

3 And 4A College Place

BH2026/00784

7th October 2026

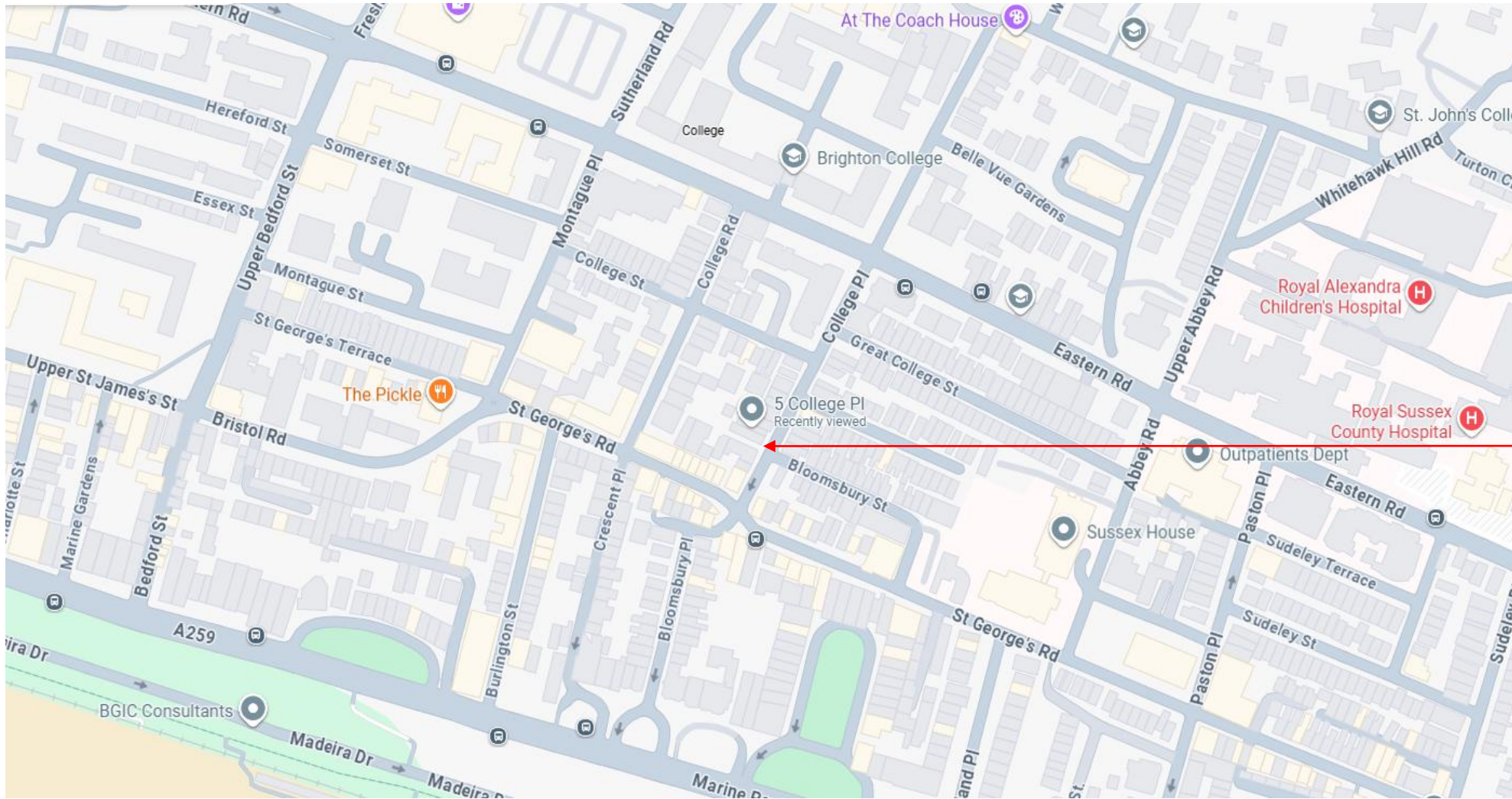


Brighton & Hove
City Council

Application Description

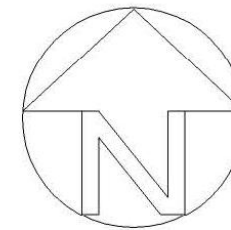
- **Change of use of ground and first floor from commercial (E) to provide 4no self-contained flats (C3) with associated works to include first floor extension to rear mid-section, revised fenestration and installation of recessed balconies.**

