

**Keasley House,
10 Franklin Road
BH2025/03004**

4th March 2026

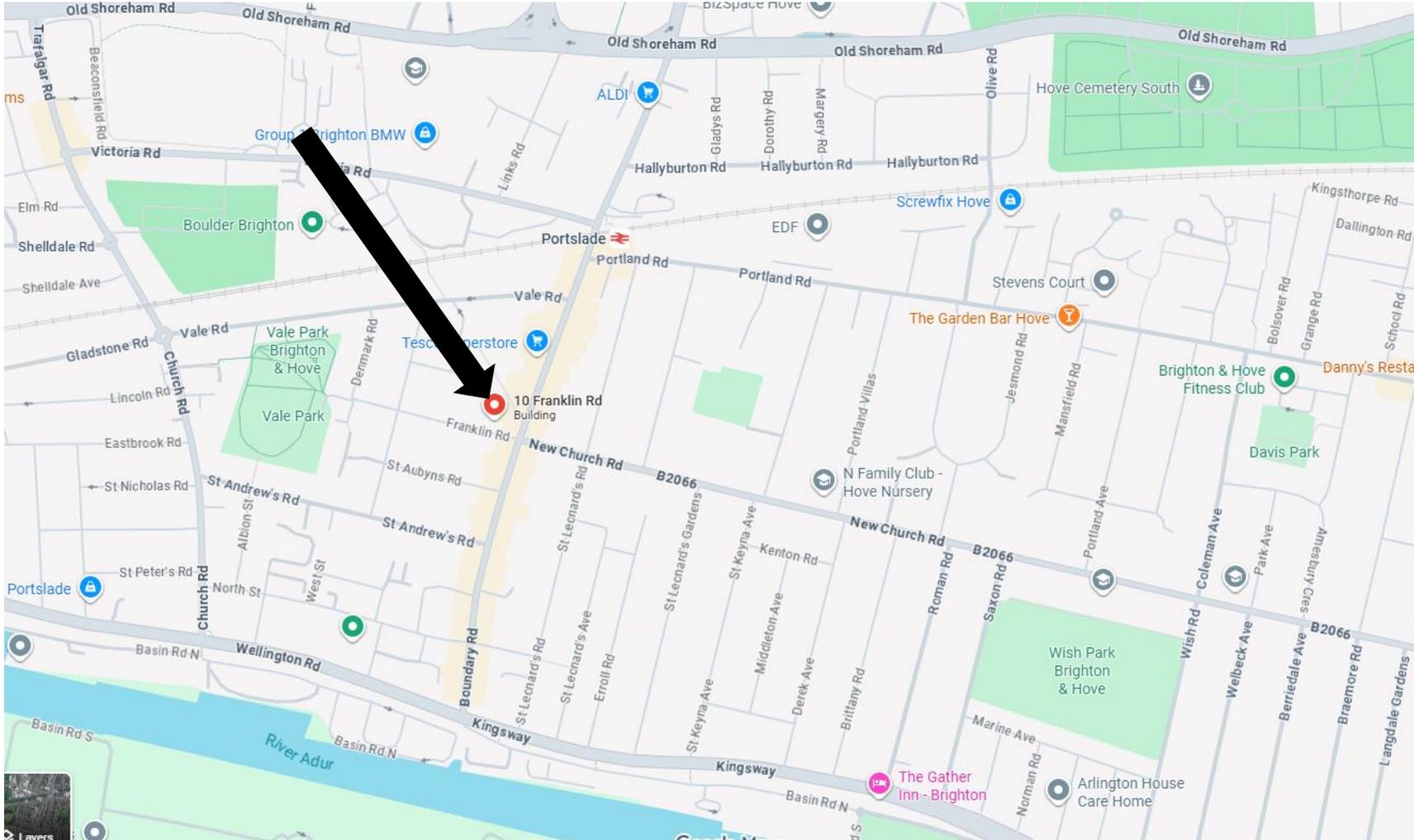


**Brighton & Hove
City Council**

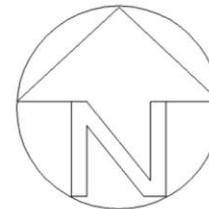
Application Description

- ▶ Conversion of an existing office building (Class E) to form 3no self-contained flats (C3), including roof alterations to facilitate the erection of an additional storey with front rooflights, side and rear windows and associated alterations with retention of the existing commercial building to the rear.

