

2-4 West Street

BH2023/02158

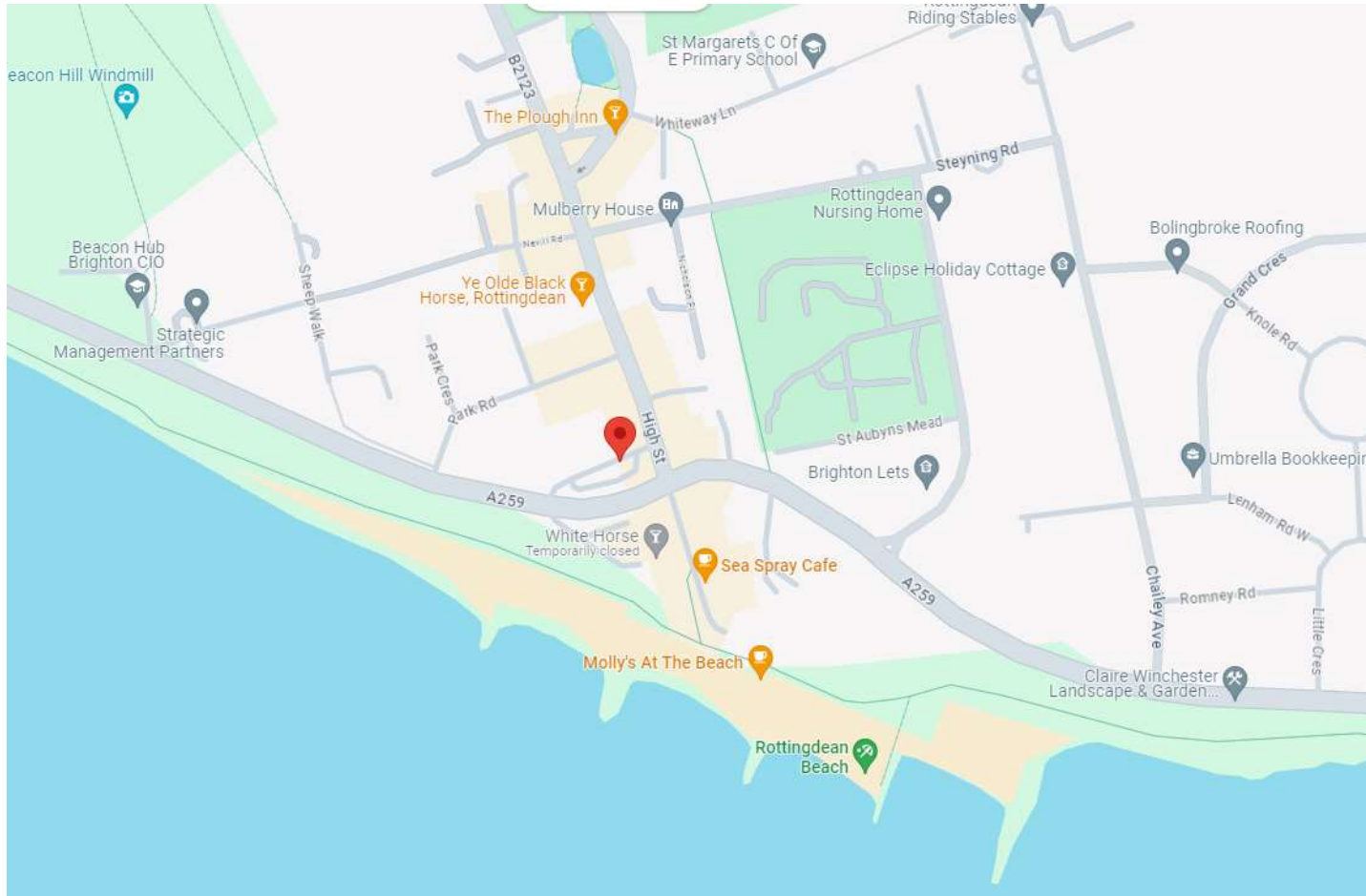


Brighton & Hove
City Council

Application Description

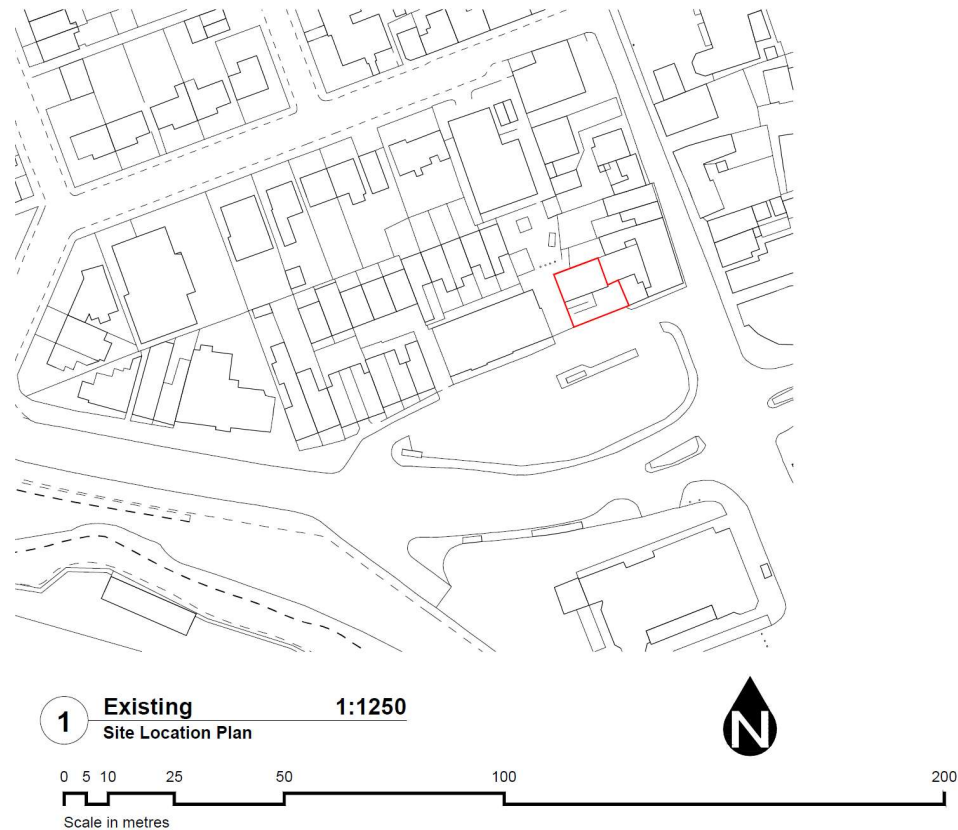
- Demolition of existing building (Use Class E) and construction of new two storey mixed use development with accommodation in roof.
- New development comprises a new ground floor retail unit (Use Class E) and three self-contained residential dwellings (C3) at ground, first floor and within the roof space.

Map of application site



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Existing and Proposed Location Plan



Aerial photo(s) of site



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3D Aerial photo of site



Front (south elevation) photos of site



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NE & NW facing photos of site



Rear of site (from Golden Square)



