

FORMER RESIDENTIAL REST HOME

Planning Permission Granted for 2 x 5 Bedroom Houses
FREEHOLD FOR SALE



47- 49 RUTLAND GARDENS

HOVE BN3 5PD



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in a sought after residential area of Hove, between New Church Road and Portland Road, and within walking distance of the seafront, frequent bus services and Aldrington railway station. There are numerous shops, cafés and other amenities nearby, including Sainsburys Local, Co-op and Flour Pot Bakery. The city centre is conveniently accessible.

Description

This well maintained property comprises a pair of semi detached former houses that have been combined to operate as a registered residential rest home for 19 persons. There are separate mains services to each former house, along with separate gas fired central heating systems (both boilers have been replaced in recent years). Features include double glazed replacement windows, forecourt parking and a rear garden. Drawings available showing the existing layout, and the accommodation is currently arranged as follows:

Second Floor	4 bedrooms, office/store room, store room, bathroom, WC, eaves storage areas.
First Floor	8 bedrooms (4 with ensuite WC), 2 bathrooms, 2 WCs.
Ground Floor	3 bedrooms (2 with ensuite WC), 3 WCs, treatment room, kitchen, utility room, dining room, residents' lounge, conservatory.
Exterior	Rear garden, forecourt parking area.

Planning Permission

Planning permission was granted on 16 December 2019 (on renewal) - Ref: BH2019/03127 - for conversion of existing rest home (C2) to create 2 no. 5 bedroom dwellings (C3), incorporating removal of conservatory, alterations to fenestration and erection of boundary wall.

A copy of the Decision Notice and selected drawings are attached. Please refer to BHCC planning portal for further information.

Terms

Offers are invited in the region of **£1,500,000** for the **FREEHOLD INTEREST** of the entire property, with full vacant possession.

Rateable Value £21,250

EPC Rating **C** 55 | c

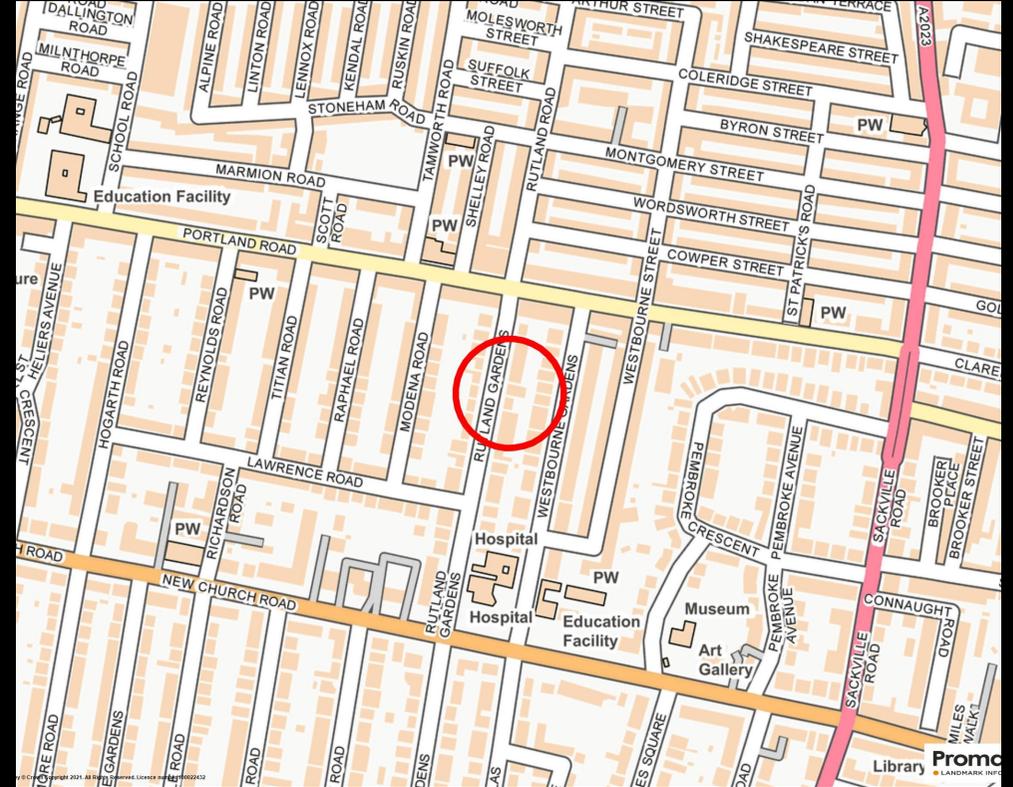
Viewing by strict appointment with sole letting agent **Graves Son & Pilcher LLP**



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Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.



