

6 48 St Aubyns

BH2022/00487



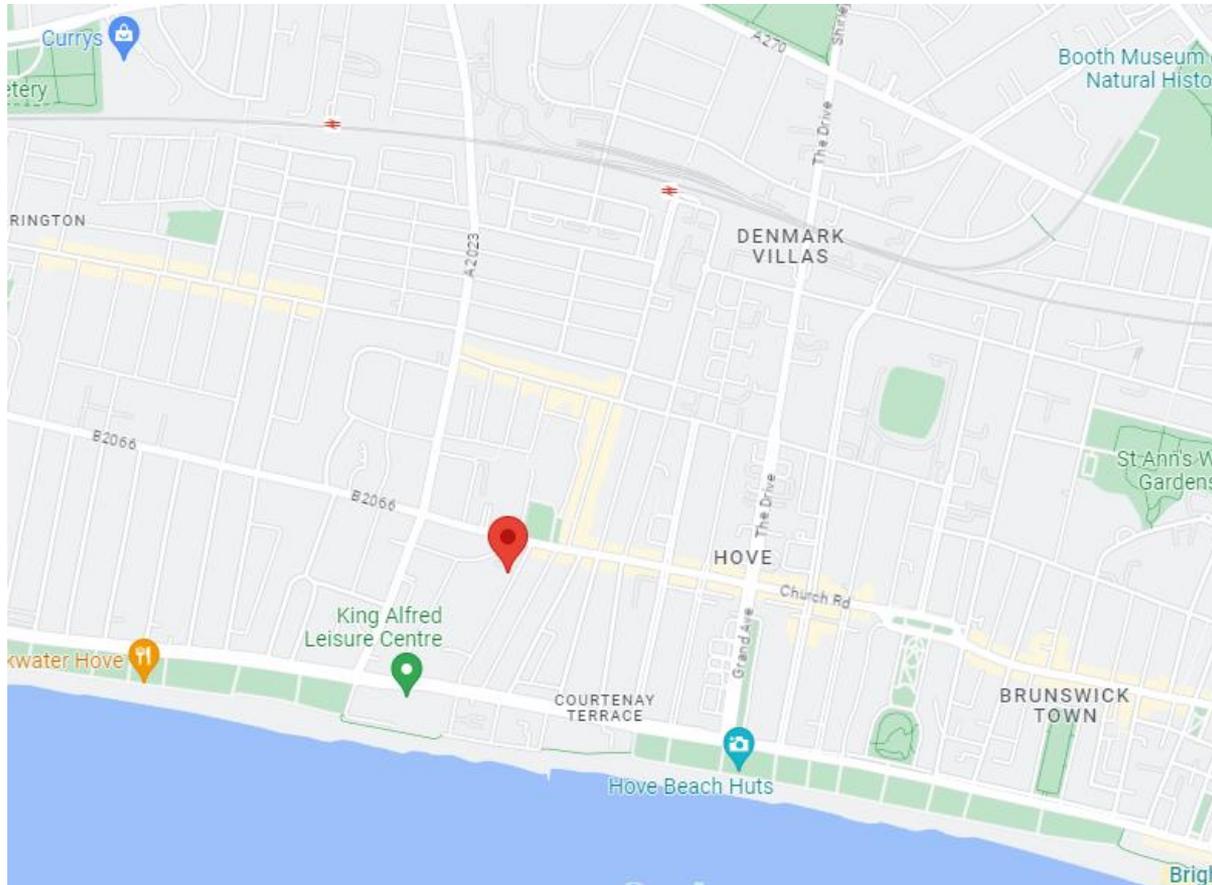
Brighton & Hove
City Council

Application Description

