

# 22 The Cliff

BH2022/01281



Brighton & Hove  
City Council

# Application Description

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- Demolition of existing dwelling and erection of 2no part three, part four storey five bedroom houses (C3) together with associated parking, garaging and landscaping.

# Location Plan

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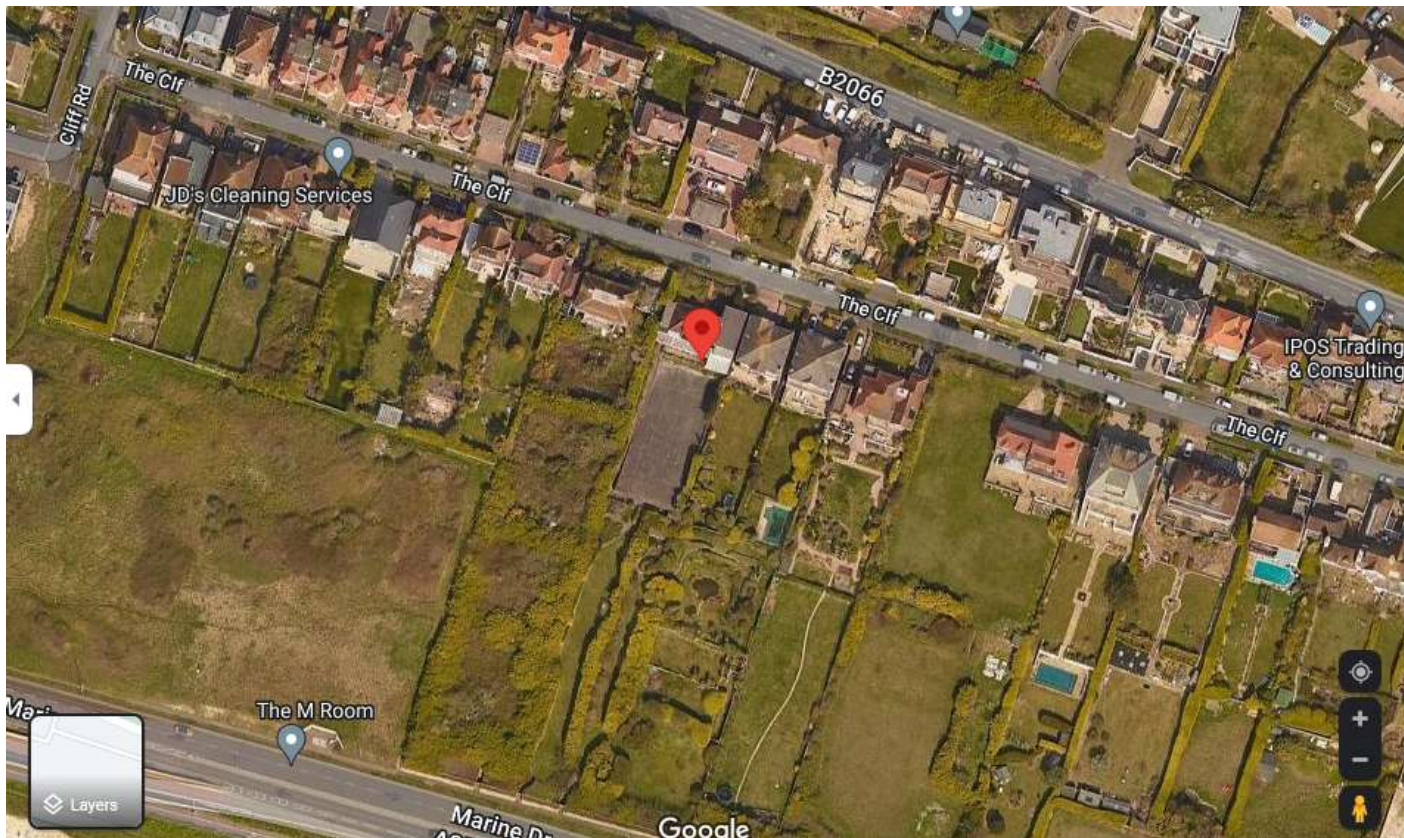
# Block Plan



