

55 Goldstone Crescent

BH2020/01619



**Brighton & Hove
City Council**

Application Description

- Demolition of existing house and erection of three storey building with accommodation in the roofspace to provide 2 three-bedroom and 5 two-bedroom flats (C3) with associated landscaping and parking.

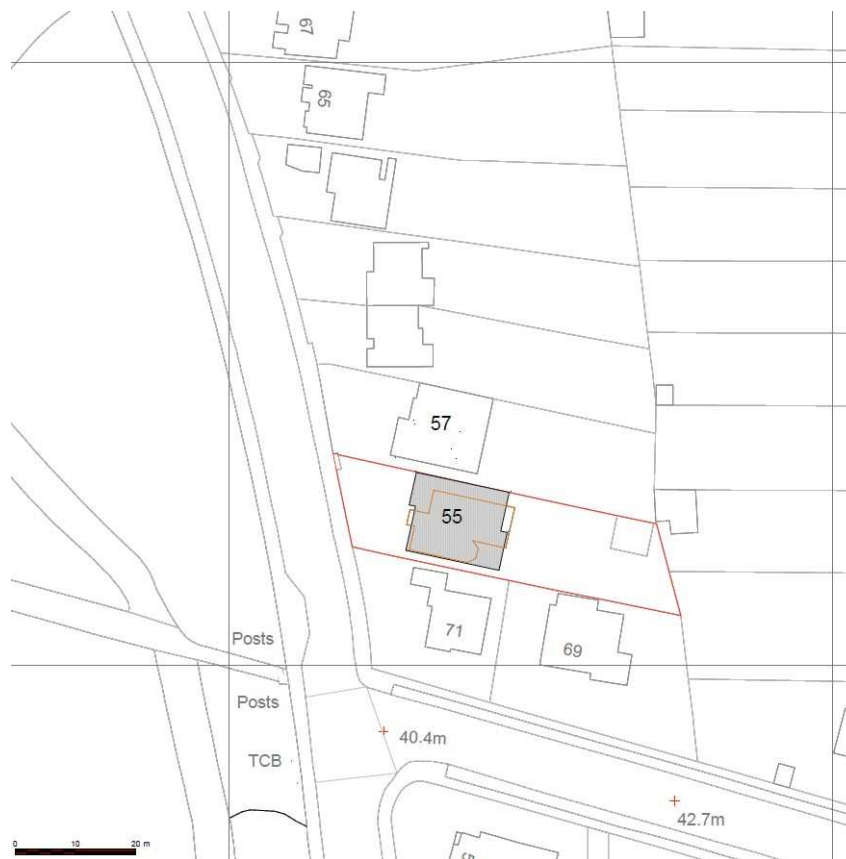
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Existing Location Plan



Proposed Location Plan



Aerial photo(s) of site



3D Aerial photo of site



Street photo of site



Rear Elevation



Side elevations

South



North



Existing Block Plan



Proposed Block Plan



Split of uses/Number of units

- Ground floor: 2x two-bedroom flats
- First floor: 1x two-bedroom flat and 1x three-bedroom flat
- Second floor: 1x two-bedroom flat and 1x three-bedroom flat
- Third floor: 1x two-bedroom flat

Proposed Front Elevation



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Proposed Front Elevation



21 A

Proposed Rear Elevation



12/2003772

Proposed Rear Elevation



21 A

Contextual Front Elevations



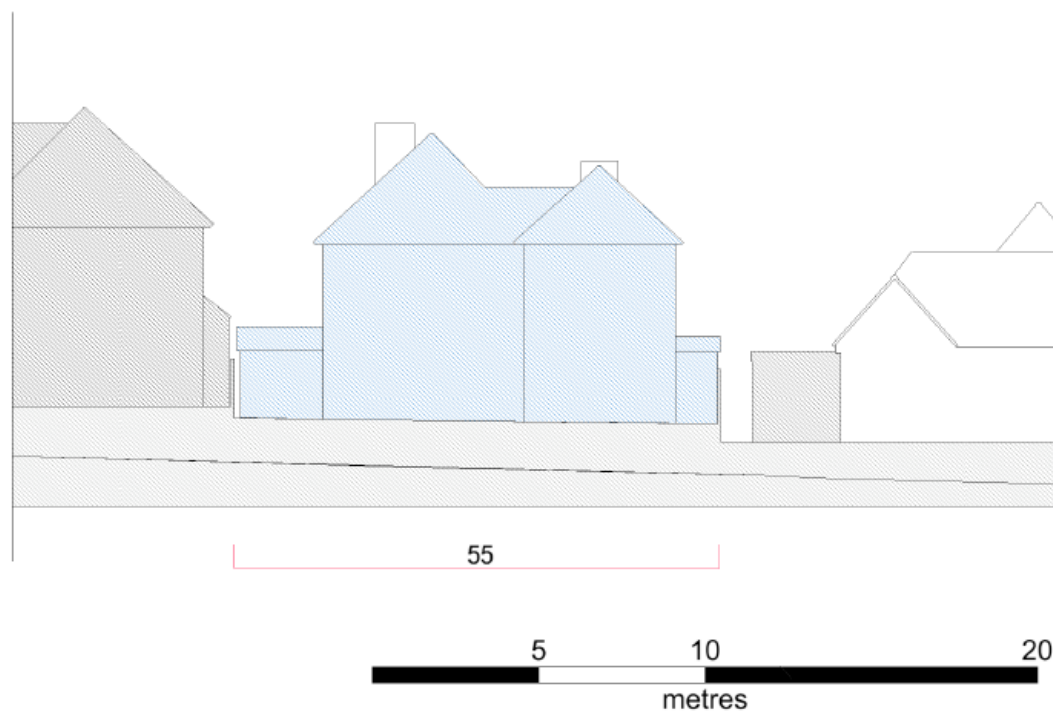
Existing.



