



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM 4

2.00PM, WEDNESDAY, 5 AUGUST 2020

**VIRTUAL VIA SKYPE: PLEASE NOTE: IN RESPONSE TO
CURRENT CENTRAL GOVERNMENT GUIDANCE IT IS
ENVISAGED THAT THIS MEETING WILL BE "VIRTUAL",
WEBCAST LIVE AND ACCESSIBLE VIA SKYPE.**

ADDENDUM

ITEM		Page
B	BH2020/00727, Hove Manor, Hove Street, Hove -Full Planning RECOMMENDATION - GRANT <i>Ward Affected: Central Hove</i>	1 - 38

Hove Manor, Hove Street

BH2020/00727

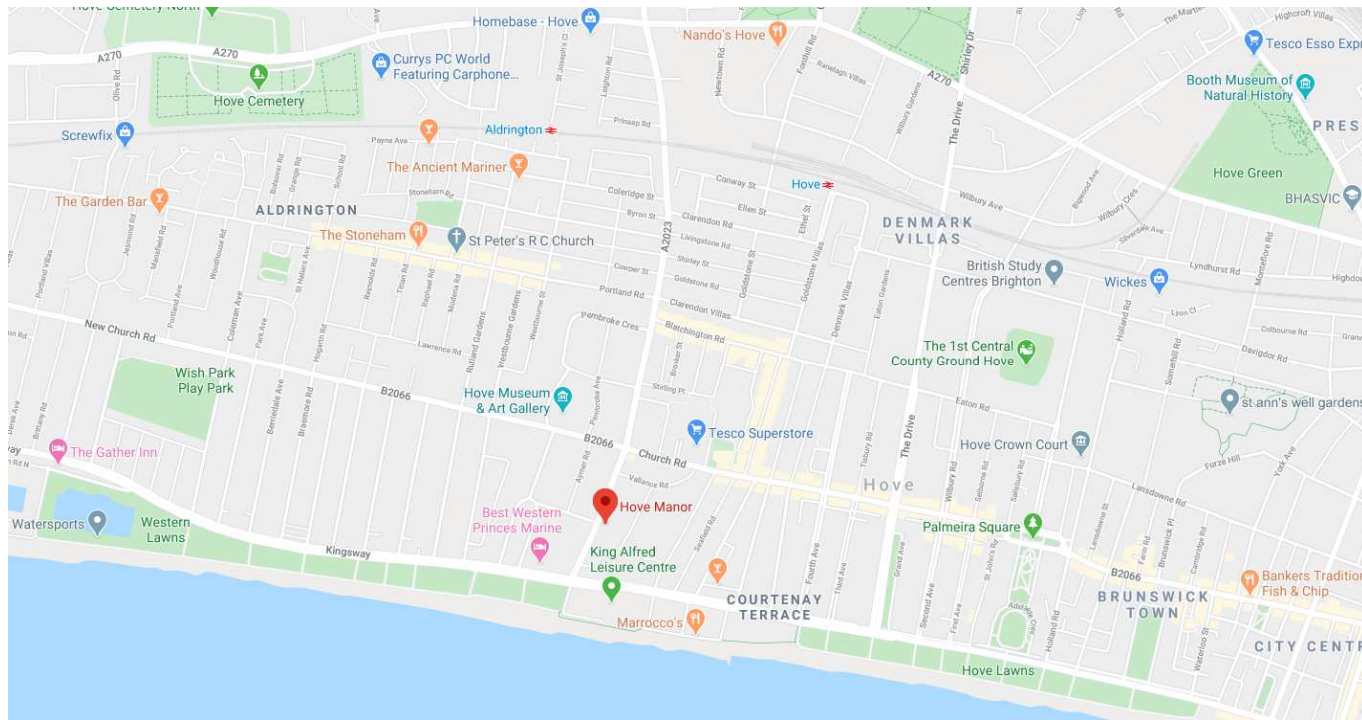


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Application Description

- Erection of a single storey extension at roof level to create 2no two bedroom dwellings & 1no three bedroom dwelling (C3) with front terraces.

