

47 Eley Drive

BH2020/00791



**Brighton & Hove
City Council**

Application Description

- Planning permission is sought for;

Demolition of garage and erection of single storey rear extension and rendering of the existing property (Part Retrospective).

Map of application site

Site



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Existing Location Plan



4

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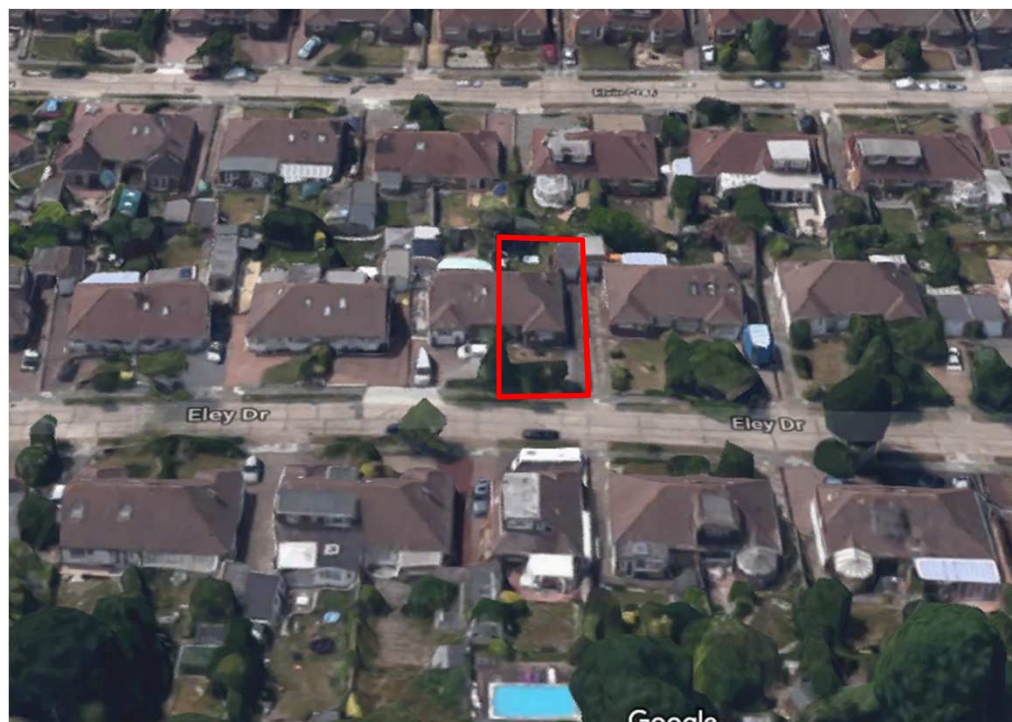


Aerial photo(s) of site



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3D Aerial photo of site



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Pre-Existing Front Elevation (June 2016)



Existing Front Elevation (April 2020)



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Existing Rear Elevation (April 2020)



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Existing Side Elevation (April 2020)



