

67

Land To The North Of St Nicolas Ce Primary School

BH2021/02844



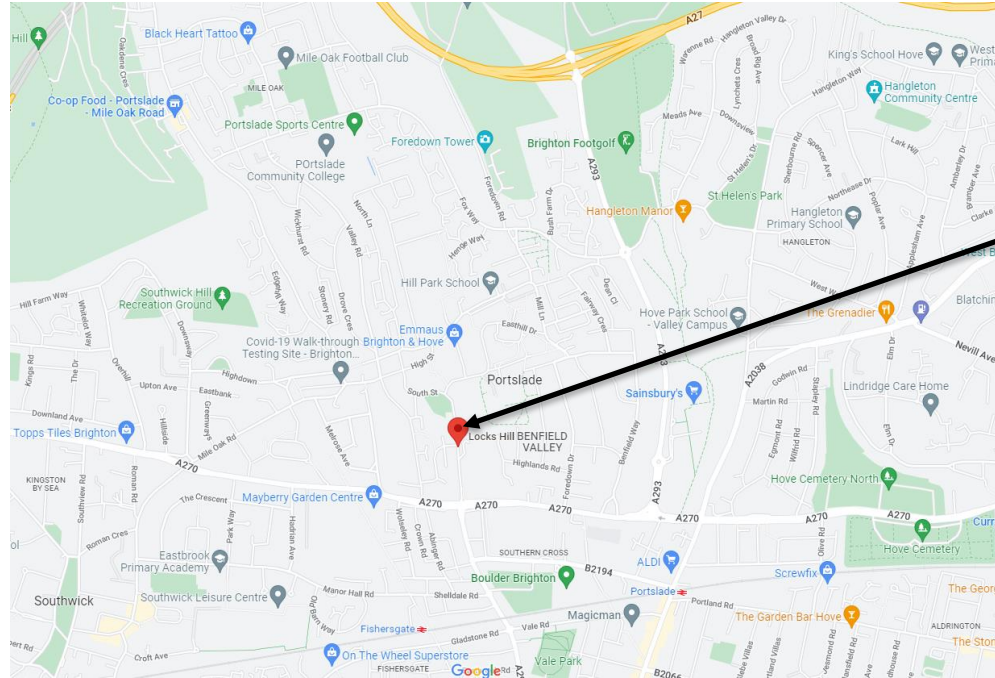
**Brighton & Hove
City Council**

Application Description

- Erection of 6no. two storey, one bed homes (C3) with residential gardens and cycle parking.

Map of application site

69

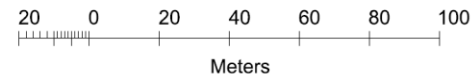


Application site

Proposed Location Plan



KEY	
	Proposed House
	Extent of site
Full address	
Locks Hill, Portslade, BN41 2LA	



Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site

Application Site

St Nicholas School



Locks Hill streetscene looking north.