Map of Application Site



Site

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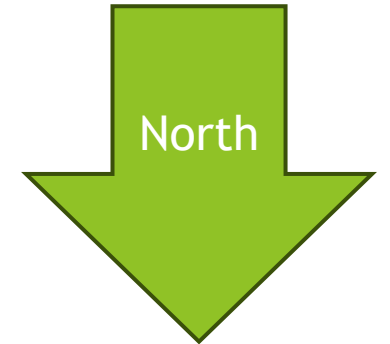


A horizontal scale bar with alternating black and white segments. The segments are labeled 0m, 10m, 20m, 30m, 40m, and 50m from left to right.

Aerial Photo of Site



3D Aerial Photo of Site



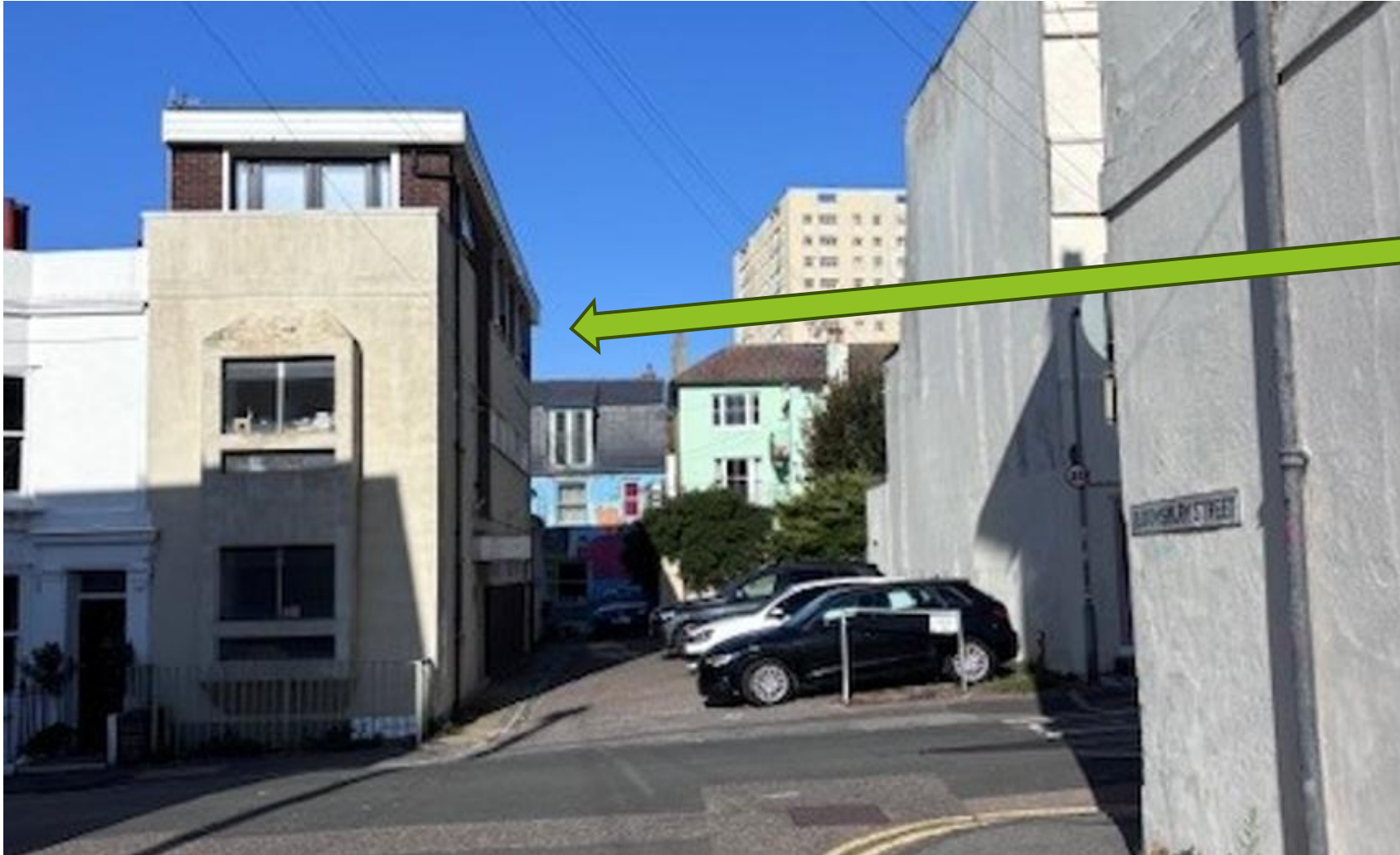
3D Aerial Photo of Site



3D Aerial Photo of Site



Street Photos of Site



Street Photos of Site



Photos of Site



Street Photos of Site



Other Photos of Site



Existing Views (adj)

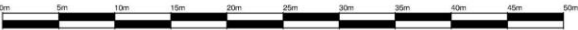
site of BH2026/00879 (approved by Planning Committee October 7th 2026)



Proposed Block Plan



Proposed block plan scale 1:500 @A3



Number of units

- ▶ Proposal would create total of 5 units on the site. Building has commercial and 1 residential unit as existing.
- ▶ Proposed Mix:
 - ▶ 3 x 1 bedroom unit
 - ▶ 1 x 3 bedroom units
- ▶ (1 x Existing unit)

Proposed Plan



Existing and Proposed Eastern Elevation



Proposed Eastern Elevation (streetscene)



