

# The Pines, Furze Hill

BH2022/01765



Brighton & Hove  
City Council

# Application Description

- Application to vary condition 1 of planning permission BH2020/02776 to amend approved drawings for a revised ground floor layout and to remove conditions 4 and 5 relating to cycle parking and parking layout.
- (Information provided for conditions 4 and 5)

# Site Location Plan



207

ID

# Aerial photo(s) of site





# 3D Aerial photo of site



209

# Block Plan showing development approved under BH2020/02776



210

015 A

# Approved Front Elevation



211

030 A

# Approved Rear Elevation



212

030 A



# Approved East Elevation

213



030 A

# Approved West Elevation



214

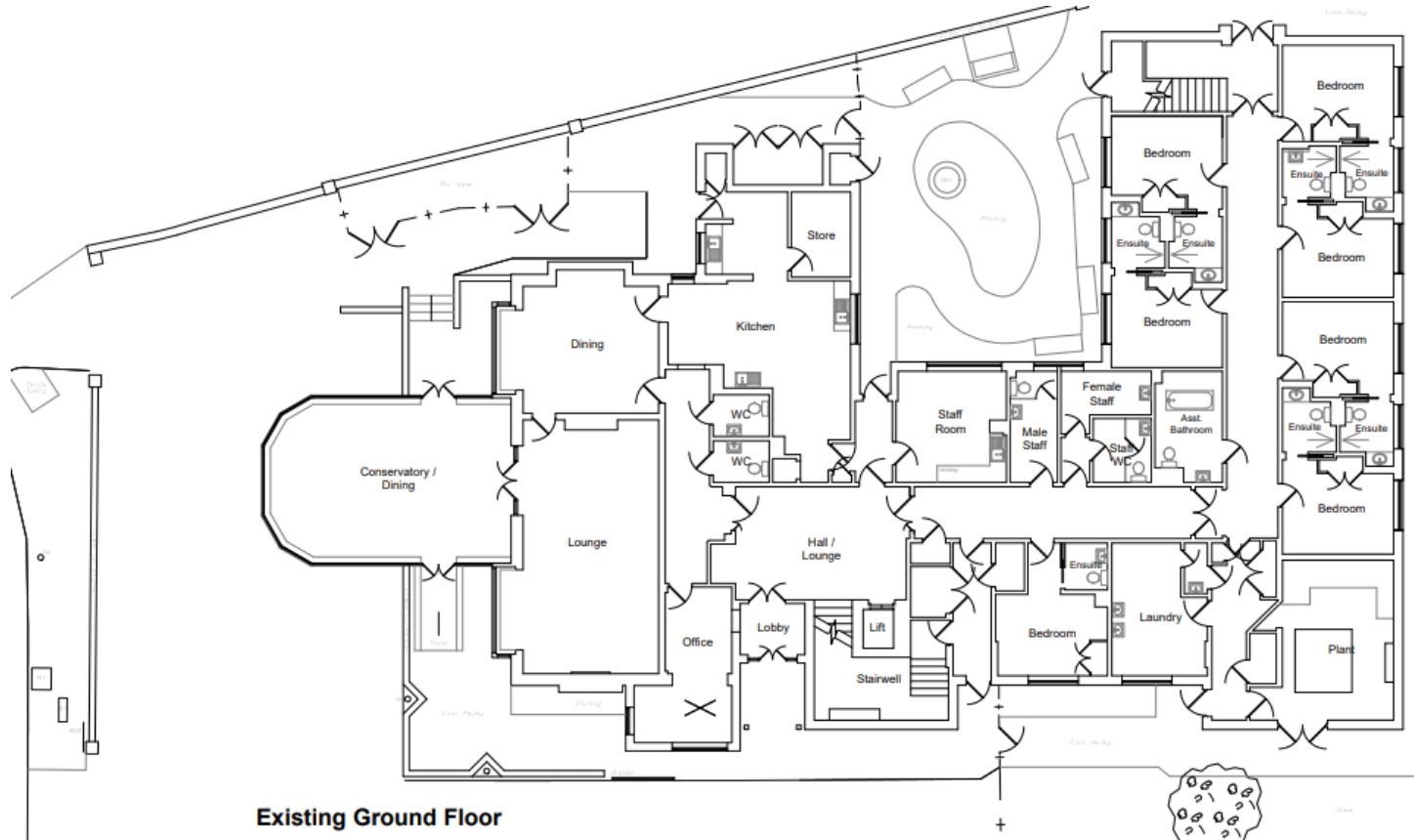
ID

# Proposed West Elevation

215

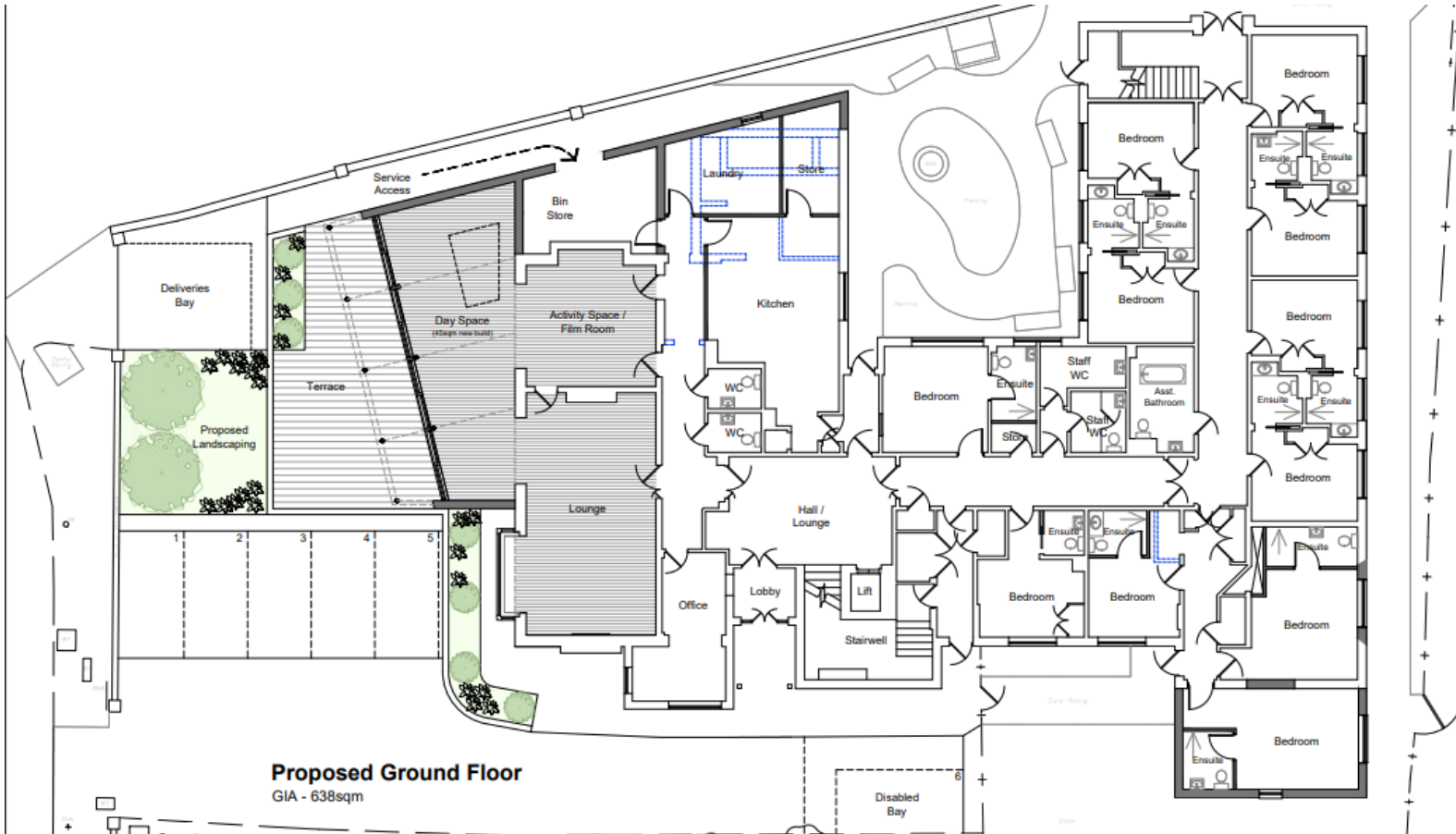


# Existing Ground Floor Layout



Existing Ground Floor

# Approved Ground Floor Layout

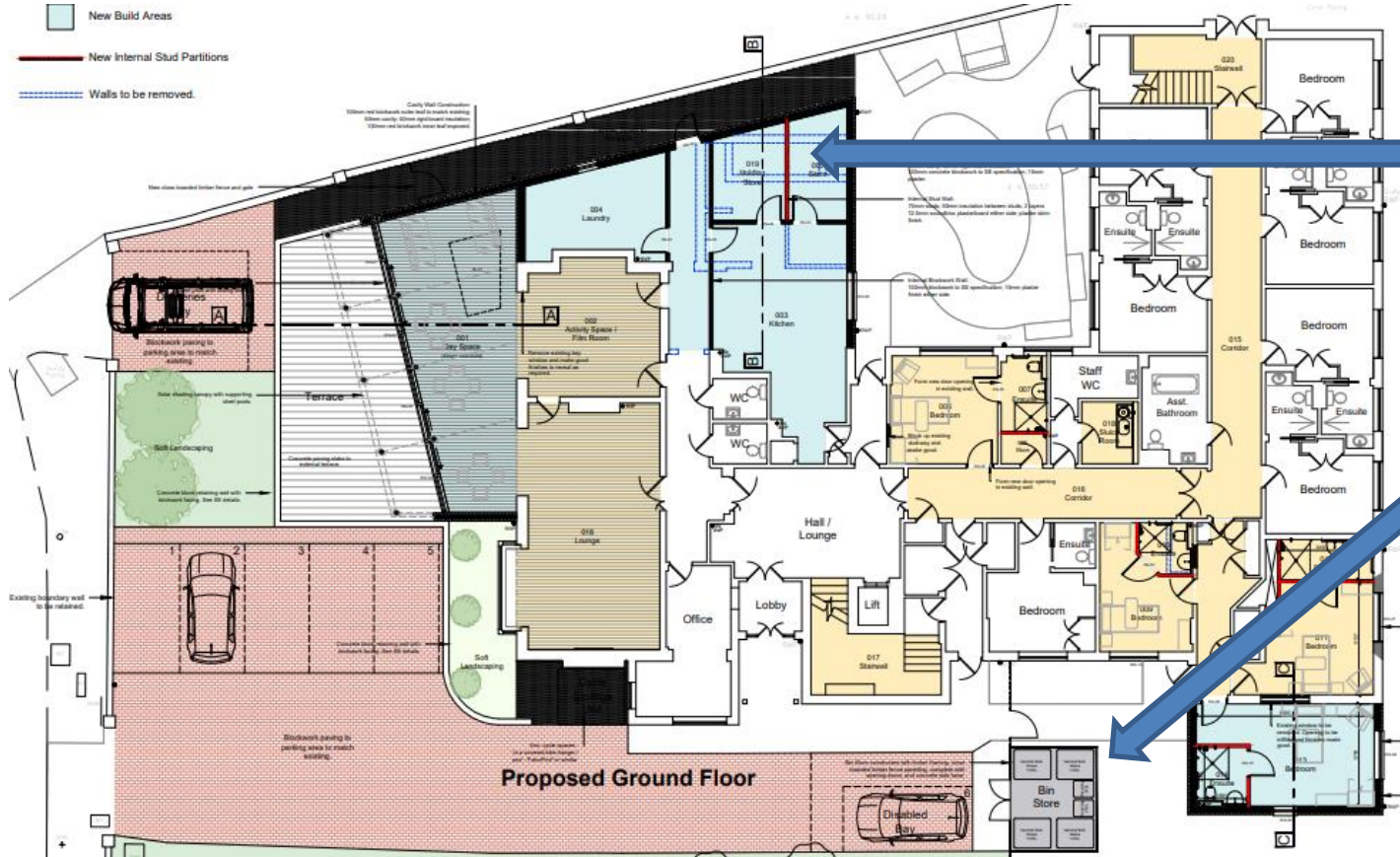


# Proposed Ground Floor Layout

 New Build Areas

 New Internal Stud Partitions

 Walls to be removed.



