

Flat 1, 1 Alfred Road

BH2021/01877

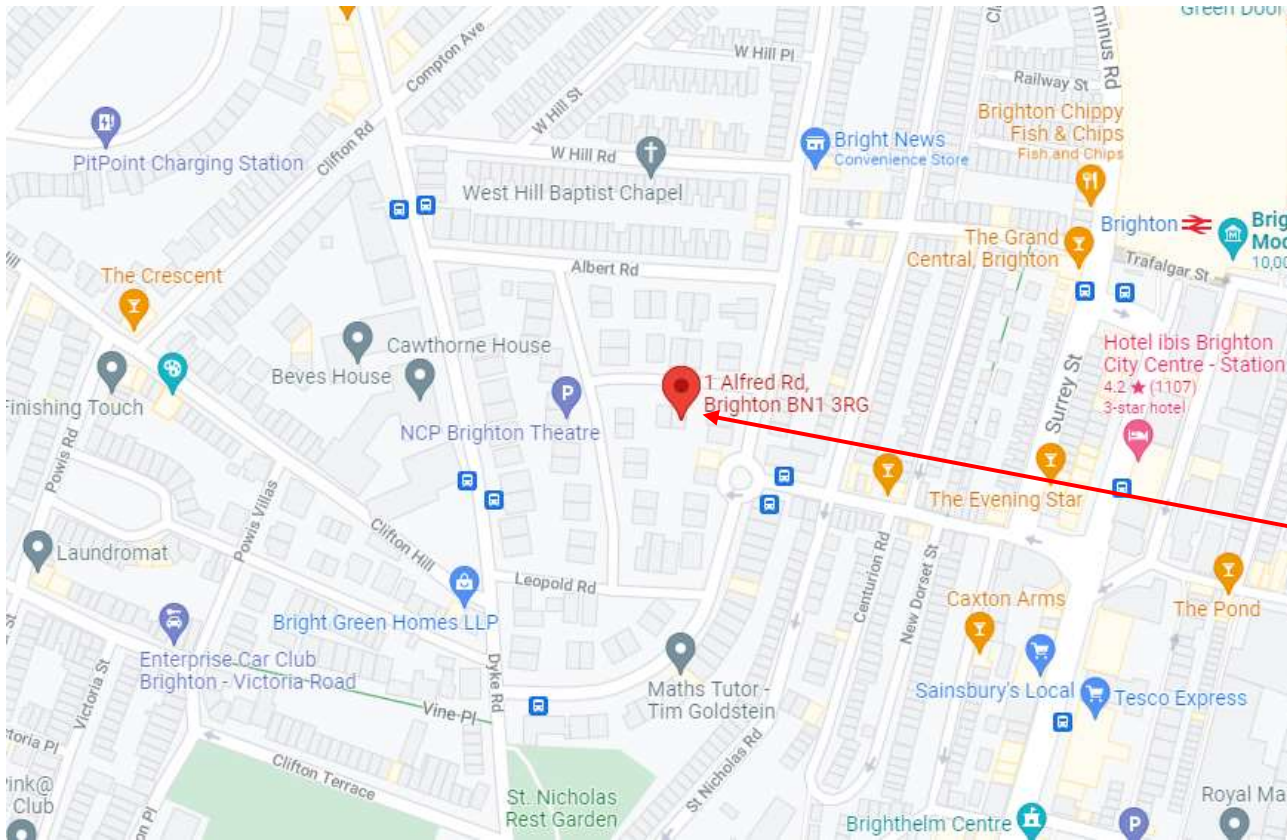


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City Council**

Application Description

Change of use of ancillary accommodation to the existing ground floor flat to a holiday letting room/ancillary residential (Sui Generis) and installation of roller shutter to the front of the former garage as per the approved design under BH2017/02976.
(Part-retrospective)

Map of application site



Application Site

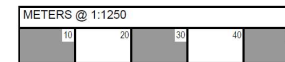
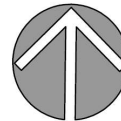


