

**PLANNING COMMITTEE
ADDENDUM
Presentation for
Item D - BH2020/01319
23 Shirley Drive**

2.00PM, WEDNESDAY, 2 SEPTEMBER 2020

VIRTUAL SKYPE MEETING

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ADDENDUM

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23 Shirley Drive

BH2020/01319

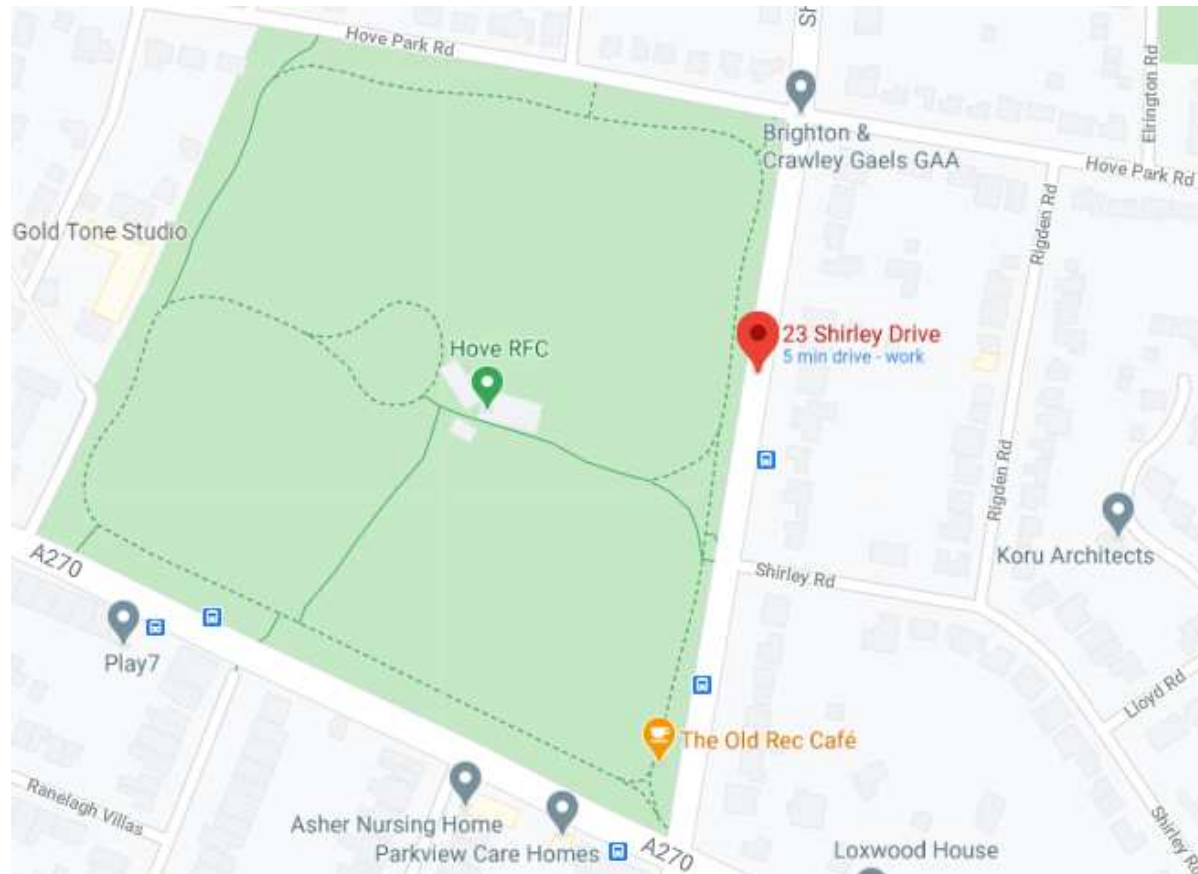


**Brighton & Hove
City Council**

Application Description

- Erection of part one, part two storey detached house (C3) to the rear of the property, installation of a front balcony and a winter garden to the side of the first floor of the frontage property and associated alterations.

