

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 30 SEPTEMBER 2020**

**VIRTUAL VIA SKYPE**

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## ADDENDUM

ITEM		Page
C	BH2020/01756 - The White House, Roedean Road, Brighton - Full Planning <b>RECOMMENDATION – GRANT</b> <i>Ward Affected : Rottingdean Coastal</i>	1 - 24

# **The White House, Roedean Road**

**BH2020/01756**

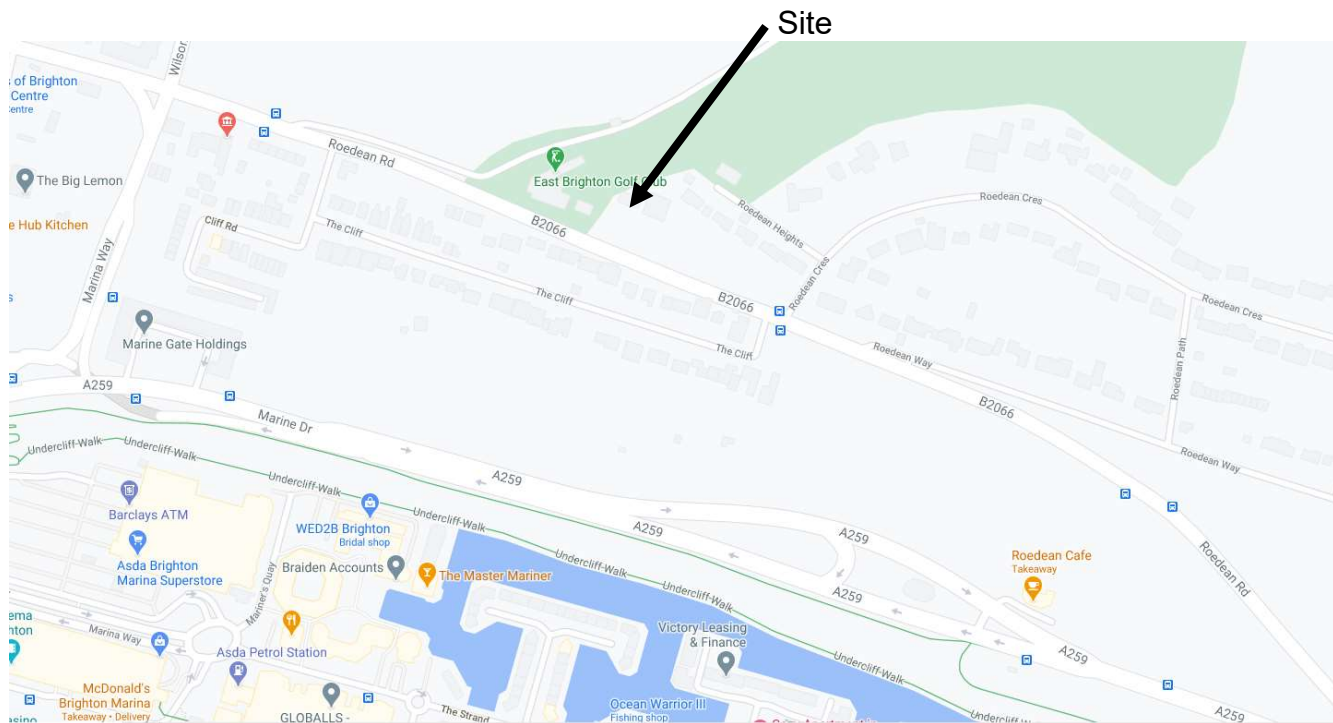


**Brighton & Hove  
City Council**

# **Application Description**

Demolition of existing dwellinghouse (C3) and erection of 3no three storey detached dwellinghouses (C3) with associated landscaping, car and cycle parking, revised access and vehicle crossover.