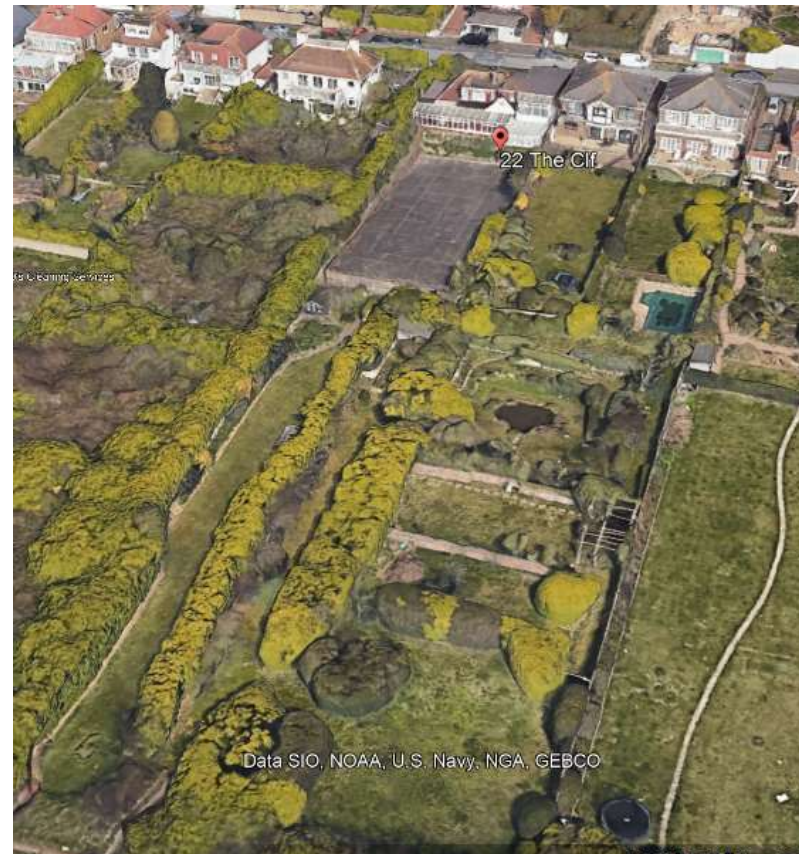
44

PL02 P1

# Aerial photo of site



# 3D Aerial photo of site



# Front and Rear (site photos)



Brighton & Hove  
City Council

# View of neighbouring properties

East (no. 24A The Cliff)

No.  
22

West (no. 20 The Cliff)





# The Cliff Streetscene

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Approaching The Cliff from the west



Northern side of The Cliff

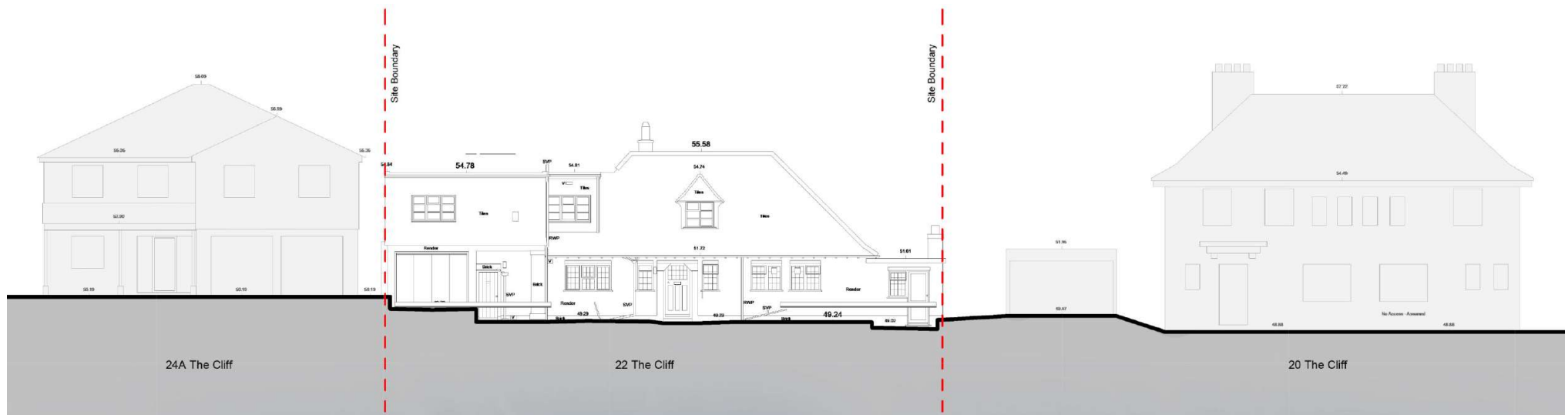


# Split of uses/Number of units

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- Two houses
- Gross internal floor space of approximately 335.5sqm each.
- five bedrooms in each