Proposed.

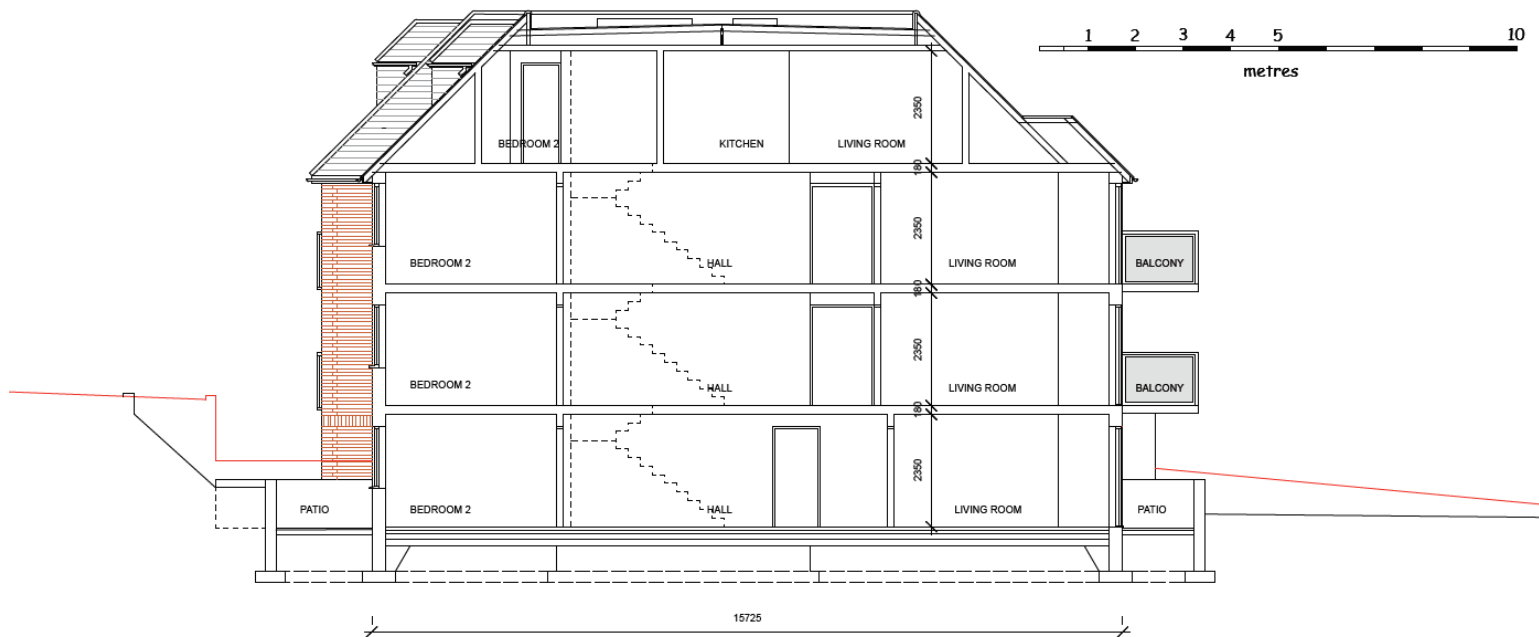
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Existing Site Section(s)



02/2003772

Proposed Site Section(s)



09/2003772

Key Considerations in the Application

- Principle of development
- Design and appearance
- Housing density
- Affordable housing
- Standard of accommodation
- Amenity impacts
- Highways and transport impacts
- Sustainability, landscaping and biodiversity

S106 table

Section 106 Head of Terms:

Affordable housing:

- 20% financial contribution (calculated at £238,750)

Sustainable Transport:

- £6,400 contribution towards improving transport infrastructure and services in the immediately vicinity of the development site.

Conclusion and Planning Balance

- Unit size mix would meet need in the city for more family sized housing
- Design considered acceptable subject to pre-commencement condition on materials and finish
- Amenity impacts acceptable subject to conditions
- Development would provide acceptable standard of accommodation
- Car-parking provision lower than the maximum standard. Not 'car-free' as not in CPZ.
- Disabled parking provision.
- Proposals would contribute to Council's housing targets with no significant impacts.

