

27 Palmeira Avenue

BH2021/02511



Brighton & Hove
City Council

Application Description

- Formation of additional storey to form 1 no two-bedroom flat.

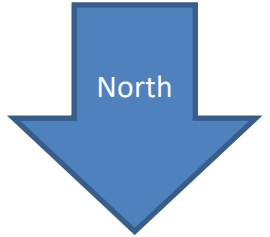
Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photo of site (Apr 2021)



View from Salisbury Road

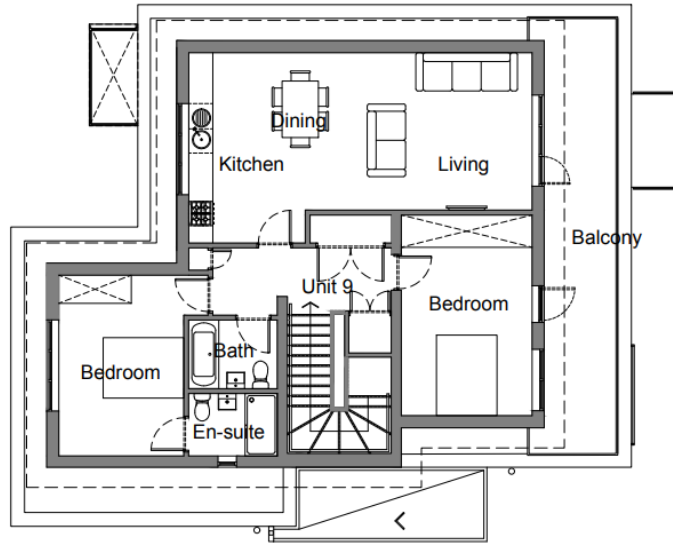


Block Plan

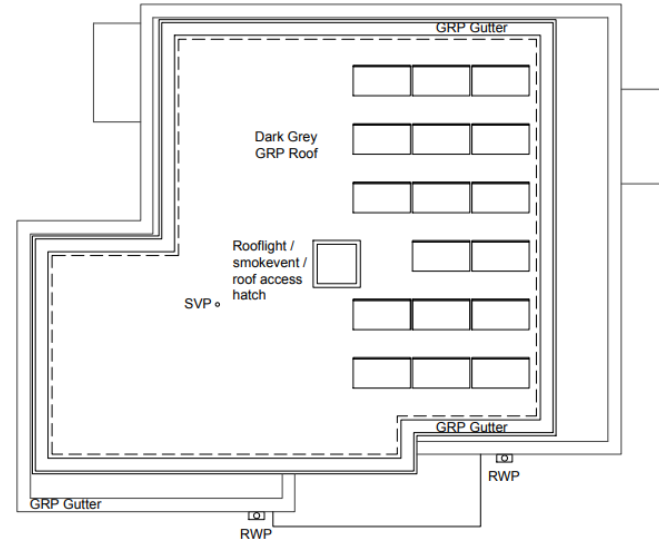


0506.EXG.1000

Proposed Floor and Roof Plans



Proposed Third Floor Plan 1:100



Proposed Roof Plan 1:100

Contextual Front Elevation

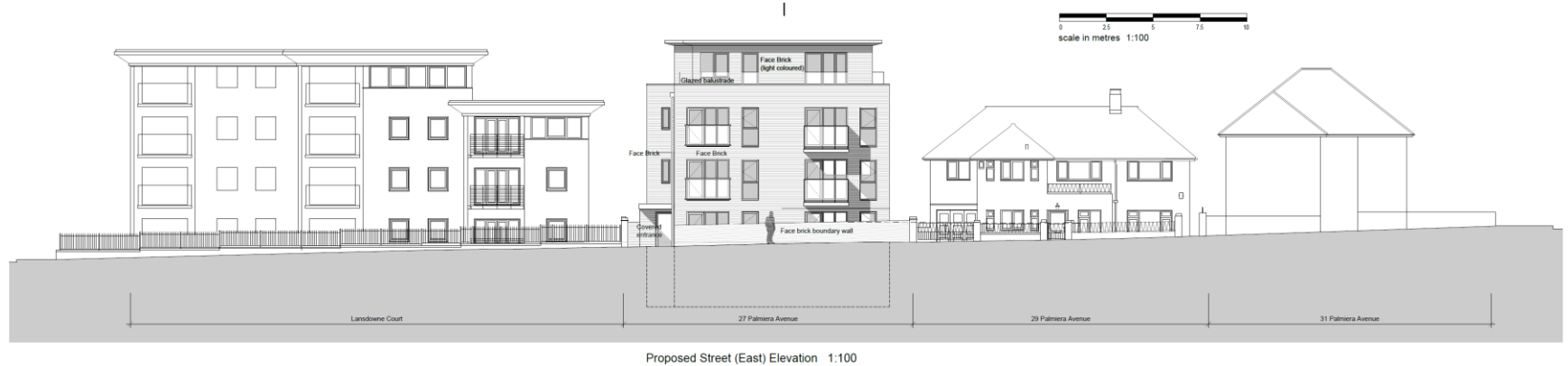
10



Existing Street (East Elevation) 1:100

0506.EXG.1002 A

Proposed Contextual Front Elevation



11

Existing Rear Elevation

12



Existing Rear (West) Elevation 1:100

0506.EXG.1002 A

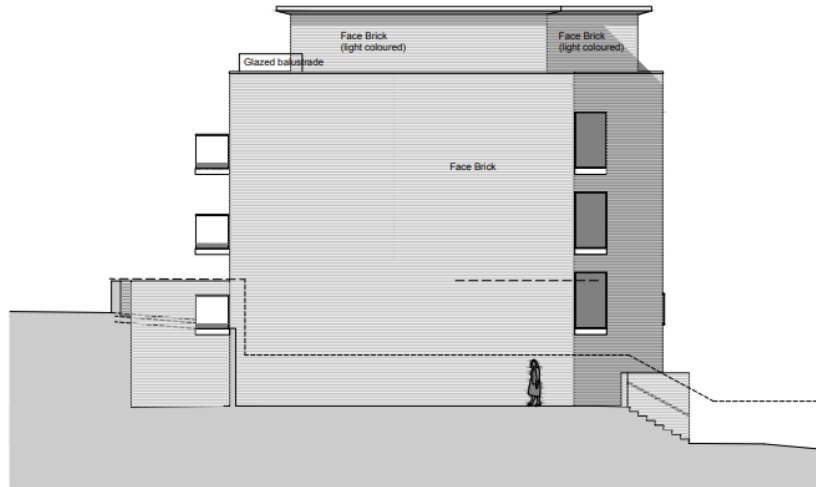
Proposed Rear Elevation

13

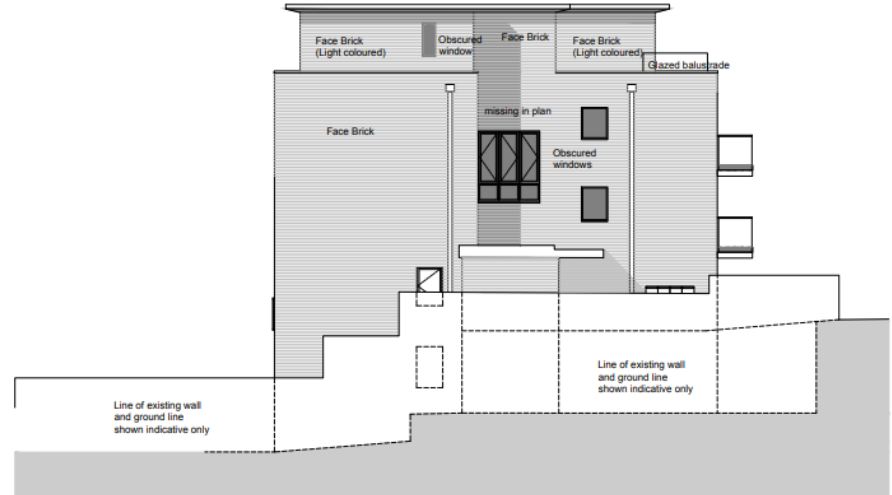