Existing Northern Elevation



Proposed Northern Elevation



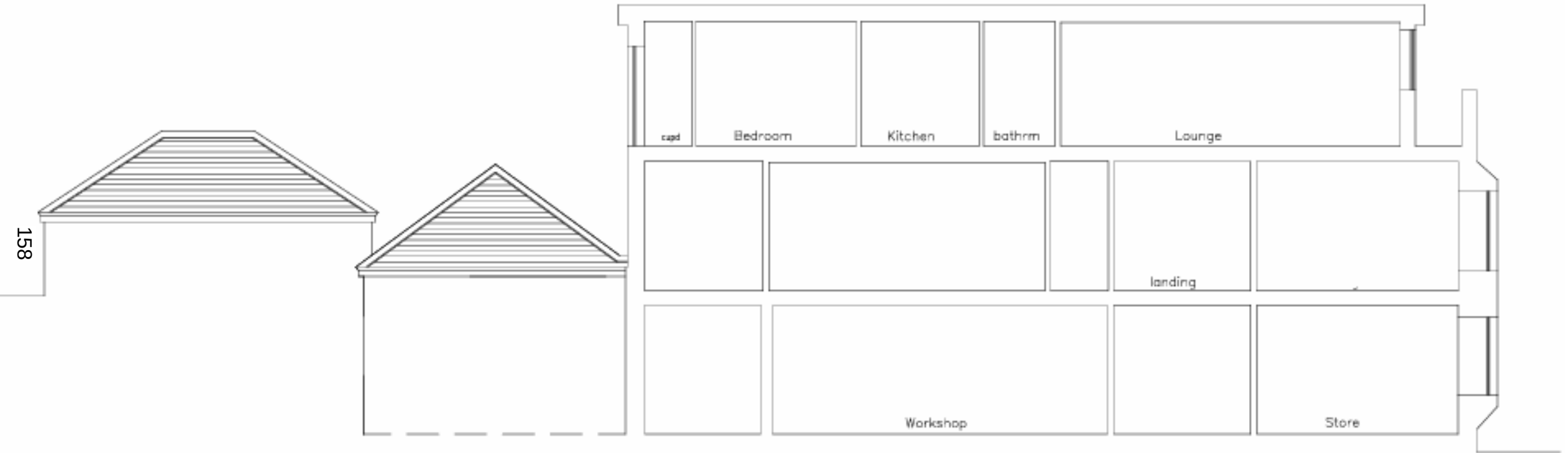
Existing Western Elevation



