

43-45 Bentham Road

BH2021/00770

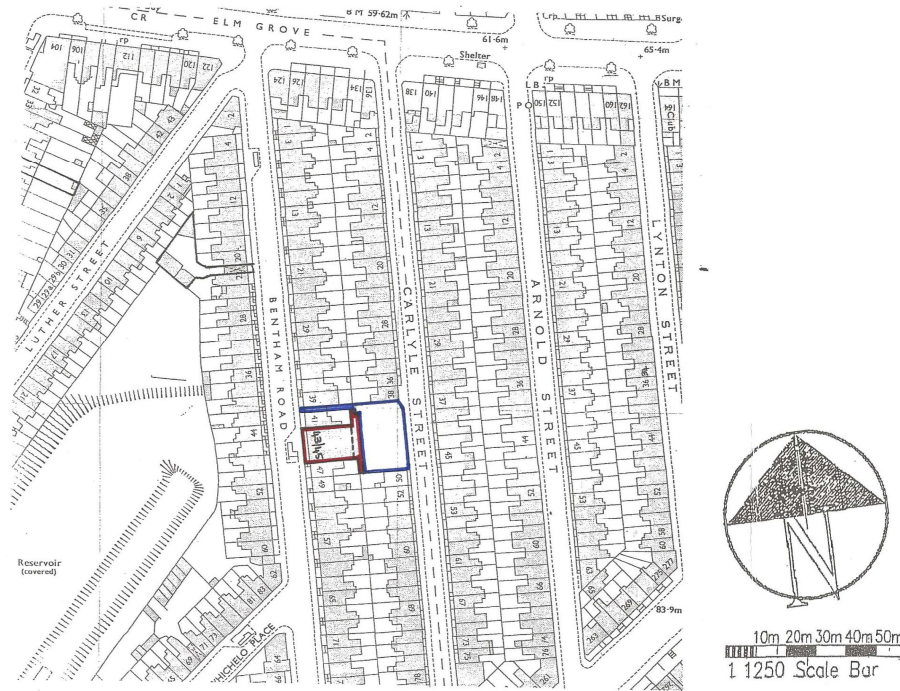


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City Council**

Application Description

- Conversion of existing building to create 8no studio flats (C3) and 1no two bedroom flat (C3) incorporating single storey rear conservatory extensions, insertion of windows to front & rear elevations, rooflights to east and west roof slopes, new front boundary wall and associated works.