Side Elevation of No. 49 Eley Drive Facing Site



Recent photo with render applied



Proposed Block Plan

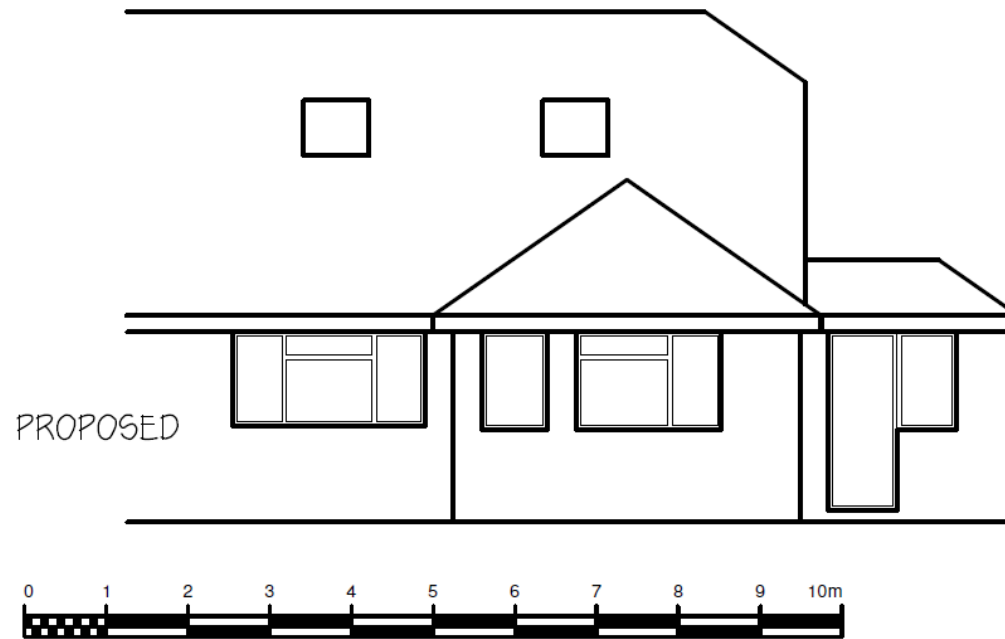


Proposed Extension



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Proposed Front Elevation

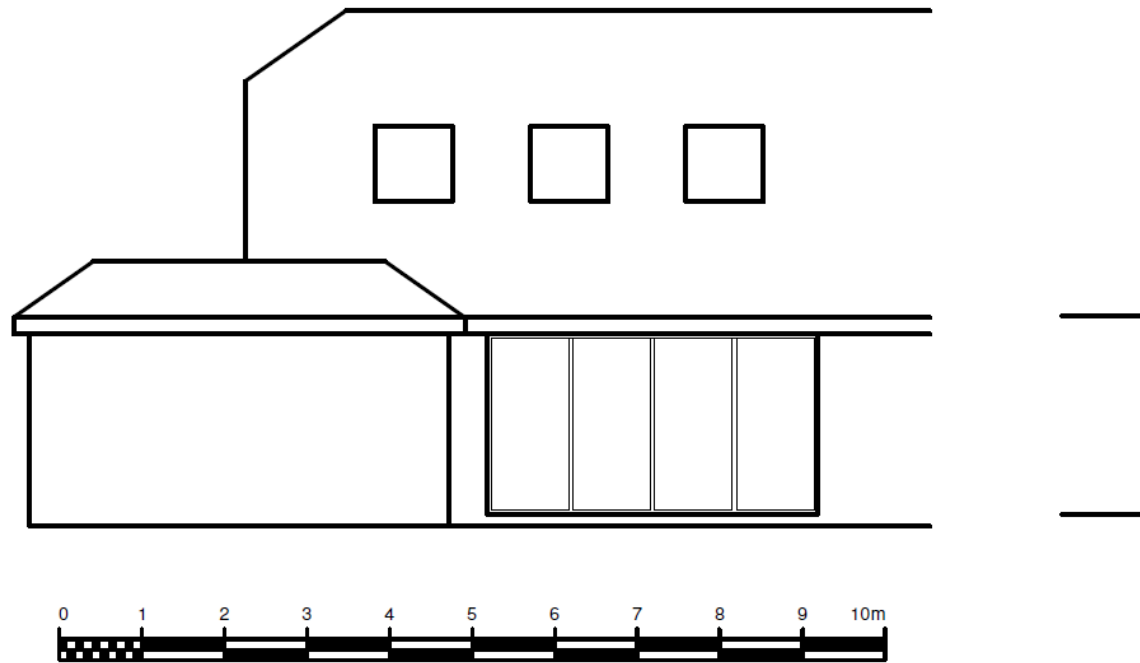


14

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Proposed Rear Elevation

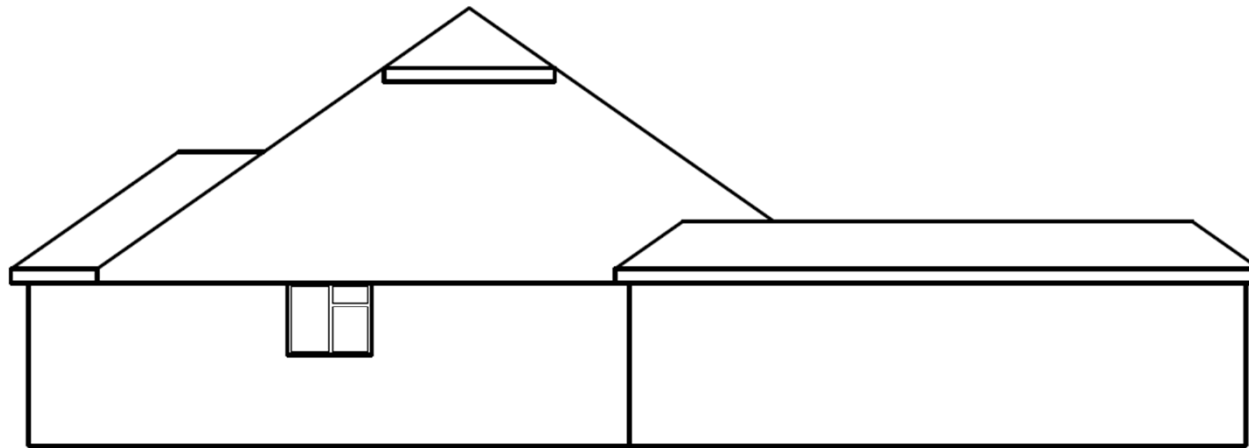


15

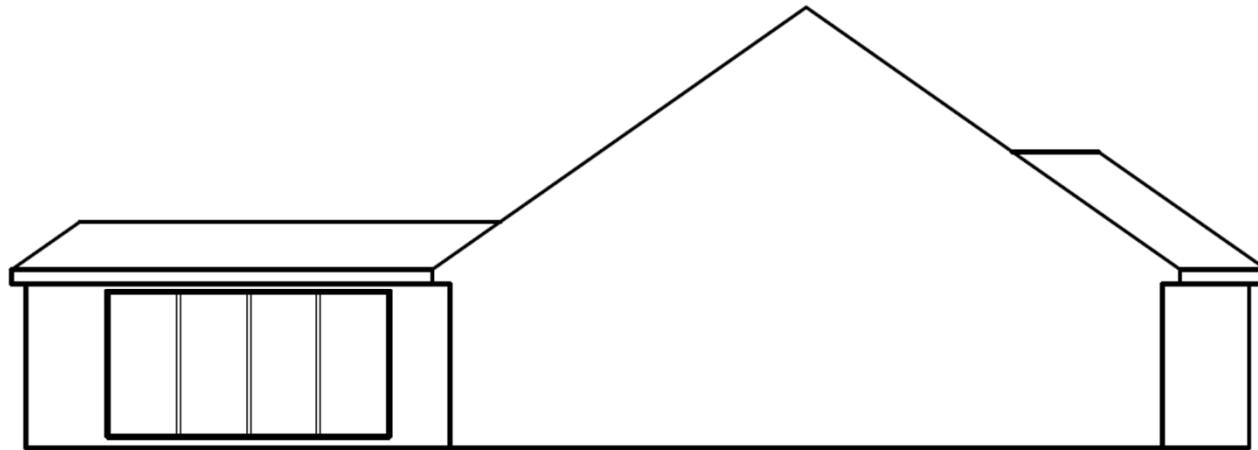
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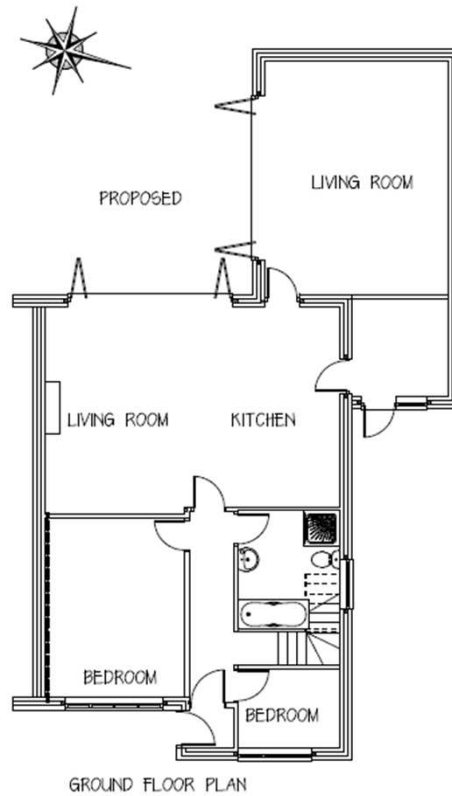
Proposed Side Elevation



Proposed Side Elevation



Proposed Floorplan



Key Considerations in the Application

- The scale and external appearance of the extension and rendering on the host property and wider street scene
- The impact of the extension on neighbouring amenity



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Conclusion and Planning Balance

- Following revisions, the extension and rendering of the existing house are considered suitable alterations that would not harm its appearance or that of the wider area
- No significant additional harm would be caused to neighbouring properties through loss of light, overshadowing or loss of privacy.
- As such, the development is considered to be acceptable and is recommended for approval.



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