Existing Location Plan



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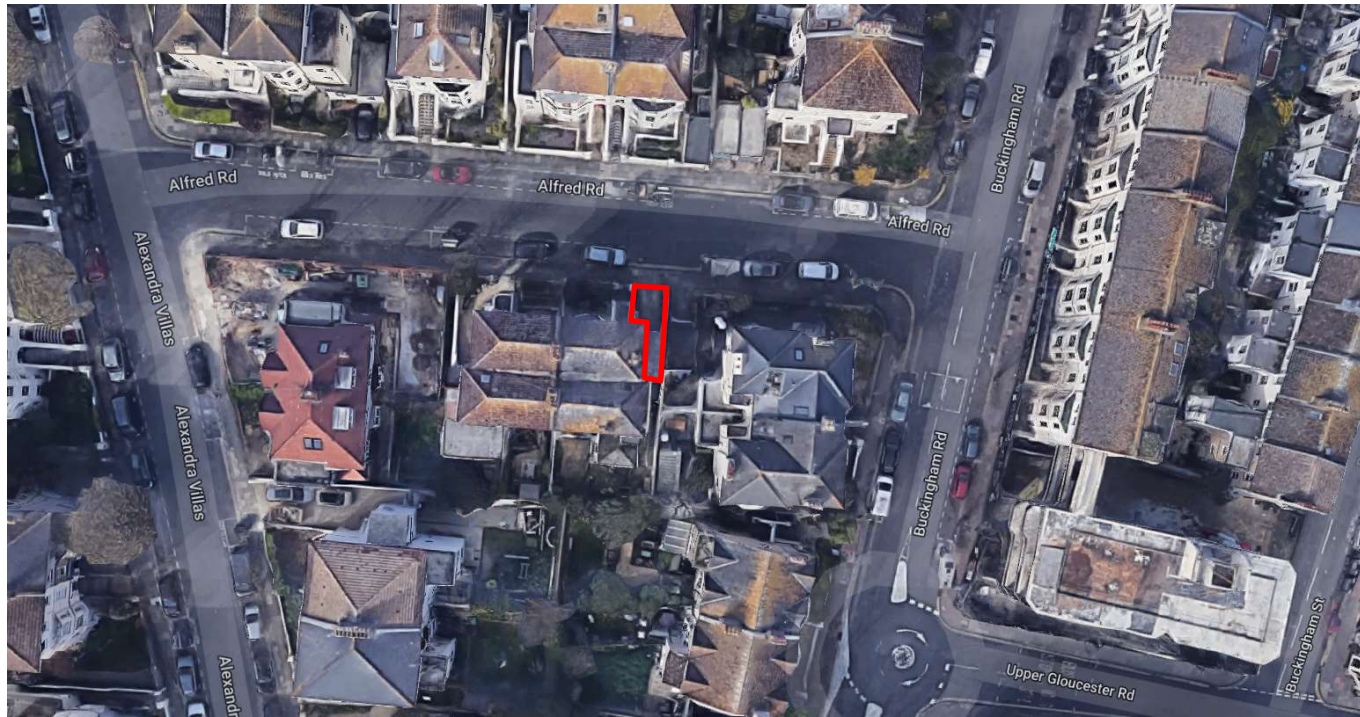
LOCATION PLAN @ 1:1250



