

# 25 Preston Park Avenue

BH2021/01194



Brighton & Hove  
City Council

# Application Description

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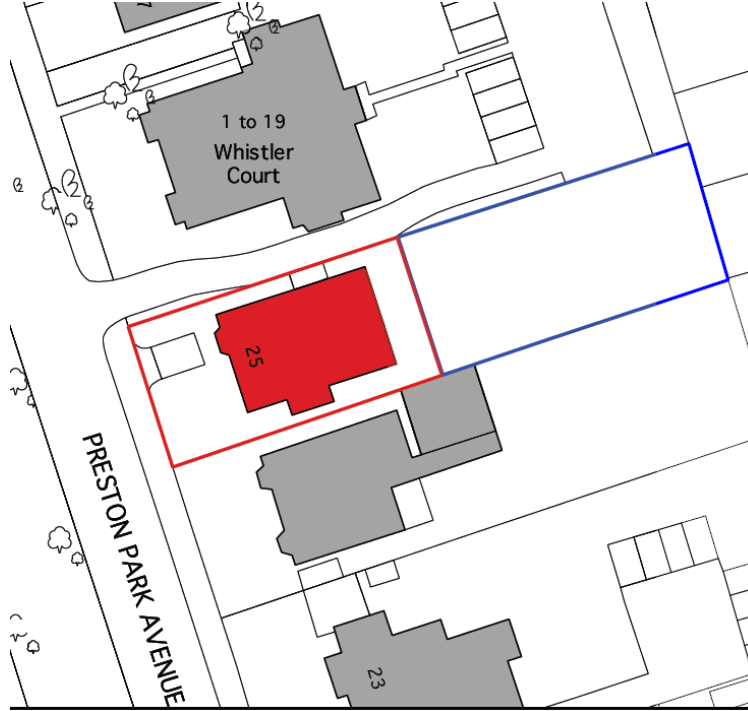
- Demolition of existing garage and erection of a three storey rear extension, conversion of existing house including excavation of basement to provide 7no flats (C3) and associated alterations

