

62 St Georges Road

BH2025/01474

4th March 2026

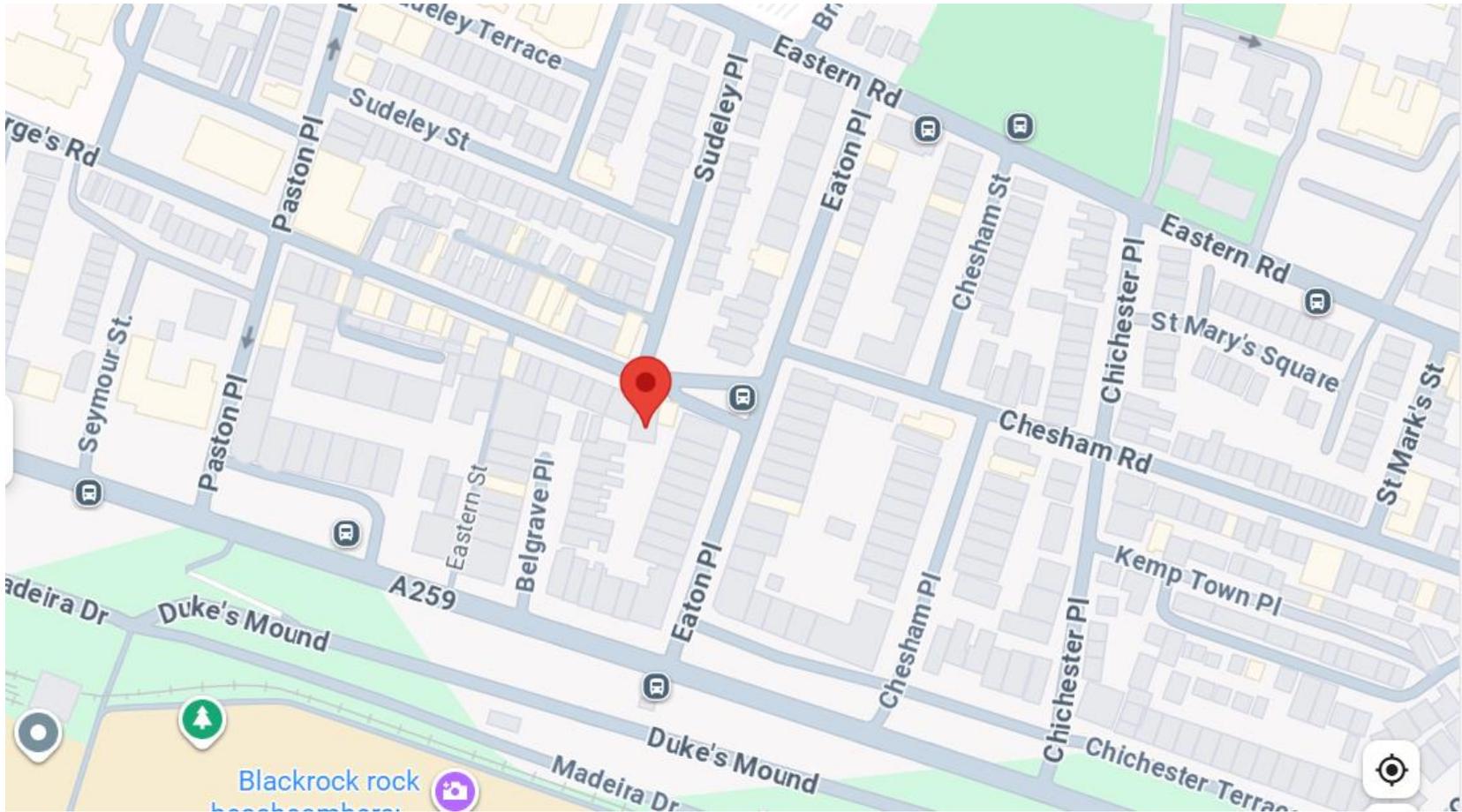


**Brighton & Hove
City Council**

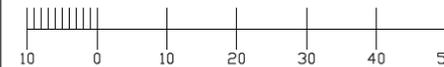
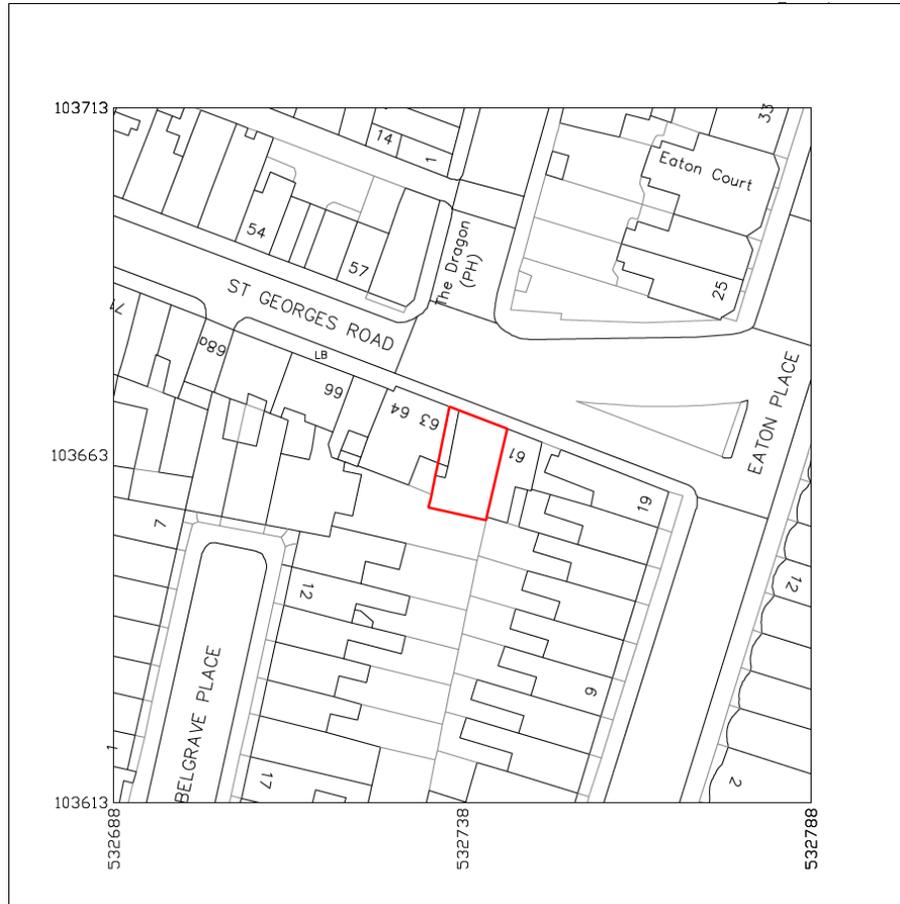
Application Description

- ▶ Change of use from builders store with living space (sui generis) to form 1no single dwellinghouse (C3), roof extension to form additional storey, rear roof terrace, revised fenestration, replacement shopfront, and associated works.

