

**Avon Court,
12 Dallington Road
BH2020/00325**



**Brighton & Hove
City Council**

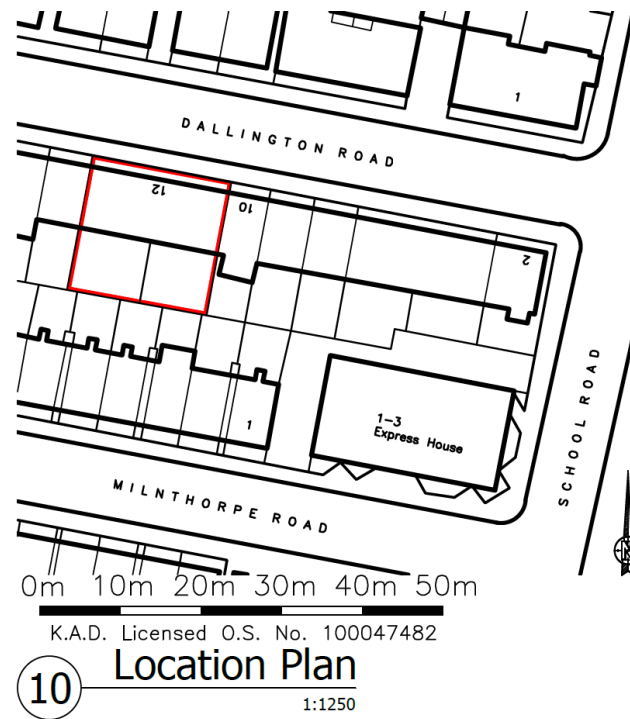
Application Description

Planning permission is sought for roof alterations incorporating two front dormers and three rear roof extensions to form an additional two bedroom dwelling (Use Class C3).

