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# 26 Arundel Drive East And 22-24 Arundel Drive East

BH2023/03197

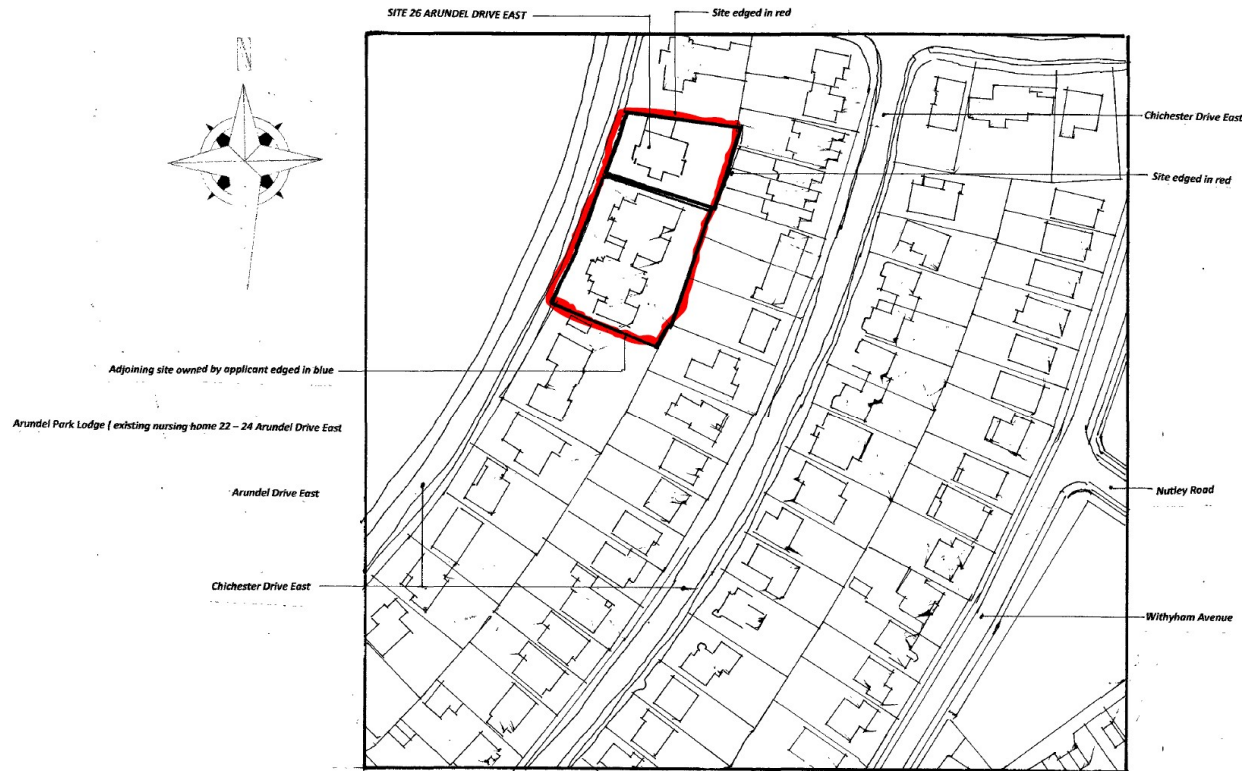


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# Application Description

- Change of use of 26 Arundel Drive East from residential dwelling (C3) to mental health care home (C2), incorporating erection of two storey pitched roof extensions to the North, South and East elevations and associated alterations and landscaping.
- Erection of single storey extension to link 26 with 22-24 Arundel Drive East.