Map of Application Site

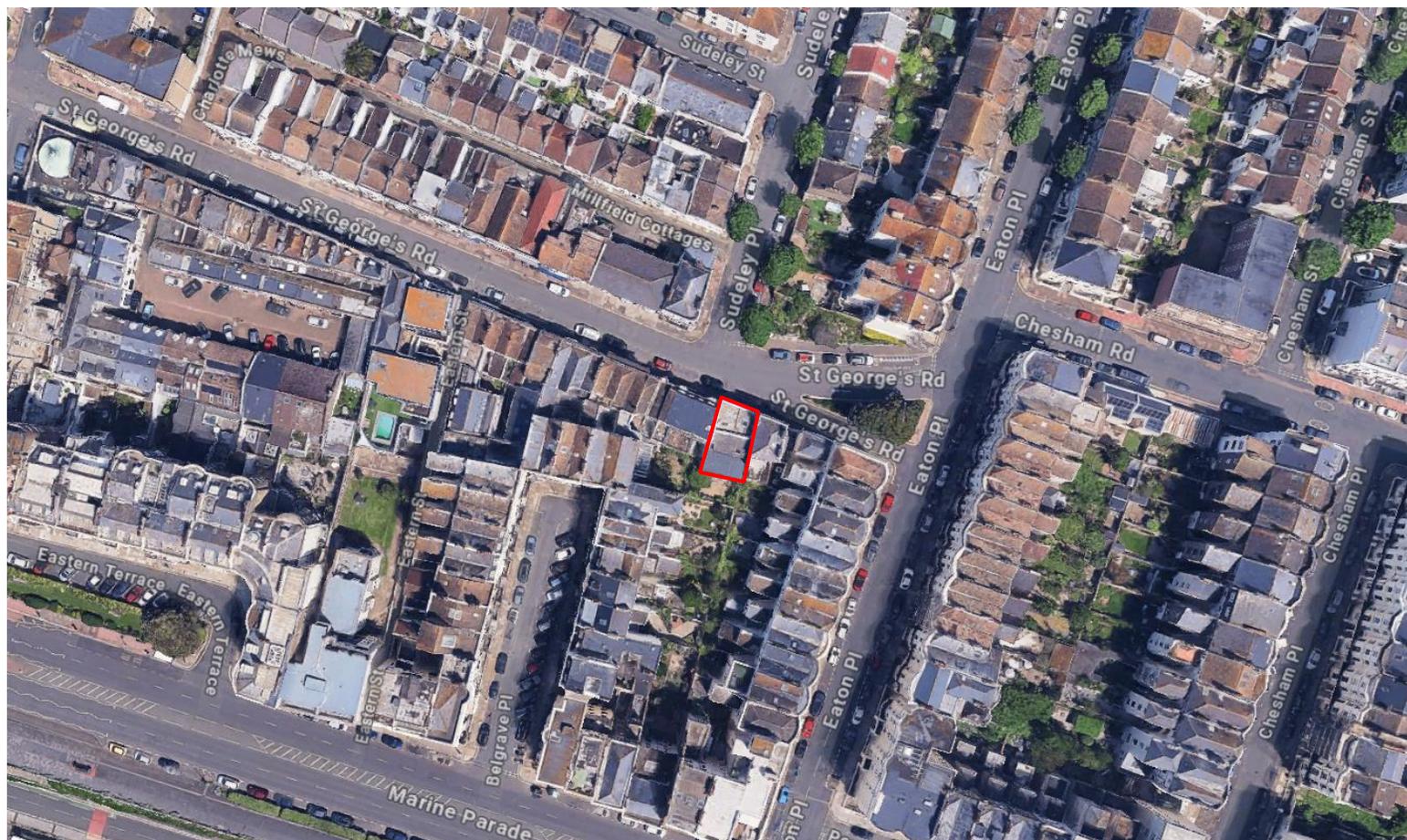


Existing Location Plan



SP	Site Plan
	1:1250 @ A1

Aerial Photo of Site

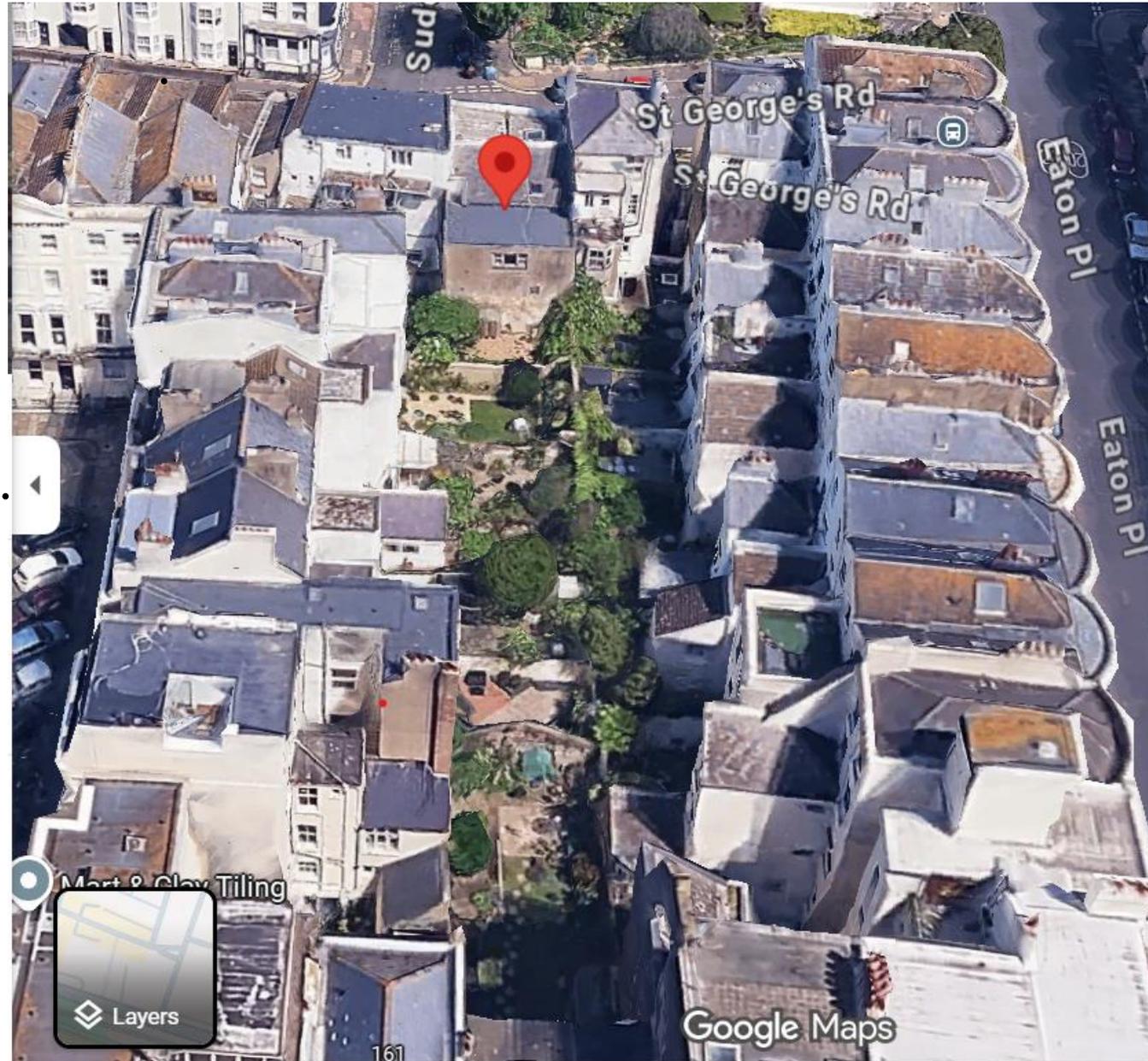


3D Aerial Photo of Site



North

3D Aerial Photo Rear of site



Front of 62 St Georges Road



Street scene (view east)



Street scene (view west)