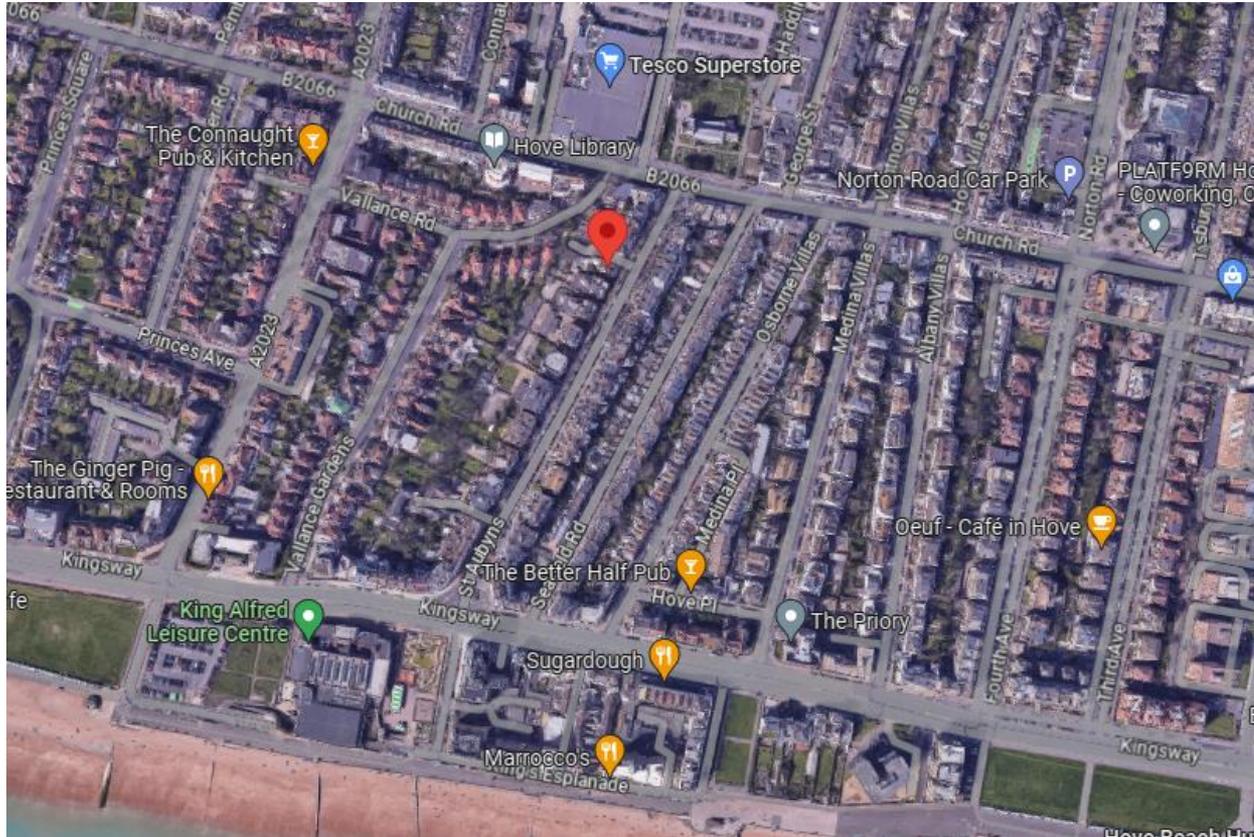
- Demolition of garages at rear of site and erection of terrace of 2no two storey dwellings (C3) with associated landscaping



