

13-14 Sydney Street
BH2025/00877

5th November 2025



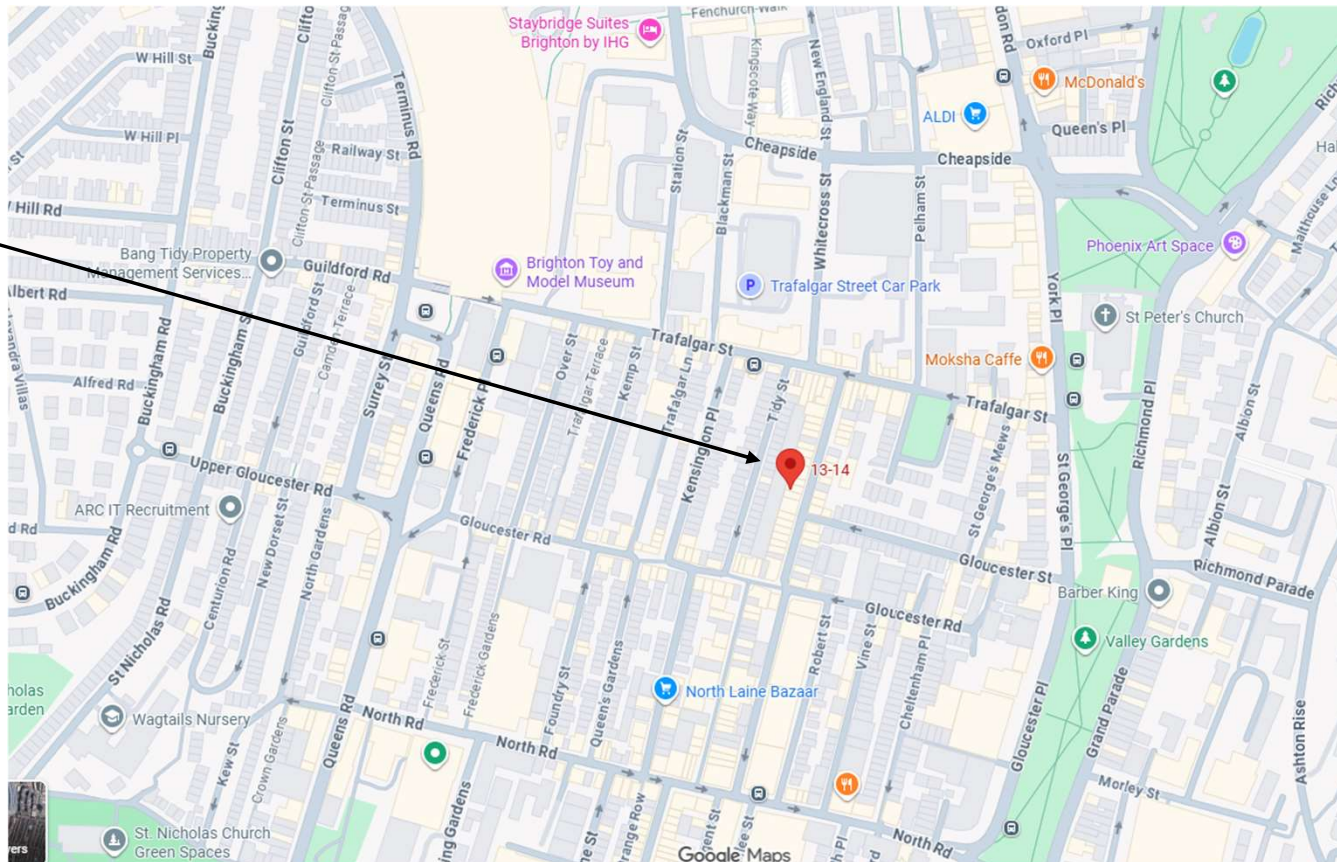
Brighton & Hove
City Council

Application Description

- Erection of an additional storey roof to create a 3no bedroom flat (C3). Alterations to front façade including 2no first floor bay windows, replacement shopfront with new commercial and residential access and pitched roof with parapet. Creation of second floor roof terrace with privacy screening.

