

16 Talbot Crescent

BH2021/04436



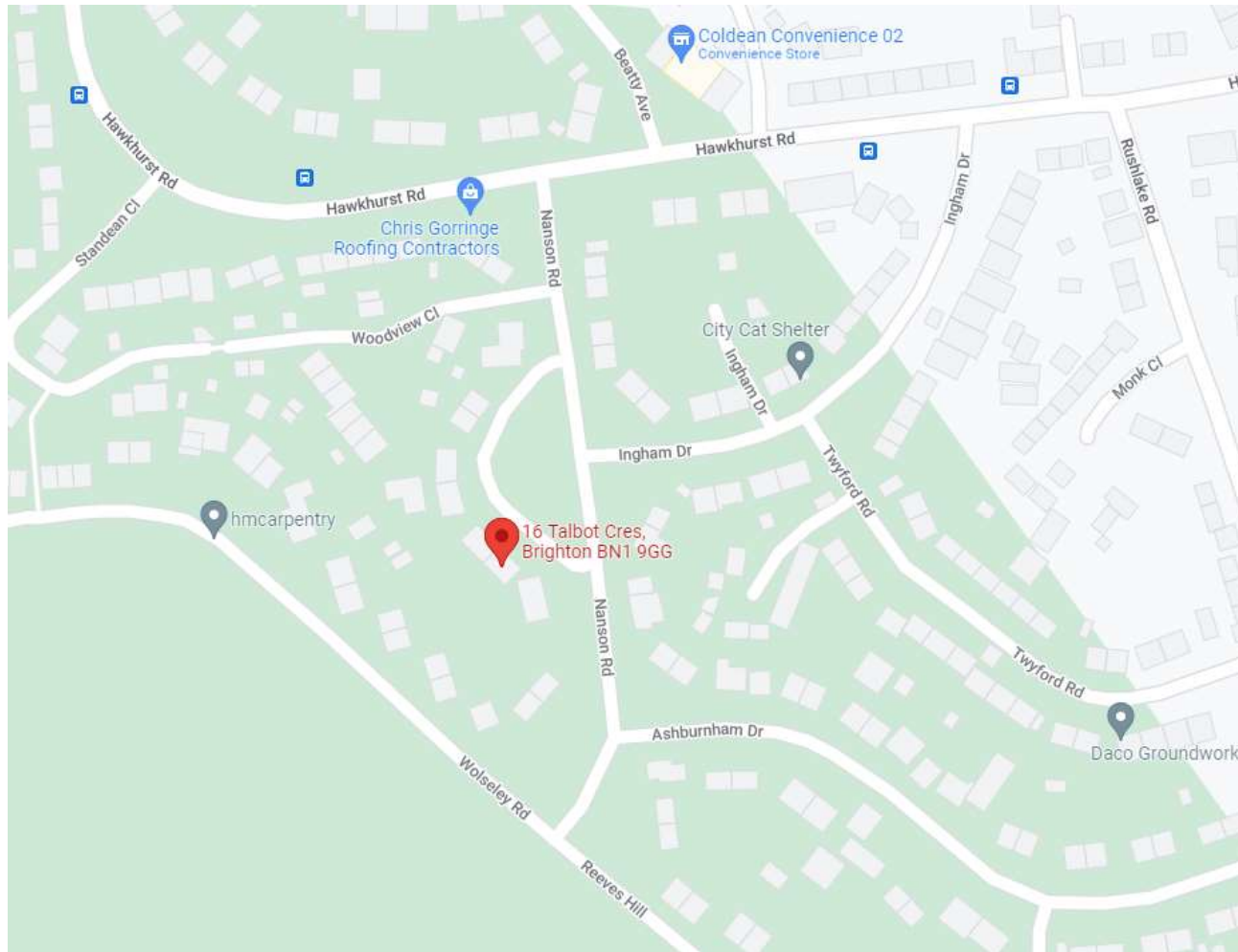
Brighton & Hove
City Council

Application Description

- Change of use from (C3) dwellinghouse to (C4) small house in multiple occupation, incorporating the erection of a single-storey rear extension and conversion of garage to habitable space.