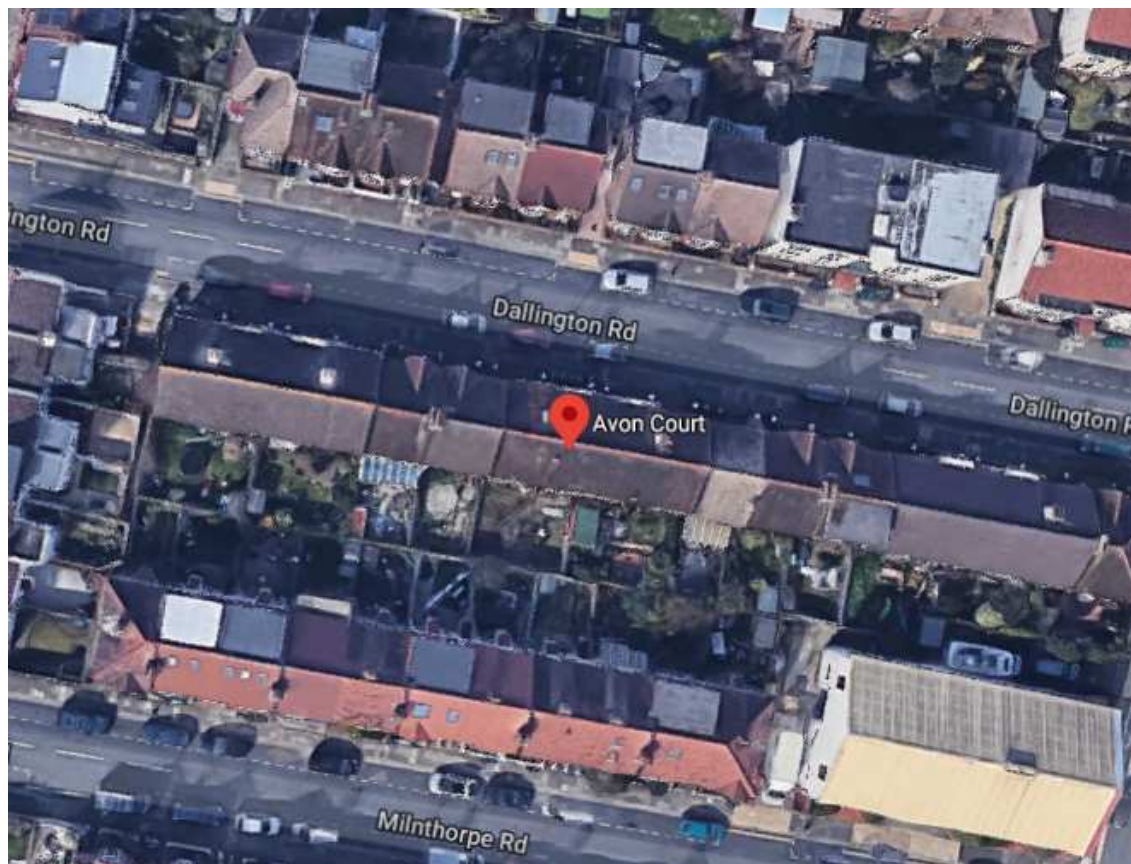
Map of application site



Existing Location Plan



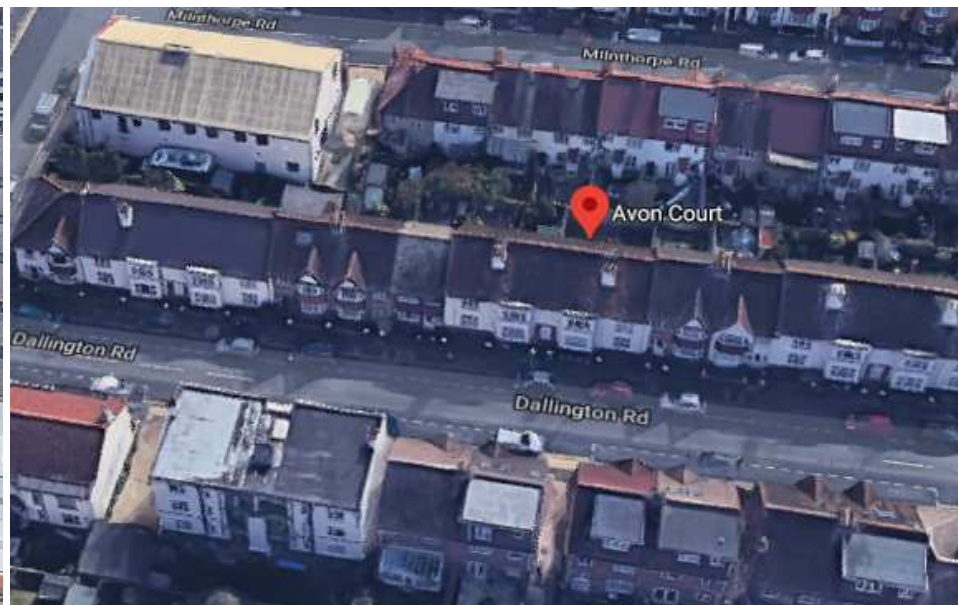
Aerial photo of site



3D Aerial photos of site



Rear



Front



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Street photos of site



Street photos of site



Photos of rear of site from street

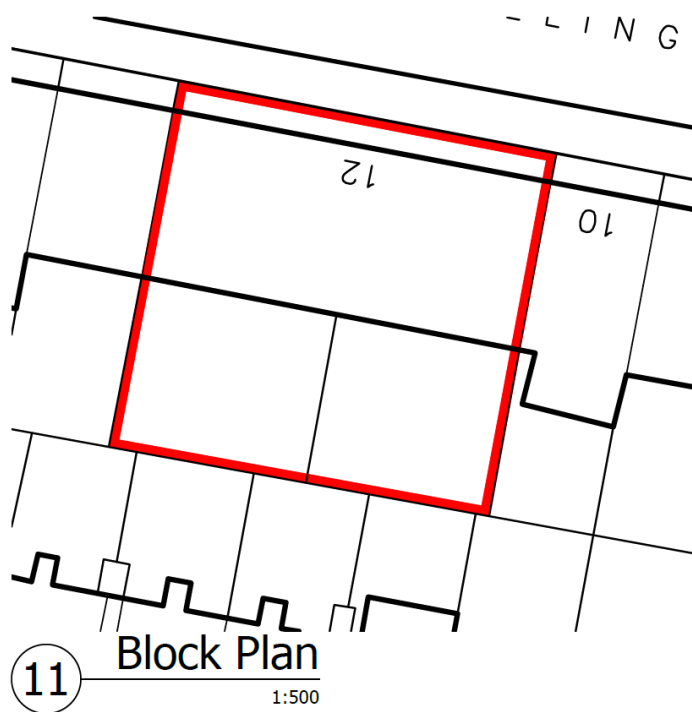


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Photos of rear of site from street