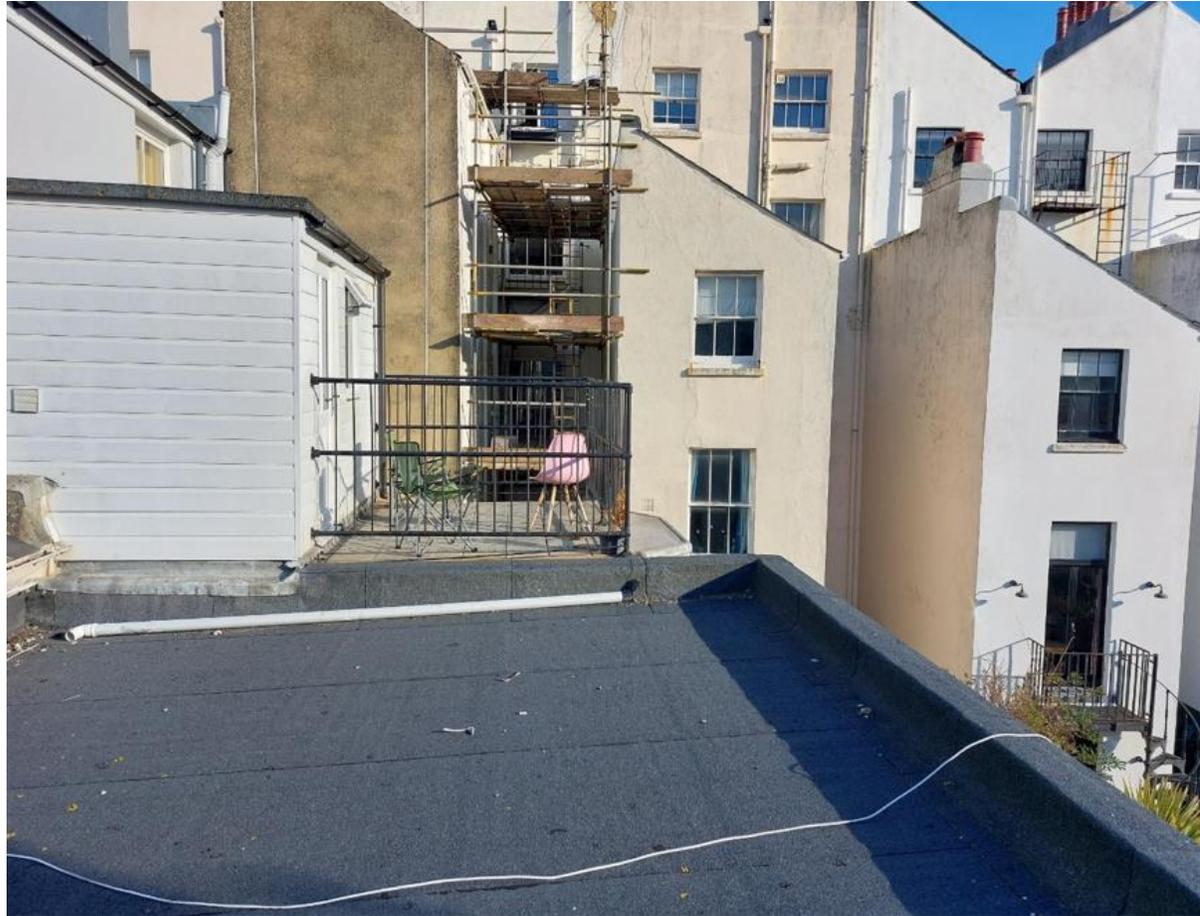
Rear Terrace Location



Rear Views (South)



Rear Views (East)- terrace at no.61



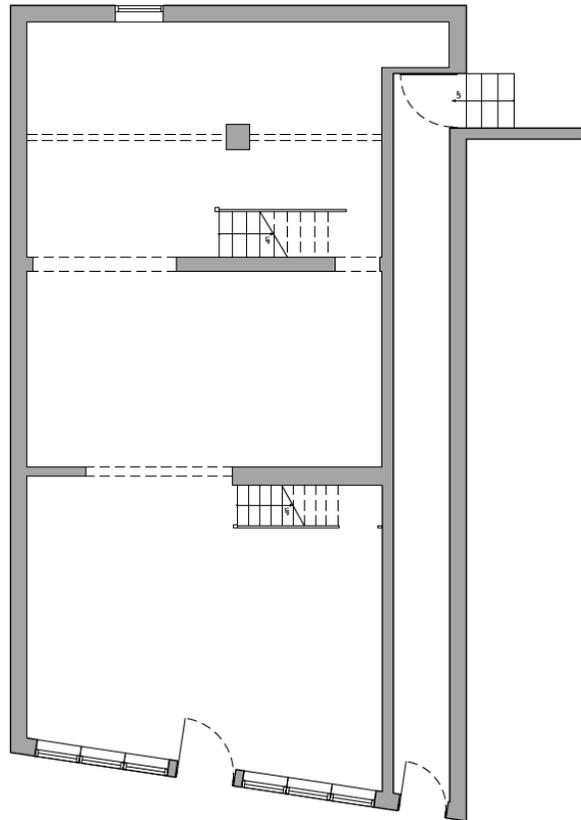
Rear Views (South-West)



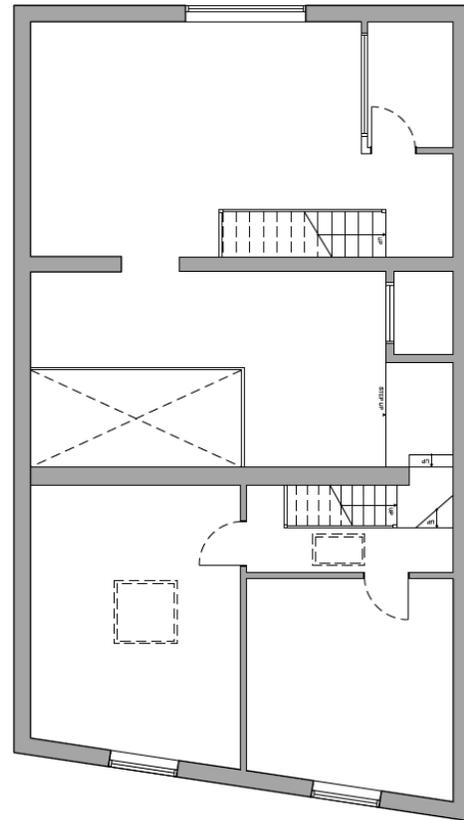
Rear Views (west)



