

34 Preston Park Avenue

BH2022/00026 and BH2022/00027



**Brighton & Hove
City Council**

Original Permissions:

BH2019/02007 - Front of site:

Conversion of residential care home (C2) to 5no two bedroom and 1no one bedroom flats (C3), incorporating two storey rear extension, revised fenestration and associated alterations.

Includes: 3x car parking spaces to frontage

BH2020/01832 - Rear of site:

Erection of 2no dwellings (C3) to the rear of existing building with associated landscaping.

No on-site car parking provision

Application Description

S73A Applications:

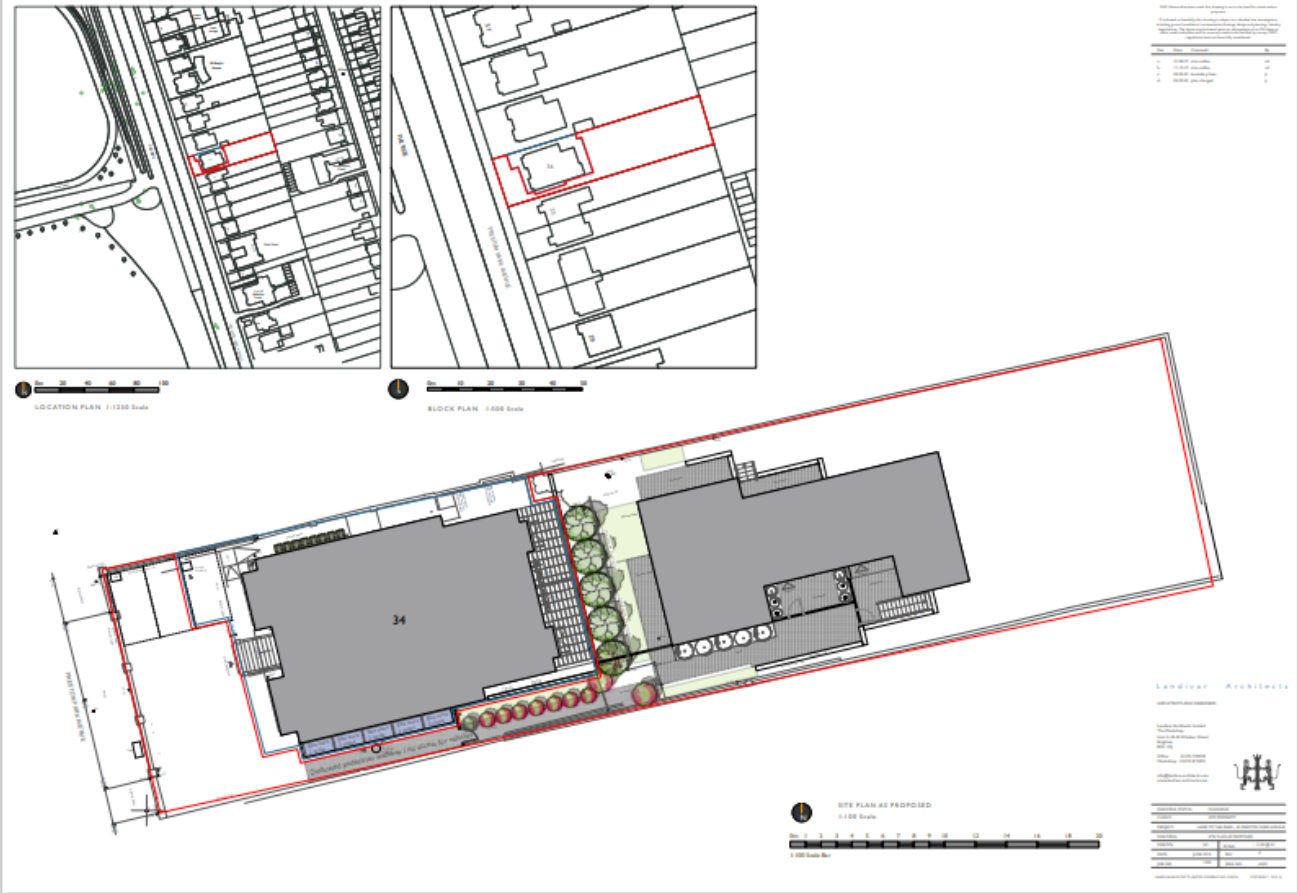
Amendments to the parking allocation to frontage and the red line boundaries as follows:

- 1 no. parking space is retained for the flats
- 2 no. parking spaces provided for the rear dwellinghouses

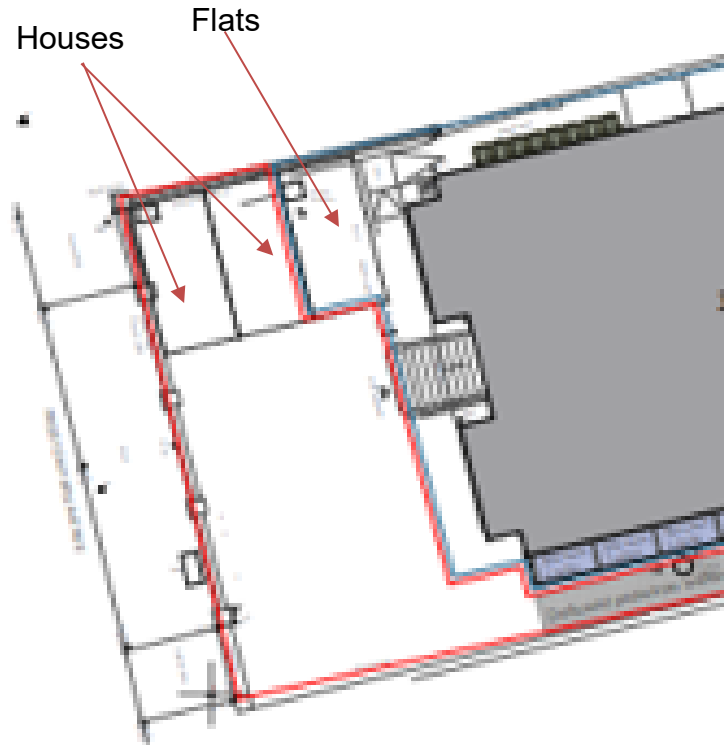
Aerial photos of site



Site Plan



Parking Spaces



Street photos of site



265

Key Considerations

Highways issues:

- Demand for on-street parking
- Overspill parking
- Car park management

Conclusion and Planning Balance

- No objections from Highways Officer
- No increase in demand for on-street parking
- Overspill parking comfortably available on-street
- Car Park Management Plan recommended to ensure proper allocation of spaces

