

34 Crescent Drive South

BH2023/00999



Brighton & Hove
City Council

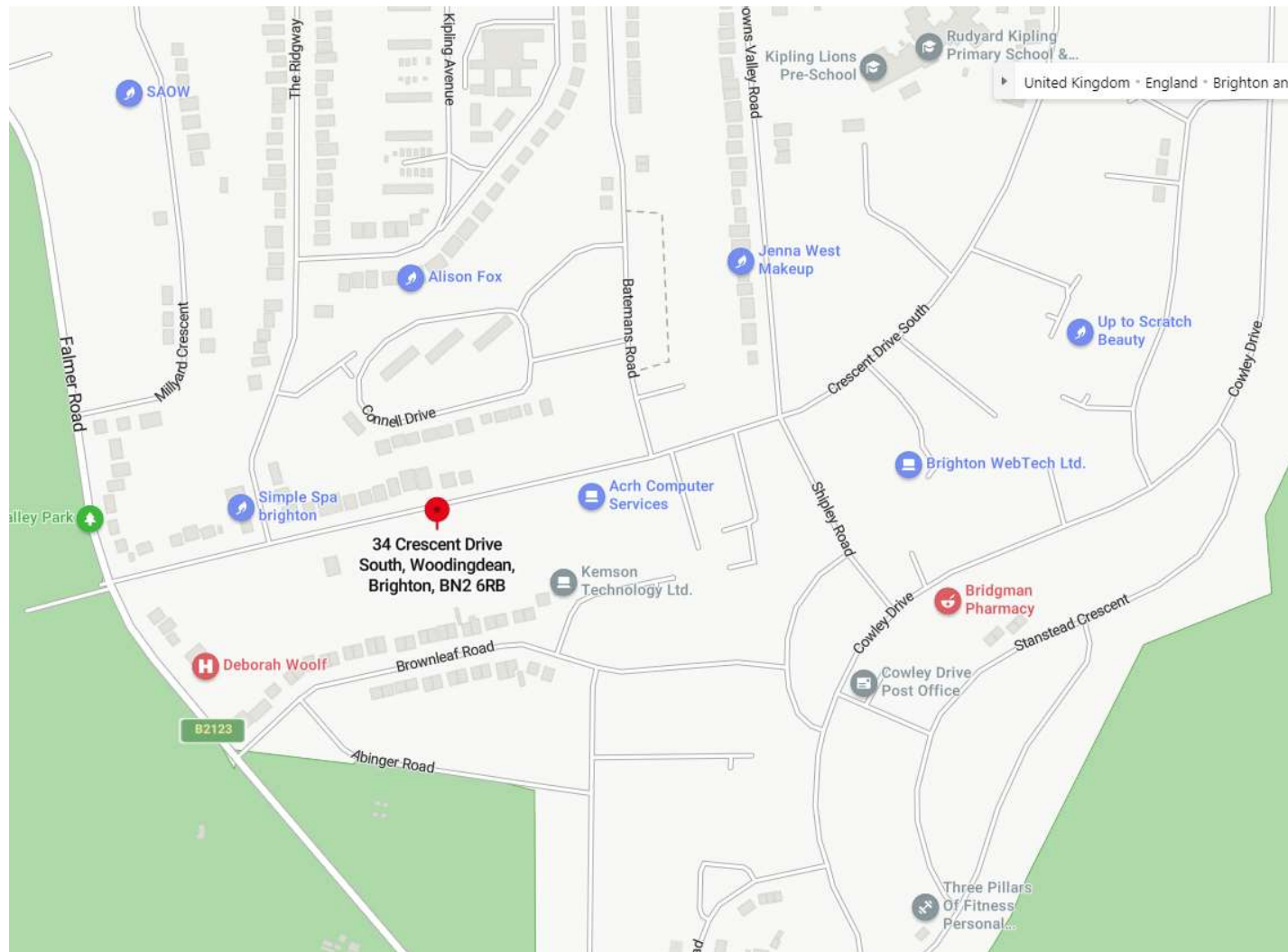
Application Description

Conversion of part ground floor and basement to create a self-contained two-bedroom residential unit.



