

4 Prince's Street

BH2022/00632

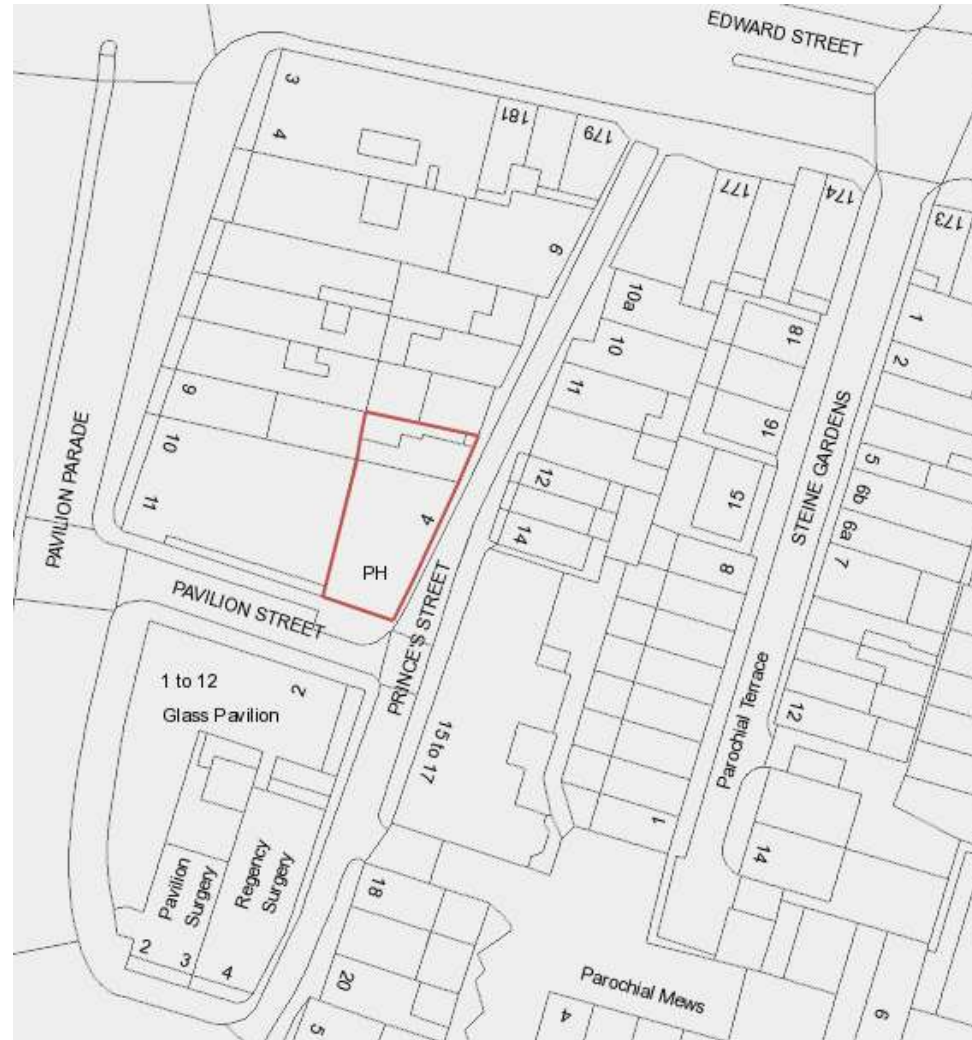


**Brighton & Hove
City Council**

Application Description

- Formation of beer garden to replace existing WC block and garage, incorporating blocking up of garage entrance and associated works.

