

44 The Cliff

BH2023/01573



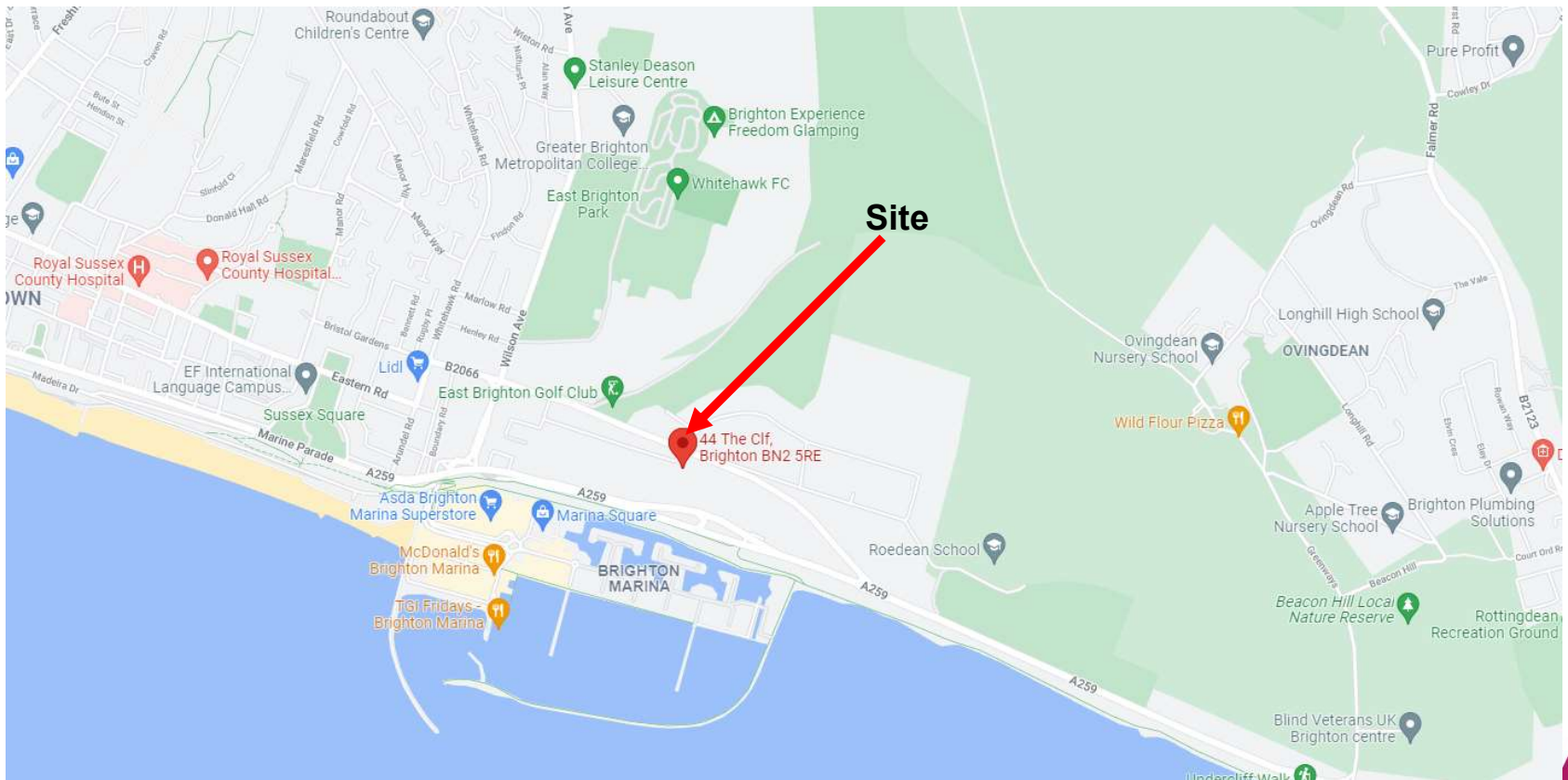
**Brighton & Hove
City Council**

Application Description

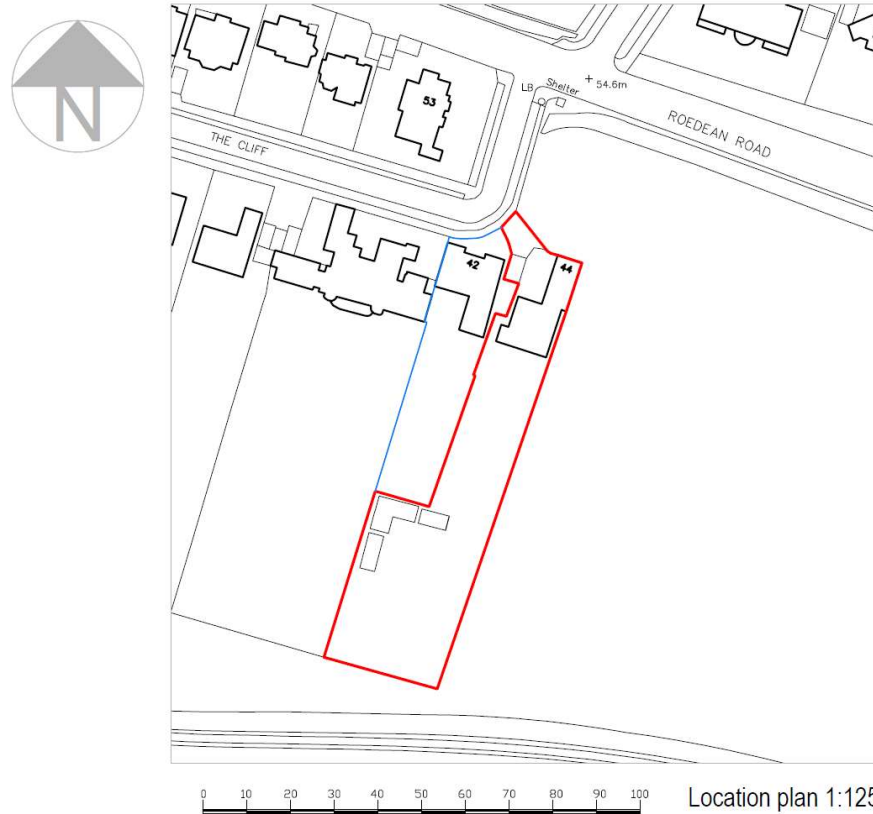
- Conversion of existing maisonette (C3) at ground and lower ground floors, to form two self-contained flats (C3).



Map of application site



Existing Location Plan



Location plan 1:1250

Aerial photo(s) of site



3D Aerial photo of site



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City Council

Site Photos

- To follow

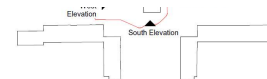
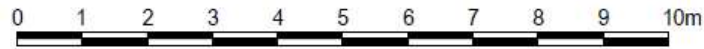