Location Plan

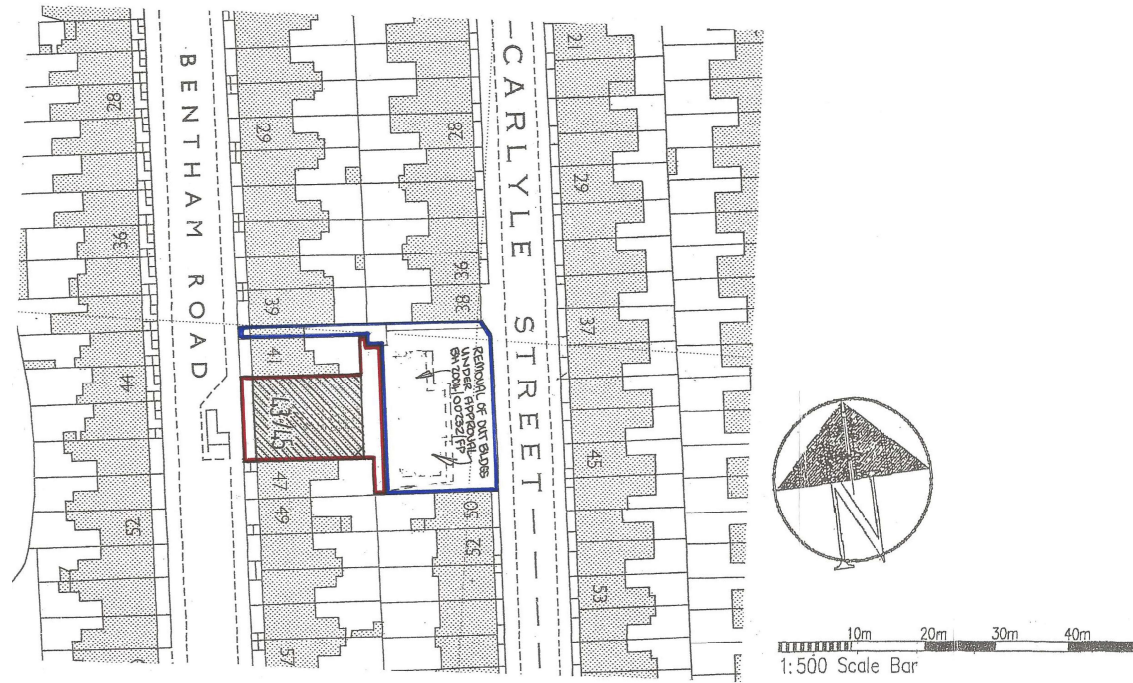


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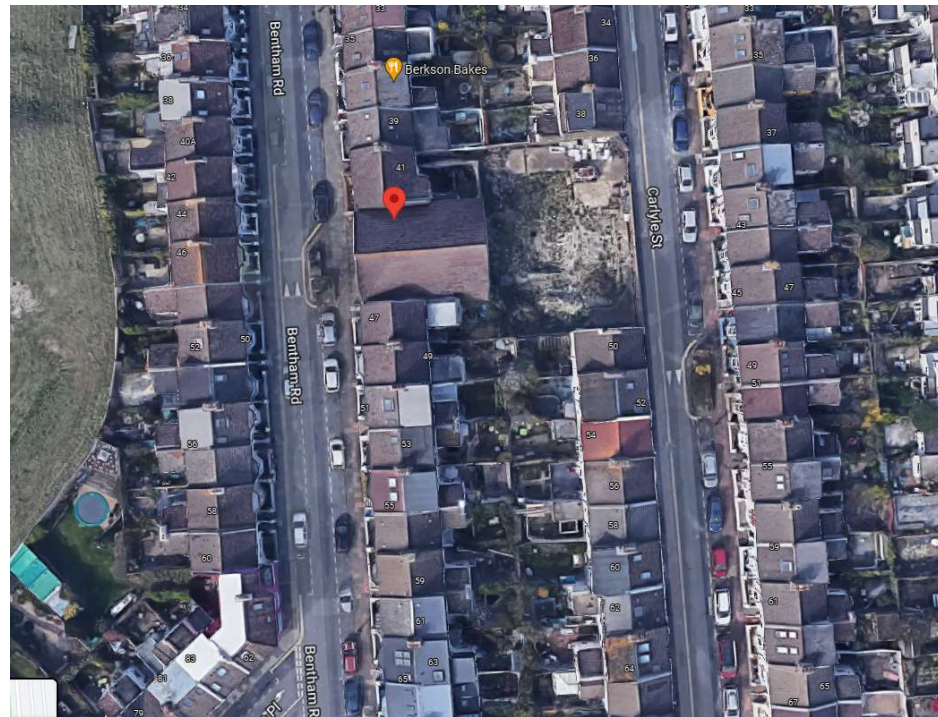
Block Plan