# Location Plan

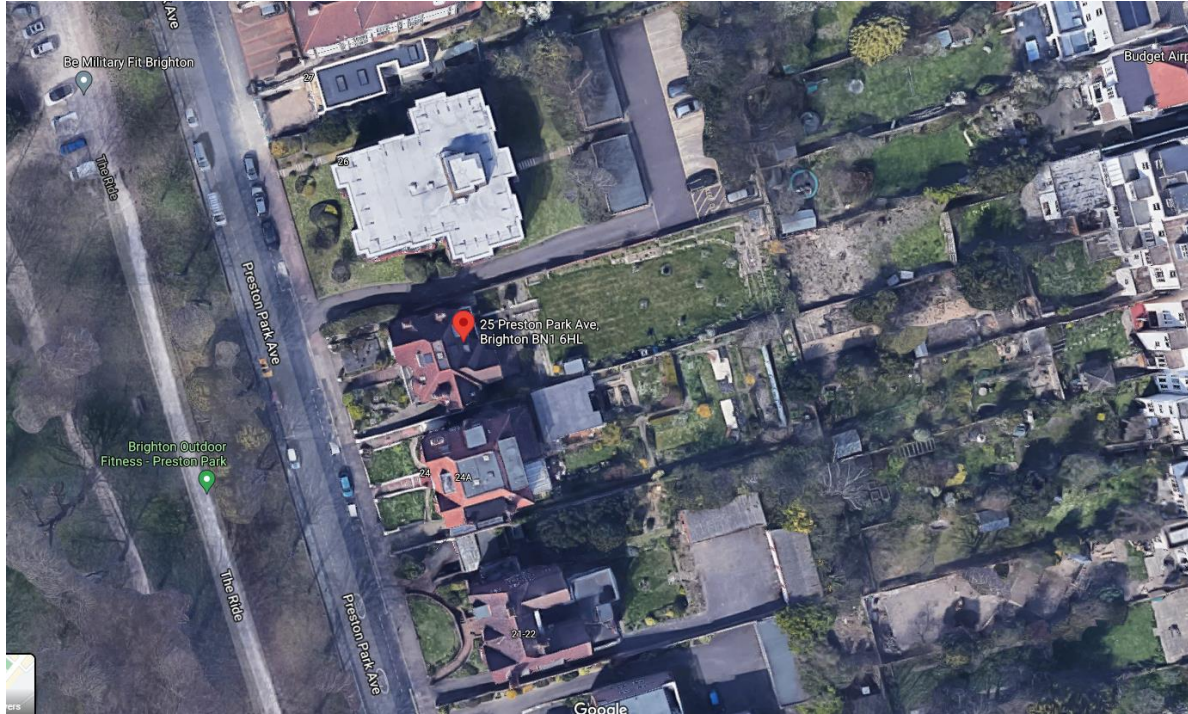


# Block Plan

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# Aerial photo(s) of site



# 3D Aerial photo of site





# Front Elevation

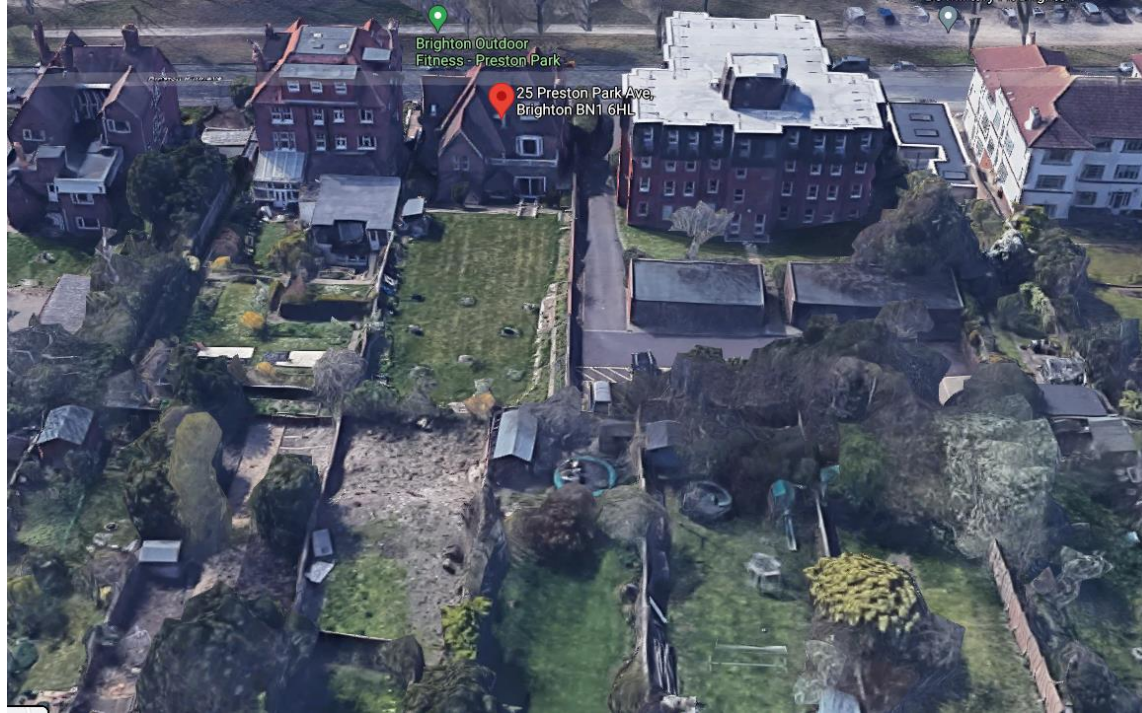


# Street View





# Rear of Site and boundaries



# Split of uses/Number of units

7 units

- Basement: two bed unit
- Ground: 2no two bed units
- First: 2no two bed units
- Second: One bed unit and two bed unit

# Existing Front Elevation



A.003

# Proposed Front Elevation



D.003



# Existing Rear Elevation



EXISTING EAST ELEVATION



# Proposed Rear Elevation



PROPOSED EAST ELEVATION

# Existing Site Section(s)

15



A.004

# Proposed Site Section(s)



D.004



# Key Considerations in the Application

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- Policy H09
- Housing Provision
- Design and Appearance
- Standard of Accommodation
- Neighbour Amenity
- Transport

# Cill

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- Cill Liabe estimated amount £24,526.35.

# Conclusion and Planning Balance

- Would provide 7 units of good size and standards
- Provides accommodation suitable for family occupation (complies with Policy H09)
- Design would preserve the appearance and character of the building, wider street scene and the Preston Park conservation area
- No loss of amenity for neighbouring residents
- No highway impact