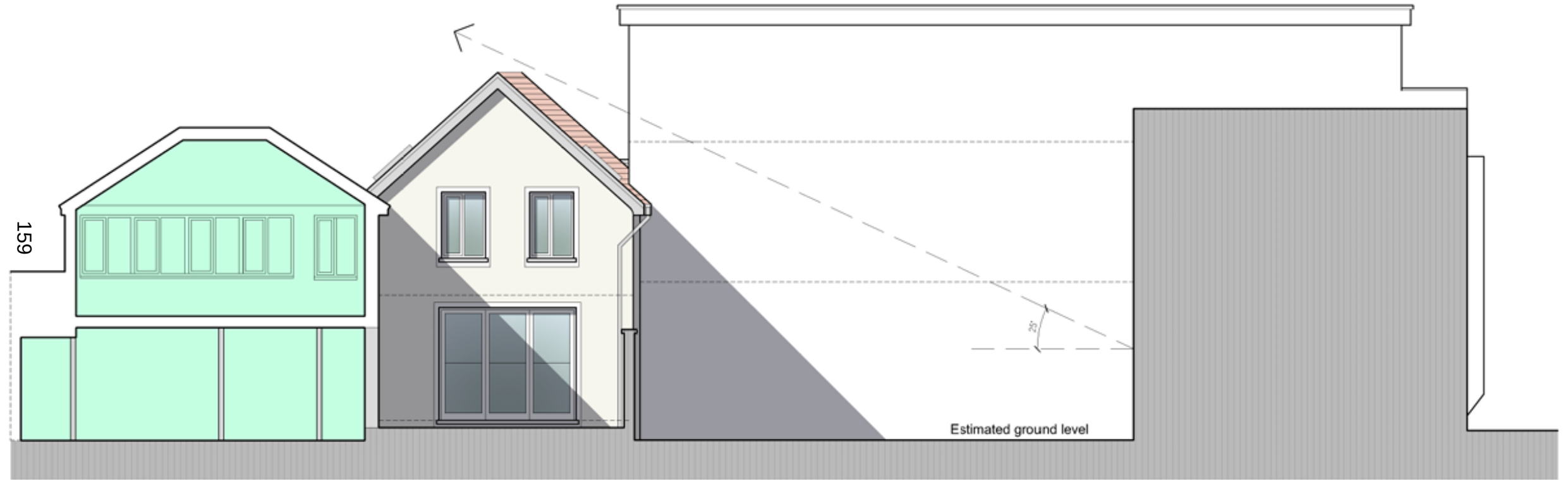
Proposed Western Elevation



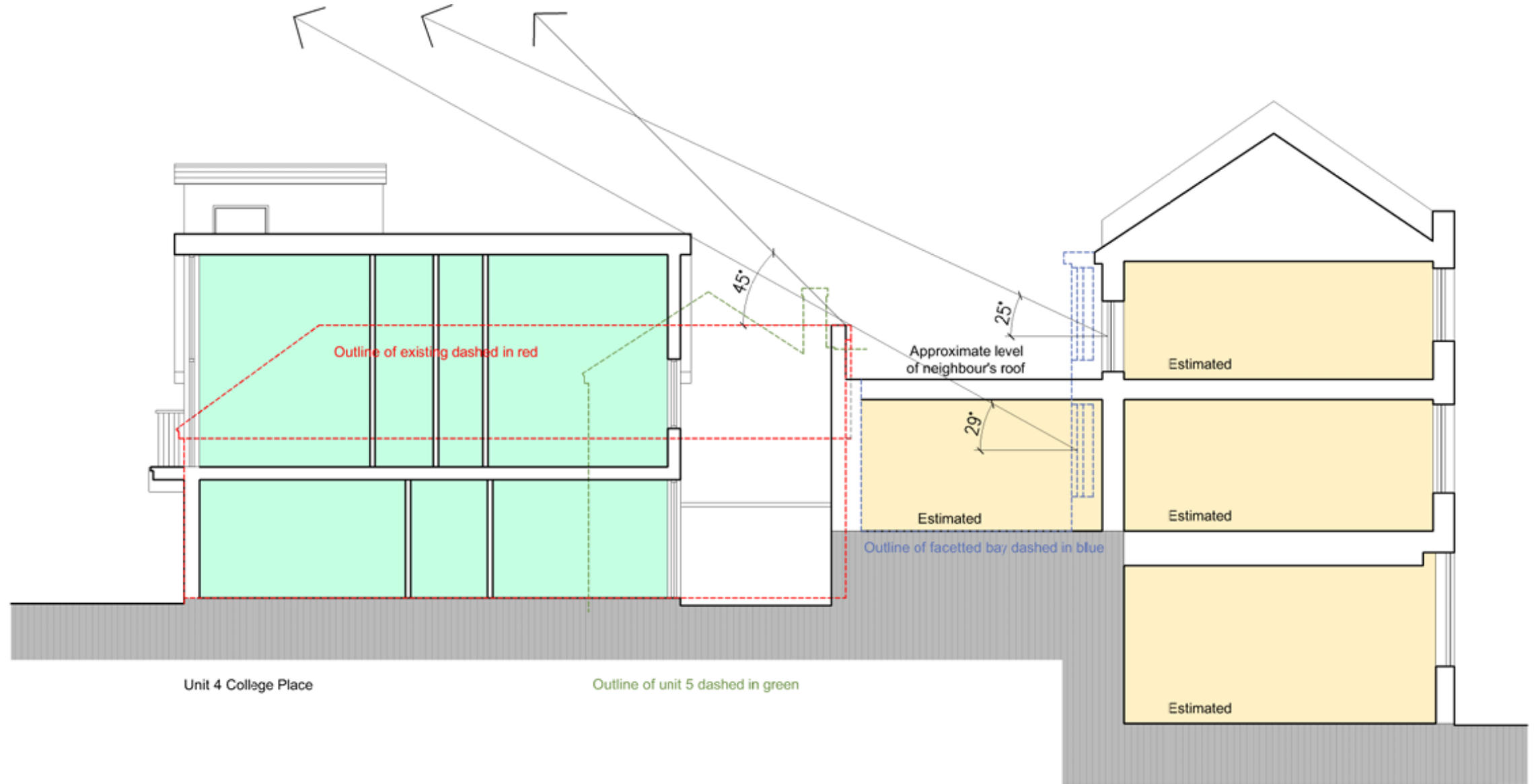