Map of application site



Existing Location Plan



TA 1266 /01A

Proposed Block Plan

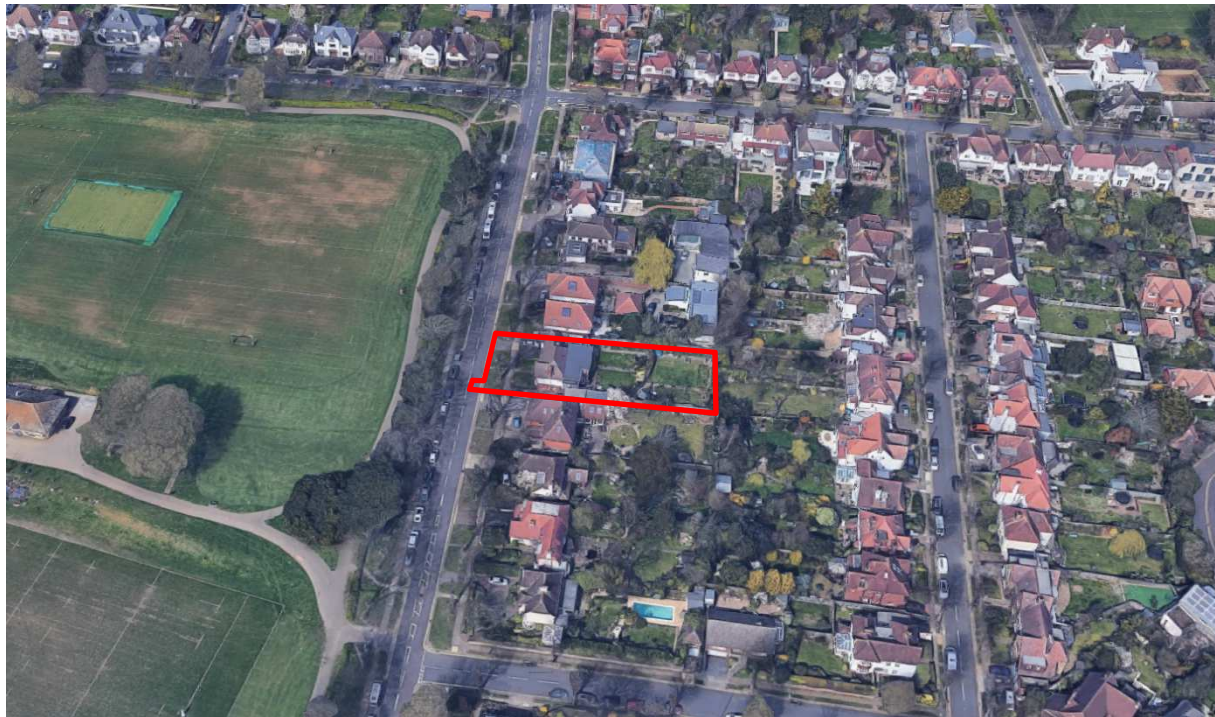


TA 1266 /01A

Aerial photos of site



3D aerial photo of site



Street photos of site



View of the front of the property showing parking and garden



Existing parking and garaging to the front

Other photos of site



Front view from top of steps to parking area and Hove Recreation Ground



Rear view from top of steps flank wall of 21 Shirley Drive

Other photos of site



View from top of steps to the ground floor flat's garden



View from top of steps to side passage and access to first floor flat's garden / the subject plot

