

8 Blatchington Road

BH2021/03588



Brighton & Hove
City Council

Application Description

Change of use from retail (Class E) and self-contained flat (C3) to single dwellinghouse (C3), with associated external alterations.

Map of application site

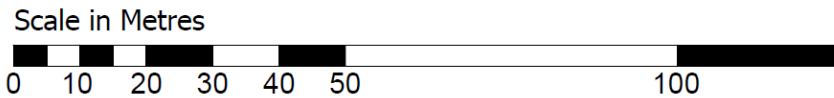
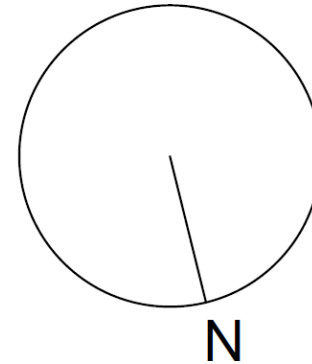
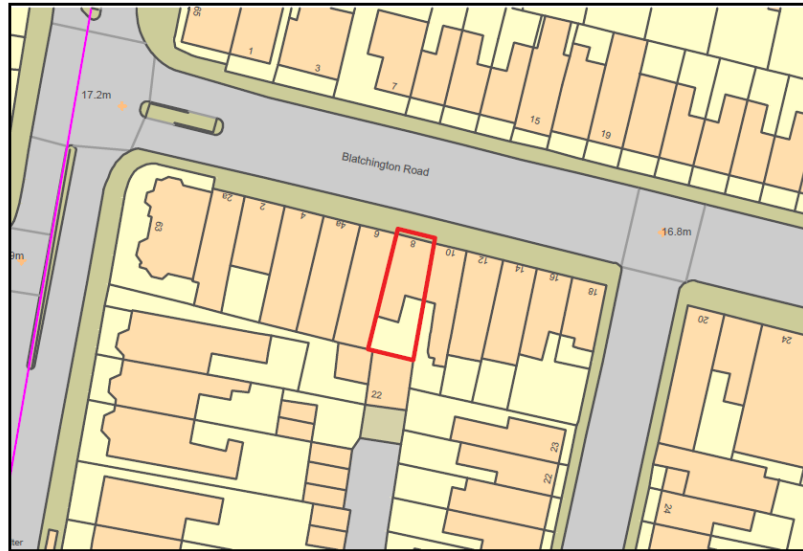


Application site



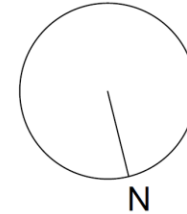
Brighton & Hove
City Council

Existing Location Plan



4

Existing Block Plan



7081/010 A

Street photo(s) of site



Existing Front Elevation



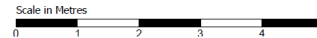
North Elevation - Existing 1:50@A1



Proposed Front Elevation



North Elevation - Proposed 1:50@A1



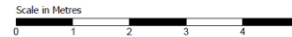
8

7081-021 H

Existing Rear Elevation



South Elevation - Existing 1:50@A1



6

7081/011

Proposed Rear Elevation



7081-021 H

Key Considerations in the Application

- Principle of Change of Use
- Proposed Standard of Accommodation
- Impact on Neighbouring Amenity
- Transport Impacts
- Sustainability benefits

Conclusion and Planning Balance

- The proposed change of use of the entire building from a shop over basement and ground floor levels and a self-contained one bedroom flat at first floor level is supported. It is noted that Prior Approval was given earlier this year to allow change of use of the shop unit to residential (BH2021/01750), this is a material consideration in concluding that the principle of development is acceptable.
- The proposed alterations to the shopfront and fenestration throughout would improve the buildings contributions to the streetscene and facilitate a more modern layout internally. The proposed revised shopfront, noting the historic retail use will enhance the character of the area as mixed residential and commercial.
- The proposed standard of accommodation is in excess of the minimums of the space standards and would allow a family orientated layout. Given the split of the property over several floors this is the arrangement that maintains a good standard of amenity for the living and dining spaces. All rooms would have good access to natural light, ventilation and outlook and allow ample circulation space. The garden is welcomed for a town centre residential unit.
- There is an existing residential unit at first floor and other buildings along the street are mixed commercial and residential. There is not expected to be a harmful impact on neighbouring amenity as a result of this property being fully residential.
- The proposed amalgamation of the units is not expected to lead to an change in trips to and from that would warrant mitigation, the site is too constrained for policy compliant cycle parking but there are public cycle parking opportunities near by. The development is acceptable in relation to transport impacts.
- The proposed development would be in a sustainable location, with an existing building being modernised that is within easy reach of public transport and active travel options. It is also noted that the renovations include the introduction of an air-source heat pump to the development which would allow the development to lower its carbon footprint in the future.

