

94 Western Road

BH2022/02842

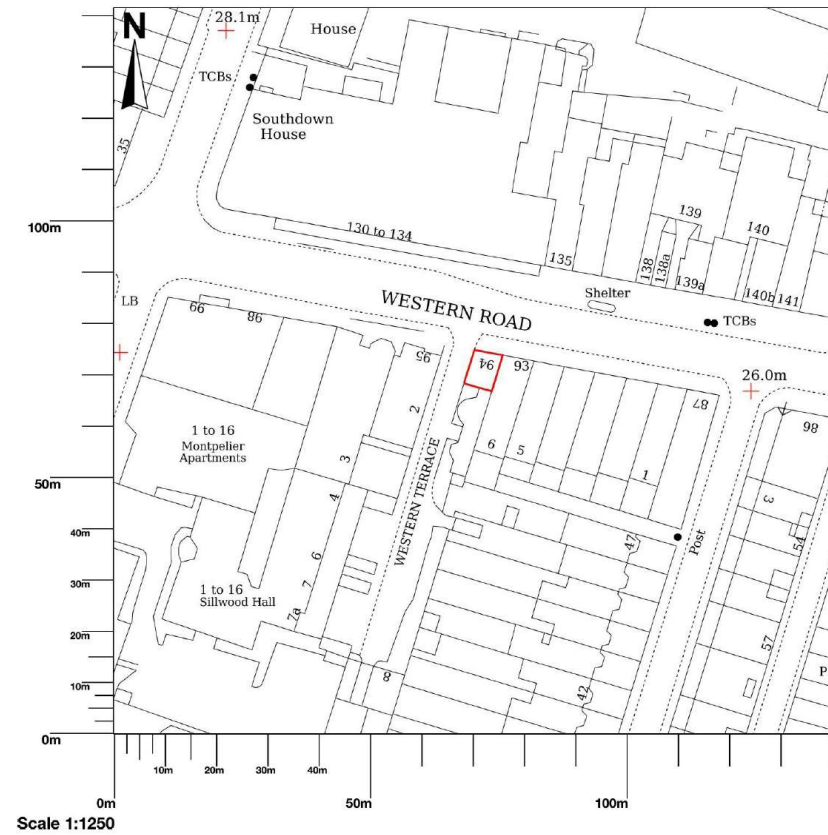


**Brighton & Hove
City Council**

Application Description

- External alterations including installation of flue at rooftop level and awning on front elevation, with associated alterations.