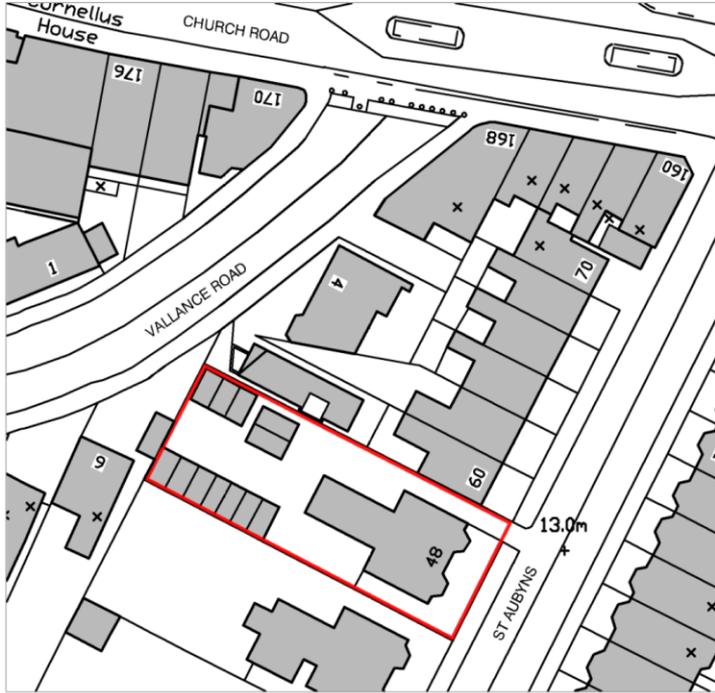
Map of application site



Map of application site



Site Location Plan



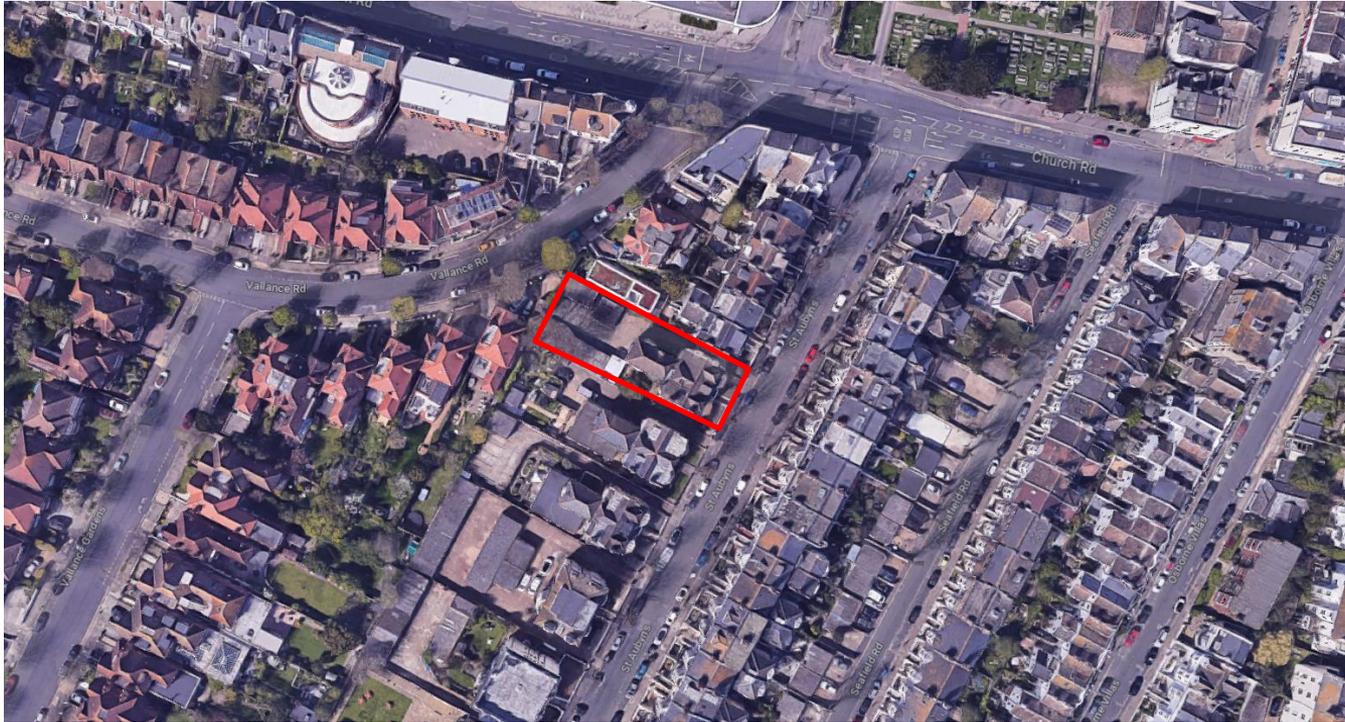
Existing Site Location Plan
Scale 1:1250 @A3