Historic Street Scene

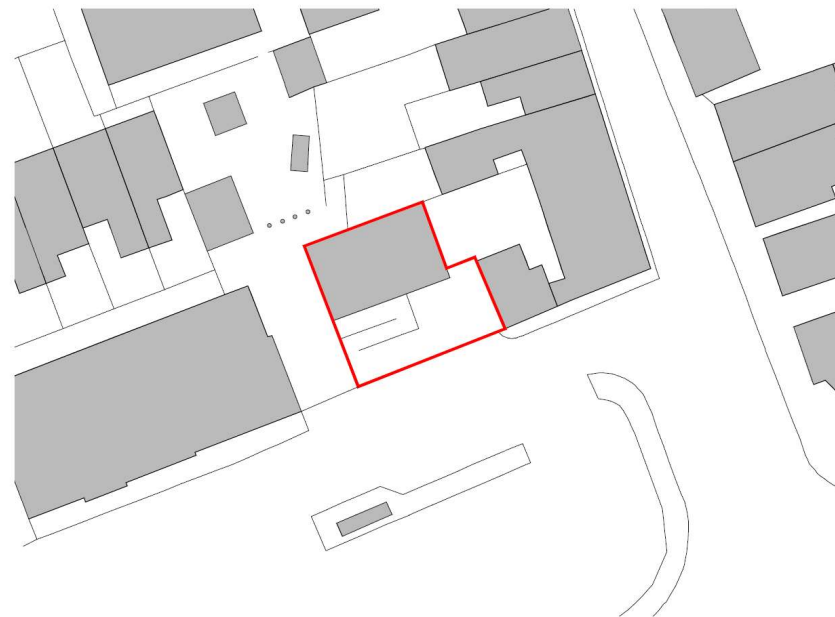


2-4 West Street - 27 November 1966



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Existing Block Plan



2

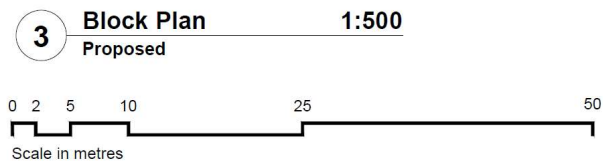
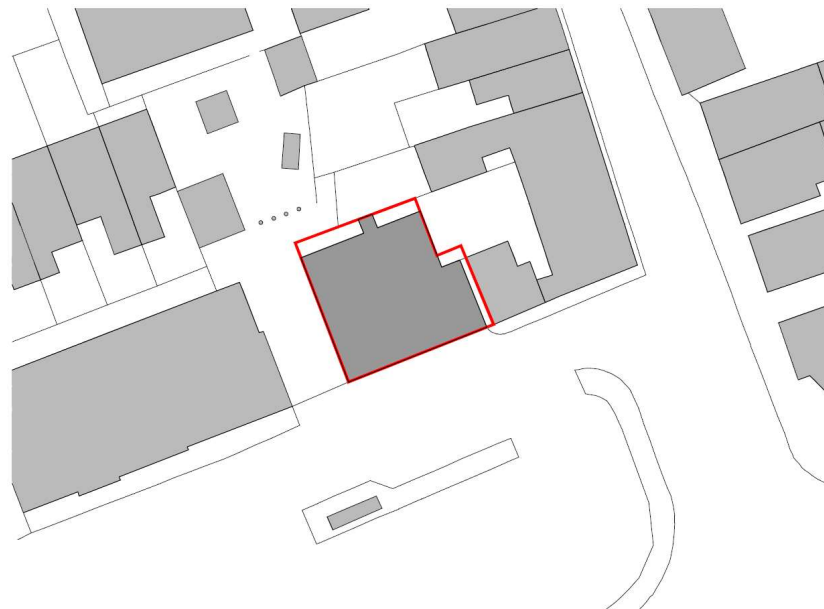
Block Plan
Existing

