

29 Woodbourne Avenue

BH2020/00187



**Brighton & Hove
City Council**

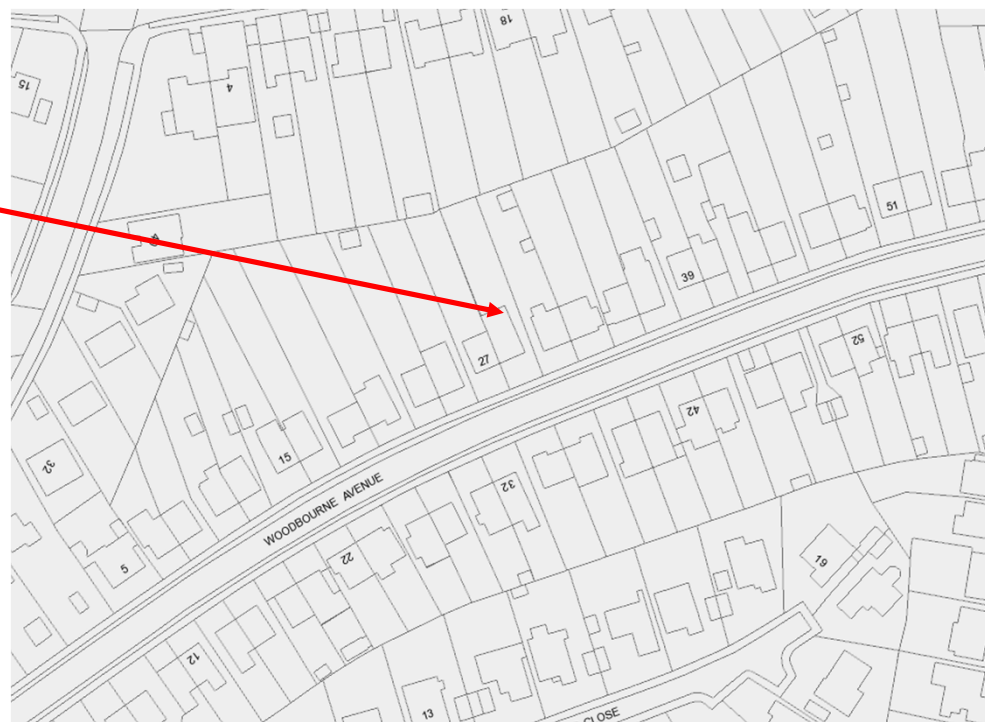
Application Description

- Permission is sought for;

Variation of condition 2 of application
BH2018/03661 (Retrospective consent for rear
dormer extension) to remove requirement to
replace cladding with tile hanging to the side
gable.

Map of application site

Site



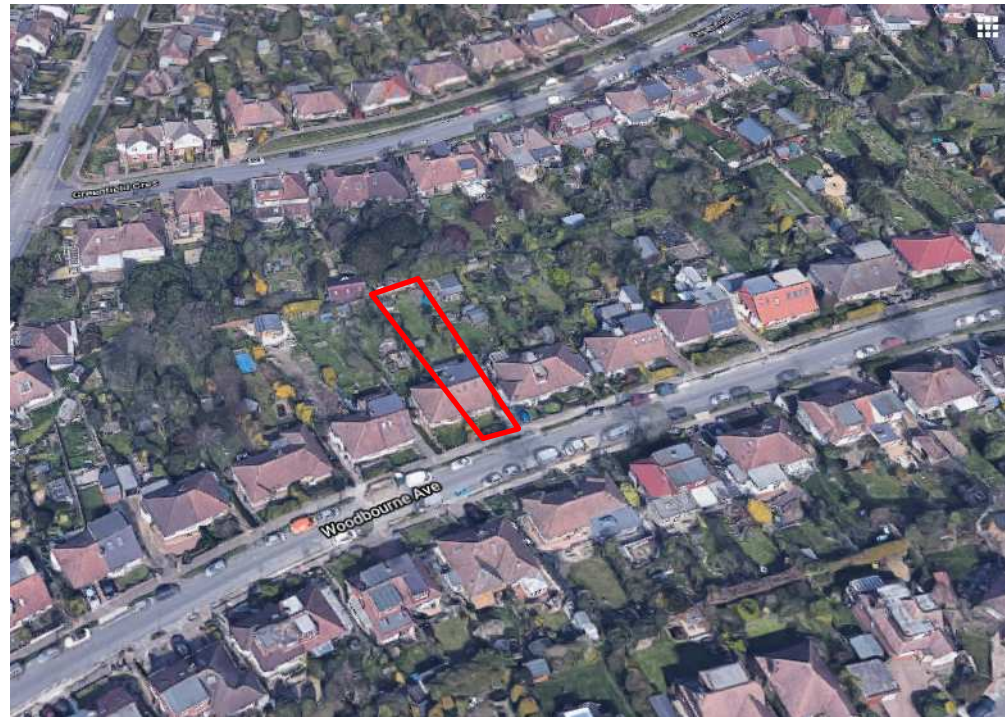
Existing Block Plan



Aerial photo(s) of site



3D Aerial photo of site



Pre-Existing Front Elevation (July 2012)



Site

Pre-Existing Side Elevation (July 2012)



Site

Existing Front Elevation (February 2020)



Brighton & Hove
City Council

ID

Existing Side Elevation (February 2020)



