



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM 6

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
<p>D BH2020/01365, 55 Baden Road, Brighton - Householder Planning Consent</p> <p>RECOMMENDATION – GRANT</p> <p><i>Ward Affected: Moulsecoomb & Bevendean</i></p>	1 - 24

55 Baden Road

BH2020/01365

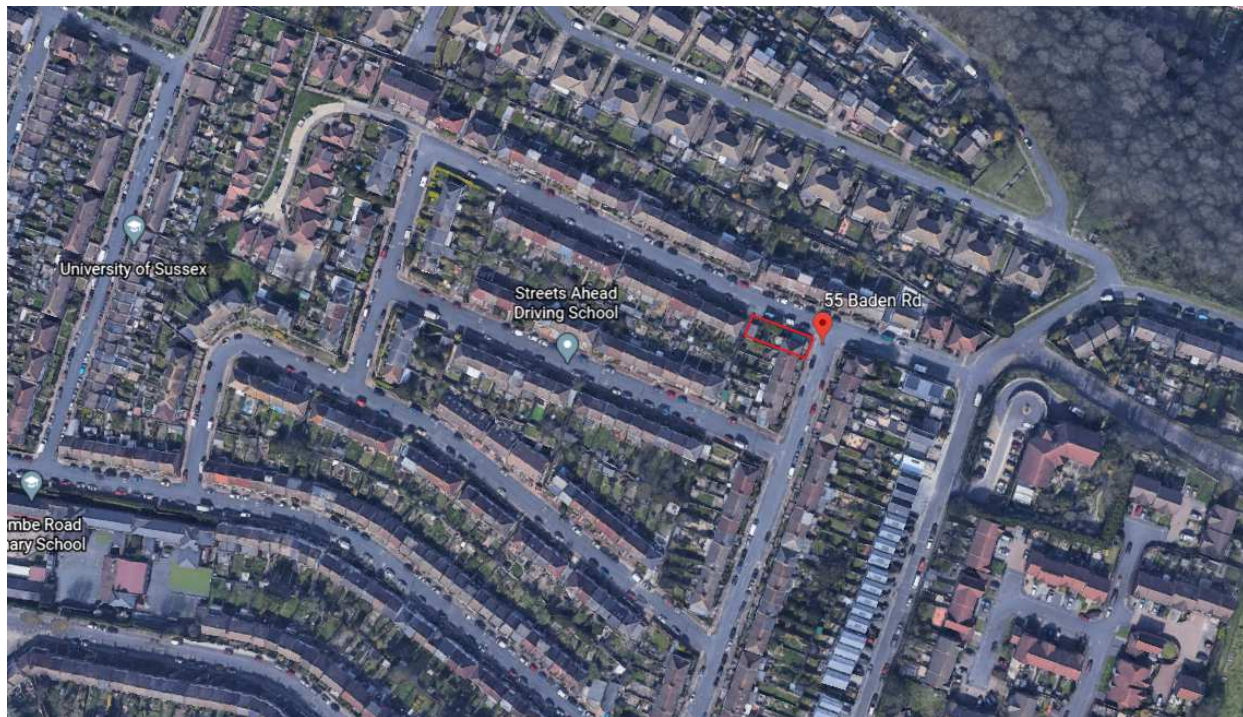


**Brighton & Hove
City Council**

Application Description

- Erection of two storey side extension with extension of roof above.