Location Plan

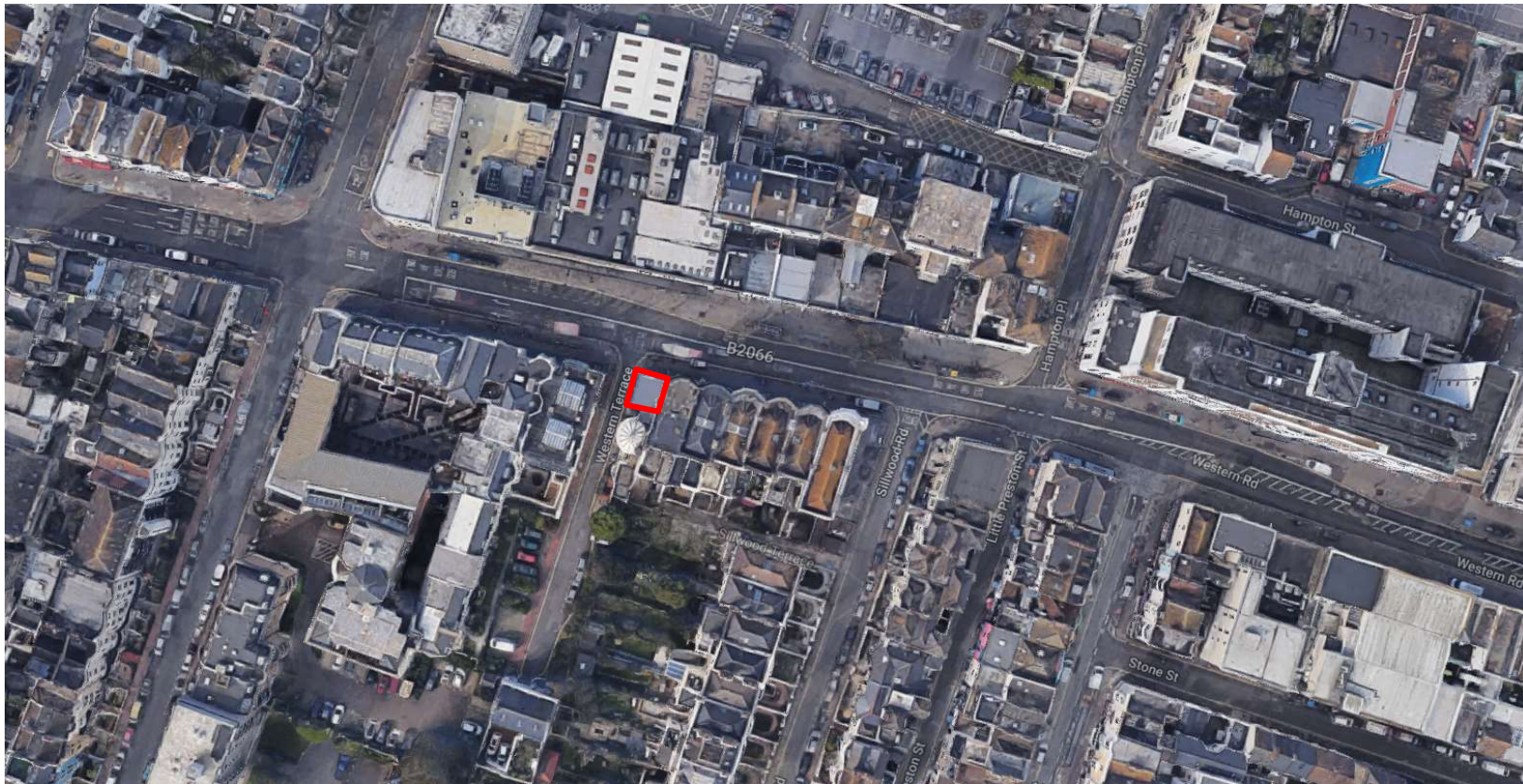


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ID



Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