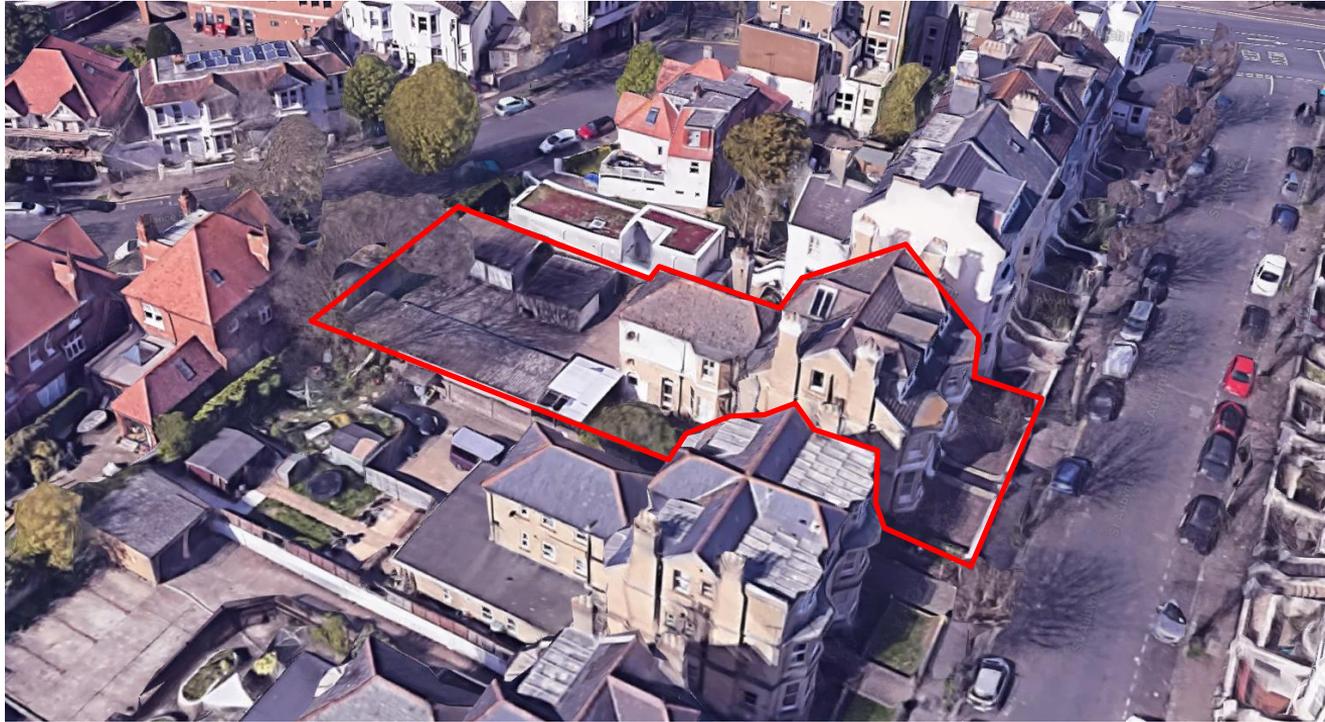
13



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site (St Aubyns)



Other photo(s) (south side of 48 St Aubyns)



Street photo(s) of site (rear from Vallance Rd)



Other photo(s) of site (view west)



Other photo(s) of site (view south west)



Other photo(s) (towards rear of 48 St Aubyns and view to north boundary)

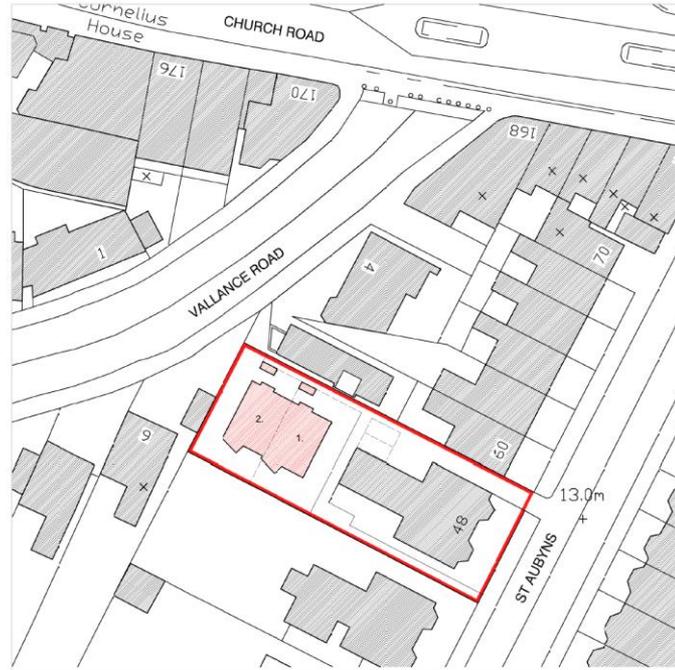


Other photo(s) of site (View south – overall context)



