

6B College Place

BH2025/00268

7th May 2025

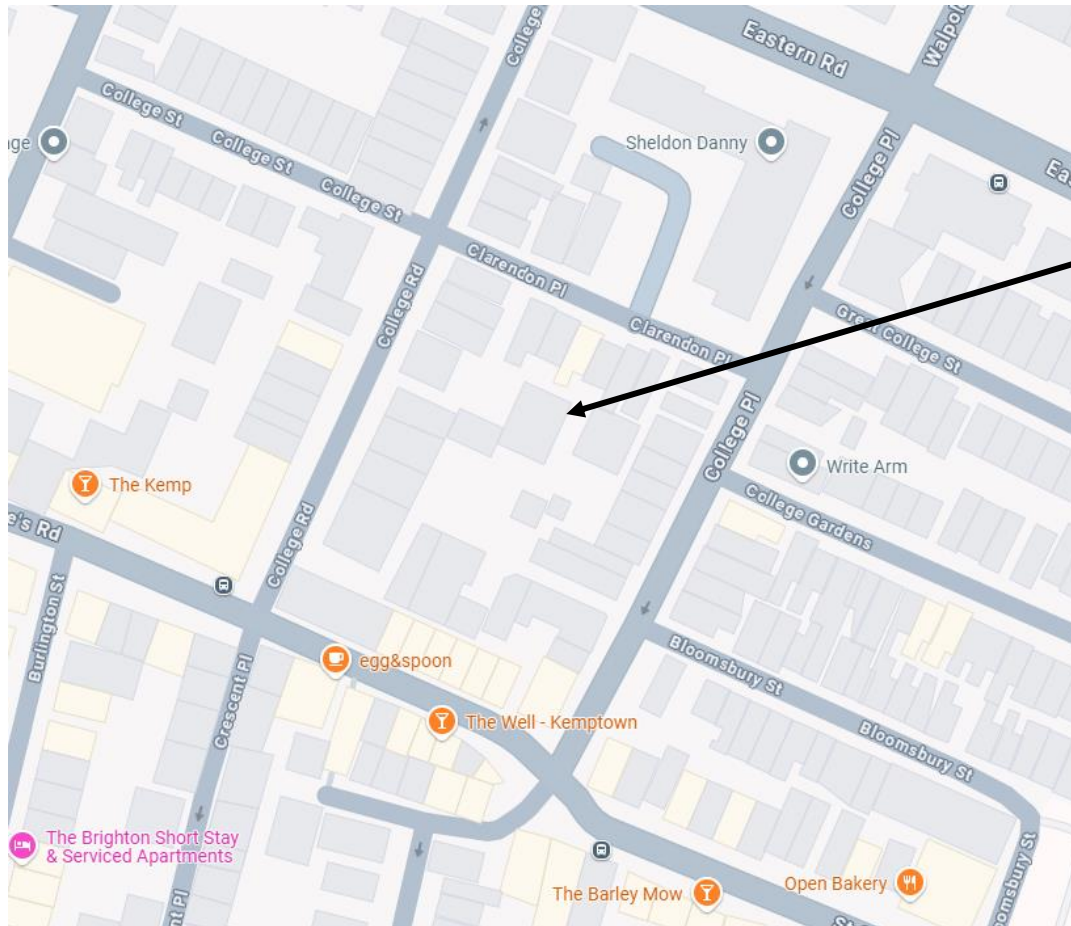


Brighton & Hove
City Council

Application Description

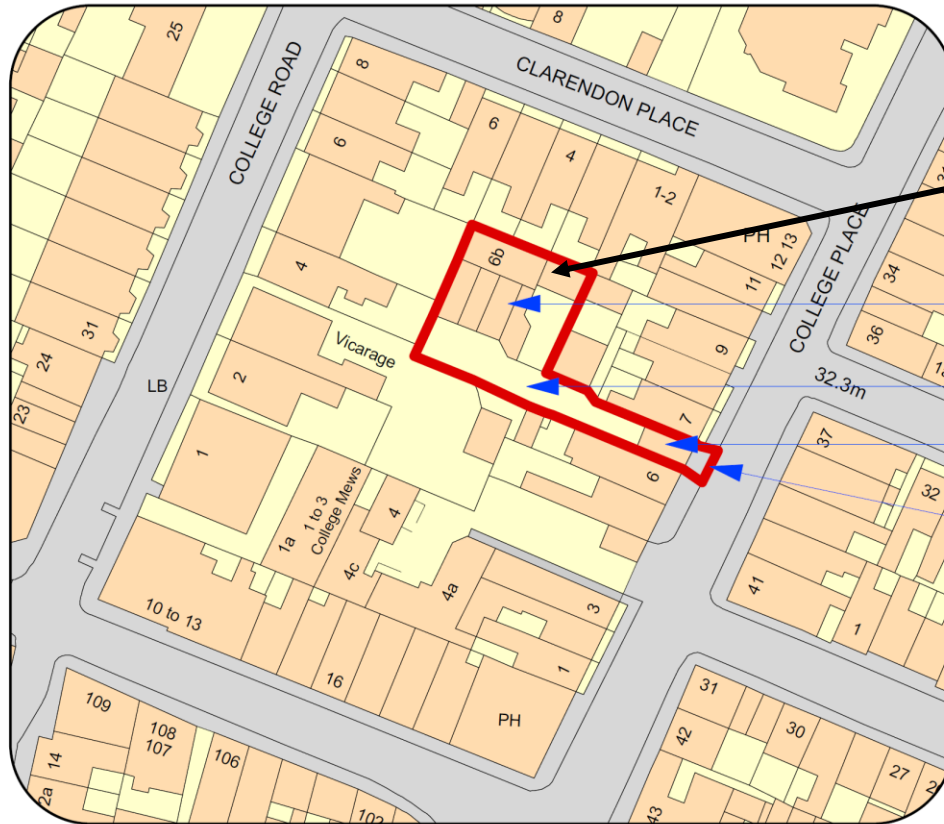
- ▶ Demolition of existing office and storage buildings and the erection of 3 new dwellinghouses (C3).

