

56-57 And 56A Boundary Road

BH2022/02433



**Brighton & Hove
City Council**

Application Description

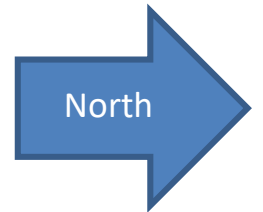
- Erection of second floor extension to create 1no two bedroom flat (C3) above 56A Boundary Road with access from 57 Boundary Road, with associated internal alterations to existing flat.

Aerial photo(s) of site



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City Council

3D Aerial photo of site



Street photo(s) of site



Proposed Block Plan



Proposed block plan Scale 1:500 @A3



155

TA953/20 C



Split of uses/Number of units

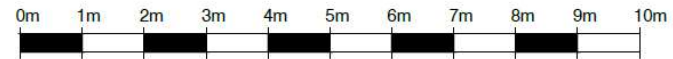
- Net increase of one self-contained flat (C3).



Existing Front Elevation



Existing front / west elevation - Boundary Road street scene Scale 1:100 @A3



157

TA 953/06 A

Proposed Front Elevation



TA 953/25 B

Existing Rear Elevation



TA 953/07 A

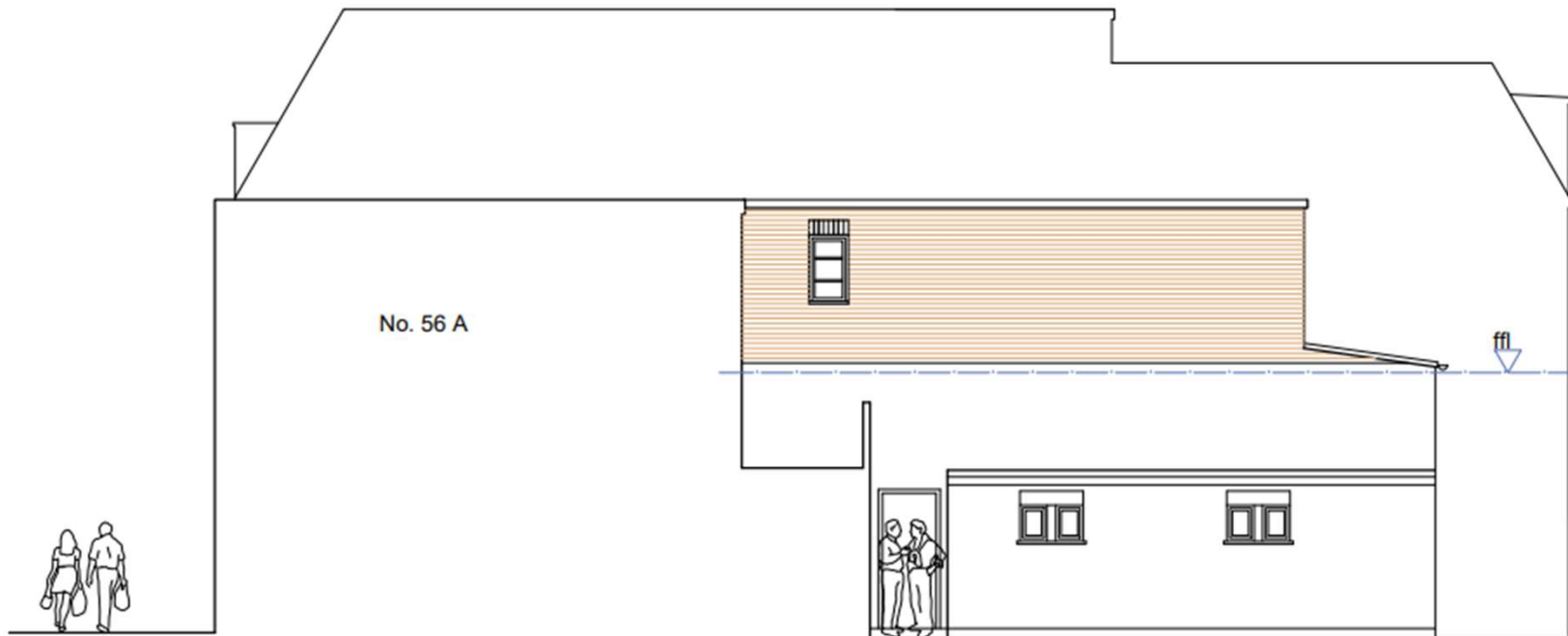
Proposed Rear Elevation



TA953/26 C

Existing Side Elevation

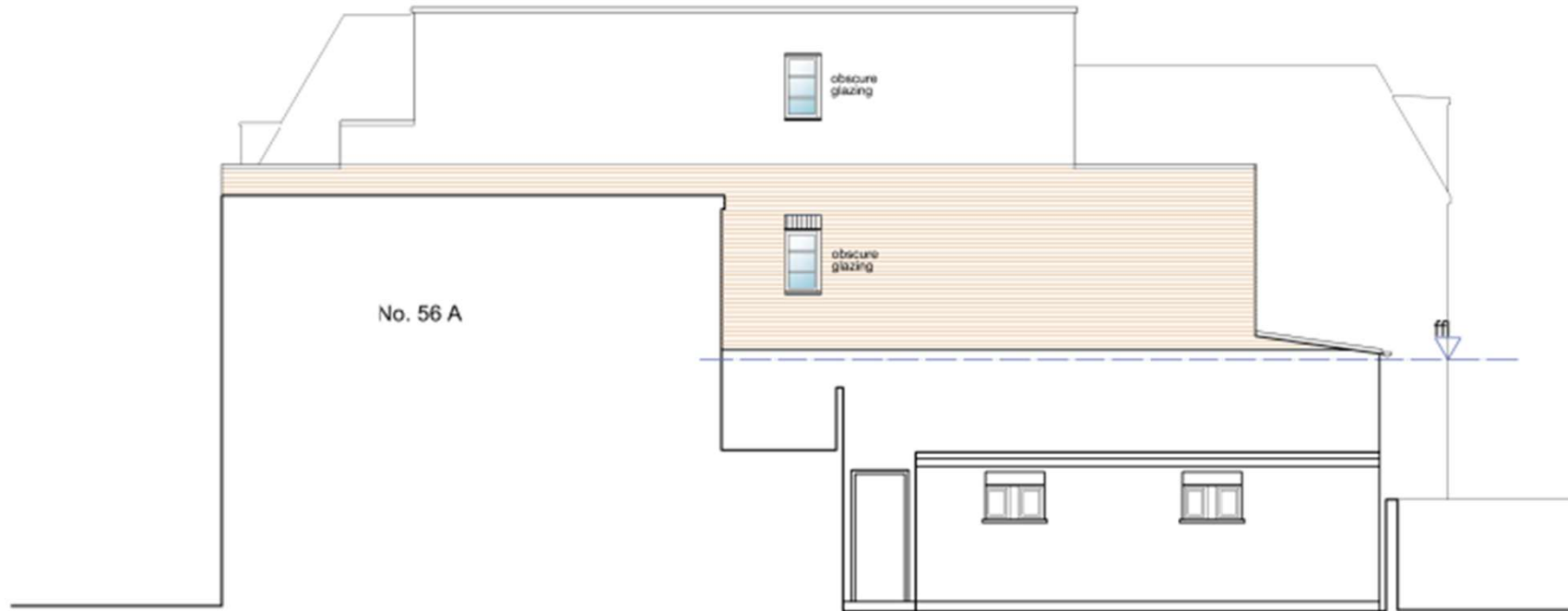
161



Existing side / south elevation Scale 1:100 @A3

TA953/08 A

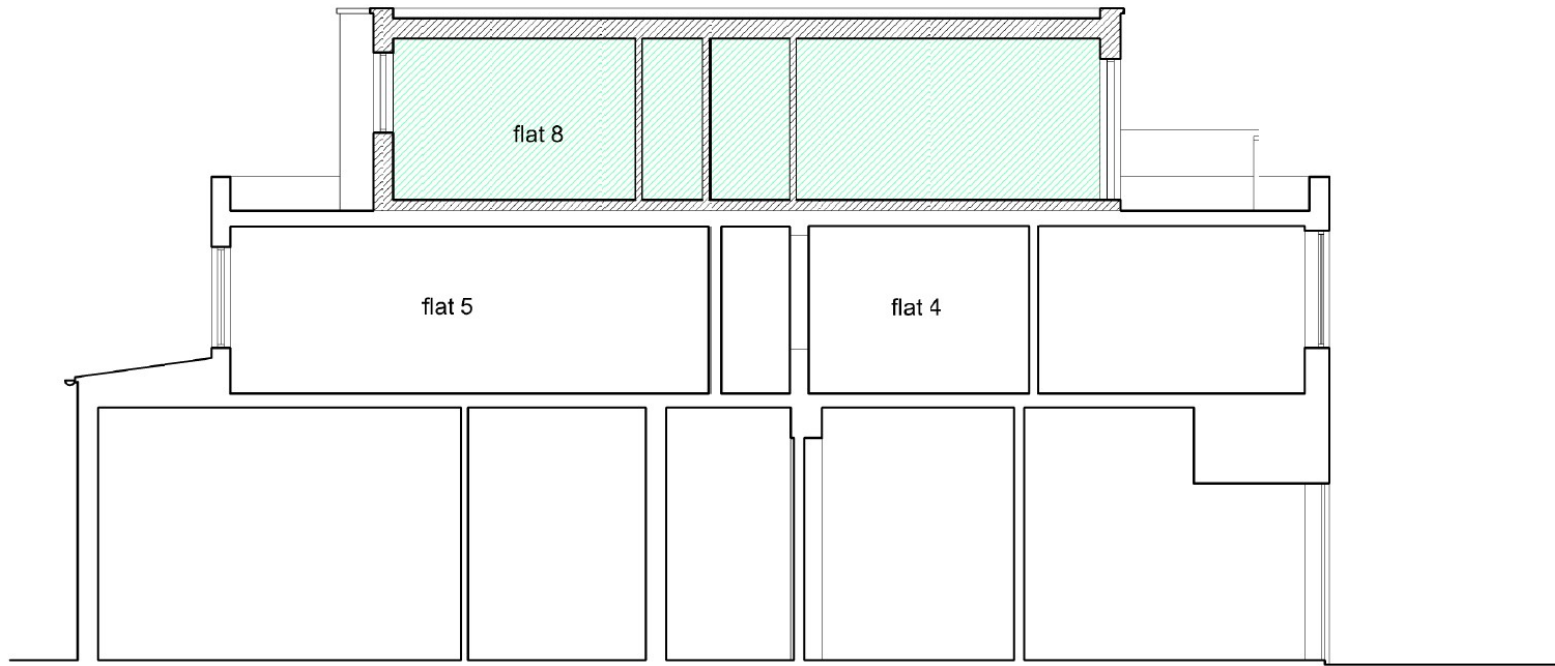
Proposed Side Elevation



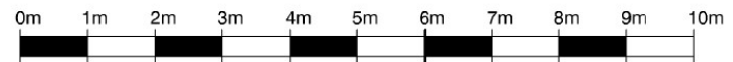
Proposed side / south elevation Scale 1:100 @A3