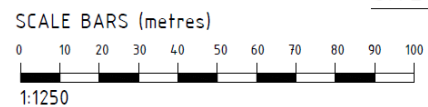
Map of application site



Existing Location Plan



SITE LOCATION PLAN



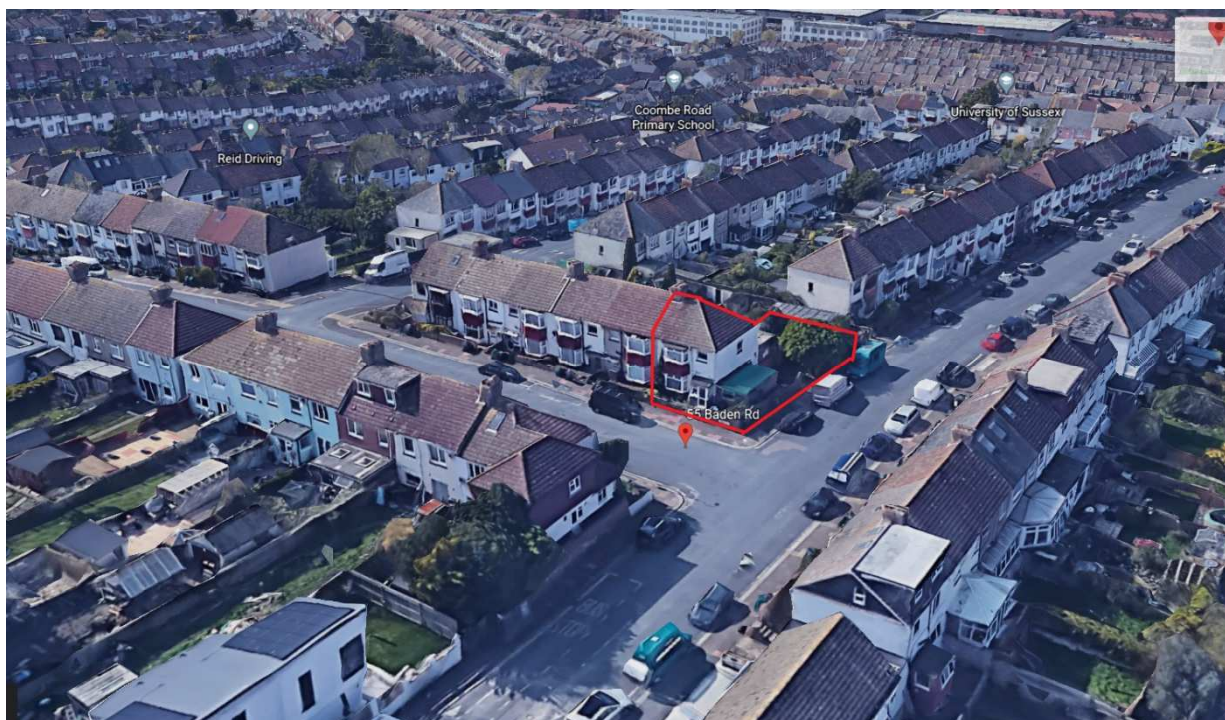
PBP1308/03



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Front elevation, taken from Baden Road

Other photo(s) of site



Front elevation, taken from Baden Road

Other photo(s) of site



Side elevation, taken from Eastbourne Road

Other photo(s) of site



Rear elevation, showing garage to be removed and area of proposed two storey side extension.

Other photo(s) of site



Rear elevation, single storey extension remains

Other photo(s) of site



Rear garden

Property directly opposite with two storey side extension.