Map of Application Site



Application Site

Existing Location Plan

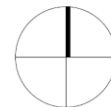
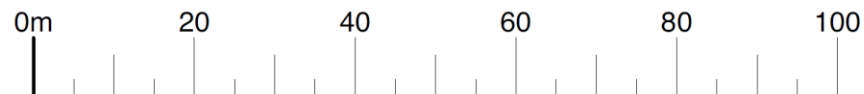


Application Site

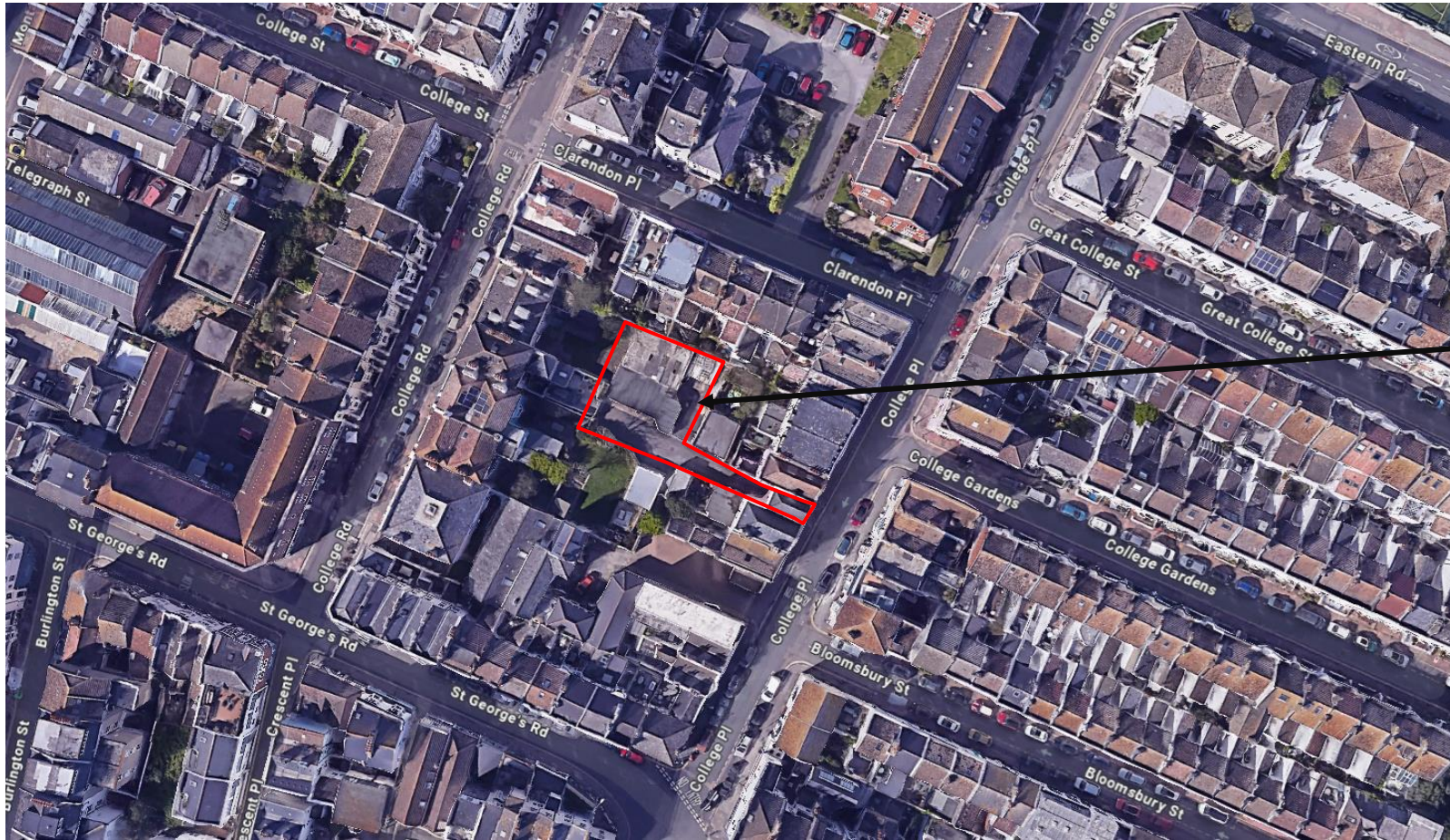
- EXISTING BUILDINGS
- SHARED FORECOURT
- EXISTING SHARED ACCESS UNDERCROFT
- EXISTING CROSSOVER

