

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 8 JULY 2020

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

ADDENDUM

ITEM		Page
D	BH2020/00440, 26 Gloucester Road, Brighton - Full Planning RECOMMENDATION – REFUSE <i>Ward Affected: St Peter's & North Laine</i>	1 - 18

26 Gloucester Road

BH2020/00440

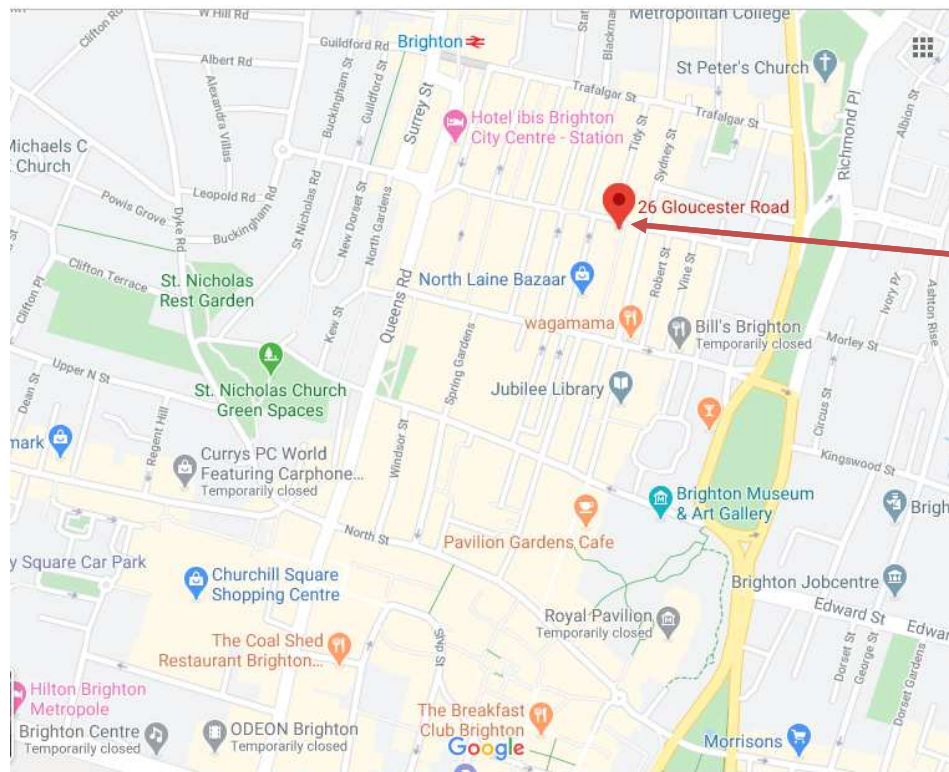


**Brighton & Hove
City Council**

Application Description

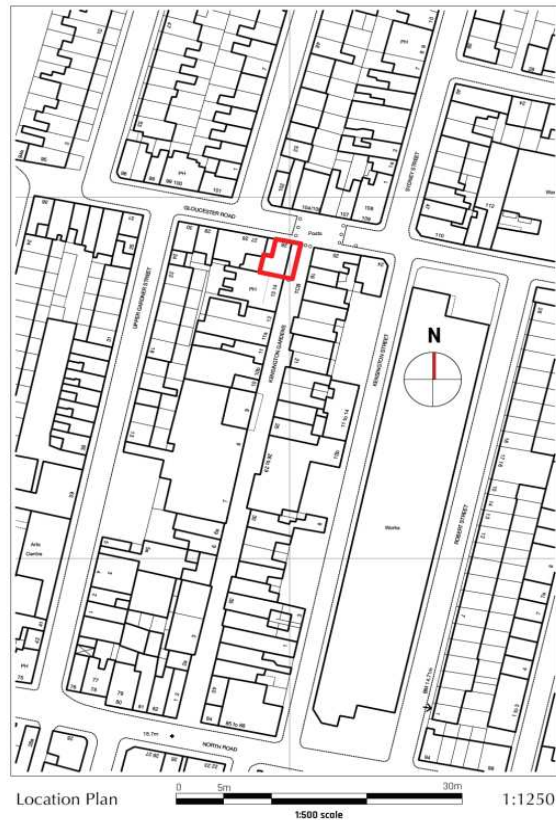
- Increase to the existing ridge height and rear roof extension to create an additional floor incorporating 4no dormers, solar panels & associated works.

