

# 126 Gloucester Road

BH2022/02689



Brighton & Hove  
City Council

# Application Description

- Change of use of part of ground floor and of first floor from commercial (E) to residential (C3) and raising of roof ridge height to facilitate second floor accommodation to form 5no residential units, incorporating a single dormer to the south elevation and a single rooflight to the west elevation, revised fenestration and associated alterations.



# Existing Location Plan



01 Block Plan  
Scale: 1:500

232

1313/01

# Aerial photo(s) of site



233

# Street photo(s) of site



234

# Split of uses/Number of units

- The development would provide 2x1 bedroom (40%), 2x2 bedroom (40%) and 1x3 bedroom (20%) residential units.
- The scheme would provide 187 sqm of commercial space (reduced from 509.9sqm)

# Existing South Elevation

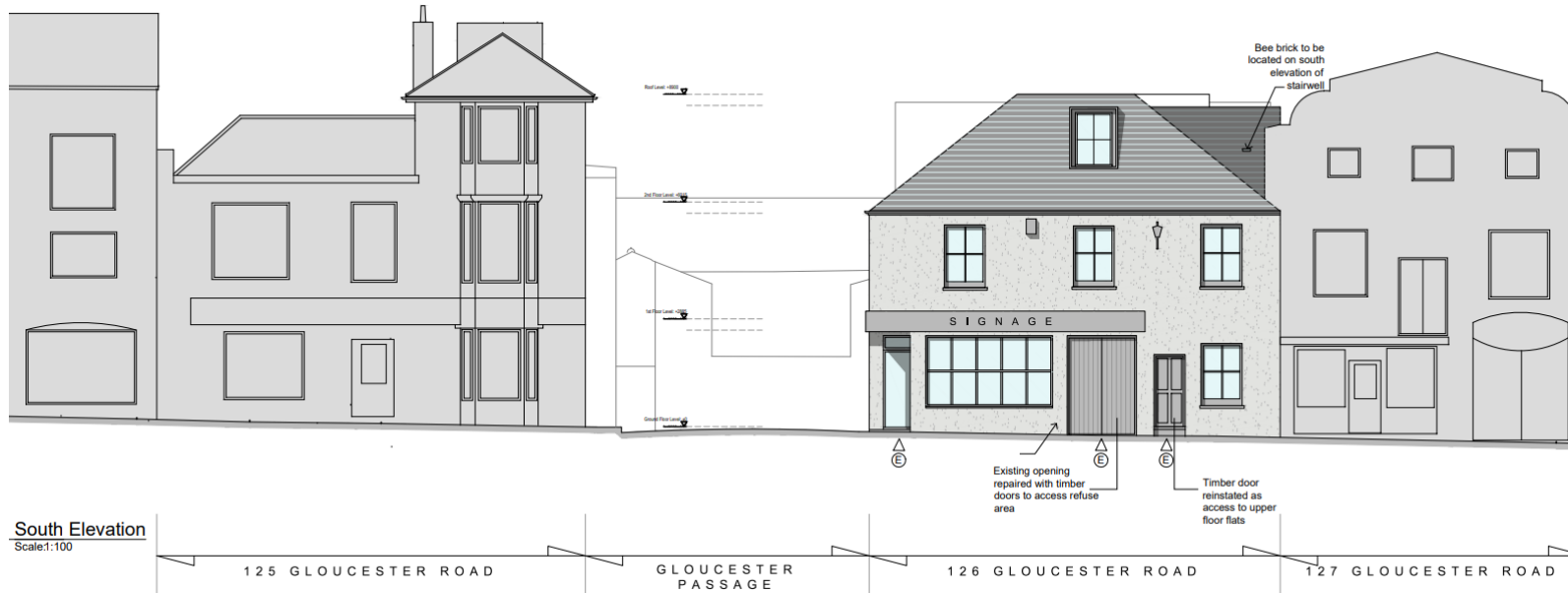


01 South Elevation  
Scale:1:100





# Proposed South Elevation



# Existing West Elevation

238



02 West Elevation  
Scale:1:100

1313/05

# Proposed West Elevation

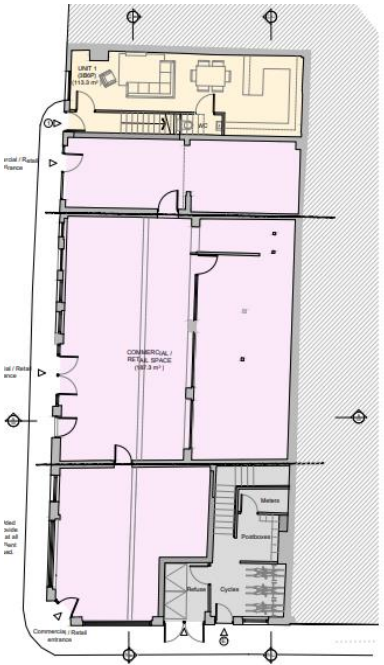


239

ID

# Proposed Floor Plans

240



WATER ROAD

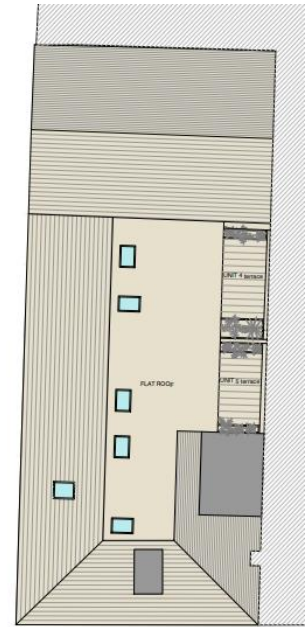
01 Ground Floor Plan  
Scale: 1:100



02 First Floor Plan  
Scale: 1:100



03 Second Floor Plan  
Scale: 1:100



04 Roof Plan  
Scale: 1:100

# Proposed Site Section(s)



241

ID

# Key Considerations in the Application

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- The impact of the alterations to the existing building on the North Laine Conservation Area
- The principle of the change of use in terms of loss of employment space and provision of 5 units of accommodation
- Impact on the amenity of both occupiers and neighbours

# S106 table

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## S106 Heads of terms

### Affordable Housing:

Provision of a commuted sum of £254,300 in lieu of on-site provision of affordable housing.

### Highway Works

The following highway works are required to be secured via a section 278/38

agreement:

Implementation of new footway at the eastern corner of the junction of Gloucester Passage with Gloucester Road, and any reasonable adjustments required to the impacted junction.



# Conclusion and Planning Balance

On balance, it is considered that the positive aspects of the scheme such as the provision of 5 new dwellings within a sustainable location and the modernisation of the existing Class E commercial unit are such that they outweigh the concerns regarding the quality of the accommodation provided (in particular Unit 2) or the less than substantial harm to the character of the conservation area. Approval is therefore recommended.