North

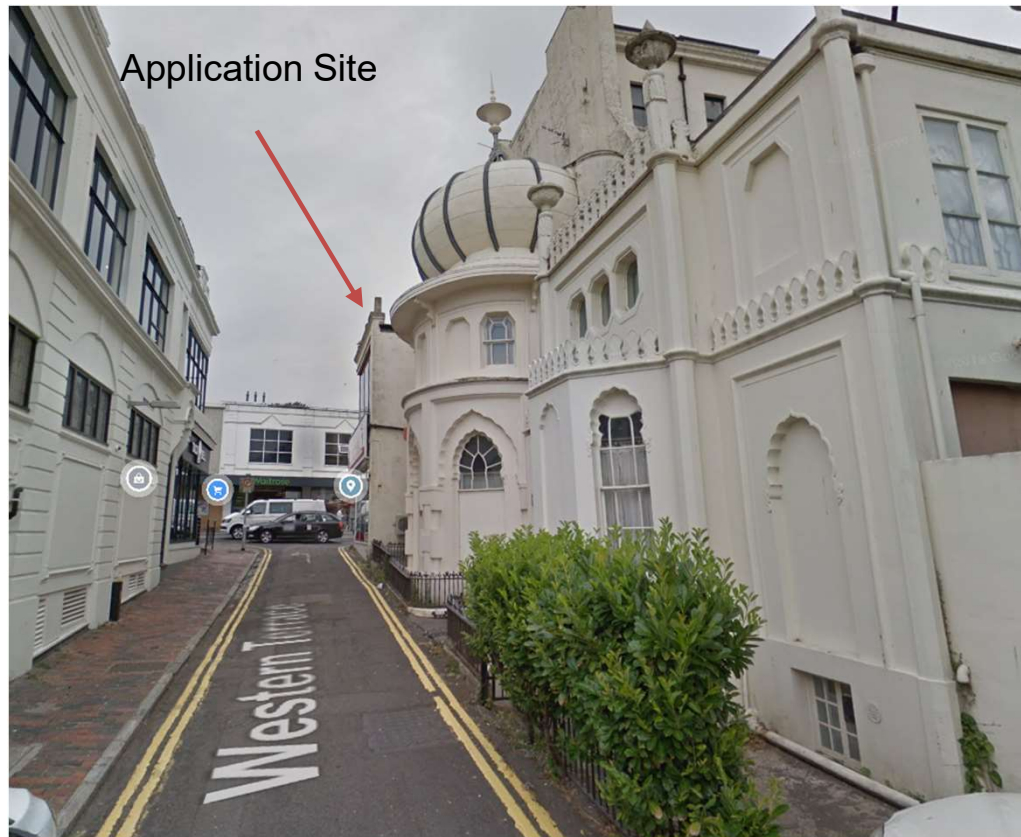


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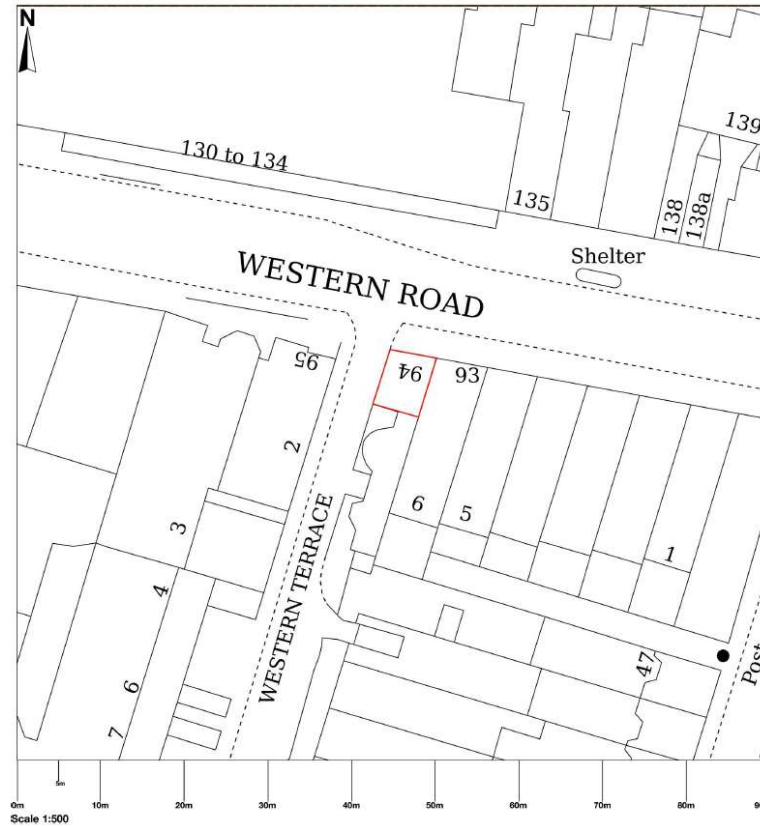
Street photo(s) of site



