

PLANNING COMMITTEE ADDENDUM

2.00PM, THURSDAY, 17 SEPTEMBER 2020

VIRTUAL VIA SKYPE
Presentation, Application E

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ADDENDUM

ITEM		Page
E	BH2020/01973 -40 Dyke Road Avenue Brighton - Full Planning and Demolition in a Conservation Area	1 - 24
	RECOMMENDATION – REFUSE	
	<i>Ward Affected : Withdean</i>	
	Presentation, Application E	

40 Dyke Road Avenue

BH2020/01973

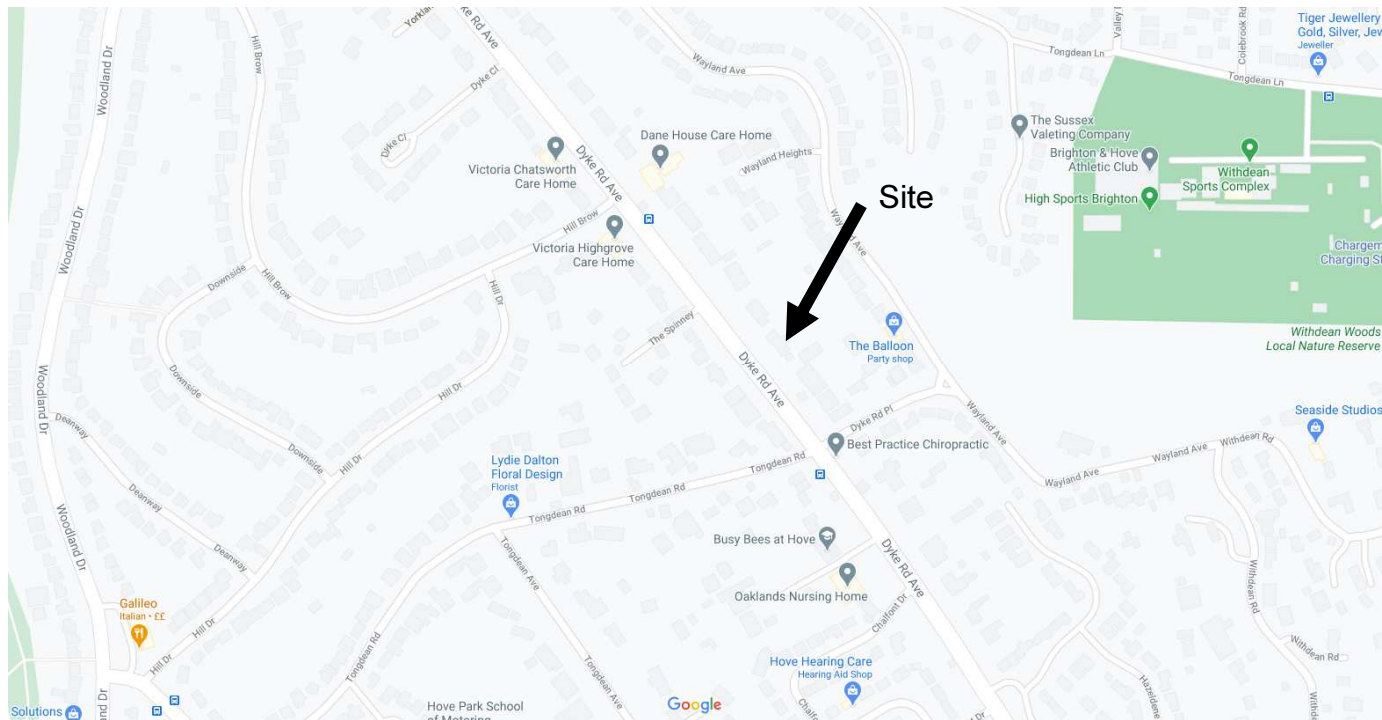


**Brighton & Hove
City Council**

Application Description

- Demolition of existing single dwelling with associated garage and erection of three storey, five bedroom single dwelling (C3) with reconstruction of front boundary wall and landscaping works.