# Existing Location Plan



*Location Plan ( scale 1:1250 )*

# Aerial photo(s) of site



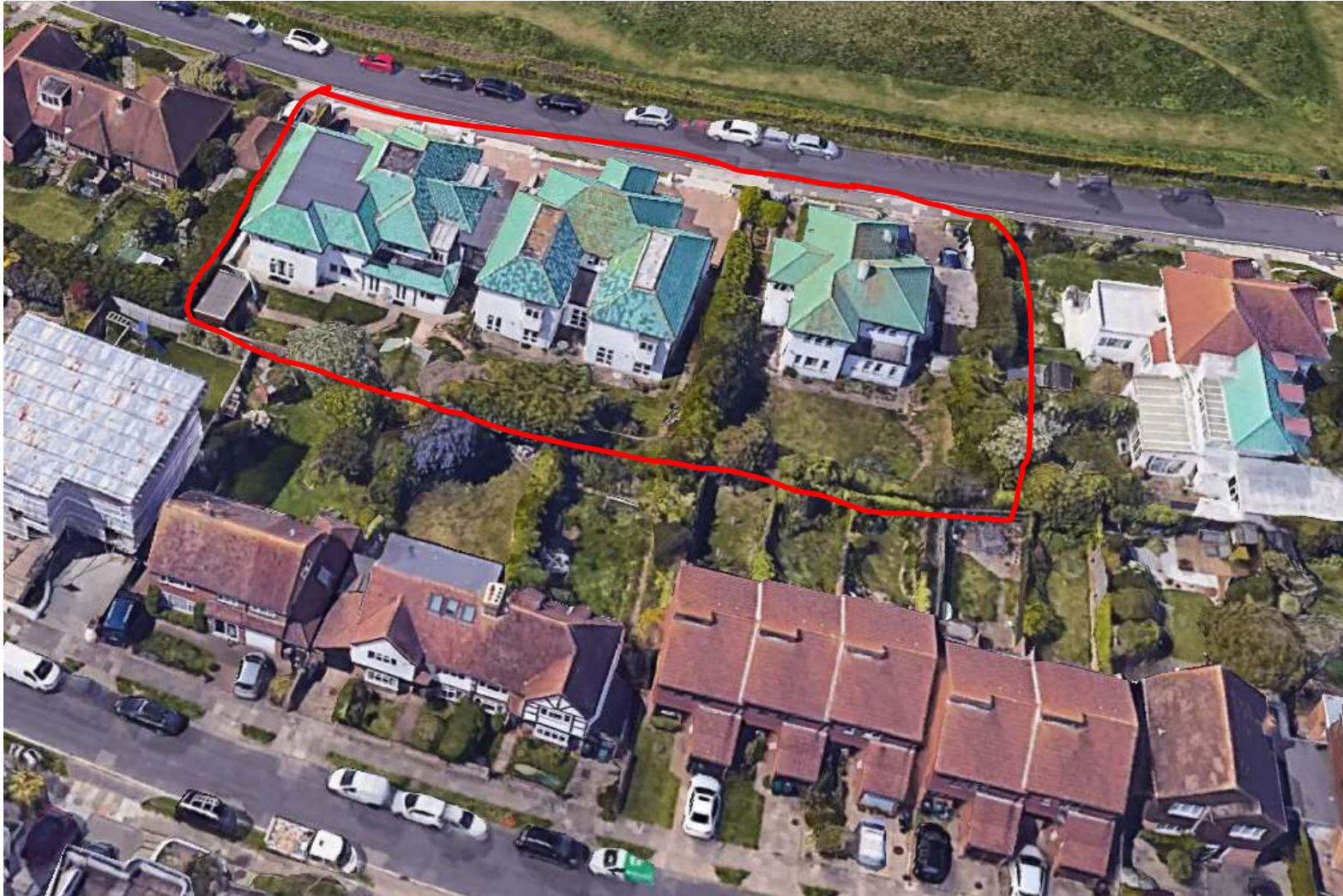
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# 3D Aerial photo of site



