

# 26 Gloucester Road

**BH2020/00440**

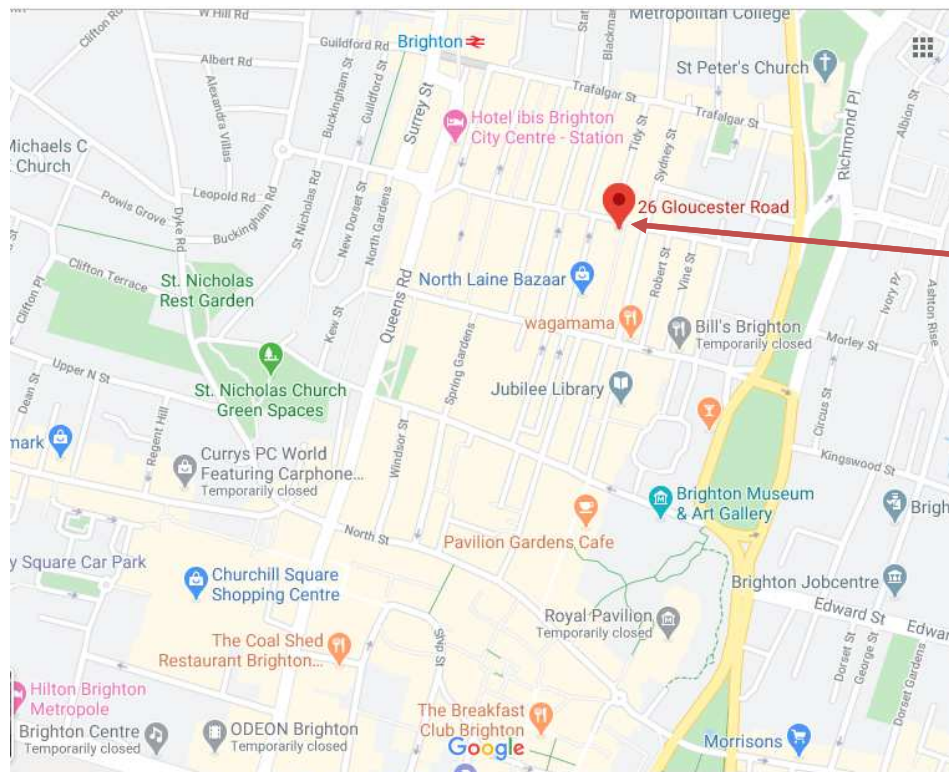


**Brighton & Hove  
City Council**

# Application Description

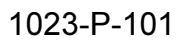
- Increase to the existing ridge height and rear roof extension to create an additional floor incorporating 4no dormers, solar panels & associated works.

