

# 10 Blatchington Road

**BH2022/00673**



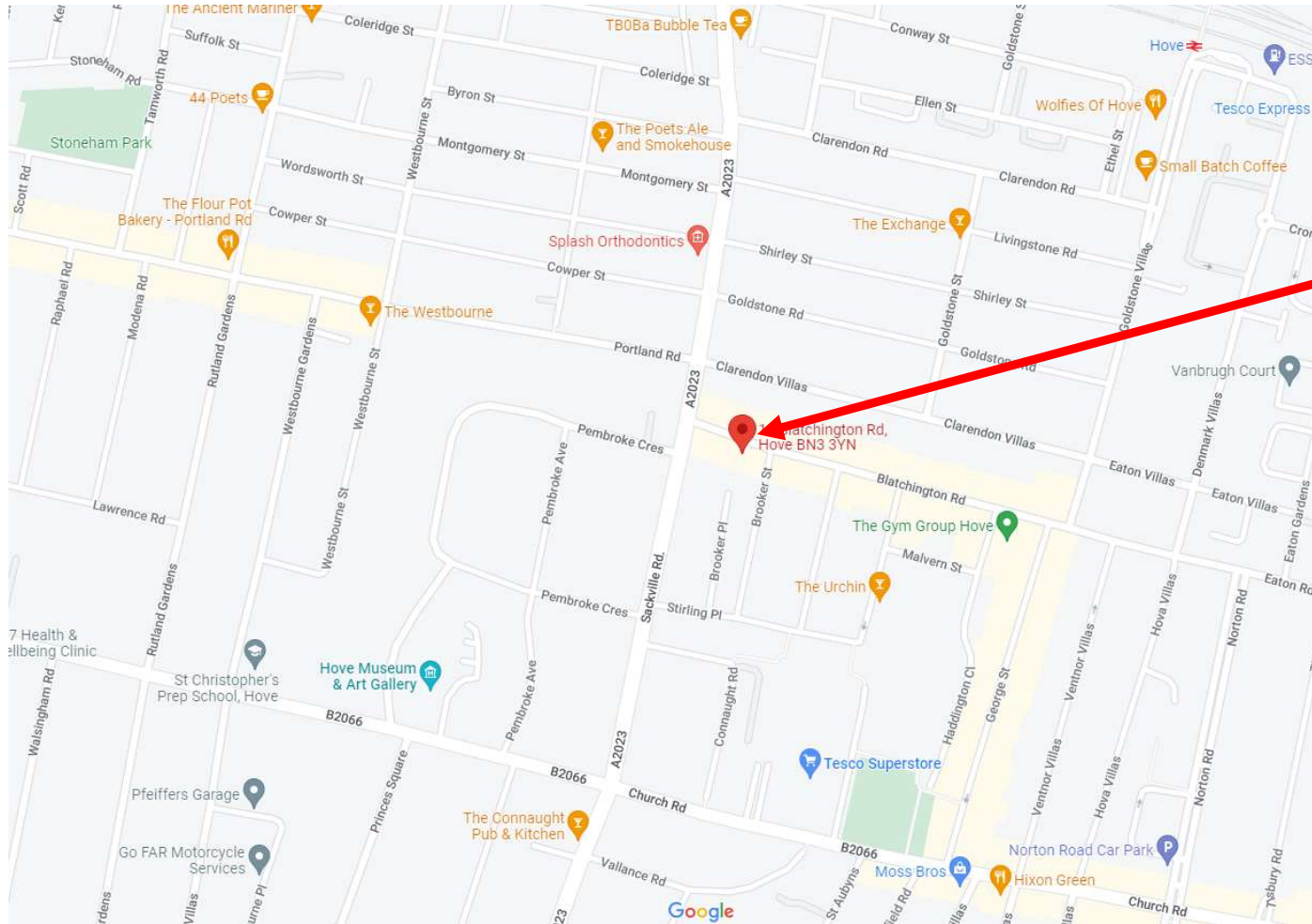
**Brighton & Hove  
City Council**

# Application Description

- Roof alterations incorporating rear dormer and 1no. front rooflight. Enlargement of existing first-floor flat to create 1no. two-bed maisonette (C3). Conversion of existing basement to create 1no. one-bed self-contained studio flat (C3). Demolition of existing single storey rear extension. Alterations to windows and doors including formation of front basement level window. Reinstatement of original raised ground floor level, with new access steps and stone paving to front curtilage.

