

# 2 Dyke Close

**BH2020/00724**



**Brighton & Hove  
City Council**

# Application Description

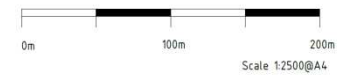
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- Erection of two-storey rear extension incorporating 2no first floor balconies. Roof alterations including 2no front dormer windows, rear dormer featuring balcony, and removal of existing chimneys. Repositioning of garage, alterations to fenestration and associated works.



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# Existing Location Plan



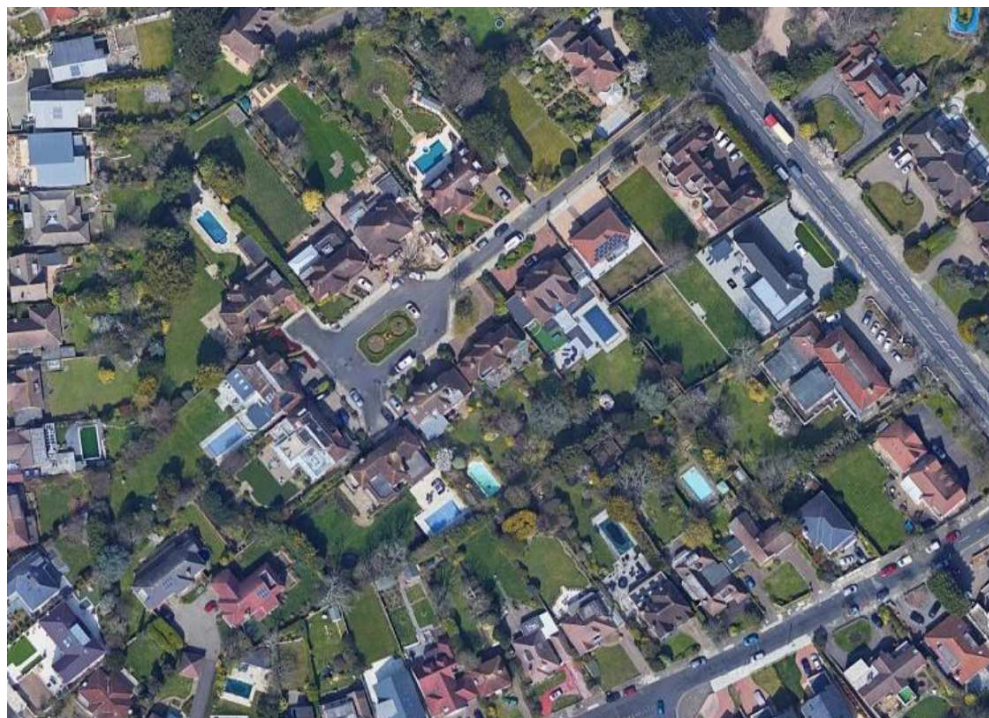
Location Plan



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# Aerial photo(s) of site

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# 3D Aerial photo of site

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# Street photo(s) of site

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# Other photo(s) of site

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# Other photo(s) of site

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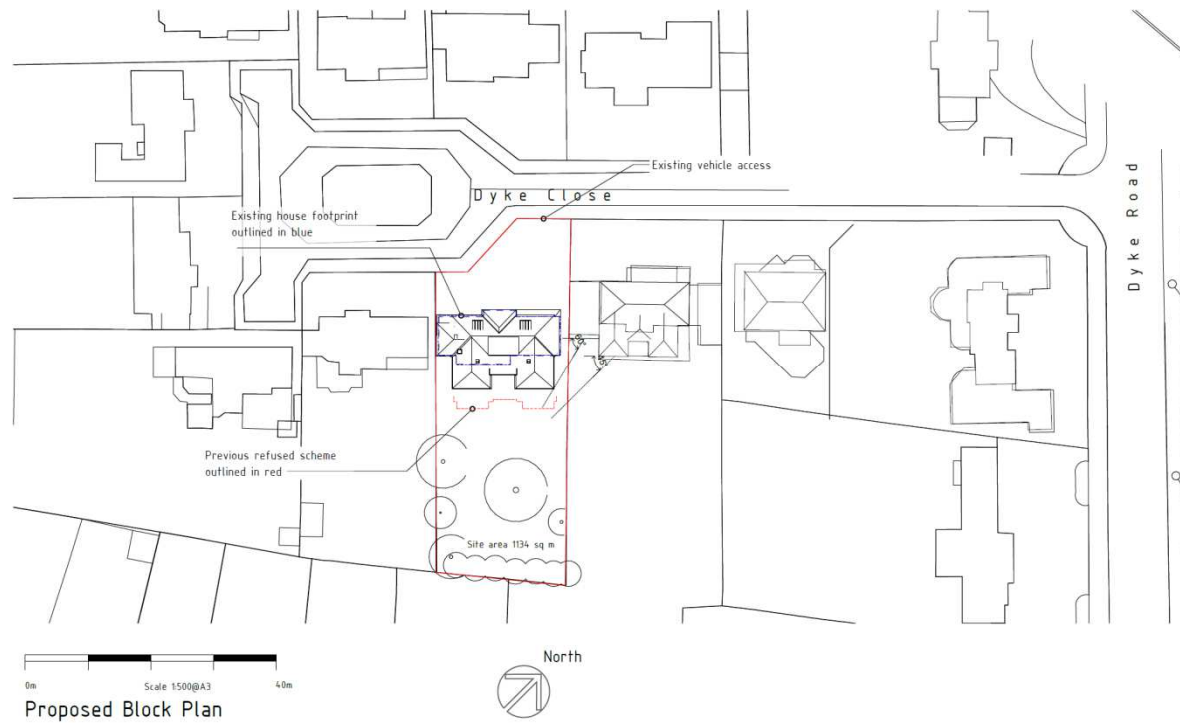
# Other photo(s) of site