Wider location map



Application site

Existing Location Plan



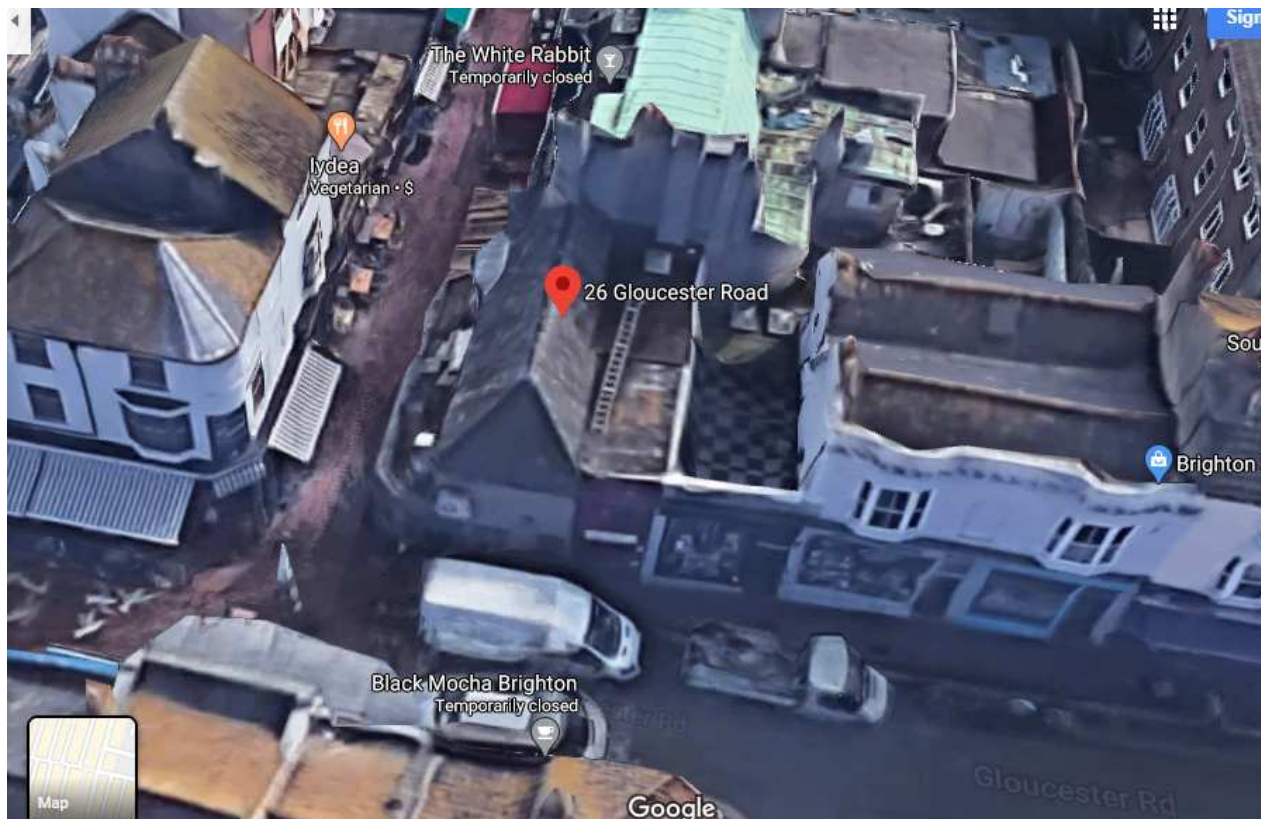
1023-P-101

Aerial photo(s) of site

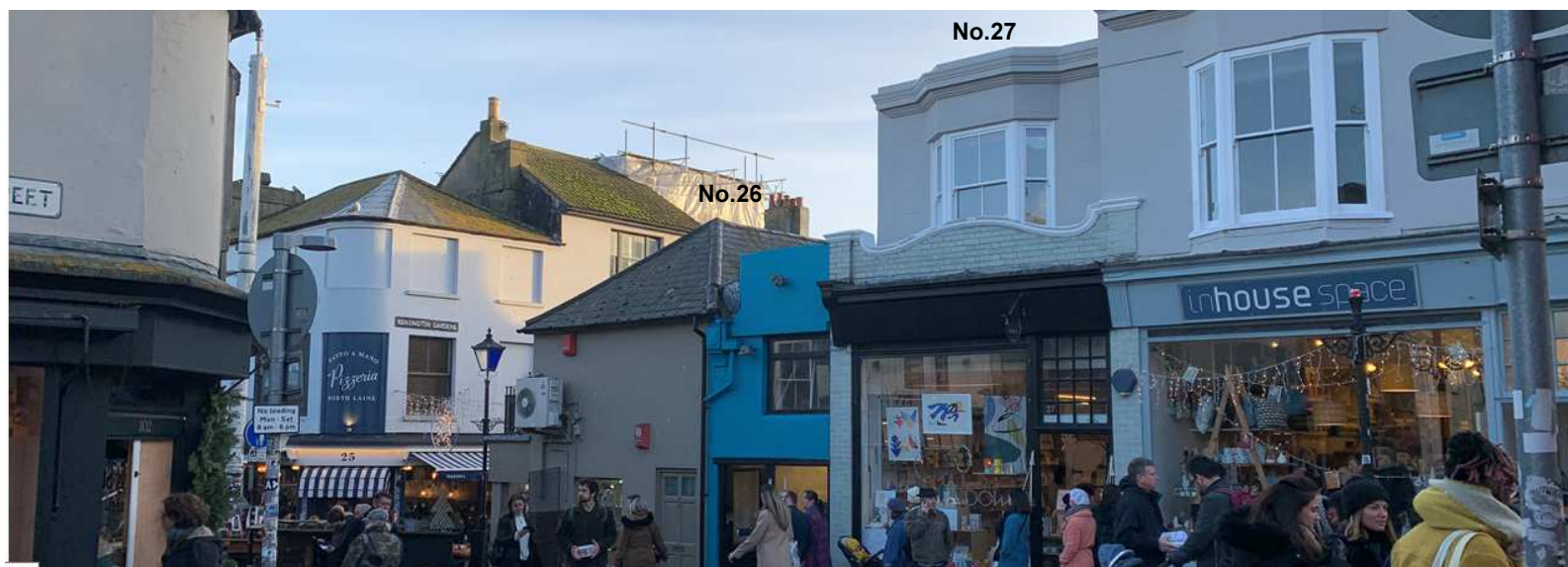


Brighton & Hove
City Council

3D Aerial photo of site



Street photo of site



Street photo of site looking East



Brighton & Hove