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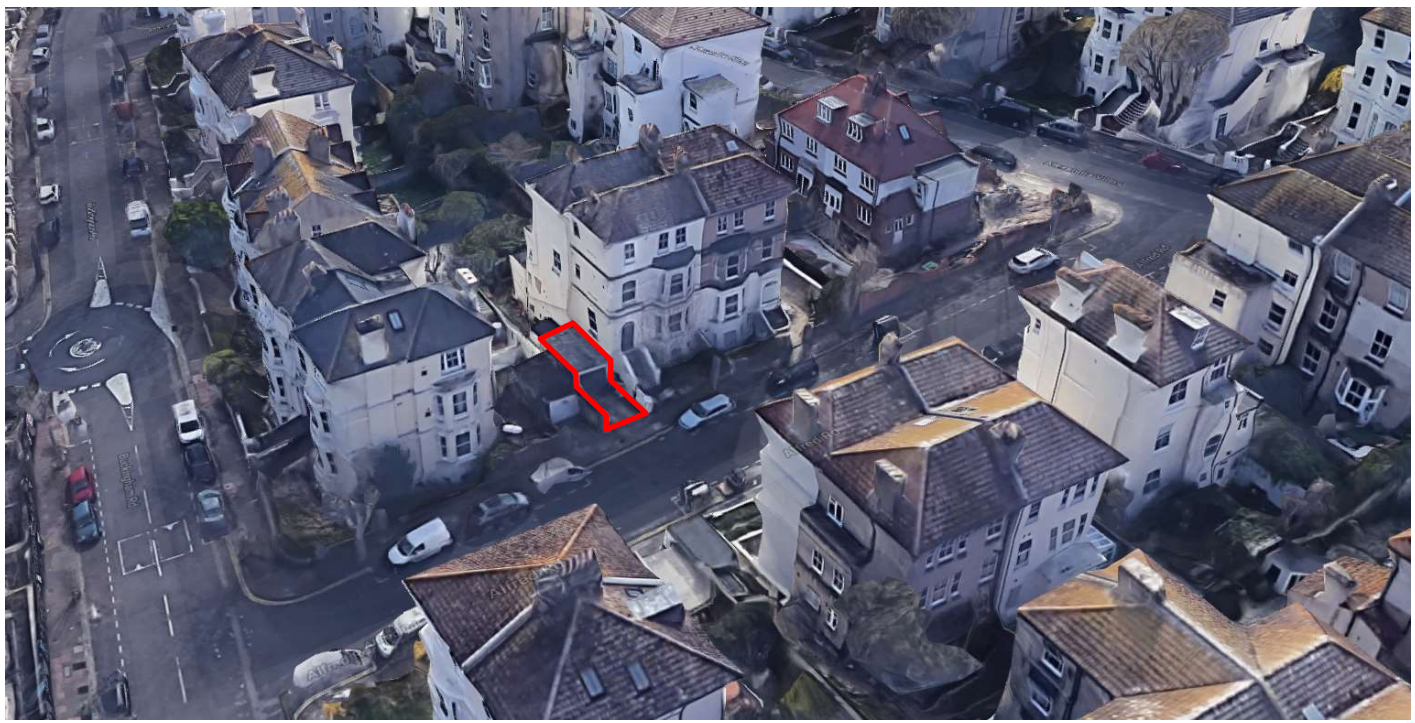


