

Planning Department
Brighton & Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 3BQ

27 March 2024
Ref: MC/Let/P2118

Dear Sir/Madam,

Resubmission of application reference BH2021/01554 (*Conversion of undercroft garages and part courtyard into 2no self-contained one-bedroom flats (C3) with private amenity space and cycle parking. Erection of single storey rear extension and associated alterations*) at Derwent Court, 16 Dyke Road, Brighton, BN1 3JA.

This application has been prepared on behalf of **Geneva Investments Ltd** in support of a Full Planning Application for the aforementioned development at Derwent Court and has been submitted via the Planning Portal under reference **PP-12886582**.

As set out in the development description, this application comprises a resubmission of application reference **BH2021/01554** which previously received full planning permission on 30 July 2021 for:

‘Conversion of undercroft garages and part courtyard into 2no self-contained one-bedroom flats (C3) with private amenity space and cycle parking. Erection of single storey rear extension and associated alterations’

In accordance with Condition 2 pursuant to BH2021/01554, the permission is due to expire three years from the date of the permission. The expiry date would therefore be 30 July 2024.

The Developer/Applicant is in the midst of instructing trades to commence works, however due to time pressures and organisation of funds we are requesting from the LPA that full planning permission is reissued, ahead of the expiry date of 30 July 2024.

For the avoidance of doubt, this resubmission is almost identical to the previously consented scheme and is supported by the following documents and drawings.

Managing Director
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Application Forms
Notice Letters and Forms
CIL Forms
Planning, Design and Heritage Statement
Proposed Ground Floor Plan 3991-03e
Proposed Elevations 3991-04d
Existing Elevations 3991-02a

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- Location and block plan 3991-01b

It is important to note that the Proposed Ground Floor Plan (3991-03e) and Proposed Elevations (3991-04d) have been slightly amended since receiving consent under reference BH2021/01554 to include the following minor amendments. For the avoidance of doubt and for ease of review, the amendments have been clearly highlighted in the accompanying plans:

Flat 1

- Sliding doors added between the hall and amenity space.
- Doors set back in the reveal of the bedroom and a glass balustrade has been added to the front elevation to match the existing.
- New window added from the bedroom to the amenity area.

Flat 2

- Canopy formed over amenity space comprising cedar cladding.

As the application is almost identical to that previously approved apart from a small very minor amendments, we trust that the LPA can approve the application without delay, as nothing is materially different from the consented. It should be noted that the approved application was assessed in relation to the relevant planning policies at that time, including the proposed submission of the City Plan Part 2, and was found to be acceptable.

We look forward to hearing from you. If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Director