

**Grange Court,
91 Payne Avenue
BH2024/00154**



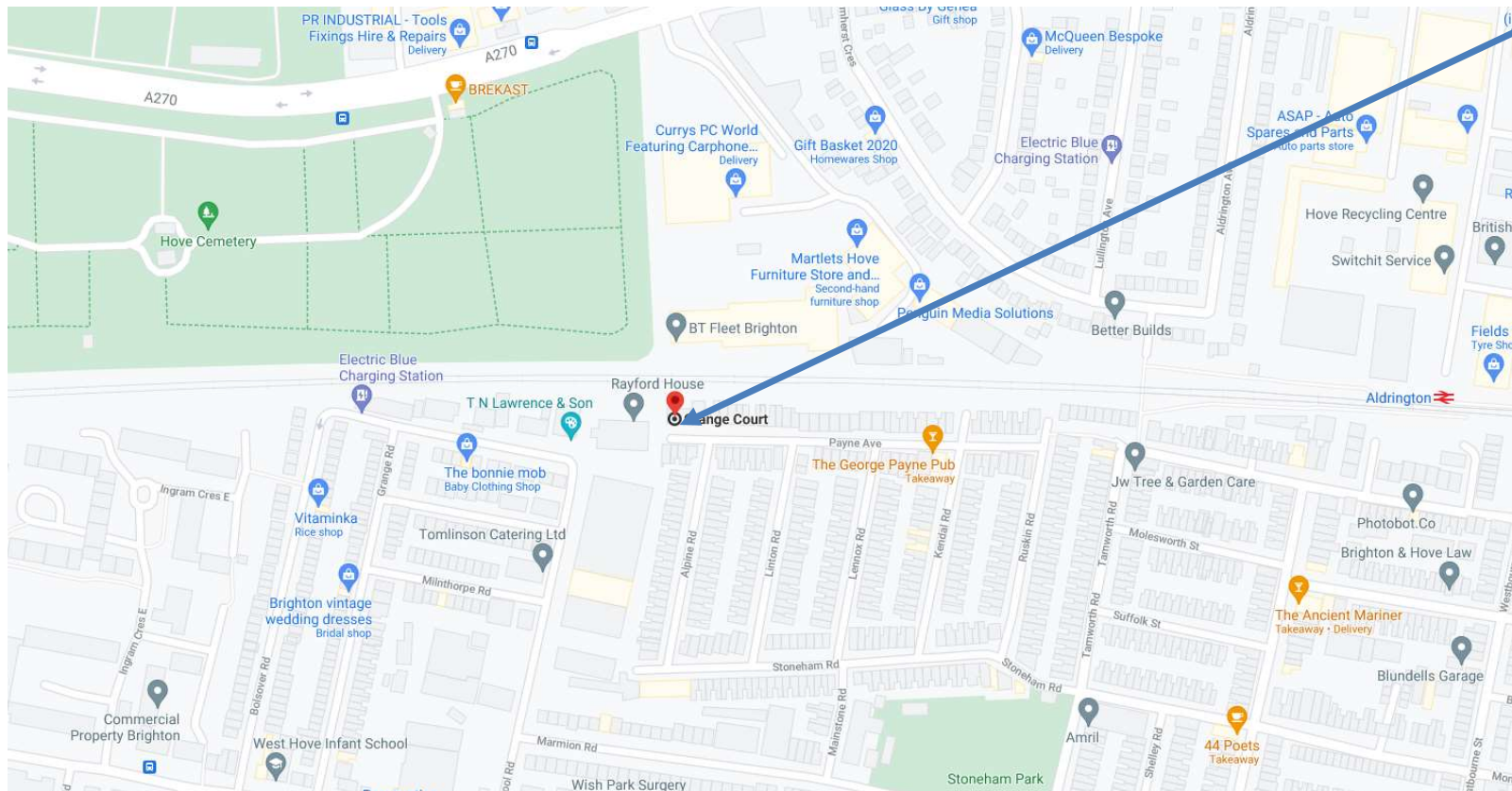
**Brighton & Hove
City Council**

Application Description

- Creation of an additional storey to form a new third floor containing 2no one-bedroom flats (C3).

