

**214 Preston Road**  
**BH2024/00673**

**6<sup>th</sup> November 2024**



**Brighton & Hove**  
**City Council**

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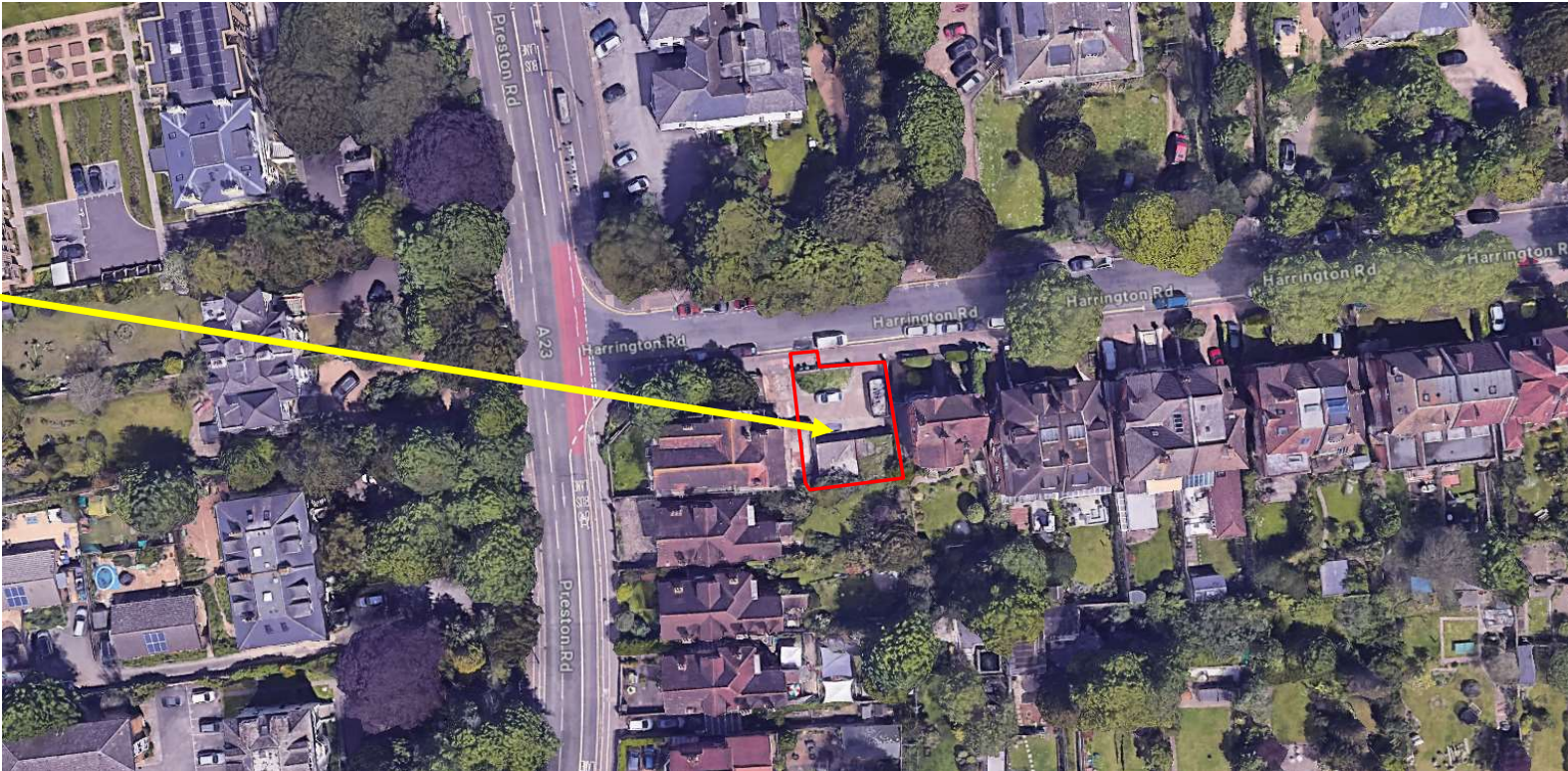
# Application Description

- ▶ Demolition of 4.no garages and erection of three storey detached dwelling house (C3) arranged over upper ground, lower ground and first floors incorporating revised front wall and construction of new cross-over. Conversion of adjacent non-attached garage to form ancillary studio space.