TA953/27 C

Proposed Site Section

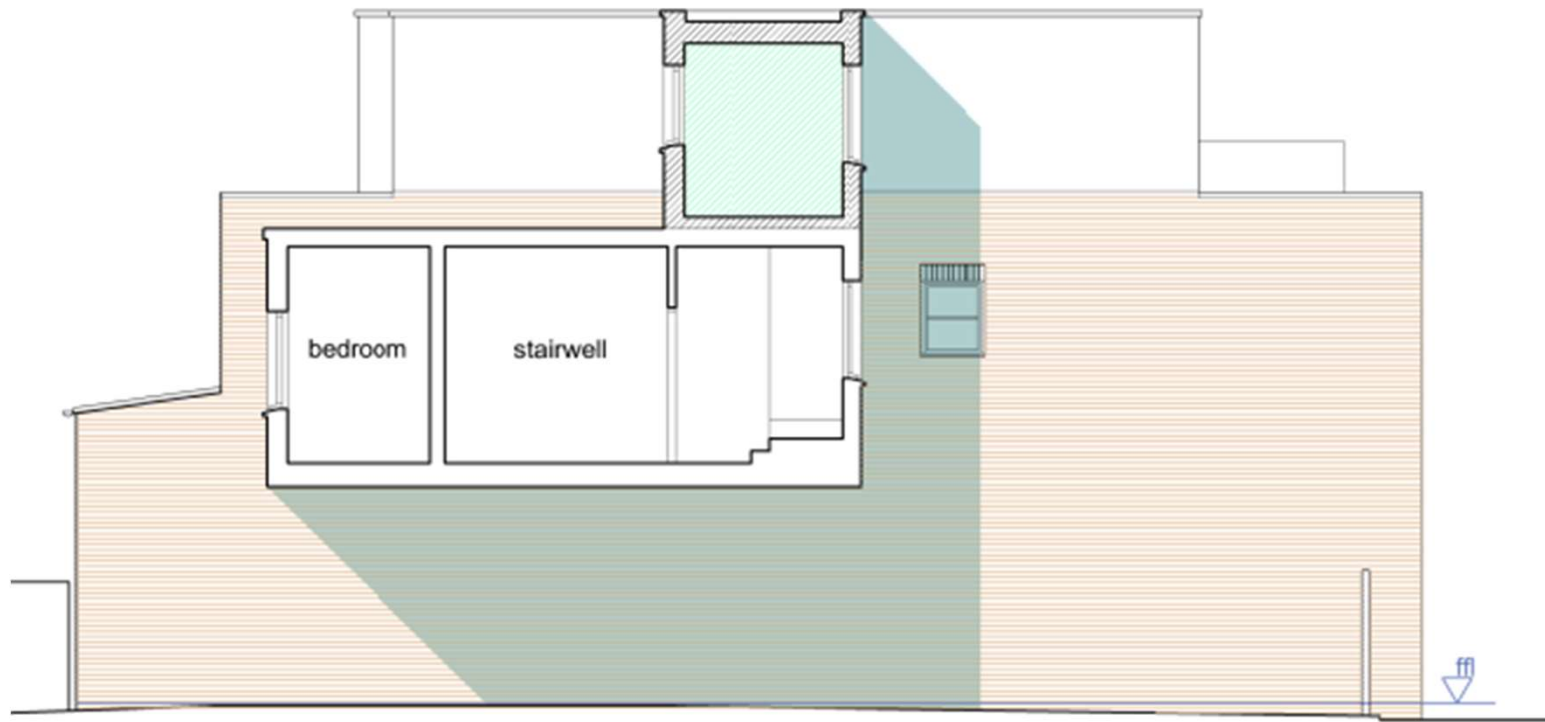


Proposed section AA Scale 1:100 @A3



TA953/26 C

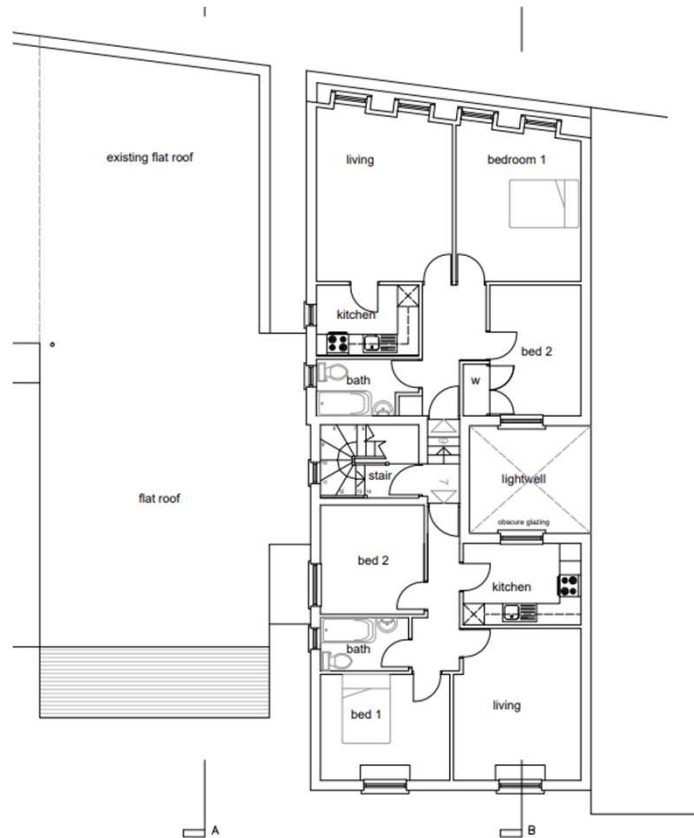
Proposed Site Section



164

TA953/27 C

Existing Second Floor Plan



165

TA953/05 A

Proposed Second Floor Plan



166

TA953/24 E

Key Considerations in the Application

- Provision of housing
- Design and Appearance
- Standard of Accommodation
- Impact on Residential Amenities
- Impact on Highways

Conclusion and Planning Balance

- Creation of additional housing given more weight
- Acceptable in terms of appearance
- Would provide acceptable standard of accommodation
- Would have acceptable impacts on neighbouring amenity and highway safety
- Very similar scheme approved on this site in 2016

Recommend: Approval