# Wider location map



Application site

## 4



# Aerial photo(s) of site

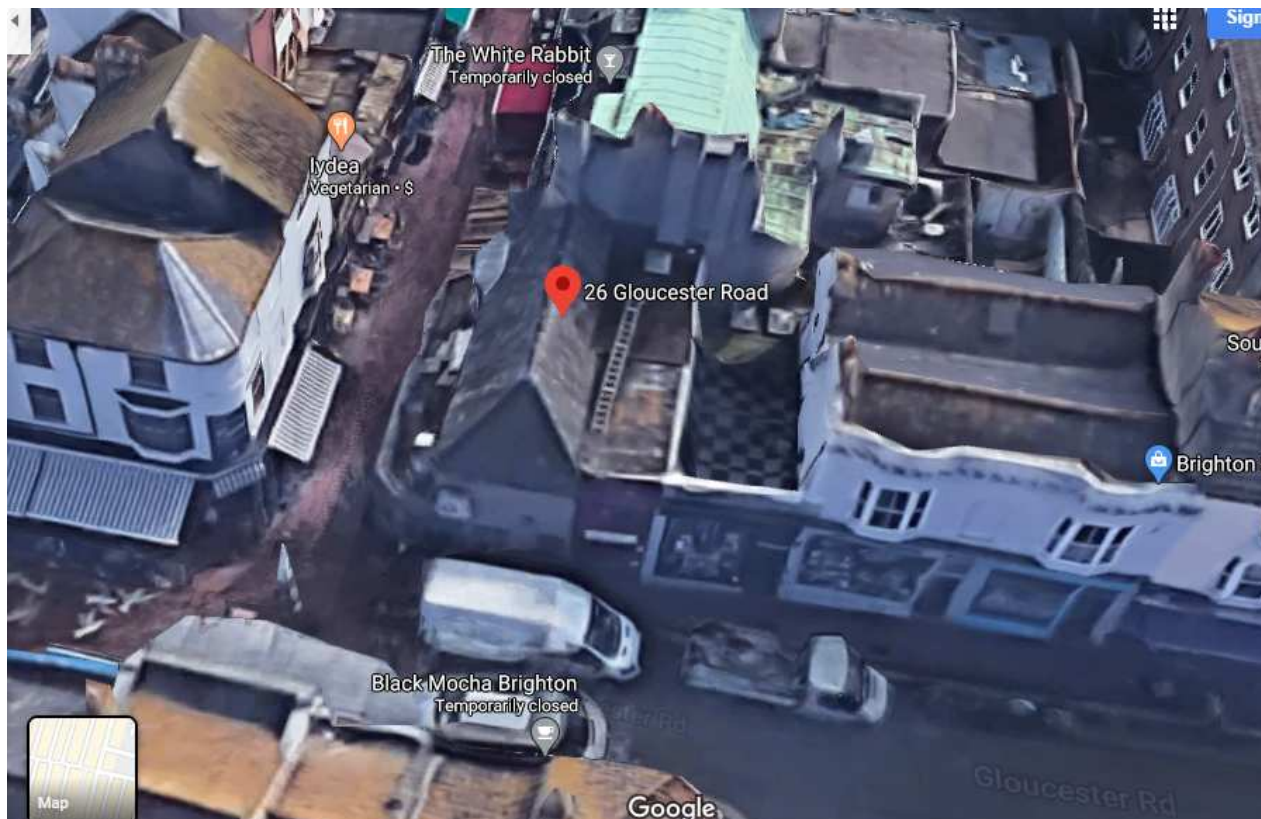


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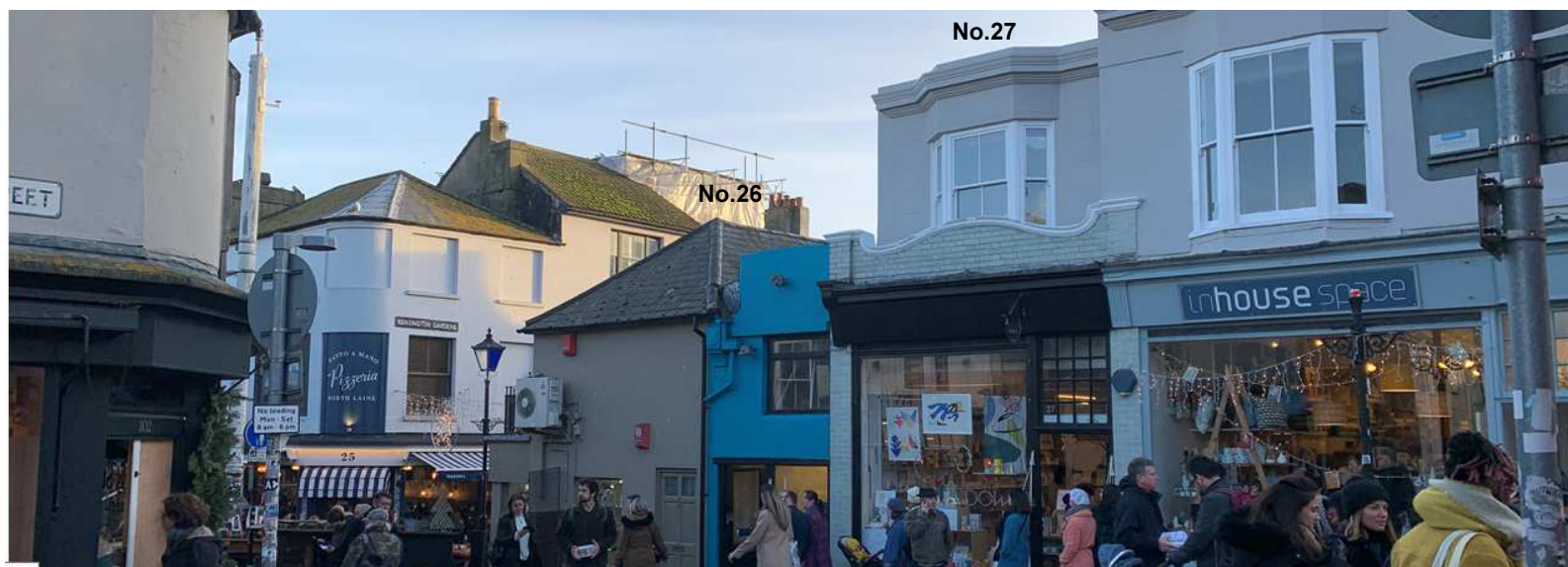
# 3D Aerial photo of site

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# Street photo of site

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# Street photo of site looking East



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# Street photo of site looking West



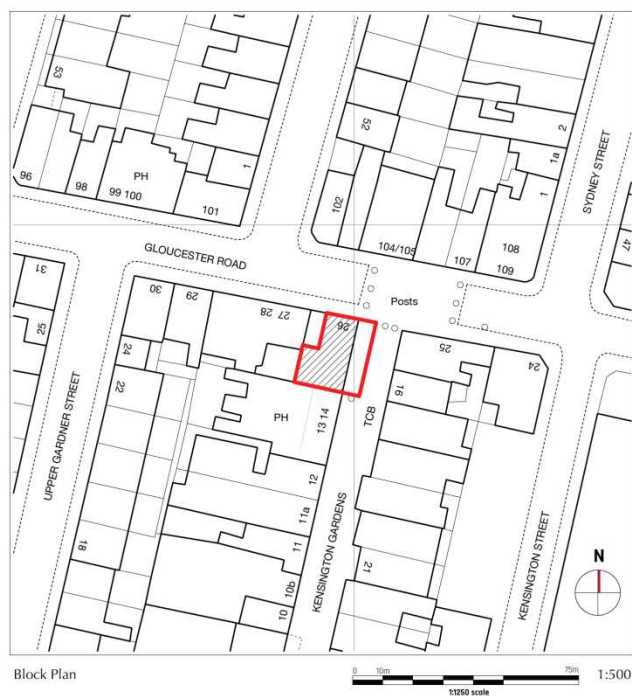
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# Street photo of site looking North along Kensington Gardens



