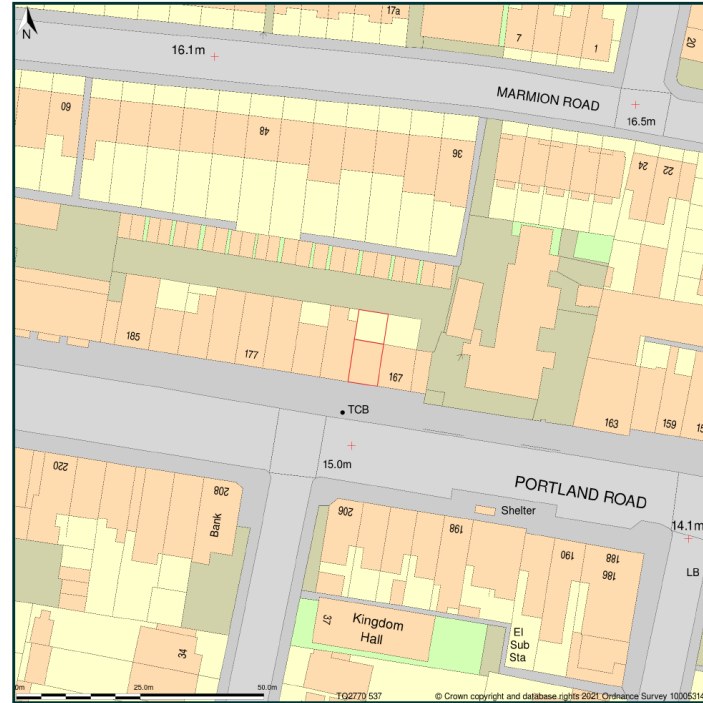


Brighton & Hove  
City Council

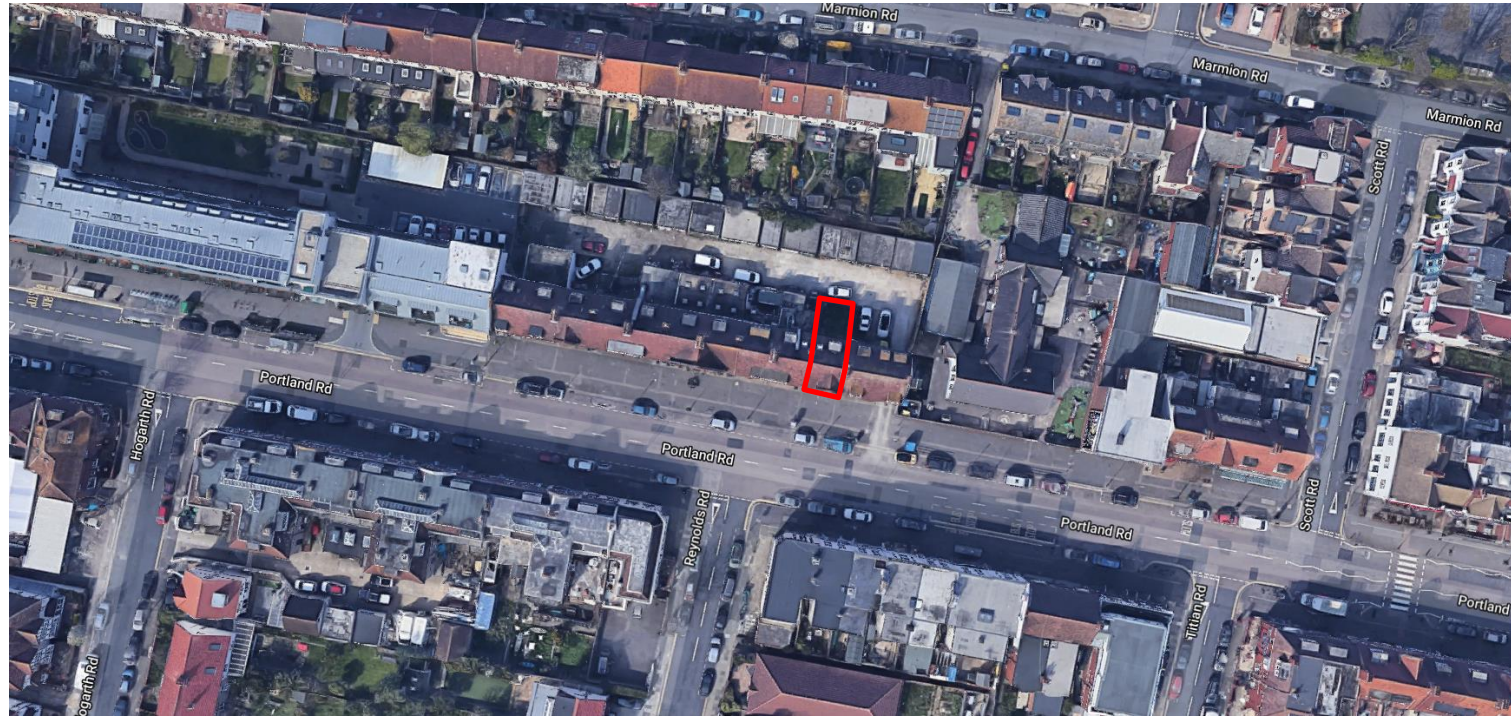
# Application Description

- Change of use from restaurant (E) to takeaway (Sui Generis), erection of single storey rear extension, installation of ventilation/extraction system and flues to rear and associated works. (Part-retrospective)