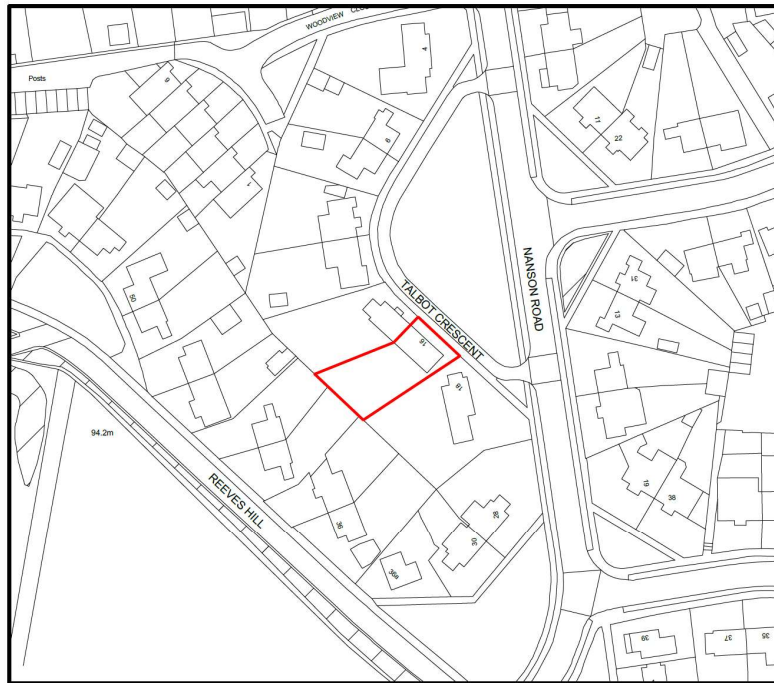


Map of application site

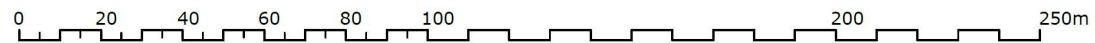


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Site Location Plan



Location Plan 1:1250



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Aerial photo of site



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3D Aerial photo of site



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Street photo of site



Google street view – prior to development works

Photos from site visit



Front of property as existing

Photos from site visit



Rear of property

Topsoil removal for extension & garden clearance

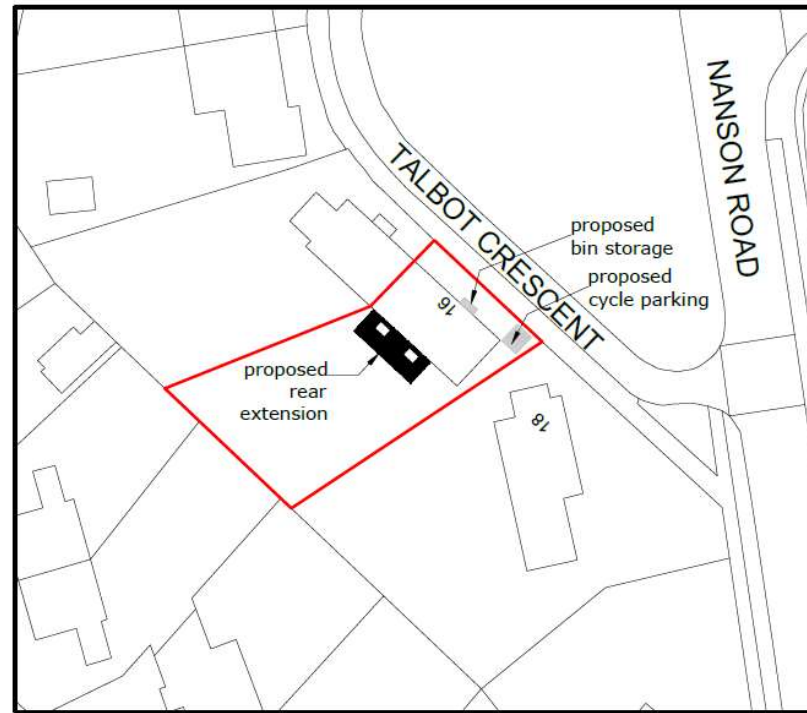
Topsoil removal (location of extension)