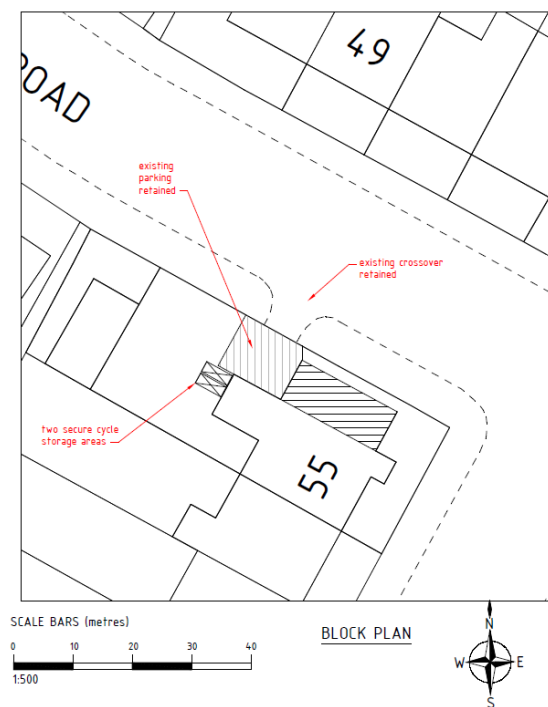


Existing Block Plan



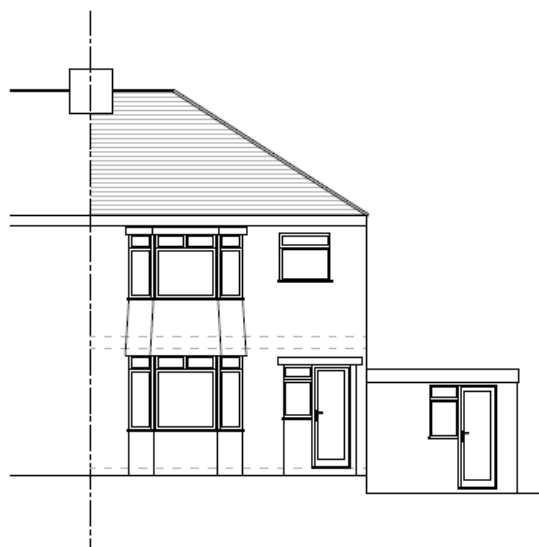
PBP1308/03

Proposed Block Plan

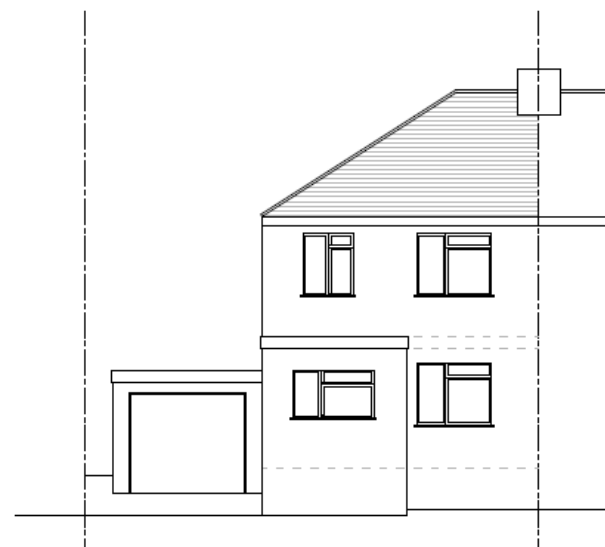


PBP1308/05

Existing Elevations



EXISTING FRONT ELEVATION
1:100



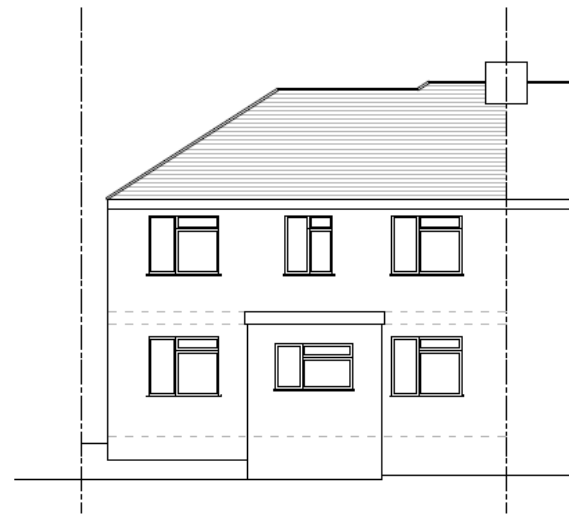
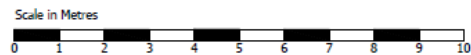
EXISTING REAR ELEVATION
1:100