Map of Application Site

SITE



Existing Location Plan



Location Plan
1:1250 @ A3



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Front elevation Photo of Site (looking west)



Built form looking south



Built form looking North

SITE



Site context 3 Storey buildings

SITE



Aerial View of Context

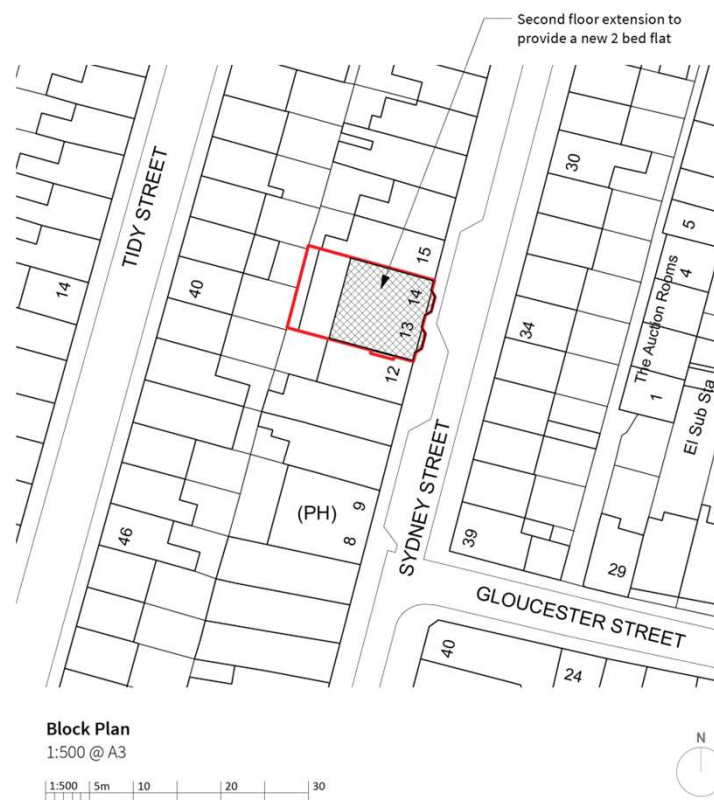


Street View of Context



DWG Number
24071B-P-019 F

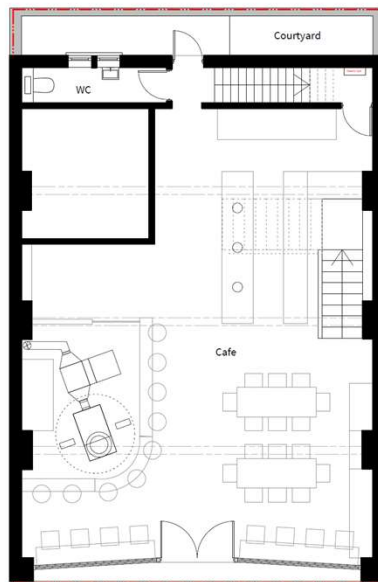
Existing Block Plan and proposed hatched



Split of uses/Number of units

- ▶ Creation of one new C3 dwelling in new second floor
- ▶ Retention of existing commercial use at ground and first floor (small loss of commercial floorspace (circa 9m²) to enable new access to C3 dwelling)