Map of Application Site



Existing Location Plan



Existing site location plan
scale 1:1250 @A3



Aerial Photo of Site



3D Aerial Photo of Site



Photo of Front Elevation (looking north)



Photo of Front Elevation (Prior to scaffolding - looking north)



Views looking north west and north east



Car Park area and rear elevation



Car Park area and office building to rear



Proposed Block Plan



Proposed block plan scale 1:500 @A3

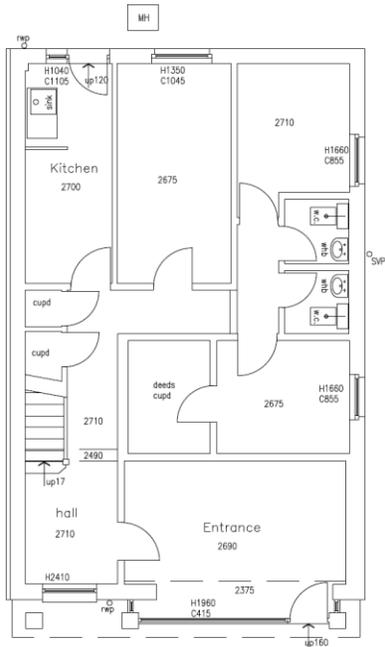


Number of units

- ▶ Existing single storey office block to rear of car park retained (Use Class E).
- ▶ 2no two bedroom 3 person dwellings (Use Class C3)
- ▶ 1no one bedroom 2 person dwelling (Use Class C3).