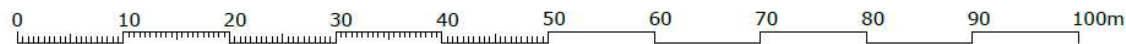
Cleared garden



Proposed Block Plan



Block Plan 1:500

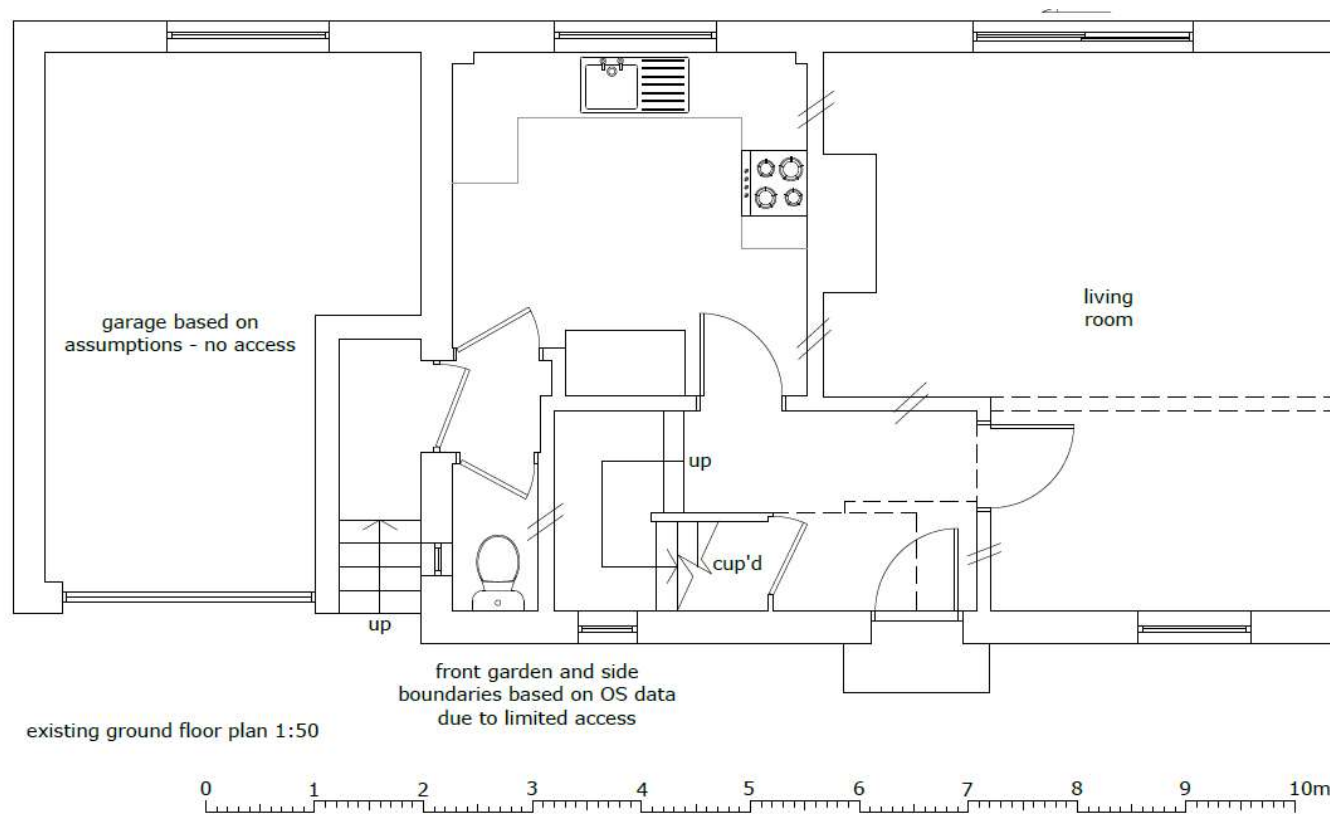


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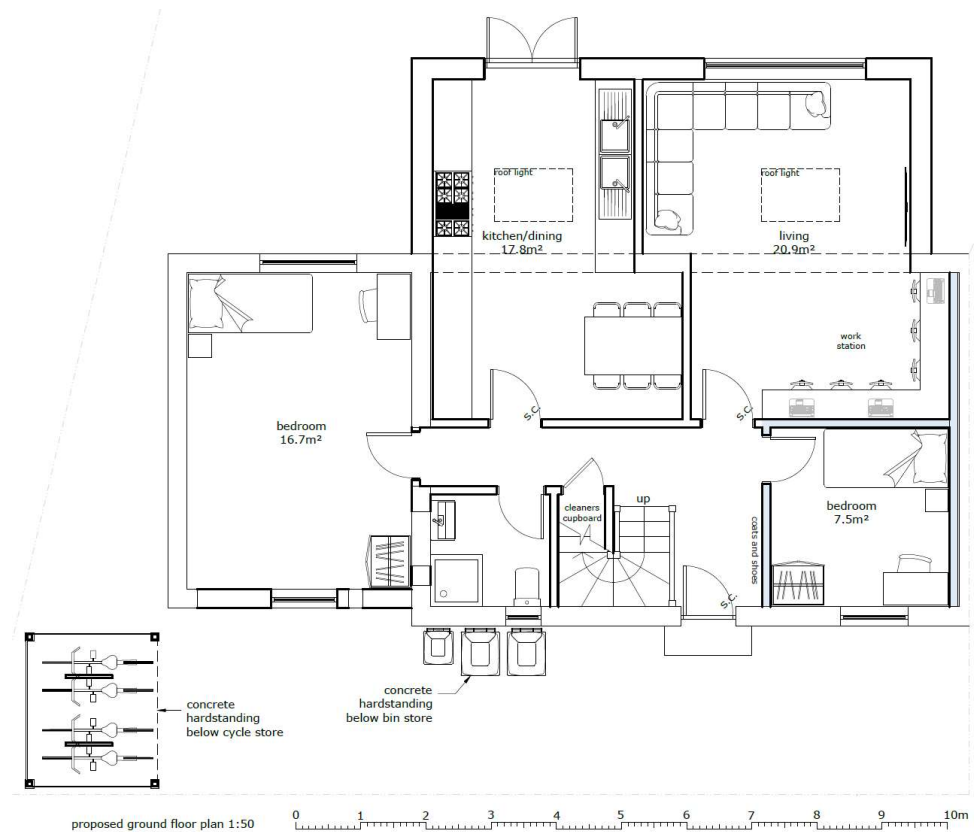