Other photo of site

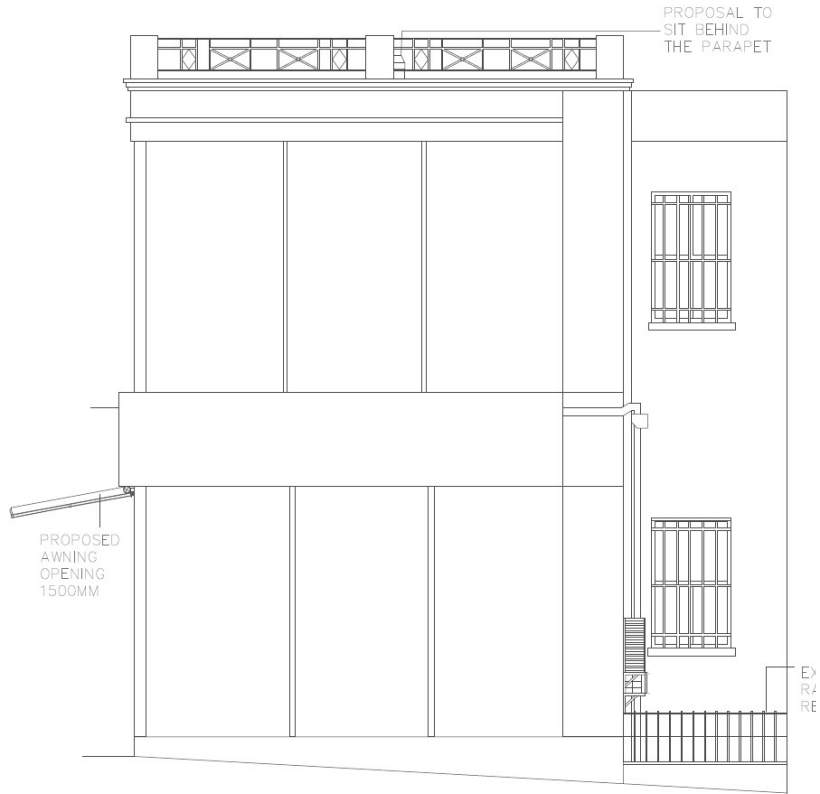


Block Plan



Awning Elevation

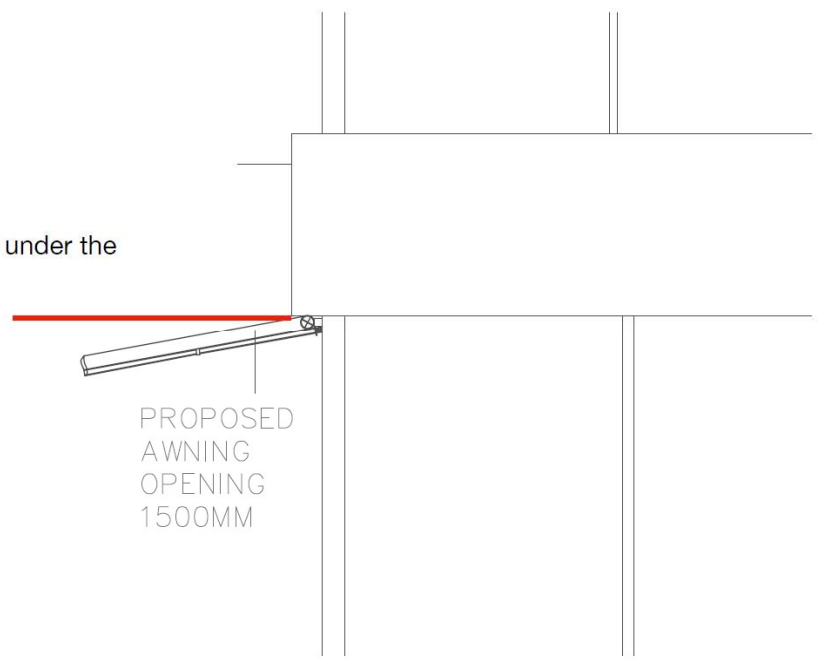
68



SIDE ELEVATION



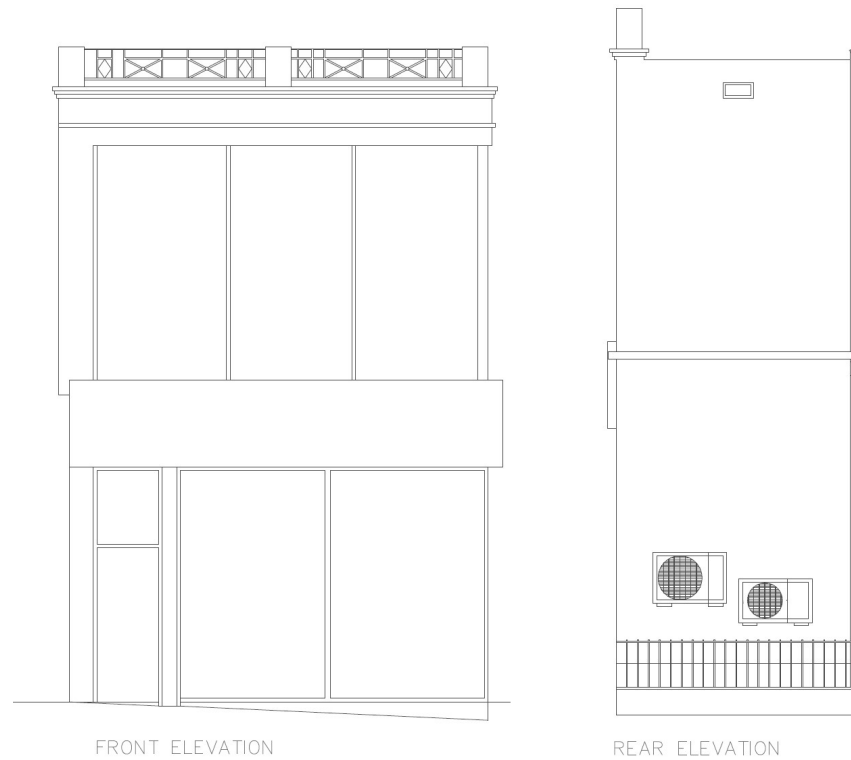
The awning will be mounted under the protrusion at the bottom of the space left for the sign.



02



Existing Elevations



FRONT ELEVATION

REAR ELEVATION



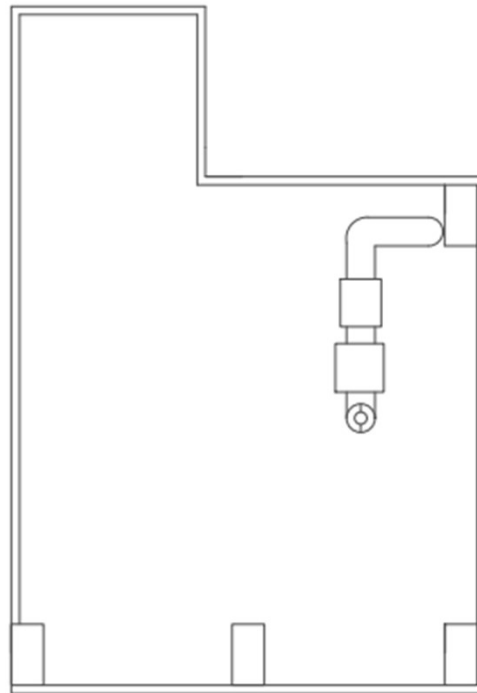
Proposed Elevations



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02

Proposed Roof Plan



Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Impact on Heritage Assets
- Impact on Highway Safety



Conclusion and Planning Balance

- Change of use from retail to restaurant does not form part of the assessment (as both uses fall under Use Class E); only the physical external alterations are under consideration.
- Acceptable in terms of appearance
- Acceptable in terms of likely impacts on the amenities of local residents
- Acceptable impact on highway safety
- Acceptable impact on the significance of heritage assets in the vicinity

Recommend: Approval