PBP1308/01

Proposed Elevations



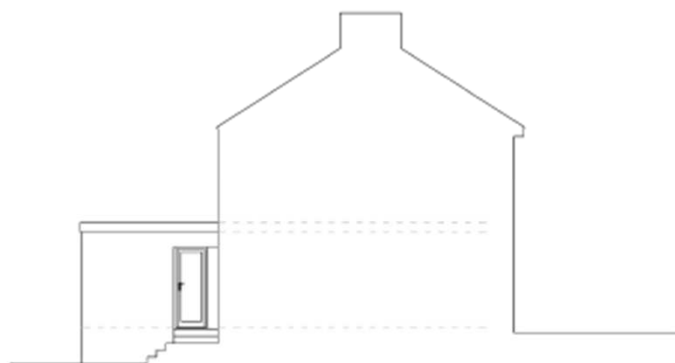
PROPOSED FRONT ELEVATION
1:100



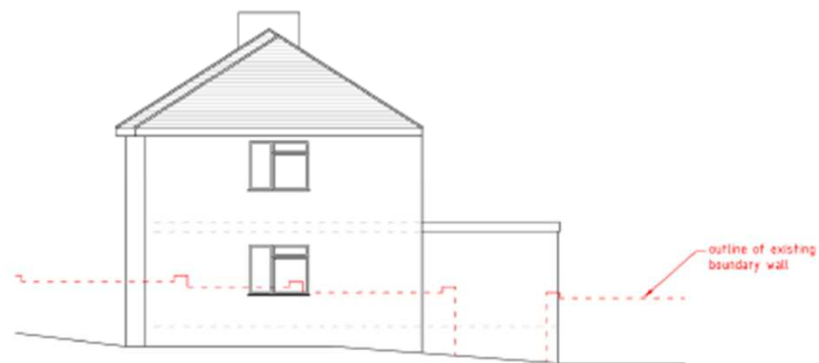
PROPOSED REAR ELEVATION
1:100

PBP1308/02

Proposed Side Elevations



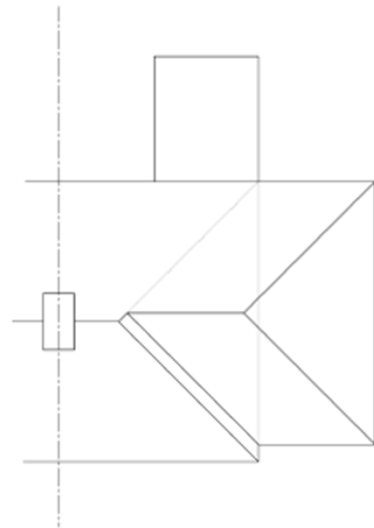
PROPOSED SOUTH WEST ELEVATION
1:100



PROPOSED NORTH EAST ELEVATION
1:100

BMP 1308/02

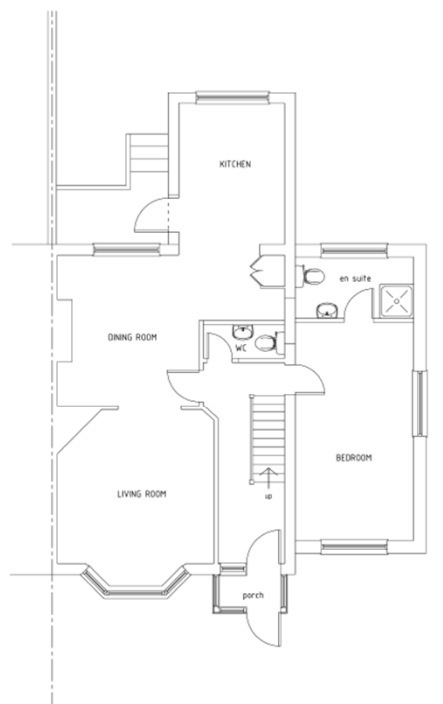
Proposed Roof Plan



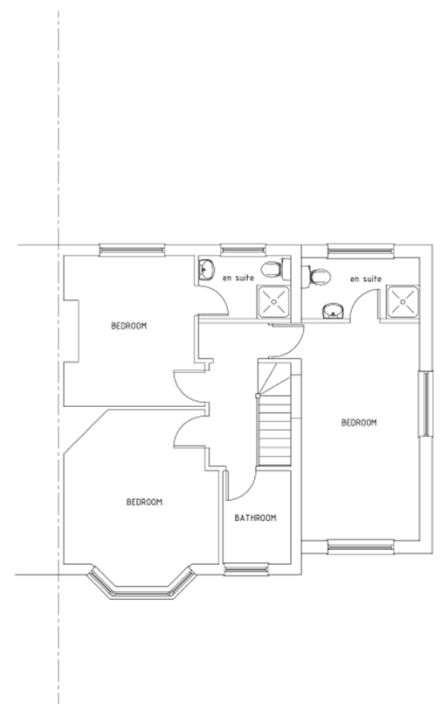
PROPOSED ROOF PLAN
1:100

BMP 1308/02

Proposed Floor Plans



PROPOSED GROUND FLOOR
1:50



PROPOSED FIRST FLOOR
1:50

BMP 1308/02

Key Considerations in the Application

- The design/appearance of the proposal
- The potential impact on the amenities of local residents
- Potential use as an HMO (raised as an objection in representations).

Conclusion and Planning Balance

- The proposed extension is a suitable addition as it is subordinate conforming to guidance in SPD12 and would increase the utility of the building with no adverse impact on the street scene.
- The impact on the amenities of neighbouring residents is considered acceptable due to the side location and overall design.
- The property is not currently registered in use as an HMO. No change of use is proposed as part of this application. This area had 'permitted development' rights to change from single household dwelling to an HMO removed in April 2013. Therefore planning permission would be required for any change of use to an HMO.
- The application is considered to accord with policies QD14 & QD27 and is recommended to **Grant**.