Existing Southern Elevation



Proposed Southern Elevation



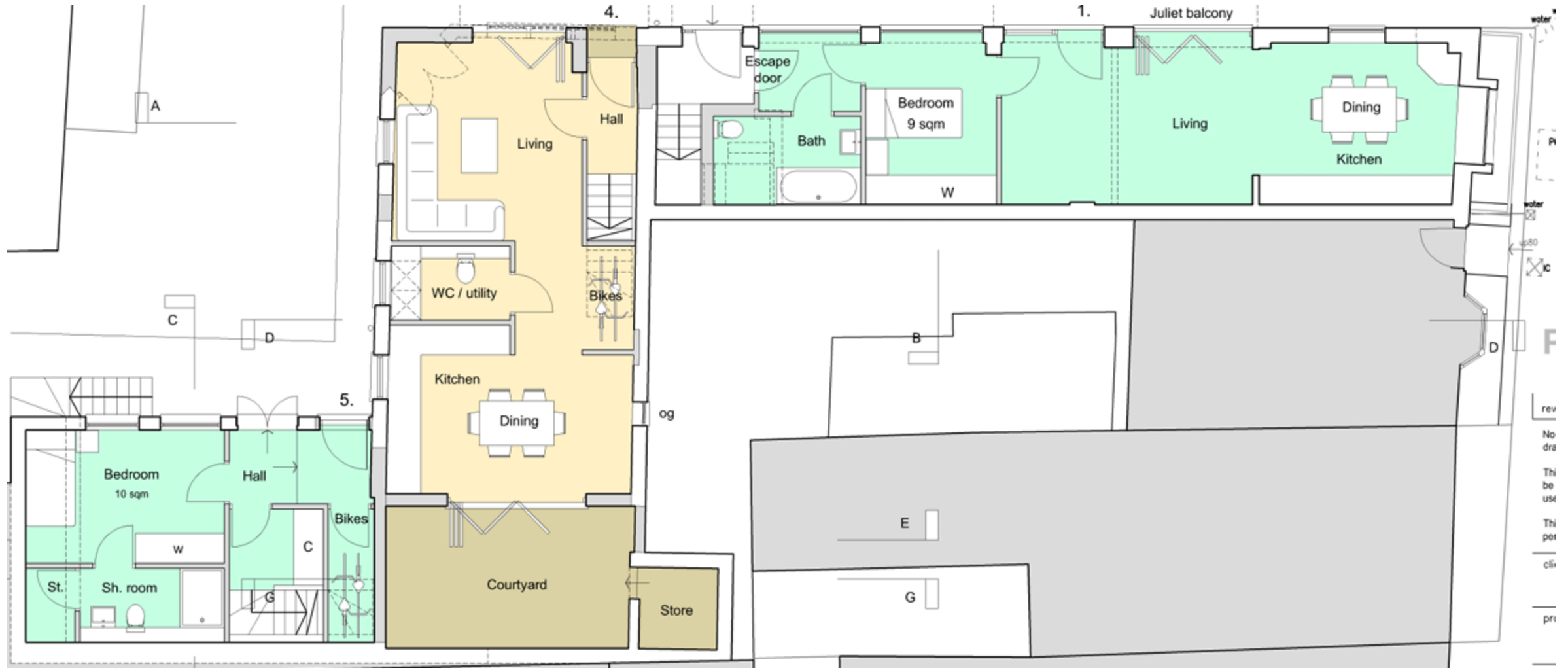
Proposed Section (to East)