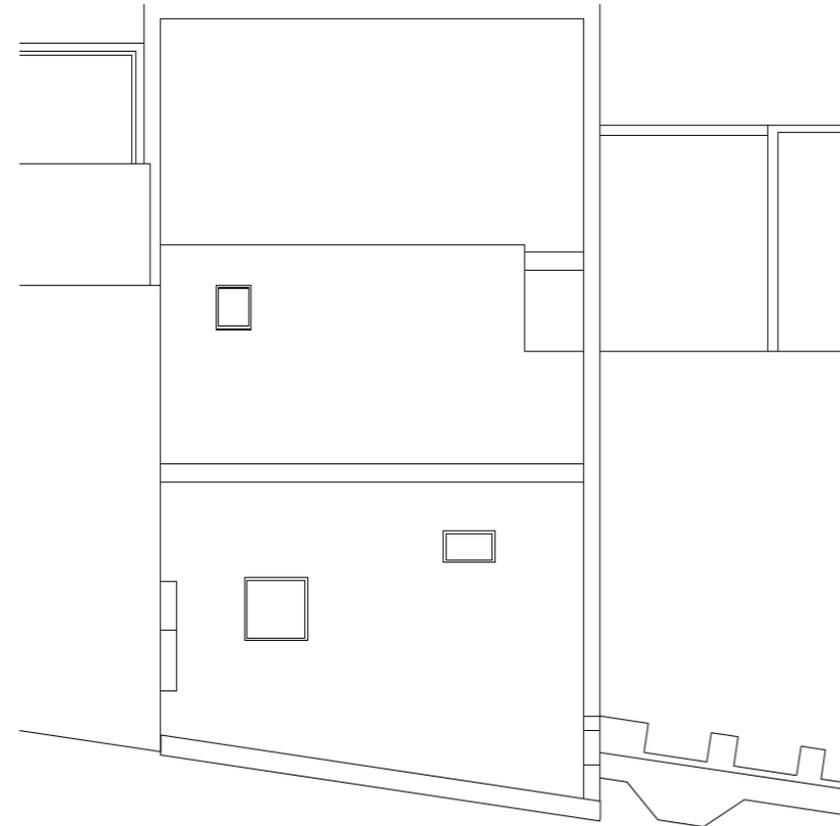
Existing Floor Plan



GF Ground Floor Plan



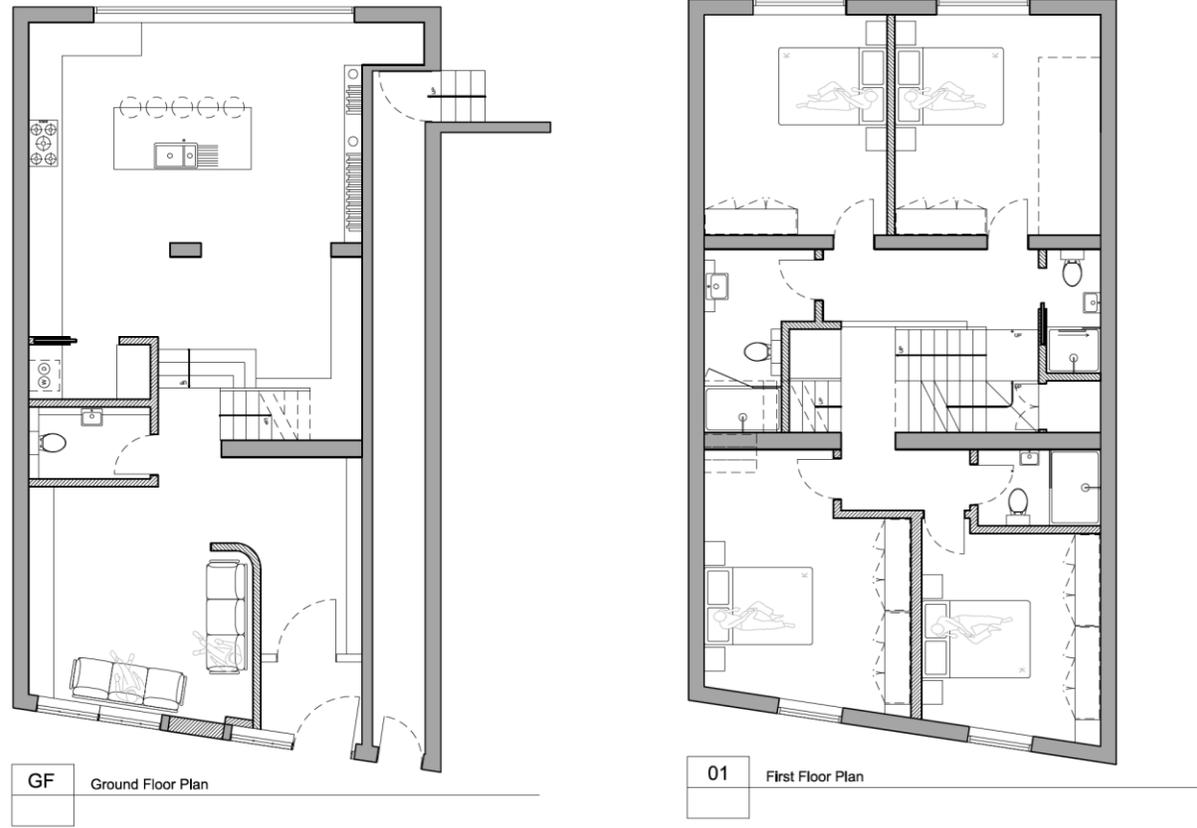
01 First Floor Plan



R Roof Plan