Proposed Block Plan

23



Proposed Block Plan Scale 1:500 @A3



Proposed site layout



24

04

Contextual Front Elevation

25



Proposed Front Elevation



Proposed Front / North Elevation Scale 1:100 @A3



Proposed Rear Elevation

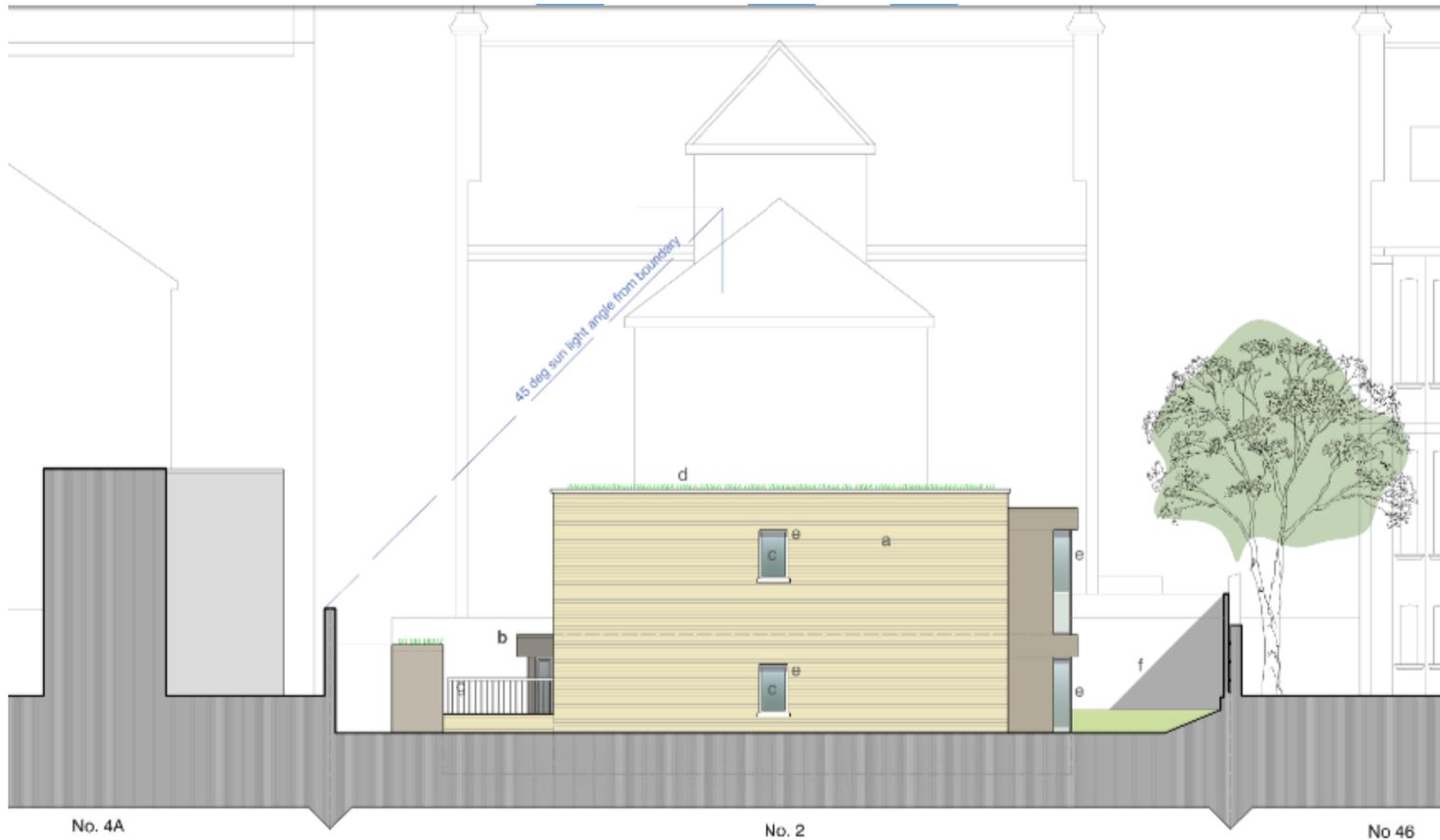
27



Proposed Rear/ South Elevation Scale 1:100 @A3

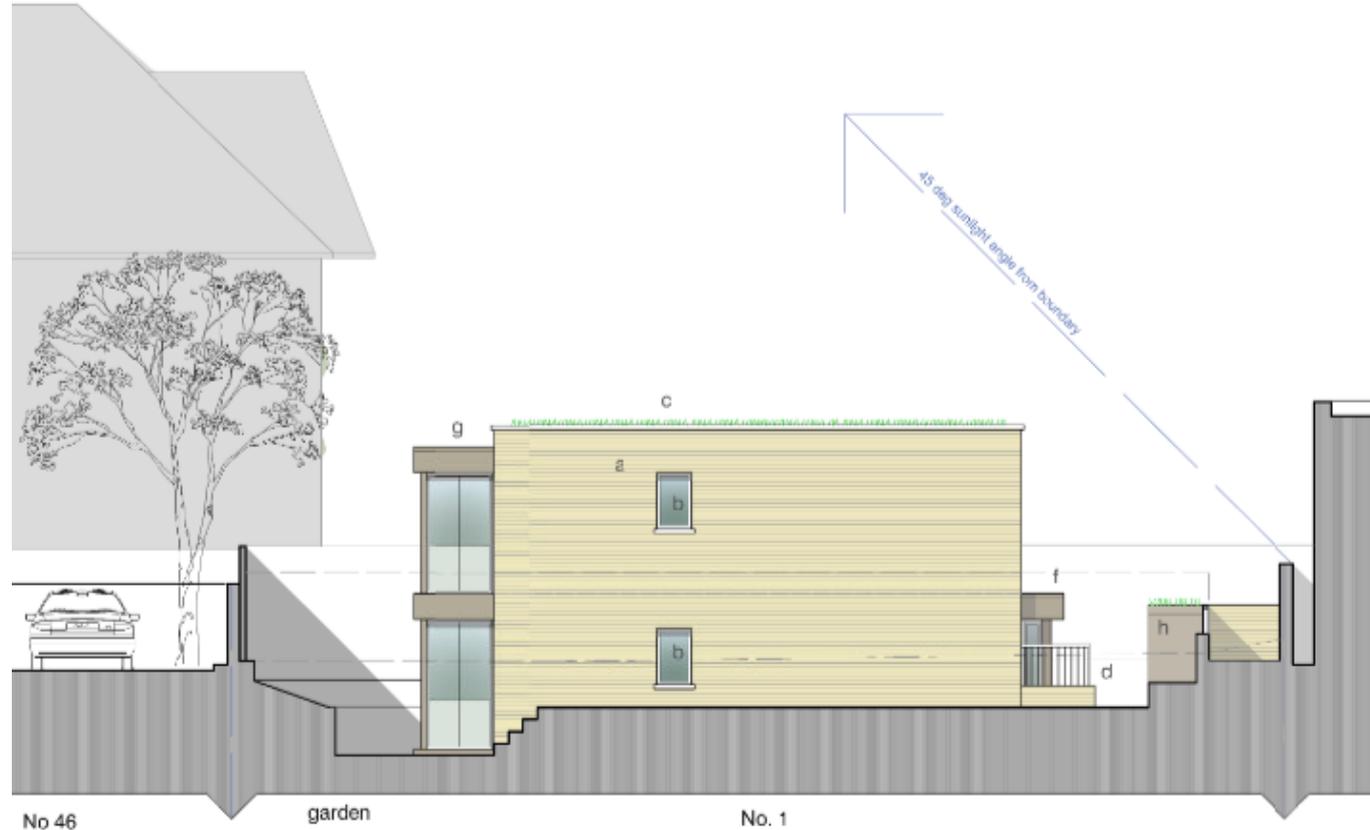


Proposed Side Elevation (west)



