

145

# Cinch Self-Storage, South Road

**BH2021/03357**

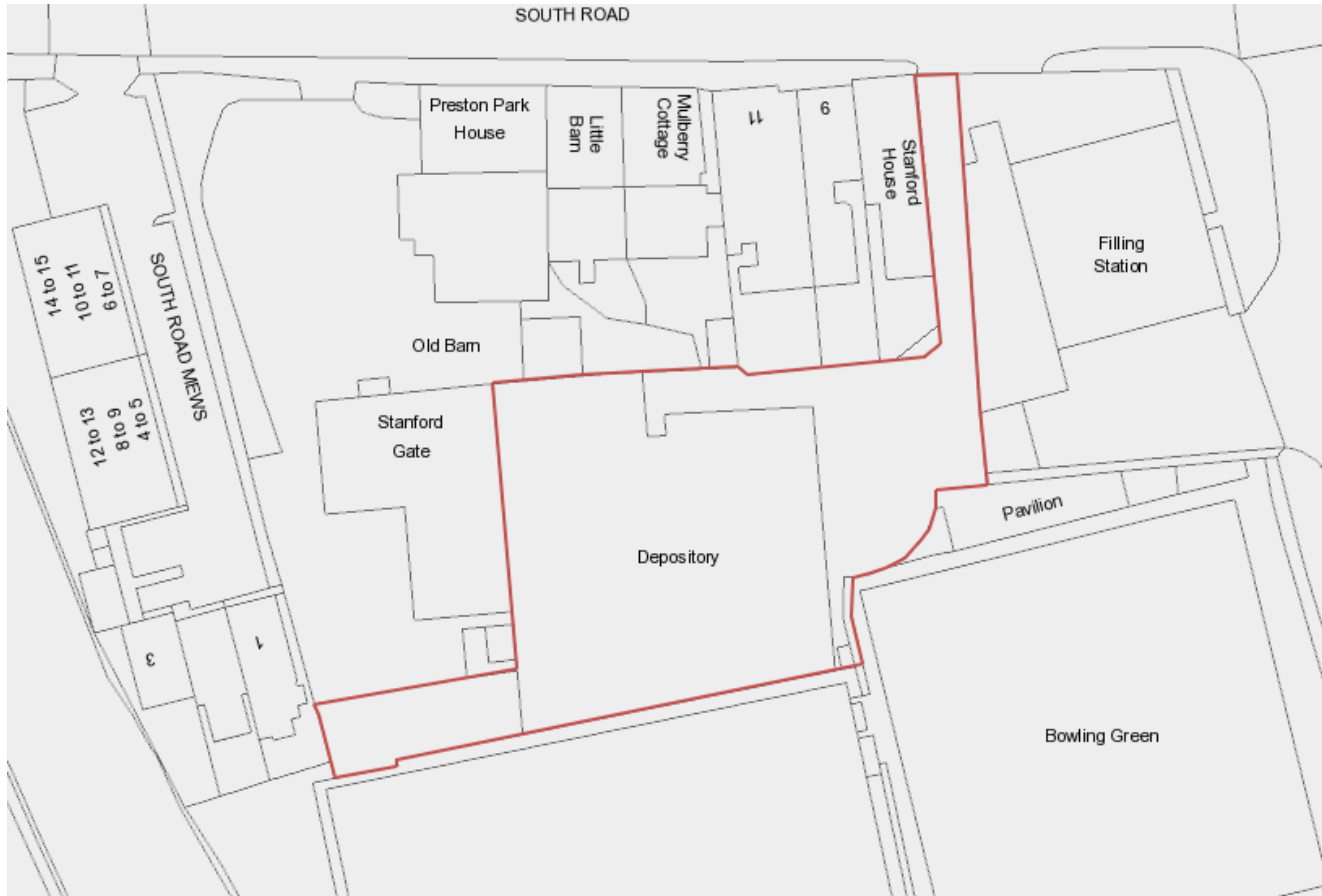


**Brighton & Hove  
City Council**

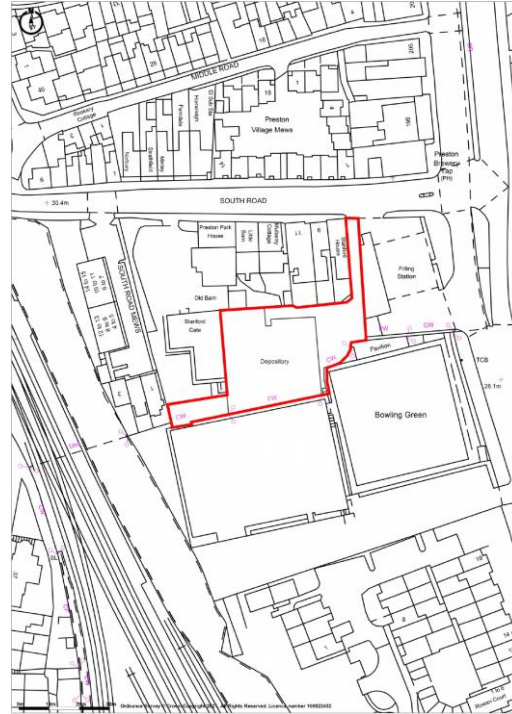
# Application Description

- Extensions to existing building at ground, first and second floor levels and creation of set-back part-third floor, partial change of use of first floor from Class E(g)(i) (office) to Class B8 (self-storage), external alterations, installation of photovoltaic panels on roof, landscaping and associated works.