Map of application site



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Existing Location Plan



0222-P-001

Aerial photo(s) of site



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3D Aerial photo of site



Street photo(s) of site from south



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Street photo(s) of site from north



Street photo(s) of site from west



Street photo(s) of site from east



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Existing rooftop structures



Rooftop view northeast



Rooftop view northwest



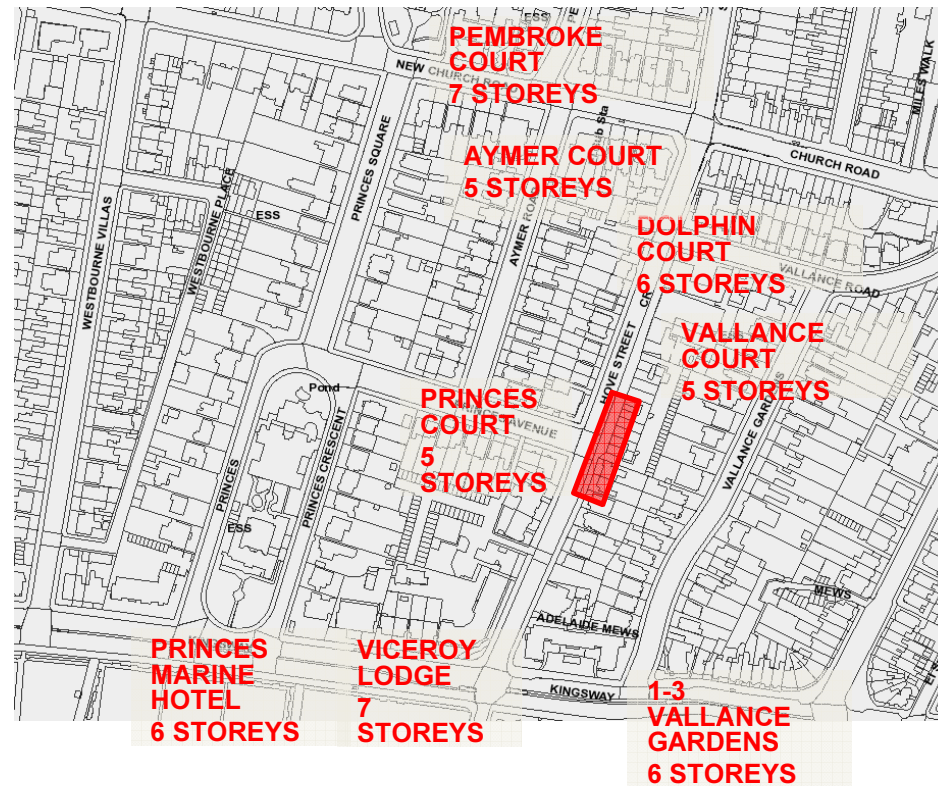
Rooftop view southwest



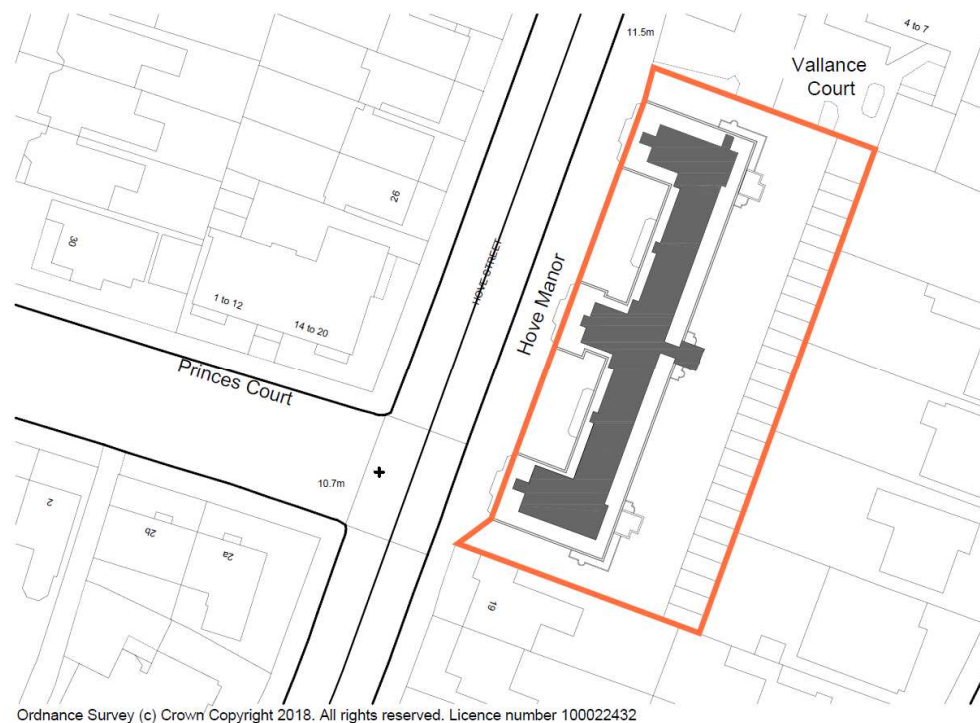
Rooftop view southeast