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Map of application site



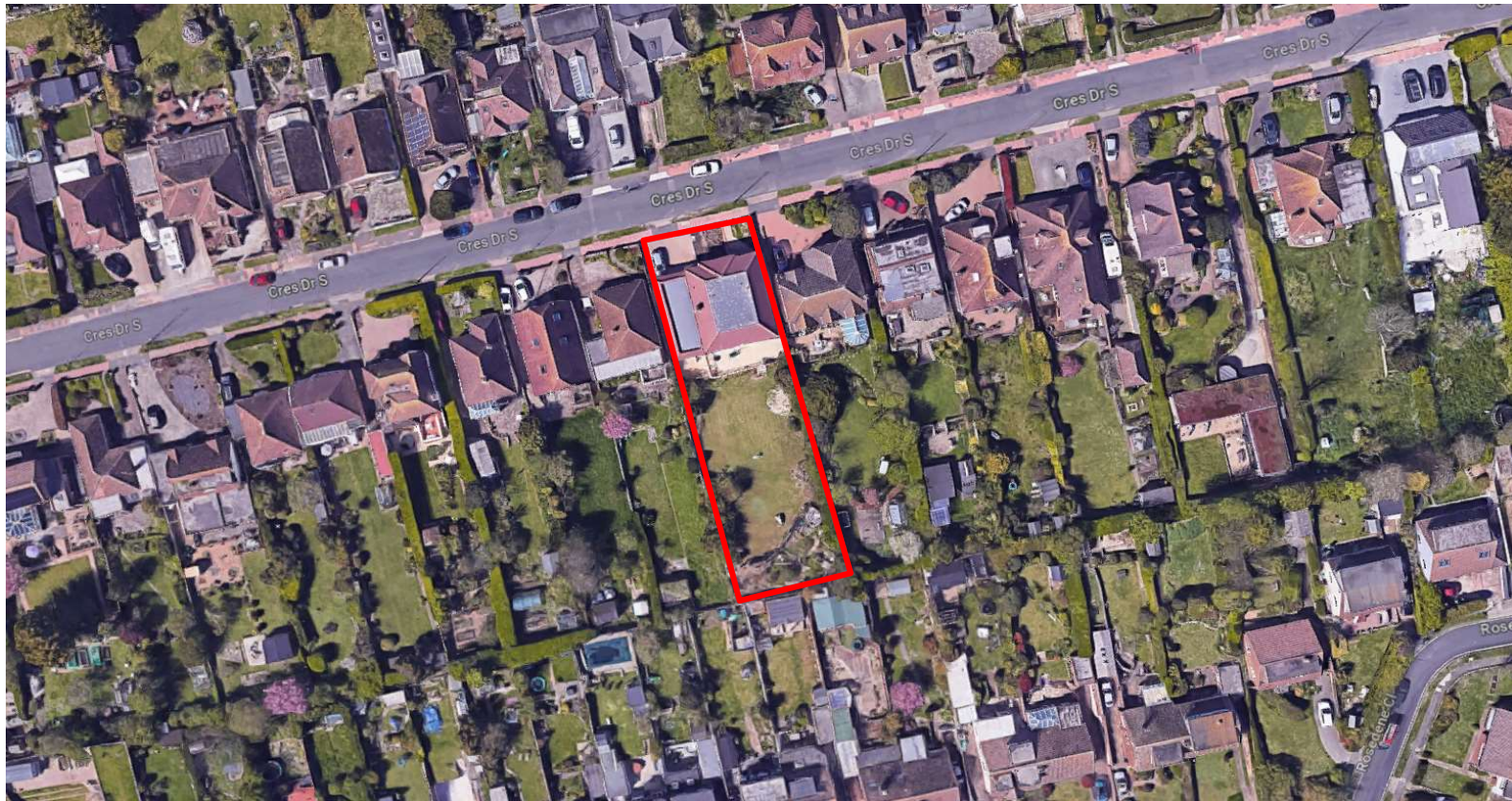
Existing Location Plan



99

ID

Aerial photo of site



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3D Aerial photo of site



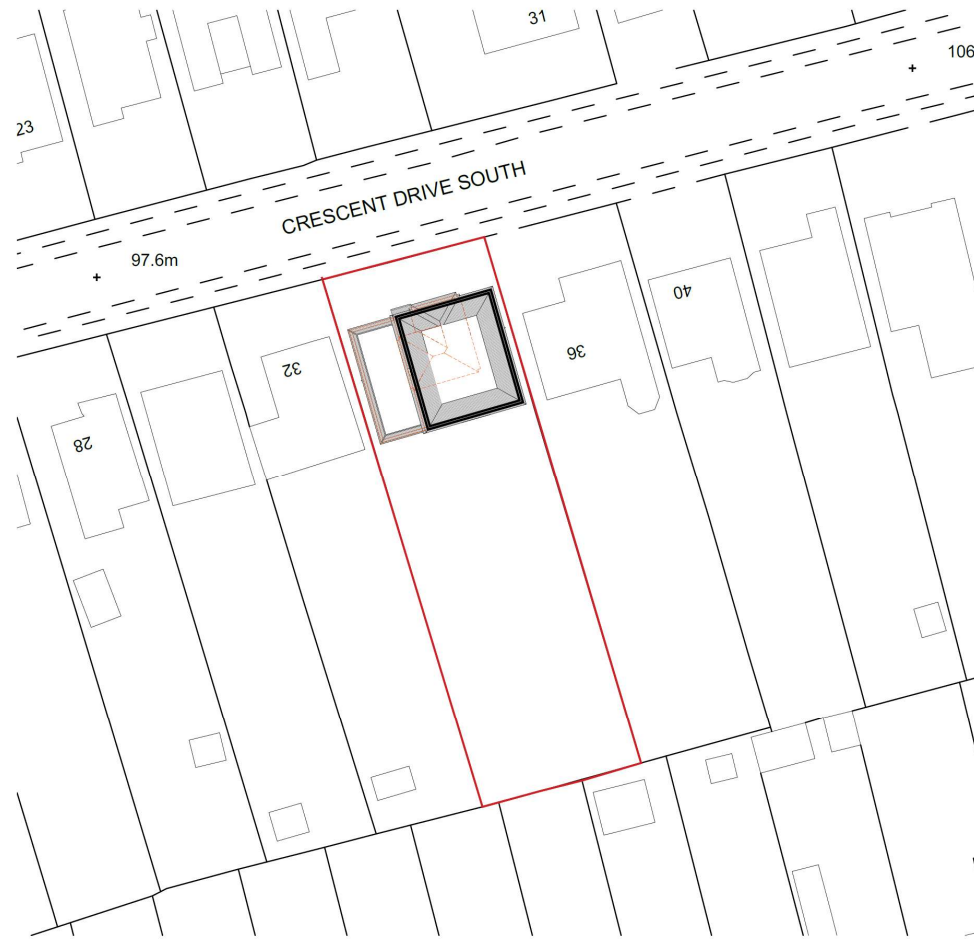
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Street photo of site



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Existing Block Plan



Block Plan

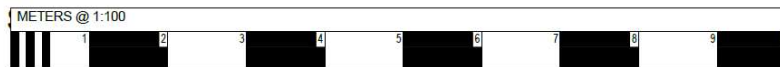
70

SY 1

Existing Front Elevation



Front (North) Elevation as built



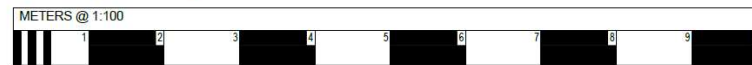
71

SY 1

Existing Rear Elevation



Rear (South) Elevation as built



Representations

Five (5) letters have been received objecting to the proposed development for the following reasons:

- Densification of site,
- Development not characteristic of area,
- Overdevelopment,
- Parking issues,
- Highway safety,
- Loss of privacy,
- Noise nuisance,
- More refuse/ recycling,
- Rooms rented without planning permission.

Objections relating to financial gain are noted; however this is not a material planning consideration.

Key Considerations in the Application

- Principle of the development;
- Impact on character of area;
- Impact on amenity of neighbours and future residents.

Conclusion and Planning Balance

- Scheme accords with policies regarding subdivision of single units, particularly as would provide family home (two double-bedrooms) and retain large family home;
- No external changes proposed;
- Standard of accommodation acceptable for existing and new dwelling;
- Minimal impact on amenity of neighbours;
- Overall, benefit of new dwelling to city, of sufficient size and good standard of accommodation without significant impact on neighbours.

Recommend **Approval**