Map of application site

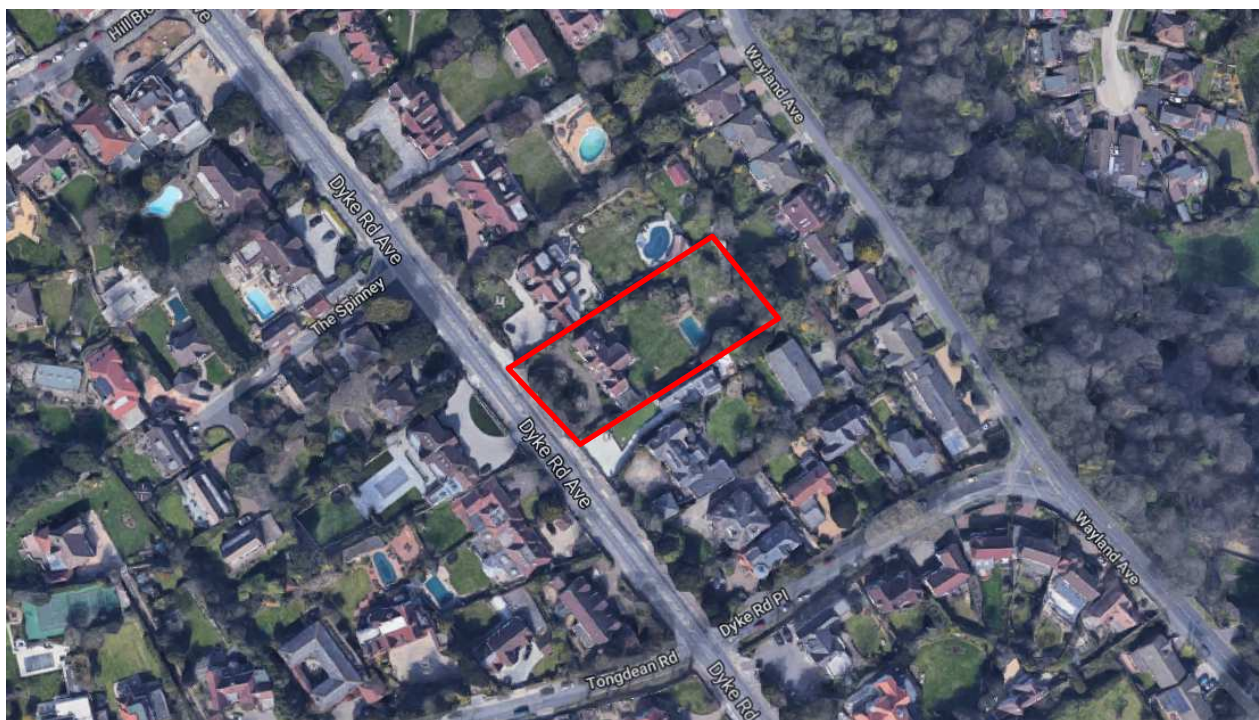


Existing Location Plan



2005-P-101A

Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Brighton & Hove
City Council