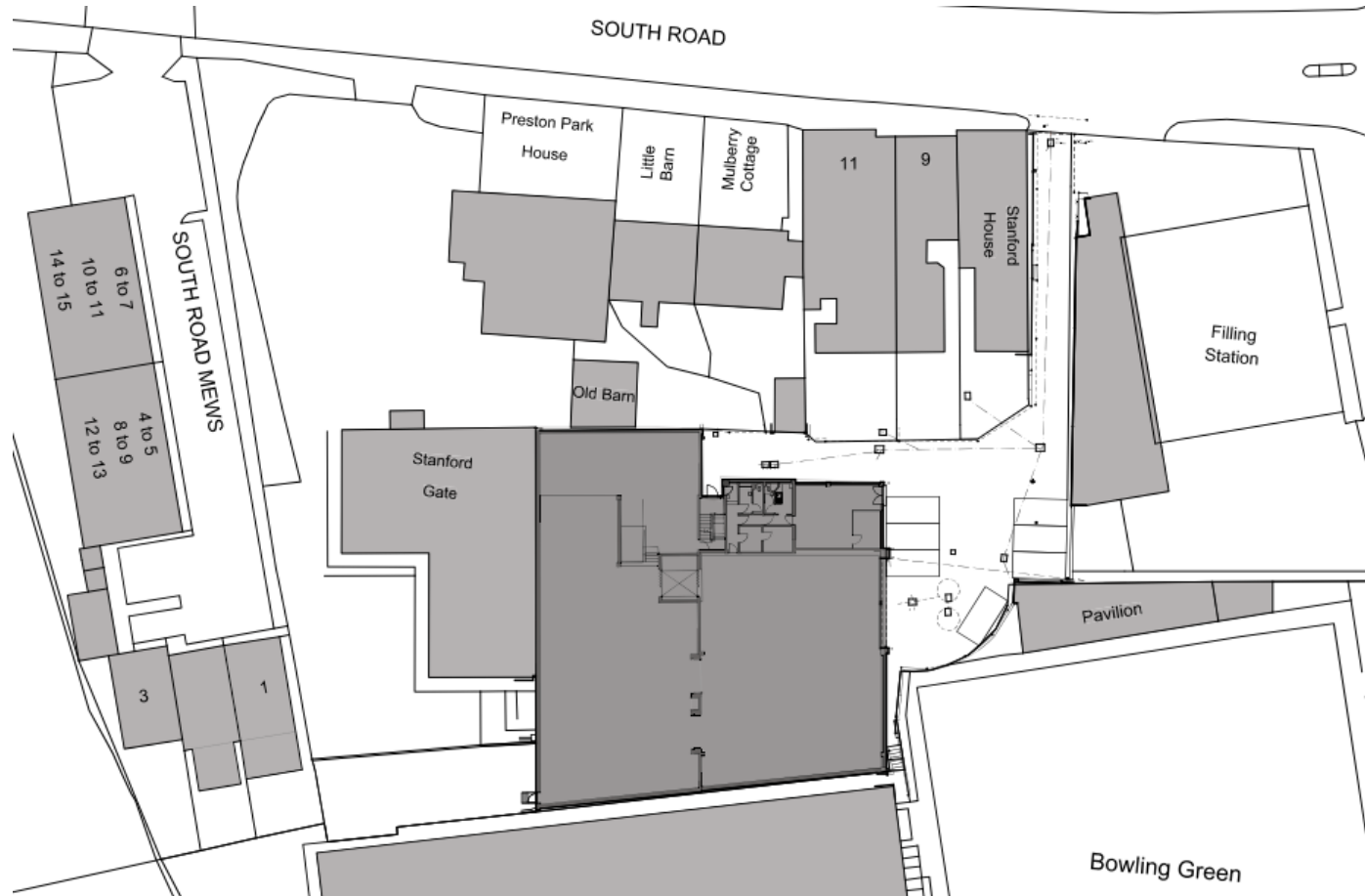
# Map of application site



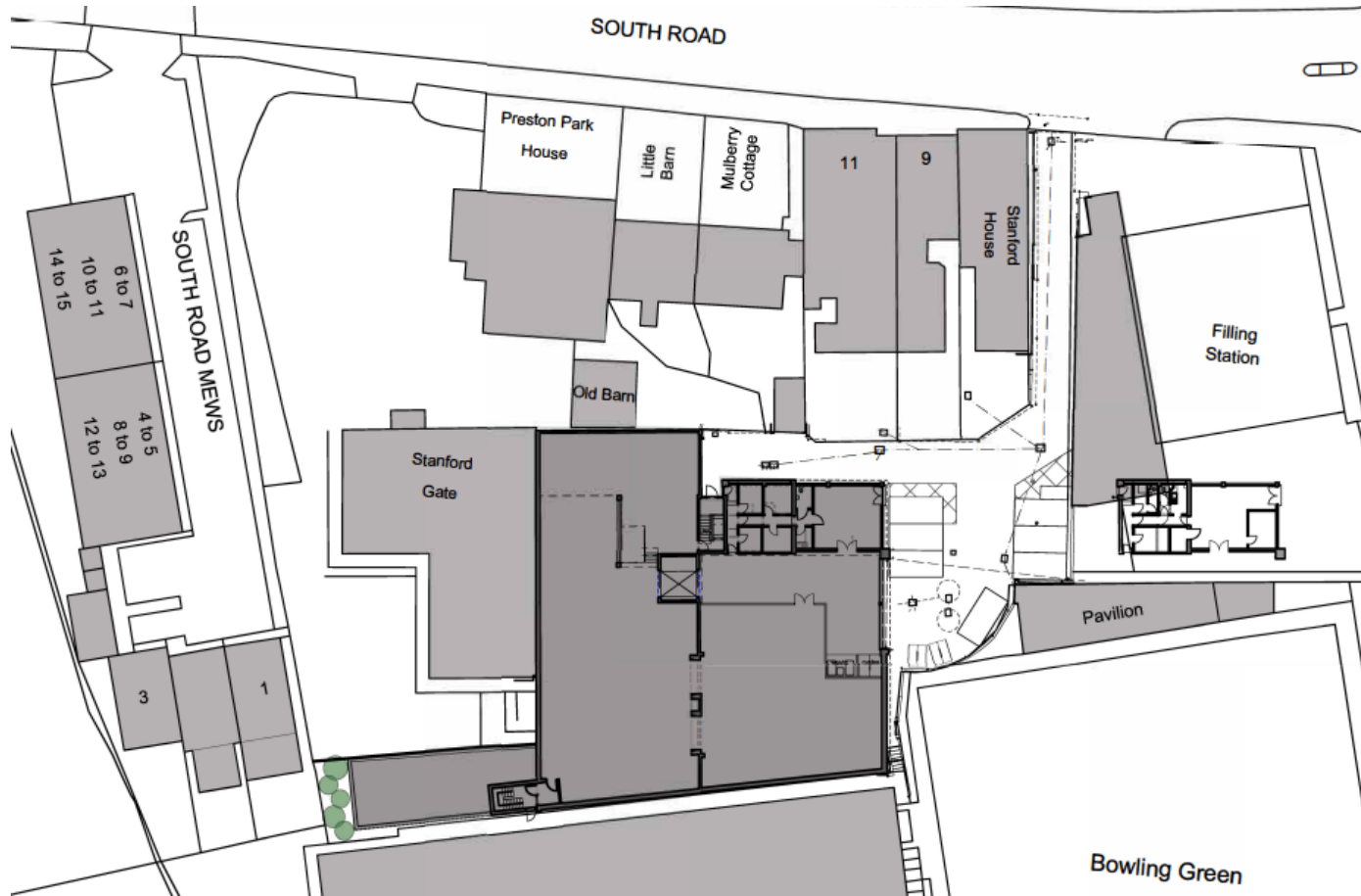
# Existing Location Plan



# Existing Site Plan



# Proposed Site Plan



# Aerial photo of site



# 3D Aerial photo of site

---



152



