Dolphin Court, Hove Street

BH2021/02934

Brighton & Hove City Council

Application Description

- Erection of an additional storey to provide 2no. two-bedroom flats and 1no. one-bedroom flat (C3) including roof terraces, new lift plant and overrun.

Brighton & Hove City Council

Map of application site

Existing Location Plan

Plan:
LOCATION PLAN - EXISTING
Scale - 1:1250

N

002-3-(PP)-LVL0

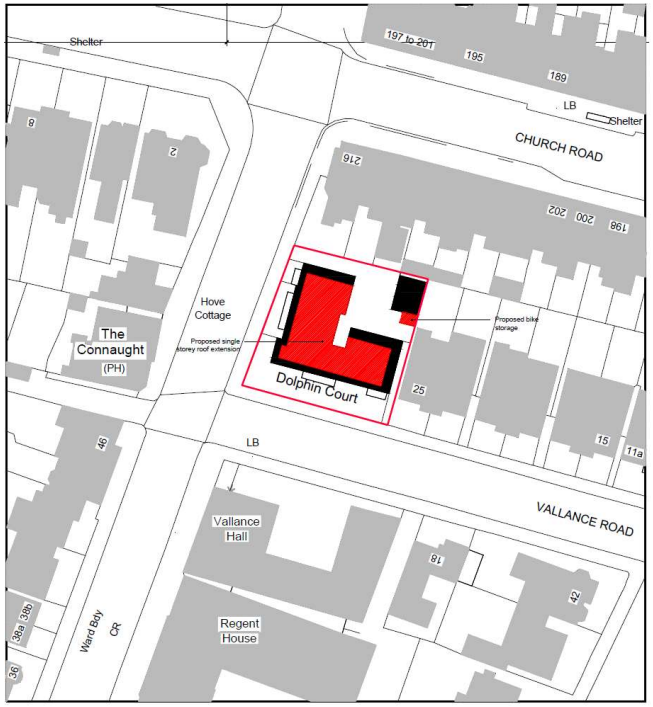
Brighton & Hove City Council

Existing Block Plan

002-3-(PP)-LVL0

Brighton & Hove City Council

Proposed Location Plan



Plan:
LOCATION PLAN - PROPOSED
Scale - 1:1250

N

002-3-LCT PLNS Rev D