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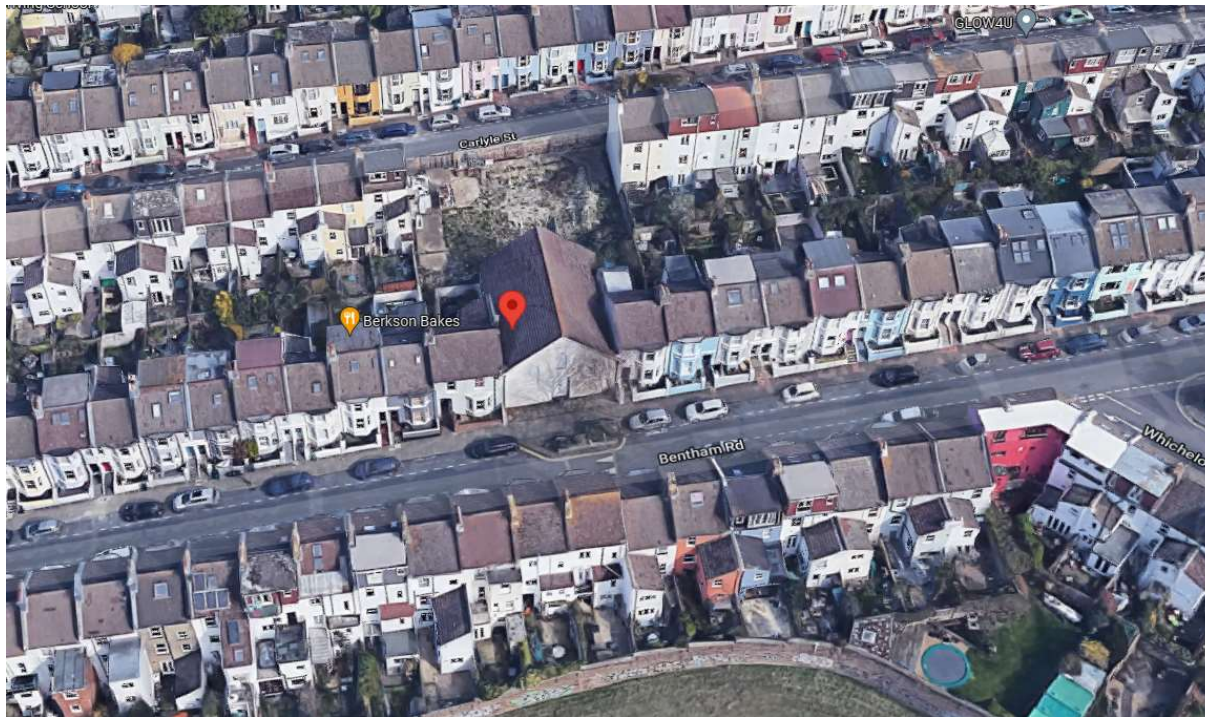


Aerial photo of site



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3D Aerial photo of site



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Front Elevation



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Rear Elevation/Site

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Bentham Road Street View

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Application Site



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Rear of Site (Carlyle Street)

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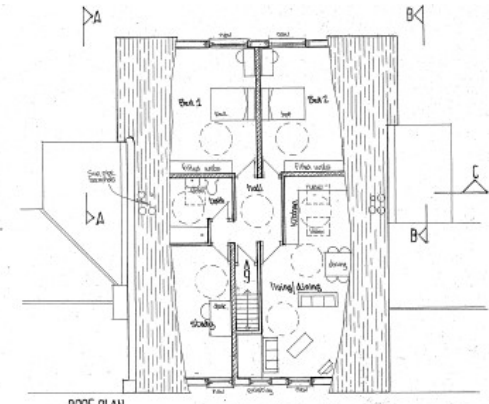
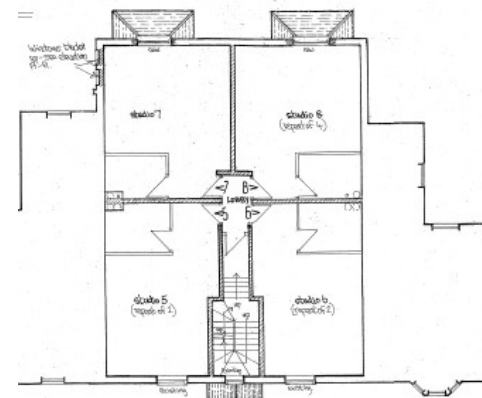
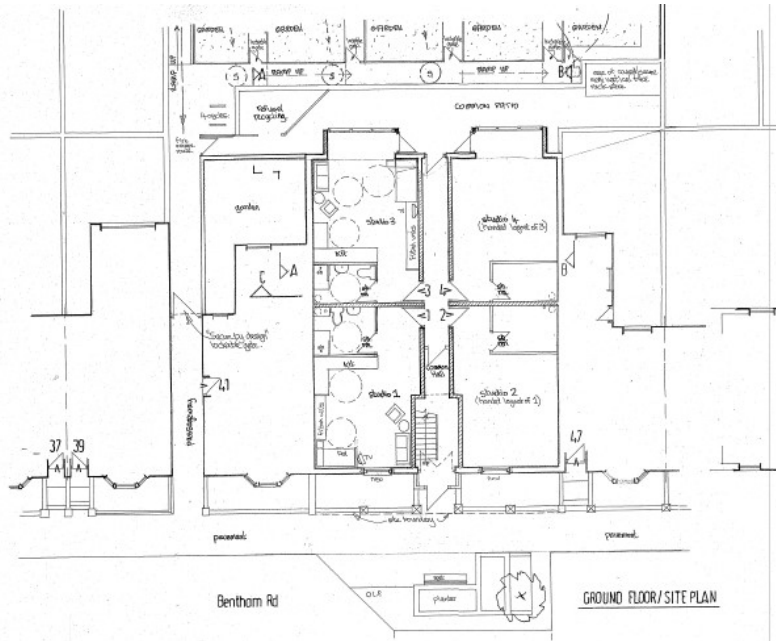
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Split of uses/Number of units

