

28A Crescent Road

BH2021/04390



Brighton & Hove
City Council

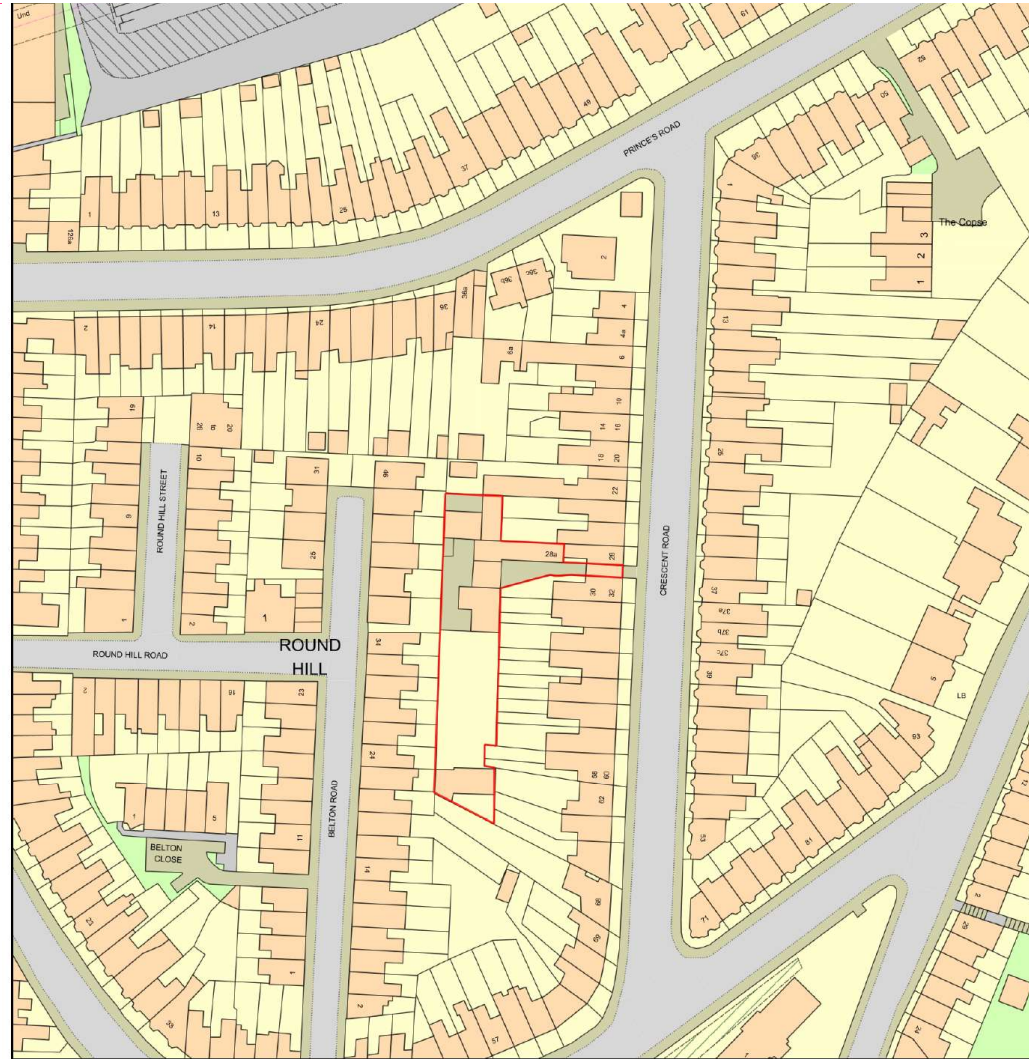
Application Description

- Conversion of existing commercial building and erection of two new buildings to provide 4no. two bedroom houses (C3) (retrospective to address non-compliance with condition 12 in relation to permission ref. BH2018/00433.)

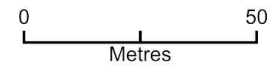
Proposal

- Planning permission granted in 2019 to redevelop the site for residential use
- Condition 12 restricted parking permits for future residents.
- Site redeveloped without condition 12 being discharged.
- Current application seeks to address this breach retrospectively by seeking planning permission without the imposition of that condition – i.e. no parking permit restriction.
- Retrospective nature of the application is not a material consideration.

Site Location Plan



28b, 28c, 28d, 28e Crescent Road



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Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



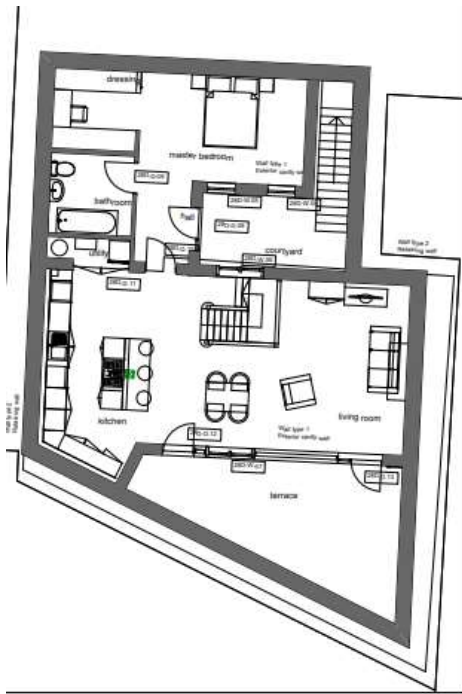
Site Entrance



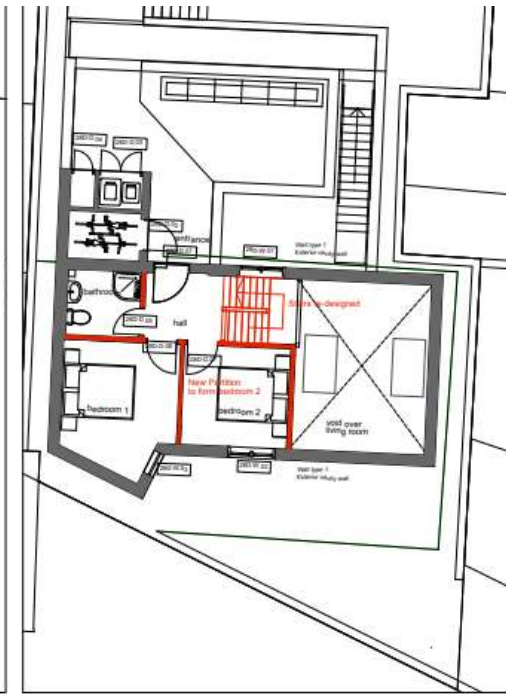
Site Entrance

Approved Scheme

8



3D LOWER GROUND FLOOR. PROPOSED PLAN SCALE 1:50



3D UPPER GROUND FLOOR. PROPOSED PLAN SCALE 1:50



3D ROOF. PROPOSED PLAN SCALE 1:50



Consented scheme: Block Plan - Scale 1:500

D.009

Key Considerations in the Application

- Principle of the development;
- Impact on highway capacity and road safety.



Conclusion and Planning Balance

- No change to policy context or other material considerations – principle of redevelopment acceptable;
- No longer considered appropriate to impose ‘car-free condition’ – already managed through CPZ/parking service. Details will be passed to parking authority to consider whether residents should be entitled to a parking permit.
- Recommend approval.