Map of application site

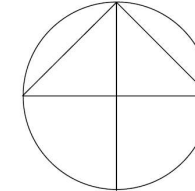


Existing Location Plan



Site

North



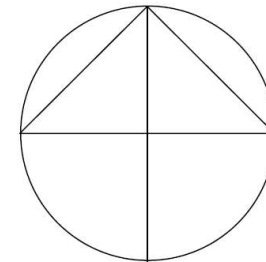
Location Plan 1:1250



Existing Block Plan



North



Block Plan 1:500



Aerial photo of site



3D Aerial photo of site



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Street photos of site

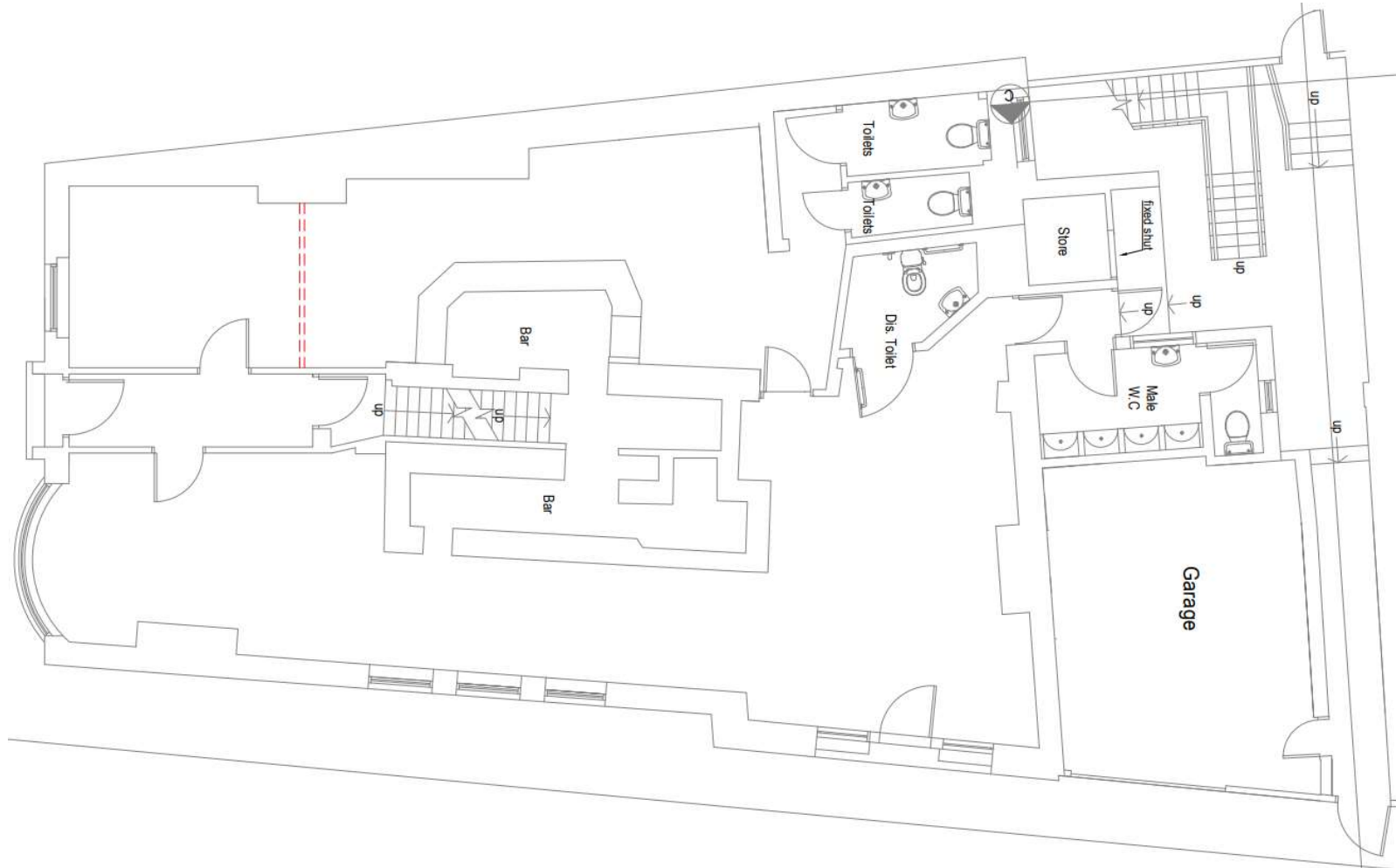