Aerial photo(s) of site



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3D Aerial photo of site



North



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Street photos of site

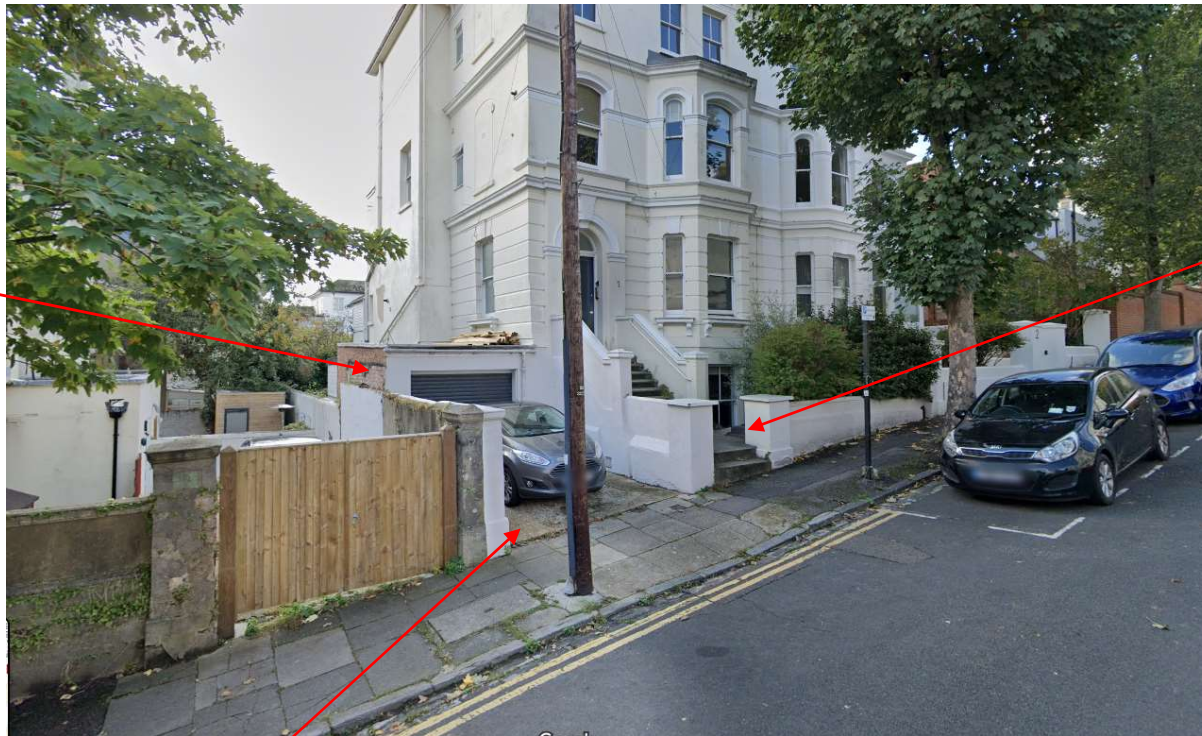


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Google Streetview

Holiday let unit

Entrance to flats of
1 Alfred Road



Separate parking space

Google street view, October 2020

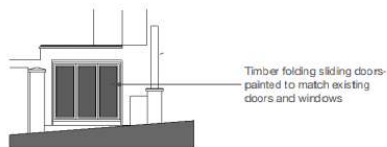
BH2017/2976 – Approved and pre-existing elevations

Proposed front elevations (approved but not implemented)

Pre-existing elevations



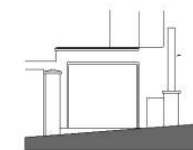
FRONT ELEVATION @ 1:100



FRONT ELEVATION @ 1:100
(Garage door open)



FRONT ELEVATION @ 1:100

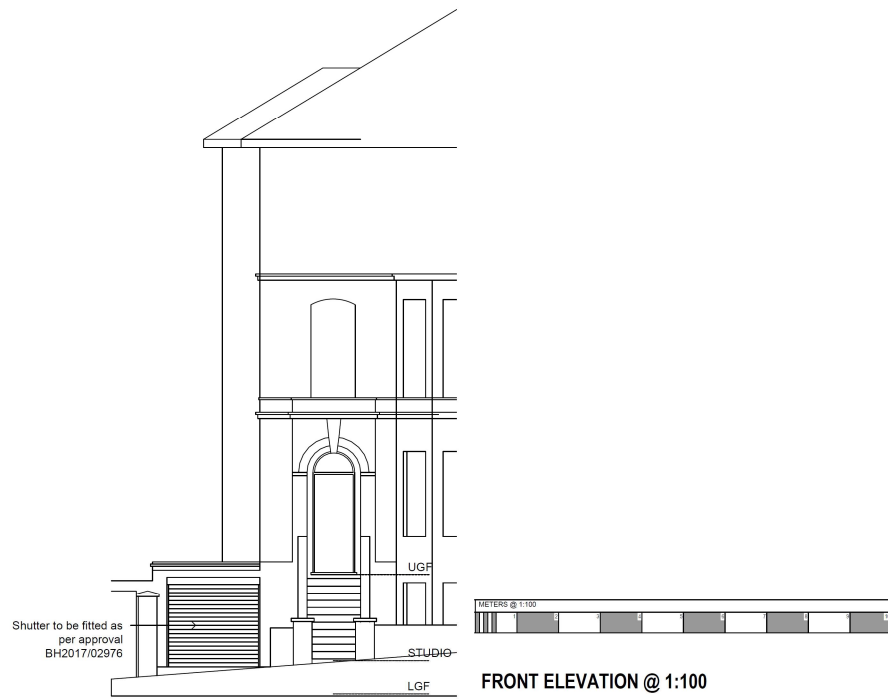


FRONT ELEVATION @ 1:100
(Garage door open)