# Street photos of site



# Street photos of site



154



# Front elevation of building



# Views from north of building



# West elevation of Old Barn from rear



157



Brighton & Hove  
City Council

# View of east elevation of 1 South Road Mews

---



158

# Planted section to rear of site



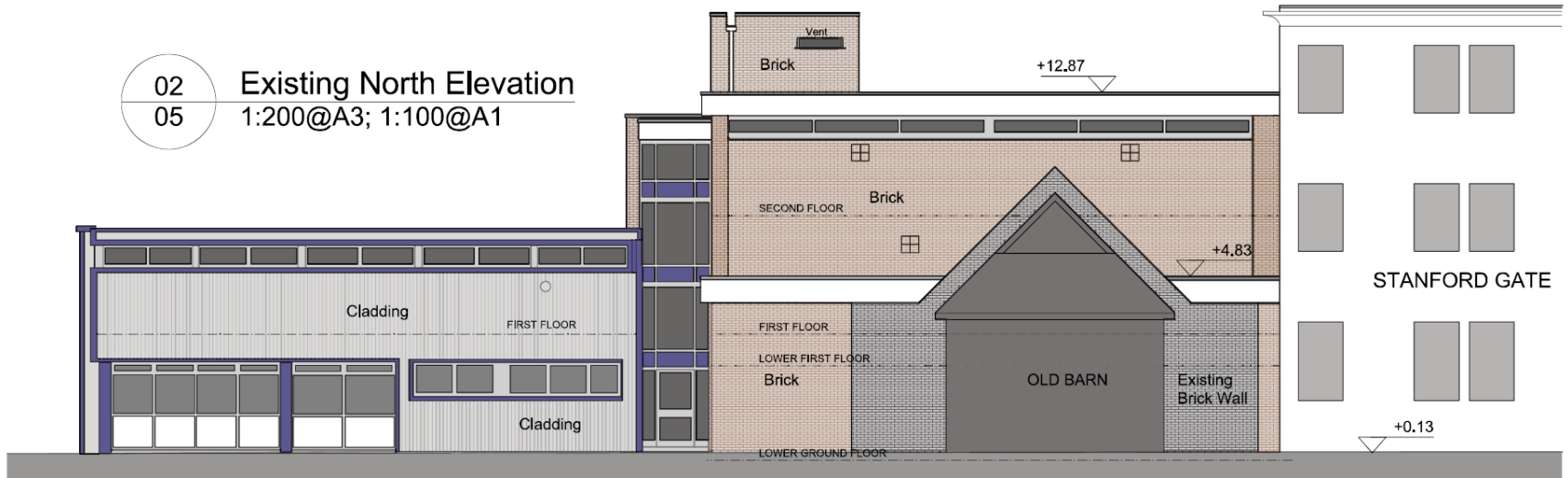
159



Brighton & Hove  
City Council

# Existing North Elevation

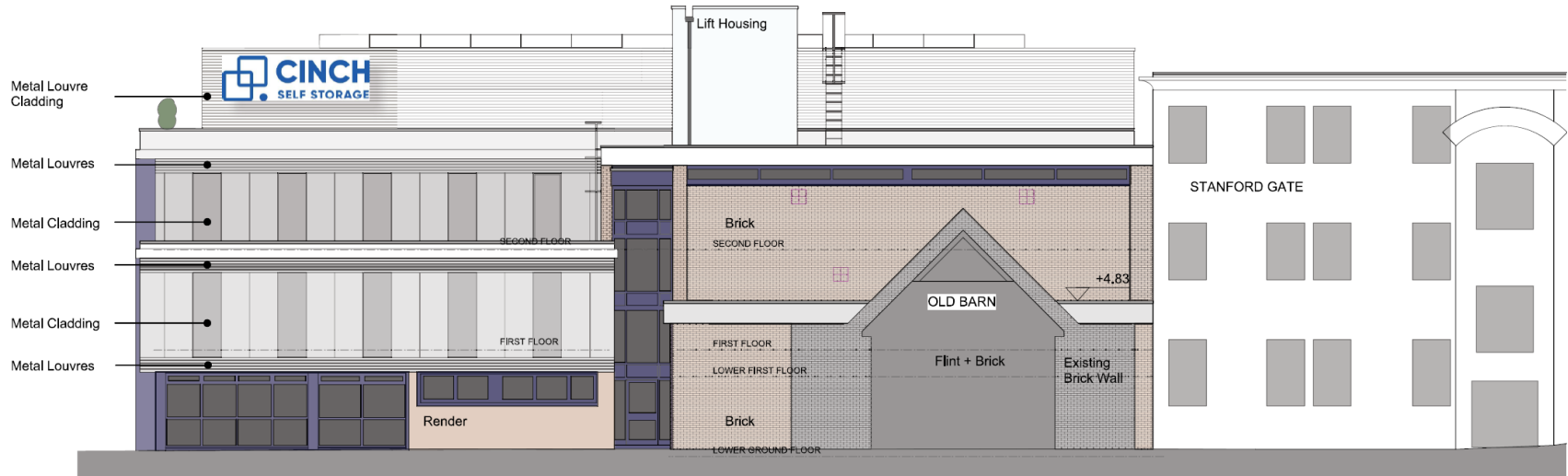
02 Existing North Elevation  
05 1:200@A3; 1:100@A1



