

59

2 Gordon Road

BH2023/00469



Brighton & Hove
City Council

Application Description

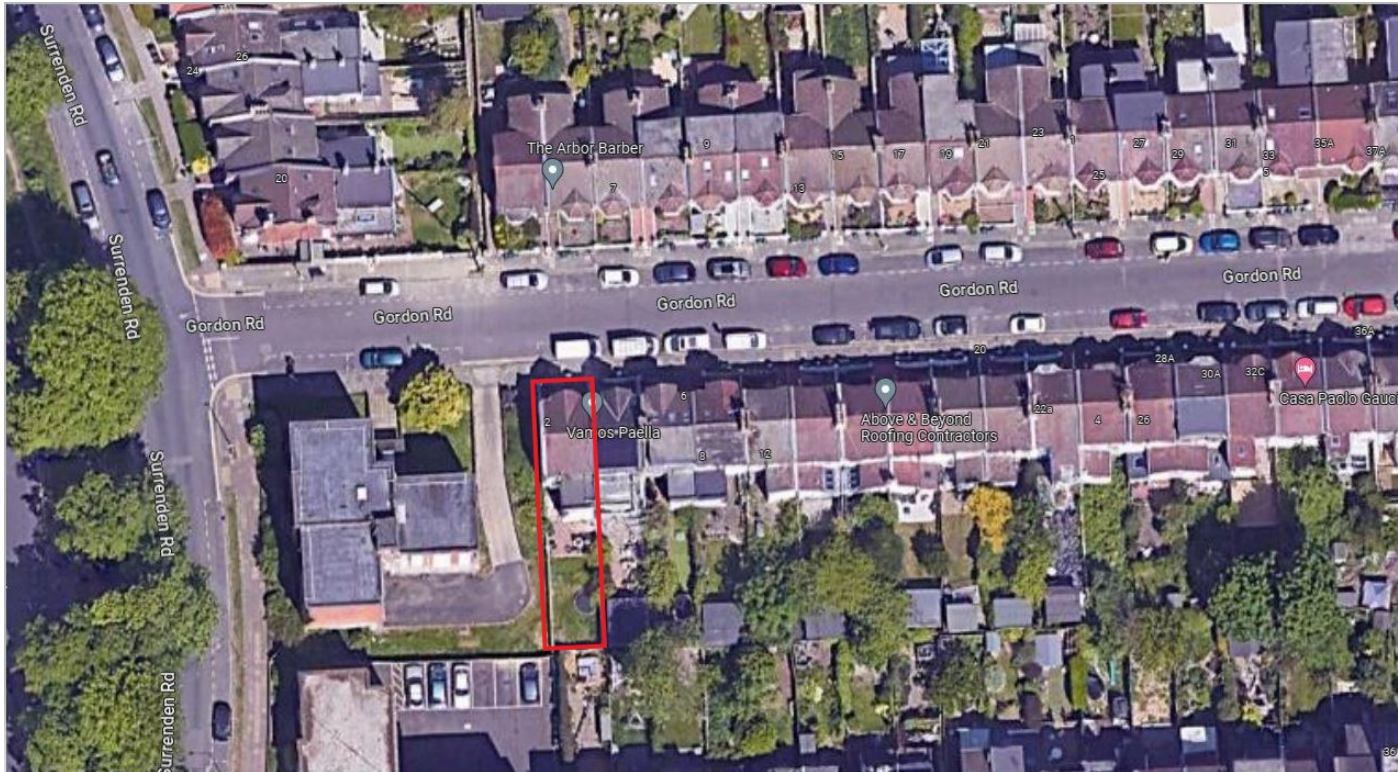
- Erection of a single storey rear extension at lower ground floor level, two storey side extension, rear dormer extension, revised fenestration and associated works to existing HMO property, increasing capacity from a seven person, seven bedroom HMO to an eight person, eight bedroom HMO.