Proposed Floor Plan (Gr and 1st)



GF Ground Floor Plan

01 First Floor Plan



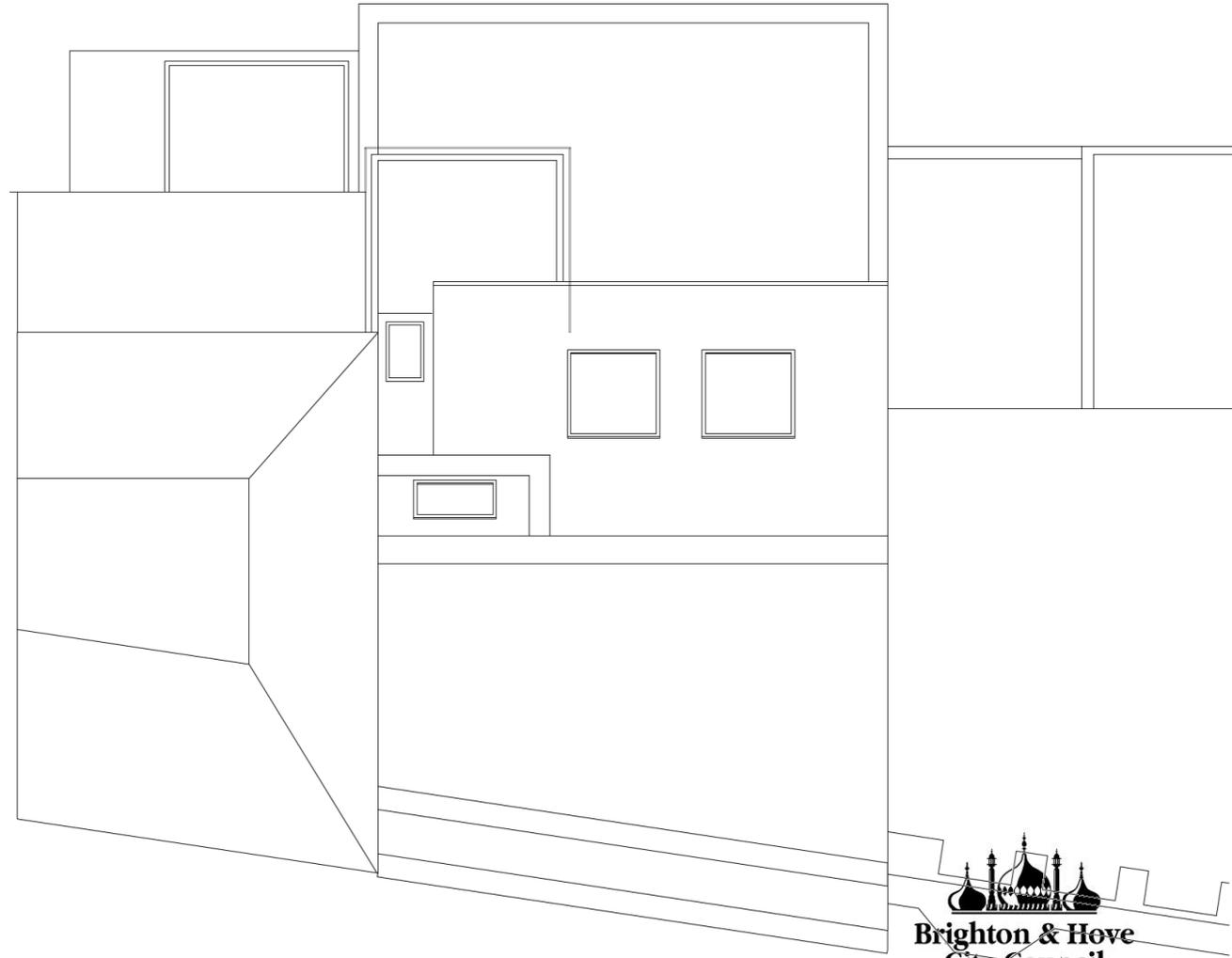
Proposed Floor Plan (2nd and roof)