City Council

Street photo of site looking West



Brighton & Hove
City Council

Street photo of site looking North along Kensington Gardens



Application
Site

11



**Brighton & Hove
City Council**

Proposed Front Elevation



105C

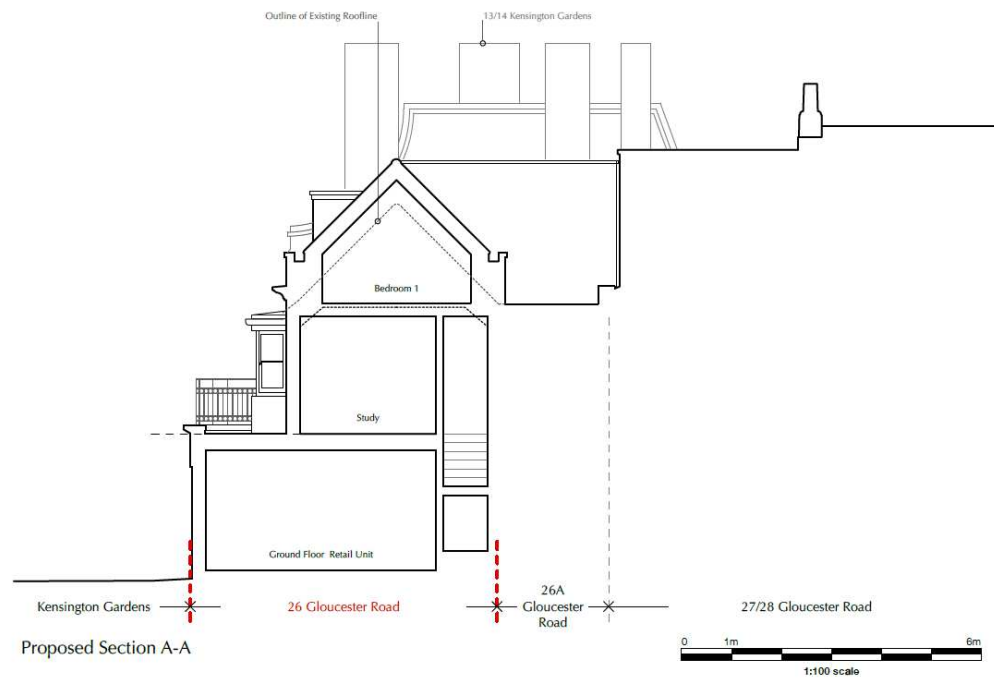
Proposed Contextual view from Gloucester Road



