

Park Manor, London Road

BH2020/01081



**Brighton & Hove
City Council**

Application Description

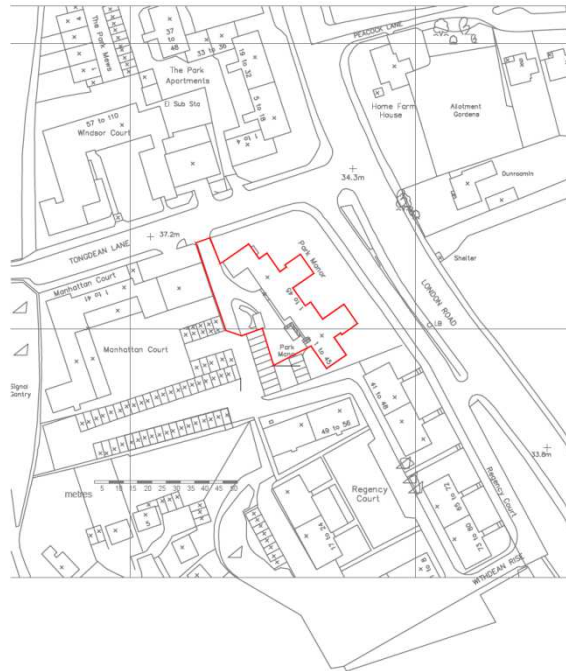
Application for variation of conditions 2, 4, 7, 8, 9, 11 & 12 of application BH2013/01800 (As amended by BH2020/01819) to include changes in housing units to 2no. 1 bedroom flats and 4no. 2 bedroom flats (C3), increase in floorspace, alterations to elevations & fenestration.

Map of application site



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Existing Location Plan



location plan 1:1250



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ID

5



3D Aerial photo of site



London Road Elevation



Side View from Tongdean Lane



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Side/Rear View from Tongdean Ln



Wider Context



Number of units

Current Proposal

6 units with a mix of 4no. two bedroom flats and 2no. one bedroom flats.

Approved under application BH2013/01800

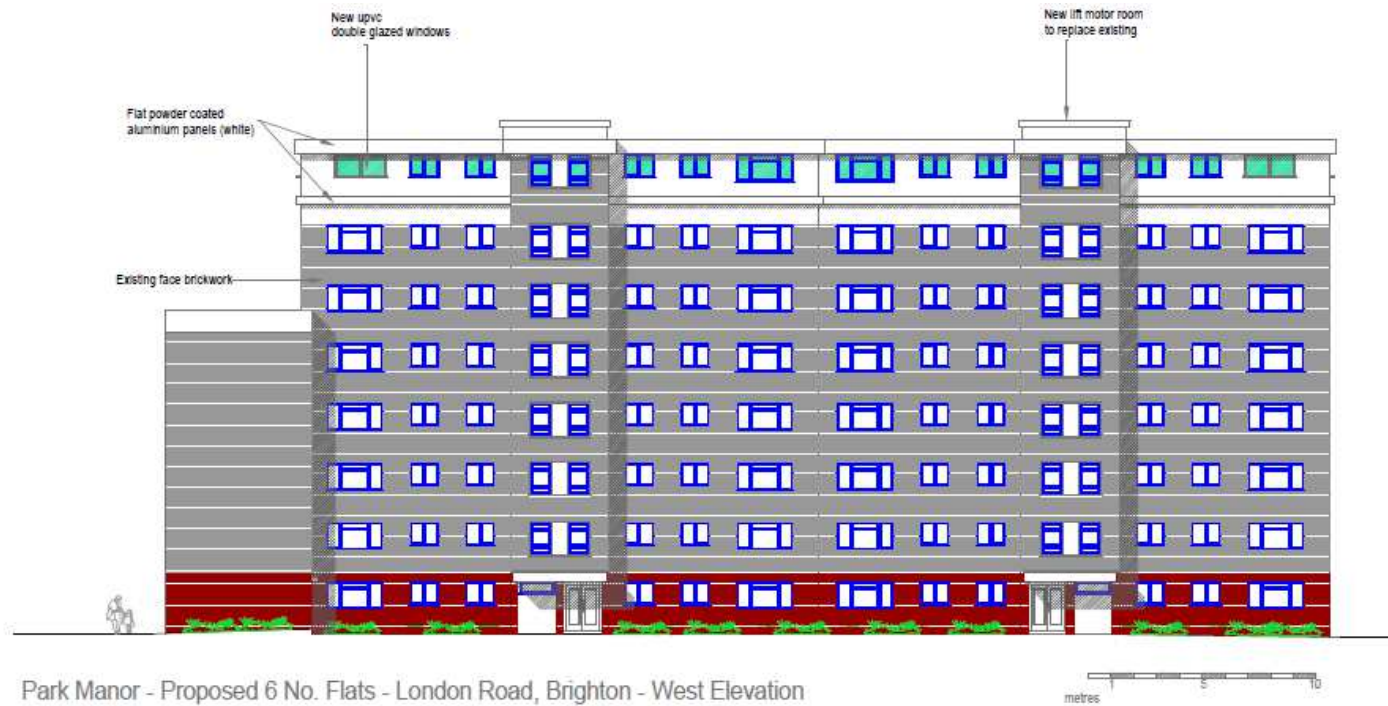
6 units with a mix of 4no. one bedroom flats and 4no. two bedroom flats.