Existing Ground Floor Plan



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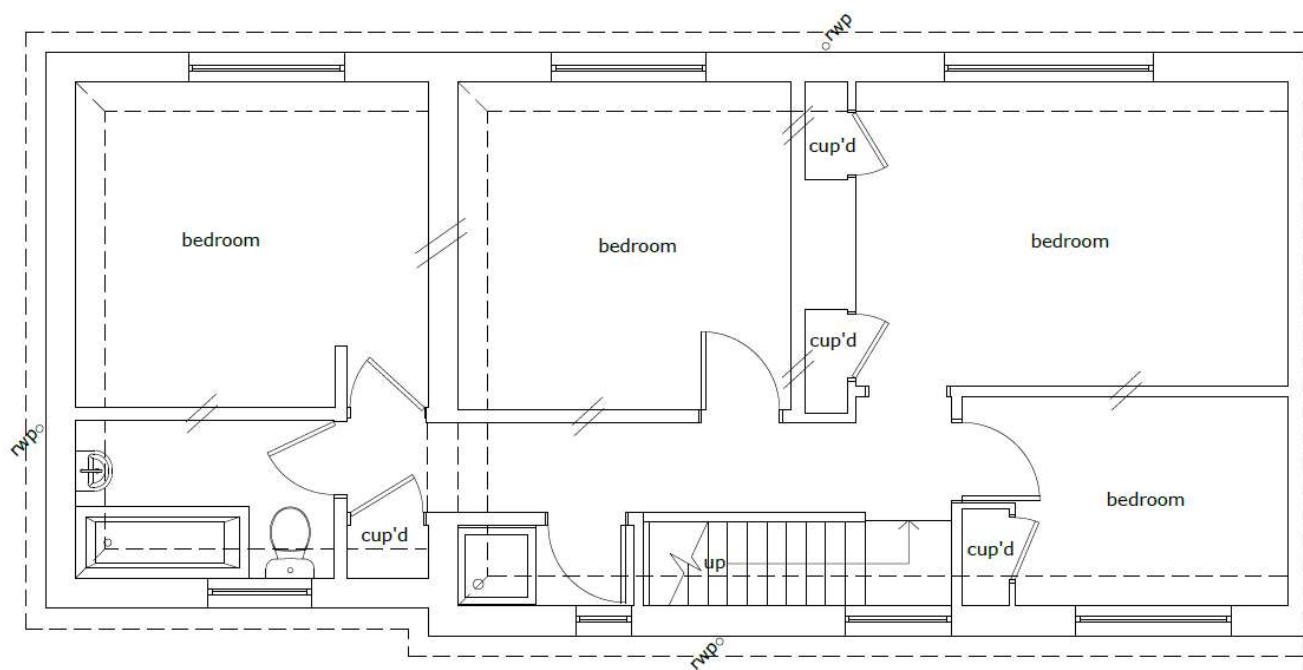
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Proposed Ground Floor Plan