Street photos of site

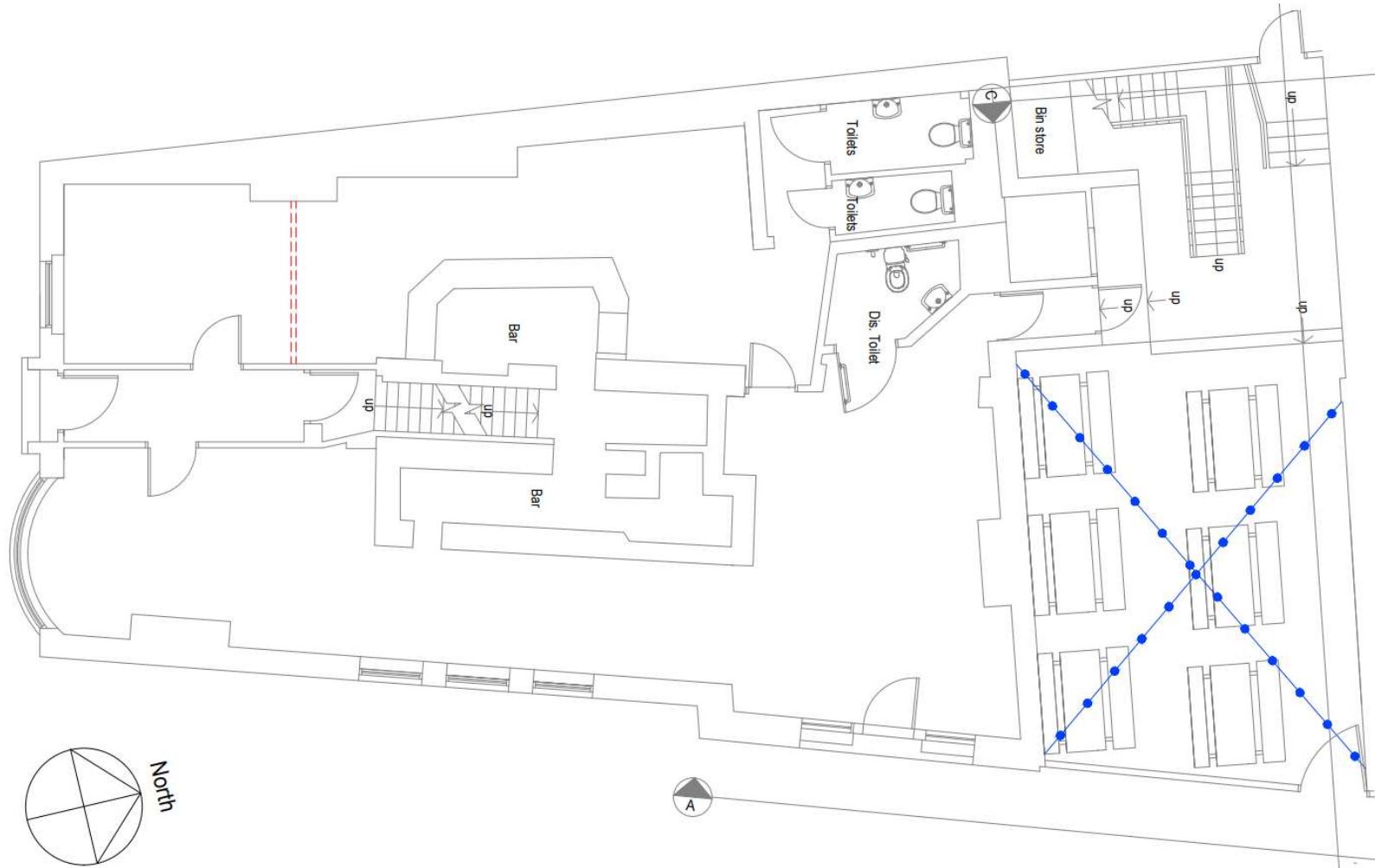


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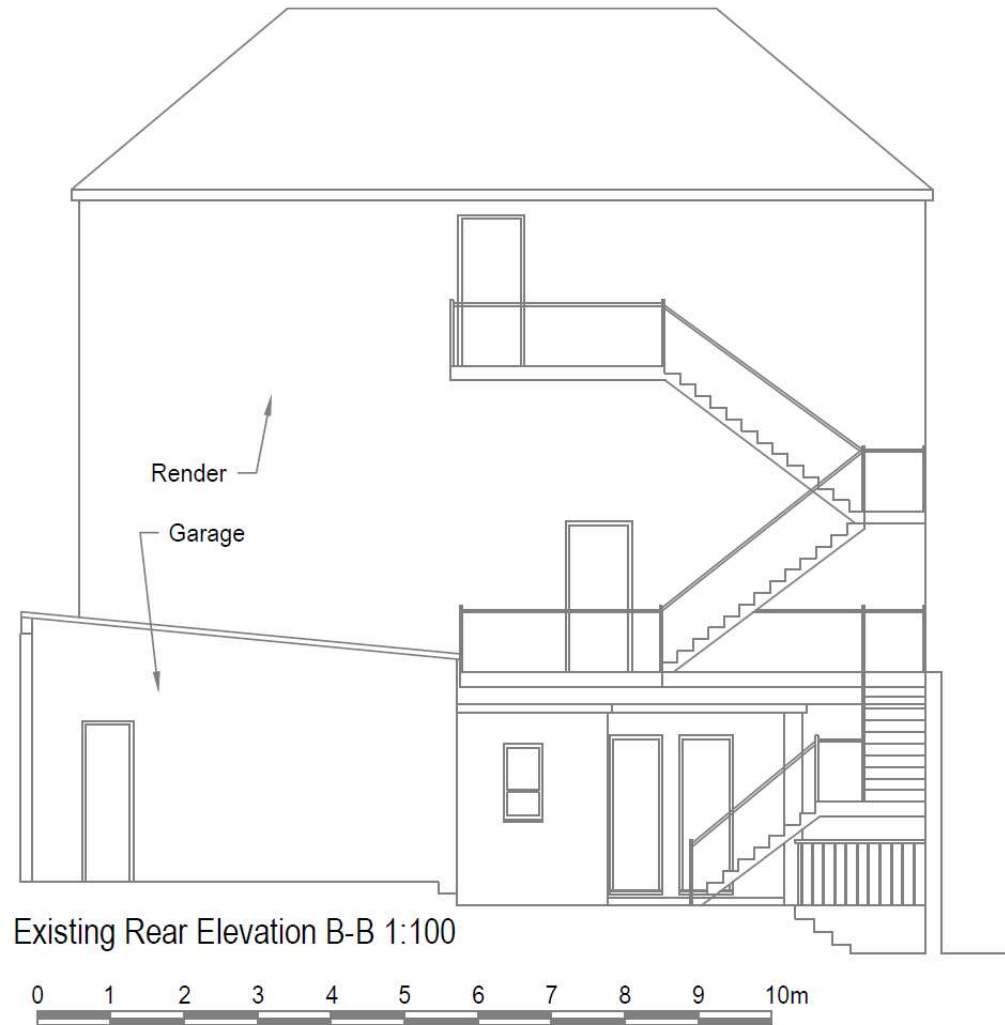
Existing Floor Plan