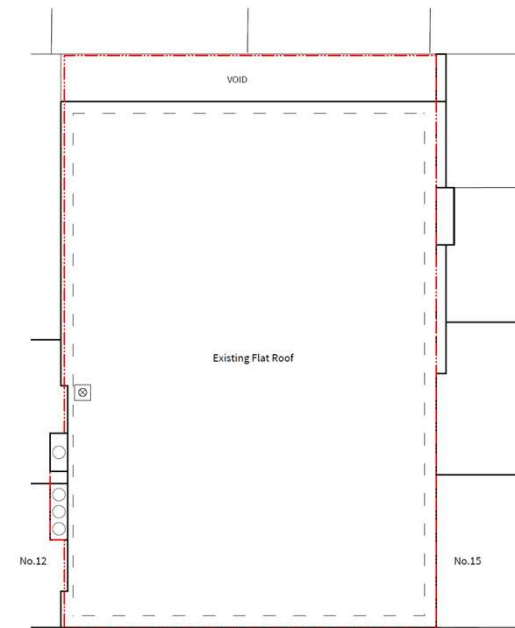
Existing Floor Plans



Existing Ground Floor Plan
1:100 @ A3



Existing First Floor Plan
1:100 @ A3



Existing Roof Plan
1:100 @ A3



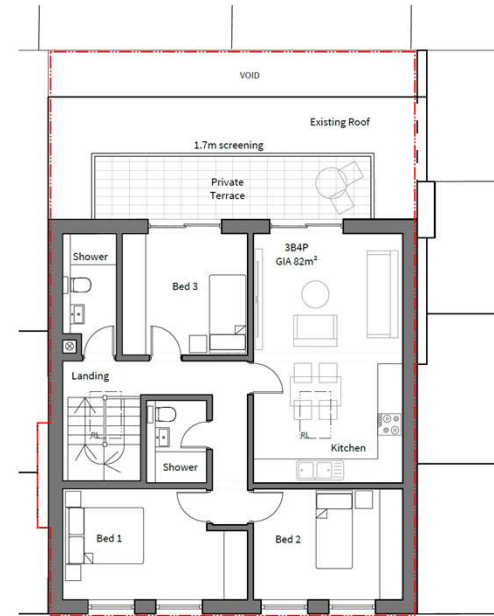
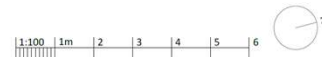
Proposed Floor Plan



Proposed Ground Floor Plan
1:100 @ A3



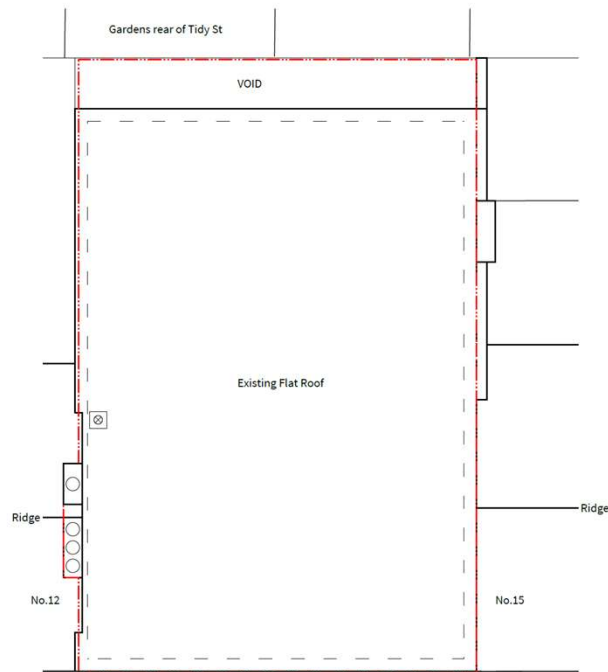
Proposed First Floor Plan
1:100 @ A3



Proposed Second Floor Plan
1:100 @ A3

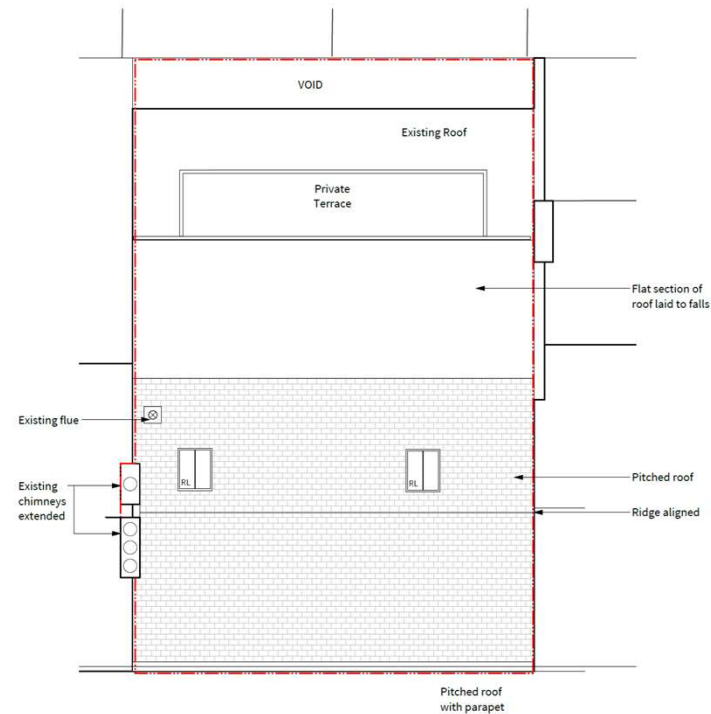
Key	
	Existing walls
	Existing beams
	Cafe area
	Proposed walls