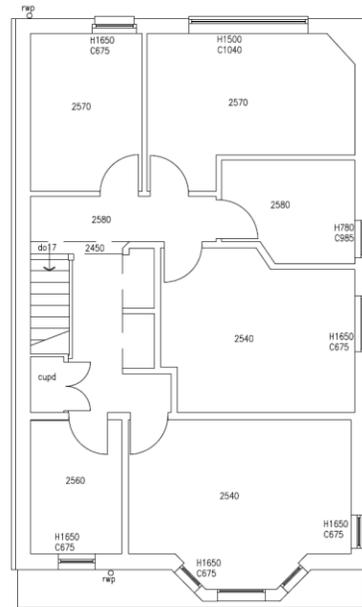
Existing Floor Plans

MH



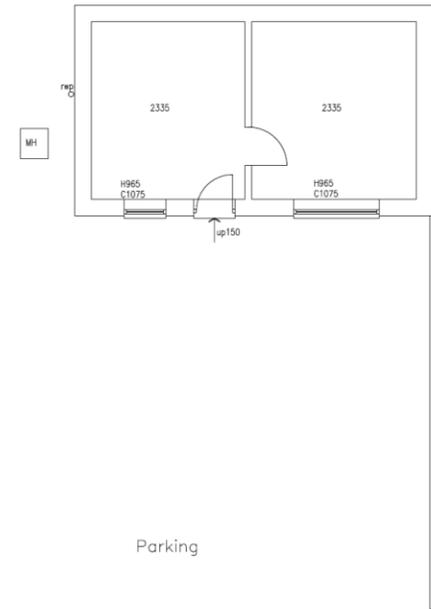
Ground Floor Plan as Existing

A



First Floor Plan as Existing

A



Parking



Existing Elevations



Front Elevation as Existing



Side Elevation as Existing



Rear Elevation as Existing

neighbouring building



Side Elevation as Existing

Proposed Front Elevation – street context



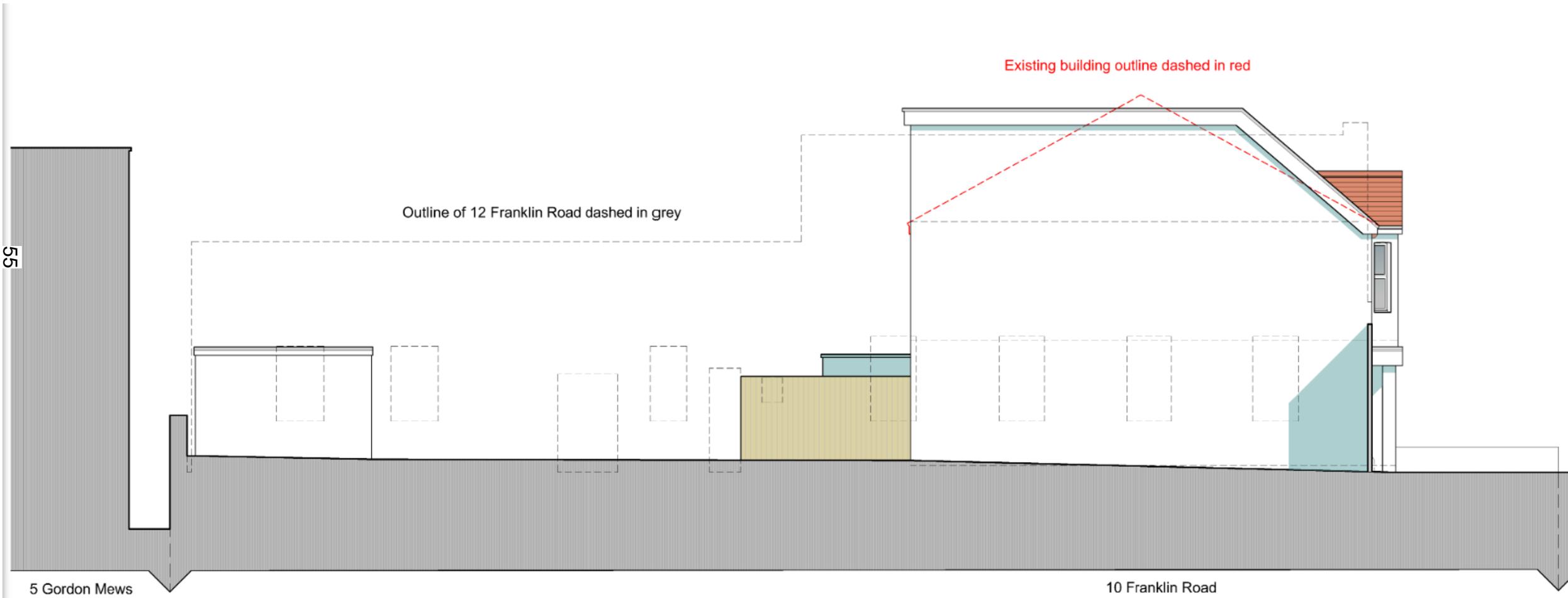
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation (west)

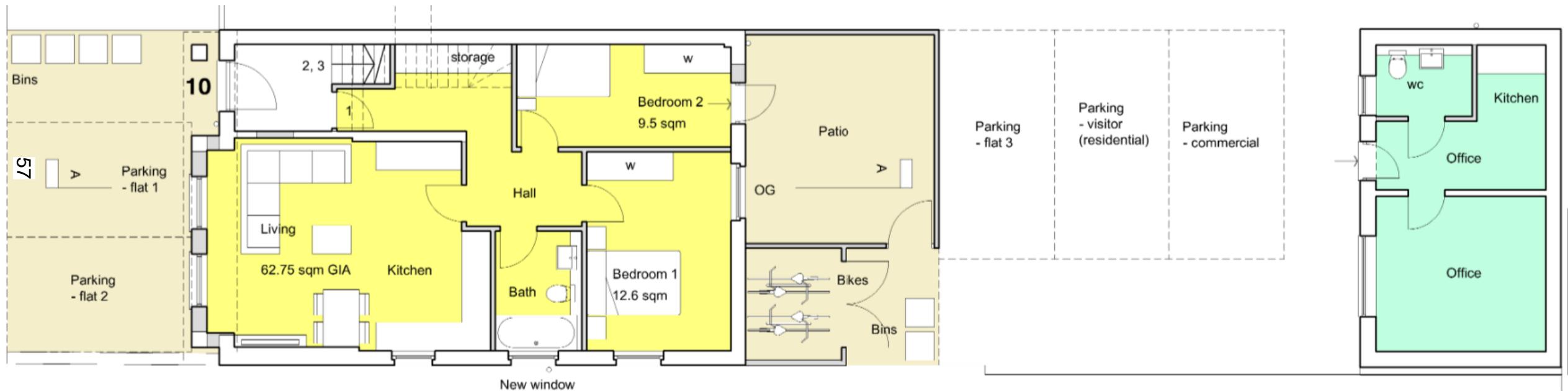


Proposed Side Elevation (east)