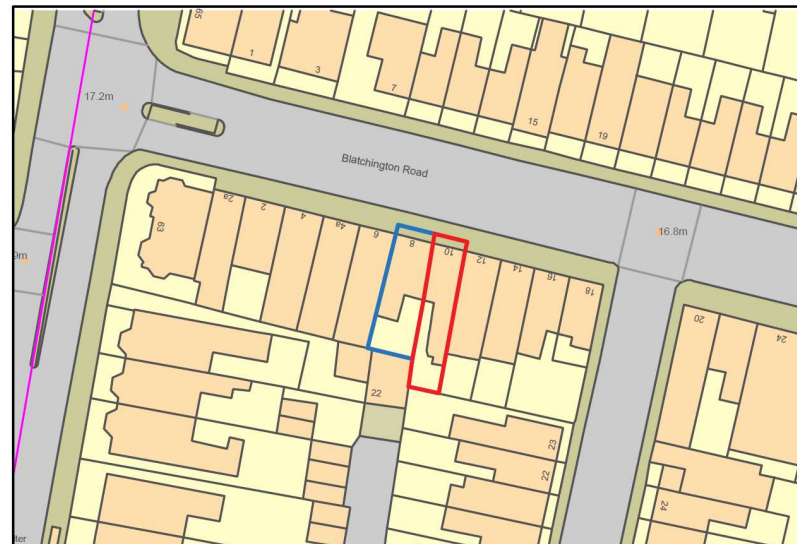


# Map of application site



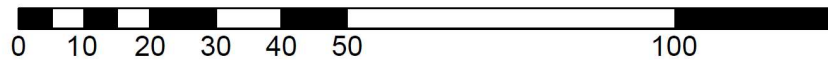
Site

# Location Plan



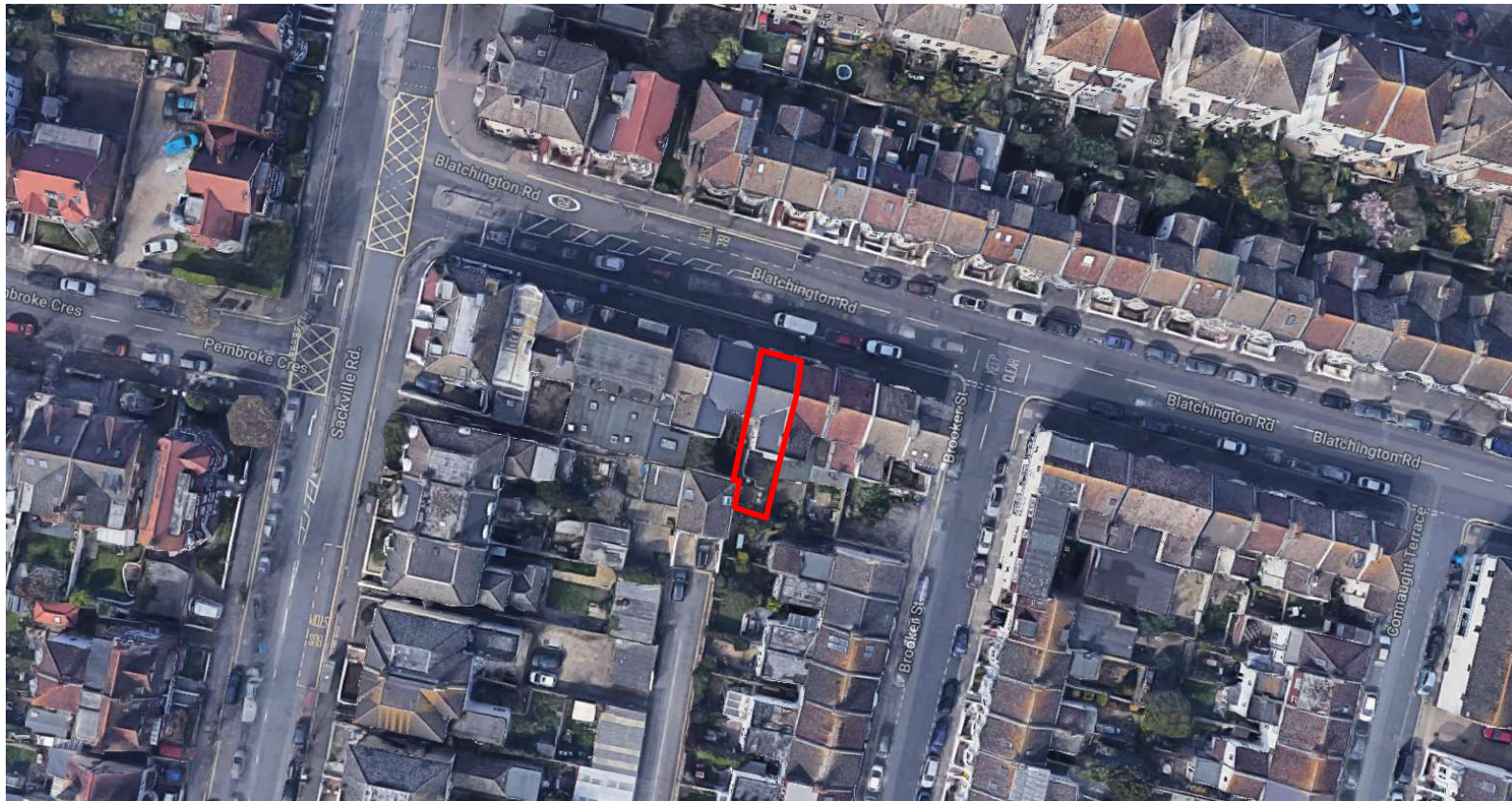
Location Plan - 1:1250@A1

Scale in Metres





# Aerial photo(s) of site



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# 