

259

Patcham Nursing Home, Eastwick Close

BH2024/00825



Brighton & Hove
City Council

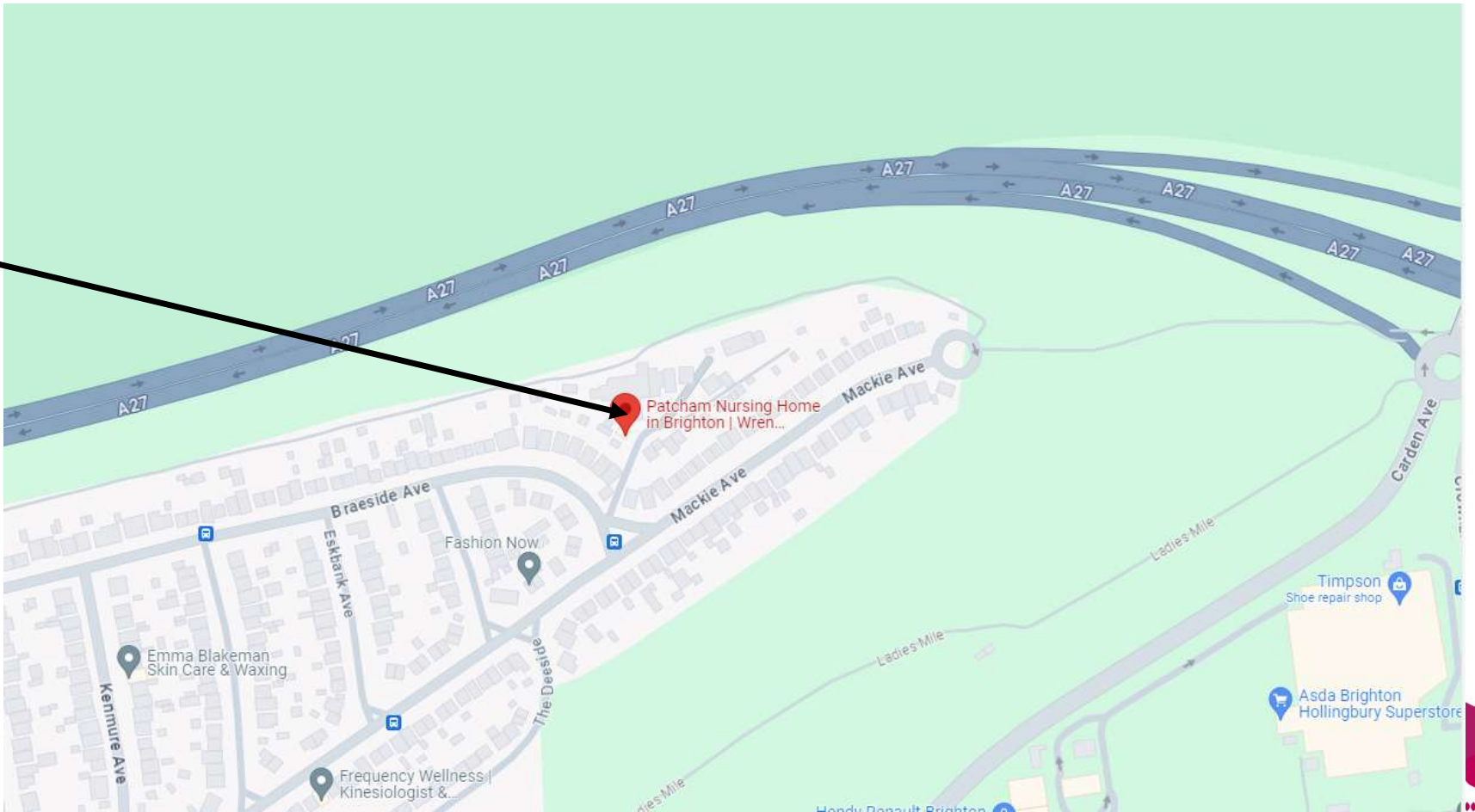
Application Description

- Conversion of existing kitchen and office space to form 4 no. additional bedroom units (C2) and associated works.

NB scheme very similar to BH2020/01824 approved March 2021 (no longer extant)