# Existing Front Elevation



Existing Street Scene (Dwelling Frontage)  
1 : 100

2206-02-S-GA

# Proposed Front Elevation



**North Elevation**

1 : 100

meters 2 4 6 8 10

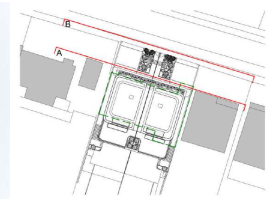
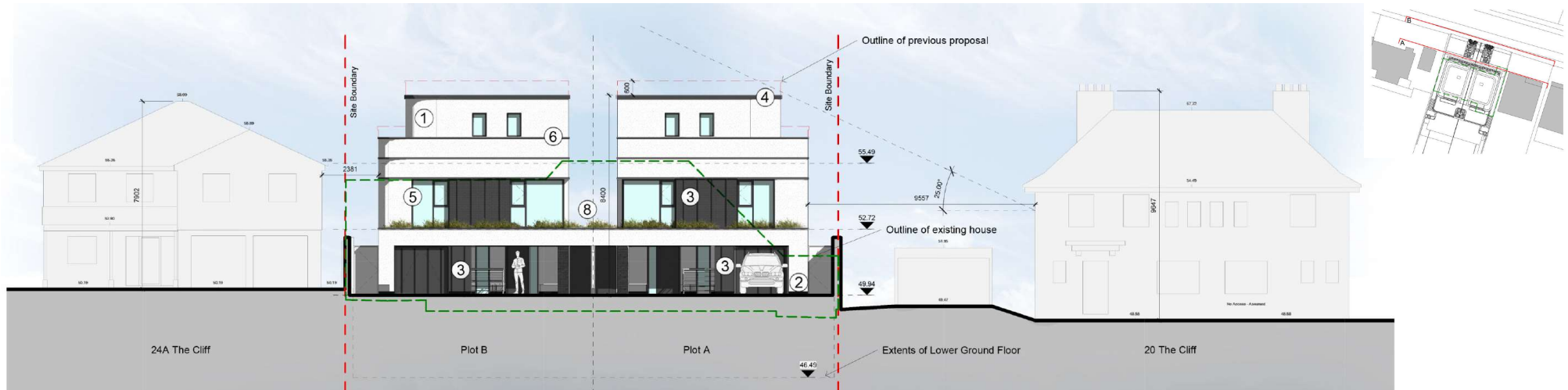
52

PL 05 P2



# Contextual Plans

53



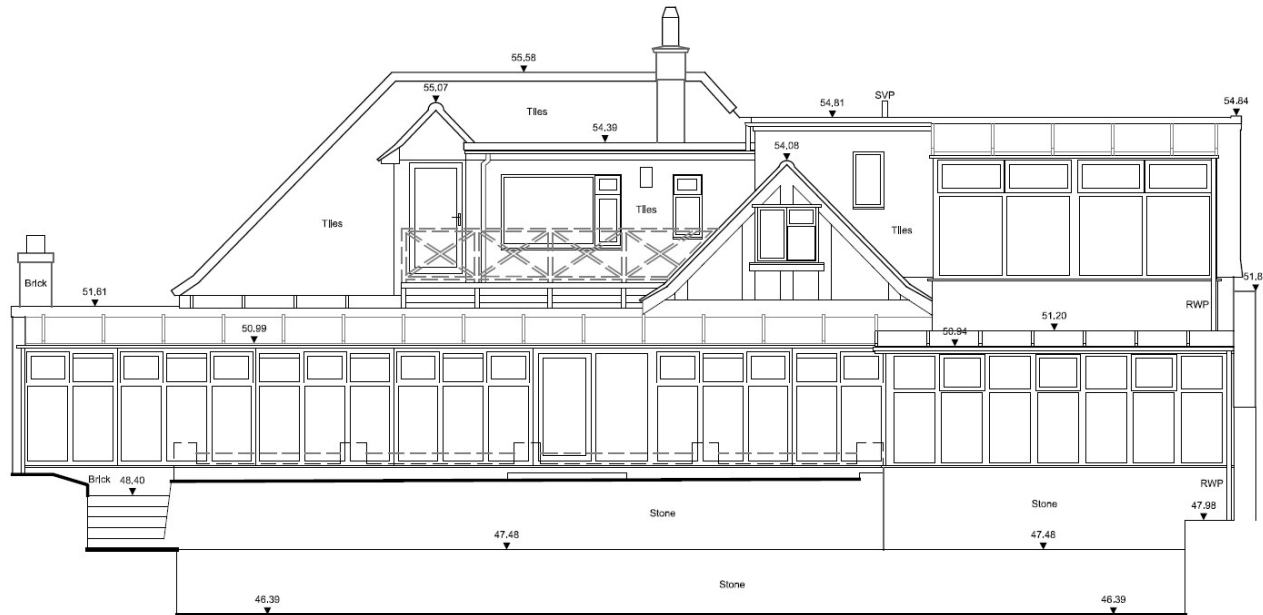
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**Street Scene B** (Street level)  
1 : 100