# Location Plan



# Aerial Photo of Site





# 3D Aerial Photo of Site



# Street Photo of Site (from Harrington Rd)





# Other Photos of Site from Harrington Rd



View from north east



View from north west

# Block Plan



56

P06 C





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# Visual

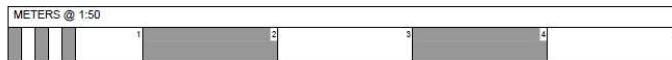


# Proposed Front Elevation



FRONT ELEVATION (NORTH) @ 1:50

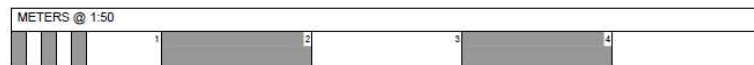
P03 C



# Proposed Rear Elevation/Section



REAR ELEVATION (SOUTH) @ 1:50



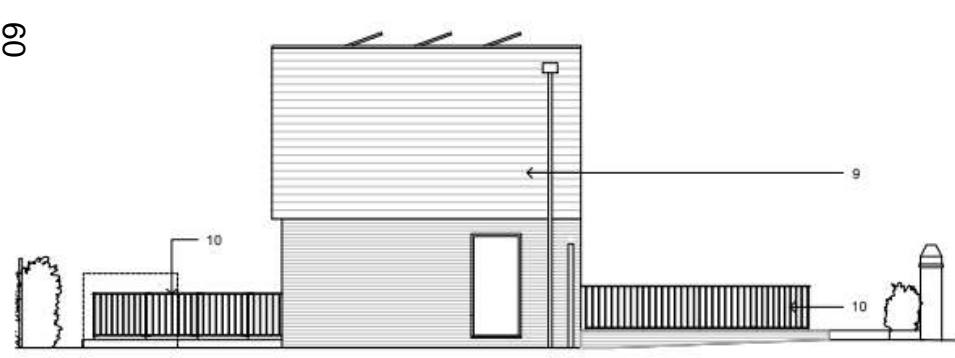
P03 C



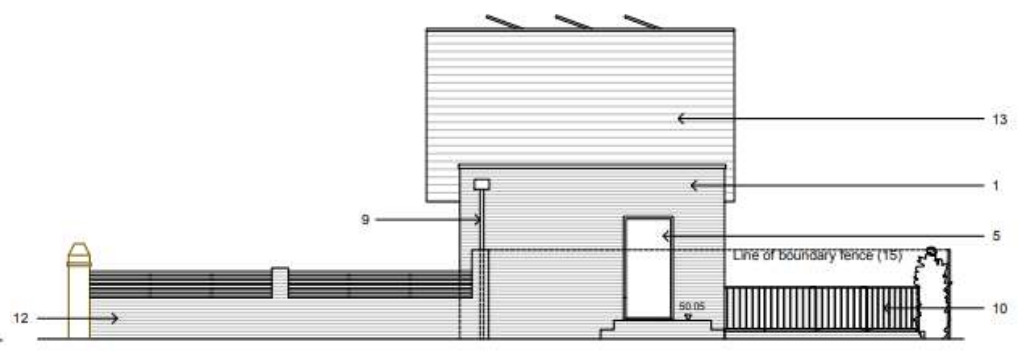
# Proposed Side Elevations

Facing 2 Harrington Road

Facing 214 Preston Road

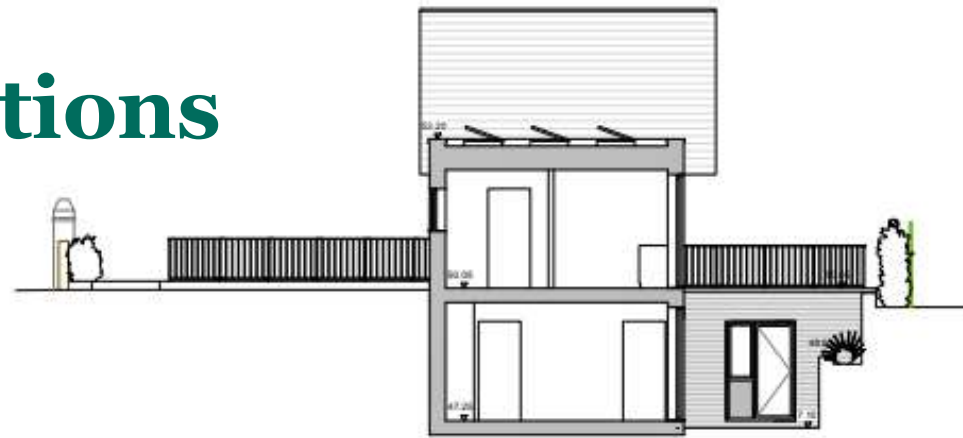


SIDE ELEVATION (EAST) @ 1:50

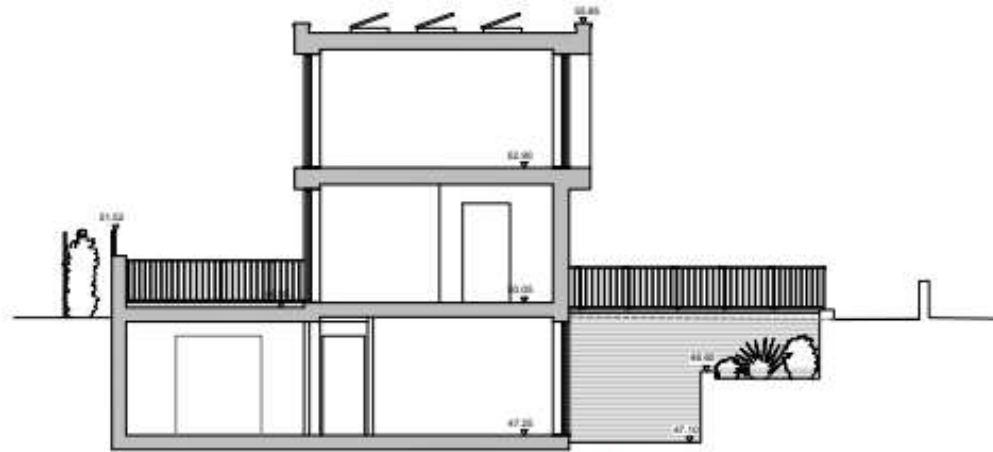


SIDE ELEVATION (WEST) @ 1:50