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Proposed Front Elevation



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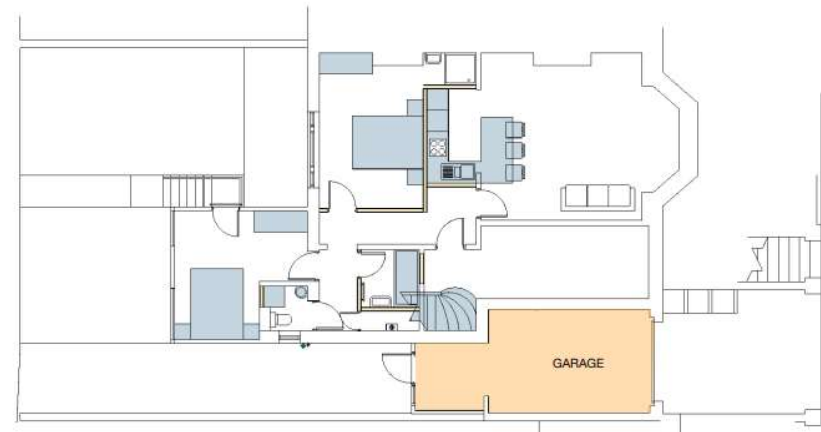
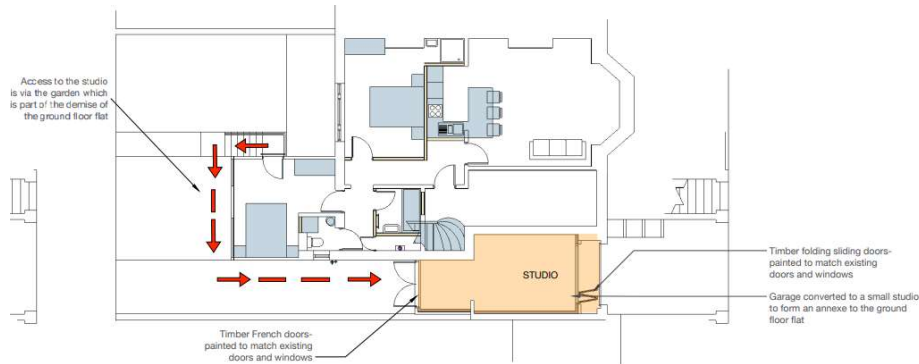
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BH2017/2976 – Approved and pre-existing floor plans

Proposed floor plan (approved but not implemented)