# Existing Location Plan

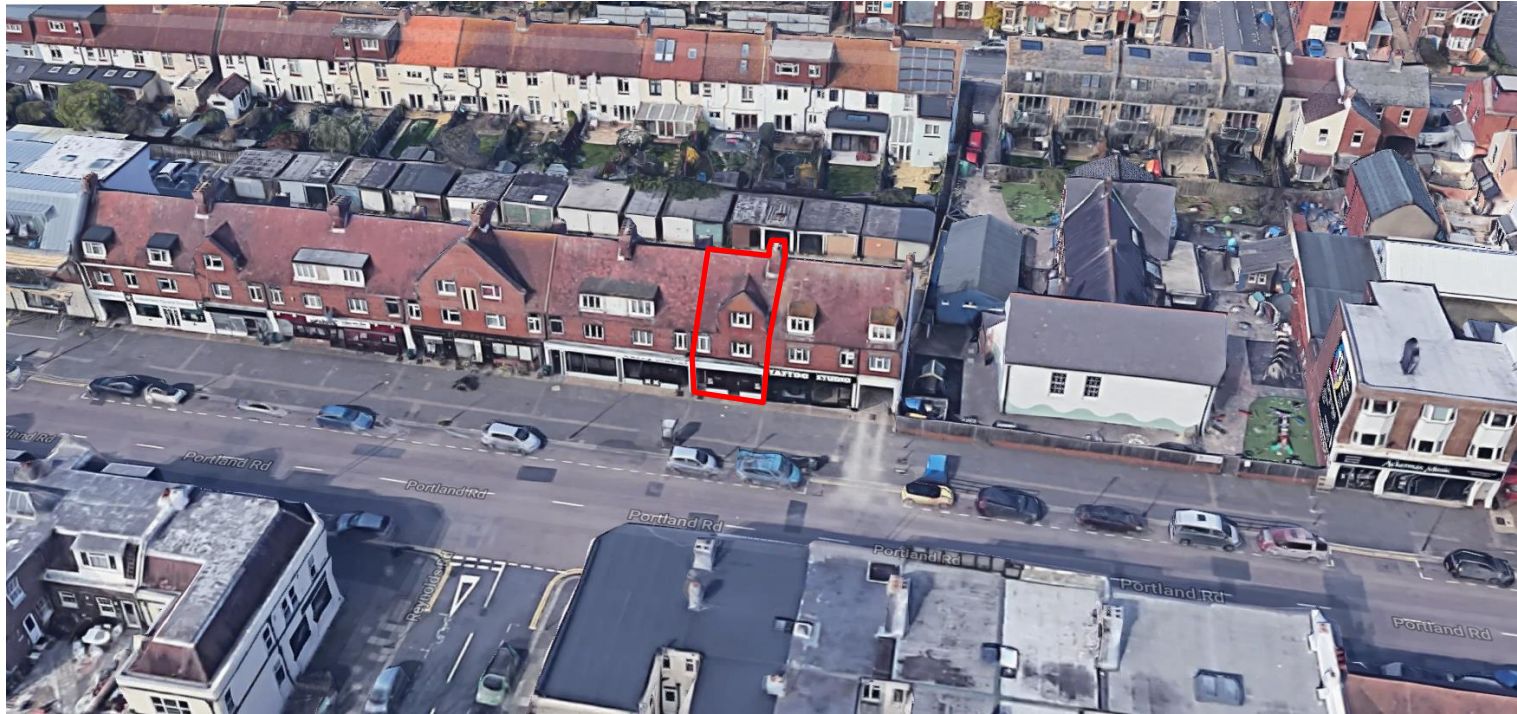


# Aerial photo(s) of site



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# 3D Aerial photo of site

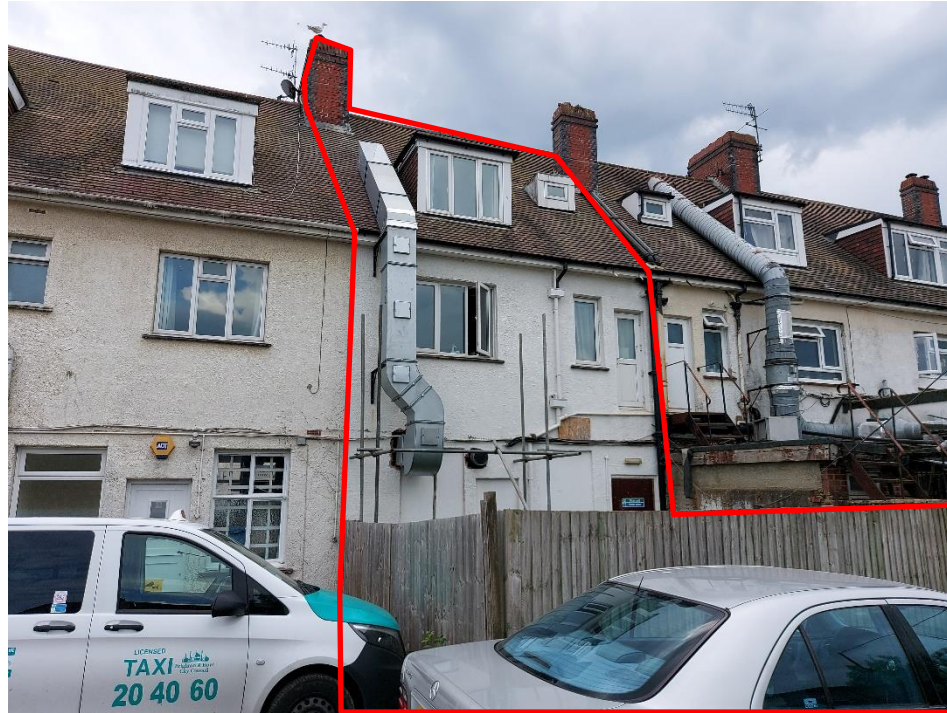


# Street photo(s) of site

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# Other photo(s) of site



# Proposed Block Plan



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ID



# Front Elevations



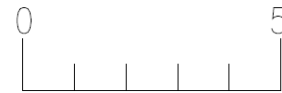
no169A no169

Front Elevation as Existing



no169A no169

Front Elevation as Proposed



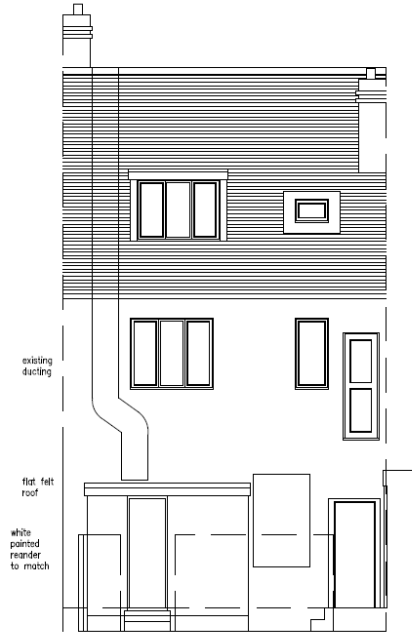
6

01 B

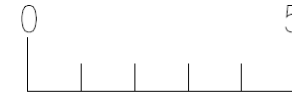