Proposed Rear (West) Elevation 1:100

Proposed Side Elevations



Proposed Side (North) Elevation 1:100



Proposed Side (South) Elevation 1:100

Proposed Visual(s)



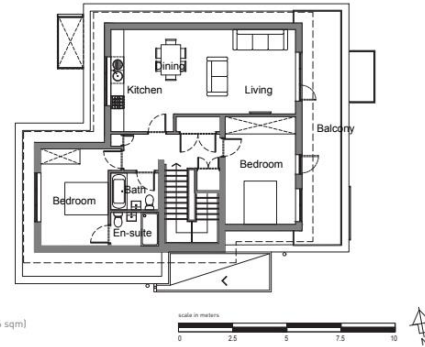
North-East View



South-East View



Street (East) Elevation



Plan (GIFA = approx. 96 sqm)

Key Considerations in the Application

- Principle of Development
- Design and Appearance
- Impact on Amenity
- Standard of Accommodation
- Impact on Highway Safety

Conclusion and Planning Balance

- Net gain of one addition 2-bedroom flat
- Visual impact considered acceptable
- Insignificant additional impact on neighbouring amenity
- Good standard of accommodation
- Insignificant impact on highway safety

Conclusion and Planning Balance

The benefits of the scheme outweigh its failings and it is recommended that planning permission be granted.