

12 Sussex Road

BH2020/00867



**Brighton & Hove
City Council**

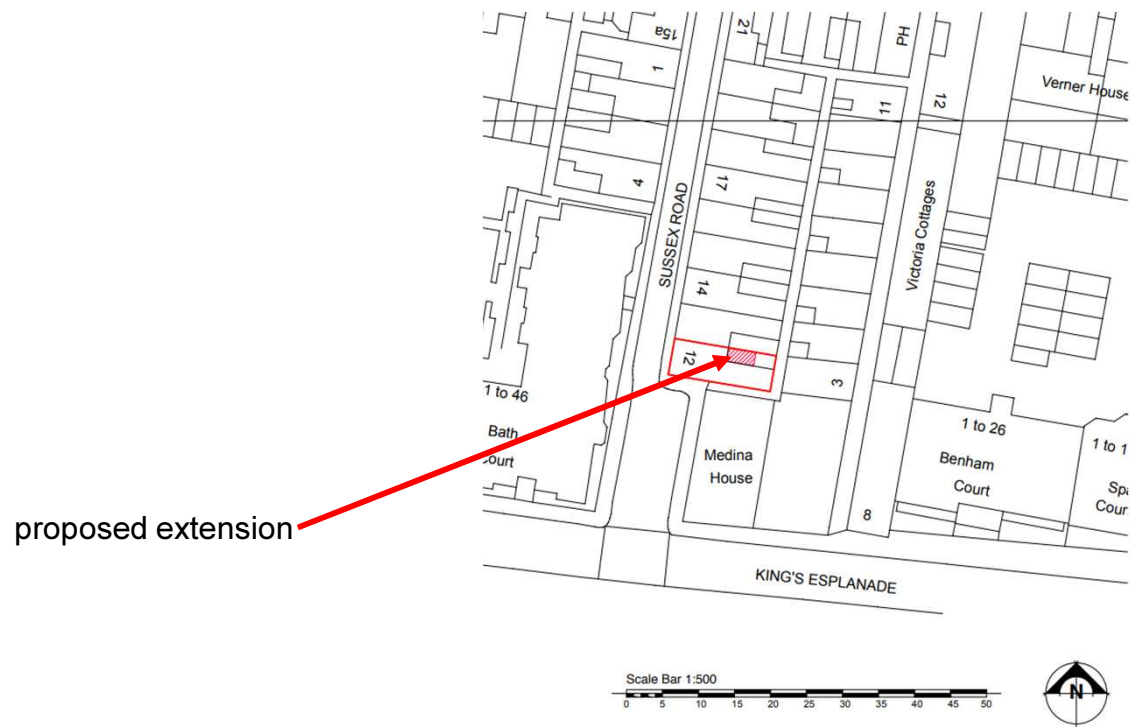
Application Description

Erection of a single storey side extension and the installation of 3no. rooflights.