160



# Proposed Front Elevation

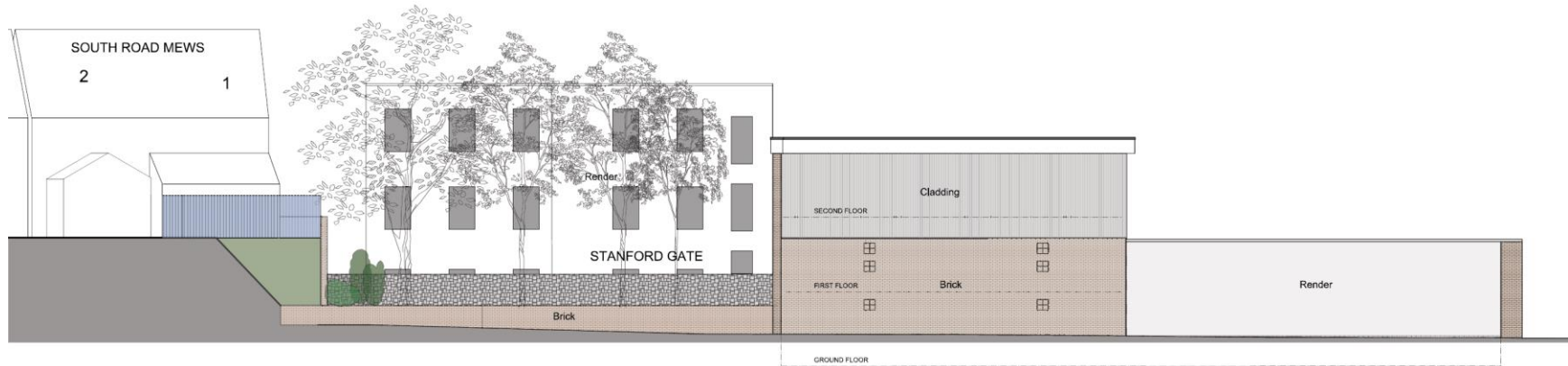


161

02 Proposed North Elevation  
SK16 1:200@A3; 1:100@A1

ID

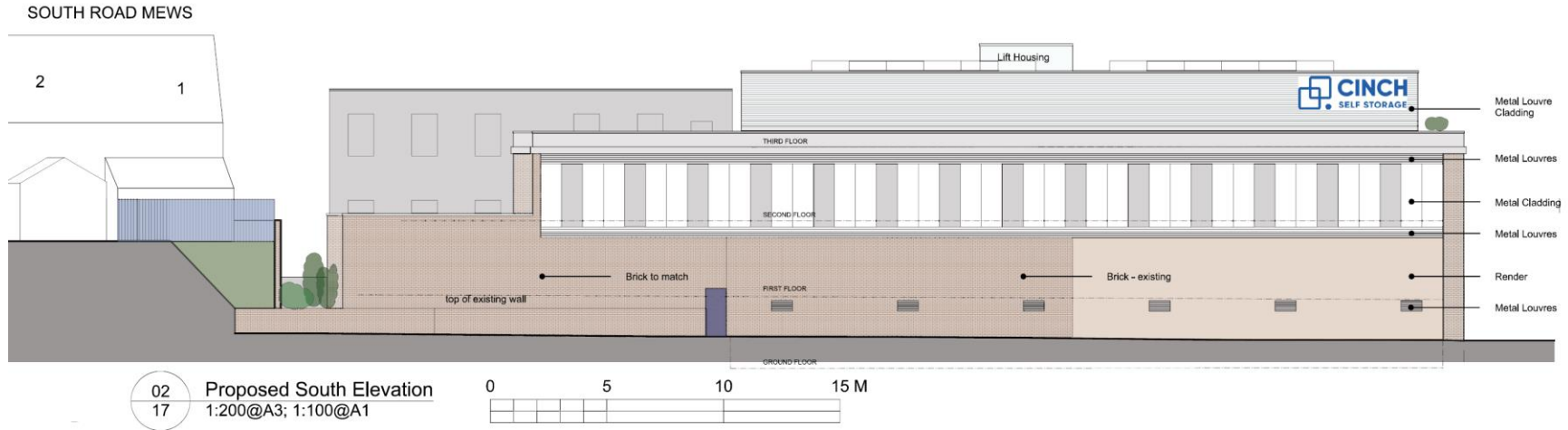
# Existing South Elevation



02 Existing South Elevation  
06 1:200@A3; 1:100@A1



# Proposed South Elevation

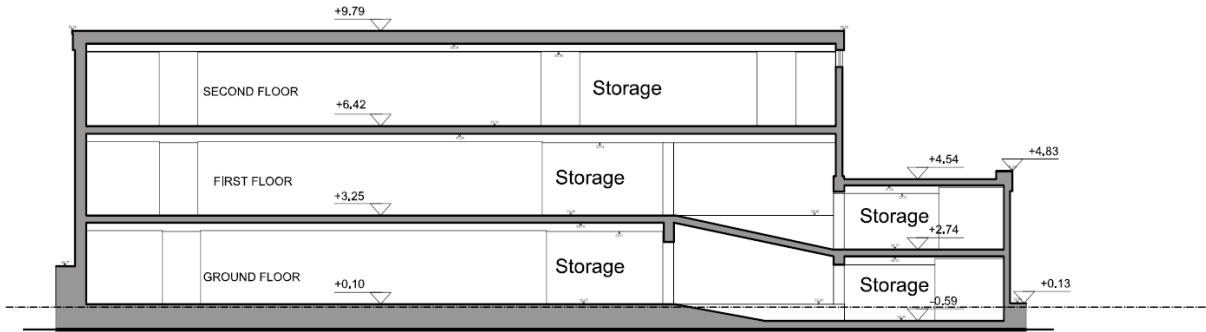


# Existing Site Sections



A Existing Section A  