# Rear Elevations



Rear Elevation as Existing



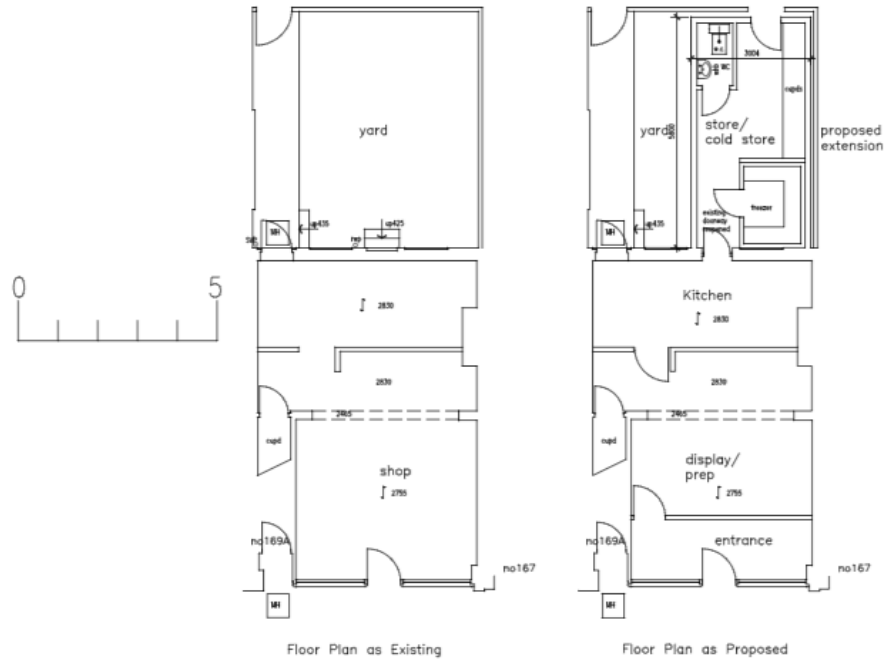
Rear Elevation as Proposed



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# Floor Plans

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# Key Considerations in the Application

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- Principle of Change of Use
- Design and Appearance
- Impact on Amenities
- Impact on Highways

# Conclusion and Planning Balance

- Change of Use Acceptable
- Minor change in appearance from streetscene
- Noise and highway-related issues can be controlled through alternative measures