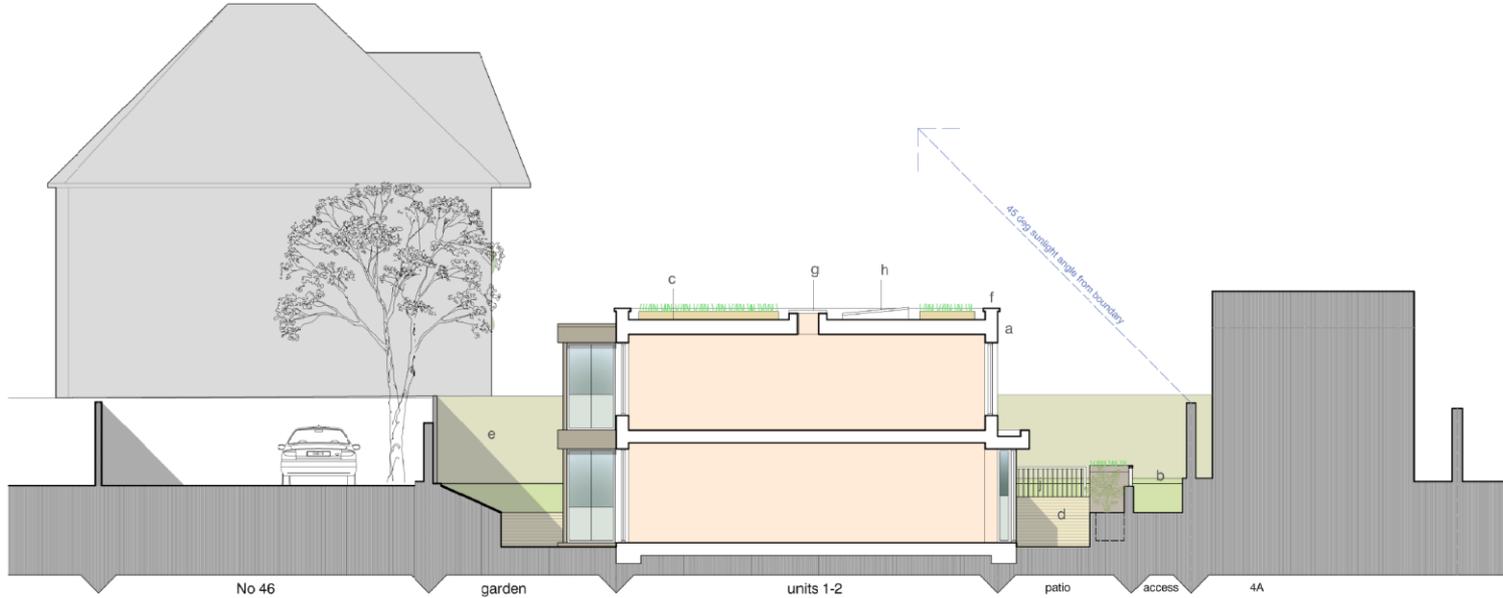
Proposed Side Elevation (east)

29

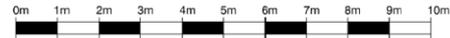


Proposed Site Section(s)

30



Proposed Cross Section AA Scale 1:100 @A3 Refer to drawing 11 for section reference