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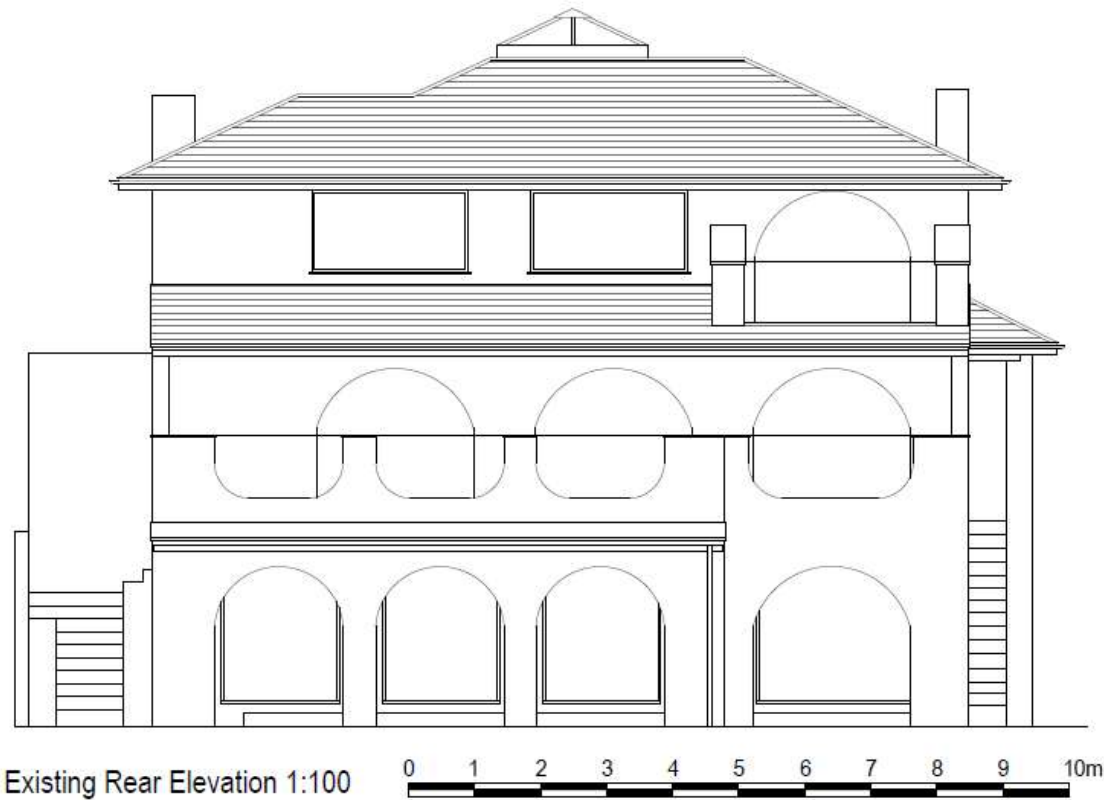
Existing Front Elevation