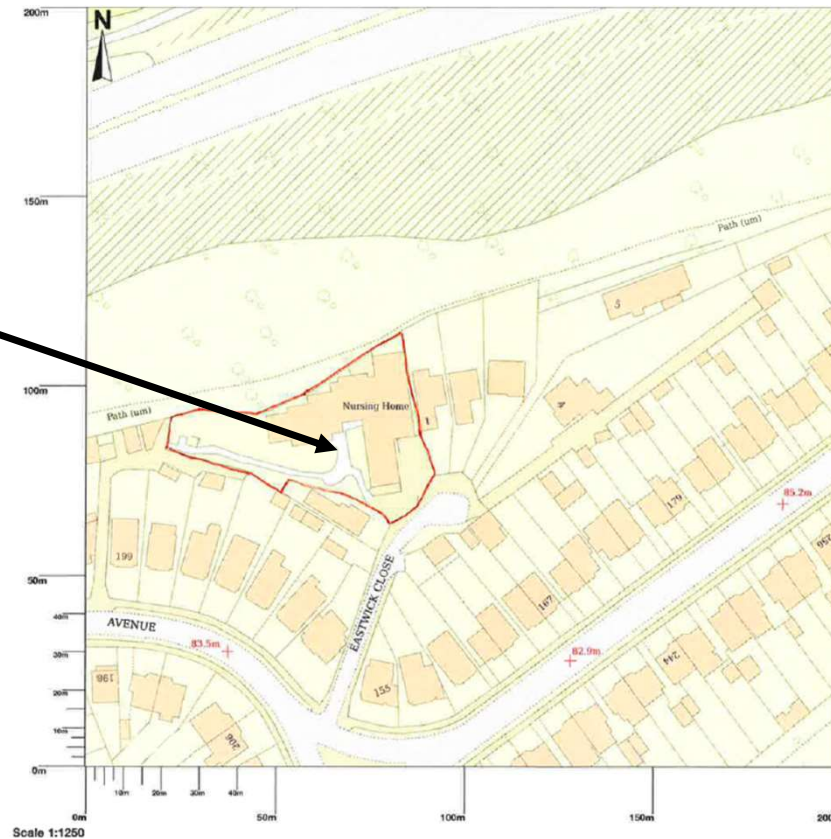
Map of application site

Site



Existing Location Plan

Site



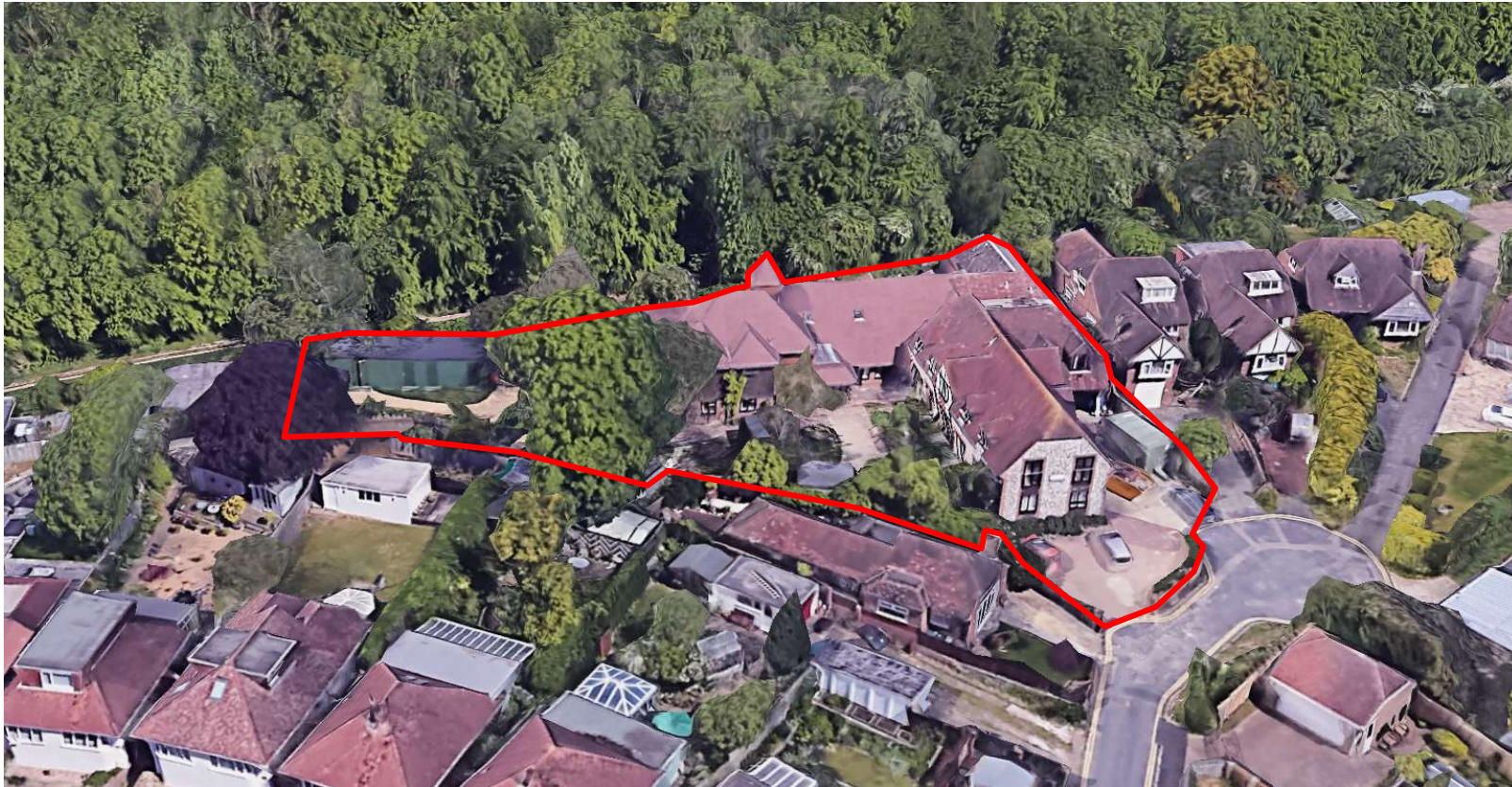
Aerial photo of site

Site



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3D Aerial photo of site



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Front elevation – existing undercroft to right

265



Existing Undercroft



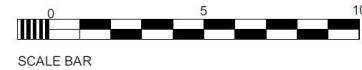
Rear elevations showing area for new fenestration