Pre-existing Floor plan

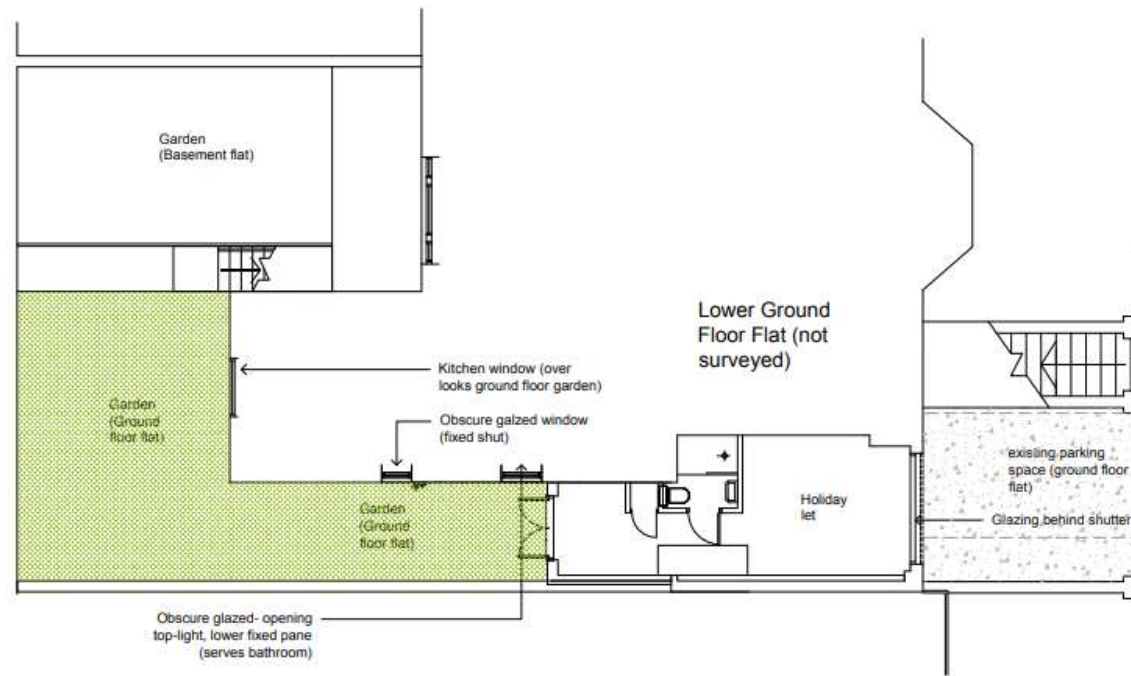


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Proposed Floorplan



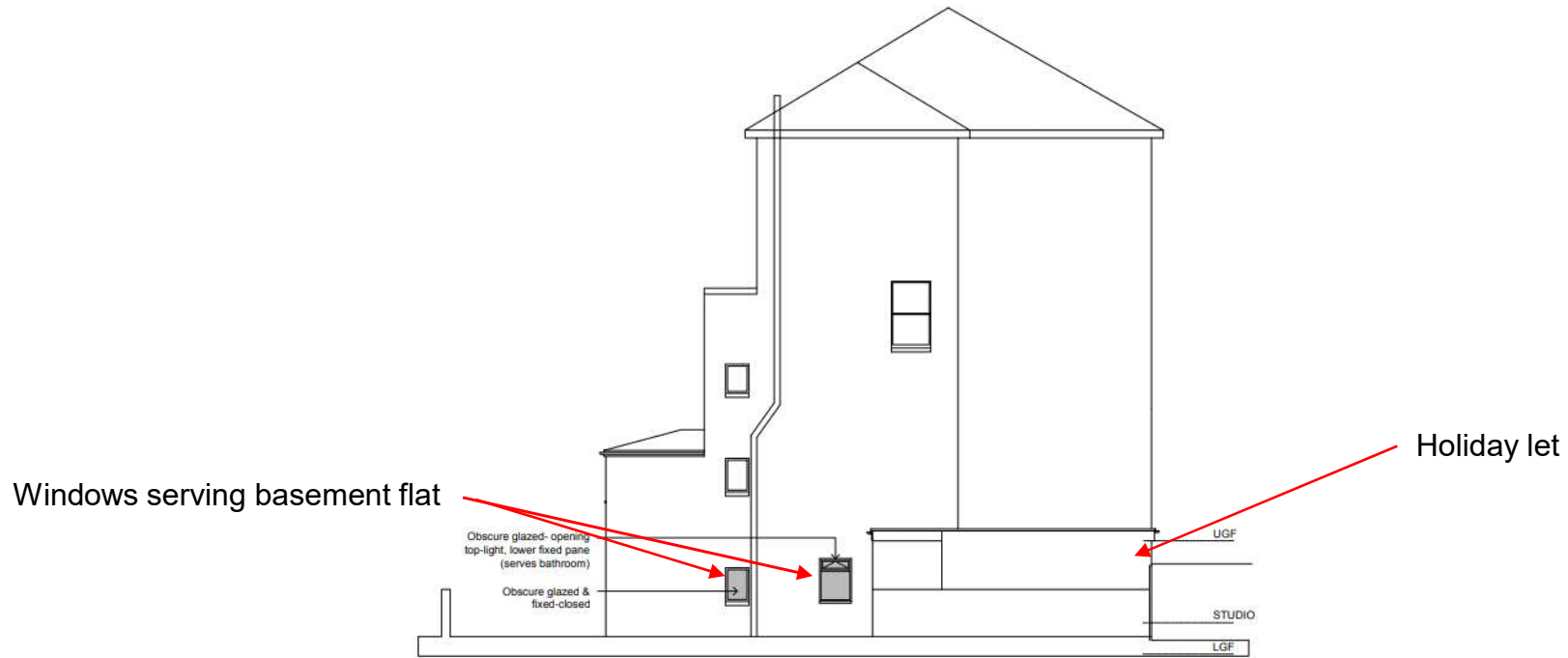
The timber doors would sit inside the garage door and open inwardly so as not to break the building line. The doors would be timber and painted grey.



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Proposed Site Elevation

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Key Considerations in the Application

- Principle of development
- Impact on West Hill Conservation Area
- Impact on amenity
- Transport matters



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Conclusion and Planning Balance

- Principle of short-term holiday use acceptable, subject to conditions;
- External alterations would not harm the character and appearance of West Hill conservation area.
- Impact on neighbours considered acceptable, subject to conditions limiting occupation of the holiday let to two persons.
- Parking restrictions would prevent visitors affecting on-street parking – and within easy reach of Brighton Station, bus links.
- **Recommend: Approval.**