13

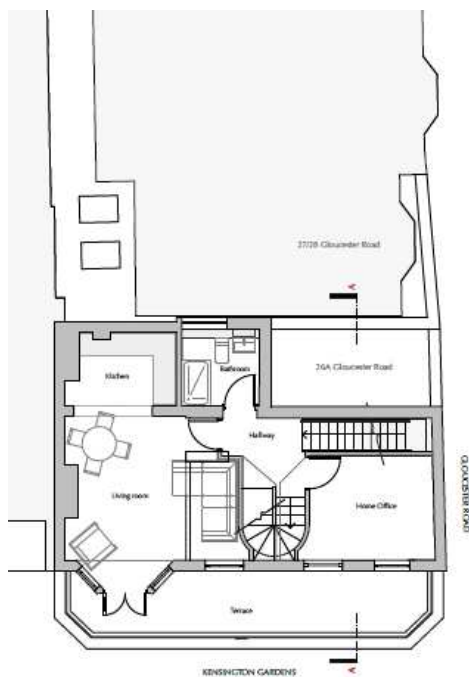
106C

Proposed Site Section(s)

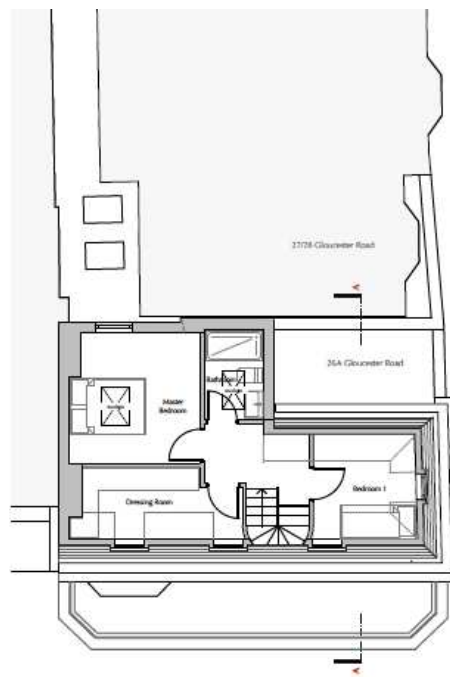


105C

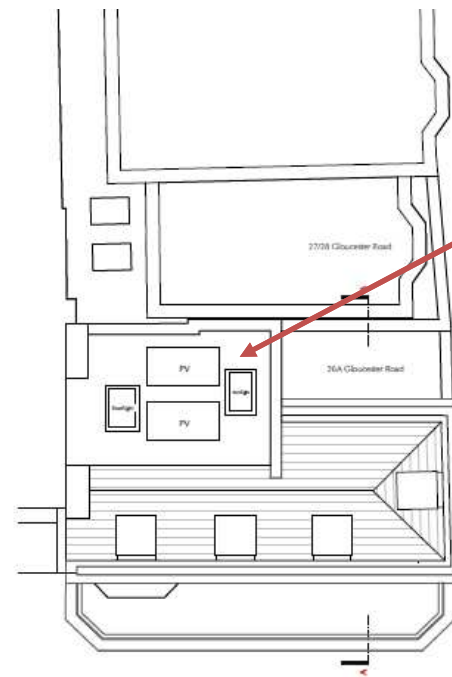
Proposed floor plans



Proposed First Floor Plan



Proposed Attic Plan



Proposed Roof Plan

New flat roof projection



Brighton & Hove
City Council

Proposed Visual(s)



Key Considerations in the Application

- Heritage and design
- Impact on neighbouring amenity
- Standard of accommodation

Conclusion and Planning Balance

- The proposed parapet design is out of keeping with the Conservation area and architectural details within Brighton.
- The increased ridge height is contrary to guidance within SPD12.
- The large rear roof projection is bulky and poorly designed.
- The impact upon neighbouring amenity is considered acceptable
- The additional floorspace would increase the standard of accommodation across the unit as a whole.
- The proposal fails to enhance the character and appearance of the North Laine conservation area and the application is therefore recommended for **Refusal**.