Brighton & Hove City Council

Proposed Block Plan

002-3-LCT PLNS Rev D

Brighton & Hove City Council

Aerial photo of site

Brighton & Hove City Council

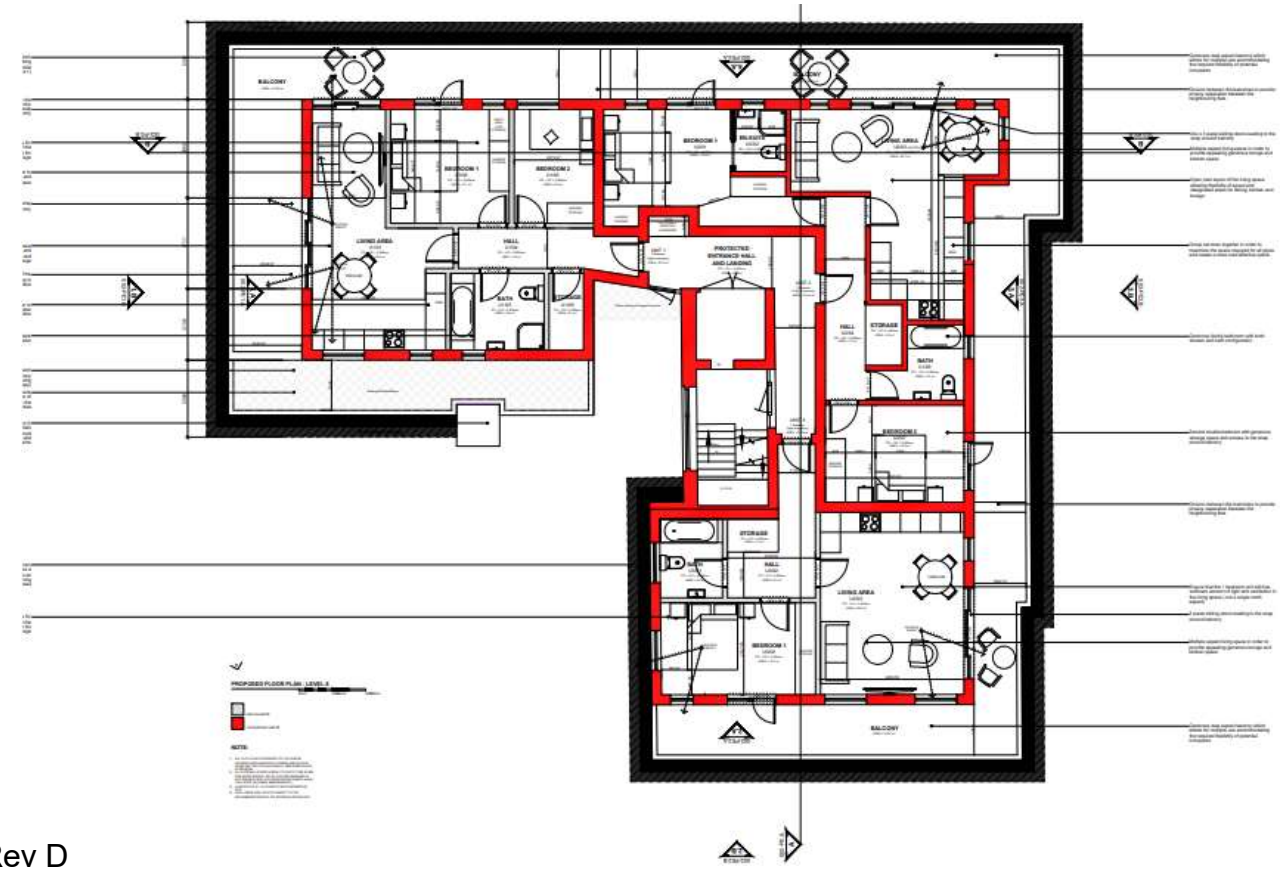
3D Aerial photo of site

Street photos of site

Street photos of site

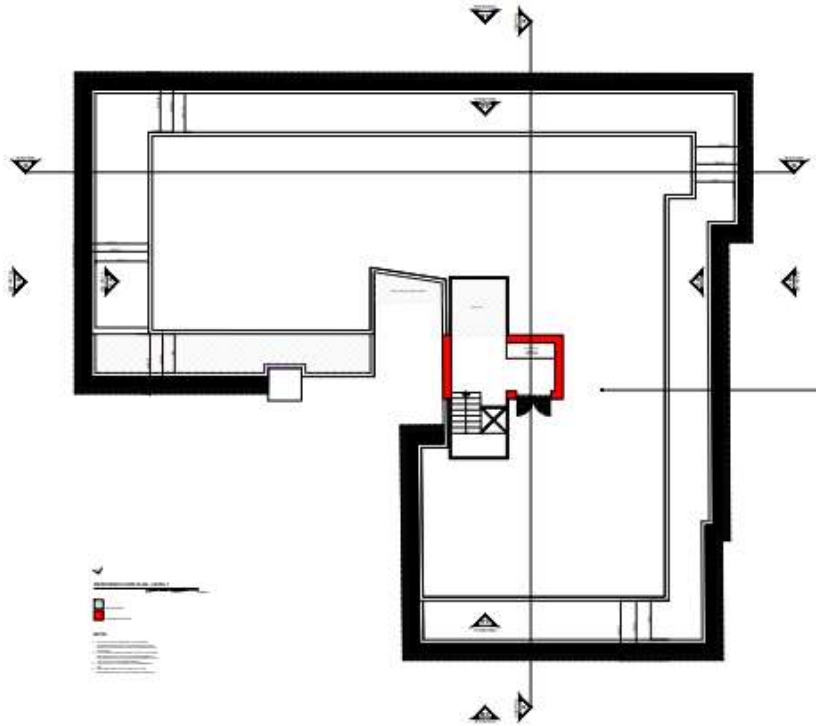
Street photos of site

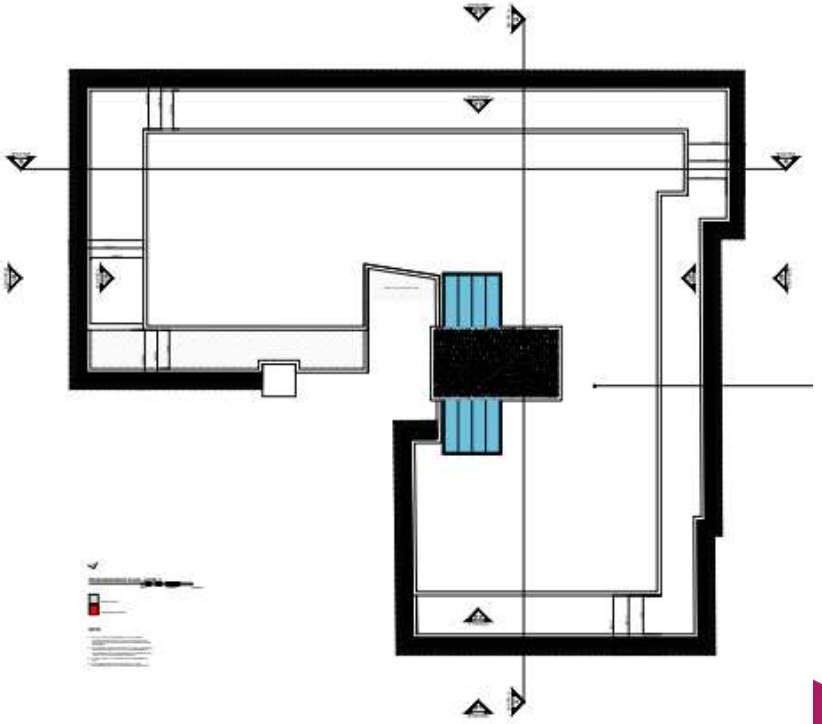
Proposed Sixth Floor Plan



002-3-(PP)-LVL6 Rev D

Proposed Seventh Floor & Roof Plans





002-3-(PP)-LVL7 Rev D and 002-3-(PP)-LVL8 Rev D

Existing Front Elevation

002-3-(EE)-3

Proposed Front Elevation

002-3-(PE)-3.B

Brighton & Hove City Council

Existing Rear Elevation