01 Site Location Plan
Scale 1:1250

Scale Bar @ 1:1250

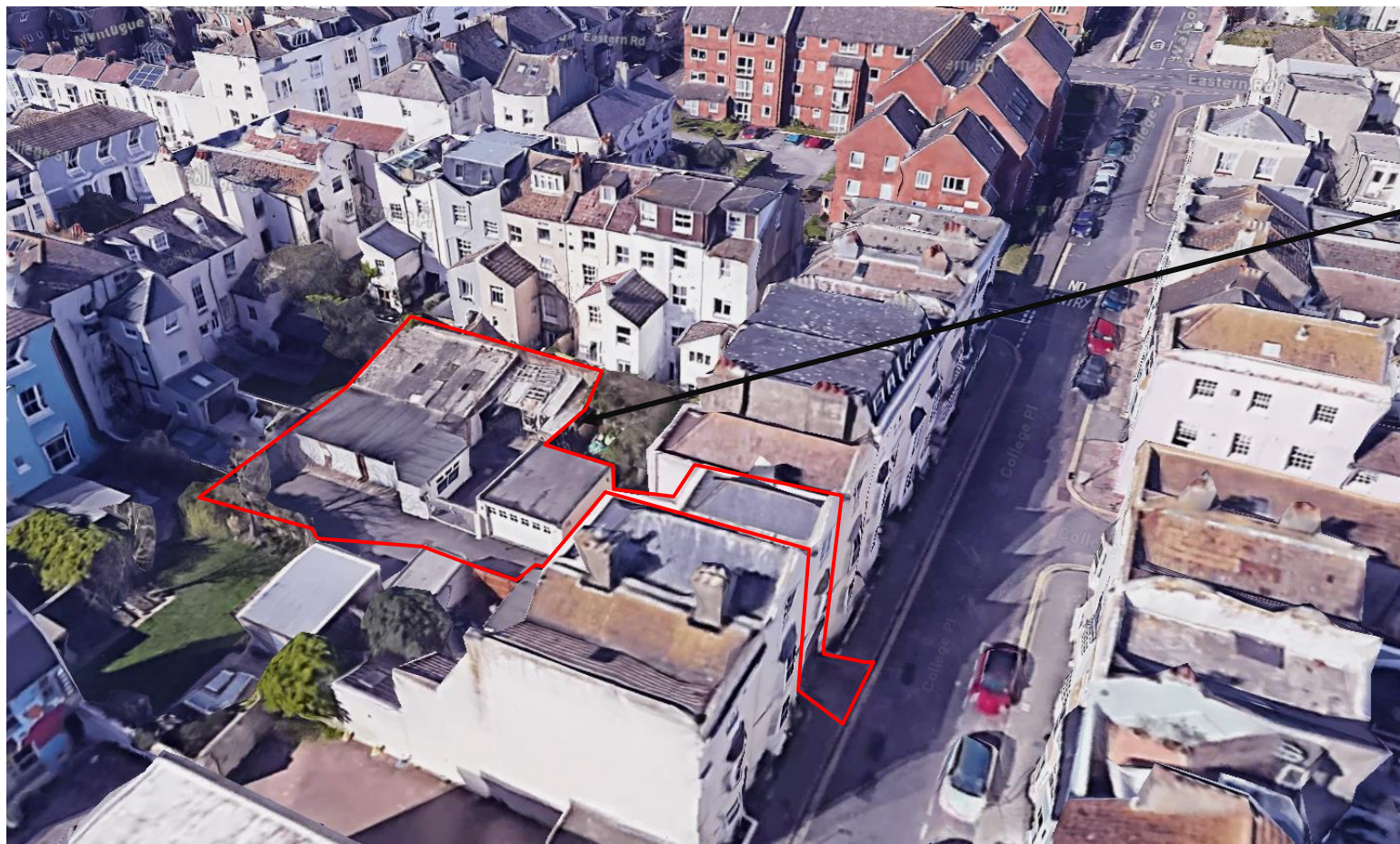


Aerial Photo of Site



Application Site

3D Aerial Photo of Site



Application Site

View of site access from College Place



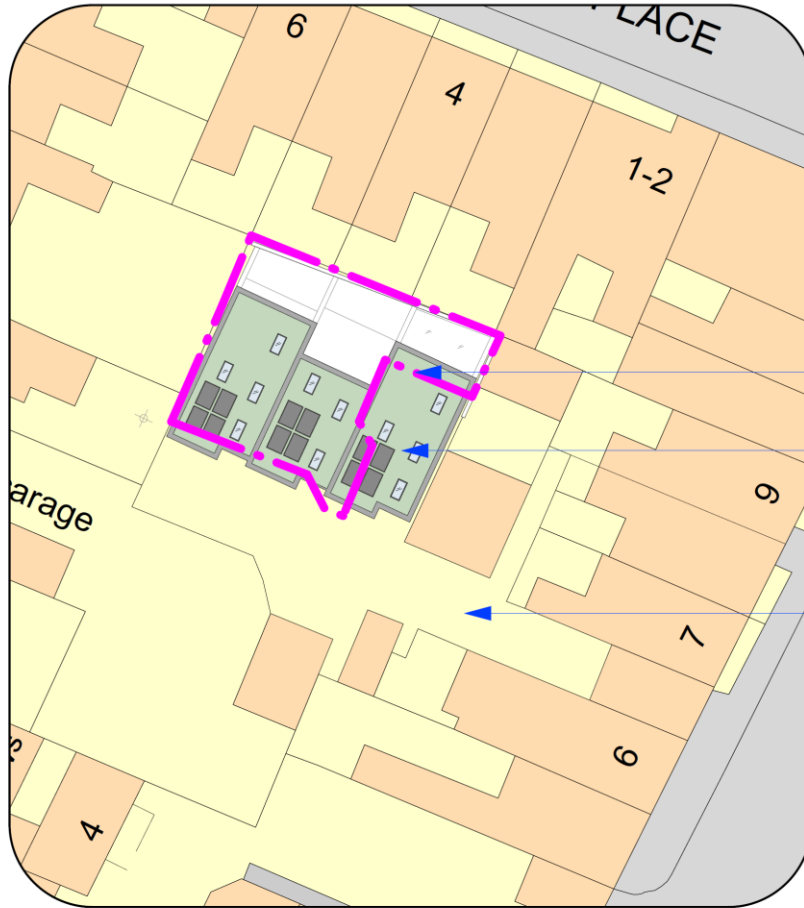
Photos of Site
Views to north



Views to west



Proposed Block Plan



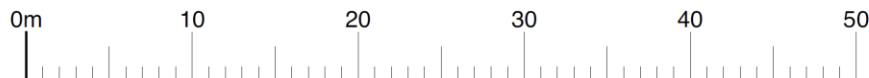
OUTLINE OF EXISTING BUILDINGS SHOWN DASHED