Existing & Proposed Roof Plan



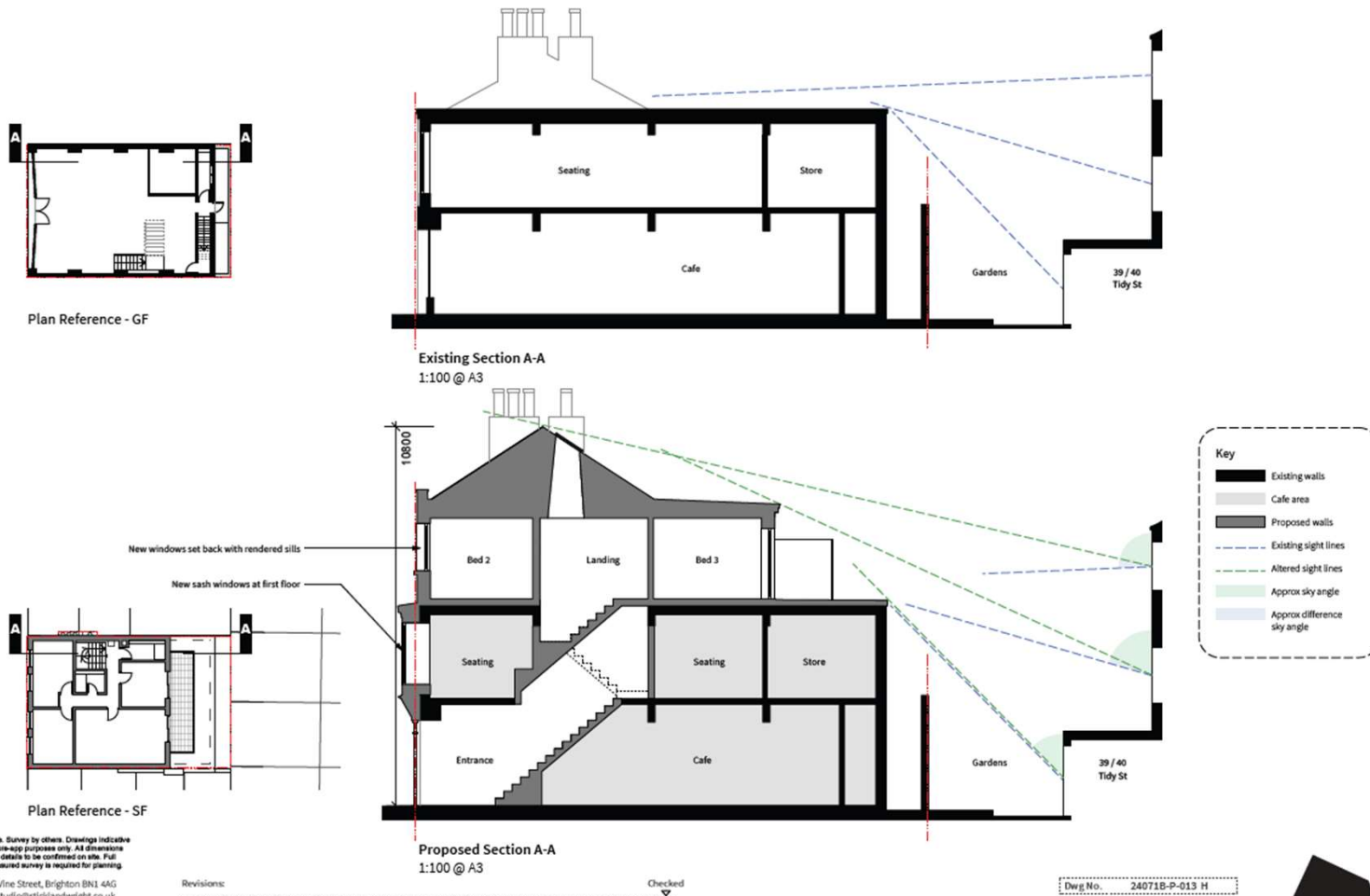
Existing Roof Plan
1:100 @ A3

1:100 1m 2 3 4 5 6



Proposed Roof Plan
1:100 @ A3

Existing & Proposed Sections



Existing & Proposed Front Elevation (East)