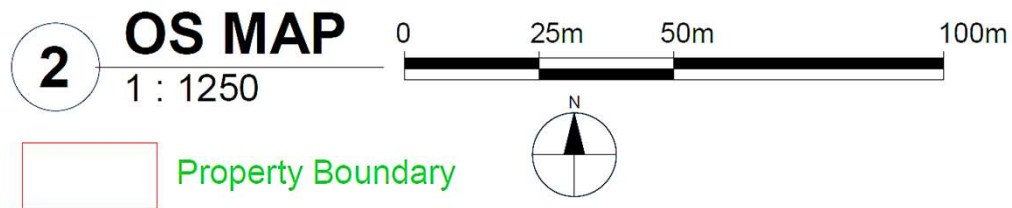


Map of application site

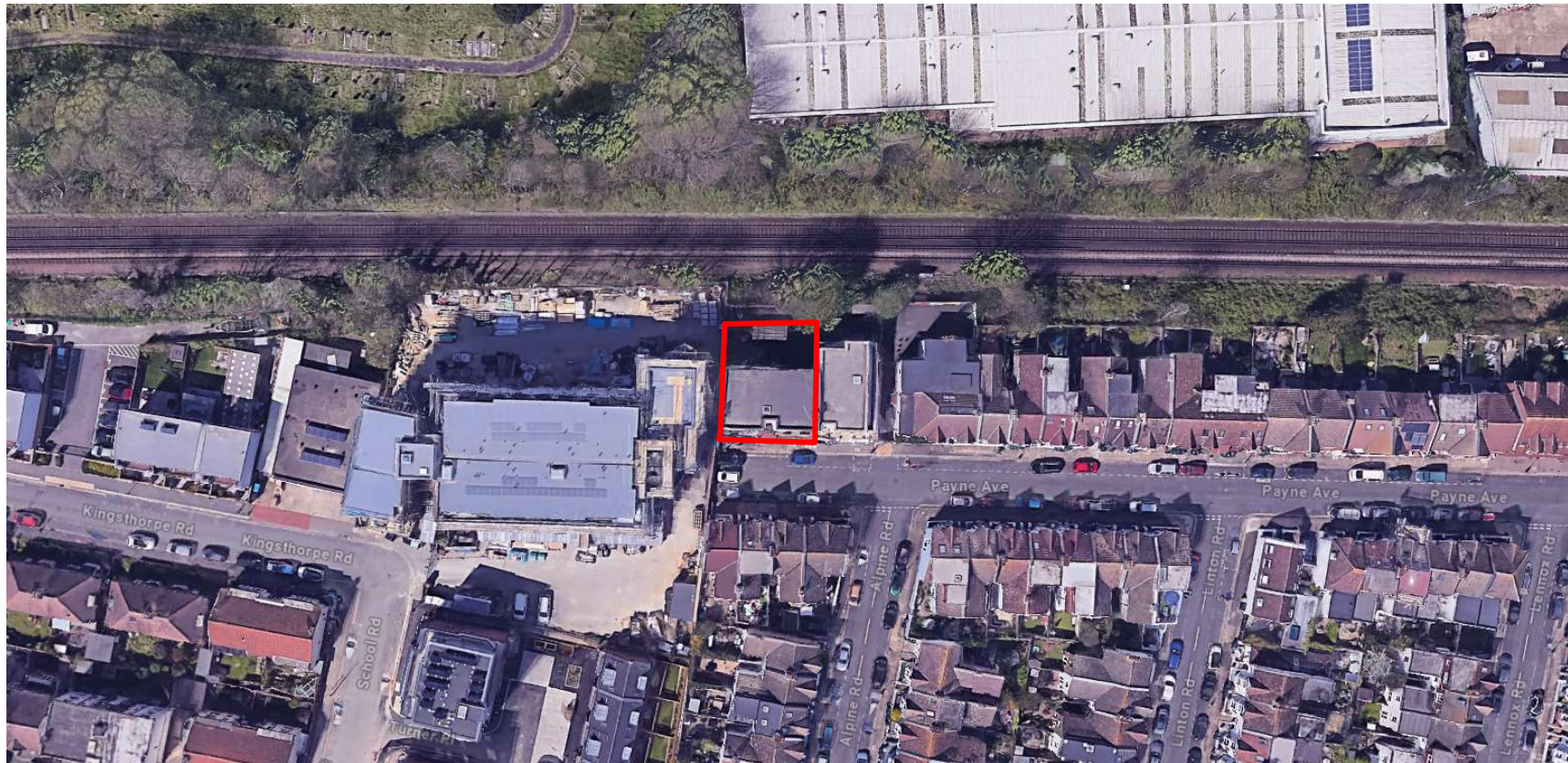


Site

Proposed Location Plan



Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



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Street photo of site



Street photo of site



Brighton & Hove
City Council

Relationship with extended Rayford House/The Pinnacle



Pedestrian access route



Existing Front and Rear Elevation

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EX-E001

Proposed Front and Rear Elevation

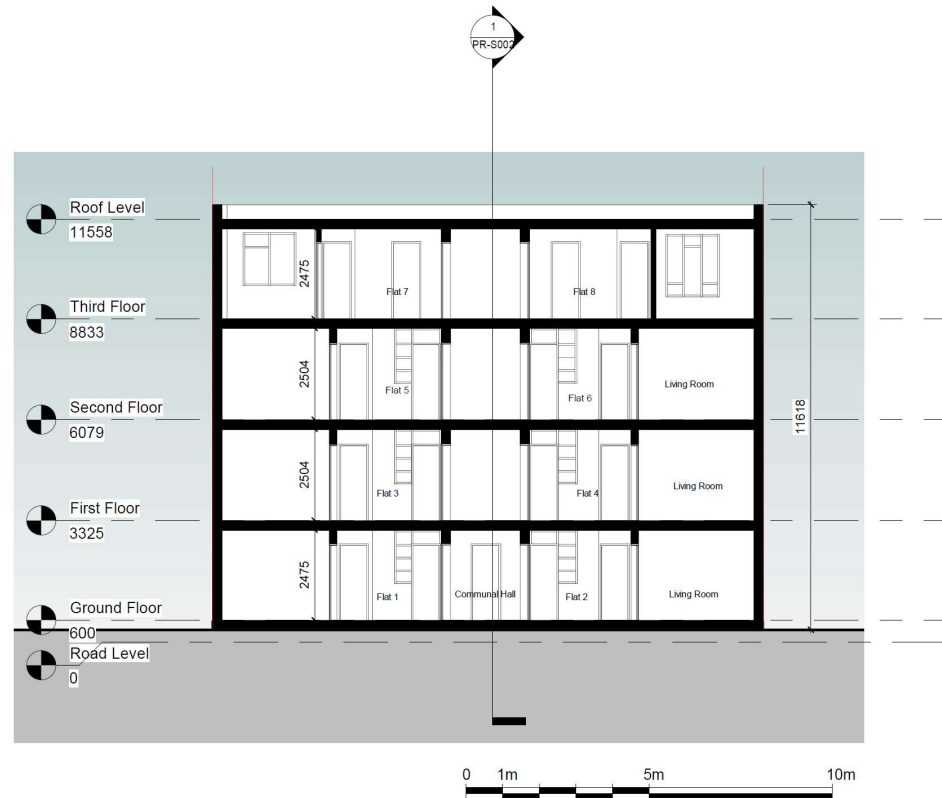


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PR-E001