Street photo(s) of site



Photos from Rear of Site



Other photo(s) of site



Existing house

Other photo(s) of site



Existing boundary screening - Front garden

Other photo(s) of site

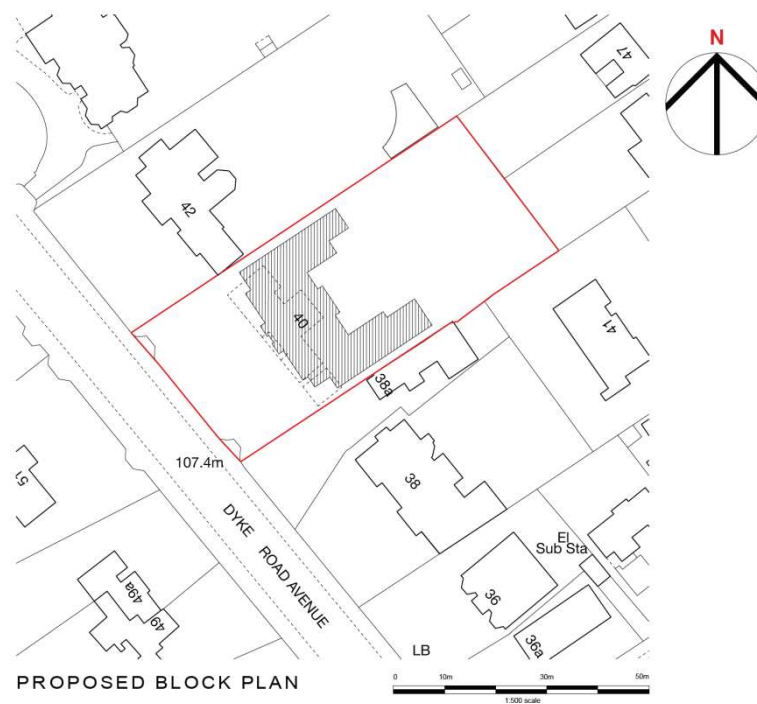


Existing boundary screening - Back garden

Existing Block Plan



Proposed Block Plan



PROPOSED BLOCK PLAN

2005-P-101A

Proposed Site Plan



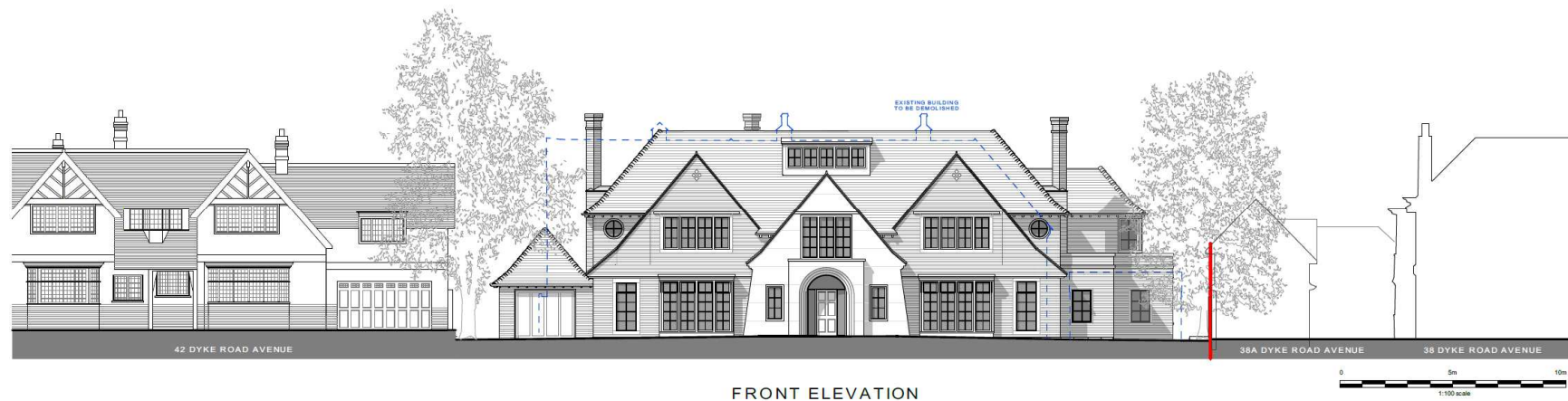
2005-P-103_A

Existing Front Elevation



2005-P-102 A

Proposed Front Elevation



2005-P-106 A

Existing Rear Elevation



2005-P-102 A

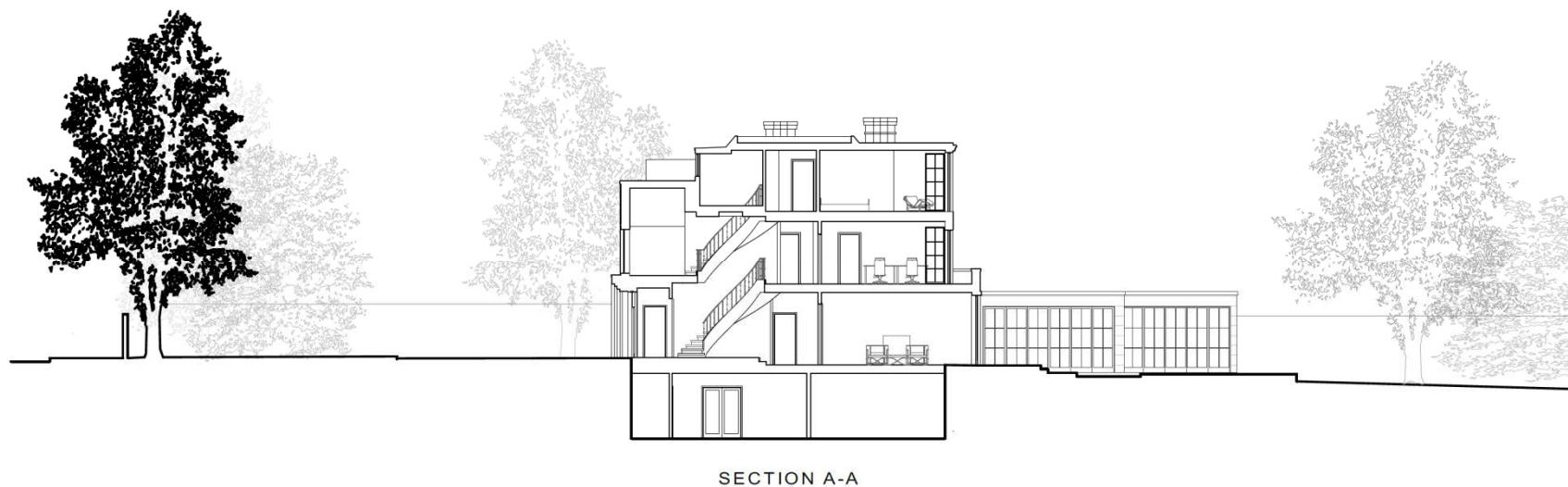
Proposed Rear Elevation



REAR ELEVATION

2005-P-106 A

Proposed Site Section(s)



2005-P-105 A

Architect's Impression - Looking West



Architect's Impression - Looking East



Key Considerations in the Application

- Principle of the development
- Design and Heritage Impacts
- Impact on Neighbouring Amenity
- Impact on Trees
- Transport Impacts
- Sustainability Issues

Conclusion and Planning Balance

- Considered that proposal fails to preserve appearance and character of conservation area;
- Existing house contributes very positively to the appearance and character of the conservation area so loss is not considered acceptable;
- Impact on trees and landscape considered acceptable;
- Standard of accommodation considered acceptable;
- Considered that proposal would not adversely affect amenity, the transport network, or sustainability.

Therefore : Recommend Refusal