Surrounding tall buildings



Proposed Block Plan



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ID

Proposed Front Elevation



01 Proposed Front Elevation
1:100

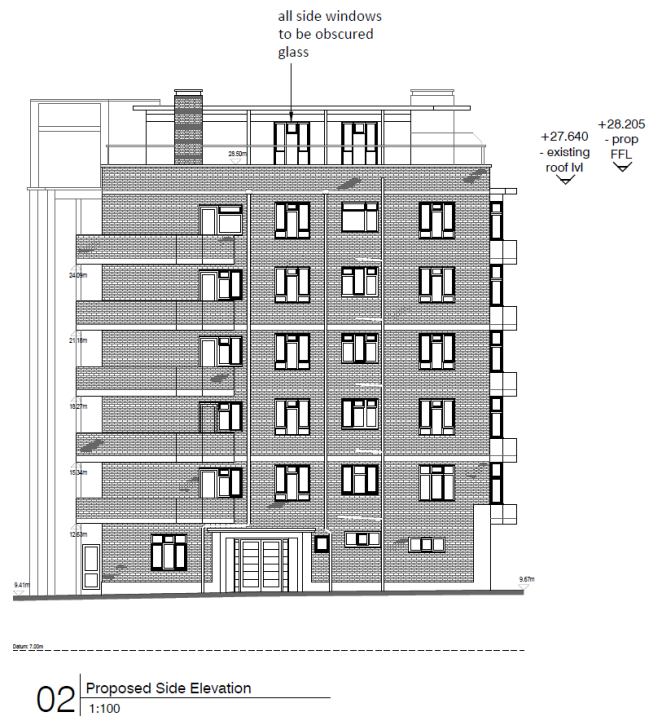
0222-P-021

Proposed Rear Elevation



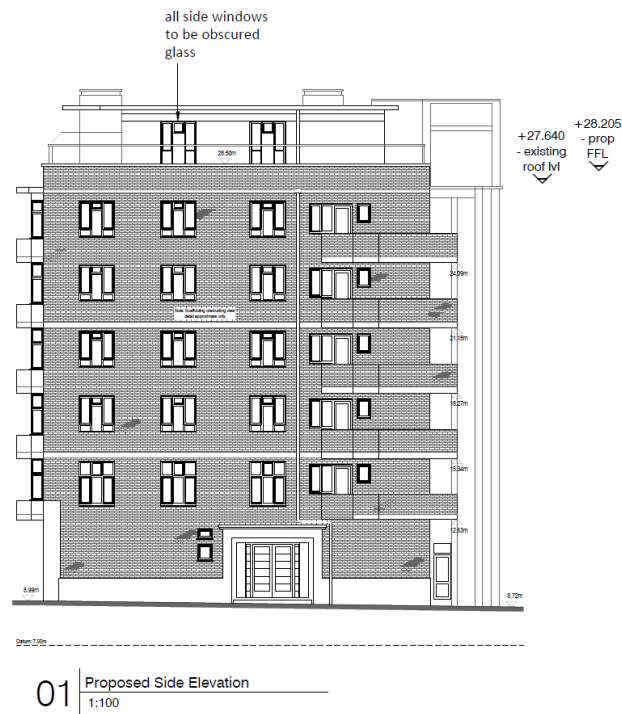
0222-P-022

Proposed Side North Elevation