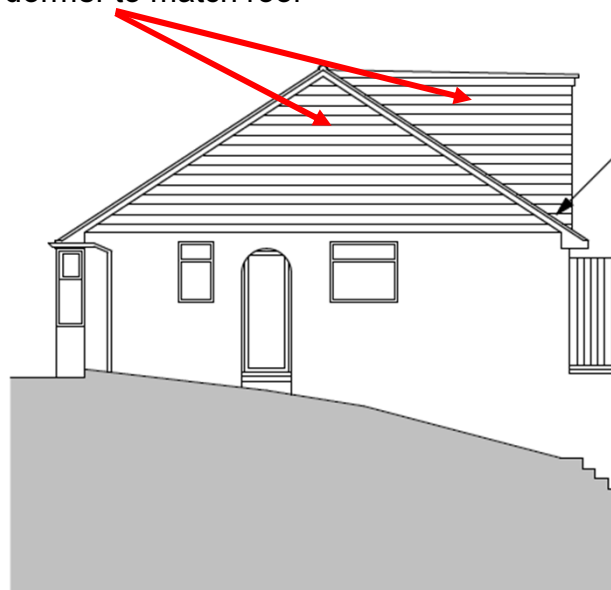
Existing Rear Elevation (February 2020)



Under application BH2018/03661
cladding to dormer shall be replaced
with tile hanging

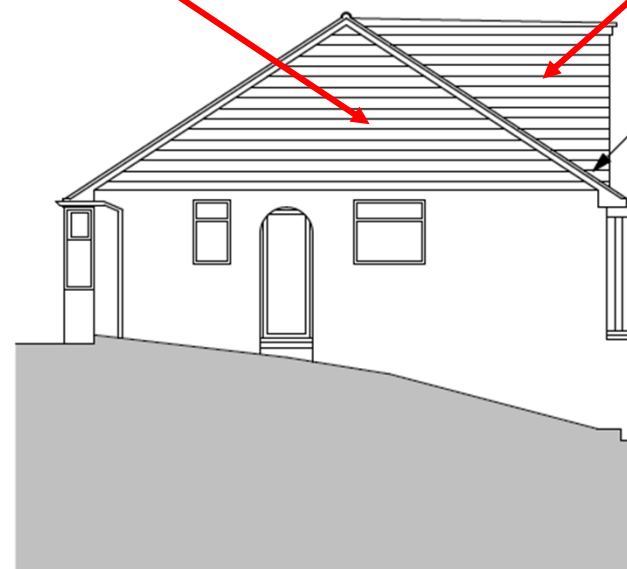
Side (East) Elevation - Approved and Proposed

Tile hanging to side gable and
rear dormer to match roof



Approved design
under BH2018/03661

Cladding to side gable

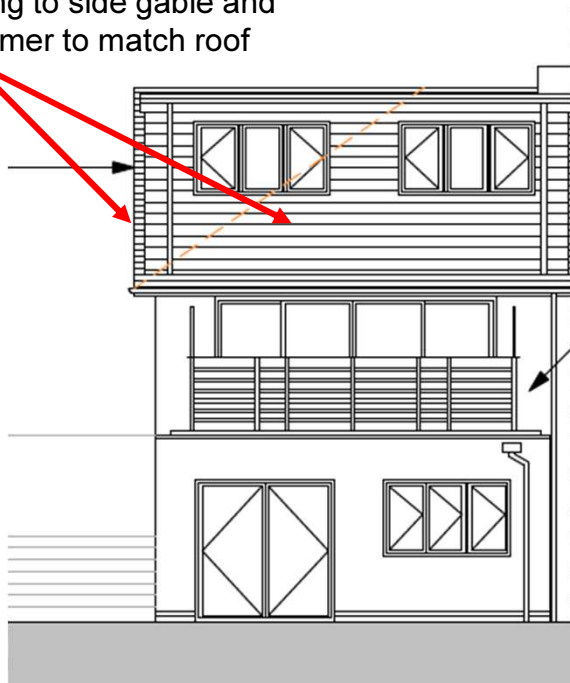


Proposed

Tile hanging to dormer
(as approved - no change)

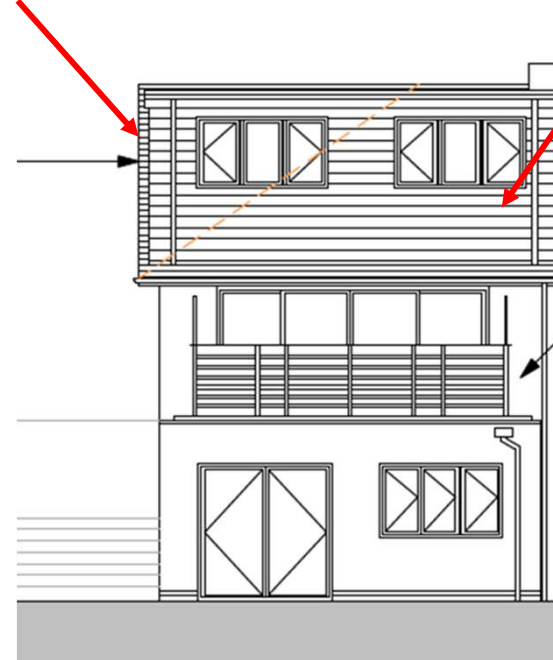
Rear Elevation - Approved and Proposed

Tile hanging to side gable and rear dormer to match roof



Approved design under
BH2018/03661

Cladding to side gable



Proposed

Tile hanging to dormer
(as approved – no change)

Street Scene Photographs



Number 23 Woodbourne Avenue



Number 25 Woodbourne Avenue

Street Scene Photographs



Cladding to side gable
and rear dormer

Number 61 Woodbourne Avenue

Key Considerations in the Application

- The impact of the cladding to the gable end on the host property and wider street scene.

Conclusion and Planning Balance

- The retention of cladding to the side gable would appear incongruous and relates poorly to the tiled roof of the main dwelling.
- The resultant appearance is considered to cause harm to the host property and wider area.
- As such the development is recommended for refusal.