1:500

0 2 5 10 25 50
Scale in metres

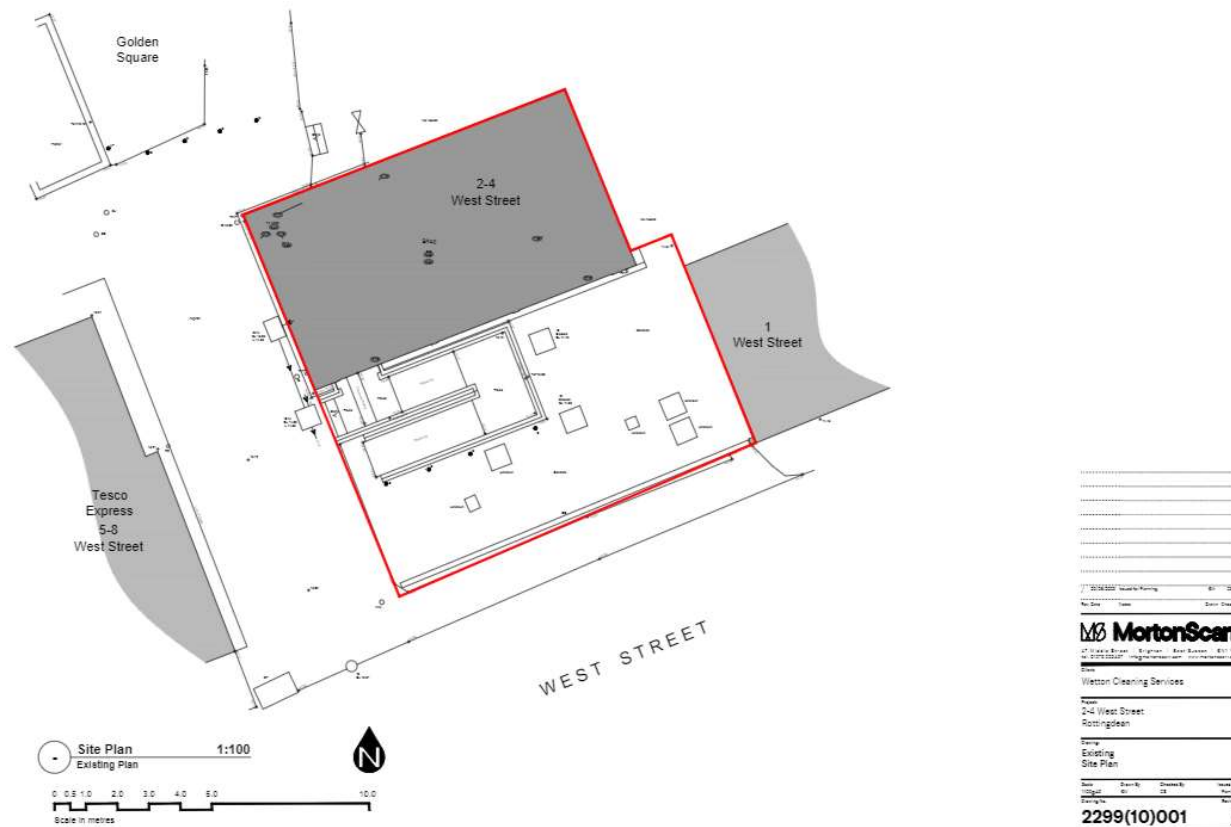


Proposed Block Plan

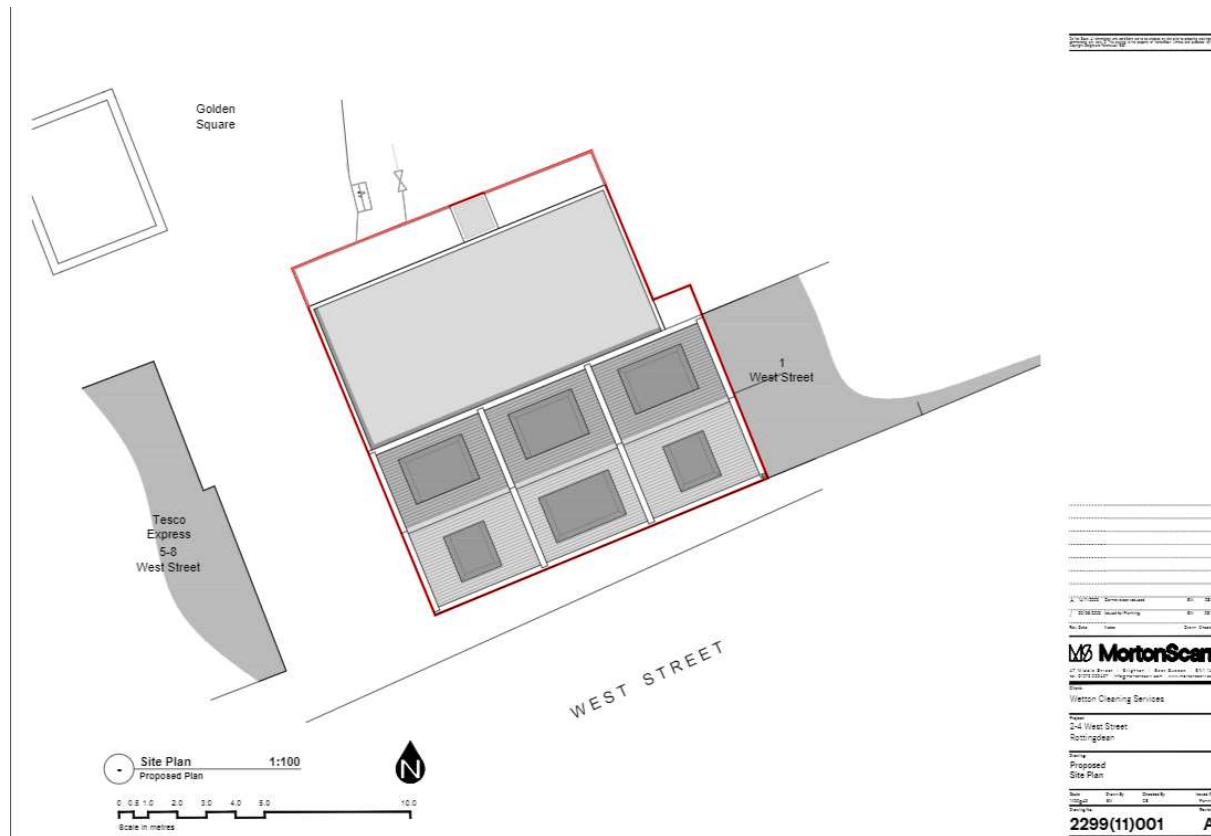


2299(10)002 A

Existing Site Plan



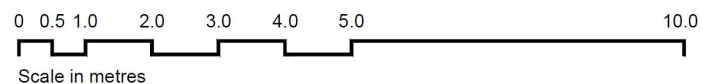
Proposed site plan



Existing Front Elevation



1 South Elevation 1:100
Existing Elevation



2299(30)001

Proposed Front Elevation

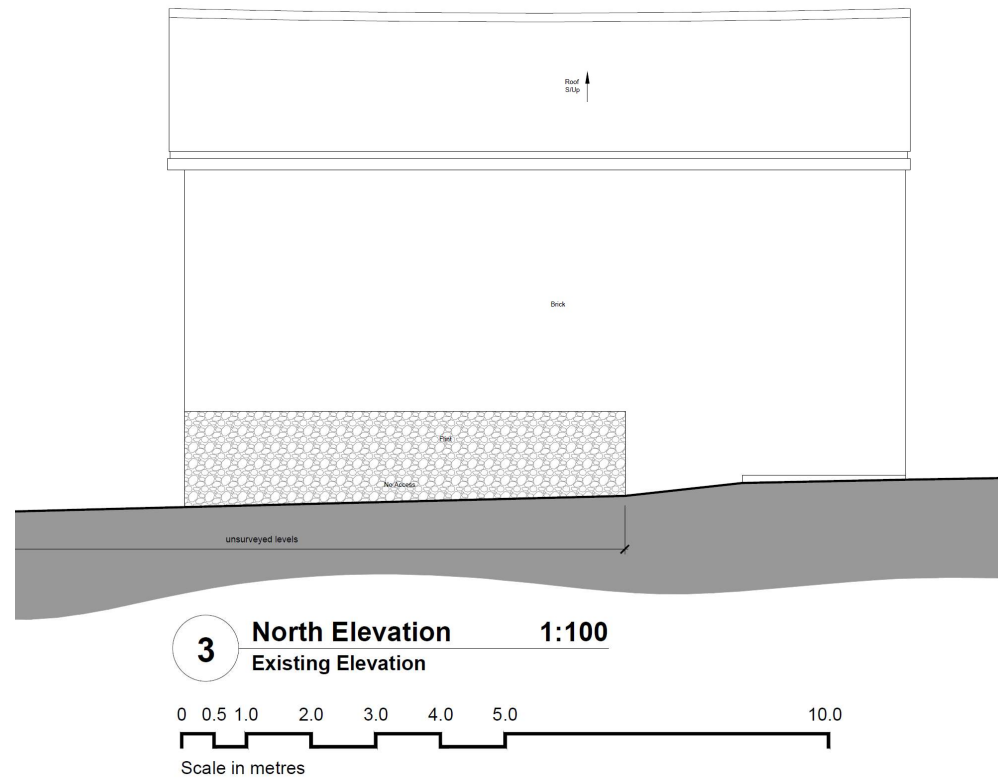


2299(31)001 C



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Existing Rear Elevation



2299(30)001

Proposed Rear Elevation



1 North Elevation
Proposed 1:100

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0
Scale in metres

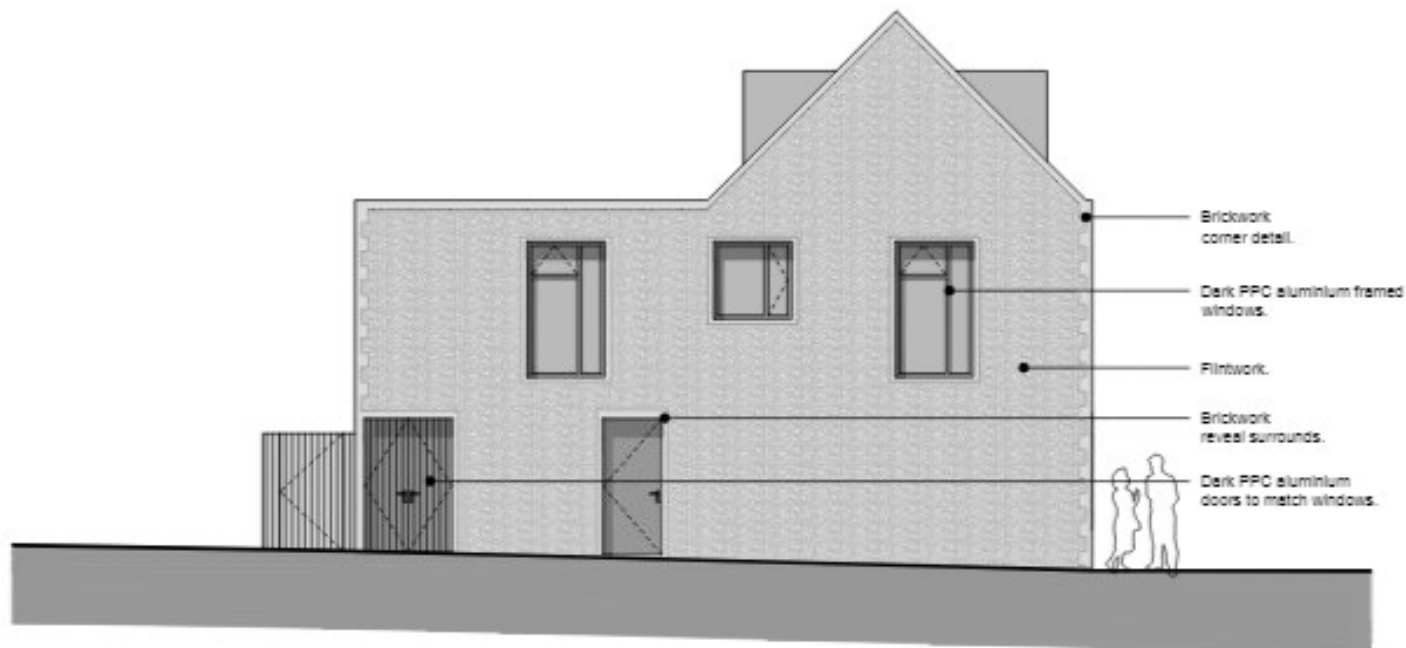
2299(31)002 A

Existing West Elevation