Existing Front Elevation 1:100



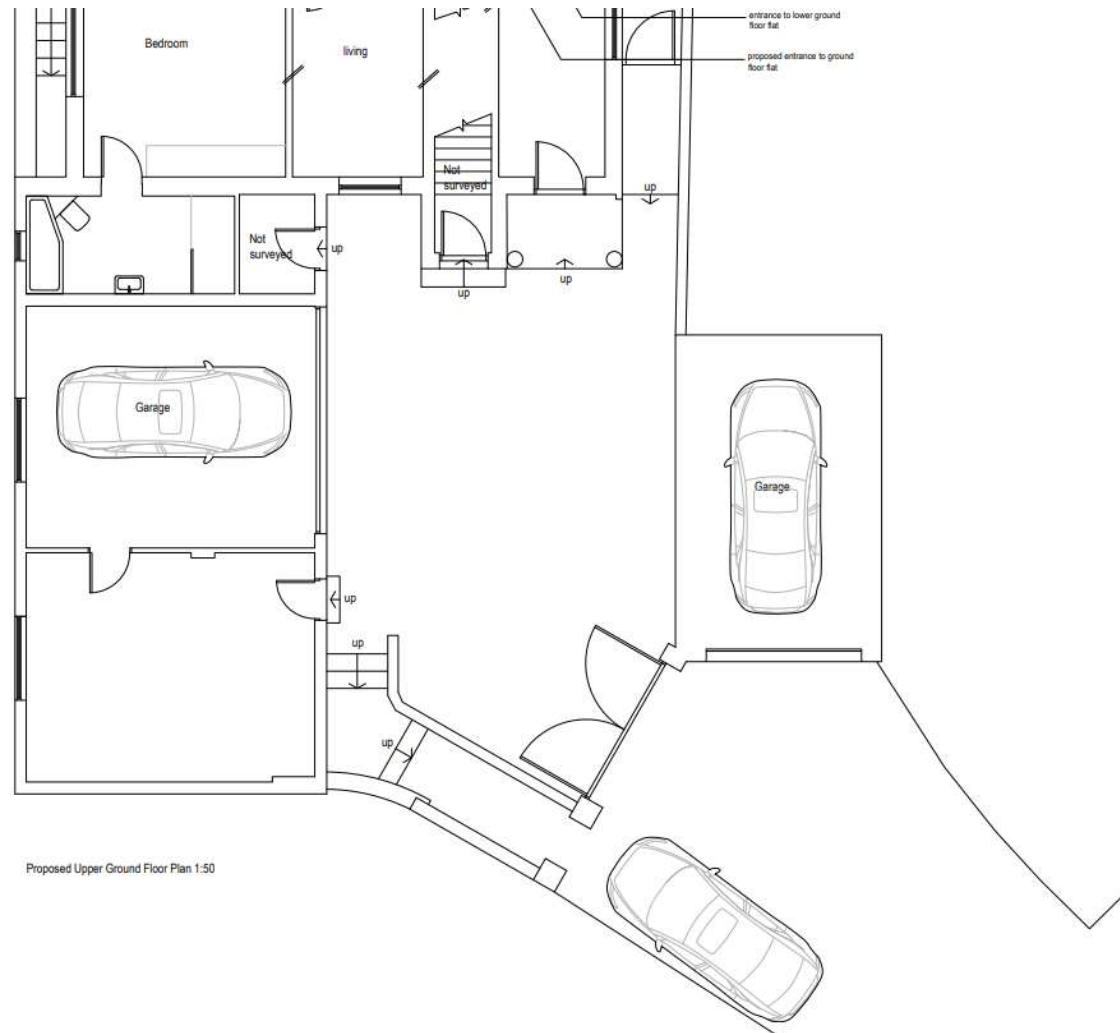
Existing Rear Elevation



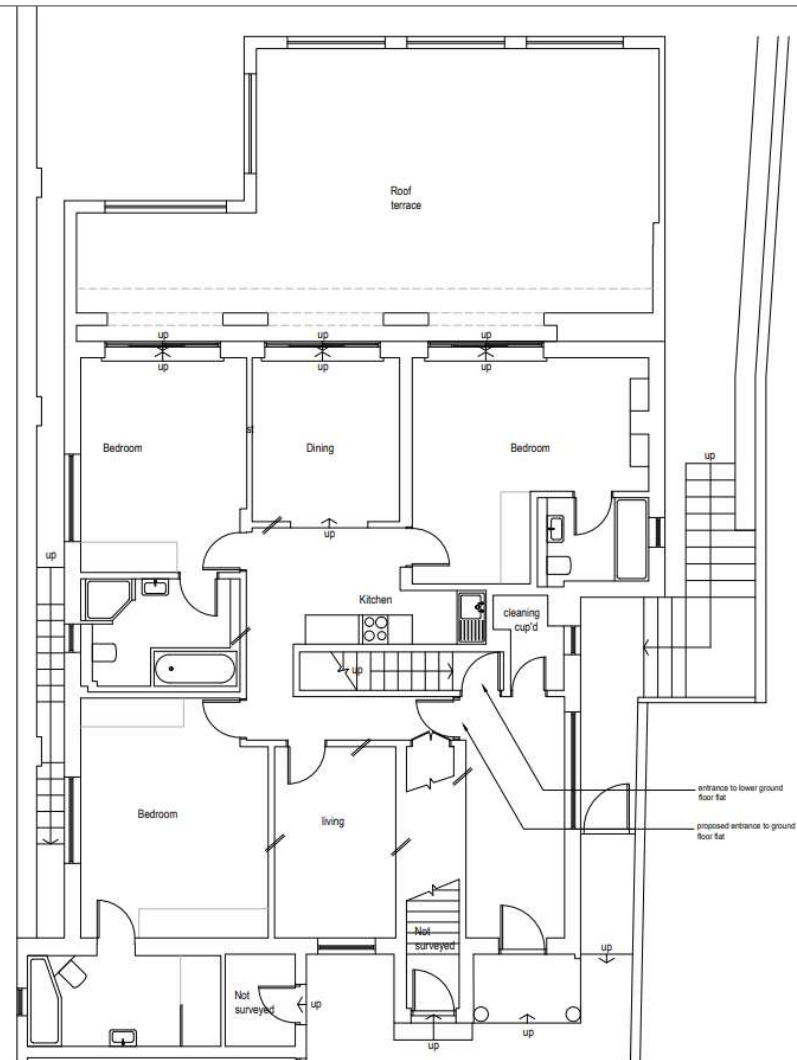
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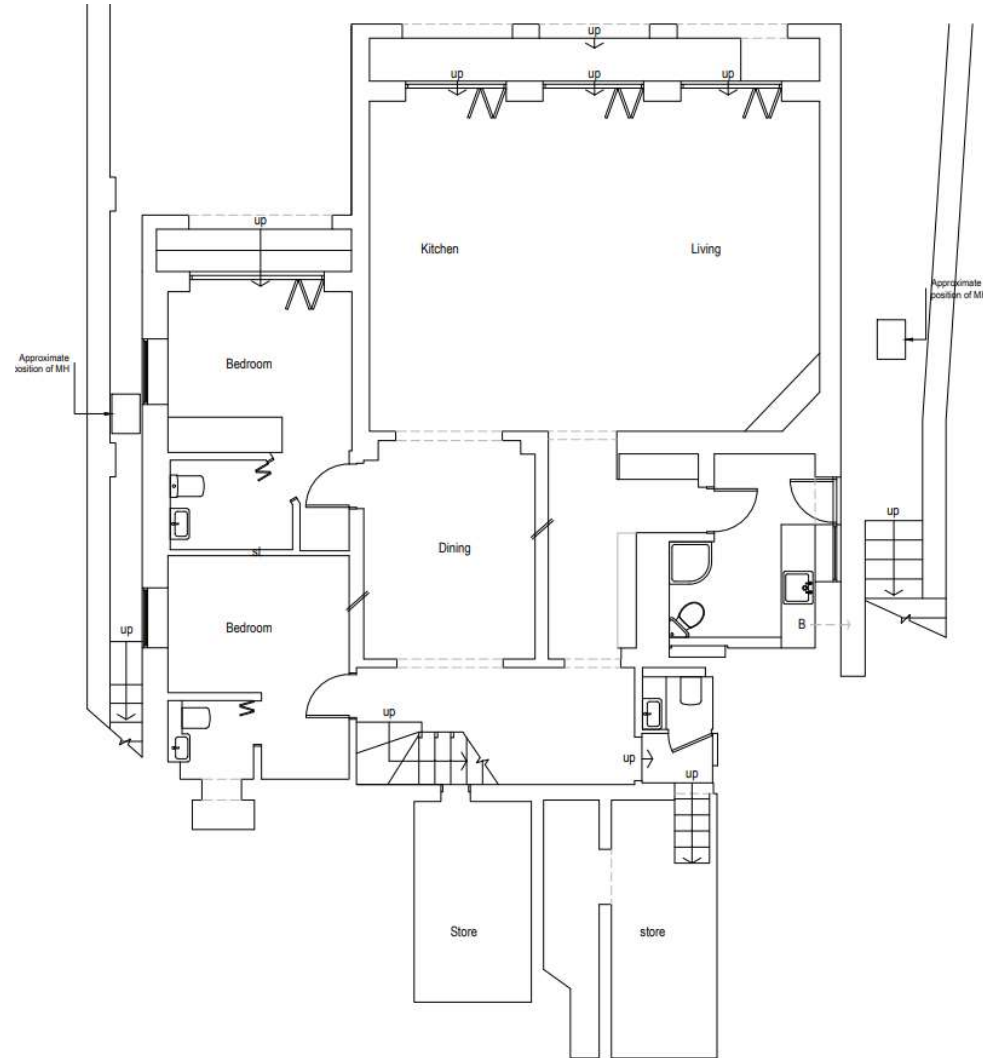
Proposed Upper Ground Floor Plan (front of site)



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan



Representations

Seven (7) objections:

- Building is let out as an HMO/party house
- Noise disturbance
- The rear outbuildings are subject to an appeal
- Owner does not live in the house
- Rubbish bins overflowing
- Too many cars using the site
- Proposal uses neighbouring garage
- Outbuildings are unsightly and close to neighbouring listed garden

Key Considerations in the Application

- Principle of the development
- Impact upon amenity
- Standard of accommodation
- Sustainable transport



Conclusion and Planning Balance

- Proposed subdivision would create an additional housing unit and would comply with Policy DM3 (residential conversions)
- No significant impact upon neighbouring amenity anticipated. Site was used as a holiday let, but understood this ceased some months ago.
- Standard of accommodation is considered acceptable overall, on the basis of the amended plans and subject to the recommended conditions.
- Transport impact unlikely to be severe. Cycle parking is to be secured by condition.

Recommend: Approval