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# Proposed Block Plan



Proposed Block Plan

196

01 K



# Proposed Front Elevation



07 K

# Proposed Rear Elevation



Facing brick extensions to match existing for colour and texture and pointing

Period reconstituted stone surrounds and features

All proposed windows in white crittal period windows

Proposed South East Elevation

198

08 K



# Conxtextual Rear Elevation

## Proposed Context Elevation



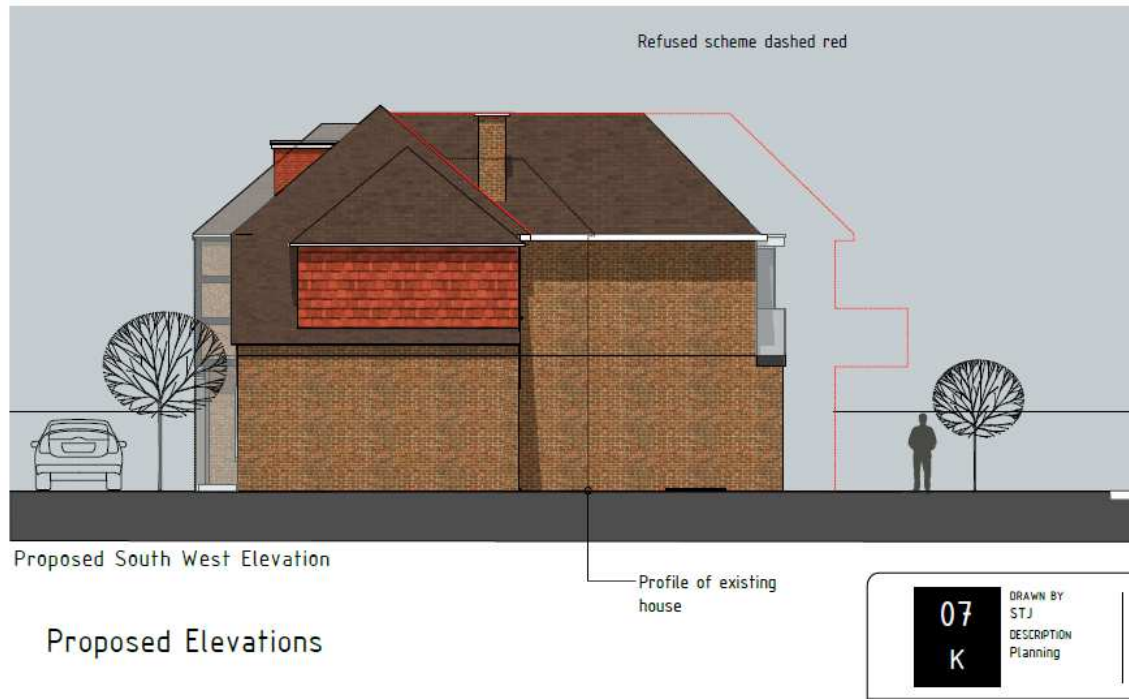
Rear  
South East Elevation

199

09 J



# Proposed South Side Elevation



Proposed Elevations

08 K



200

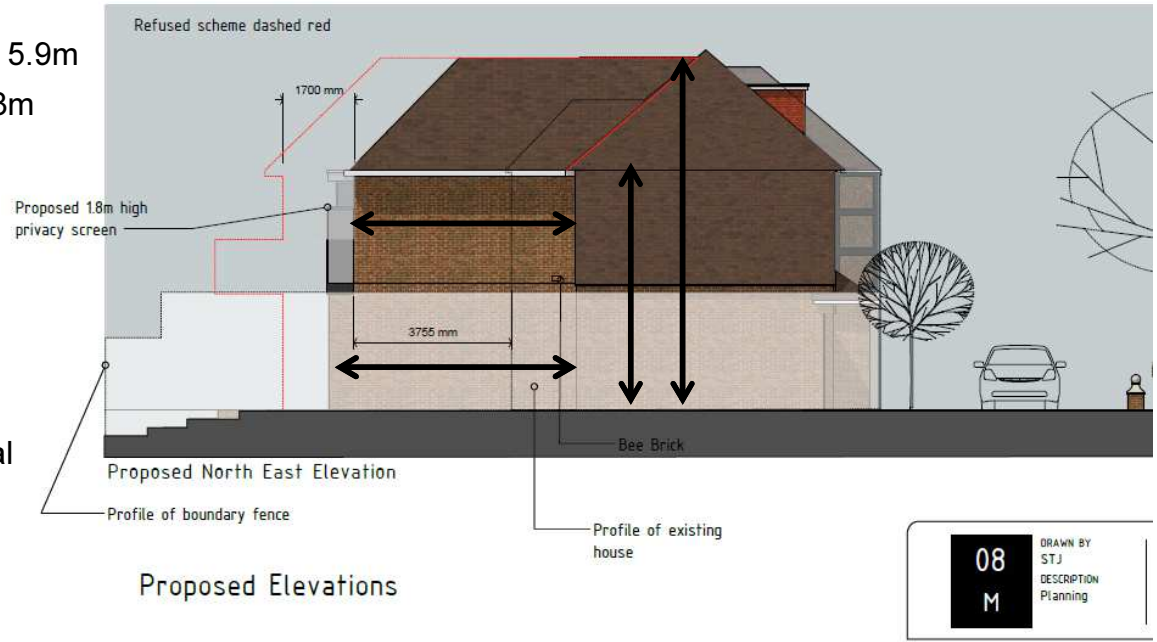
# Proposed North Side Elevation

201

Ground Floor Depth = 5.9m  
First Floor Depth = 5.3m  
Eaves Height = 5.8m  
Ridge Height = 8.4m

Reduction of approx.  
1.1m at ground floor  
from previous Proposal

Reduction of approx.  
1.7m at first floor from  
previous proposal



08 M



# Proposed Visual – Front Elevation



202





# Proposed Visual – Rear Elevation



203

# **Key Considerations in the Application**

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- Impact(s) on the amenities of residents of No.1 Dyke Close



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# Conclusion and Planning Balance

- Previous, similar application refused on basis of harm to amenities – then dismissed at appeal.
- The current scheme is not a significant enough reduction to sufficiently mitigate this harm.



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