Other photo(s) of site



St Nicholas
Primary School

Application site entrance on Locks Hill

Photos from within the site



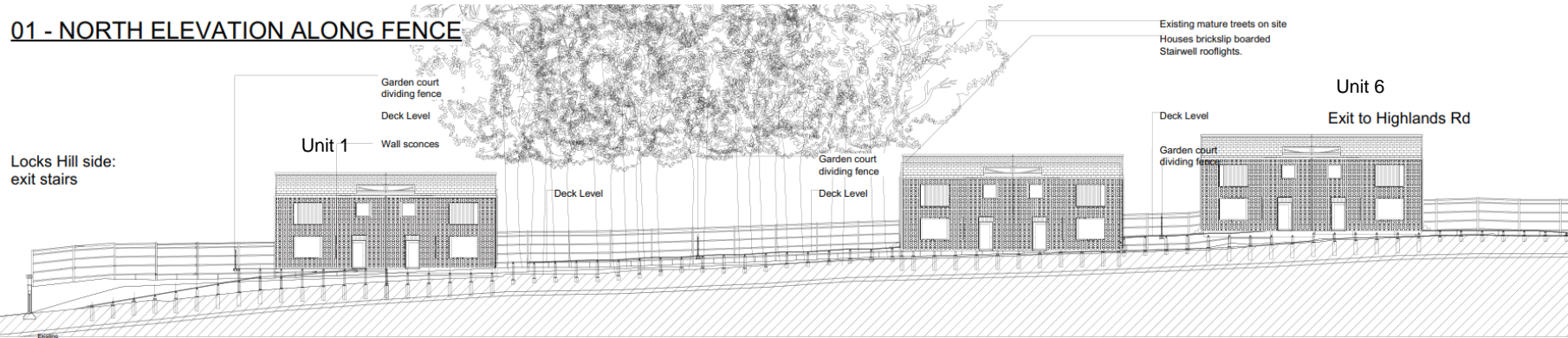
75

Other photo(s) of site

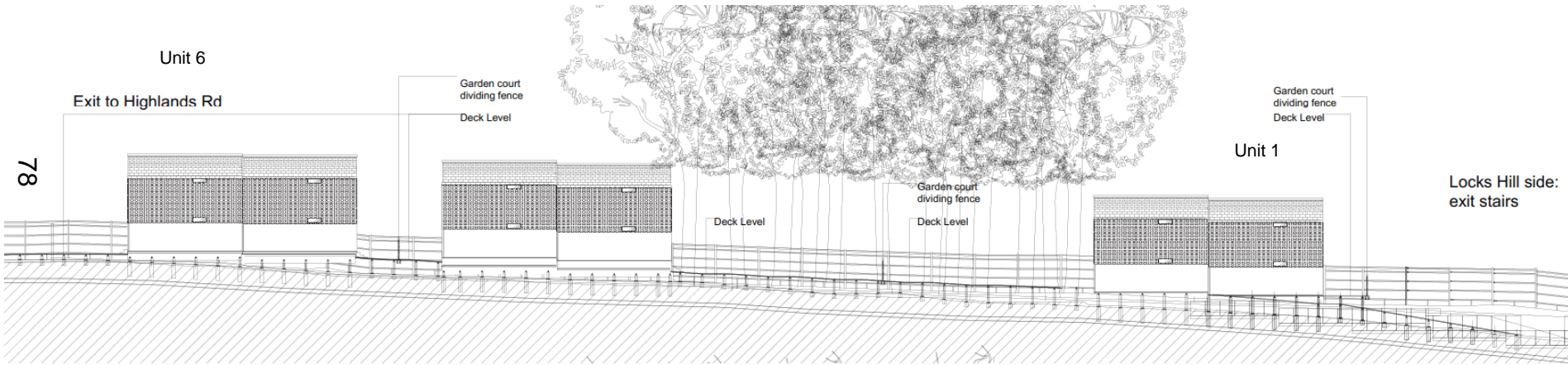


Proposed Front Elevation

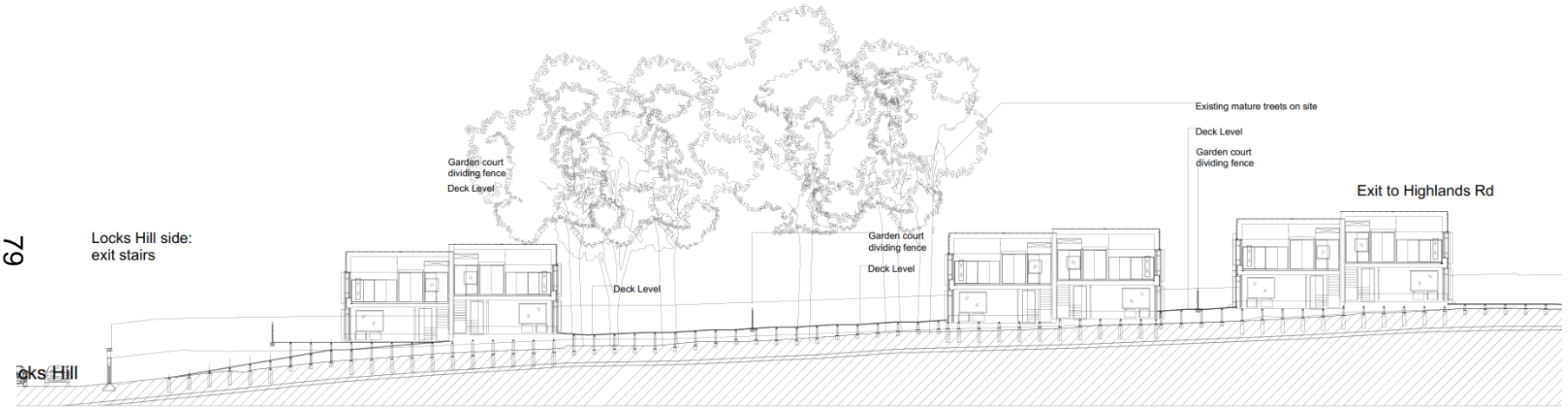
01 - NORTH ELEVATION ALONG FENCE



Proposed Rear Elevation



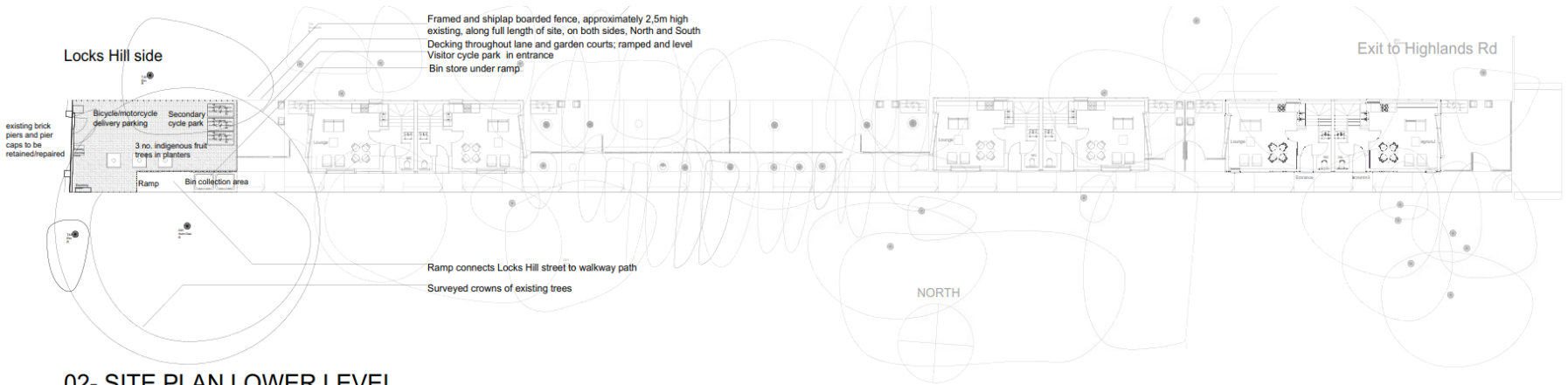
Proposed site section



01 - LONG SECTION THROUGH SITE:
houses and courts/Decked Gardens

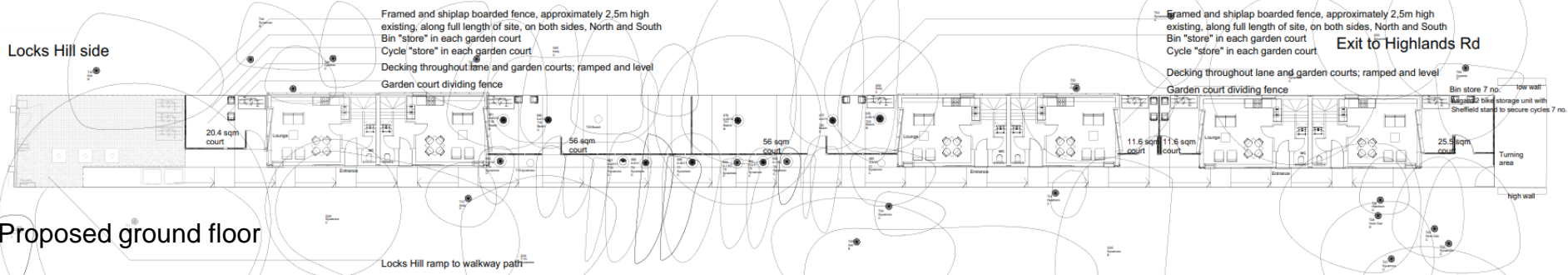
Proposed lower level towards Locks Hill

80

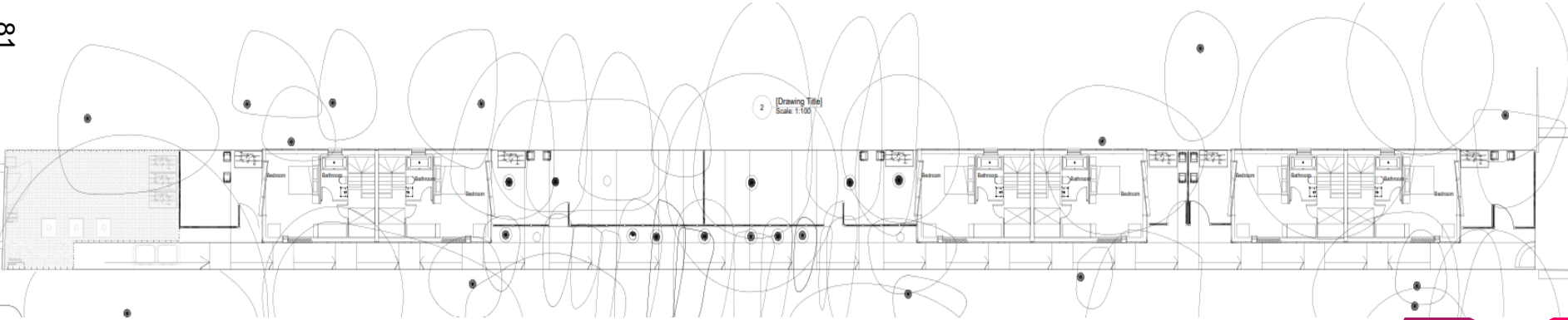


02- SITE PLAN LOWER LEVEL

Proposed Ground and First floors



81



Proposed Visual(s)



Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact on amenity
- Standard of accommodation
- Affordable housing
- Housing mix
- Highways
- Ecology, trees and landscaping

S106 agreement

- Owing to the provision of more than 5 units of residential accommodation on the site, an in-lieu affordable housing financial contribution of £113,000 is sought by way of a S106 agreement.

Conclusion and Planning Balance

- Residential development has previously been accepted on the site (BH2013/00284) which remains extant.
- The proposals make an effective use of this site and the dwellings are of an appropriate design.
- Each unit would provide an acceptable standard of accommodation and provide private external amenity space.
- The scheme would not result in harmful impact to neighbouring properties.
- The housing mix provided on site is justified.
- Subject to conditions, the development is appropriate in terms of impact on highways, ecology and arboriculture.
- **Recommendation: Minded to grant subject to S106 for affordable housing.**

