

# 45 and 46 Trafalgar Street

BH2021/01841

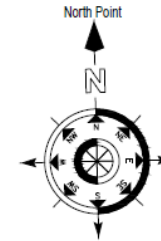


Brighton & Hove  
City Council

# Application Description

- Reconfiguration of 2no. existing ground floor Studio flats to provide 1no. larger flat/maisonette and 1no. three bed, 3no. storey (plus room in roof) house erected at the rear of 45/46 Trafalgar Street

# Site Location Plan



# Aerial photo of site



# 3D Aerial photo of site



North



Brighton & Hove  
City Council



## Street photo (pre-dating erection of scaffolding)

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# Location of proposed infill house



# View towards no. 25 Over Street





# Block Plan

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1050-BLOCK PLAN

# Split of uses/Number of units

- The application proposes to amalgamate 2no studio flats into 1no studio flat in the existing building.
- 1no new house is proposed to the rear of the building.

# Existing Front Elevation

11



EAST ELEVATION FROM OVER ST.  
(Existing)

1050-07

# Proposed Front Elevation

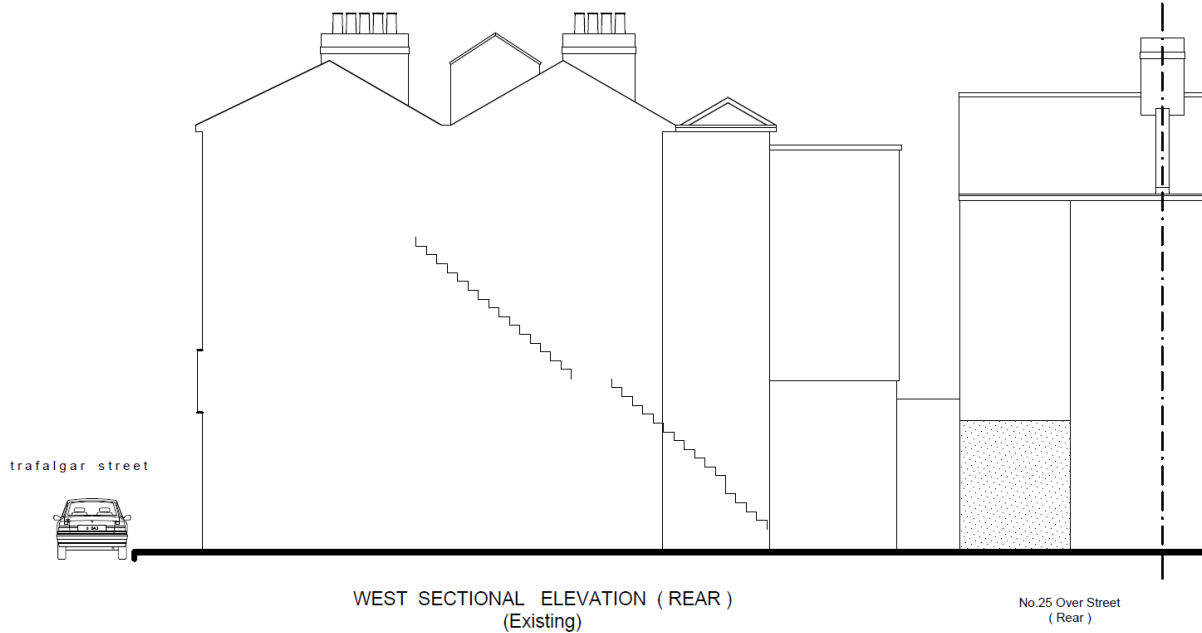


12

05F

# Existing Rear Elevation

13



1050-07



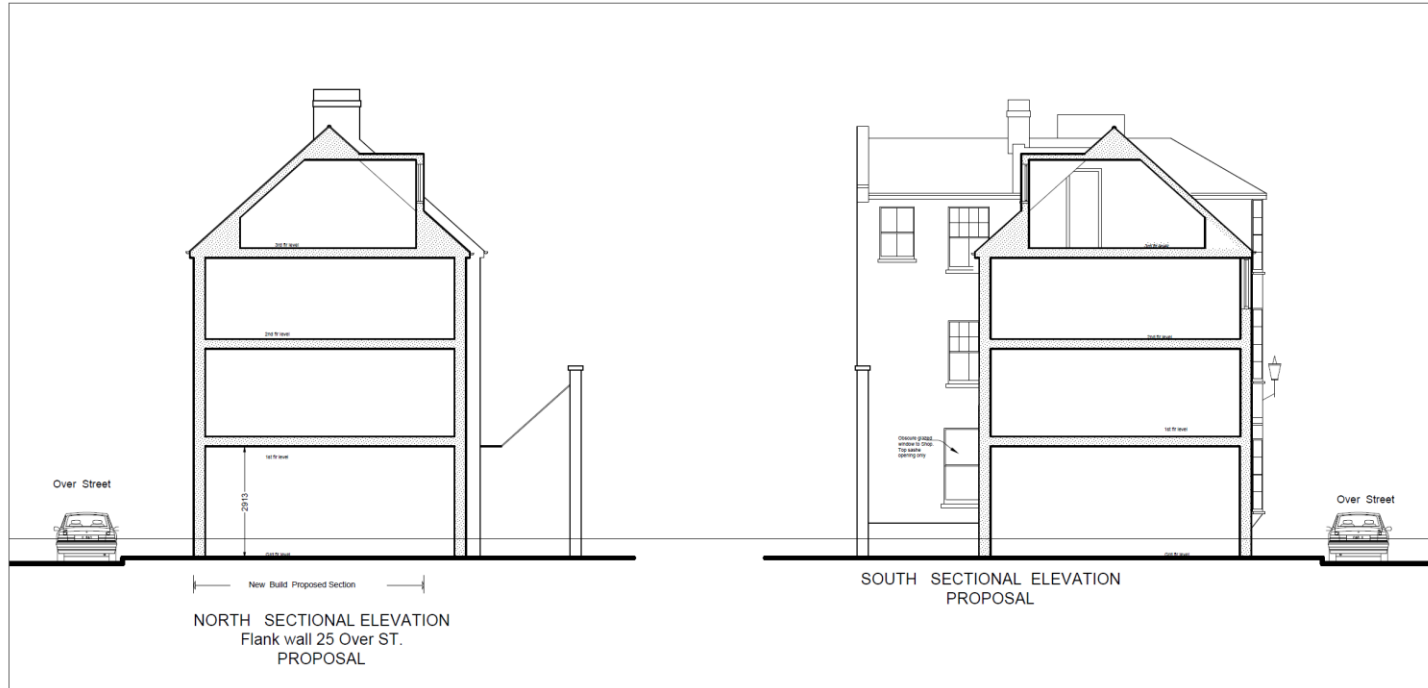
# Proposed Rear Elevation



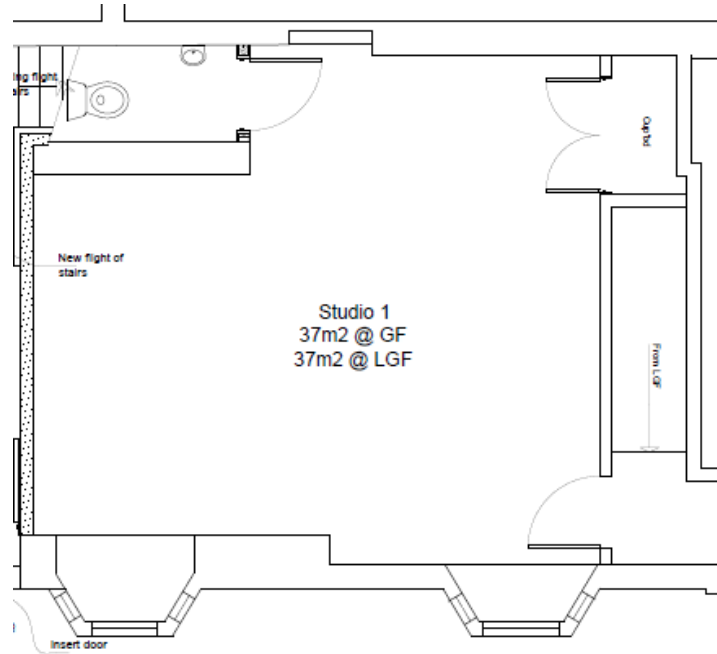
14

05F

# Proposed Site Section(s)



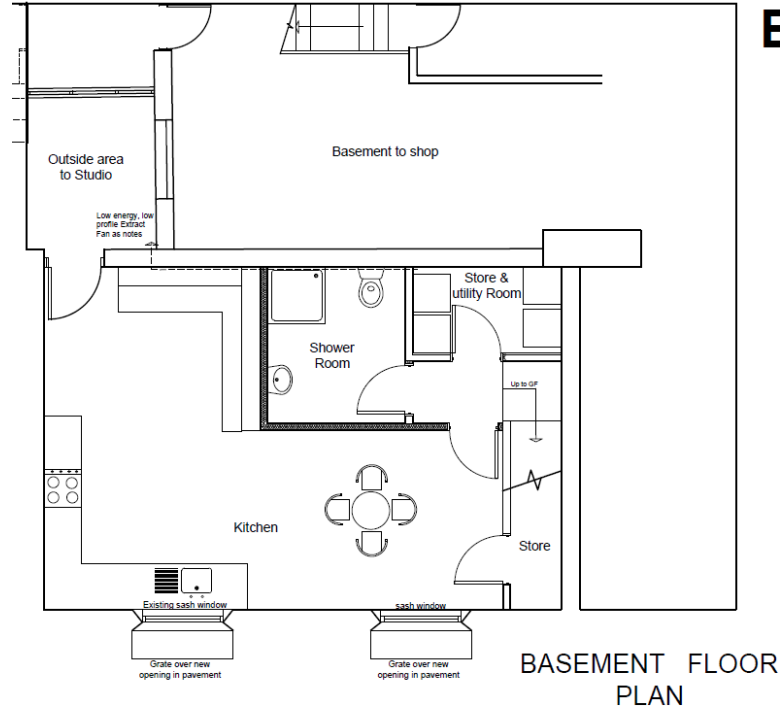
# Studio flat ground floor plan



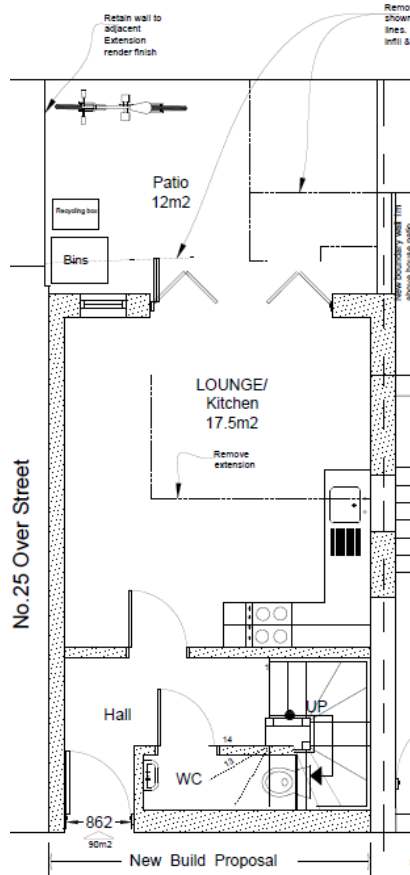
16

01C

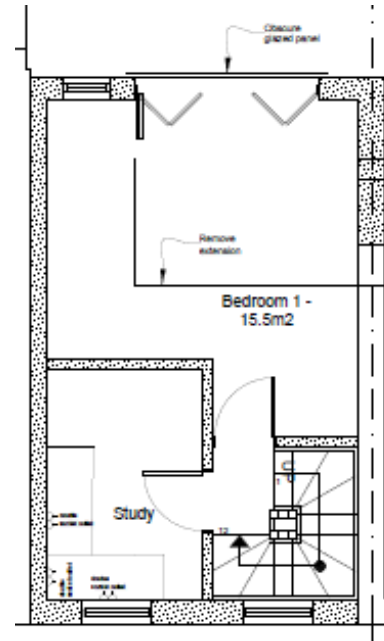
# Studio flat lower ground floor plan



# Proposed floor plans (house)



Ground Floor

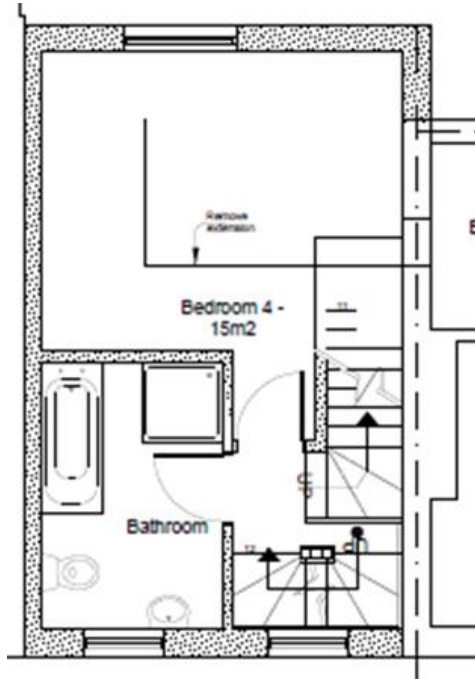


First Floor

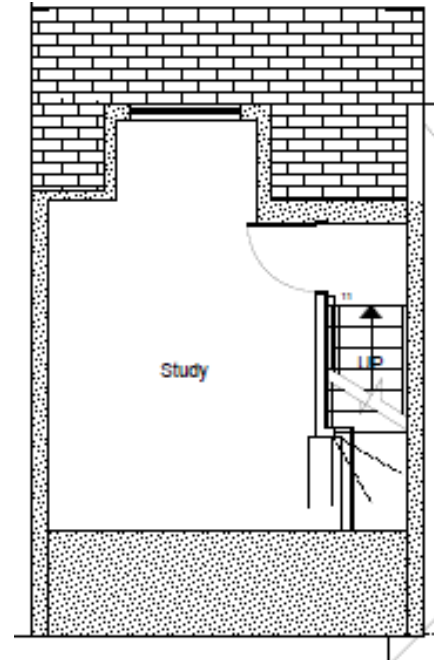


# Proposed house floor plans 2<sup>nd</sup> and 3<sup>rd</sup> (roof) floor

Second Floor



Third (roof) Floor



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02b and 04F

# Key Considerations in the Application

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- The design and appearance of the proposed house and the new windows for the studio flat
- The standard of accommodation of the new units
- Transport impacts, including the provision of cycle parking
- The impact on the amenity of occupiers of neighbouring properties

# Conclusion and Planning Balance

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- The proposed house is considered to be appropriately designed and the external alterations to the existing building would be minor in nature. Conditions are proposed to secure acceptable detailing.
- Both units would provide an acceptable standard of living accommodation.
- No significantly detrimental impact on neighbour amenity has been identified.
- Cycle parking would be available to the new house, and is secured by condition.
- Vehicle parking would be controlled by existing on-street parking restrictions.