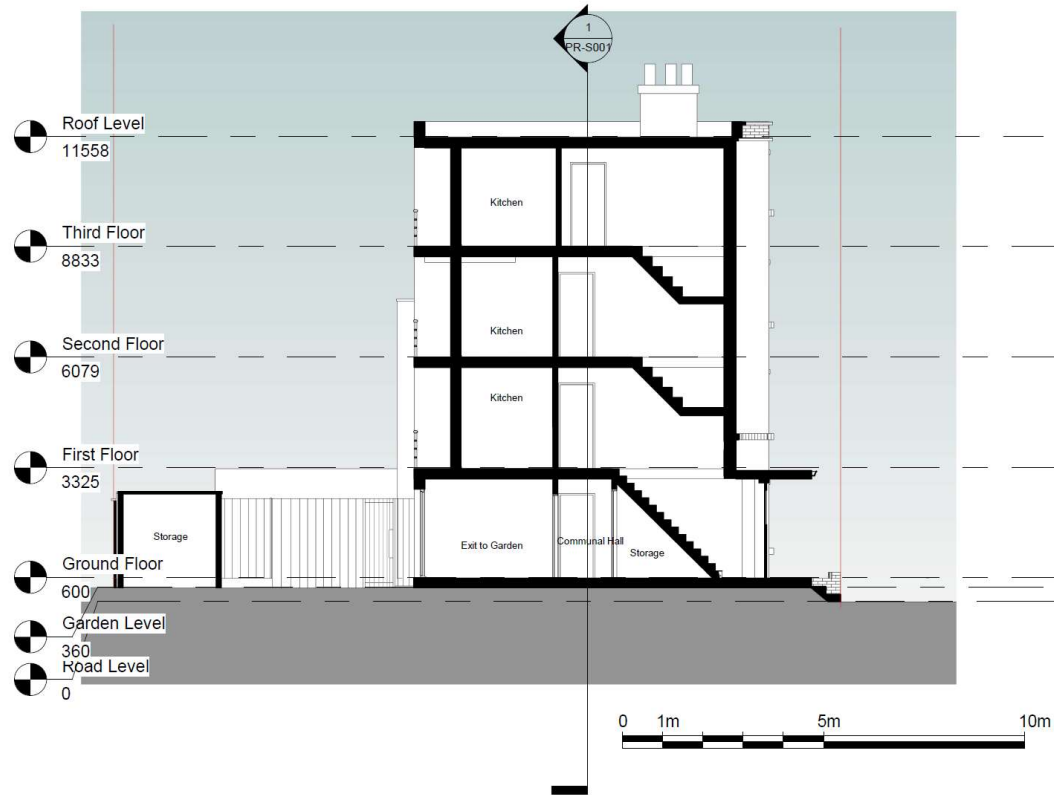
Proposed Site Section AA



145

PR-S001

Proposed Site Section BB



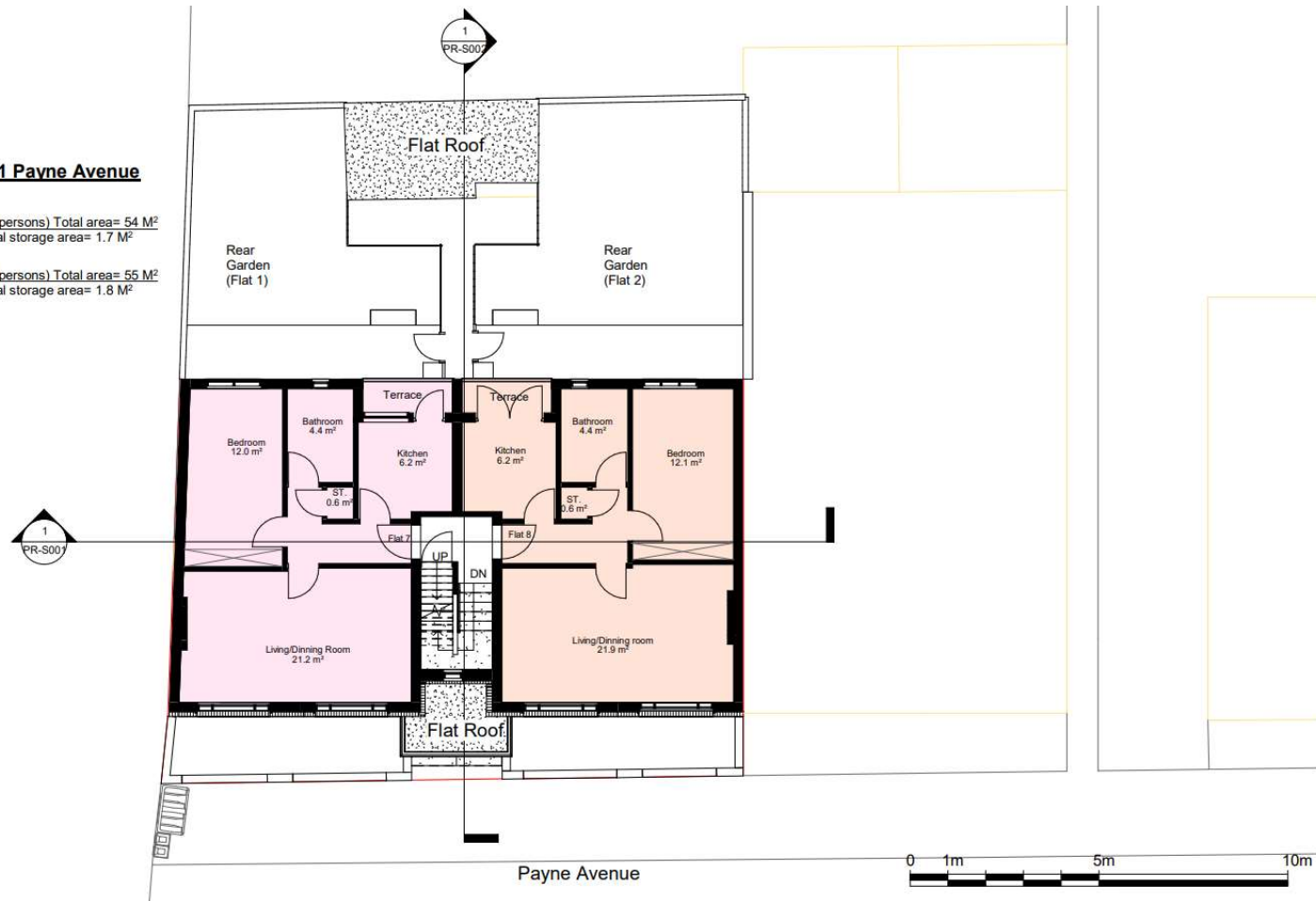
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PR-S002

Proposed floor plan

Area Sechedule 91 Payne Avenue

- Flat 7,1 bedroom(2 persons) Total area= 54 M² shown in colour, total storage area= 1.7 M²
- Flat 8,1 bedroom(2 persons) Total area= 55 M² shown in colour, total storage area= 1.8 M²



Proposed Visuals

Rear Elevation



Front Elevation



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PR-P006

Representations

Twelve (12) objections:

- Additional traffic
- Overdevelopment
- Poor design
- Disruption during construction works
- The building cannot support new storeys
- The area has seen enough new development
- Harm to neighbouring amenity
- The application is an attempt to extend the time for the previous permission
- Cycle parking in the rear garden will not be allowed
- Building continues to deteriorate
- A pitched roof should be added to prevent further extensions
- Poor means of escape in case of fire
- Motivated by profit

Full details of representations received can be found online on the planning register.

Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact on neighbouring amenity
- Standard of accommodation
- Sustainable transport



Conclusion and Planning Balance

- An identical development has been previously approved
- Contribution of two new dwellings towards housing supply must be given increased weight
- More efficient use of an existing site (para. 124 of NPPF)
- Additional storey would not disrupt the stepping up in scale of buildings from east to west and would sit comfortably in streetscene
- Detailed design considered acceptable
- No concerns regarding impact on neighbouring amenity or sustainable transport matters

Recommend: Approve