# Existing Rear Elevation



DATUM 45.00M

EXISTING SOUTH ELEVATION

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# Proposed Rear Elevation



South Elevation

1 : 100

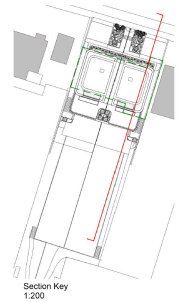
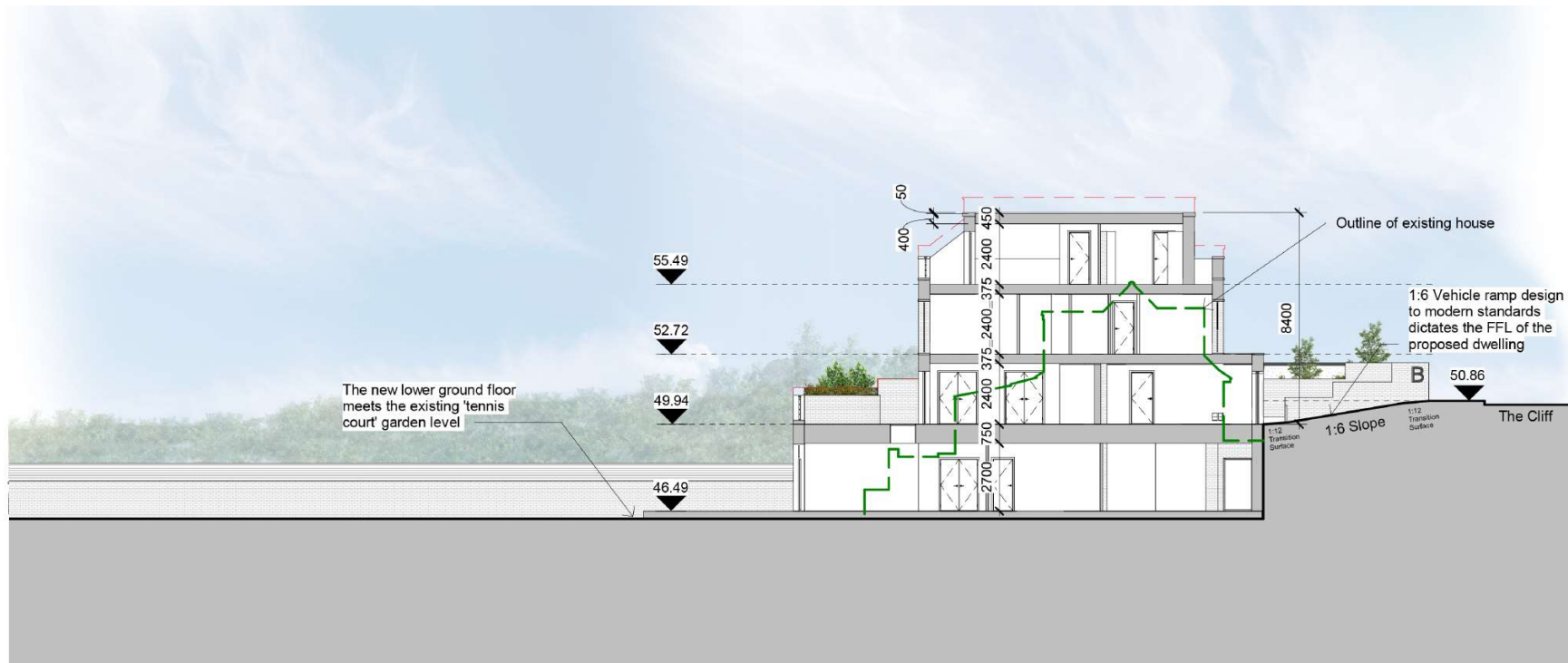
meters 2 4 6 8 10

55

PL 05 P2

# Proposed Site Section(s)

56



Site Section  
1:200

PL 08 P2



# Proposed Visual(s)

Front Elevation



Rear Elevation



57

ID

# **Key Considerations in the Application**

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- Principle of development
- Design and appearance
- Impact on amenity
- Standard of accommodation
- Highways
- Ecology and Archaeology

# Conclusion and Planning Balance

- The principle of residential development is considered acceptable.
- The dwellings are of an appropriate design.
- Both units would provide an acceptable standard of accommodation.
- The scheme would not result in harmful impact to neighbouring properties.
- Subject to conditions, the development is appropriate in terms of impact on highways, landscaping and archaeology.
  
- Recommendation: **Approval**