Existing Street Elevation (East)
1:100 @ A3

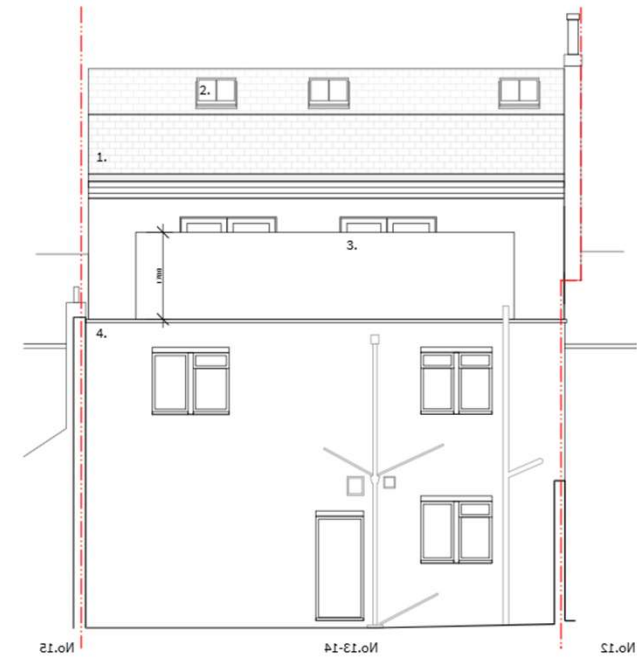


Proposed Street Elevation (East)
1:100 @ A3

Existing & Proposed Rear Elevation (West)

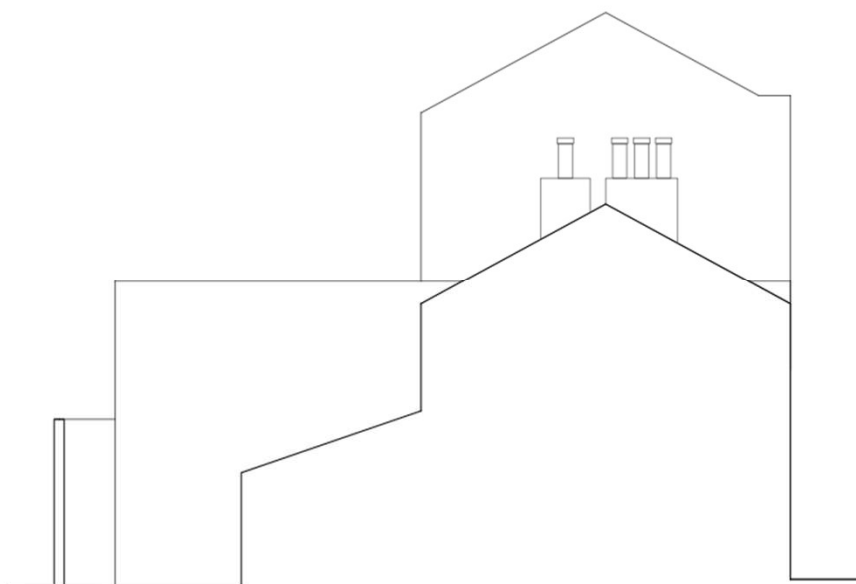


Existing Rear Elevation (West)
1:100 @ A3

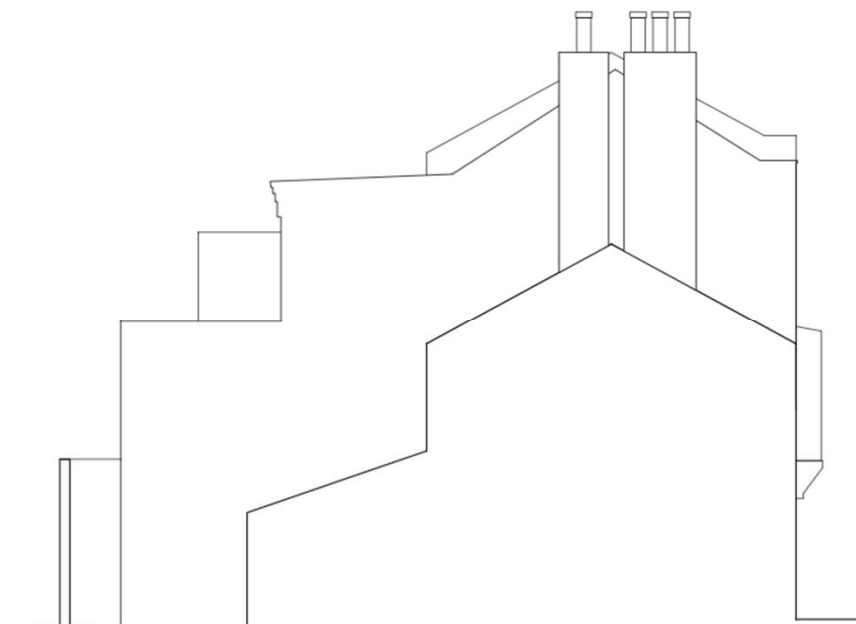


Proposed Rear Elevation (West)
1:100 @ A3

Existing & Proposed Side Elevation (South)