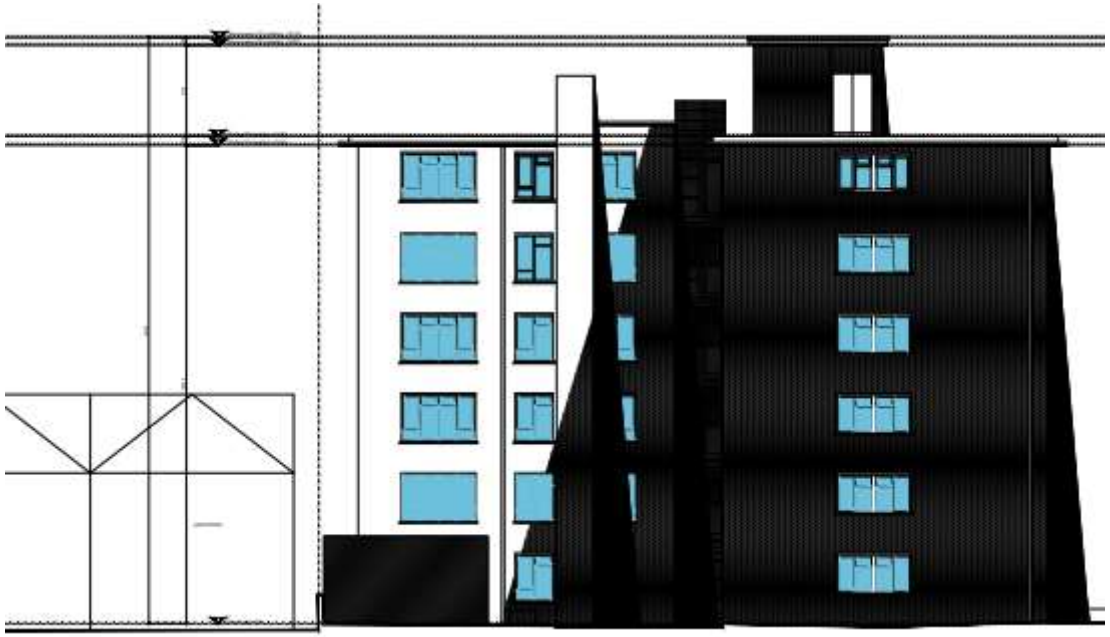
002-3-(EE)-2

Brighton & Hove City Council

Proposed Rear Elevation

002-3-(PE)-1.B Rev D

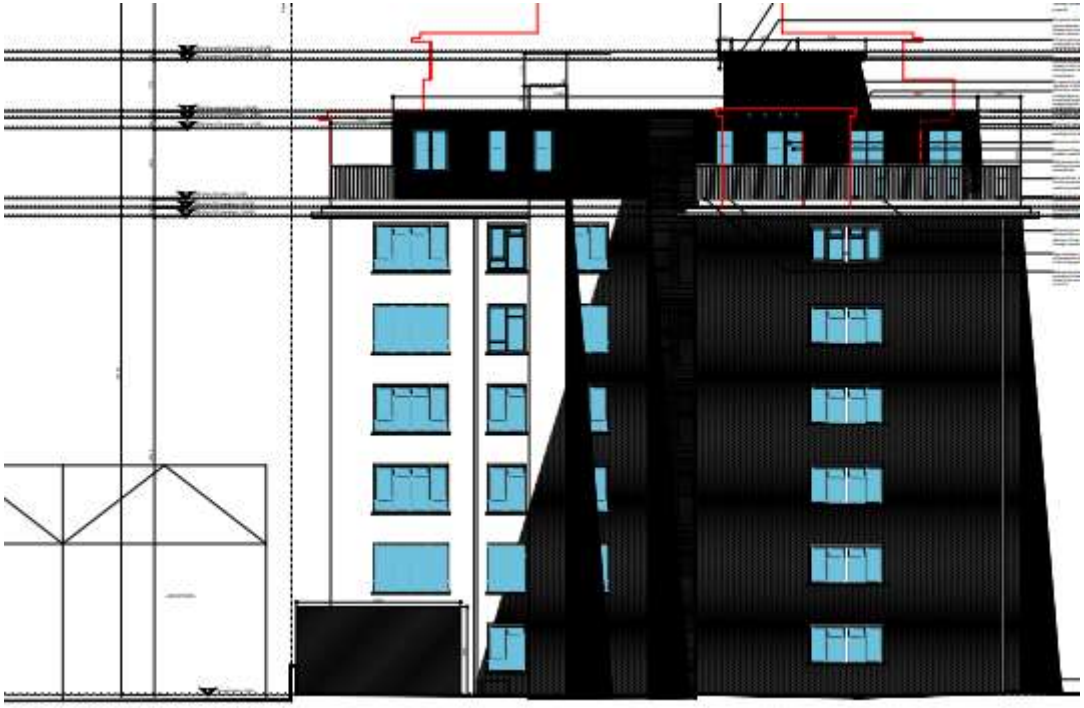
Existing North Side Elevation



002-3-(EE)-1

Brighton & Hove City Council

Proposed North Side Elevation



002-3-(EE)-1

Brighton & Hove City Council

Existing South Side Elevation

002-3-(EE)-4

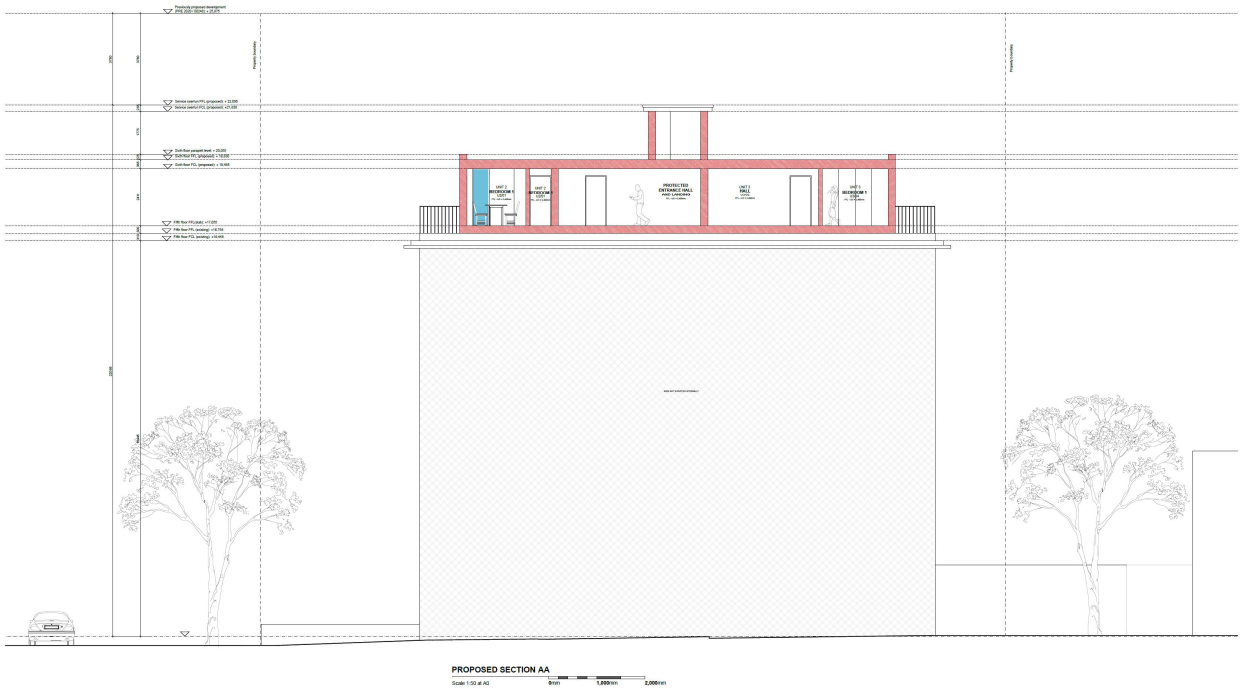
Brighton & Hove City Council

Proposed South Side Elevation

002-3-(PE)-4.B

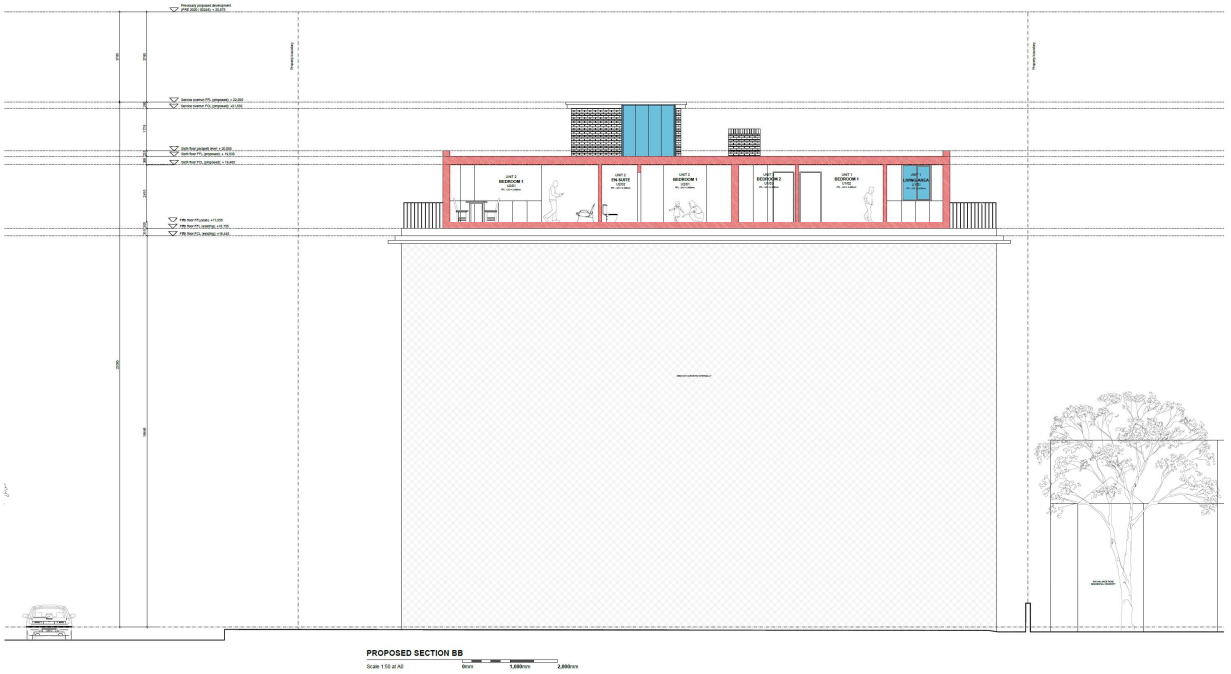
Brighton & Hove City Council

Proposed Site Section



002-3-(PS)-AA Rev D

Proposed Site Section



002-3-(PS)-BB Rev D