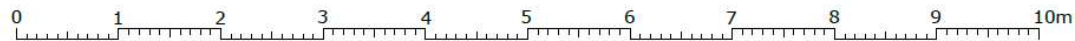


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Existing 1st Floor Plan



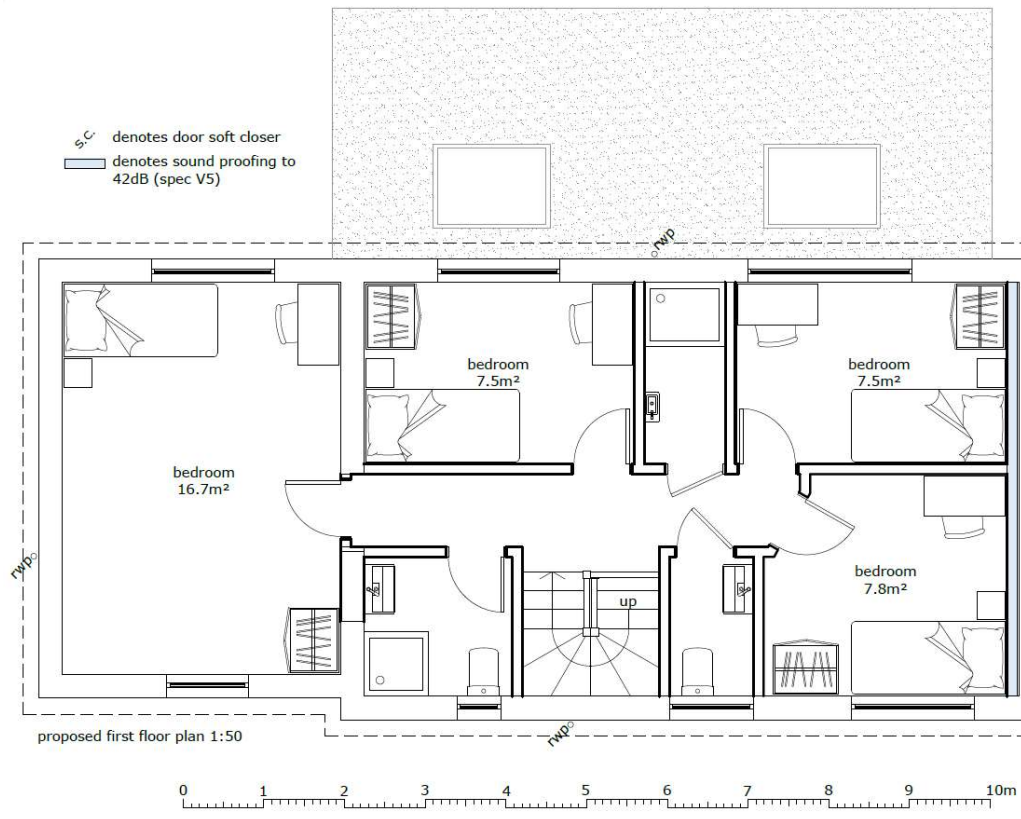
existing first floor plan 1:50



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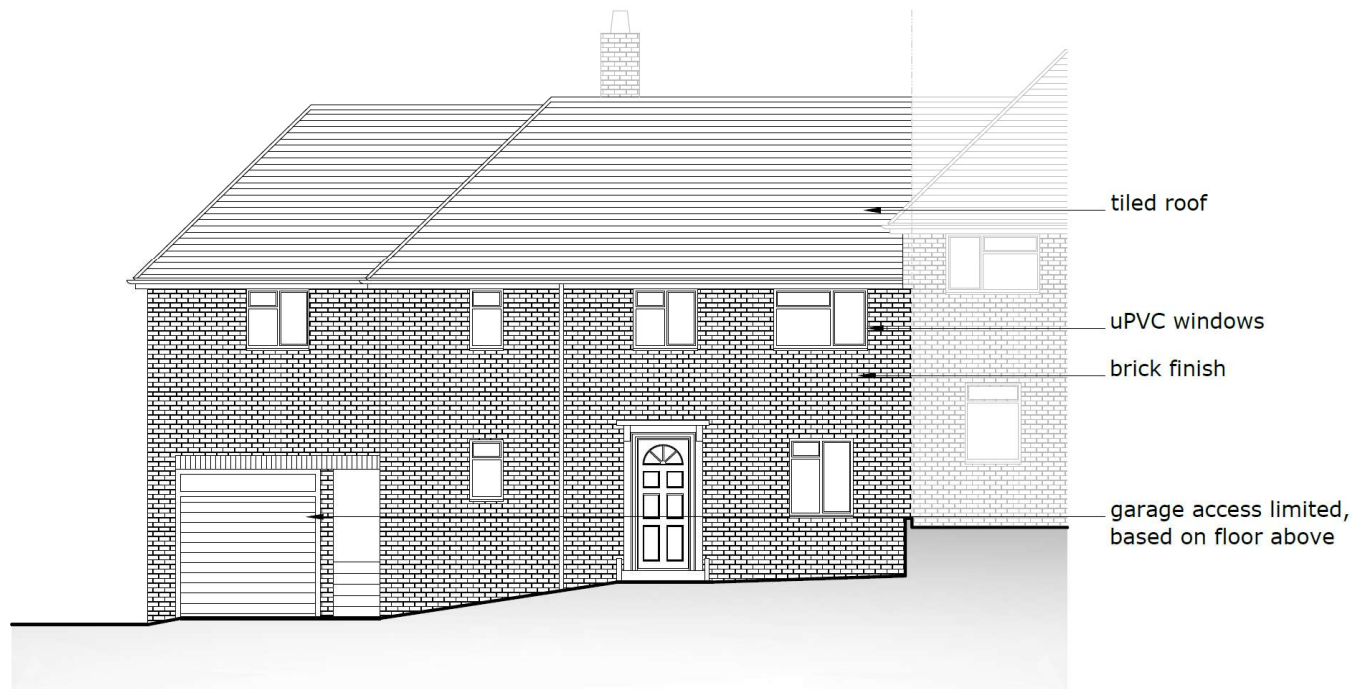