116

02

Second Floor Plan



R

Roof Plan

Existing Elevations



FE Front Elevation

RE Rear Elevation

Proposed Elevations

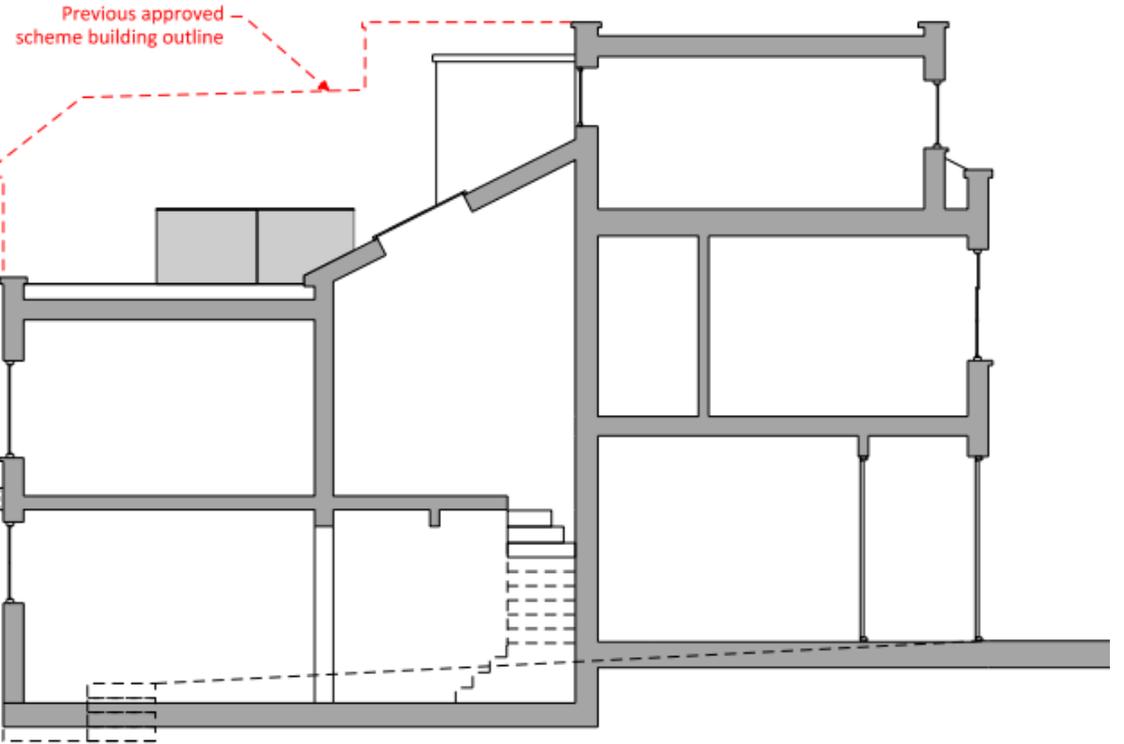
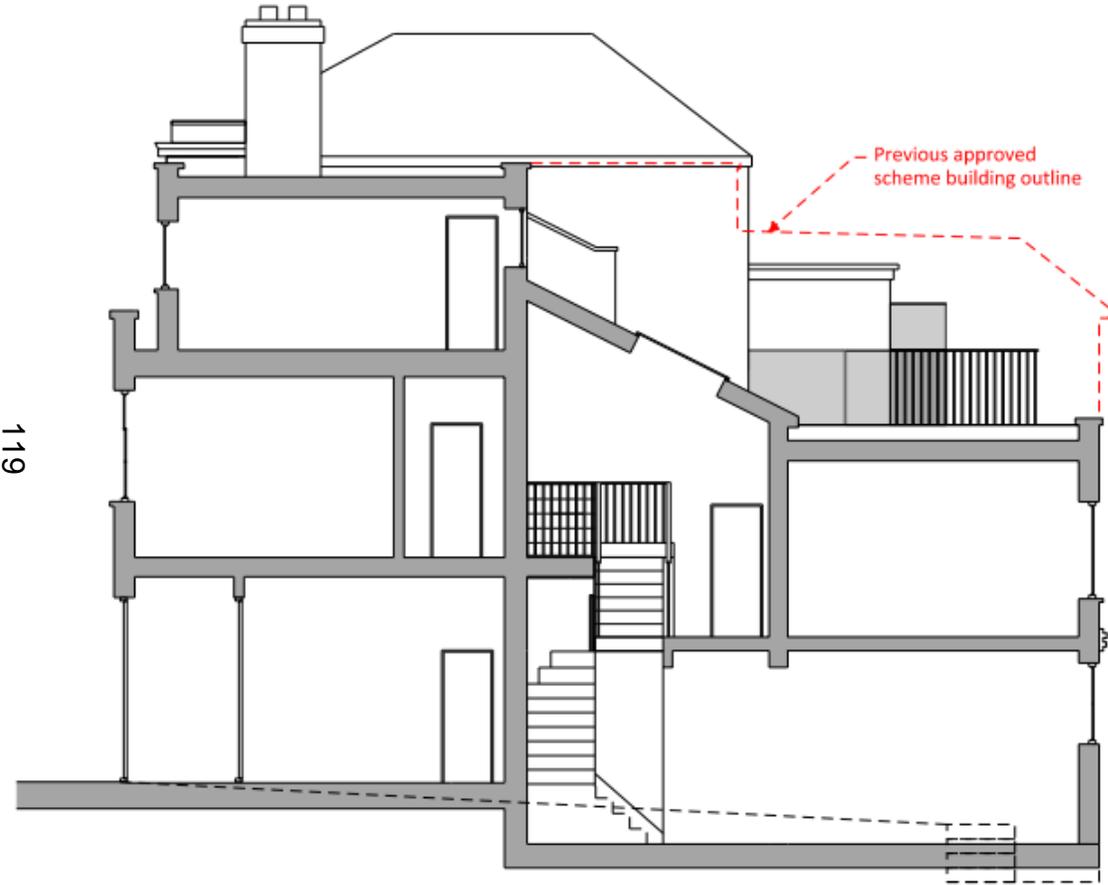