Proposed Visual - South Elevation

002-3-VIEW 1&2 Rev D

Proposed Visual - Front Elevation

002-3-VIEW 5&6 Rev D

Brighton & Hove City Council

Proposed Visual - Looking South East

002-3-VIEW 3&4 Rev D

Brighton & Hove City Council

Proposed Visual - Looking South

002-3-VIEW 5&6 Rev D

Brighton & Hove City Council

Proposed Visual - Looking West

002-3-VIEW 1&2 Rev D

Proposed Aerial Visual - South

002-3-VIEW 3&4 Rev D

Brighton & Hove City Council

Proposed Aerial Visual - North

002-3-VIEW 7&8 Rev D

Proposed Top Floor Visual - South West

002-3-VIEW 9&10 Rev D

Brighton & Hove City Council

Proposed Top Floor Visual - South East

002-3-VIEW 9&10 Rev D

Brighton & Hove City Council

Key Considerations in the Application

- Principle of development
- Design and Heritage
- Biodiversity
- Impact on Neighbouring Amenity, including fire safety
- Impact on Highways
- Standard of Accommodation
- Sustainability

Conclusion and Planning Balance

- Provision of three new dwellings in existing building – significant benefit in time of housing need;
- Sustainability and biodiversity net gains;
- High quality design of the additional storey;
- No adverse impact on heritage assets, neighbouring amenity or on highways safety;
- Good standard of accommodation provided.

Recommendation: **Approve**