Proposed Ground Floor

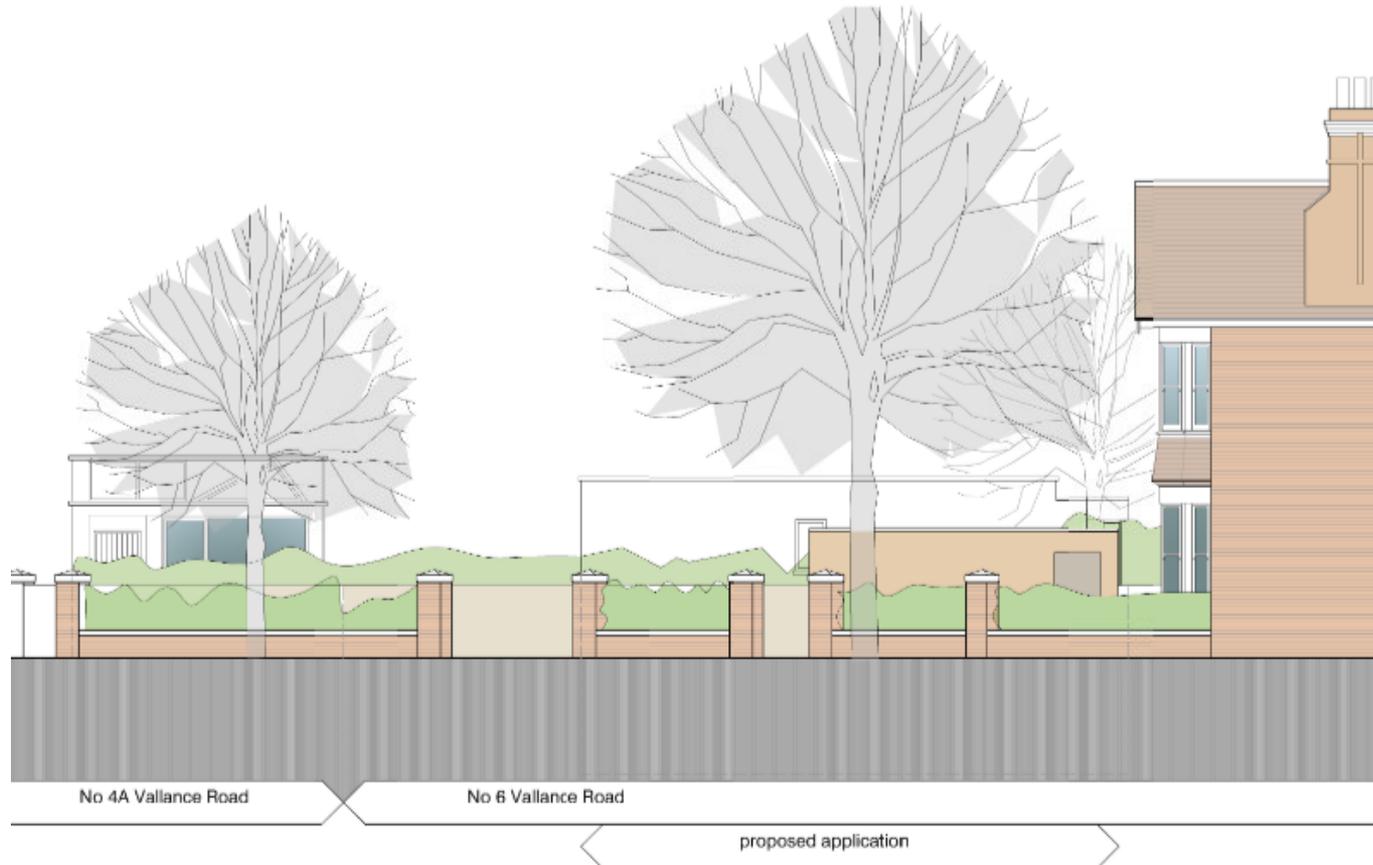


Proposed First Floor



Proposed Streetscene (Vallance Rd)

33



ID

Representations

Three (3) letters have been received from one (1) individual supporting the proposed development for the following reasons:

- Good design
- Much needed family homes in a good location

Twelve (12) letters from **six (6)** individuals have been received objecting to the proposed development for the following reasons:

- Traffic and parking
- Overdevelopment
- Loss of privacy
- Loss of light and overshadowing
- Excessive height
- Too close to boundary
- Access for emergency vehicles
- Noise and disturbance

- Waste issues
- Impact on property values
- Harm to trees
- Hotel does not need additional rooms
- Harm to the Conservation Area
- Dust and noise from construction

Key Considerations in the Application

- Principle of the development
- Impact of the works on the surrounding area and conservation area
- Standard of accommodation proposed
- Impact on neighbouring occupiers amenity
- Sustainability
- Transport and Access
- Impact on Trees

Conclusion and Planning Balance

- Scheme provides acceptable Standard of Accommodation
- Would provide 2x family homes (three bedrooms with outside amenity space)
- Improvement in overall quality of the site
- Minimal impact on amenity of neighbours including principle building
- No harm to Conservation Area or streetscene
- Conditions recommended to secure landscaping, CEMP and ensure no impact on trees

- Recommend Approval