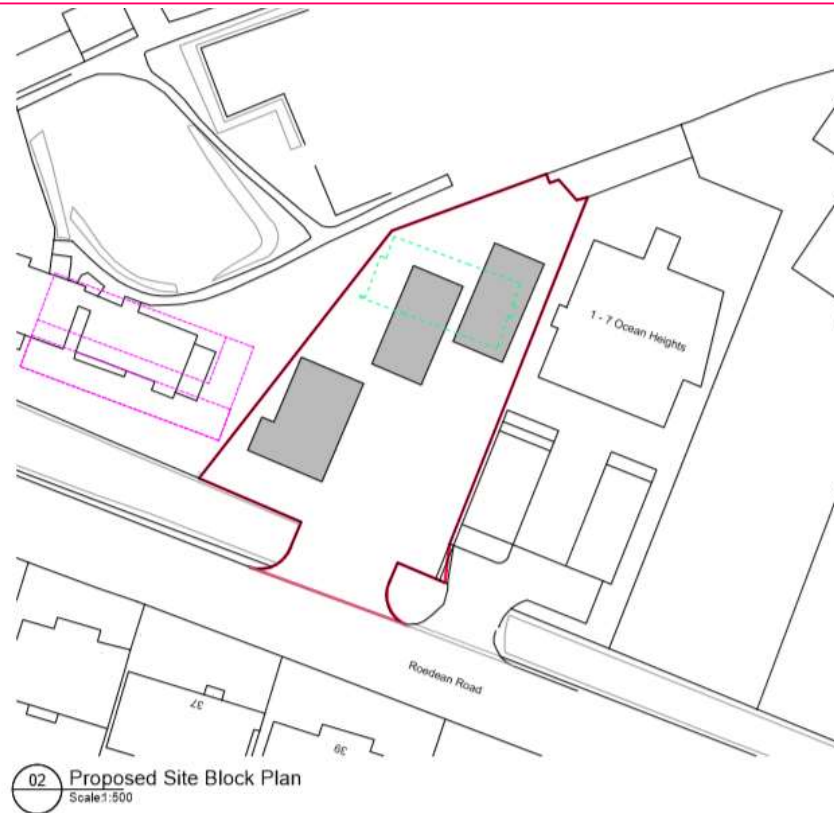
# Map of Application Site



# Location & Block Plans



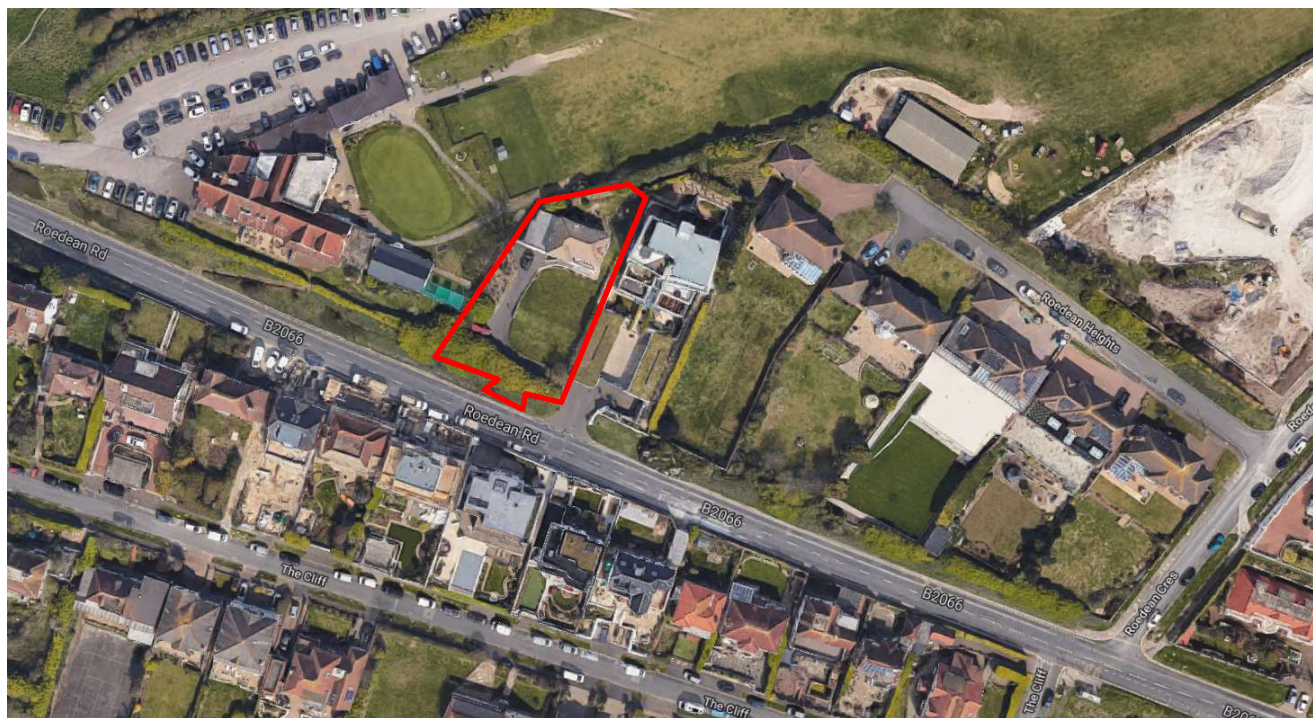
--- Planning approved scheme (BH2020/00194)  
--- Position of existing house