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Application No: BH2019/03127

Lewis And Co Planning SE Ltd
Lewis & Co Planning
2 Port Hall Road
Brighton
BN1 5PD

BRIGHTON AND HOVE CITY COUNCIL
Town and Country Planning Act 1990 (as amended)
GRANT OF PLANNING PERMISSION

Address: 47 - 49 Rutland Gardens Hove BN3 5PD

Description: Conversion of existing care home (C2) to create 2no five bedroom dwellings (C3) incorporating removal of conservatory, alterations to fenestration and erection of boundary wall.

In accordance with the application and plans submitted to the Council on 21 October 2019 and SUBJECT to compliance with any condition(s) specified hereunder:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and block plan	337/RG47-49/05		21 October 2019
Proposed Drawing	337/RG47-49/07		21 October 2019
Proposed Drawing	337/RG47-49/08		21 October 2019
Proposed Drawing	337/RG47-49/08		21 October 2019
Proposed Drawing	337/RG47-49/09		21 October 2019
Proposed Drawing	337/RG47-49/10		21 October 2019
Proposed Drawing	337/RG47-49/11		21 October 2019
Proposed Drawing	337/RG47-49/12		21 October 2019

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. Within 6 months of commencement of the development hereby permitted or prior to occupation, whichever is the sooner, a scheme shall be submitted to the Local Planning Authority for approval to provide that the residents of the development, other

than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit. The approved scheme shall be implemented before occupation.

Reason: This condition is imposed in order to allow the Traffic Regulation Order to be amended in a timely manner prior to first occupation to ensure that the development does not result in overspill parking and to comply with policies TR7 & QD27 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One and SPD14: Parking Standards.

4. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan and SPD14: Parking Standards.

5. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.

6. The landscaping and boundary treatment hereby approved shall be fully implemented in accordance with the approved drawings before the building is occupied and retained thereafter.

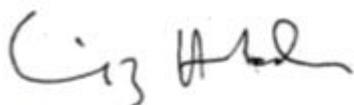
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD14 of the Brighton & Hove Local Plan and CP12 of the City Plan Part One.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The applicant is advised that the scheme required to be submitted by the parking permit condition should include the registered address of the completed development; an invitation to the Council as Highway Authority (copied to the Council's Parking Team) to amend the Traffic Regulation Order; and details of