8 units

- Ground: 4no studio units
- First: 4no studio units
- Roofspace: two bed unit

Proposed Floor Plans



SUMMARY OF ACCOMMODATION

Units - 2, 7, 5, 6

57m² - 1 person studio with shower

37m² - 1 person studio shower

40m² - 1 person studio shower (bath)

25m² - 2 person studio with bath @ 2.5m² - all as standard

1500mm clear space in all rooms as required by L1609 - Part 2 Standards

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

PROPOSED DETAILS

PROJECT: L3-L5 BENTHAM RD BRIGHTON

DATE: 10-08

SCALE: 1-100

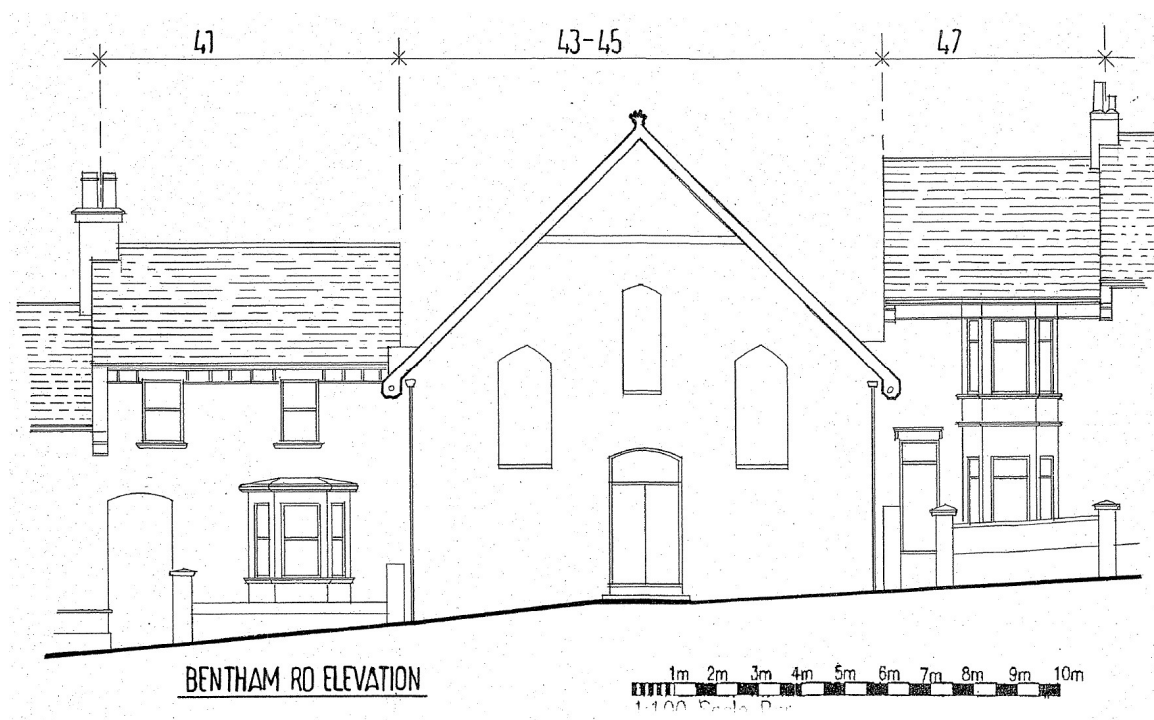
DESIGNER: G.J.