Brighton & Hove  
City Council

# Aerial photo of site

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# 3D Aerial photo of site

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# Street Photo of Site



# Other photos of site



# Other photos of site

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# Other photos of site

- 2 Site: East facing towards existing building
- 3 Site: West boundary edge of existing White House.
- 4 Site: North Boundary edge Behind existing White House.



# Split of uses/Number of units

- Demolition of two storey detached dwelling;
- Replacement with three, three-storey detached dwellings:
  - two X five-bedrooms;
  - one X four-bedroom.

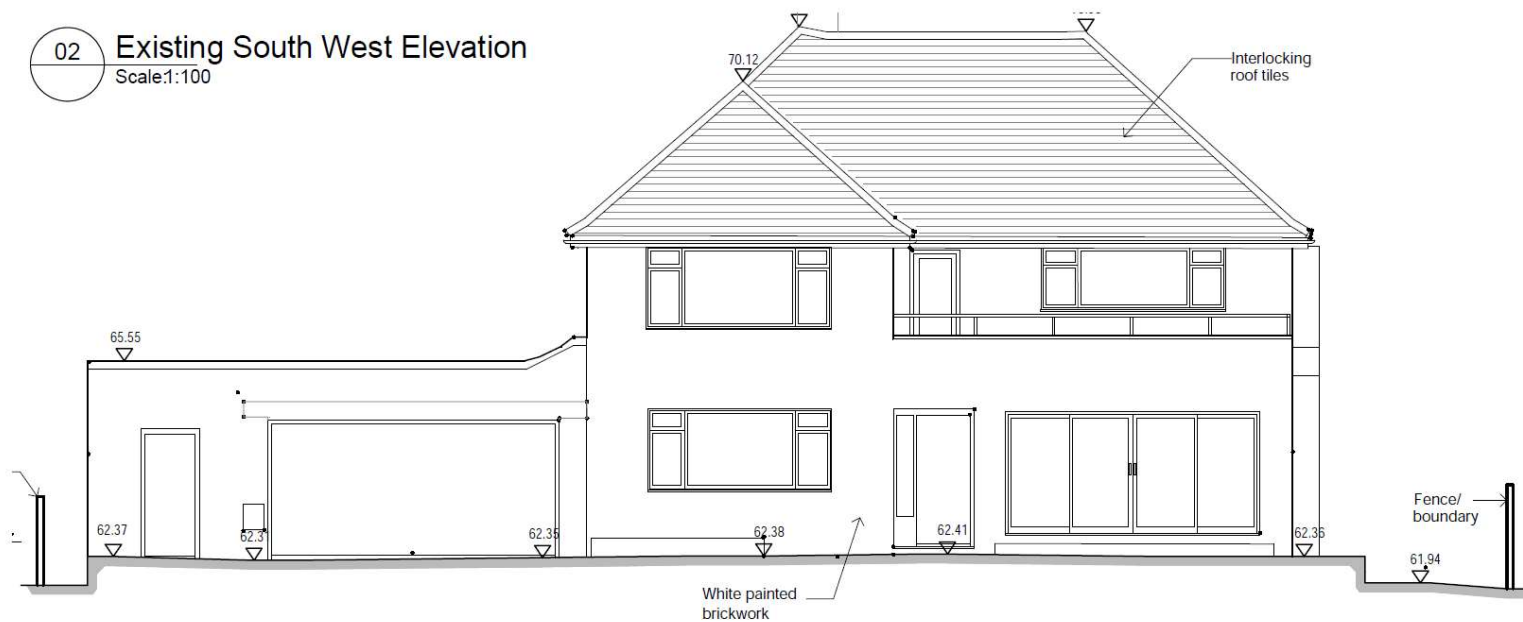


# Proposed Site Plan



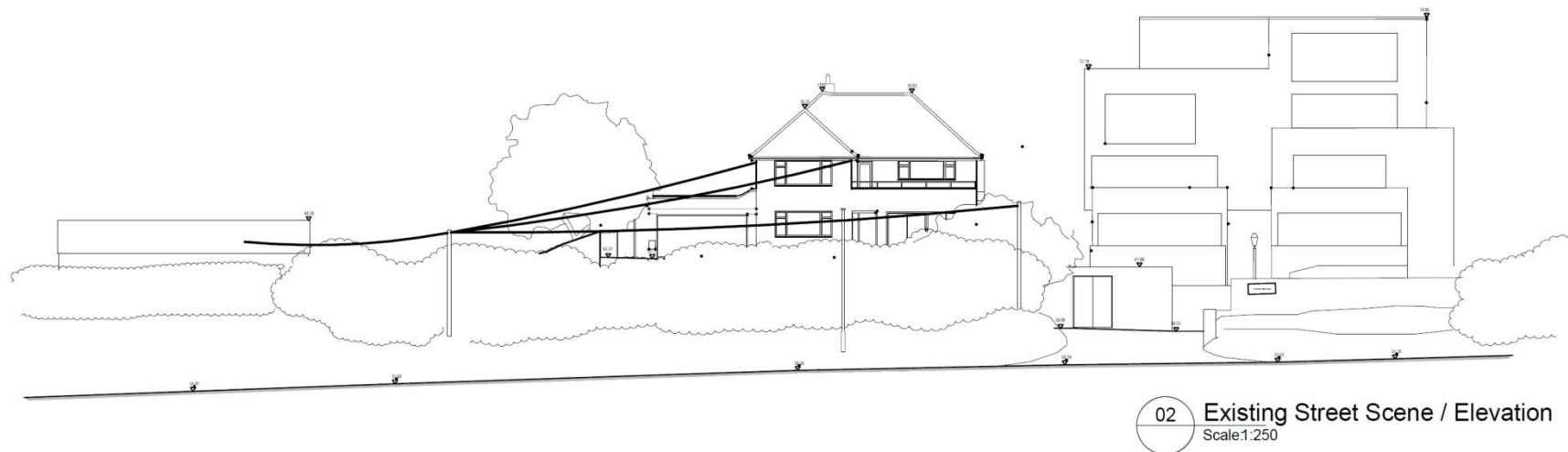
# Existing Front Elevation

02 Existing South West Elevation  
Scale: 1:100



YO404-P2-070