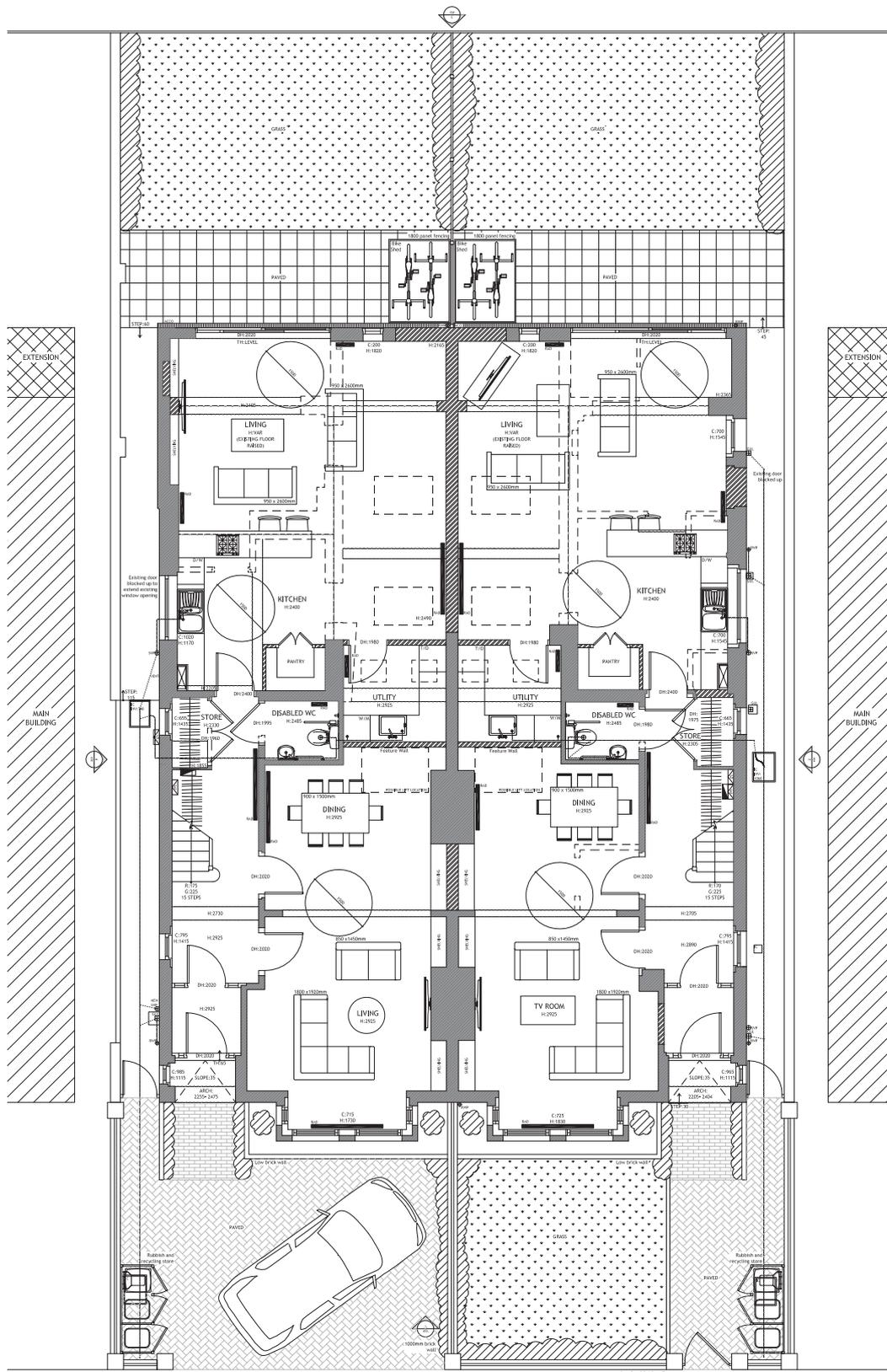
arrangements to notify potential purchasers, purchasers and occupiers that the development is car-free.

Dated this 16 December 2019

A handwritten signature in black ink, appearing to read 'Liz Hobden', written in a cursive style.

Liz Hobden
Head of Planning
City Development and Regeneration

NOTE: This decision does not give approval of plans for the purposes of the Building Regulations 1991. If an application for such approval has been made a decision has or will be given separately.



PROPOSED GROUND FLOOR PLAN 1:50 @ A1

notes
 Do not scale directly from drawing, all measurements are to be taken from site plan to the commencement of works.
 three eleven design (trading name of 3eleven design Ltd) reserves the right to all drawings produced, please see company Terms & Conditions for further details

date	revision	description

project:
 47-49 RUTLAND GARDENS, HOVE, E. SUSSEX
 PROPOSED PROPERTY DIVISION & INT. ALTERATION
 client:
 DILRAJ SANDHU

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 100 North Road
 Brighton
 BN1 1YE