Existing Location Plan

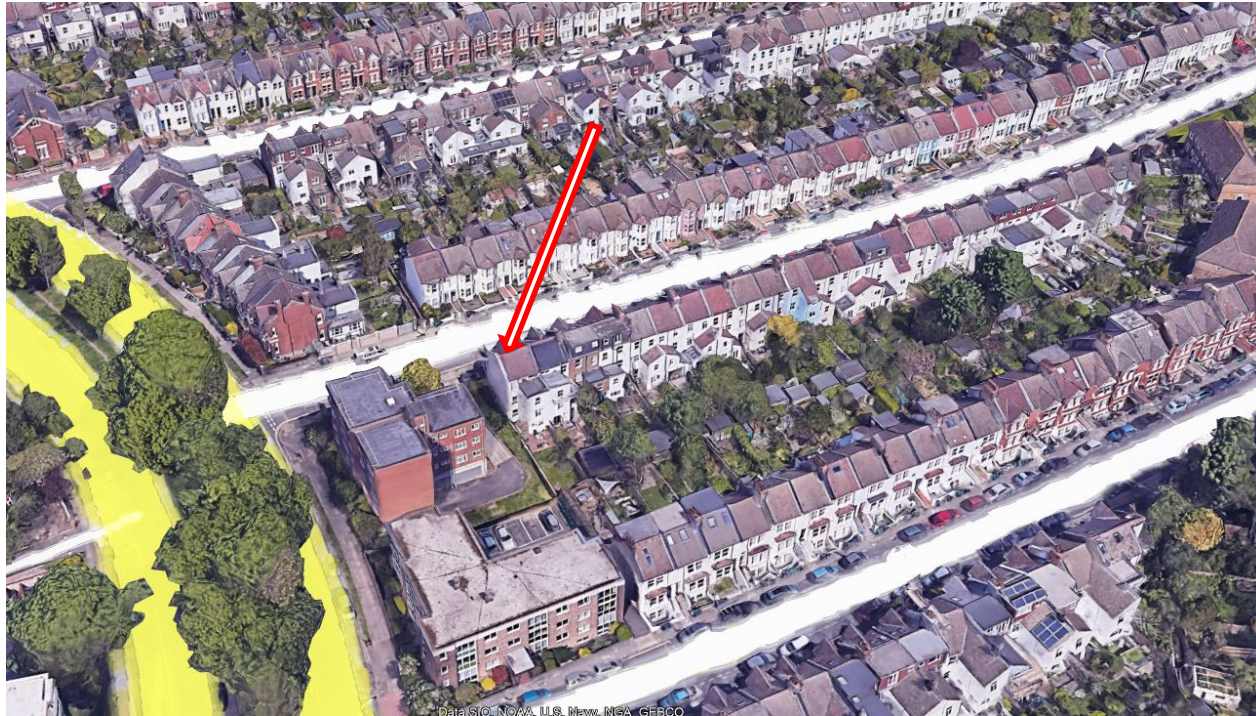
61



Aerial photo(s) of site



3D Aerial photo of site



Street photo of site looking east



Street photo of site looking west



Street photo of front (northern) elevation



Photos of rear (southern) elevation



Photos of rear elevation

68



Photos of site from rear garden

69



Photos from garden towards Florence Court to west



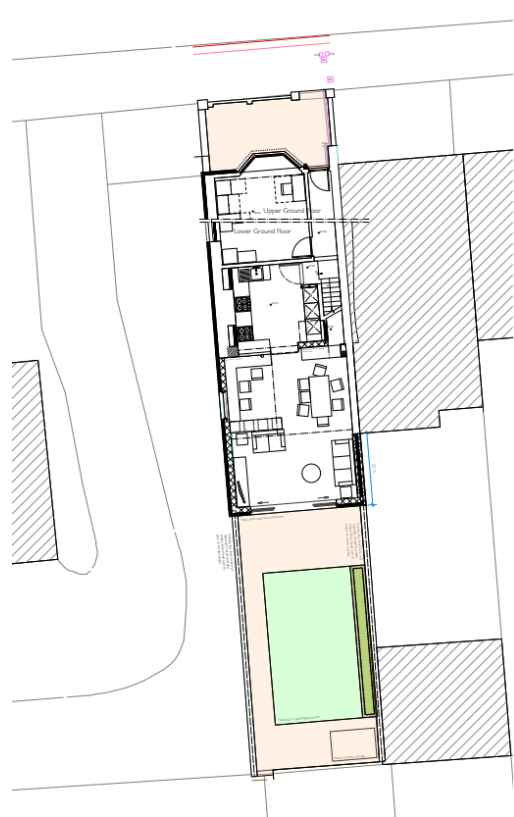
Existing Site Plan



71

ID

Proposed Site Plan



72

ID

Existing Front (North) Elevation



Datum: 45.00m
ELEVATION C

Proposed Front (North) Elevation



74

ID

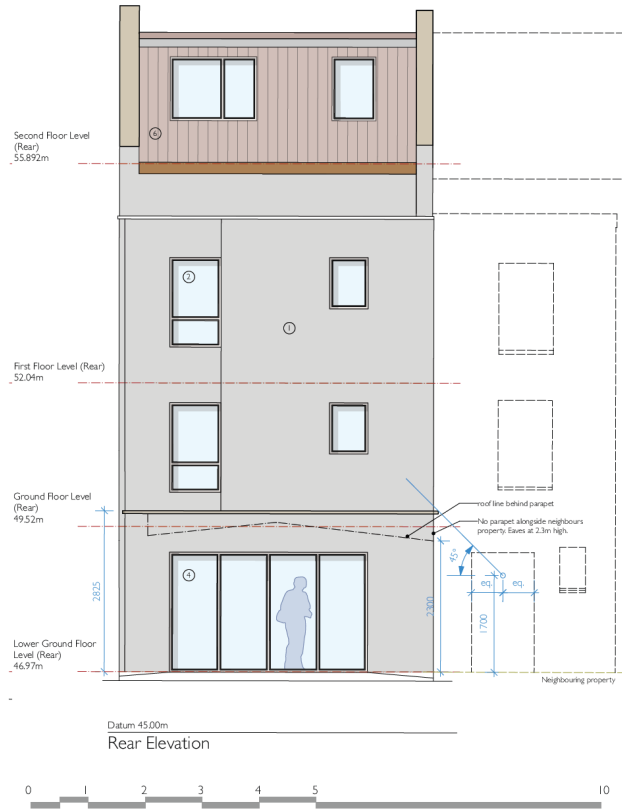
Existing Rear Elevation



75

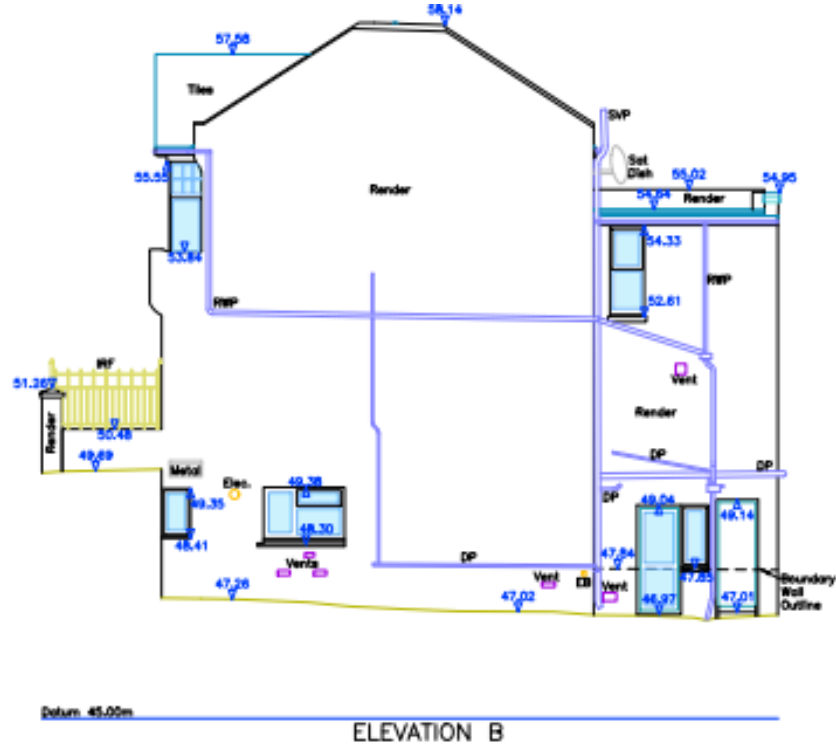
ID

Proposed Rear (South) Elevation



