

# 22 The Cliff

BH2022/01281



Brighton & Hove  
City Council

# Application Description

- 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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83

PL01 P1

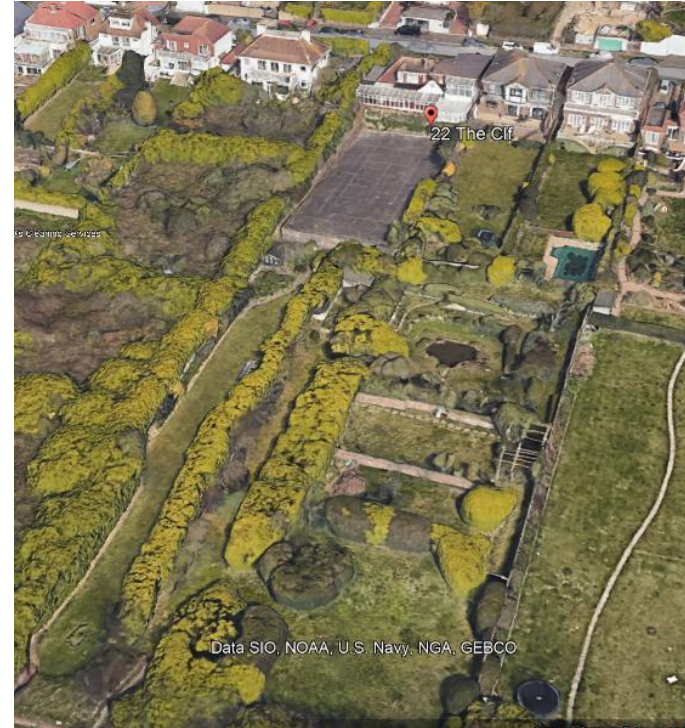
# Block Plan



# Aerial photo of site



# 3D Aerial photo of site



# Front and Rear (site photos)

87



# 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



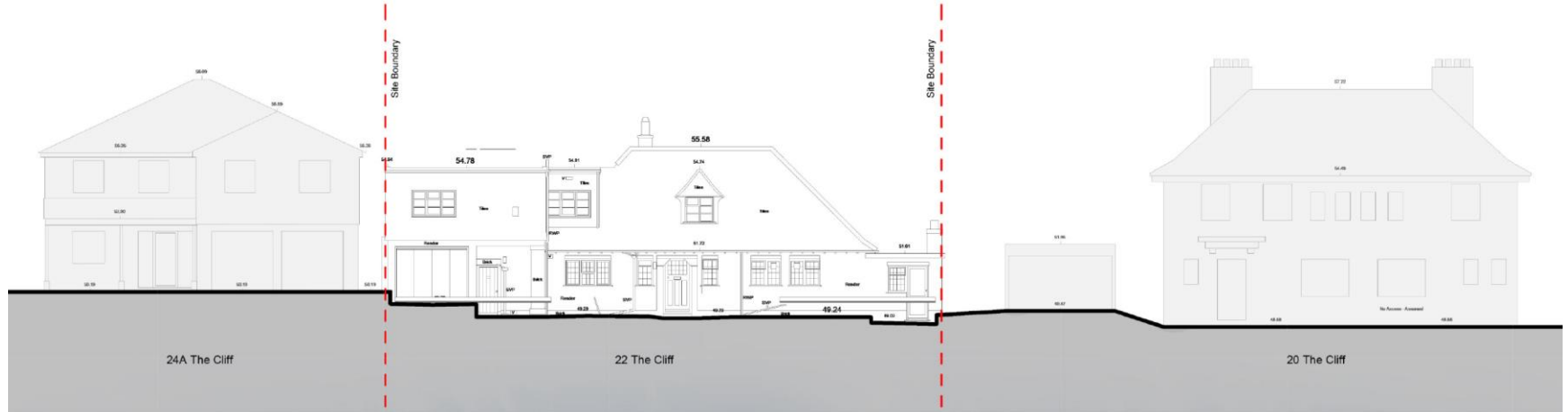
# Split of uses/Number of units

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



# Existing Front Elevation

91



Existing Street Scene ( Dwelling Frontage)  