Other photos of site

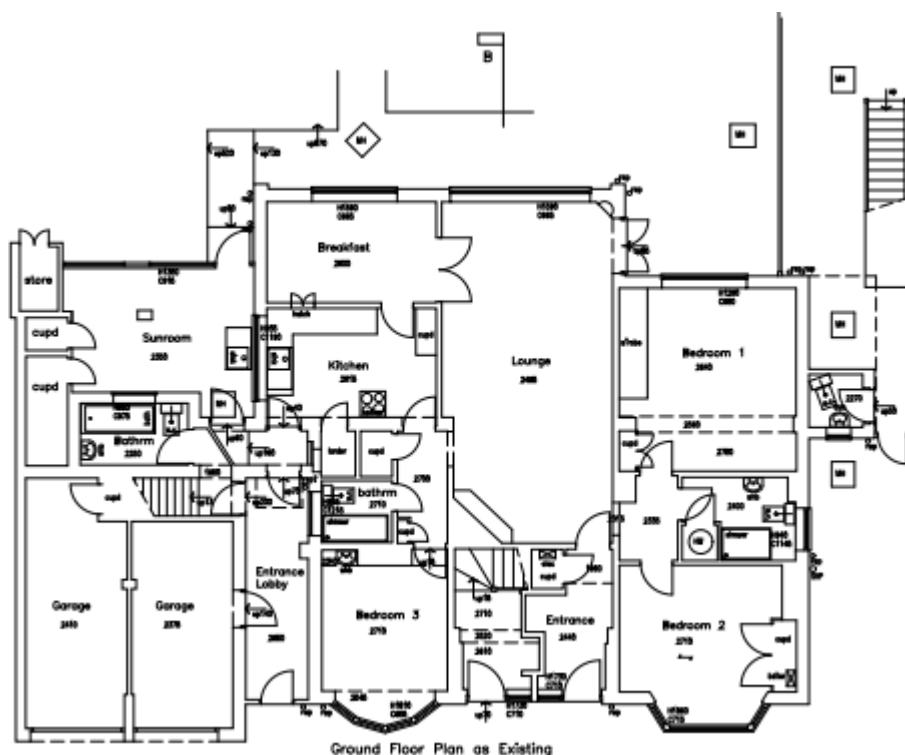


View from first floor flat's garden / the subject plot back towards existing property with the existing garden fence

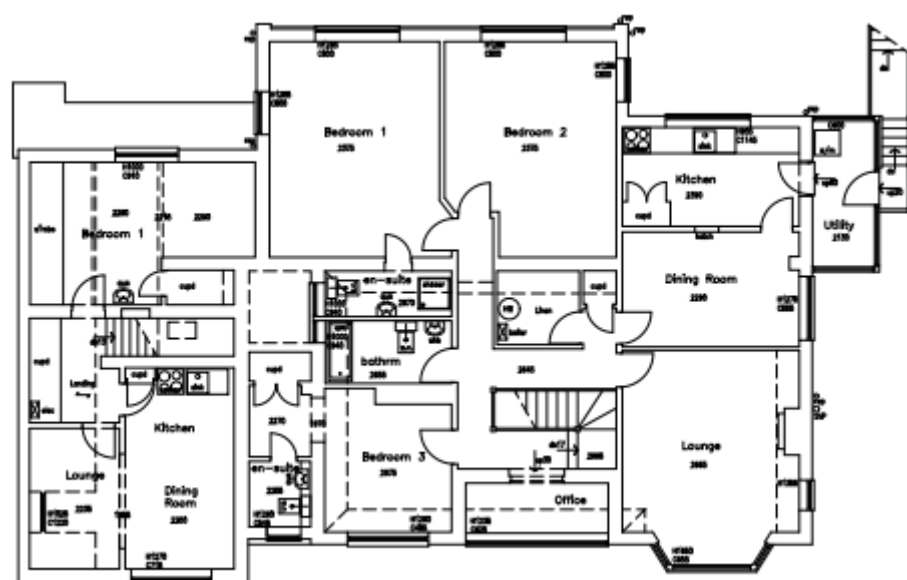


View across first floor flat's garden / the subject plot towards house to the rear of 25 Shirley Drive