CLIENT: 28725/10%

1:100 Scale Bar

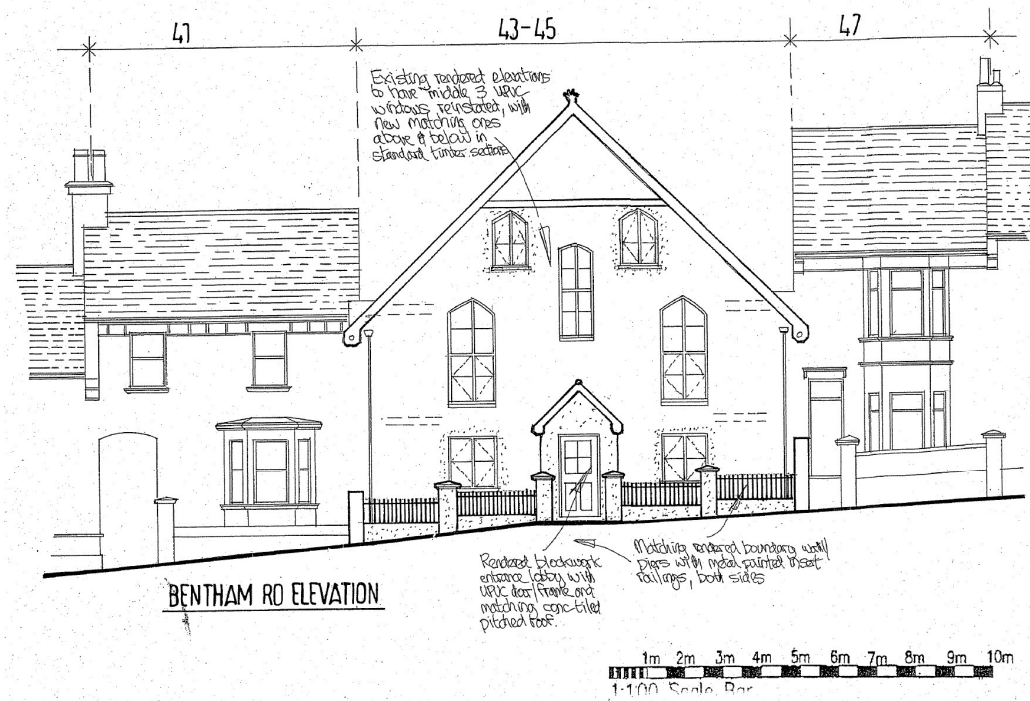


Existing Front Elevation



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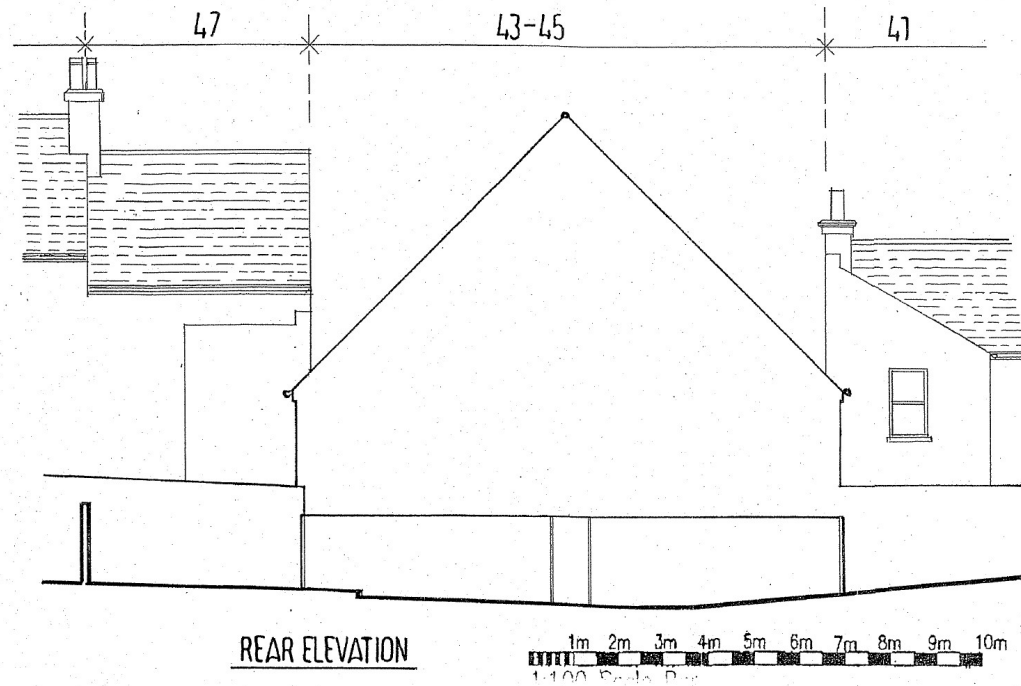
Proposed Front Elevation