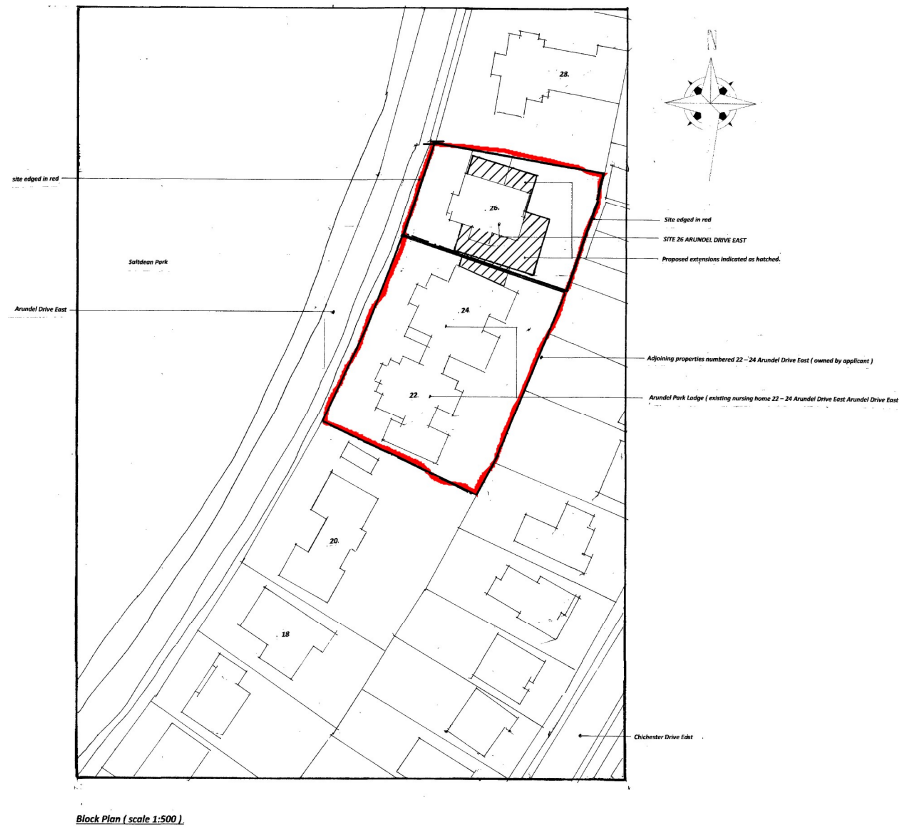
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# 3D Aerial photo of site



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# Proposed Block Plan



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# Streetscene Photos

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# Proposed Front Elevation

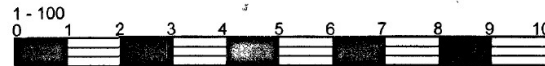
New area of pitched roof to be clad with profiled green tiles to match existing main roof