1 : 100

# Proposed Front Elevation



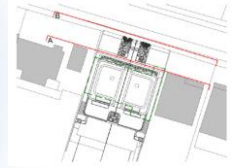
**North Elevation**

1 : 100

meters 2 4 6 8 10

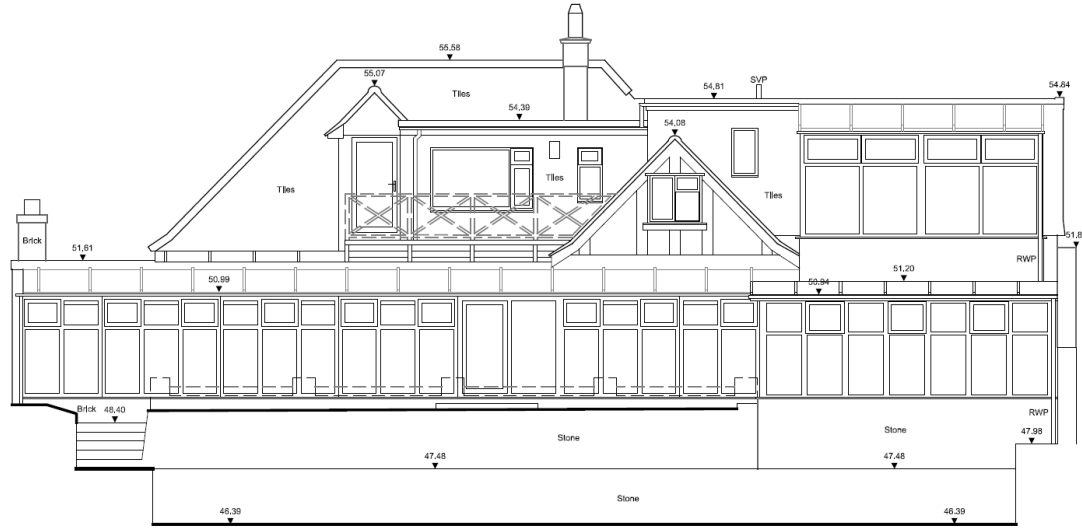
92

# Contextual Plans



Street Scene B (Street level)  
1 : 100

# Existing Rear Elevation



DATUM 45.00M

EXISTING SOUTH ELEVATION

# Proposed Rear Elevation



South Elevation

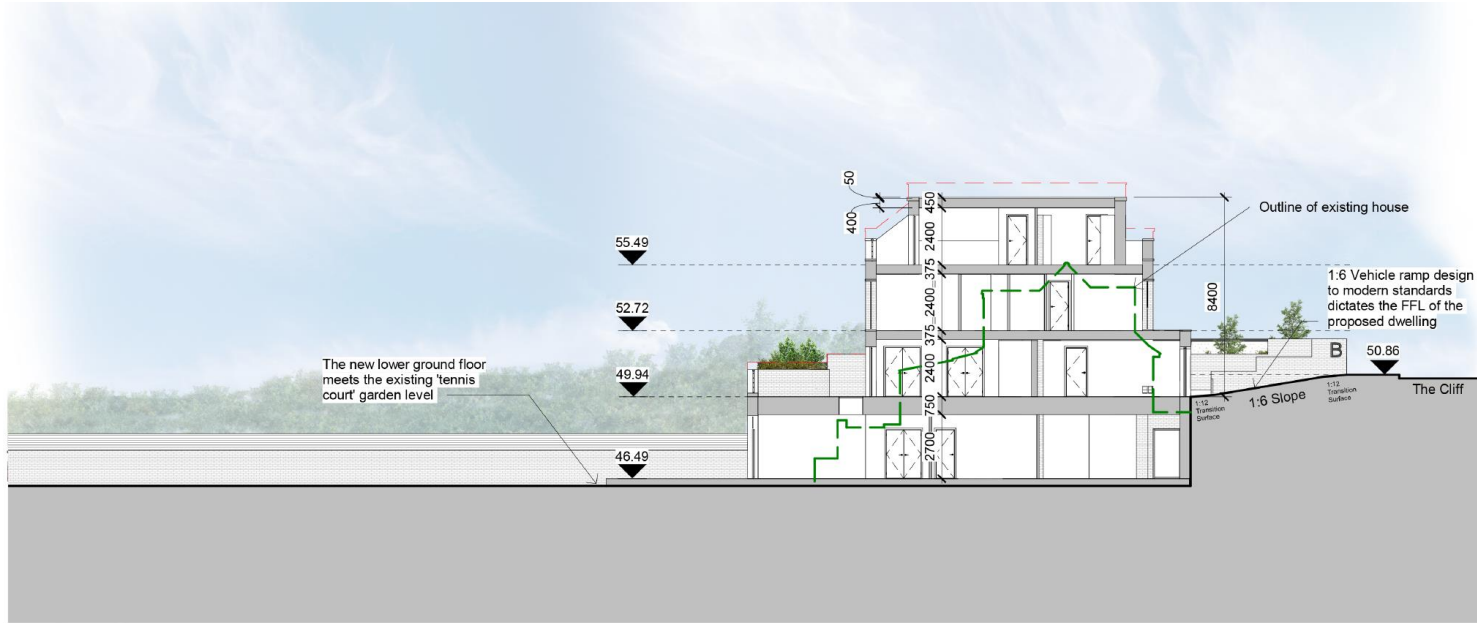
1 : 100

meters 2 4 6 8 10

05

# Proposed Site Section(s)

96



Site Section  
1:200



# Proposed Visual(s)

Front Elevation



Rear Elevation



97

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**