# Existing Contextual Front Elevation



YO404-P2-050

# Proposed Front Elevation



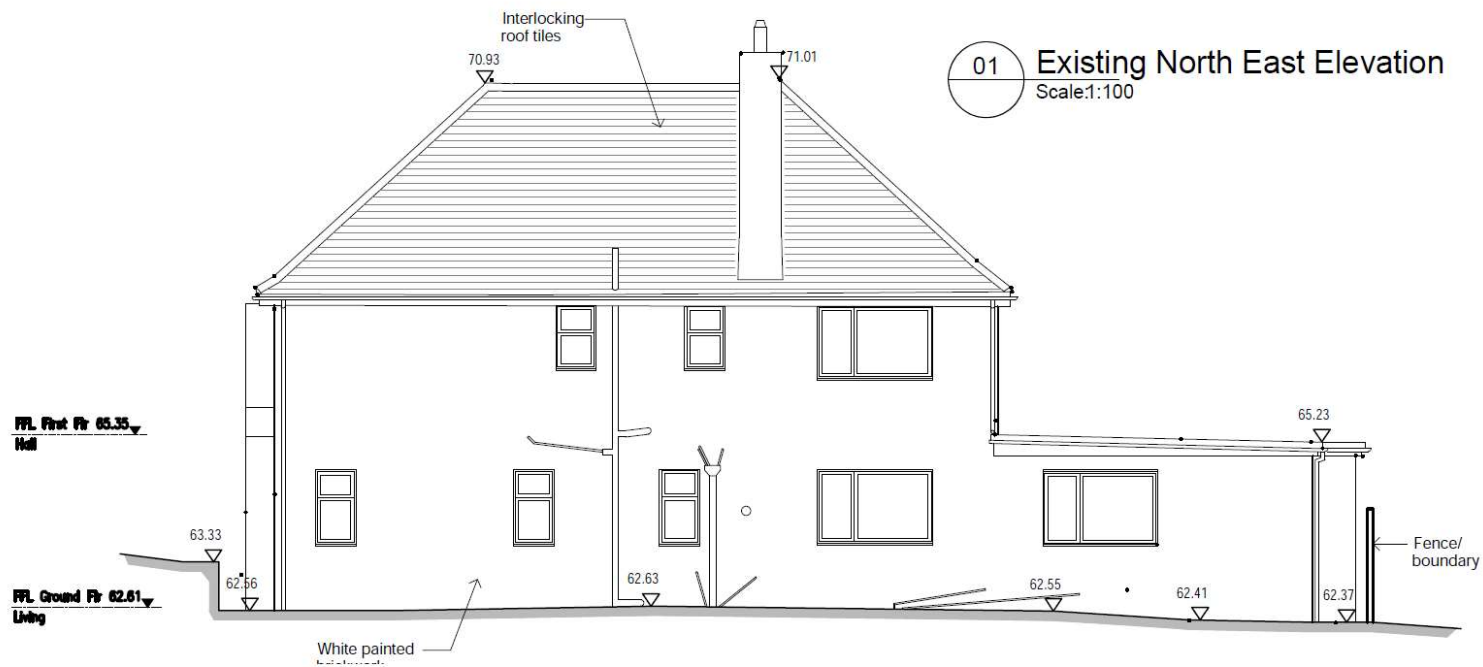
01 Proposed Street Scene Elevation A (east boundary context as Ocean Heights building, west boundary context as existing golf club)  
Scale 1:250



02 Proposed Street Scene Elevation A1 (east boundary context as Ocean Heights building, west boundary context as planning approved scheme BH2020-00194)  
Scale 1:250