Existing Block Plan



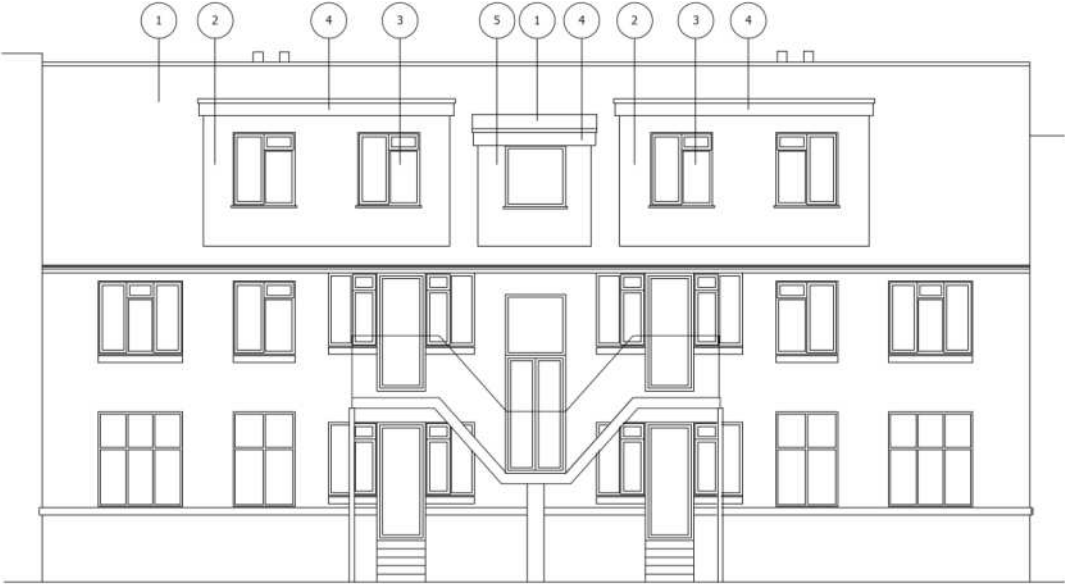
Proposed Front Elevation



- 1. Clay tiles
 - 2. Tile hanging
 - 3. White uPVC windows
 - 4. White uPVC fascias
 - 5. Render
- F Front dormer 30/03/20 TKP revised
- E Ridge 20/03/20 TKP revised
- D Areas & dormers 19/03/20 TKP revised
- C Areas & dormers 12/03/20 TKP revised
- B Reduction to 30/01/20 TKP 1no. flat and revisions to roof
- A Bins/bikes 24/10/19 TKP

9 Proposed Front Elevation
Scale: 1:100

Proposed Rear Elevation



- 1. Clay tiles
 - 2. Tile hanging
 - 3. White uPVC windows
 - 4. White uPVC fascias
 - 5. Render
- F Front dormer 30/03/20 TKP revised
- E Ridge 20/03/20 TKP revised
- D Areas & dormers 19/03/20 TKP revised
- C Areas & dormers 12/03/20 TKP revised
- B Reduction to 1no. flat and revisions to roof 30/01/20 TKP
- A Bins/bikes 24/10/19 TKP

8 Proposed Rear Elevation
Scale: 1:100

Key Considerations in the Application

- The principle of development
- The scale, appropriateness and external appearance of the extensions
- Overlooking of neighbouring properties from the windows within the extensions
- The standard of accommodation offered by the flat
- Car and cycle parking

Conclusion and Planning Balance

- Following revisions, the extensions are not considered to be incongruous within the surrounds area and are designed to fit in with and be adequately subordinate to Avon Court.
- No significant additional harm would be caused to neighbouring properties through overlooking.
- The new flat offers acceptable living conditions
- Parking permits would be restricted by condition and a cycle parking space is provided.
- As such, the development is considered to be acceptable and is recommended for approval.