28725/10 D



Existing Rear Elevation

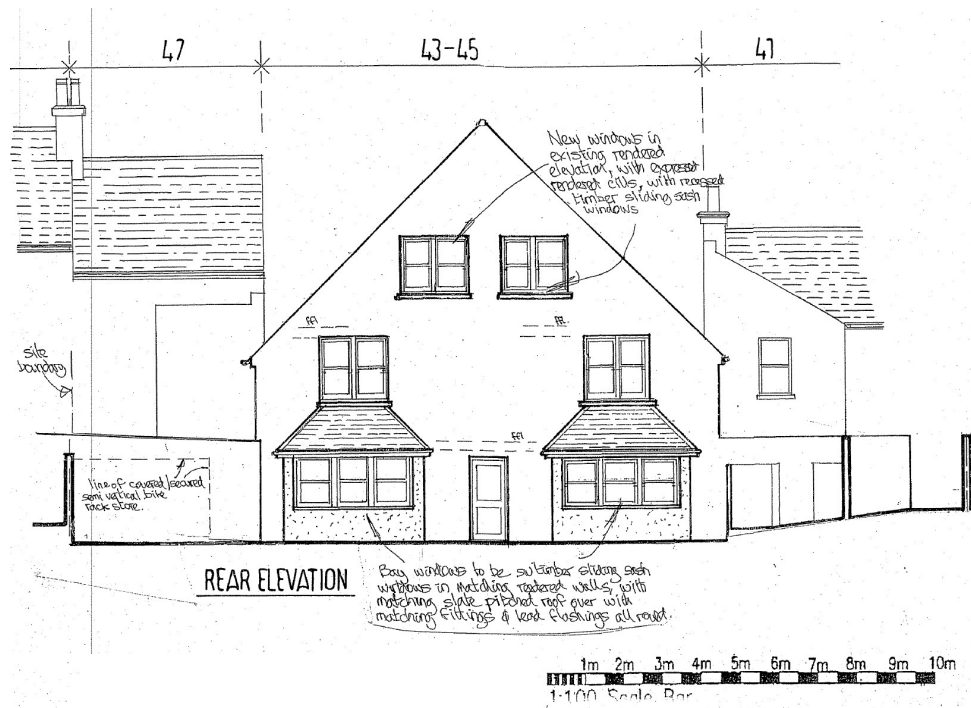


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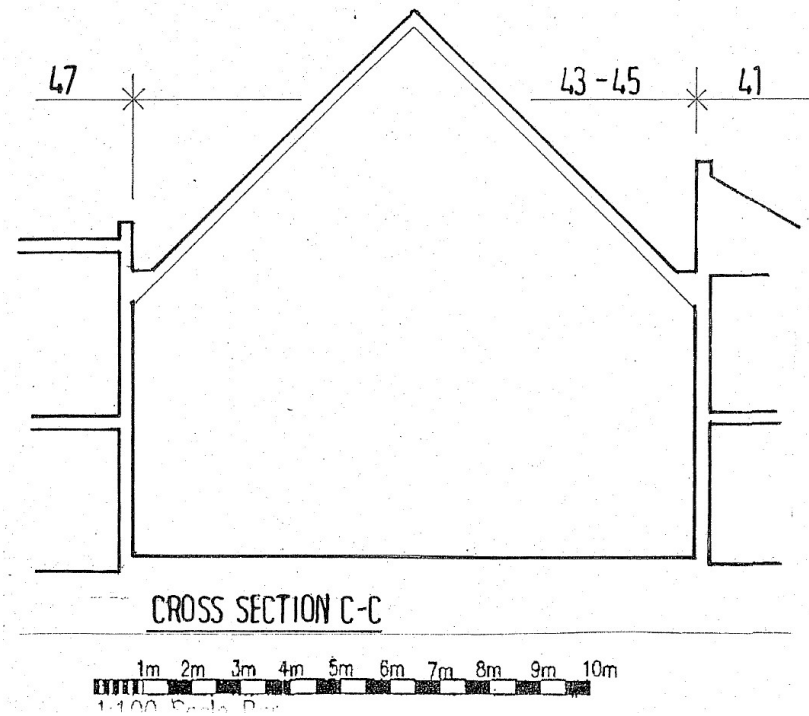


Proposed Rear Elevation



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Existing Site Section(s)

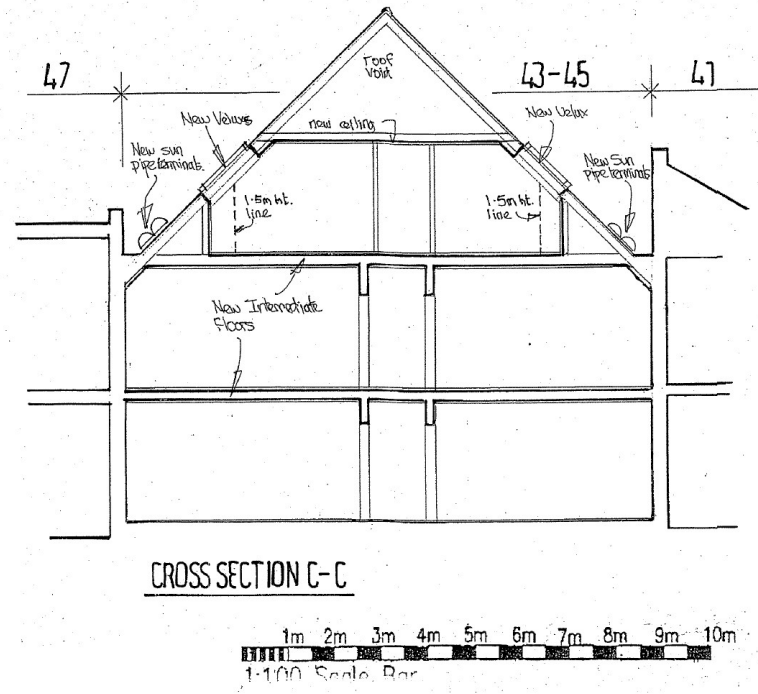


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Proposed Site Section(s)



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Key Considerations in the Application

- Policy H020 and DM9 – loss of community facilities;
- Weight given to Housing Provision
- Design and Appearance
- Standard of Accommodation
- Neighbour Amenity
- Ecology
- Transport



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Conclusion and Planning Balance

- Sufficient evidence to satisfy H020/CPP2 DM9 re. loss of community facilities.
- Design is acceptable.
- Weight must be given to provision of housing.
- However, the overdeveloped site results in a poor standard of accommodation, unsuitable unit mix and sizes and harm to neighbouring amenity
- **Recommend: Refuse**