Double glazed door in anodised frame to match front entrance door

White upvc double glazed windows



*Proposed Front Elevation ( west )*



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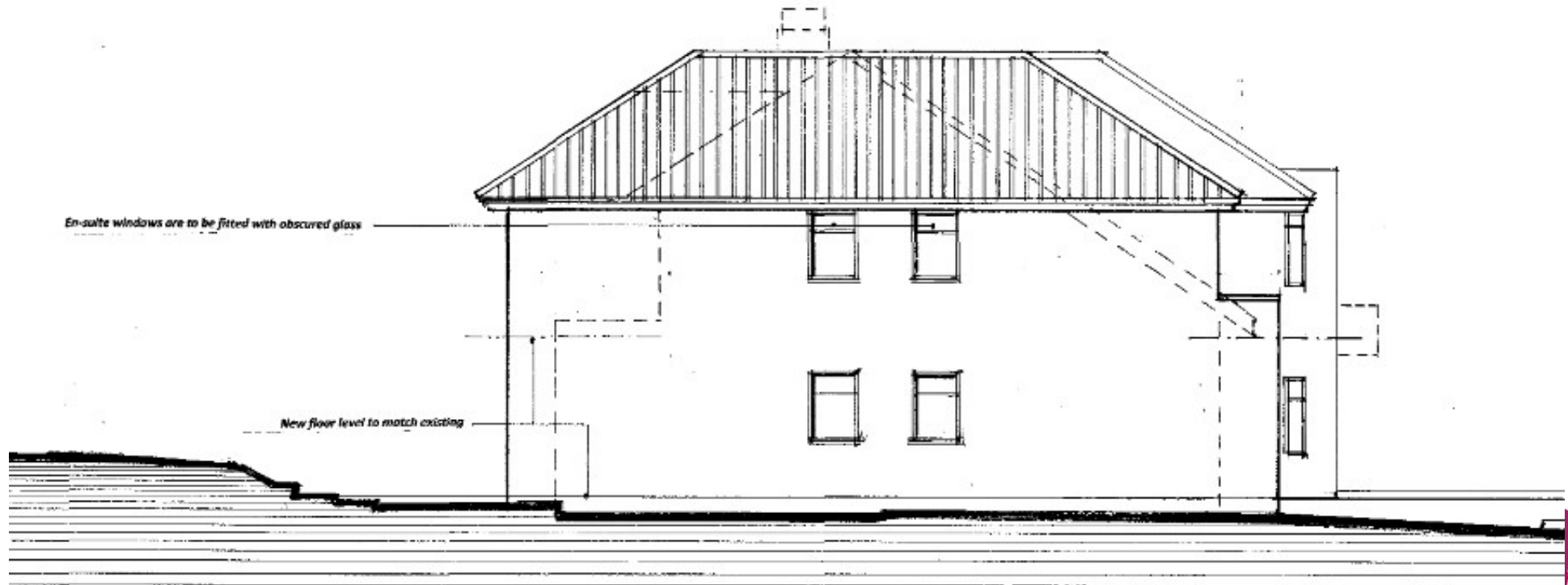


# Proposed Rear Elevation



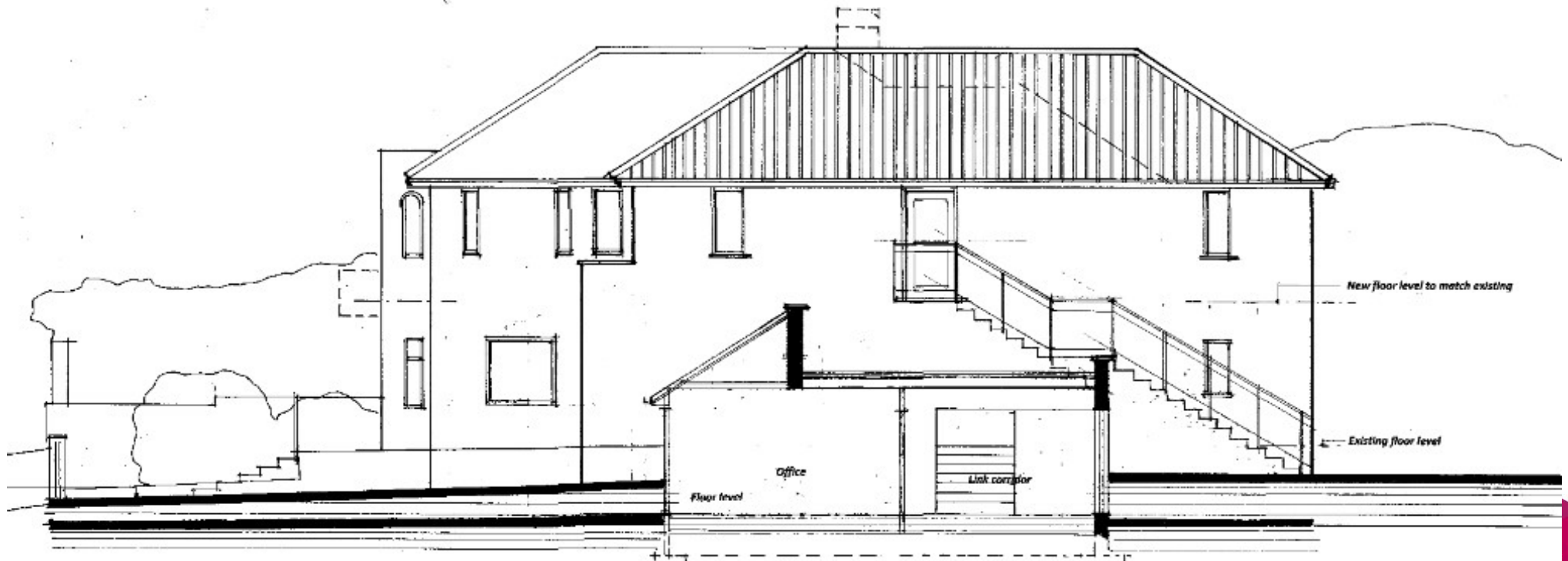
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# Proposed North Side Elevation