Existing and Proposed Ground Floor Plans



Existing and Proposed First Floor Plans



First Floor Plan as Existing



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Existing Front Elevation



Front Elevation as Existing



Proposed Front Elevation



TA 1266 /22A

Existing Side Elevation



Proposed Side Elevation



TA 1266 /22A

Existing Rear Elevation



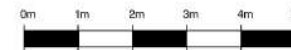
Rear Elevation as Existing



Proposed Rear Elevation



Proposed alterations to east (rear) elevation Scale 1:100 @A3



TA 1266 /23A

Proposed Site Layout



TA 1266 /10B

Proposed Floor Plans of New House



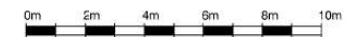
TA 1266 /11A



Contextual Front Elevation of New House



New dwelling - Proposed front (west) elevation Scale 1:200 @A3



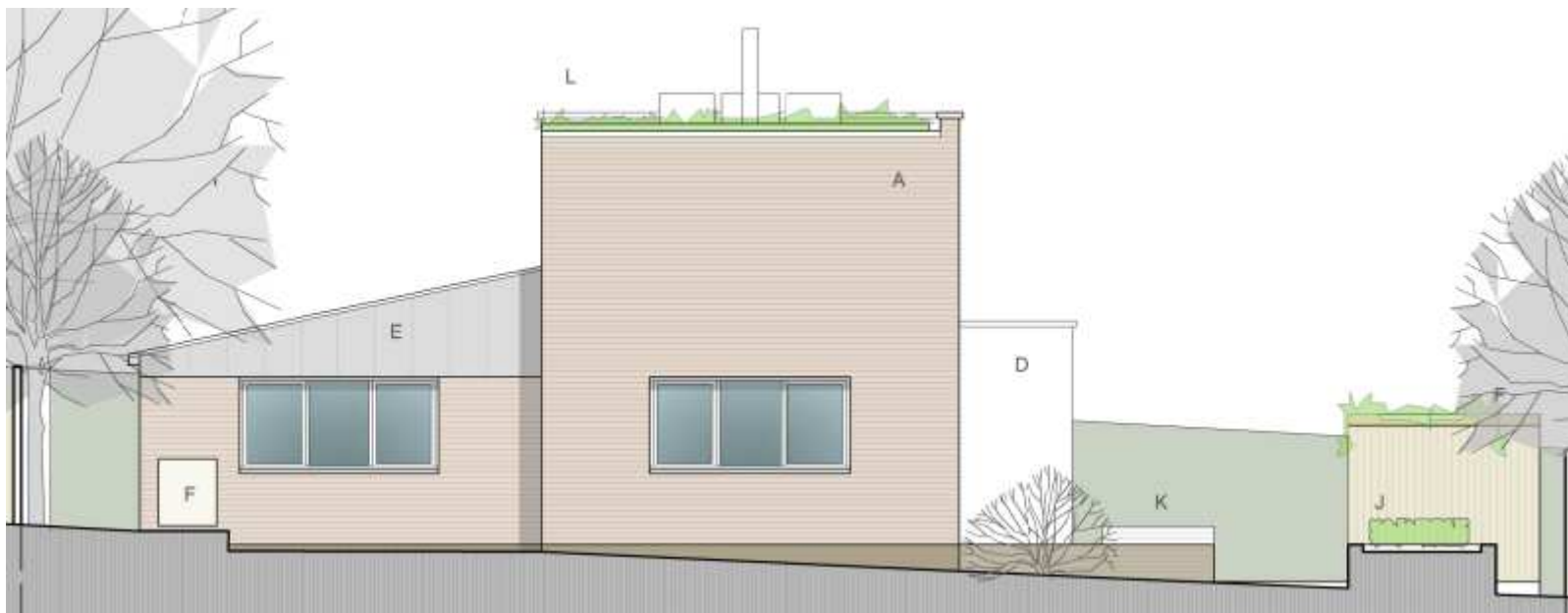
TA 1266 /17A

Proposed Rear Elevation of New House



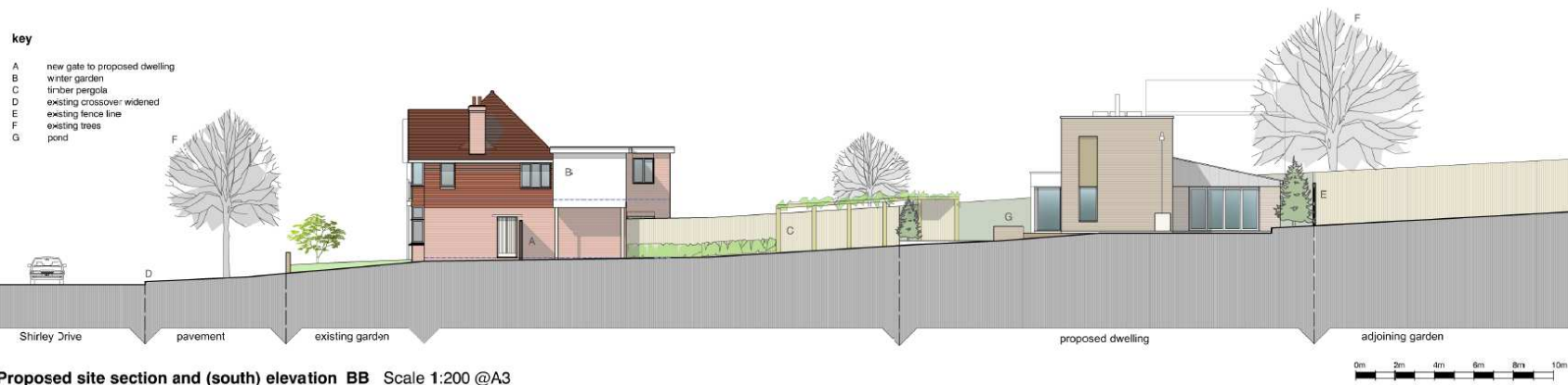
TA 1266 /15A

Proposed Side Elevation of New House



TA 1266 /14A

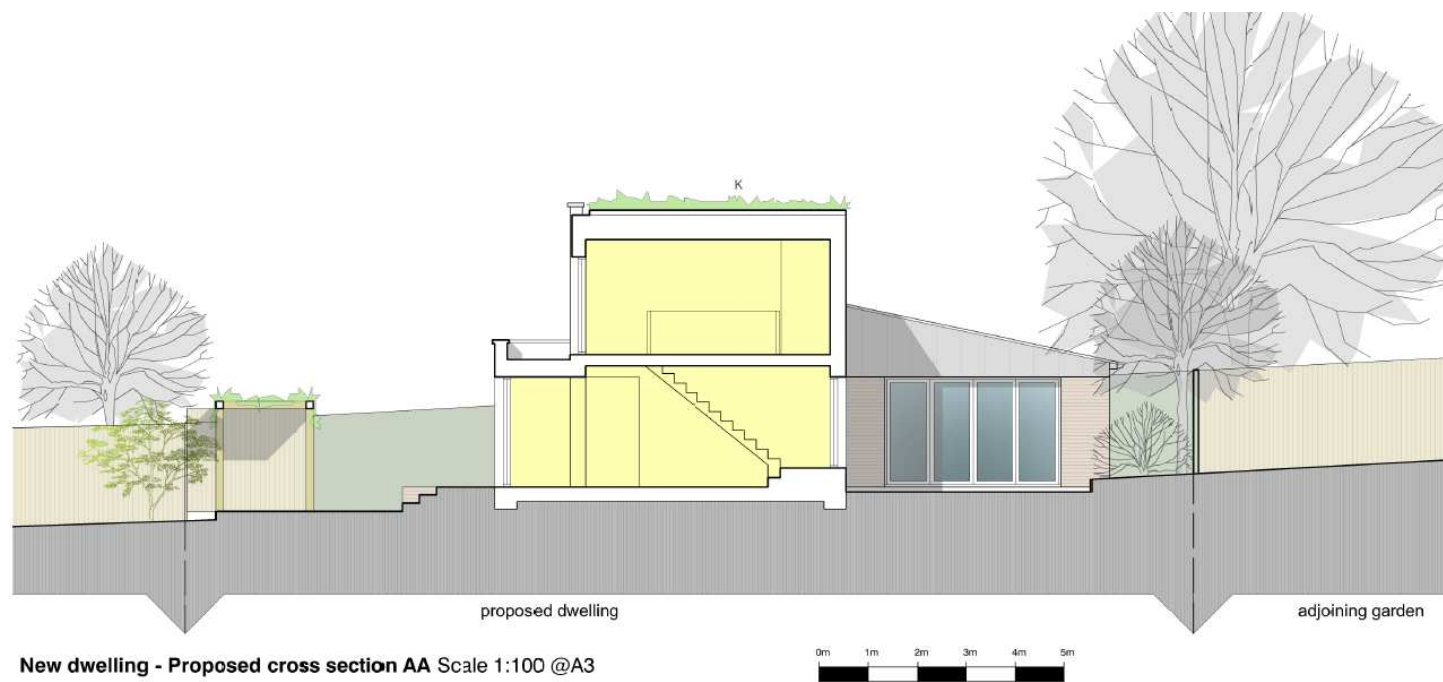
Proposed Site Section



Proposed site section and (south) elevation BB Scale 1:200 @A3

TA 1266 /16A

Proposed Section through New House



Key Considerations in the Application

- The provision of housing is supported in principle, and the density of the proposed house within its plot would be acceptable.
- The sub-division of the gardens, plot size, footprint, scale and amount of garden space left for the frontage property is comparable to the dwellings within the rear gardens of 25 and 27 Shirley Drive, and is therefore acceptable.
- Following revisions, the design of the new house is modern and high quality, and would not have any significant impact on neighbouring amenity, whilst providing a good standard of accommodation for future occupiers.
- The alterations to the frontage property are acceptable in terms of design and neighbouring amenity, and the flats would continue to be provided with sufficient external amenity space.
- The loss of a tree and the impact from the proposal on existing trees can both be acceptably mitigated by condition, and it would deliver a net gain in biodiversity.
- The site is located within a sustainable location and the impact on highways would be acceptable, subject to the imposition of suitable conditions.

Conclusion and Planning Balance

- The scheme makes a minor, but welcome contribution to the Council's housing targets through a family dwellinghouse offering a good standard of accommodation and high quality design, as well as sustainability and biodiversity gains. There are no significant impacts on neighbouring amenity that cannot be mitigated by condition and the other alterations are considered acceptable without compromising on highways safety. As such, this application is recommended for approval subject to conditions.