PROPOSED BUILDINGS

SHARED FORECOURT

02 Block Plan
Scale 1:500

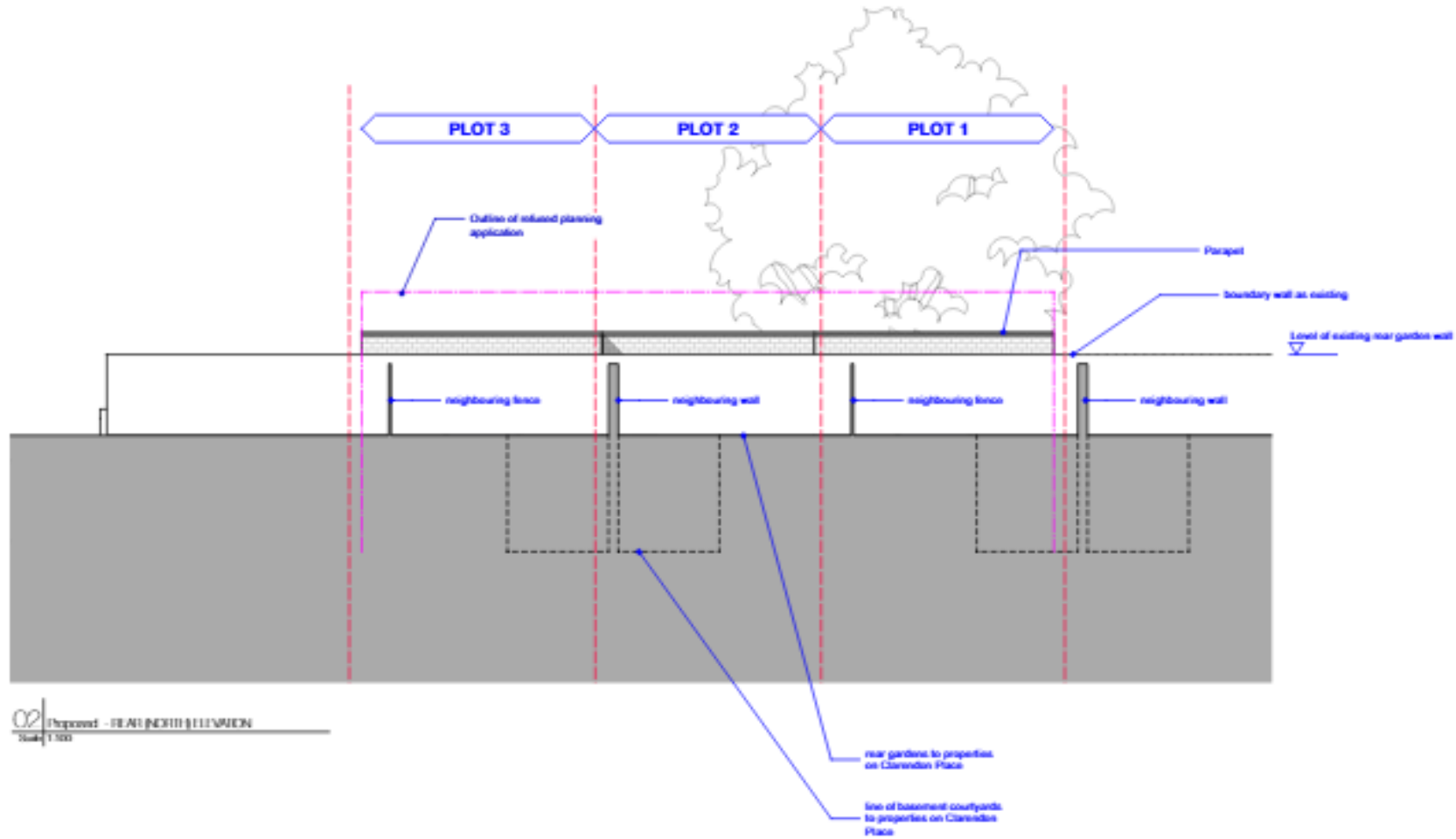
Scale Bar @ 1:500