07 1:200@A3; 1:100@A1

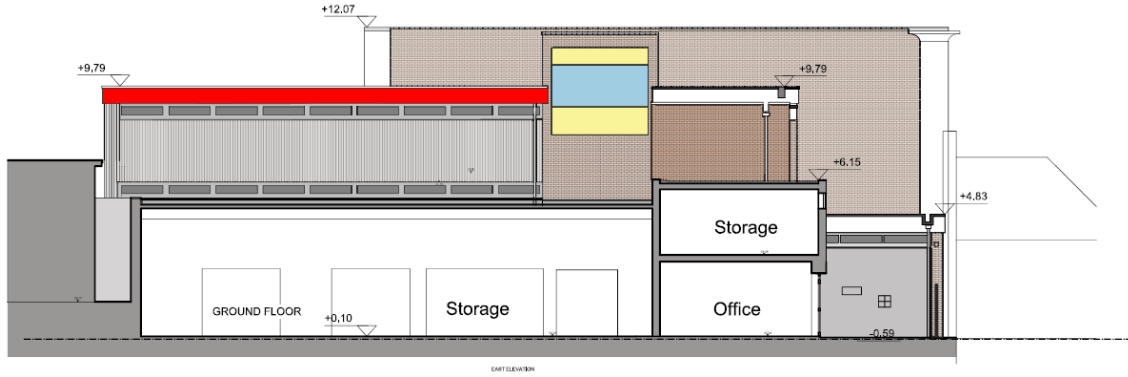
0	5	10	15 M
---	---	----	------



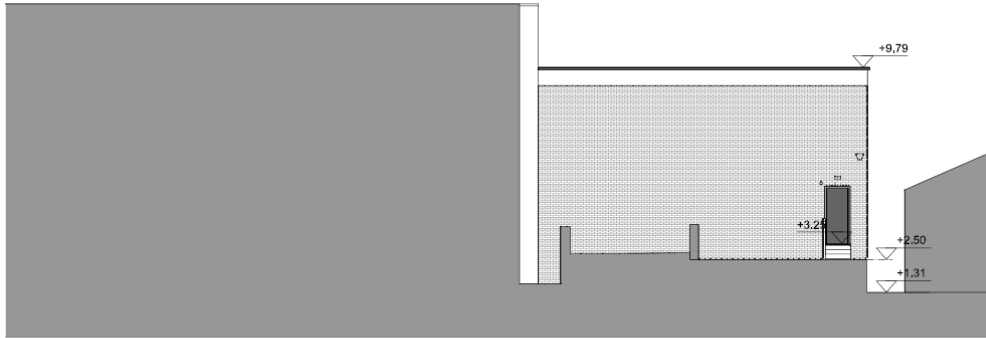
B Existing Section B  
07 1:200@A3; 1:100@A1

0	5	10	15 M
---	---	----	------

# Existing Site Sections



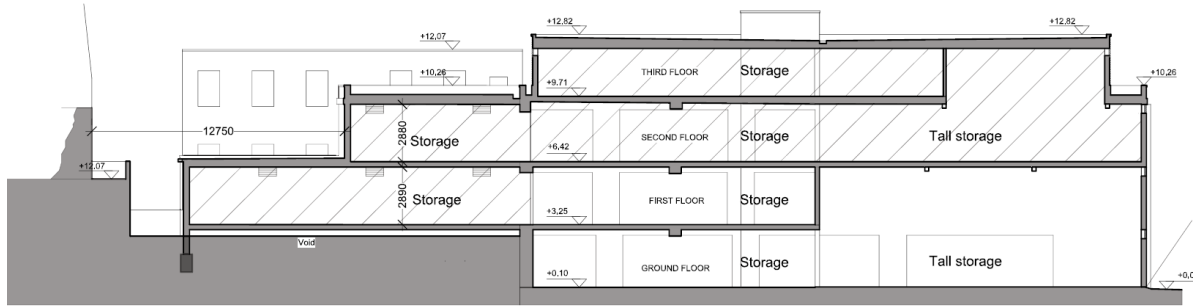
**A**  
09 Existing Section C  
1:200@A3; 1:100@A1