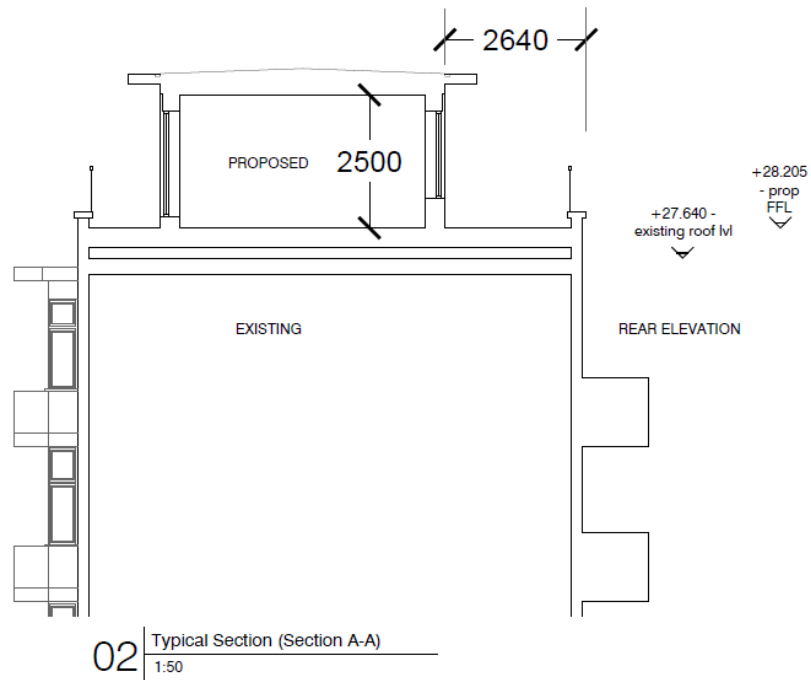
0222-P-022

Proposed Side South Elevation



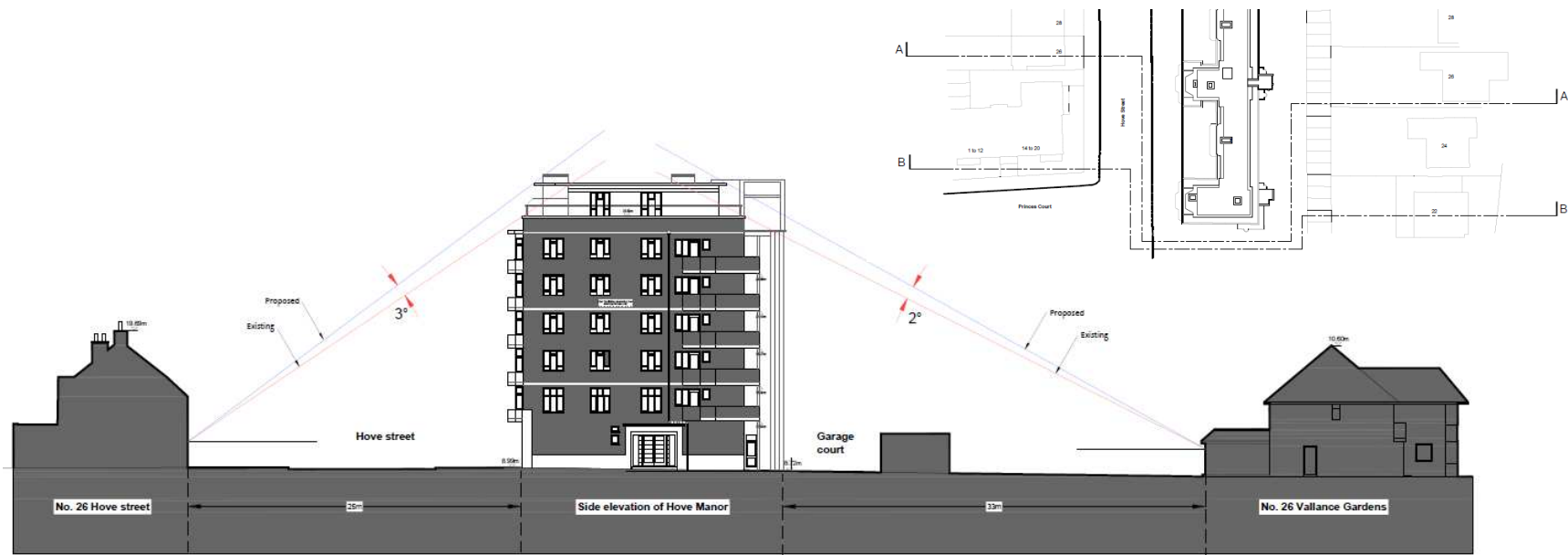
0222-P-022

Proposed Site Section(s)



0222-P-25A

Proposed Site Section(s)

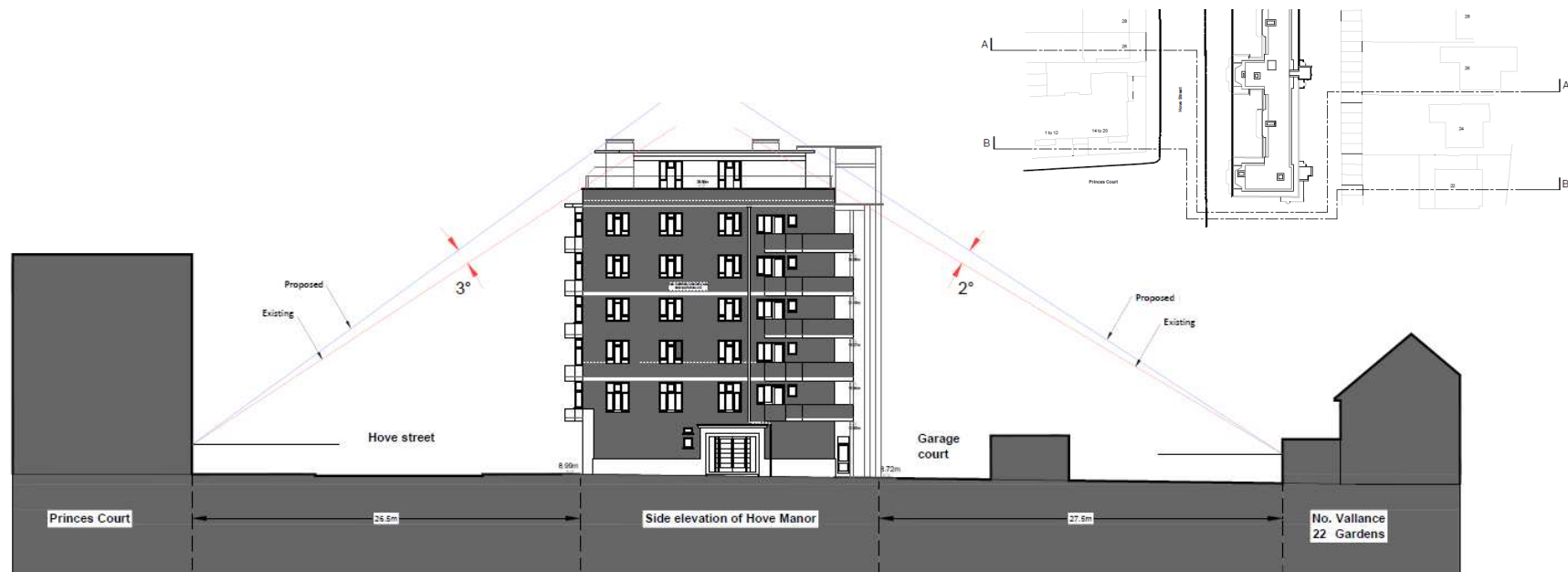


01 Day Light Study - Section AA
1:200



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Proposed Site Section(s)