2 West Elevation 1:100
Existing Elevation

Proposed West Elevation



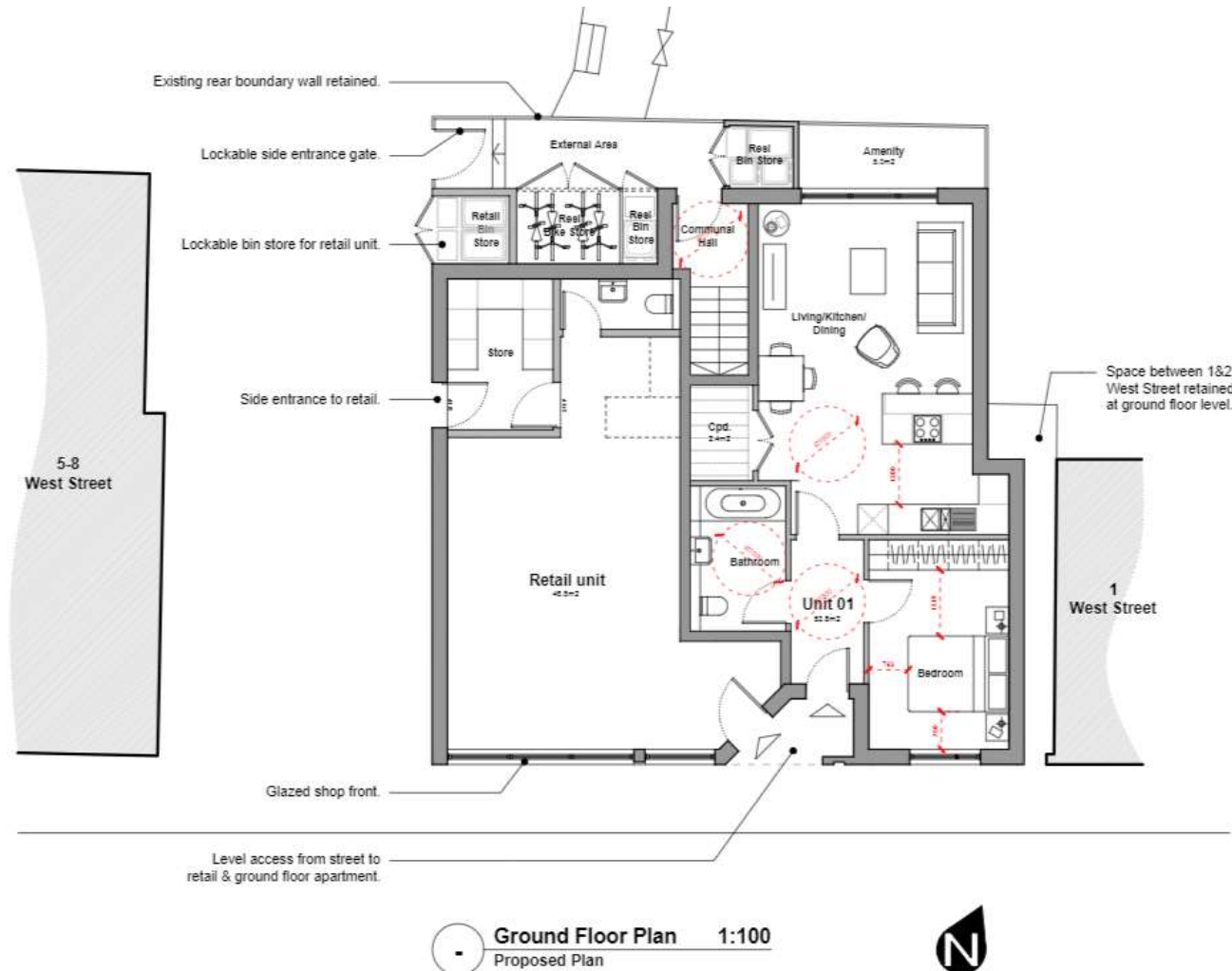
3 West Elevation 1:100
Proposed

2299(31)001 C

Proposed Use/s Units

- Ground Floor:
 - 1 no. retail unit
 - 1 bed 2 person flat.
- First and second floor
 - 2 x 2 bed 3 person flats.

Proposed Ground floor



2299(21)000 C

Proposed First floor

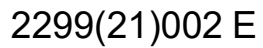


2299(21)001 D

First Floor Plan 1:100
Proposed Plan



42



N

Indicative Visual of form and materials (dormers differ)



Representations

- **14 representations have been received, objecting to the proposal on the following grounds:**
 - Overdevelopment
 - Poor design, too high and adversely impacts the Conservation Area
 - Loss of privacy, and overshadow
 - Loss of view
 - Damage to the flint walls
 - Restrict access to the side of No.1 West Street and to Golden Square
 - Loss of off-street parking
 - Could cause damage to No.1 West Street
 - Disruption, dust and dirt during the delivery and construction phases.
 - Additional traffic and issues during delivery to commercial unit.
 - Loss of a village pharmacy
 - The development will only benefit the developer.
 - Detrimental impact on property value
 - Site notice not displayed, no party wall or attachment notices served and potential loss of fire escape to No.1 West Street
- **1 representation received commenting loss of chemist regrettable, but building would be an improvement.**

Key Considerations in the Application

- Principle of development
- New housing
- Design
- Amenity

Conclusion and Planning Balance

- The development would result in loss of employment floor space.
- An active frontage would be maintained
- Design considered acceptable
- Amenity impacts of development are mitigated by conditions. Some benefits to neighbours due to reduction in building form to north of site (less shadowing) .
- The provision of the residential units has been given increased weight in the planning balance, in accordance with NPPF, due to our current housing shortfall.
- On balance and in full consideration the application is therefore recommended for **approval**.