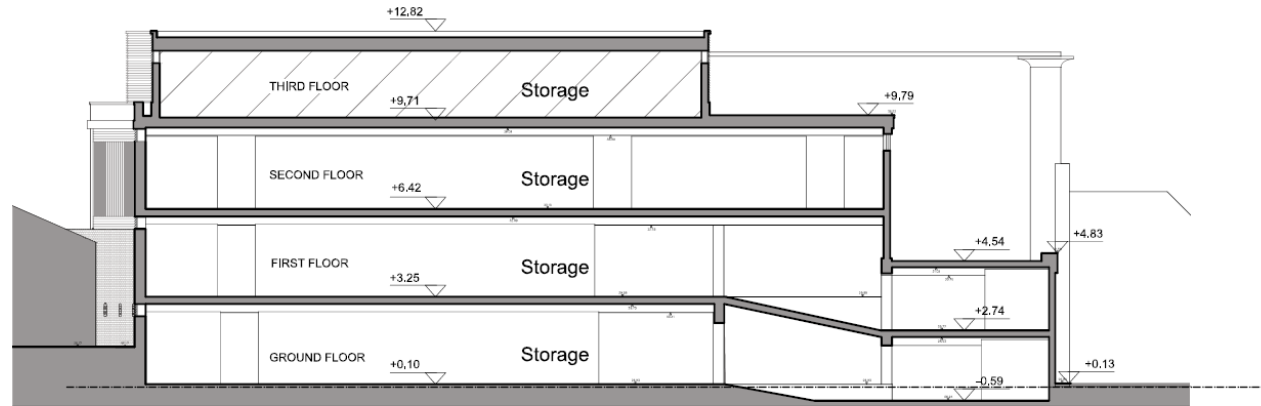
**B**  
09 Existing Section D  
1:200@A3; 1:100@A1



# Proposed Site Sections



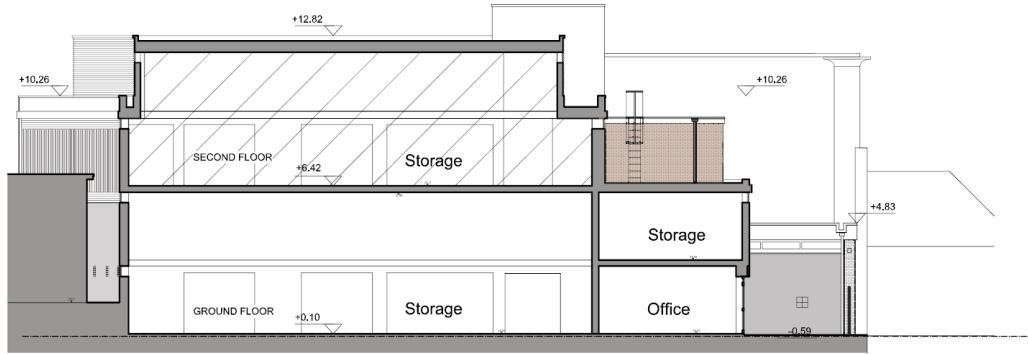
**A**  
18  
Proposed Section A  
1:200@A3; 1:100@A1



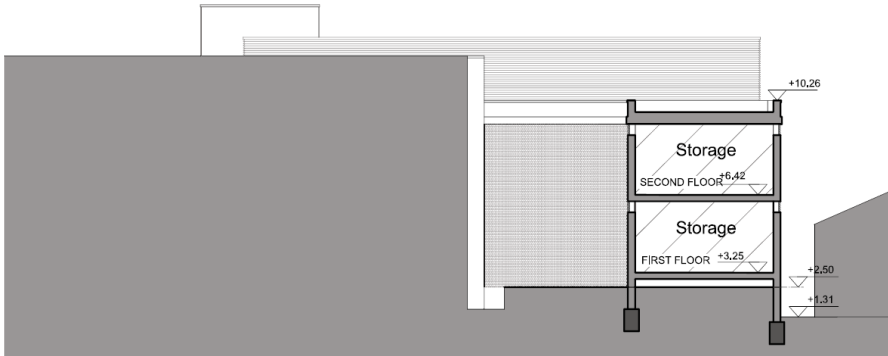
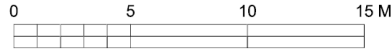
**B**  
18  
Proposed Section B  
1:200@A3; 1:100@A1