3D Aerial photo of site



North



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# Street photo of site



# Street photo of site

Site





# Existing Front Elevation



North Elevation - Existing 1:50@A1



29

7174/012



# Proposed Front Elevation



7174/022

# Existing Rear Elevation



31

7174/012

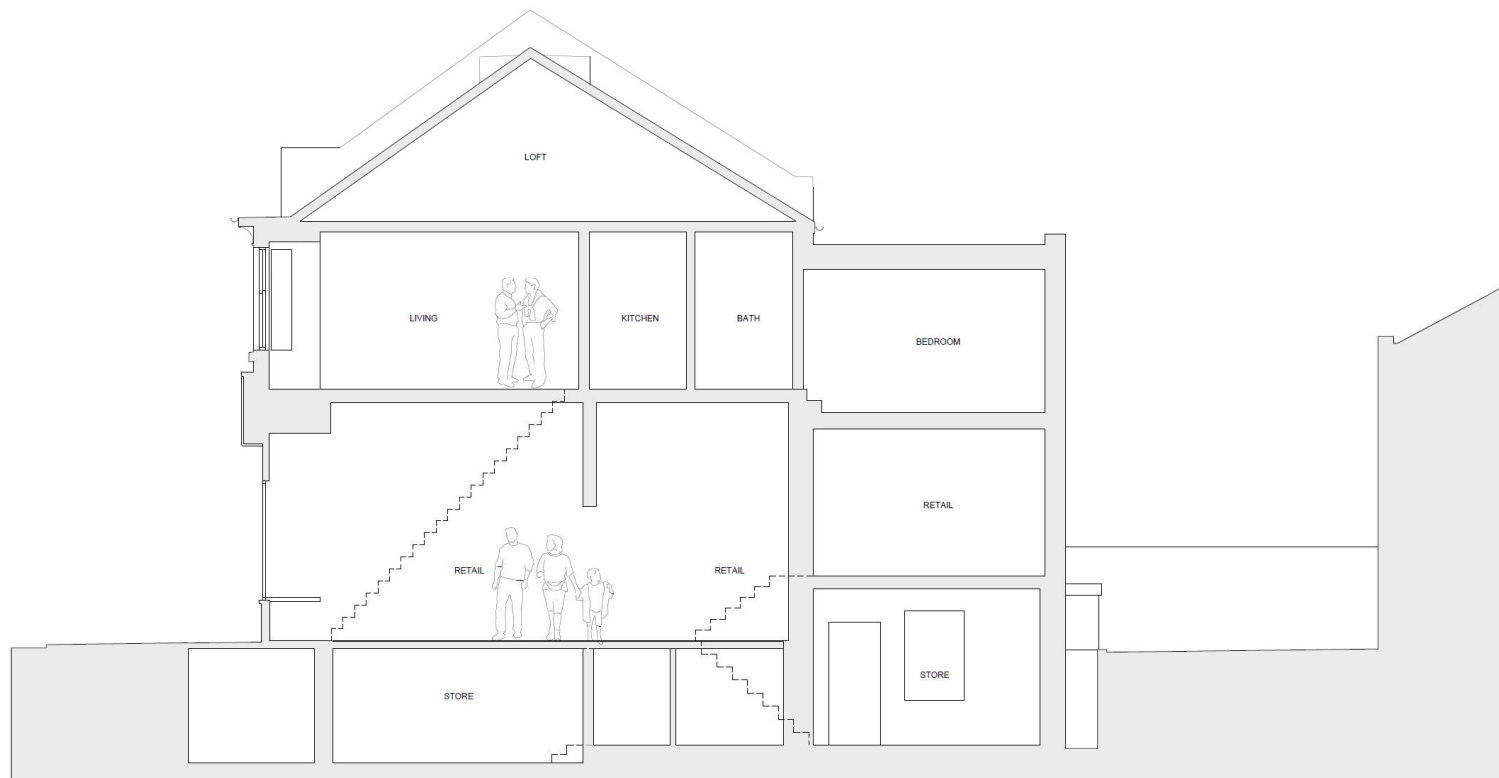


# Proposed Rear Elevation



South Elevation - Proposed 1:50@A1

# Existing Site Section(s)



Section AA - Existing 1:50@A1

Scale in Metres  
0 1 2 3 4 5

# Existing Site Section(s)



Section BB - Existing 1:50@A1