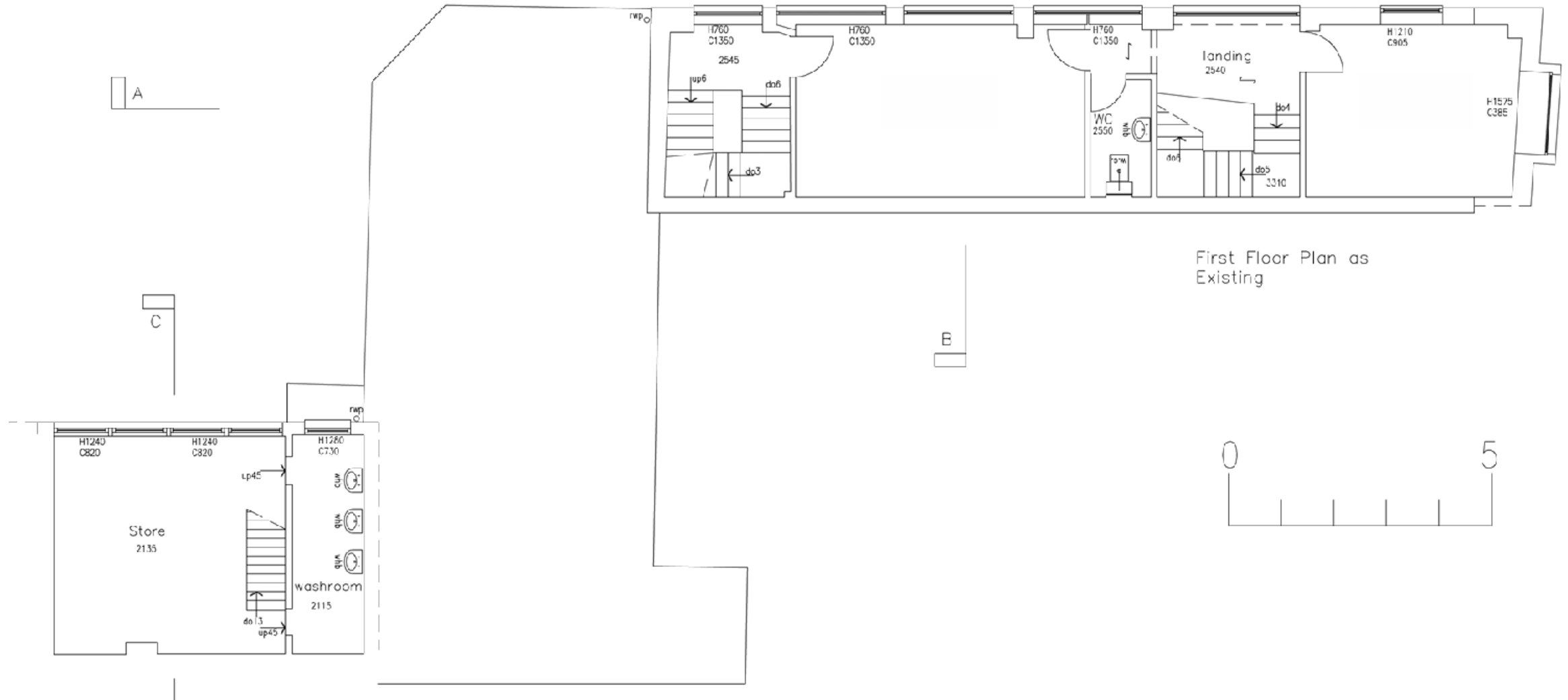
161



Proposed Ground Floor Plan

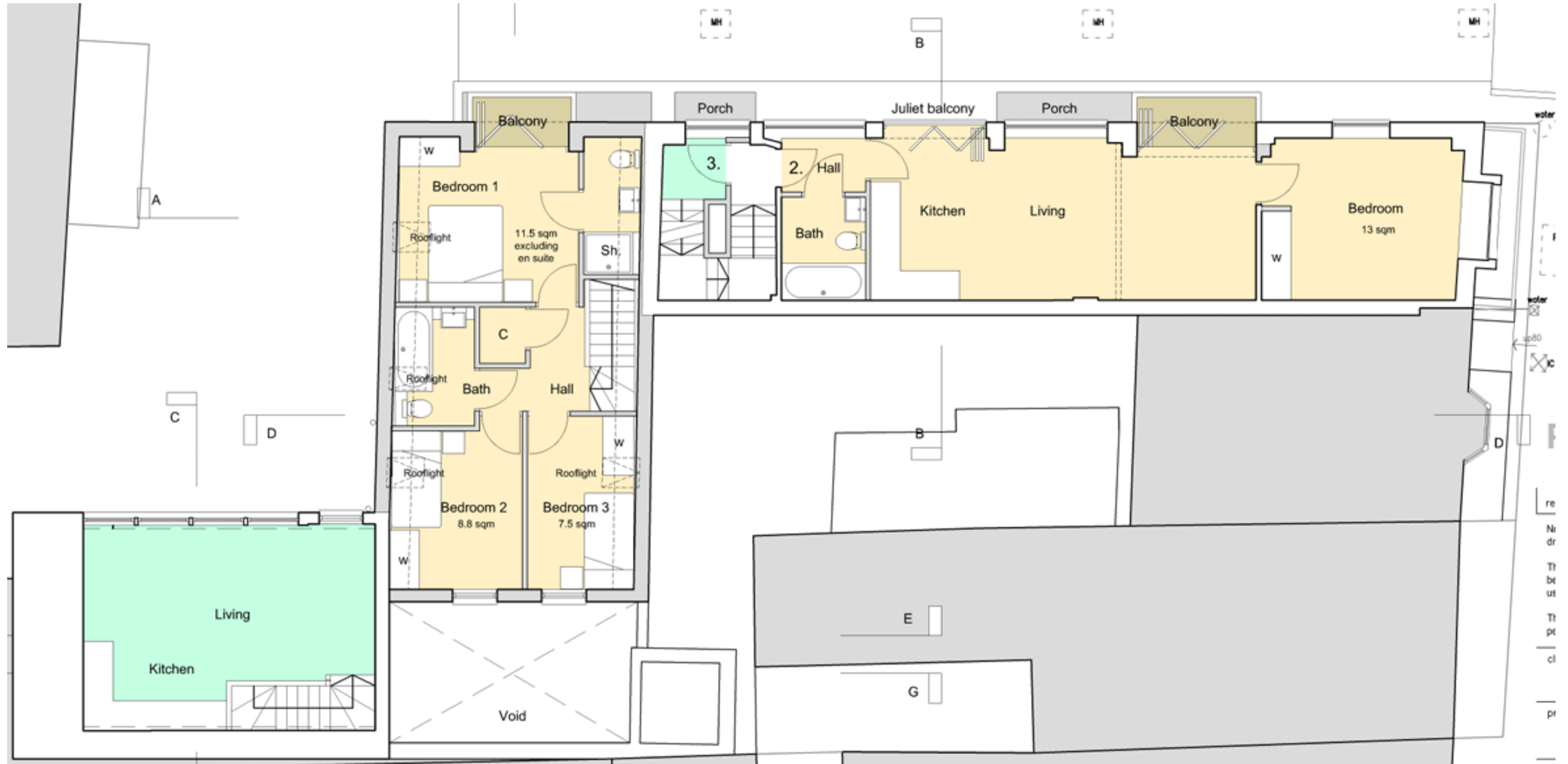


Existing First Floor



First Floor Plan as Existing

Proposed First Floor



165



Proposed Second Floor



Schedule of accommodation

Representations

Sixteen (16) representations received from ten people objecting to the application:

- Excessive height, bulk and overdevelopment of a constrained site
- Harm to the character and appearance of the East Cliff Conservation Area
- Loss of daylight and sunlight, overshadowing and an overbearing effect
- Loss of privacy and overlooking
- Loss of outlook and views
- Noise, dust, disturbance and access difficulties during construction
- Daylight and sunlight assessment is incomplete or relies upon assumptions
- Inaccurate plans, measurements, site boundaries and neighbouring building information
- Concern regarding ownership of land and access arrangements
- Damage to adjoining property, drainage and the historic courtyard surface
- Insufficient cycle and car parking and increased pressure on surrounding streets
- Traffic, servicing, refuse collection, drainage and highway-safety concerns
- Cumulative effects with application BH2026/00879 on the opposite side of the access
- Potential effects on the value of neighbouring property and residents' mental health

Key Considerations

- Principle of the change of use and loss of commercial floorspace
- Housing delivery and affordable housing
- Standard of accommodation
- Design and heritage impacts
- Neighbouring amenity
- Transport and parking

Conclusion and Planning Balance

- Prior approval BH2024/01916 permits the conversion of the same ground- and first-floor accommodation to four flats.
- Design not harmful to the character and appearance of the East Cliff Conservation Area
- Impacts on neighbouring amenity considered to be acceptable
- Standard of internal accommodation considered acceptable
- Impact of proposal with recent approval of BH2026/00879 (Erection of three storey building to provide 2no self contained flats at Land South of 5 College Place) acceptable.
- No harmful highways impacts

Recommendation is to **approve**