Application  
Site

# Proposed Block Plan



1023-P-101

# Proposed Front Elevation



105C



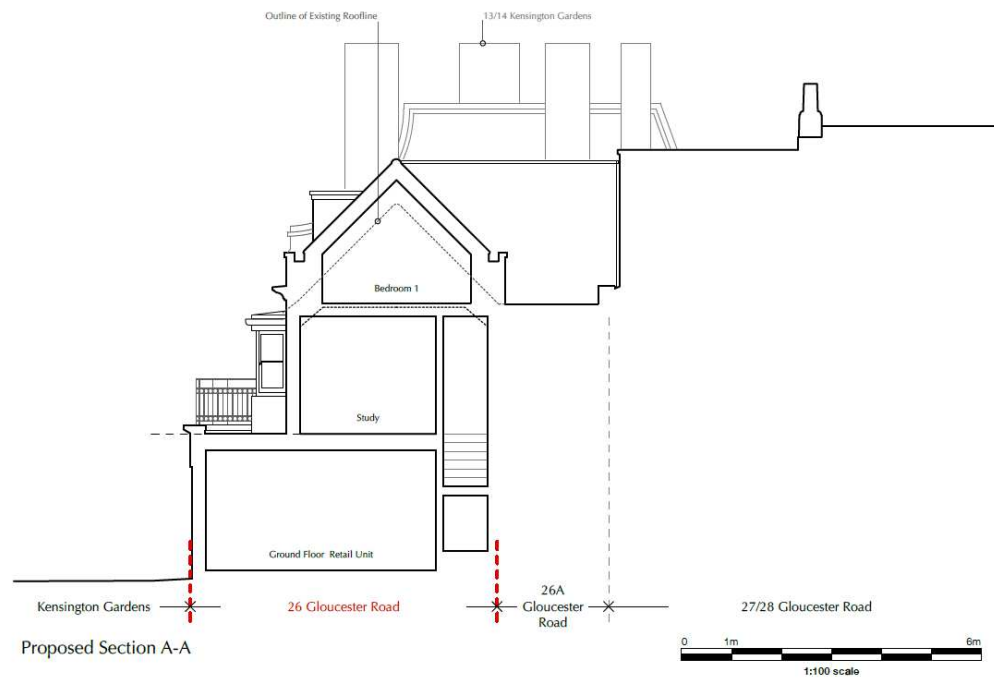
# Proposed Contextual view from Gloucester Road



13

106C

# Proposed Site Section(s)

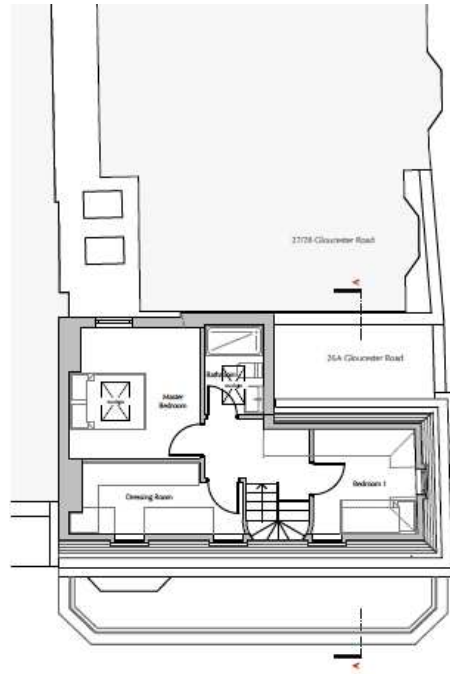


105C

# Proposed floor plans



Proposed First Floor Plan



Proposed Attic Plan



Proposed Roof Plan

New flat roof projection



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# Proposed Visual(s)





# Key Considerations in the Application

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- Heritage and design
- Impact on neighbouring amenity
- Standard of accommodation

# Conclusion and Planning Balance

- The proposed parapet design is out of keeping with the Conservation area and architectural details within Brighton.
- The increased ridge height is contrary to guidance within SPD12.
- The large rear roof projection is bulky and poorly designed.
- The impact upon neighbouring amenity is considered acceptable
- The additional floorspace would increase the standard of accommodation across the unit as a whole.
- The proposal fails to enhance the character and appearance of the North Laine conservation area and the application is therefore recommended for **Refusal**.