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Proposed 1st Floor Plan

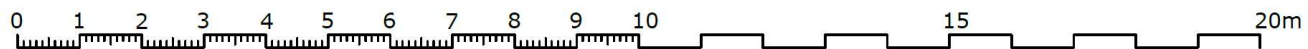


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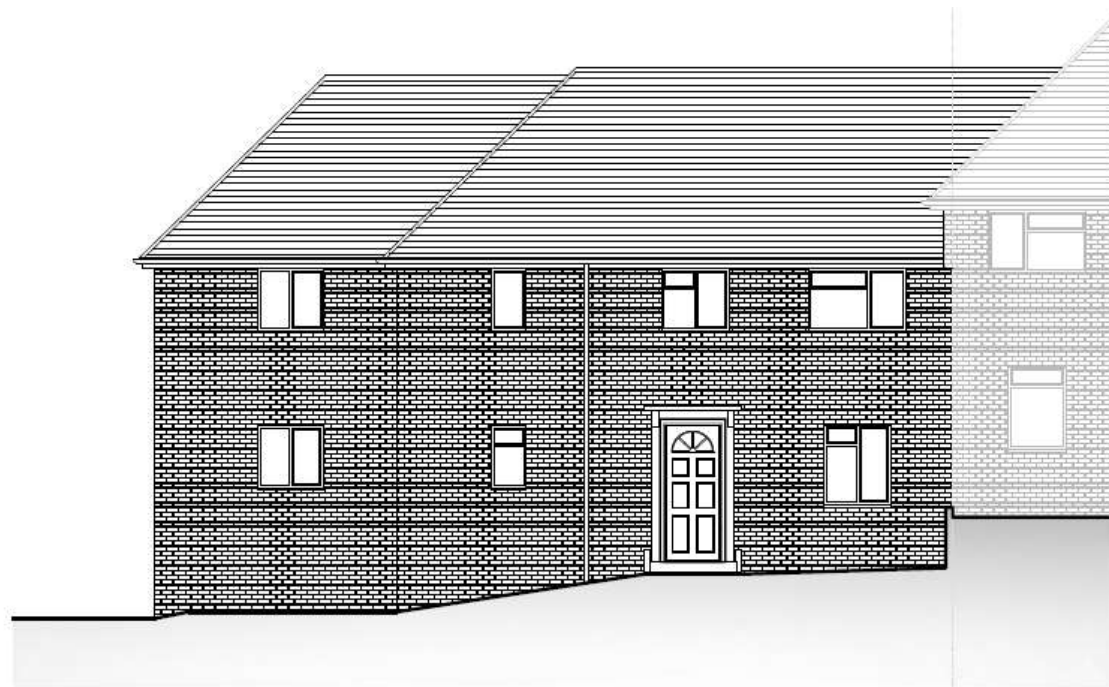
Existing Front Elevation