Scale in Metres  
0 1 2 3 4 5

34

7174/013





# Existing Site Section(s)



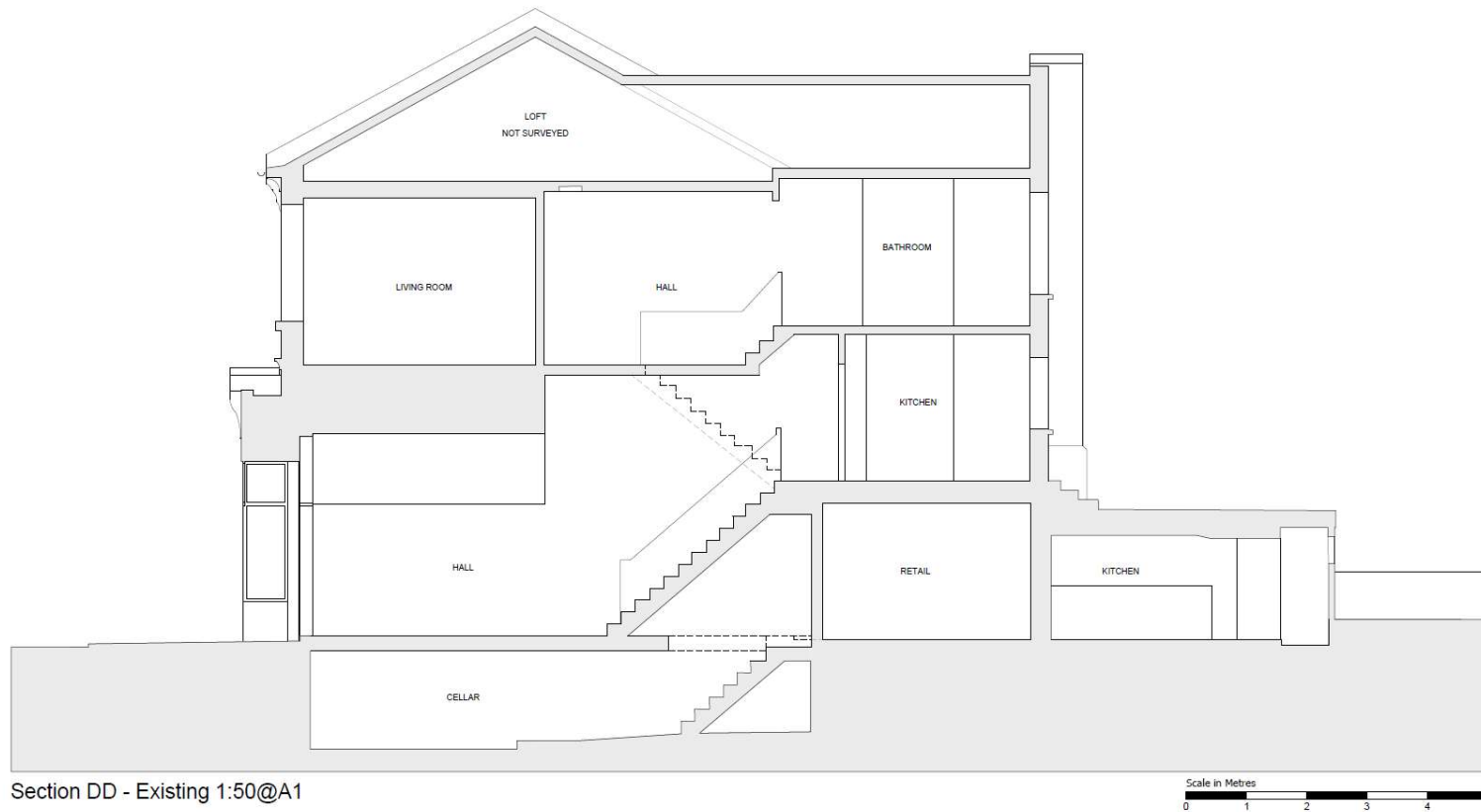
Section CC - Existing 1:50@A1

Scale in Metres  
0 1 2 3 4 5



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# Existing Site Section(s)