Proposed Front Elevation

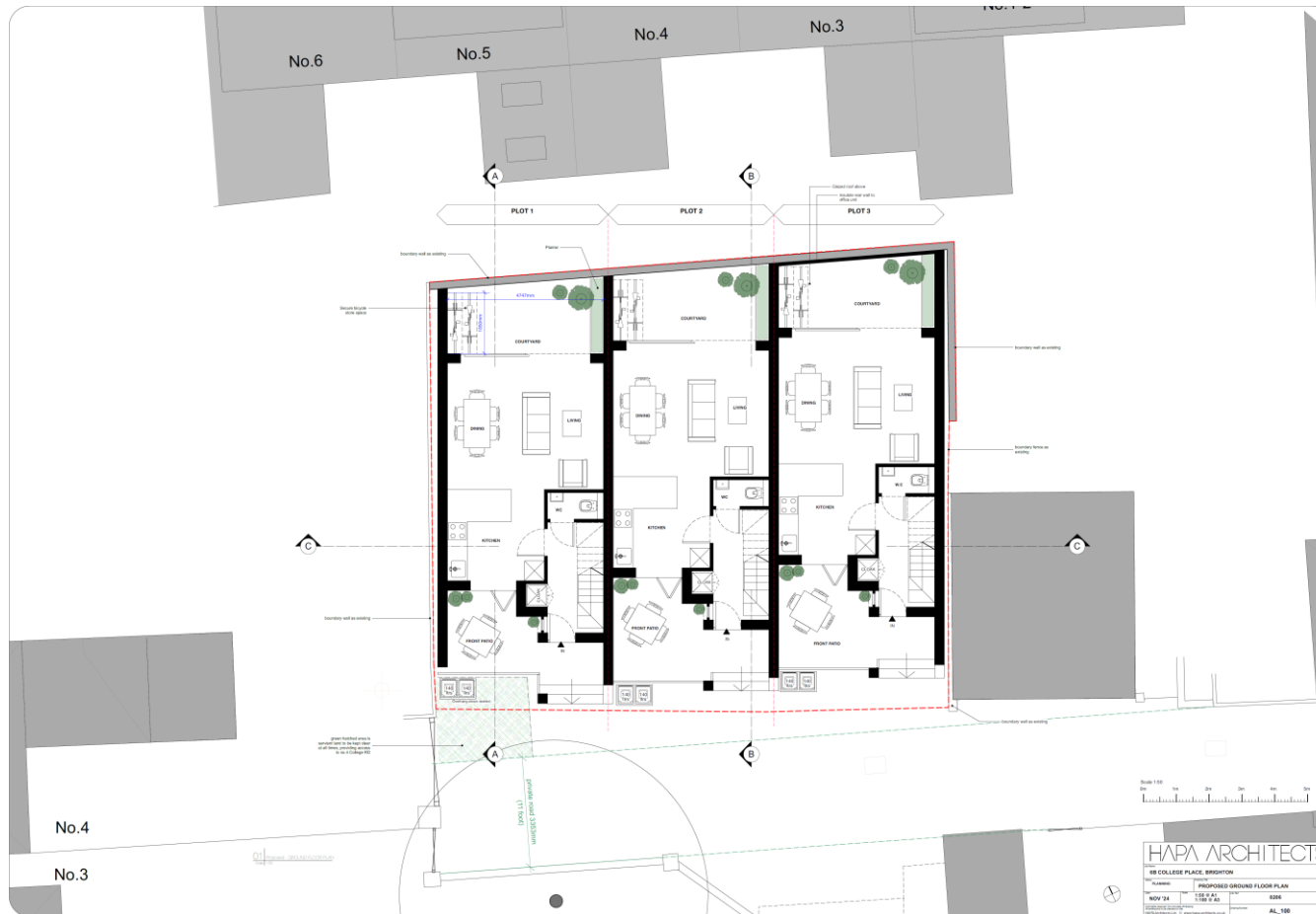


Proposed Rear Elevation (showing the existing rear boundary wall)