Proposed Front Elevation

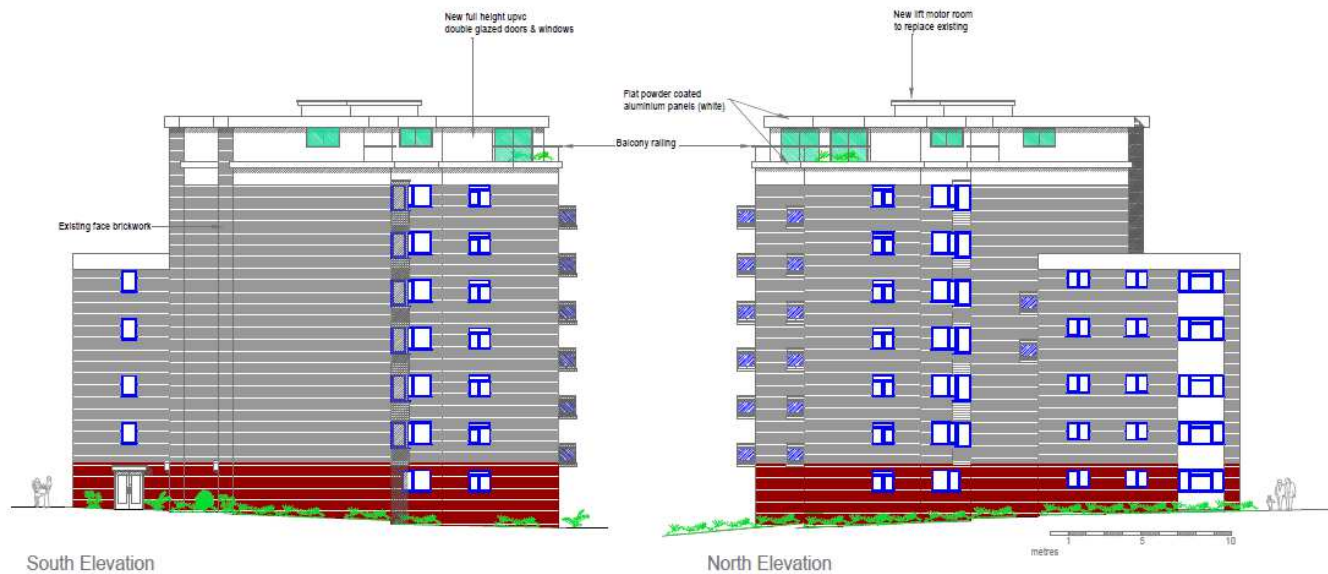


Park Manor - Proposed 6 No. Flats - London Road, Brighton - East Elevation

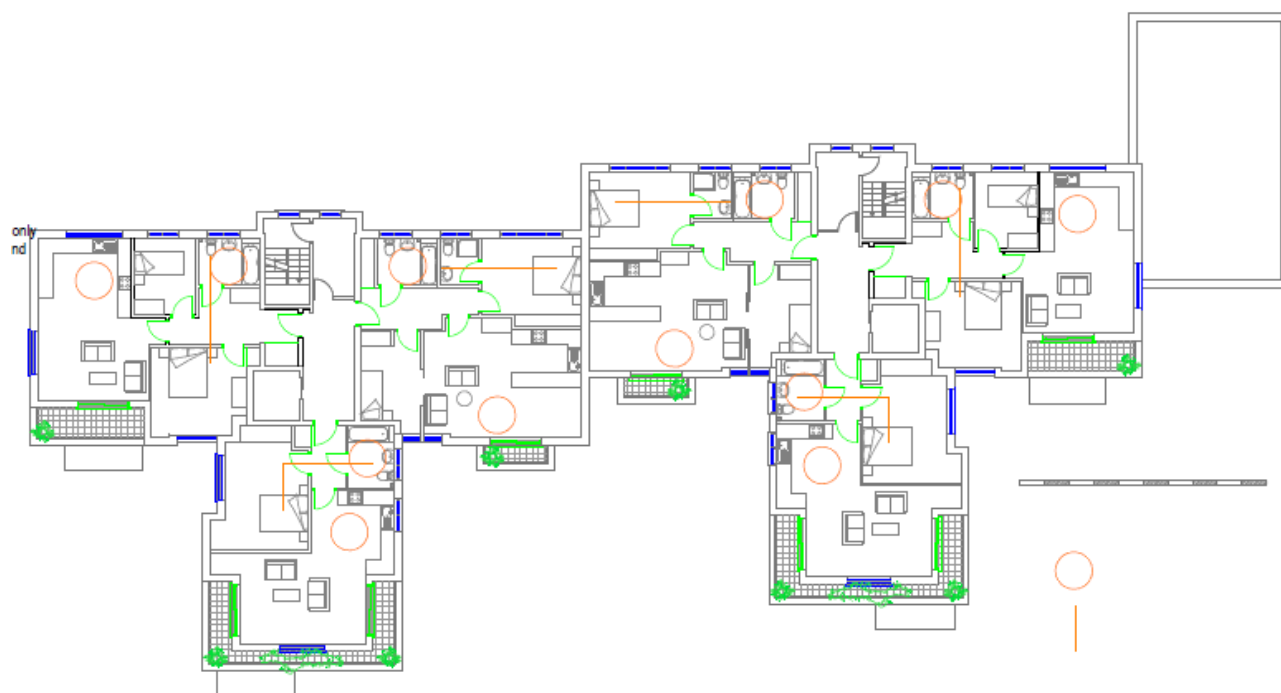
Proposed Rear Elevation



Proposed Side Elevations



Proposed Floorplans



Front & Rear Elevations – 2013 Approval



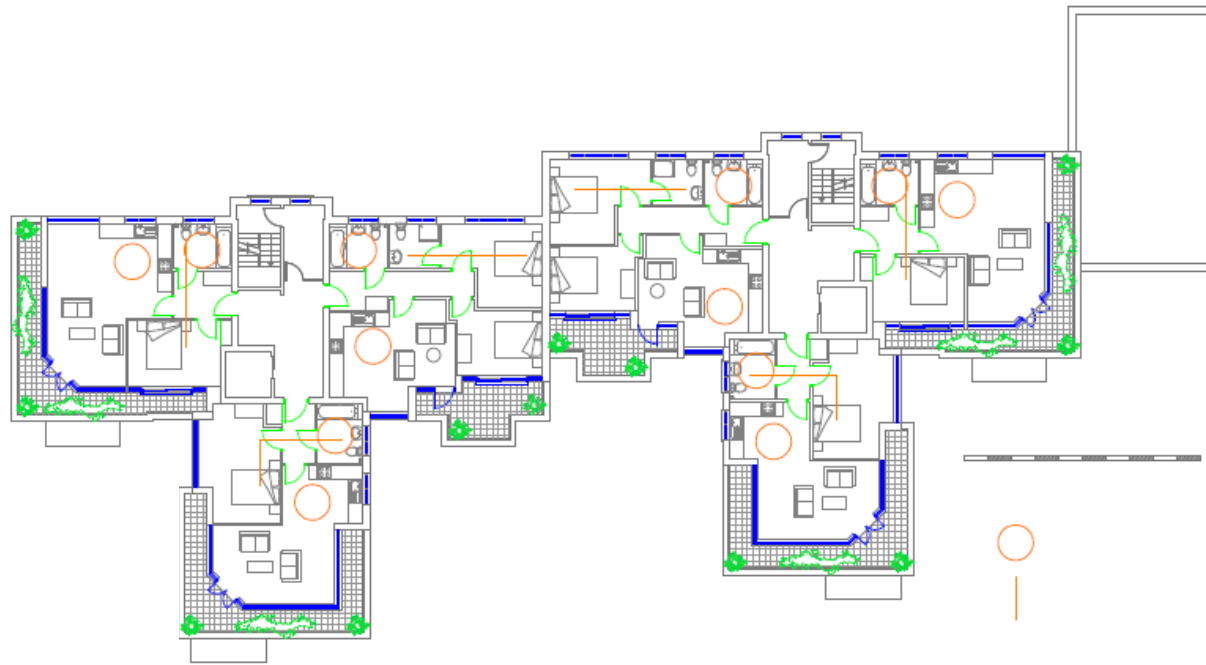
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Side Elevations – 2013 Approval



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Layout – 2013 Approval



Key Considerations

- Approved scheme BH2013/01800
- Impact on Design and Character
- Impact on Neighbouring Amenity
- Standard of Accommodation
- Revised mix of units
- Minor variations to some conditions

Conclusion and Planning Balance

- The proposed extension to the approved scheme would still retain a set-back from the front elevation and therefore will remain a subservient addition.
- Given the location of Park Manor and the siting of the extension, the proposed extension is unlikely to have a detrimental impact on neighbouring properties.
- The units would provide an good standard of accommodation.
- No Affordable Housing contribution is required. The extant permission granted in 2013 was prior to the adoption of the City Plan Part One Policy CP20. A number of units in the current proposal would be larger than the approved scheme, however the overall unit number remains the same and the overall uplift is 2 bedrooms. It would therefore be unreasonable to request a contribution in this instance.