Proposed Floor Plan



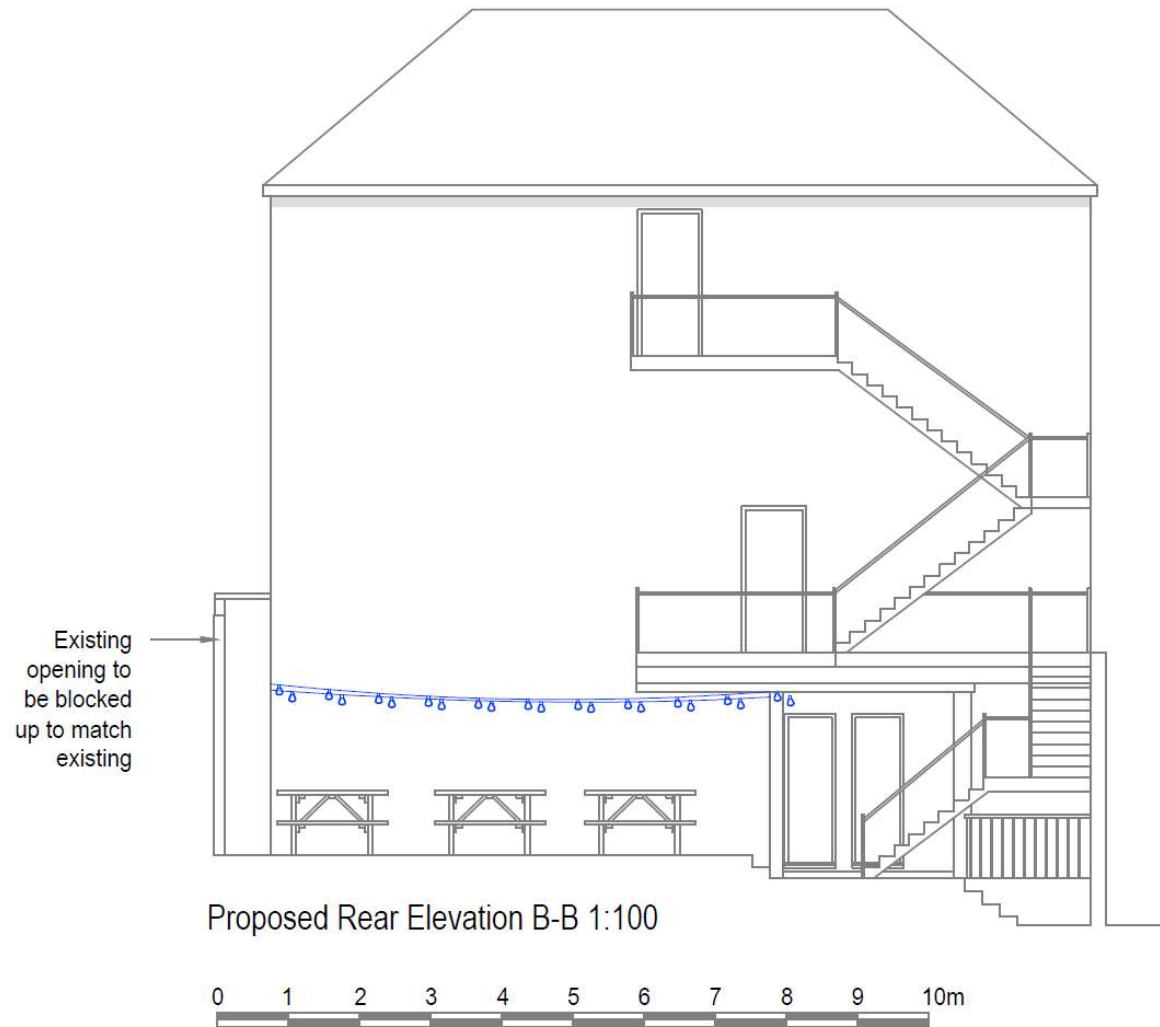
Existing Rear Elevation



50

01

Proposed Rear Elevation



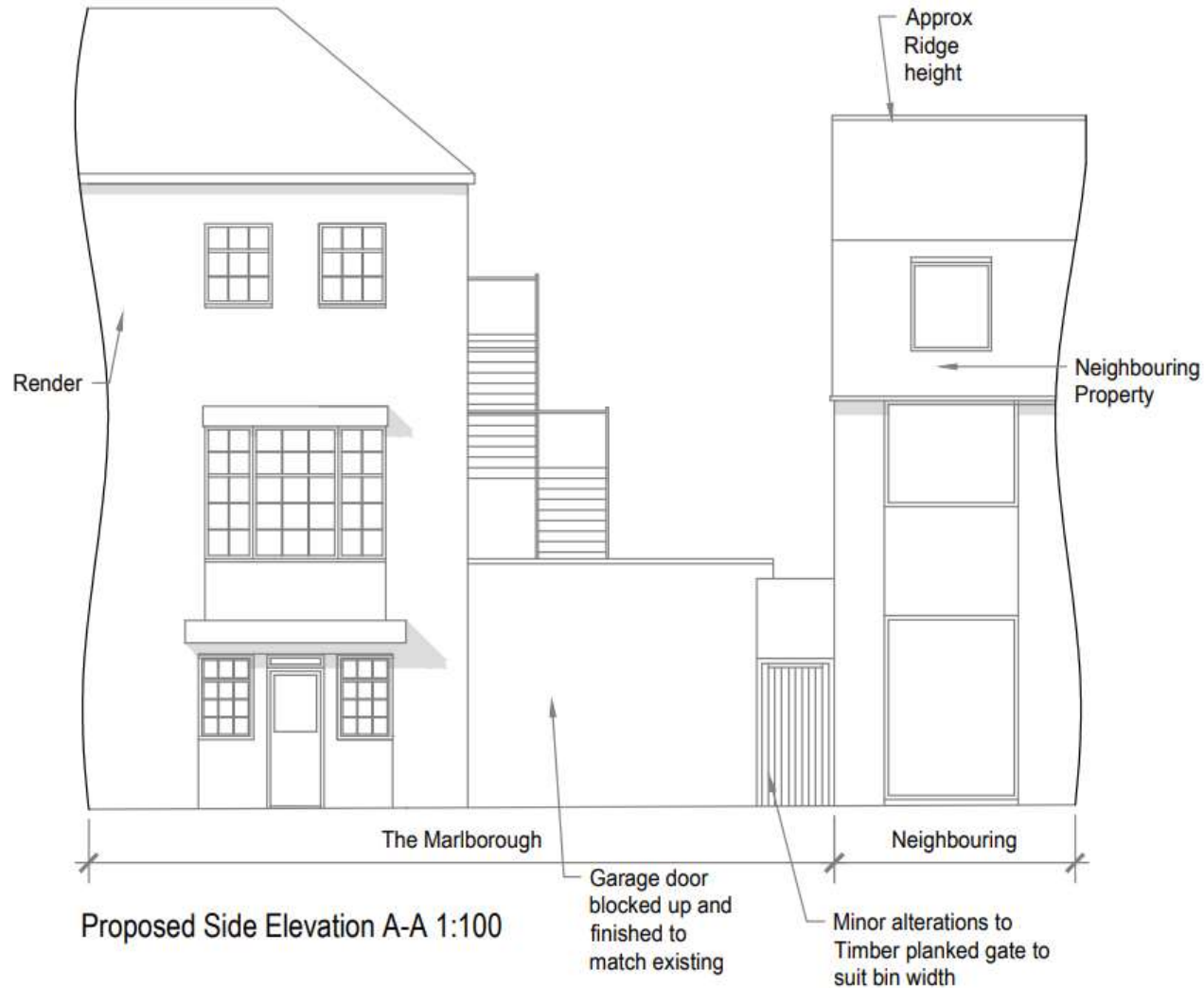
Existing East-facing Side Elevation



52

01

Proposed East-facing Side Elevation



Proposed Side Elevation A-A 1:100

Key Considerations in the Application

- Principle of development
- Impact on the host property, streetscene and designated heritage assets
- Impact on the amenities of neighbouring properties
- Impact on highways

Conclusion and Planning Balance

- The principle of development has already been established and is given additional support by Policy DM10 and from the Council's Tourism & Leisure Department.
- No harm caused to the host property, the streetscene or designated heritage assets.
- No significantly harmful impact on neighbouring amenity subject to conditions
- No detrimental impact on highways safety or from any additional trips

Recommend: Approval