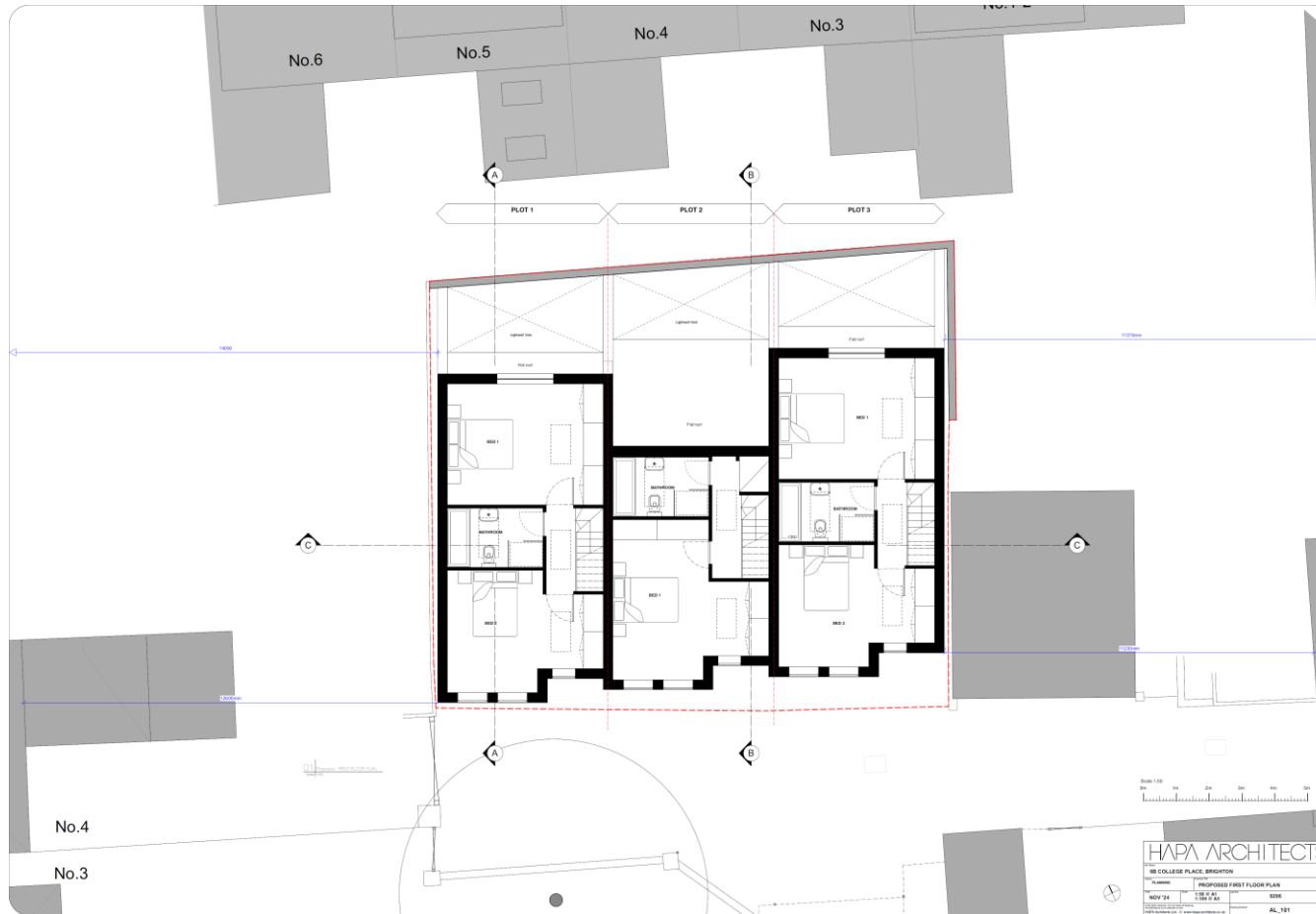


02 Proposed - REAR NORTH ELEVATION
Scale 1:500

Proposed Ground Floor Plan



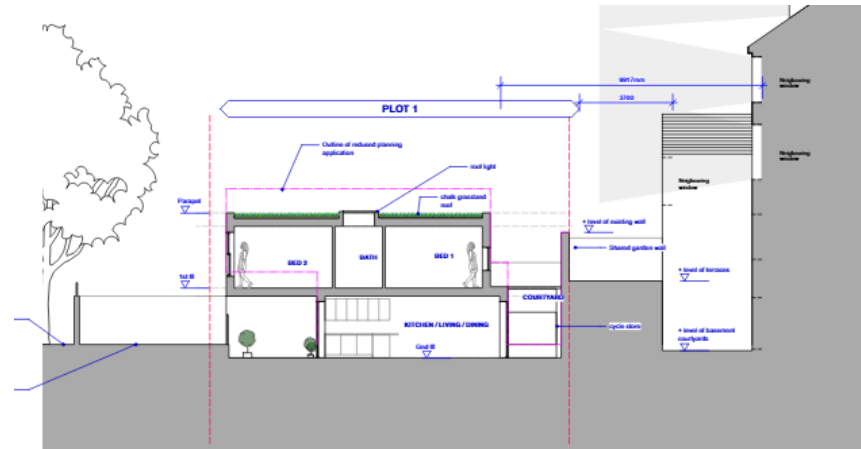
Proposed 1st Floor Plan



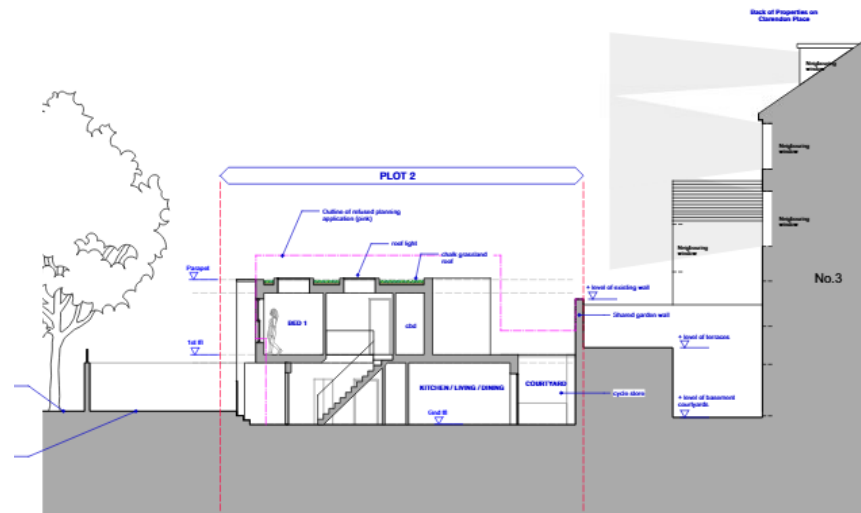
Proposed Roof Plan



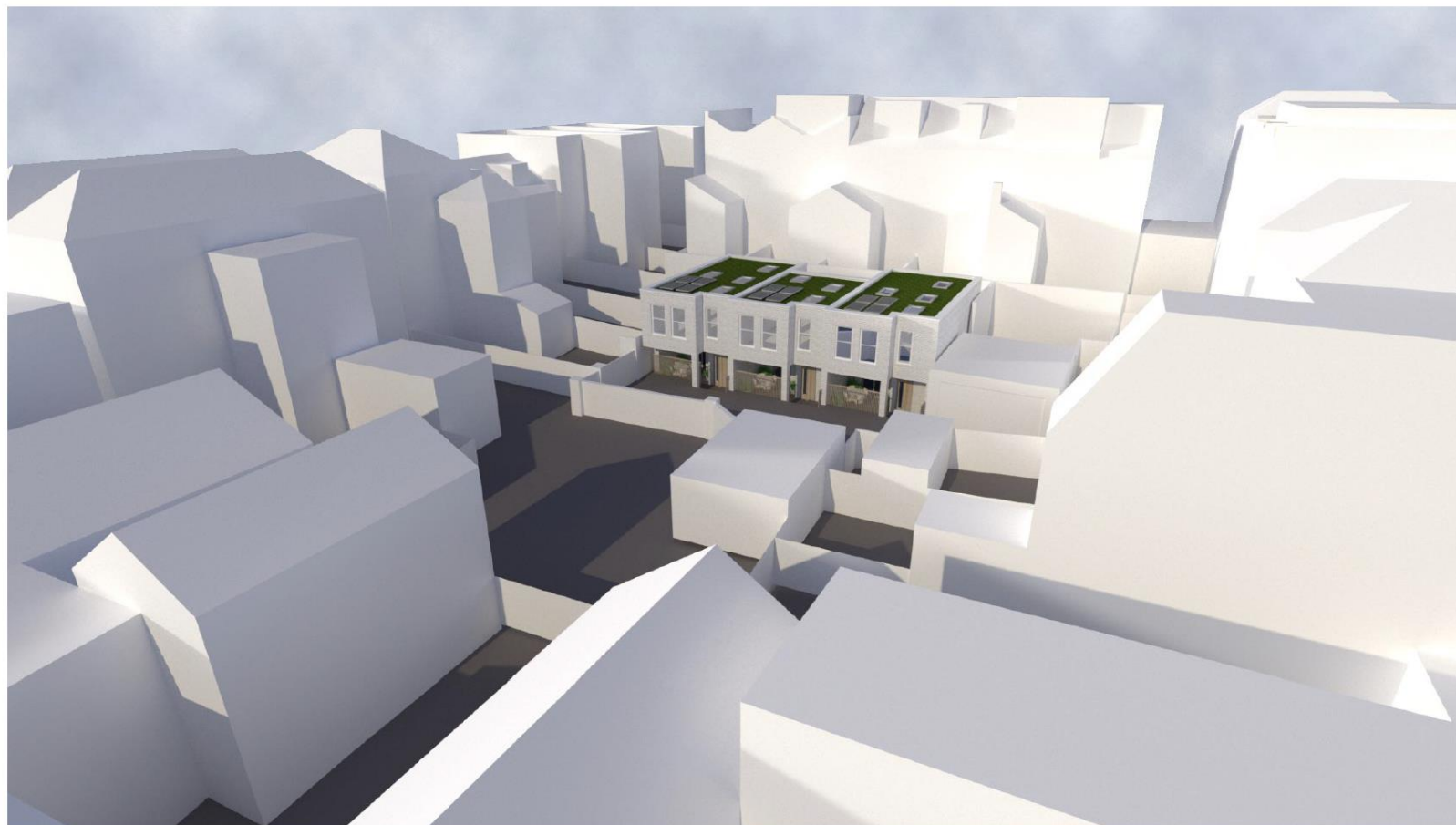
Proposed Site Section



01
CICENLAA
10/1/16



Proposed Visual



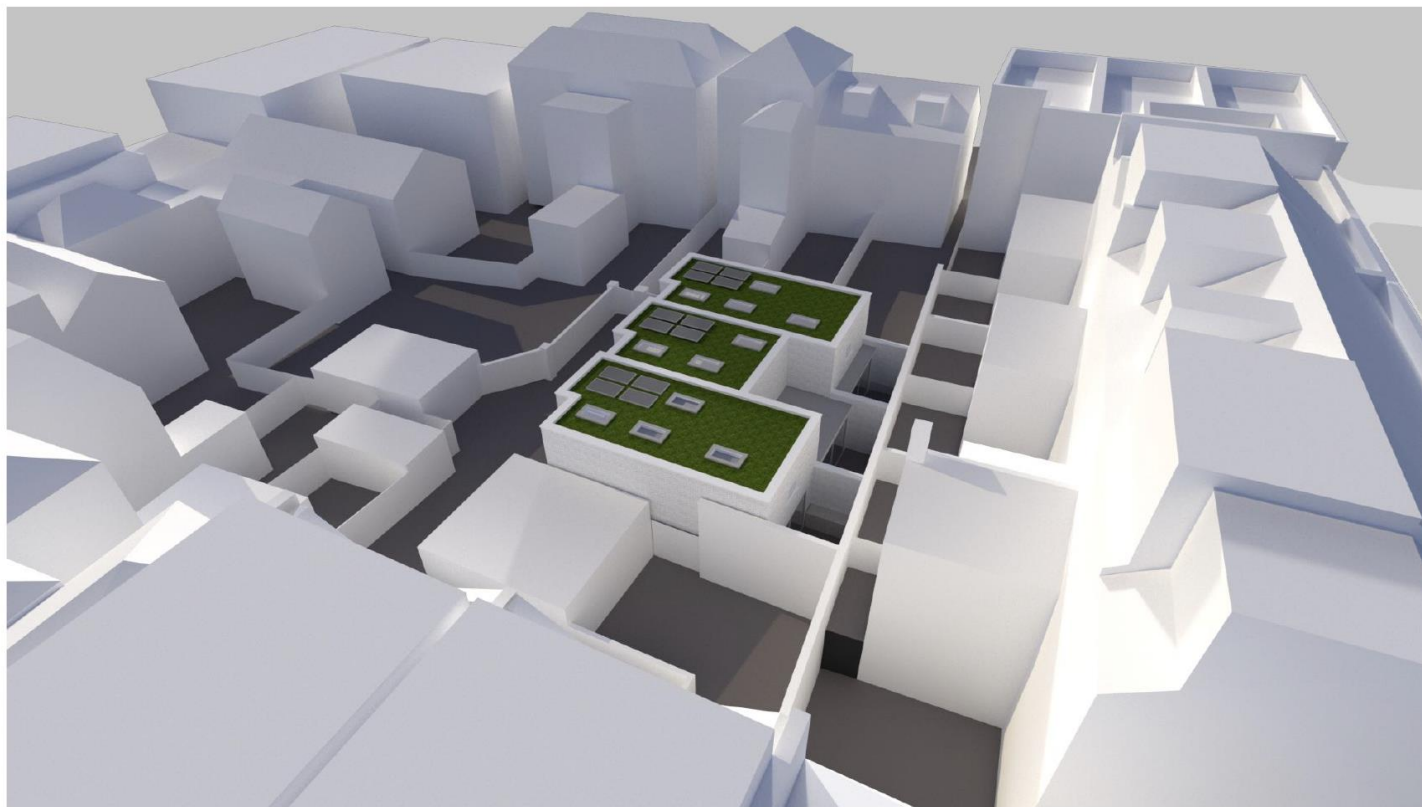
VIEW 1
Proposal sheltered in context of urban Victorian residential block

Proposed Visual (front elevation)



VIEW 3
Proposal front elevation

Proposed 3D Visual



VIEW 2
Overview with rear condition view

Proposed Visual (front elevation)



VIEW 4
View of proposal from courtyard entry

Representations