ID

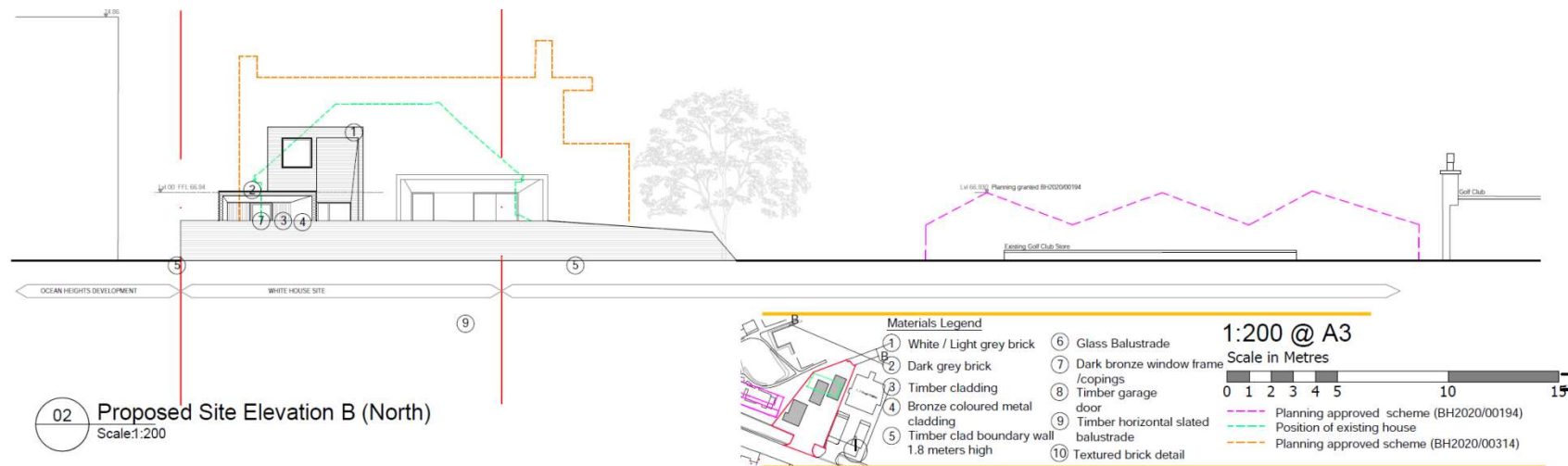
# Existing Rear Elevation



YO404-P2-070

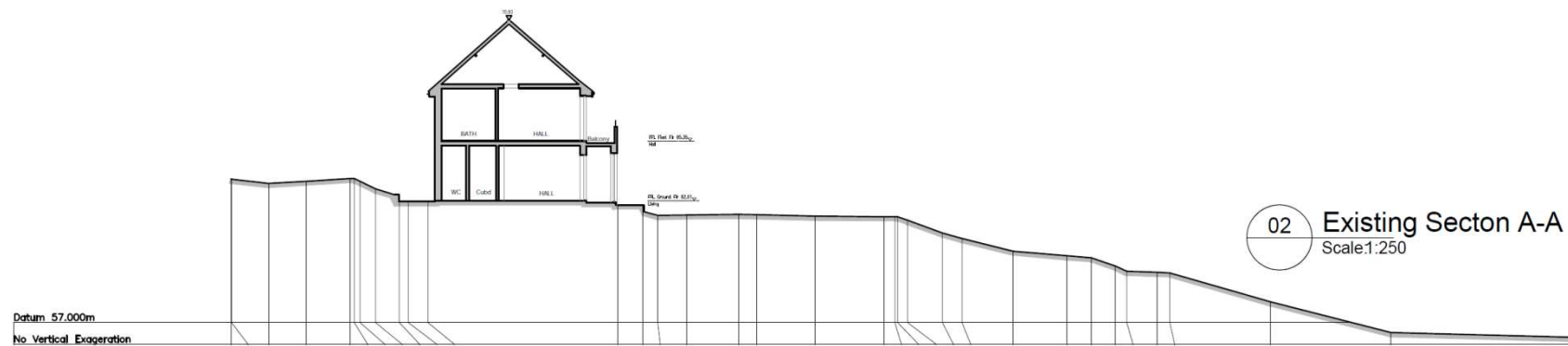


# Proposed Contextual Rear Elevation



YO404-P2-201

# Site Section(s)



YO404-P2-050

# Proposed Visuals



**Front Aerial View (East)**

Site entrance defined by vertical timber wall allowing existing shrubbery to be retained.  
Larger structural retaining walls to each flank planted with climbing species to soften the boundaries.

501 B

# Proposed Visuals



**Front Aerial View (West)**  
Car parking at LGF level with private amenity space for each house located on podium garden. Screening and privacy provided by cedar batten fencing and evergreen hedging.

501 B

# Proposed Visuals

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**Sketch visual from Roedean Road**  
Reduced width to site entrance allowing  
existing shrubbery to be retained. Lower  
wildlife orientated planting to verge.



502 B



# Proposed Visuals

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**Sketch visual from EBG**

Existing tree outside red-line retained.  
New mixed native trees screening rear elevation  
planted along new 1.8m hit & miss fence,

502 B

# Key Considerations in the Application

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- Principle of development;
- Design of the dwellings;
- Impact on the setting of the South Downs National Park;
- Neighbouring amenity;
- Impact on highway network;
- Standard of residential accommodation;
- Archaeological impact.

# Conclusion and Planning Balance

- Three new dwellinghouses provided;
- Good standard of accommodation;
- High Quality Architecture;
- Biodiversity Improvements;
- No significant adverse impacts identified;
- Recommendation: **Approve**