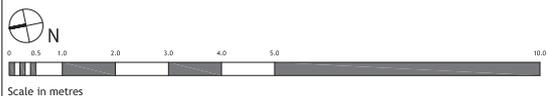
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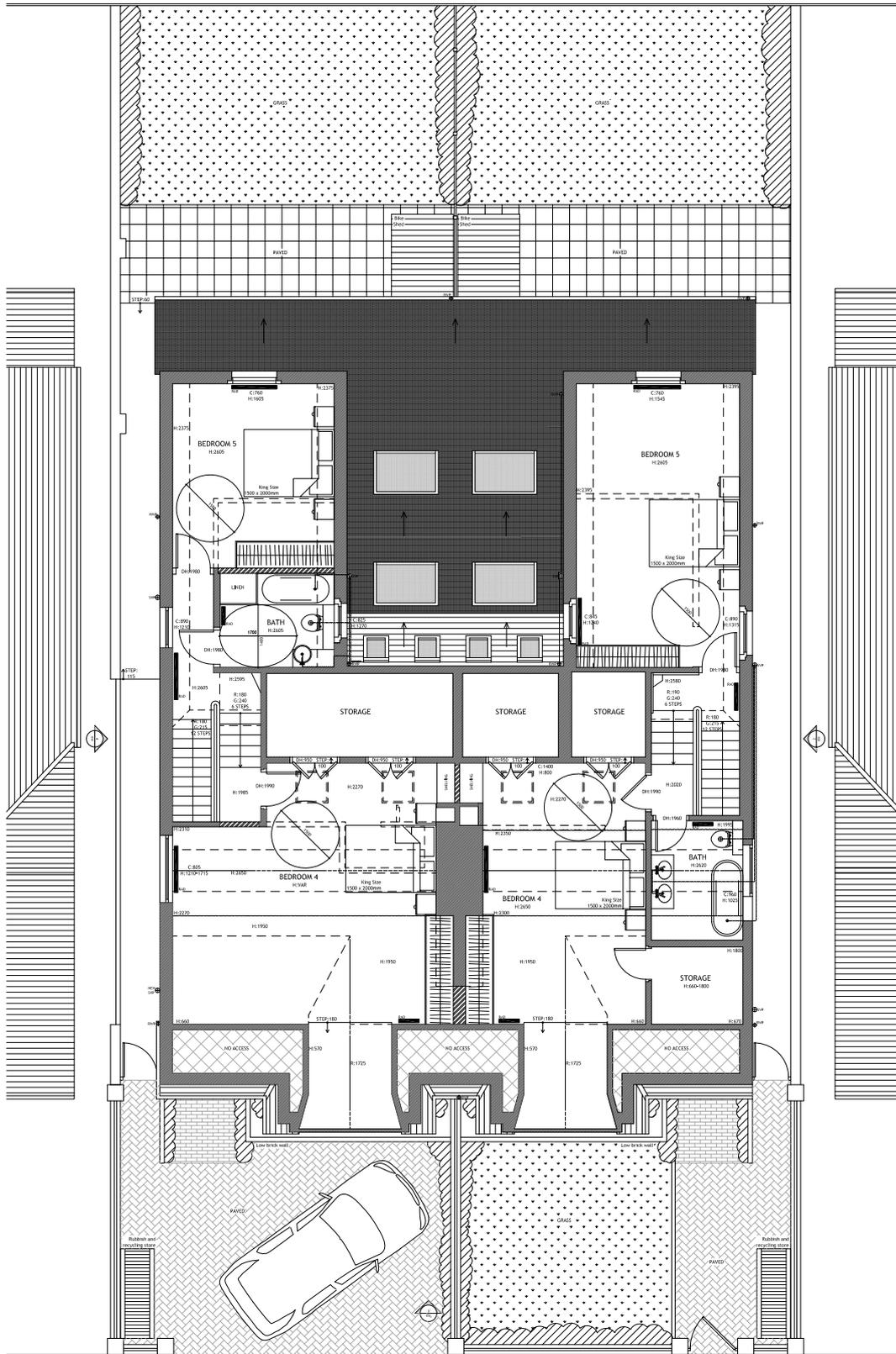
project no:	drawing no:	revision:
337RG47-49	337RG47-49/07	

date:	scale:	drawn:
07/JAN/16	1:50 @ A1	RJB & DJC

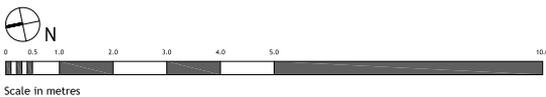
drawing status:

APPLICATION





PROPOSED LOFT PLAN 1:50 @ A1



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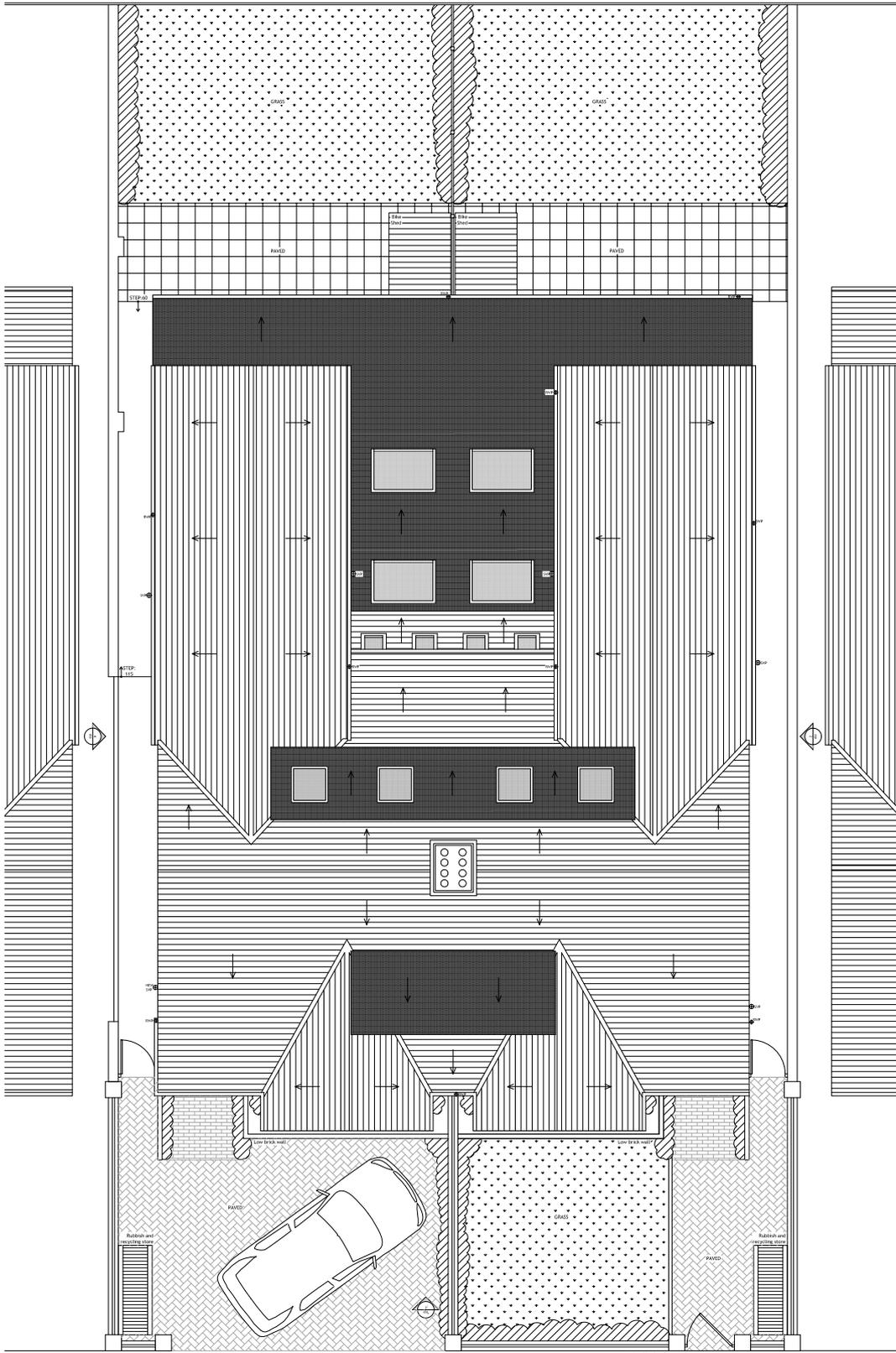
Unit 1
 100 North Road
 Brighton
 BN1 1YE

title:
 PROPOSED SECOND FLOOR PLAN

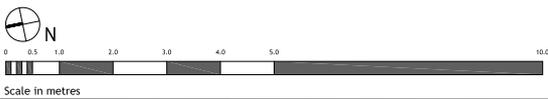
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337RG47-49	337RG47-49/09/	

date:	scale:	drawn:
07/JAN/16	1:50 @ A1	RJB & DJC

drawing status:
 APPLICATION



PROPOSED ROOF PLAN 1:50 @ A1



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project:
47-49 RUTLAND GARDENS, HOVE, E. SUSSEX
PROPOSED PROPERTY DIVISION & INT.ALTERATION
client:
DILRAJ SANDHU