Existing Front Elevations



Existing Front Elevation

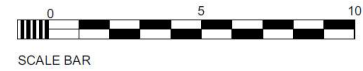


Existing End (part sectional) Elevation

Proposed Front Elevation



Proposed Front Elevation



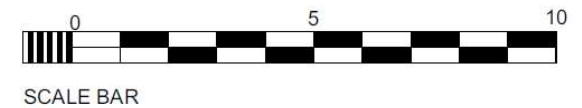
Proposed (part sectional) End Elevation

Existing Rear Elevation

270

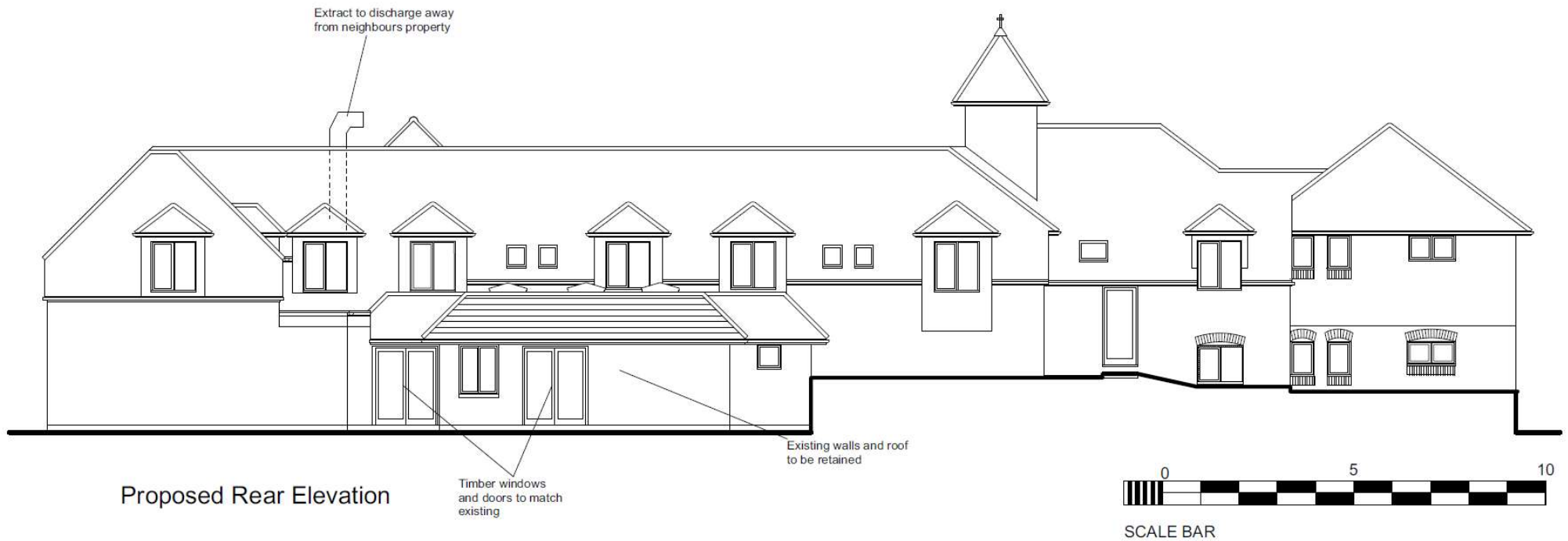


Existing Rear Elevation



03A

Proposed Rear Elevation



271

08B

Existing Side Elevation/section



Existing End (part sectional) Elevation

272

03A

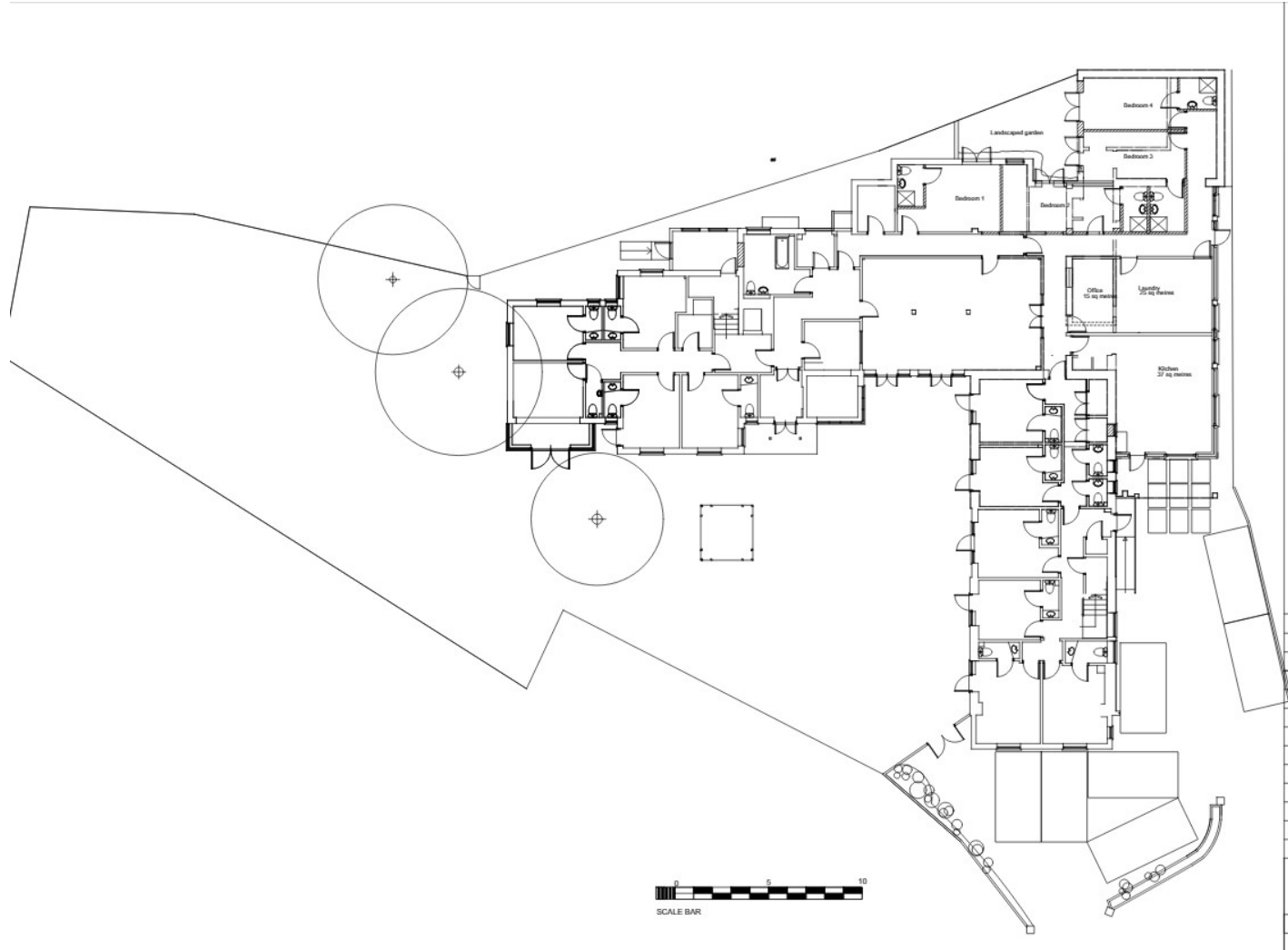
Proposed Side Elevation/section



Proposed (part sectional) End Elevation

08B

Proposed Floor Plan



274

05C

Representations

Two (2) comments received objecting and raising the following issues:

- Traffic and parking issues
- Current insufficient parking
- Block close with deliveries, ambulance and vehicles
- Noise nuisance from deliveries
- On-going issue with delivery and ambulance vehicles
- Increasing the capacity of the nursing home will increase problems
- Access and road not wide enough
- Infrastructure is already insufficient for the current number of residents
- Unsuitable for expansion
- The title of application deceptive
- Ventilation close to residential properties
- Light and noise pollution
- Conversion works will reduce the level of parking
- The property is already overdeveloped

Councillor Alistair McNair has also objected to the proposed development.

Key Considerations in the Application

- Design and Appearance
- Neighbouring Amenity
- Transport

Conclusion and Planning Balance

- Previous approval must be given weight.
- Design - alterations appropriate to the host property.
- No loss of amenity for neighbouring residents – with attached conditions
- No significant change to highway impact - and with attached conditions potential improvements re emergency access

Recommend: Approve