# Proposed Sections North-South



SECTION AA @ 1:100

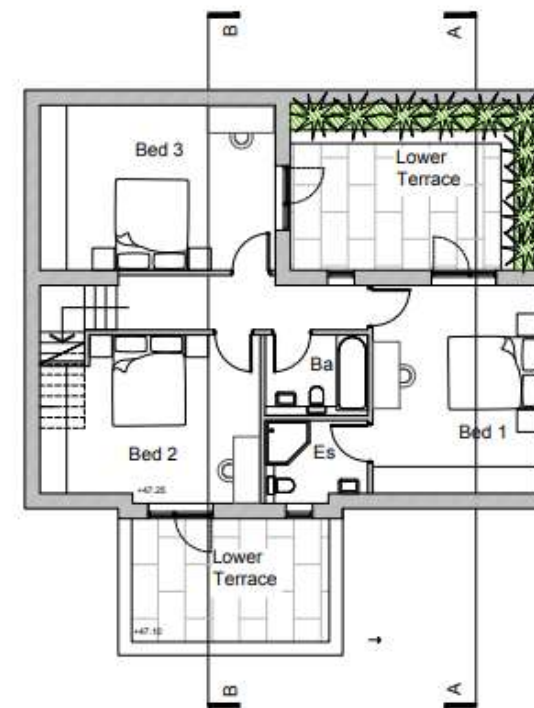


SECTION BB @ 1:100

# Proposed Floor Plans



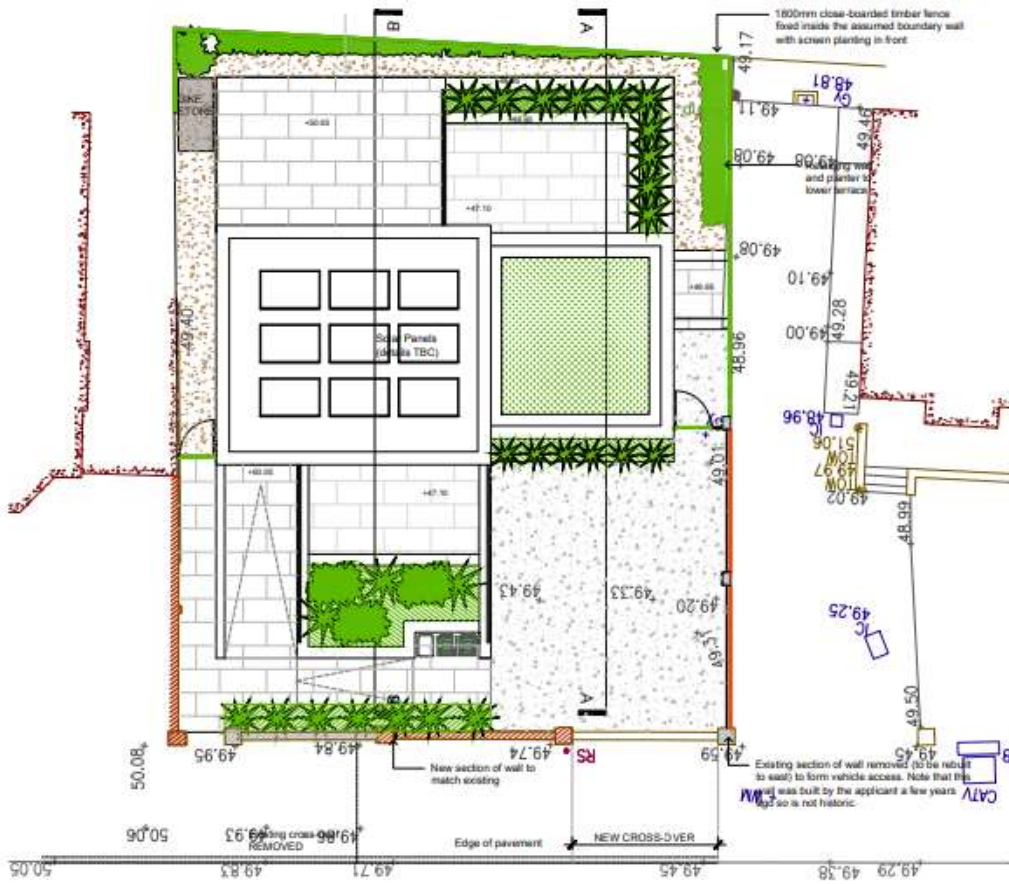
UPPER GROUND FLOOR @ 1:100



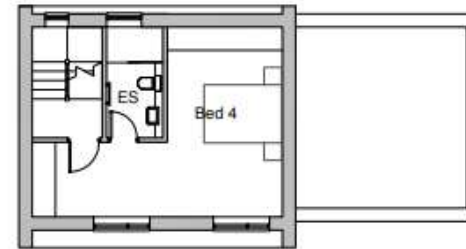
LOWER GROUND FLOOR @ 1:100



# Proposed Floor Plans



ROOF / SITE PLAN @ 1:100



FIRST FLOOR PLAN @ 1:100

# Street Scene

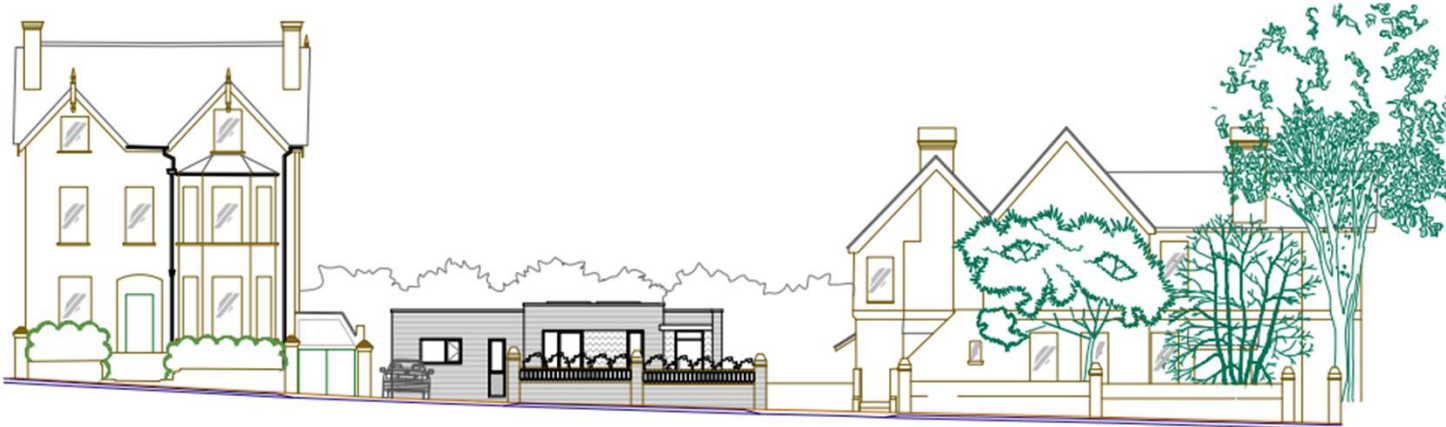


STREET ELEVATION AS EXISTING @ 1:200



STREET ELEVATION AS PROPOSED @ 1:200

# Comparison vs. Approved Scheme



**Approved**



**Proposed**



# Comparison vs. Approved Scheme

Approved



Proposed



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# Representation

Five (5) letters of objection, issues raised:

- ▶ Harm to the original brick wall around the site
- ▶ Loss of light and privacy to neighbouring properties/gardens