FE Front Elevation



RE Rear Elevation

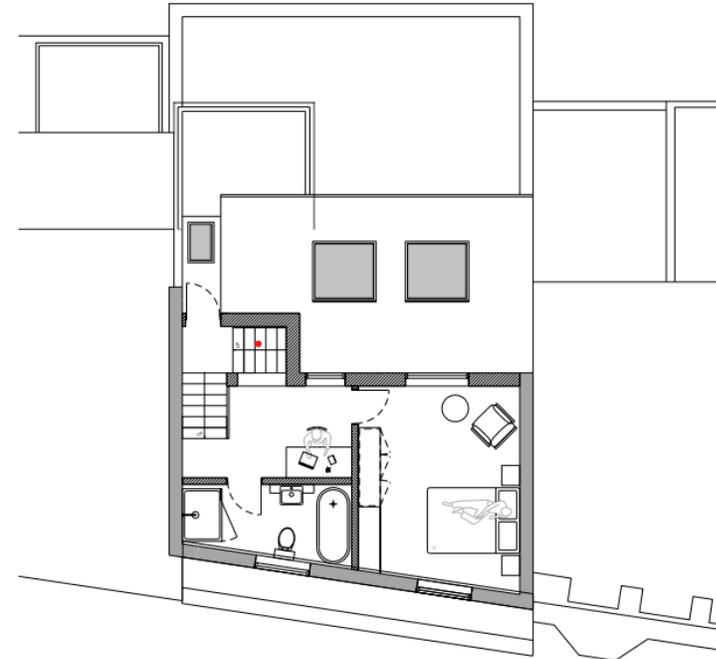
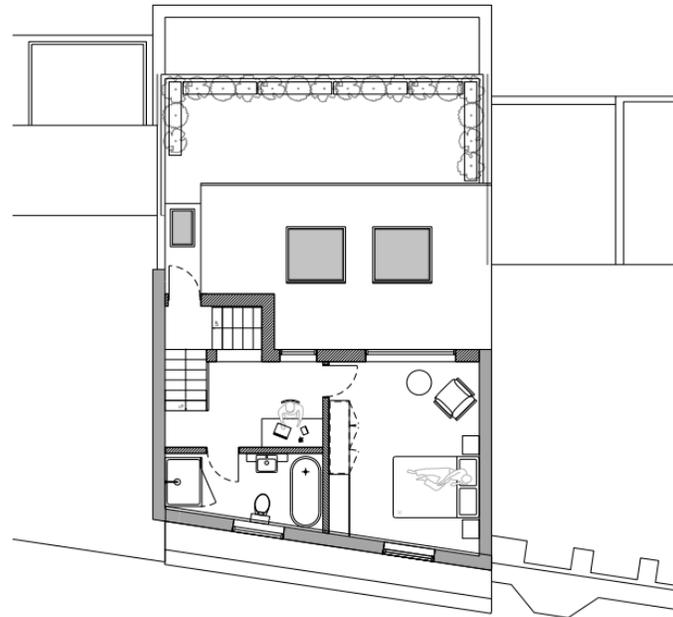
Sections



SE Long Section - Looking East

SW Long Section - Looking West

Amendments (before / after)



Representations

- ▶ **Twelve (12)** representations received, objecting on the basis of:
- ▶ Harm to the character of the building and conservation area
- ▶ Impact on amenity
- ▶ Loss of privacy
- ▶ Noise disturbance
- ▶ Overshadowing
- ▶ Oppressive
- ▶ Overbearing
- ▶ Loss of light
- ▶ Loss of outlook / views

Representations (continued)

- ▶ Disruptive and intrusive
- ▶ Disrupt peace / quality of life
- ▶ Visually intrusive
- ▶ Poor design/not in keeping
- ▶ Incongruous design
- ▶ Inappropriate scale for historic building
- ▶ Impact on rear external wall
- ▶ Risk to tree and alleyway
- ▶ Would set a precedent for future applications
- ▶ Assessment of the submitted documents difficult / misleading
- ▶ Inaccuracies in plan / misleading use
- ▶ Consultation not carried out

Key Considerations

- ▶ The principle of the change of use from builders store with living space (sui generis) to 1no single dwellinghouse (C3)
- ▶ The design and appearance of the external alterations and any impact on the building, street scene, conservation area or adjoining listed buildings
- ▶ The standard of accommodation of the proposed dwelling
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The change of use is considered acceptable, in accordance with CP3 of the CPP1
- ▶ The proposal would preserve the appearance and character of the building, wider street scene and the East Cliff conservation area
- ▶ The proposed standard of accommodation is considered acceptable
- ▶ There would be no amenity impact
- ▶ No Highways impact

Recommend Approval