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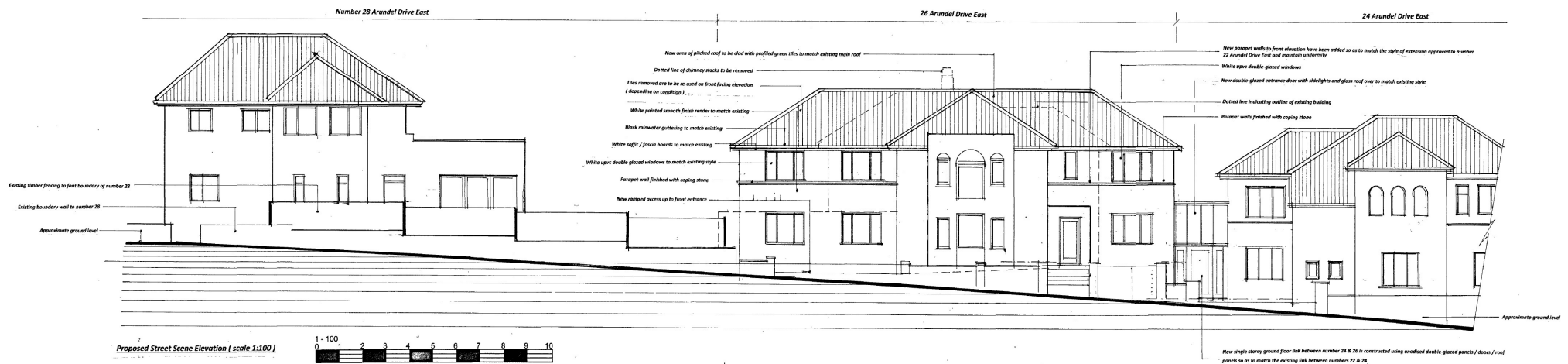
# Proposed South Side Elevation



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# Proposed Contextual Front Elevation

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# Representations

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## **Seven (7) people, objecting:**

Inappropriate use class  
Overdevelopment of the site  
Detrimental visual impact  
Loss of housing  
Loss of privacy  
Overbearing impact  
Overshadowing and loss of light  
Increased noise and disturbance  
Change to the nature of area  
The need for the facility has not been justified  
Negative traffic / parking impacts  
Staffing issues  
Impact on biodiversity/ trees  
Light pollution  
Poor quality of the submission plans and documents

## **One (1) person supporting:**

Under provision of good-quality care homes  
Provider has good reputation for care  
Would provide specialist care which is needed

## **One (1) person commenting:**

Loss of privacy should be addressed by planning condition.



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# Key Considerations

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- Principle of development
- Design and Appearance
- Impact on Amenity
- Sustainable Transport
- Sustainability/ Biodiversity

# Conclusion and Planning Balance

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- The proposed change of use is justified as it would provide a local community facility that meets an identified need for additional nursing care bed spaces for older people with complex care needs;
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- The extensions and alterations are considered suitable additions to the building that would not harm its appearance nor that of the wider area;
- The proposal is considered acceptable in terms of impact on residential amenity;
- Impacts relating to Transport, Sustainability, Biodiversity and Arboriculture are considered acceptable;
- The application is recommended for Approval, subject to conditions.