- ▶ Overdevelopment / too high
- ▶ Loss of property value
- ▶ Noise and disturbance from the occupation of the new studio
- ▶ Noise and disturbance and traffic issues through construction

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

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# Key Considerations

- ▶ Principle of Development
- ▶ Design and Appearance of Development (incl. impact on heritage assets)
- ▶ Standard of Accommodation
- ▶ Impact on Neighbouring Amenity
- ▶ Biodiversity and Ecology, sustainability, drainage, highways

# Conclusion and Planning Balance

- ▶ Site has planning permission for similar residential development so principle agreed, including density. Provision of one new dwelling must be given increased weight in terms of housing supply.
- ▶ Proposed conversion of the side garage to ancillary studio space is acceptable.
- ▶ New dwelling, with additional accommodation on the first floor is considered an acceptable addition to the site that would not compromise the character of the surrounding area or conservation area.
- ▶ Unit would provide for a suitable standard of accommodation and would meet the needs of future occupiers
- ▶ No significant impact to neighbouring amenity.
- ▶ Impact on the highways network acceptable, including the loss of the garages.
- ▶ Acceptable impact on ecology, sustainability and drainage, subject to conditions.
- ▶ Overall scheme would provide a new dwelling, of an acceptable design, without impacts on neighbours, the environment or the highway that are of concern, and would improve the appearance of a dilapidated site.
  
- ▶ Application is recommended for **APPROVAL** , subject to conditions