Six (6) representations were received objecting to the application for the following reasons;

- ▶ Impact on easement/right of way
- ▶ Location of the bins
- ▶ Impact on noise and disturbance during construction
- ▶ Dust and pollution
- ▶ Loss of privacy
- ▶ Loss of light
- ▶ Loss of outlook
- ▶ Overdevelopment
- ▶ Loss of privacy
- ▶ Lack of information regarding biodiversity and any net gain
- ▶ Impact on trees/wildlife

Key Considerations

- ▶ Principle of the Change of Use
- ▶ Design and Impact on Heritage
- ▶ Impact on Amenity
- ▶ Standard of Accommodation
- ▶ Transport Impact
- ▶ Sustainability and Biodiversity

Conclusion and Planning Balance

- ▶ The scheme is considered to have overcome the previous reasons for refusal of the 2023 application.
- ▶ The loss of the employment use is considered acceptable. The provision of three dwellings is also given increased weight and although minor, contributes to the city's housing land supply.
- ▶ The design of the proposal is considered acceptable and would not cause any significant harm to the surrounding conservation area and heritage assets.
- ▶ The proposal would not cause significant harm to the amenity of neighbouring properties. The reduction of height and bulk at the rear of the dwellings has address the main concerns of 2023 application.
- ▶ The standard of accommodation is considered acceptable.
- ▶ The proposal would not have a negative impact on the transport network and cycle parking will be secured by condition.