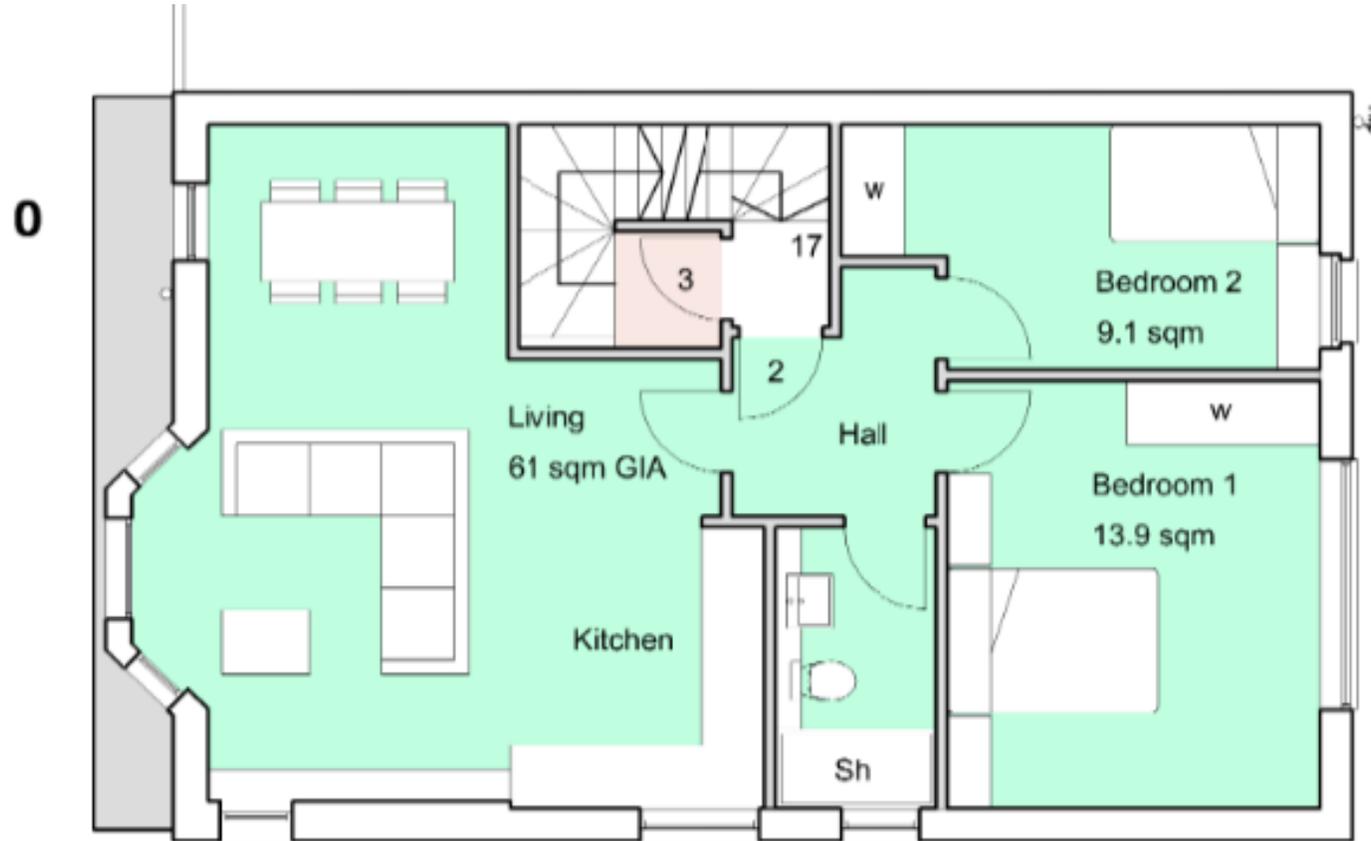
Existing building outline dashed in red



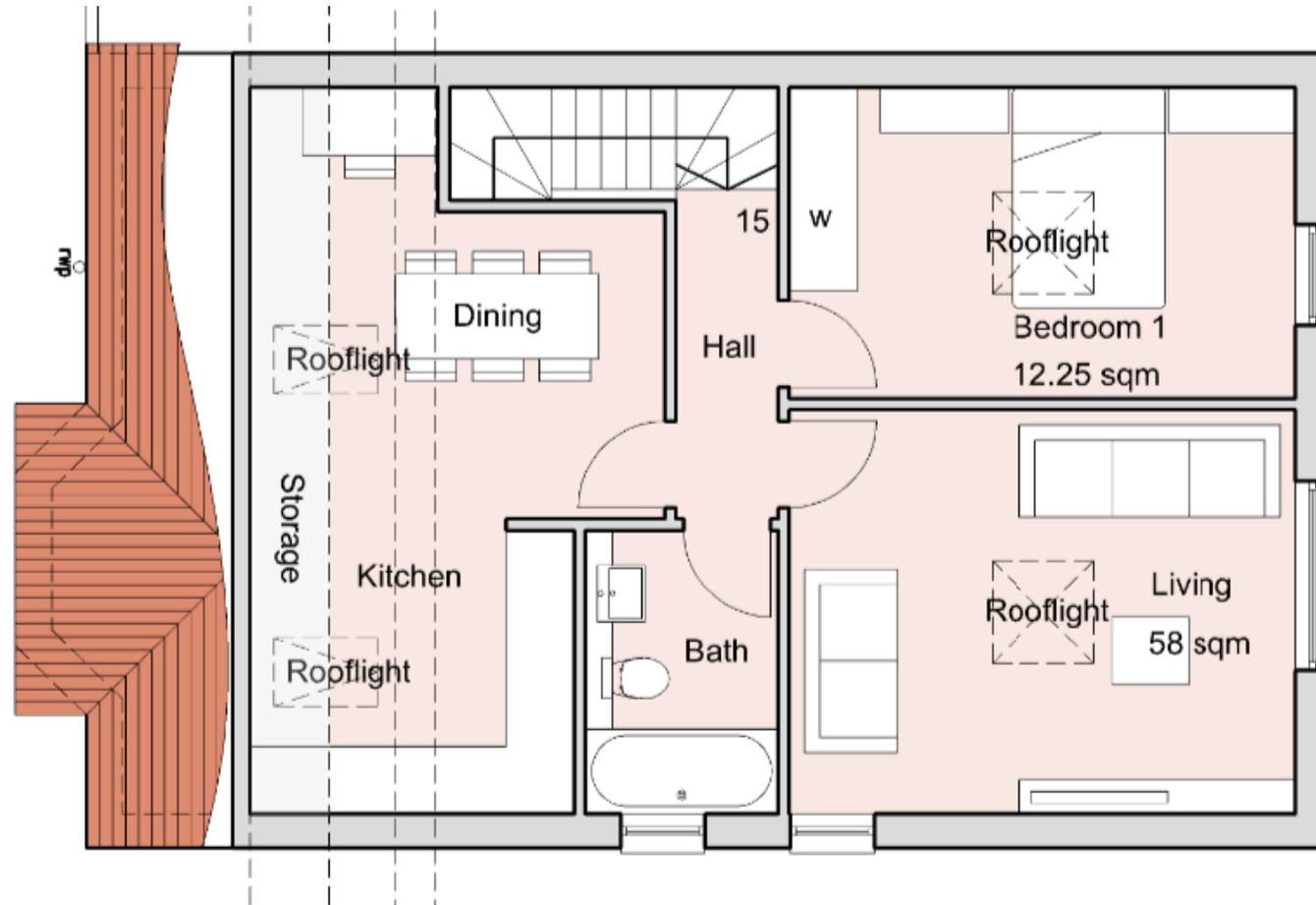
Proposed Ground Floor Plan – Office at rear



Proposed 1st Floor Plan



Proposed 2nd Floor Plan



Representations

- ▶ Two (2) representations received, objecting on the basis of:
- ▶ The loss of "social infrastructure" (car park)
- ▶ Replacement Community infrastructure should be provided by way of legal agreements
- ▶ The applicant has already commenced development by erecting scaffolding

Key Considerations

- ▶ Appearance and impacts on host property and street
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters

Conclusion and Planning Balance

- Appearance and impacts of the development are considered acceptable, as although some harm to the host property, no significant harm is identified to the wider streetscene and public realm
- The Standard of Accommodation for future occupiers is acceptable and makes better use of the plot with no overdevelopment.
- The Impacts on neighbour amenity are considered acceptable, due to no increase in overall height, the setting back from boundaries to other residential units, and the high degree of mutual overlooking that is already evident due to the dense urban grain.
- Transport and highway matters are acceptable with no change to the existing situation for the parking to the front, and parking to the rear that meets SPD14. No significant increase in trip generation is anticipated.
- The provision of three (3) new dwellings makes a valuable contribution towards housing supply in the City and carries increased weight due the current housing shortfall position.

Recommend: Approval