76

Existing side (west) elevation



Proposed Site (West) Elevation

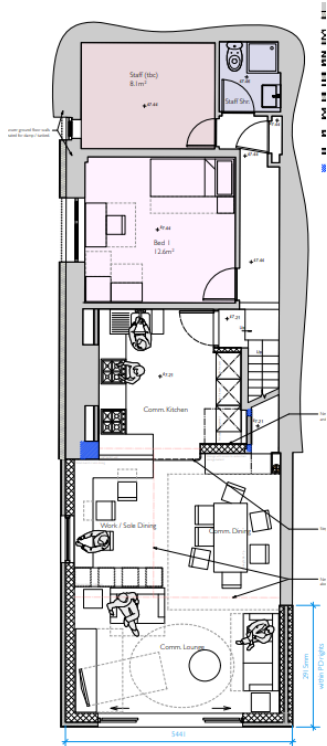


78

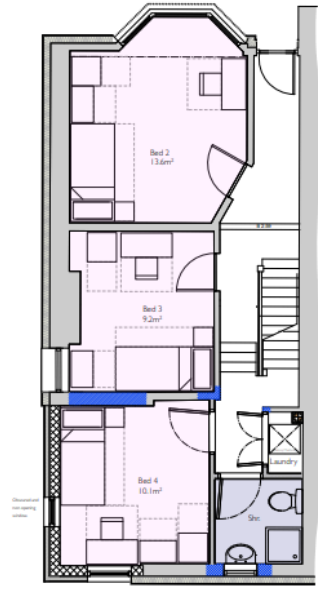
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Proposed Floor Plans

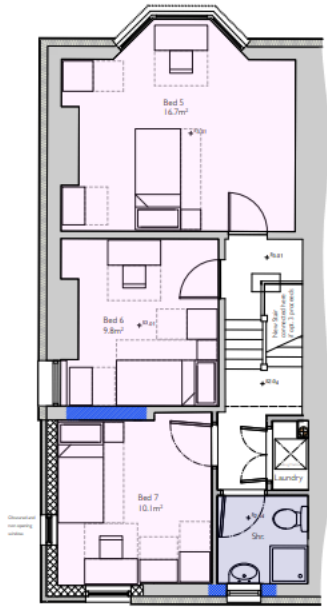
79



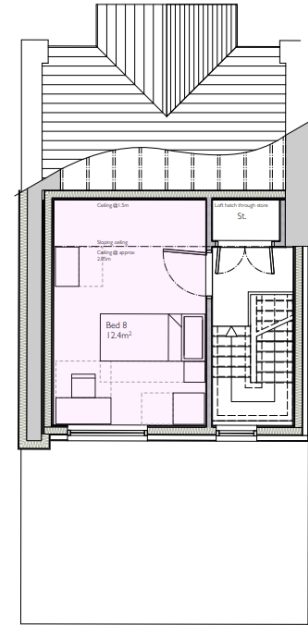
10 Lower Ground Floor Plan
Scale: 1:50



11 Proposed Ground Floor
Scale: 1:50



12 First Floor Proposed
Scale: 1:50



14 2nd Floor / Attic
Scale: 1:50

ID

Representations

62 objections received (23/06/2023). Key material issues raised:

- Highway/parking impacts
- Noise
- Overdevelopment/poor design
- Loss of privacy/overshadowing/overlooking
- Antisocial behaviour
- Change of use
- Lack of consultation.

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Impact on adjacent conservation area
- No change of use is proposed

Conclusion and Planning Balance

- Development would improve visual appearance of the dwelling in the street.
- Internal improvements to increase space for future occupiers.
- No significant additional impacts on neighbouring residents amenity from the increase from seven bedrooms to eight.
- No harm to setting of conservation area
- Some harm to rear elevations of host property through increase in outrigger size.
- Some loss of amenity to No.4 Gordon Road through extension on the shared boundary.
- On balance the application is considered acceptable, without significant impact and to accord with planning policy so
Recommend Approval.