Section DD - Existing 1:50@A1

Scale in Metres  
0 1 2 3 4 5



# Proposed Site Section(s)



Section CC - Proposed 1:50@A1



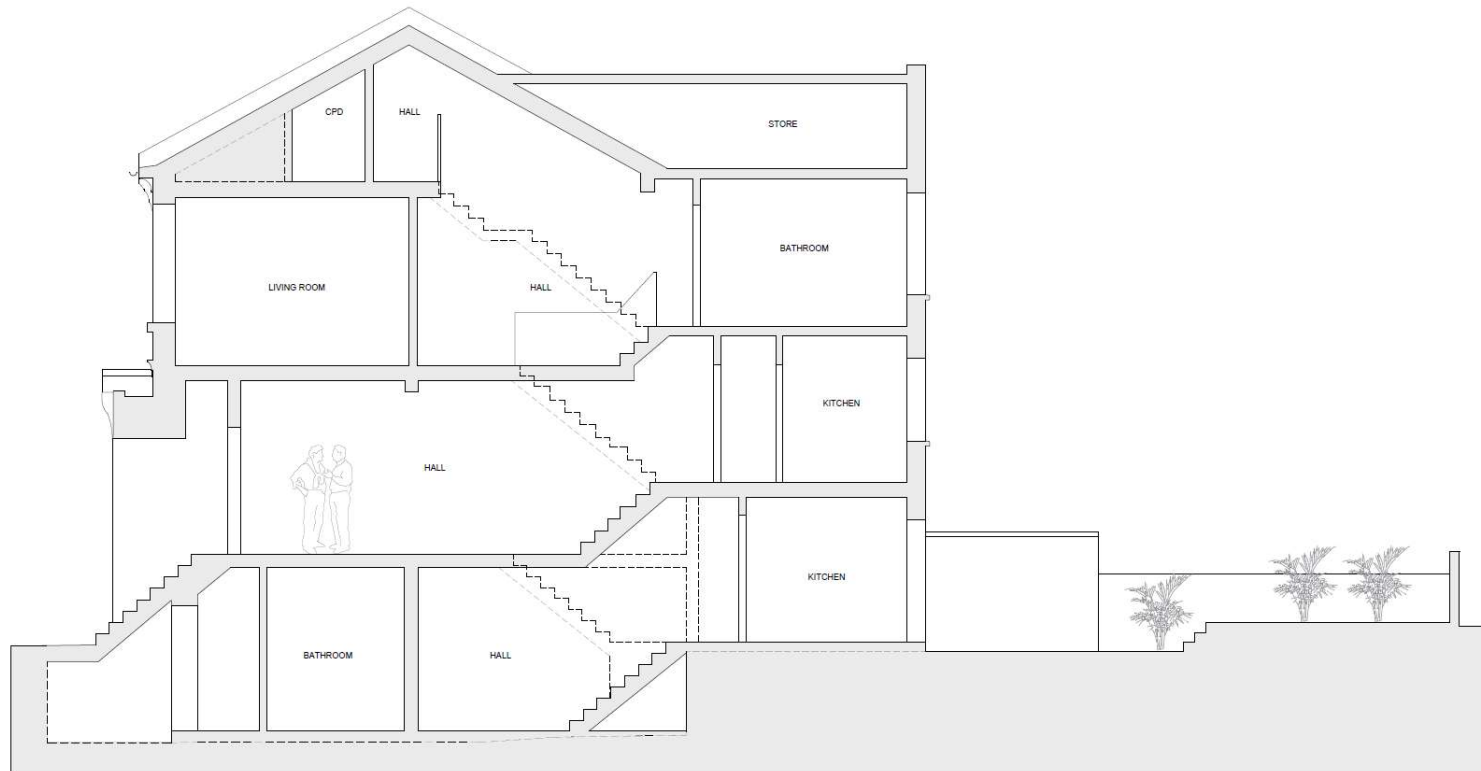
37

7174/024





# Proposed Site Section(s)



Section DD - Proposed 1:50@A1

Scale in Metres  
0 1 2 3 4 5



# **Key Considerations in the Application**

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- Principle of development;
- Design and appearance;
- Standard of accommodation;
- Impact on neighbouring amenity;
- Transport issues.

# Conclusion and Planning Balance

- One more residential unit would be provided which must be given greater weight given housing shortfall;
- Works to rear acceptable in design and appearance;
- Standard of accommodation provided would be acceptable;
- However, shopfront would cause significant harm to character and appearance of building and area;
- Replacement of level entrance to commercial unit, with steps, would reduce accessibility, disadvantaging those with mobility issues.
- **Recommend: Refusal.**