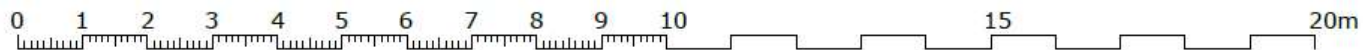
existing north east elevation 1:100



Proposed Front Elevation



proposed north east elevation 1:100



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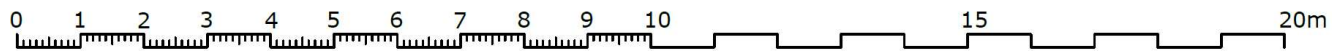
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Existing Rear Elevation



existing south west elevation 1:100



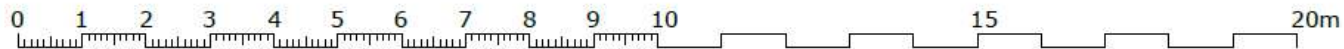
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Proposed Rear Elevation

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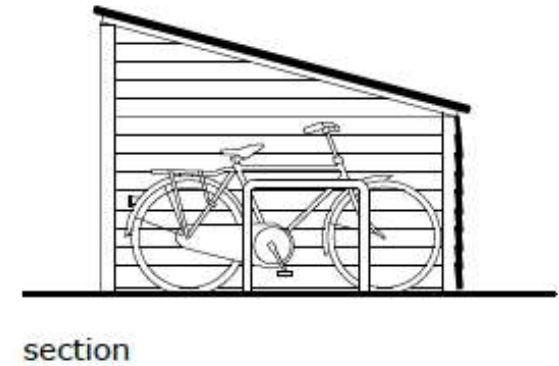
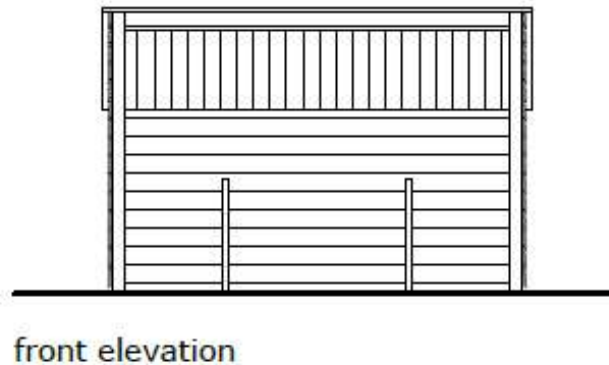
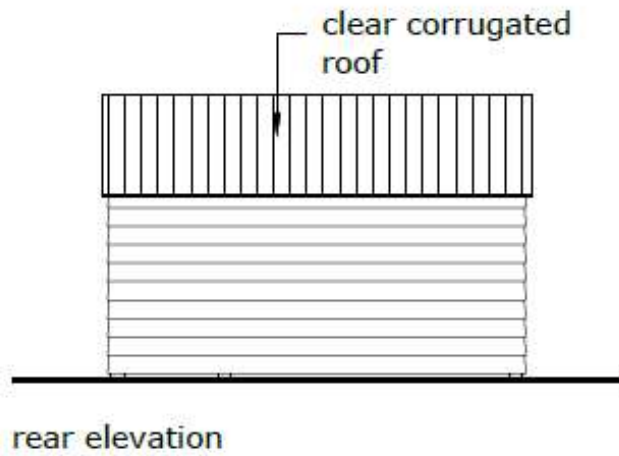
proposed south west elevation 1:100



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Bike Shed Elevations and section

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Key Considerations in the Application

- Principle of Development
- Design and Appearance
- Archaeology
- Standard of Accommodation
- Impact on Amenity
- Sustainable Transport

Conclusion and Planning Balance

- Complies with Policy CP21 in terms of number of HMOs in immediate area (less than 10% already in HMO use).
- Design and appearance of the extension and alterations acceptable.
- County Archaeology have confirmed that they have no objection to the application subject to a discovery strategy prior to further works.
- Standard of accommodation acceptable.
- Impact on amenity of neighbouring residents, and highway considered acceptable.

Recommend: **Approve**