Map of application site



Block Plan



ID

Aerial photo of site



3D Aerial photo of site

application site



Street photos of site



Rear elevation photos of site

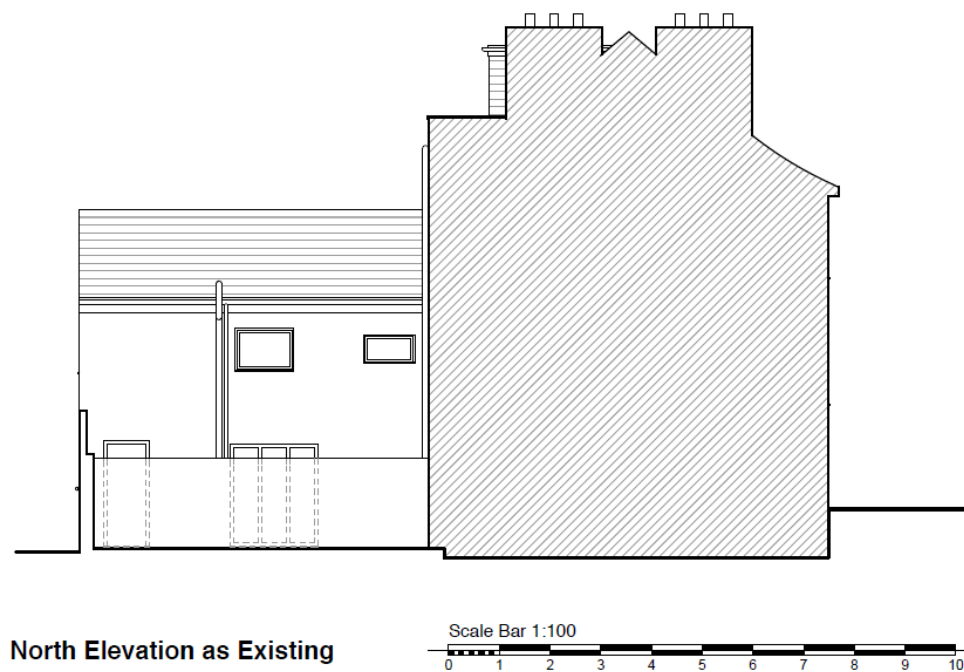


Rear garden photo of site

Tree referenced in a
number of the objections
received on this application

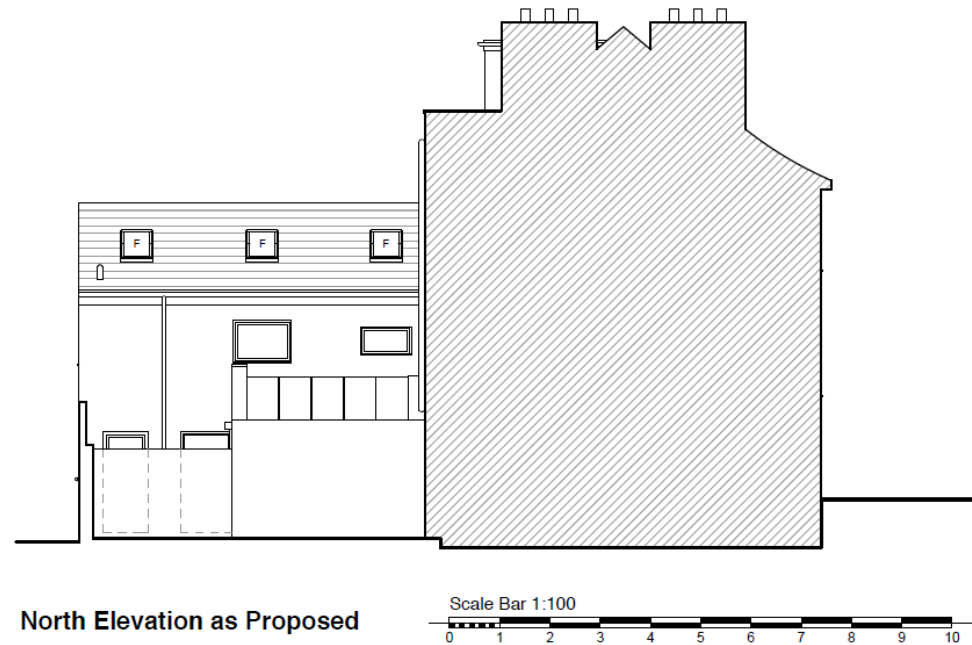


Existing North Elevation

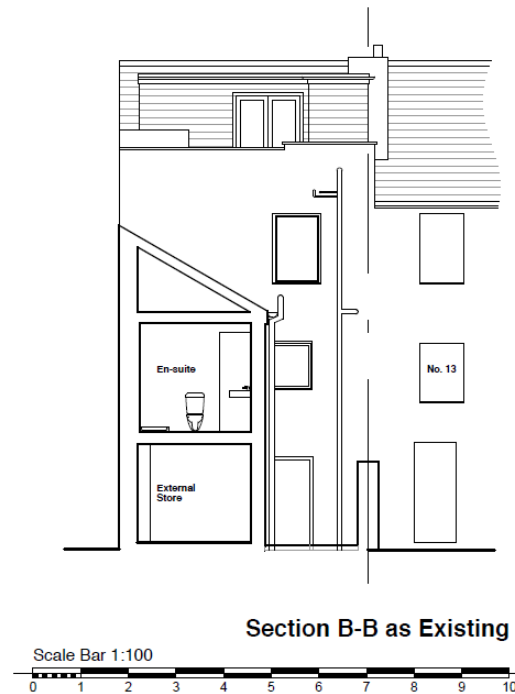


Proposed North Elevation

F - fixed, non-opening



Existing Rear Elevation/Section



Proposed Rear Elevation/Section



Key Considerations

- The design of the proposed extension and alterations and the impact of these on the appearance of the site and wider Cliftonville Conservation Area.
- The impact on the amenity of current and future occupiers of the site and the neighbouring properties.
- The removal of a tree to facilitate the construction of the proposed extension.

Conclusion and Planning Balance

- The proposed extension and alterations are considered appropriate and to not harm the appearance of the site or the wider Cliftonville Conservation Area.
- The proposed extension would not have a detrimental impact on the amenity of current or future occupiers of the site.
- It is considered that the proposed extension would change the outlook slightly for 13 Sussex Road but any perceived sense of additional enclosure would not be to a level sufficient to warrant refusal of this application.
- The loss of the tree from within the garden of the application site as a result of the proposed extension is regrettable. The tree has been assessed against the criteria for protection under a Tree Preservation Order (TPO) by the Arboriculture Officer. It was found not to merit protection and as such its removal does not warrant refusal of this planning application.
- **Recommendation – Approve**