# Proposed Site Section(s)



A  
19 Proposed Section C  
1:200@A3; 1:100@A1



B  
19 Proposed Section D  
1:200@A3; 1:100@A1



# Existing Visuals from South Road





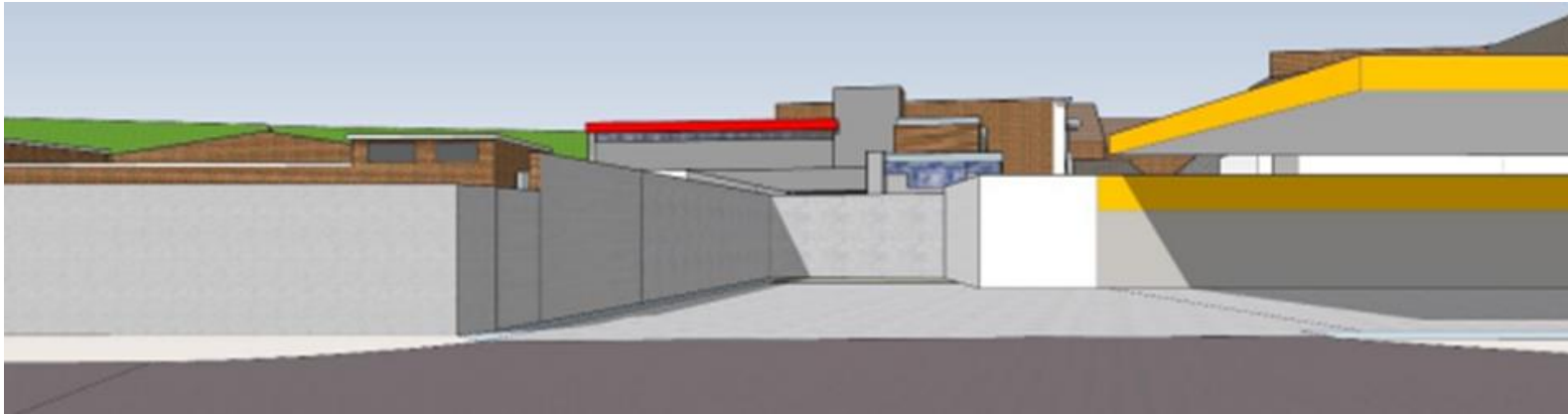
# Proposed Visuals from South Road



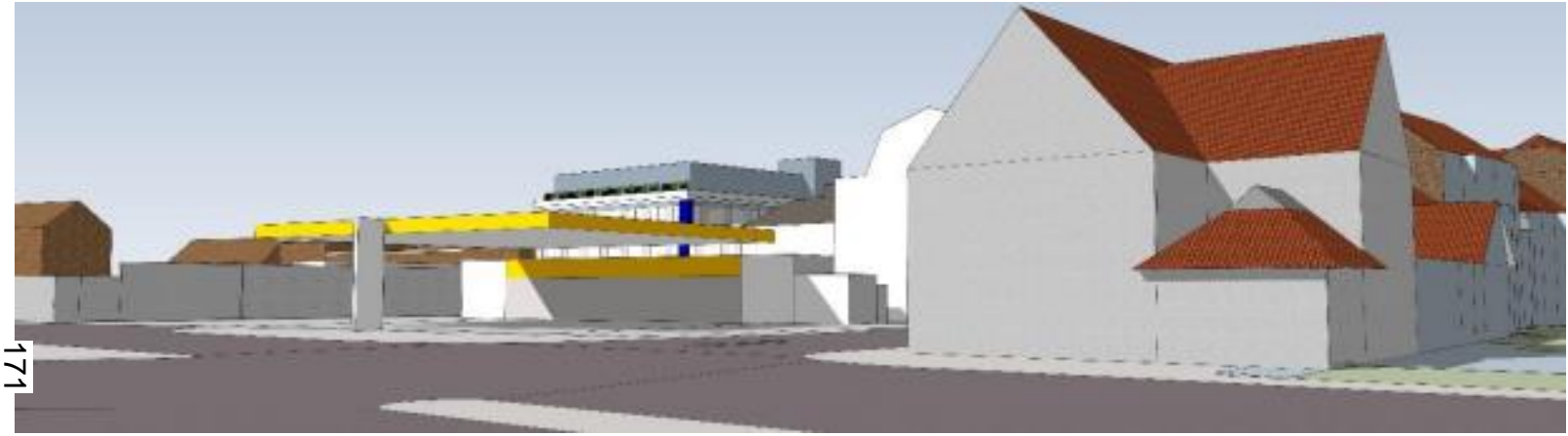
# Existing Visuals from Preston Road



170



# Proposed Visuals from Preston Road



171



# Key Considerations in the Application

- Principle of development
- Design and impact on heritage assets
- Impact on neighbouring amenity
- Impact on highways
- Impact on biodiversity, ecology and trees
- Landscaping
- Sustainability
- Impact on archaeological remains

# Conclusion and Planning Balance

- The proposal would provide a notable amount of storage space and maximise employment generation
- The well-designed extensions and alterations would not have an adverse impact on heritage and archaeological assets, neighbouring amenity or on highways.
- The proposal would result in sustainability and biodiversity net gains, and generate some economic activity during construction.
- The proposal would not adversely affect ecology and would result in the planting of five trees.
- As such, it is recommended for approval.