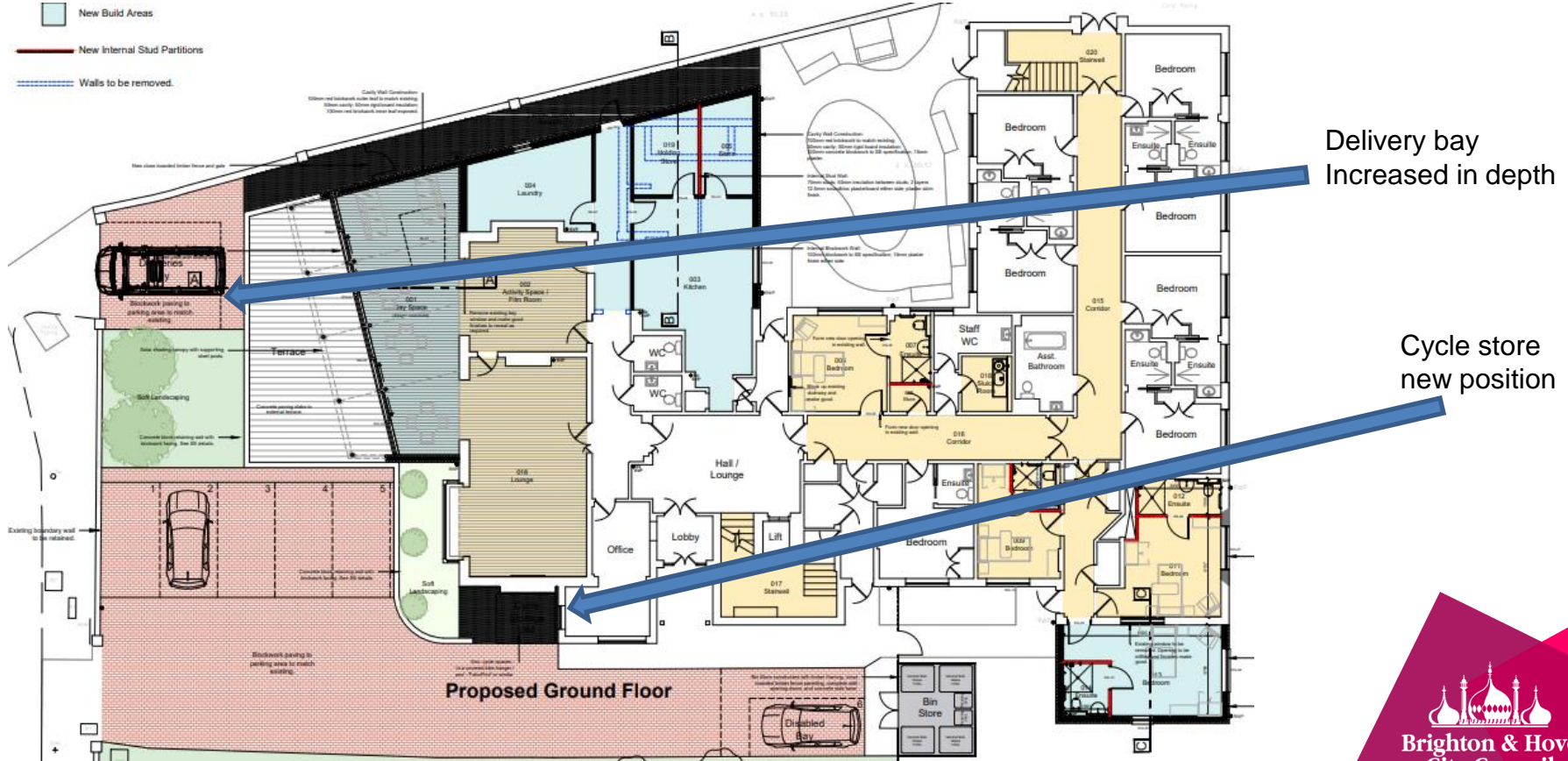
Kitchen/laundry reconfigured

Refuse store new position

218

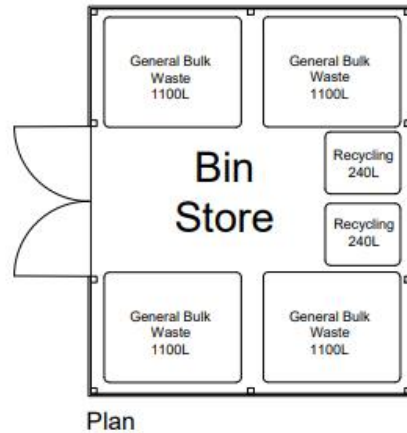
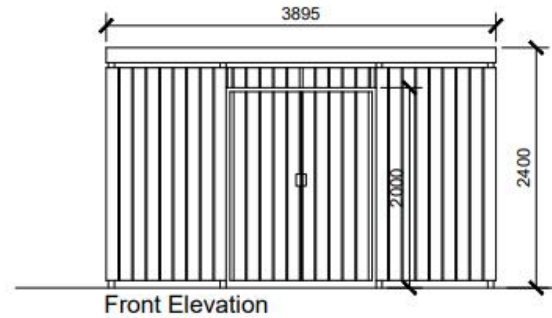
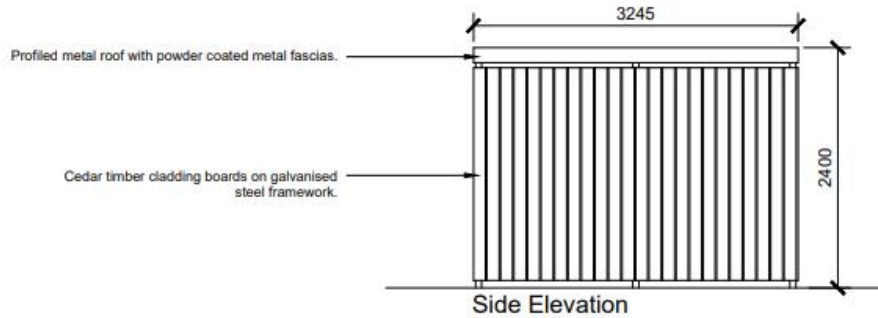


# Proposed Ground Floor Layout



219

# Refuse Storage Details



# Cycle storage detail

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221

# Key Considerations in the Application

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- Impacts of the elevational changes and ground floor layout upon the amenity of neighbouring occupiers
- Impacts of relocated refuse store
- Impacts of mended car parking layout and cycle store.

# Conclusion and Planning Balance

- The external alterations proposed as an amendment to the planning permission approved under BH2020/02776 would not result in any harm to the character of the area, harm to amenity nor harm to the viability or operation of the care home.
- The repositioned refuse store would not cause harm to neighbouring amenity
- The amended car parking layout and cycle storage is acceptable

Approval is recommended