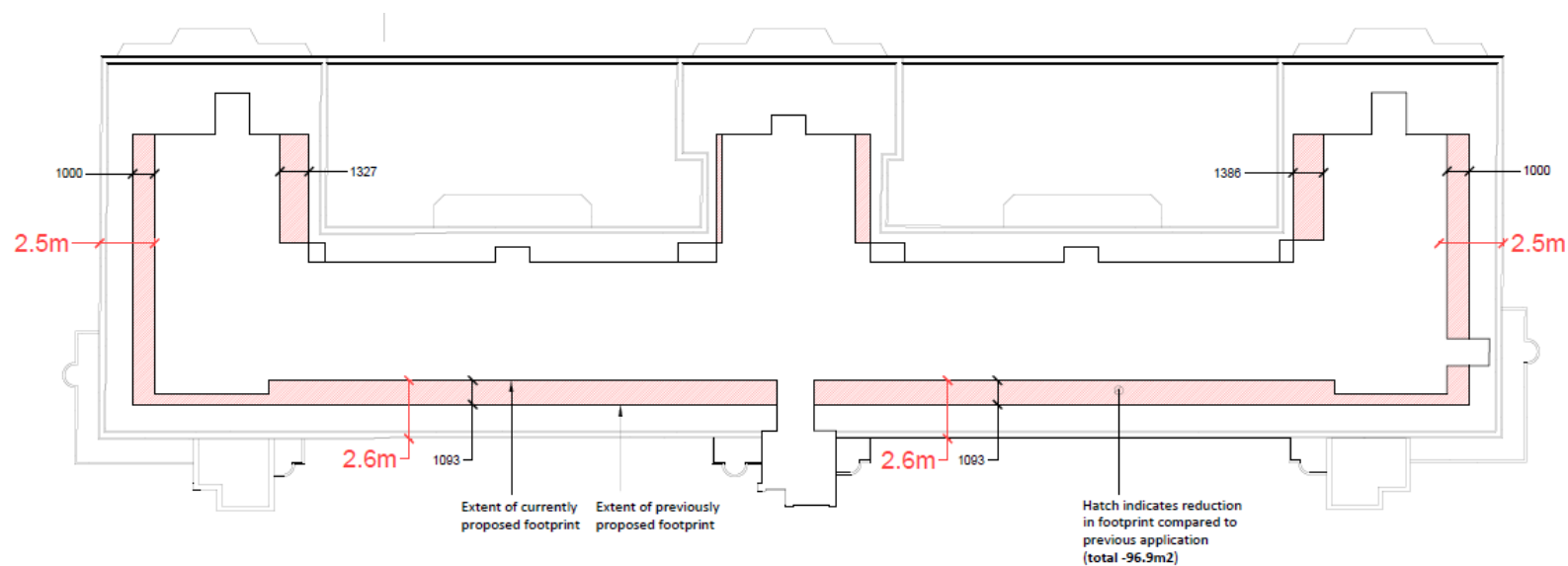


02 Day Light Study - Section BB
1:200



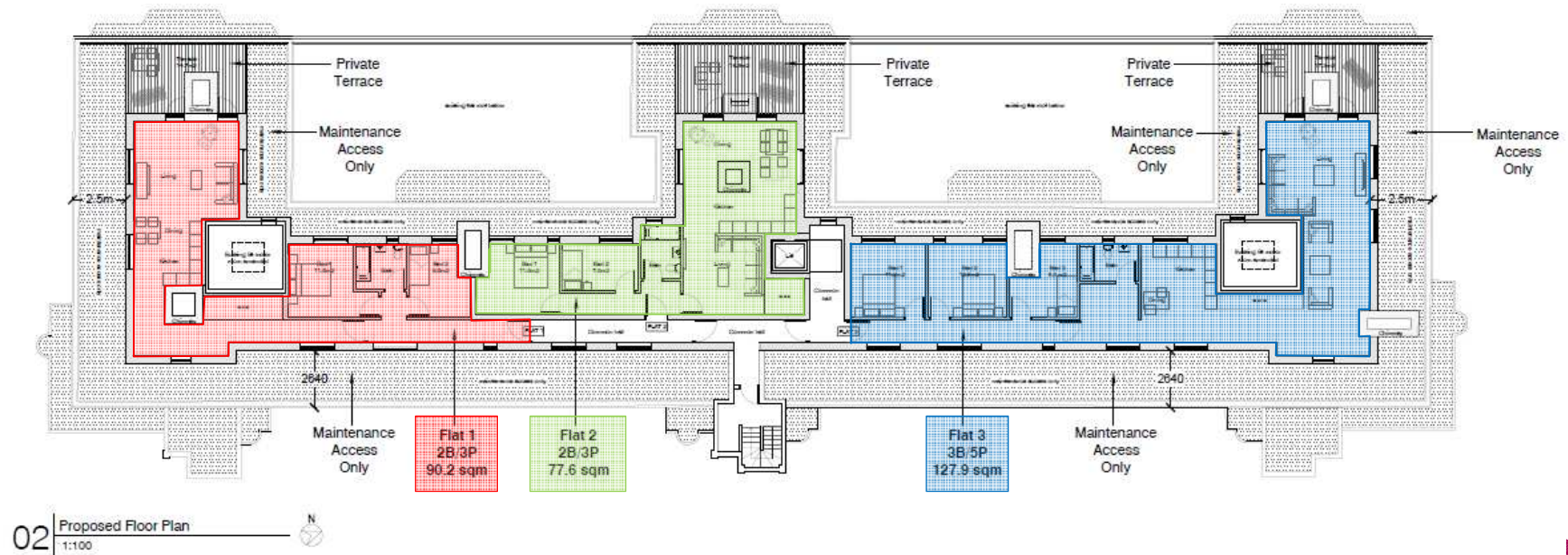
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Proposed Comparative Footprint Plan



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Proposed Floor Plan



ID

Proposed Visual(s)



FRONT (WEST FACING) ELEVATION

P034

Proposed Visual(s)



REAR (EAST FACING) ELEVATION

P034

Proposed Visual(s)



LEFT (SOUTH FACING) ELEVATION

P034

Proposed Visual(s)



RIGHT (NORTH FACING) ELEVATION

P034

Proposed Visual(s)



SOUTH PERSPECTIVE VIEWED FROM HOVE STREET

P035

Proposed Visual(s)



SOUTH EAST PERSPECTIVE VIEWED FROM HOVE STREET

P035

Proposed Visual(s)



NORTH EAST PERSPECTIVE VIEWED FROM HOVE STREET

P036

Proposed Visual(s)



EAST PERSPECTIVE VIEWED FROM PRINCES AVE.

P037

Proposed Visual(s)



SOUTH WEST PERSPECTIVE VIEWED FROM REGENT HOUSE CAR PARK

P038

Key Considerations in the Application

- The principle of the development;
- The design of the proposal and its impact on the character and appearance of the existing building and the Old Hove Conservation Area and the setting of the Pembroke and Princes Conservation Area;
- The impact of the proposal on neighbouring amenity;
- The standard of accommodation to be provided,
- Sustainability and transport matters are also material considerations.

Conclusion and Planning Balance

- Creation of three additional units of housing
 - Height appropriate within its context
 - Acceptable design and appearance, no harm to conservation area, its character and appearance would be preserved
 - No significant impact on neighbouring amenity, in terms of overlooking or overshadowing
 - Good standard of accommodation
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