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title:
PROPOSED ROOF PLAN

project no:	drawing no:	rev:	date:
337RG47-49	337RG47-49/10/		

date:	scale:	drawn:
25JAN/16	1:50 @ A1	RJB & DJC

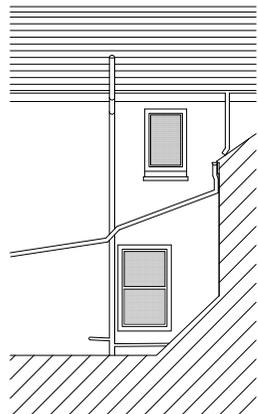
drawing status:
APPLICATION



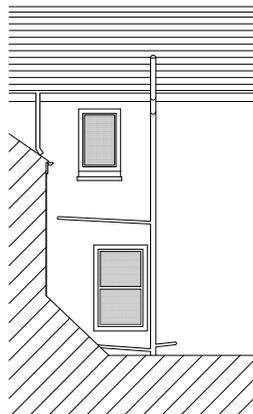
PROPOSED FRONT ELEVATION 1:50 @ A1



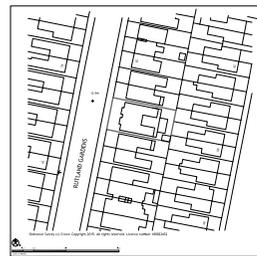
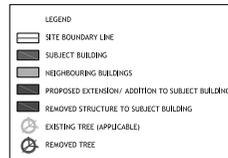
PROPOSED REAR ELEVATION 1:50 @ A1



PROPOSED WINDOW A ELEVATION 1:50 @ A1



PROPOSED WINDOW B ELEVATION 1:50 @ A1



LOCATION PLAN 1:1250 @ A1



PROPOSED BLOCK PLAN 1:500 @ A1

notes

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	GAS METERS
	ELECTRICAL METERS
	BOILER
	CONSUMER UNIT
	MEGAFLOW UNIT
	RADIATOR
	DIRECTION OF ROOF FALL
	INSPECTION CHAMBER
	SOIL VENTILATION STACK
	STUB STACK
	RUNWATER PIPE
	GUSLEY
	WATER FEED/OR TAPS
	SHAKE DETECTOR
	HEAT DETECTOR
	TOUGHENED SAFETY GLASS
	OBSCURE GLAZING
	15L/S MECHANICAL VENTILATION
	30L/S MECHANICAL VENTILATION
	60L/S MECHANICAL VENTILATION
	KITCHEN VENTILATION FLUE
	BATHROOM VENTILATION FLUE
	UTILITY ROOM VENTILATION FLUE
	BOILER VENTILATION FLUE
	TUNBLE DRYER VENTILATION
	PENDANT LIGHT FITTING
	WALL MOUNTED LIGHT FITTING
	SPOT/ DOWN LIGHT FITTING
	UP LIGHT FITTING
	FIRE ALARM BELL
	FIRE ALARM PANEL
	FIRE ALARM BREAK POINT
	ELECTRICAL SOCKET
	ELECTRICAL DOUBLE SOCKET
	SPECIAL GROUND SOCKET
	SOCKET SWITCH
	TWO WAY SOCKET SWITCH
	INTERNET AND PHONE CONNECTION
	CABLE TV/ DIGITAL SOCKET

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Unit 1
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title:
PROPOSED FRONT&REAR ELEVATIONS, LOCATION AND BLOCK PLAN, WINDOW ELEVATIONS

project no:	drawing no:	revision:
337RG47	337RG47-49/11/	

date:	scale:	drawn:
25/JAN/16	1:VAR @ A1	RJB & DJC

drawing status:
APPLICATION