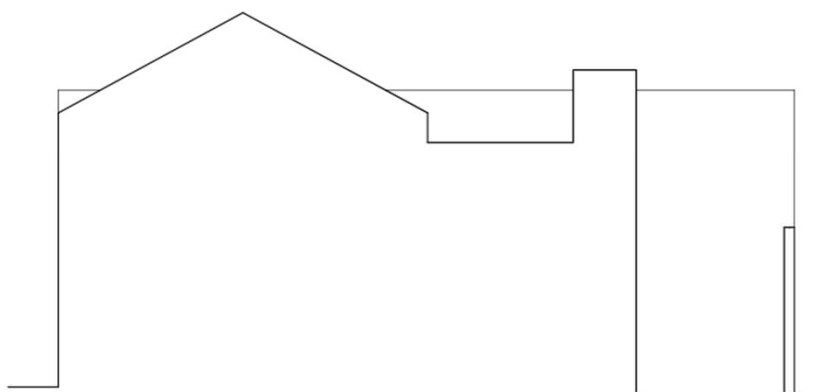
Existing Side Elevation (South)
1:100 @ A3



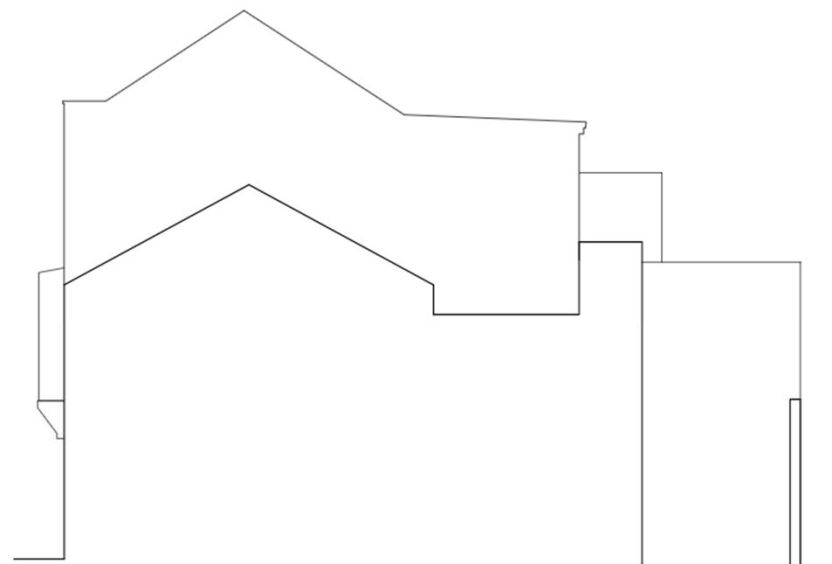
Proposed Side Elevation (South)
1:100 @ A3

Existing & Proposed Side Elevation (North)

74



Existing Side Elevation (North)
1:100 @ A3



Proposed Side Elevation (North)
1:100 @ A3

75



Representations

- ▶ **Eighteen (18)** representations have been received including from the **North Laine Community Association**, objecting to the proposal on the basis of:
- ▶ Amenity impacts (noise, smells, loss of views, overshadowing and loss light predominantly)
- ▶ Design (height, harms conservation area appearance, out of keeping)
- ▶ Current operator of commercial unit (communication/interaction with residents)
- ▶ **Councillor McLeay** has objected to the proposal in relation to amenity and design impacts. The full representation is attached to this report.

Key Considerations

- ▶ Heritage impacts - on the Conservation Area
- ▶ Amenity impacts - future and surrounding residents
- ▶ Design

Conclusion and Planning Balance

- ▶ The existing building detracts from the Conservation Area. The proposed would have improved front elevations and shopfront designs taking design cues from existing historic building in street and improve the appearance of the building in the Conservation area. Heritage Officers have been involved in the design from pre application advice stage and concur.
- ▶ The proposed development would have suitable accommodation for future residents, and the amenity impacts for surrounding residents are not considered so significant that refusal is warranted. Subject to the recommended conditions.
- ▶ The design is considered appropriate considering the context of the site and the appearance in the public realm, with the improvements to the front elevation.
- ▶ On balance, and taking into account the housing shortfall in the City, the positive impacts of the scheme are considered to outweigh the negative impacts.

Recommend: Approval