

89 Valley Drive

BH2020/01533

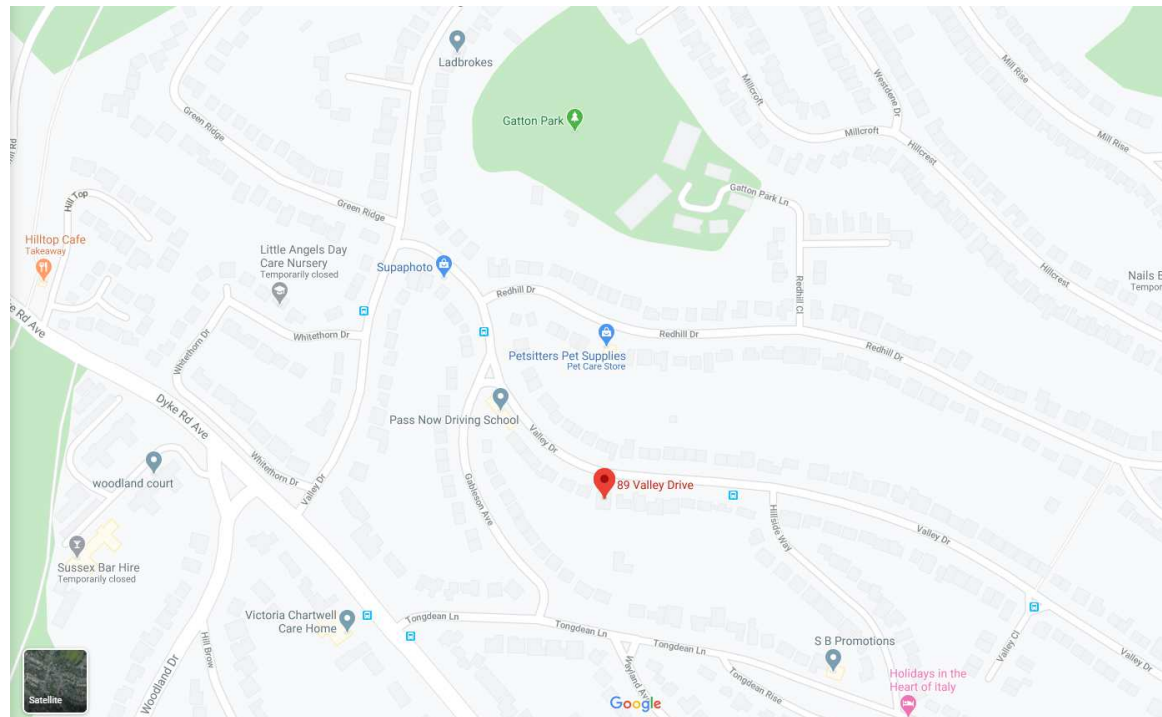


**Brighton & Hove
City Council**

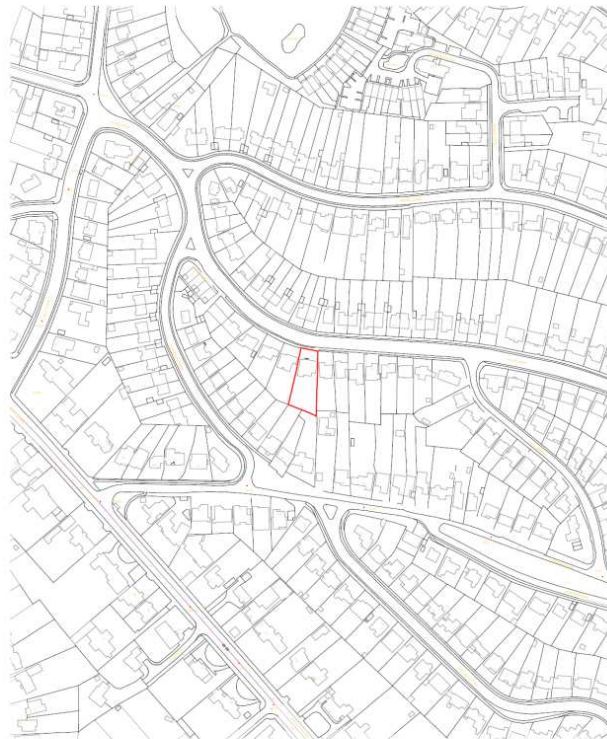
Application Description

- Erection of detached single storey outbuilding in rear garden and associated landscaping.

Map of application site



Existing Location Plan



+ 00 Location Plan
1 : 1250

1:500 @ A1 / 1:1000 @ A3
1 : 1250



0010 C

Proposed Location Plan



0100 C

Aerial photo(s) of site



3D Aerial photo of site



Street photo(s) of site



Other photo(s) of site



Existing Block Plan



0010 C



Proposed Block Plan



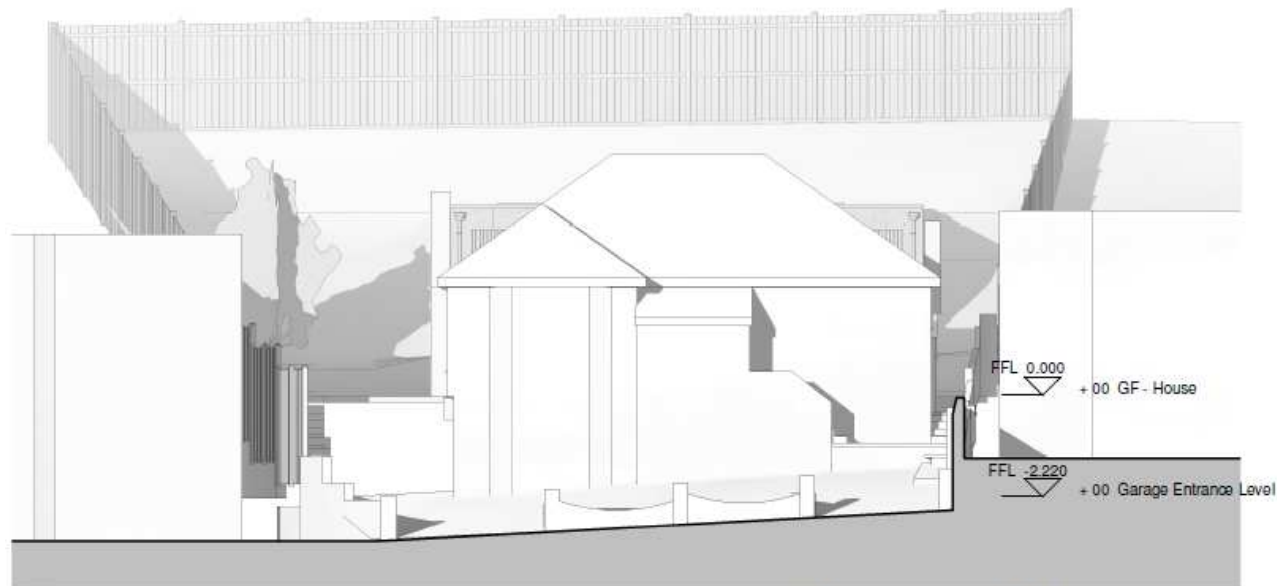
00 Proposed Block Plan

0100 C

Split of uses/Number of units

- The proposal is for annex accommodation which would be used ancillary to the main building and would not form a new unit separate from the main building.

Proposed Front Elevation

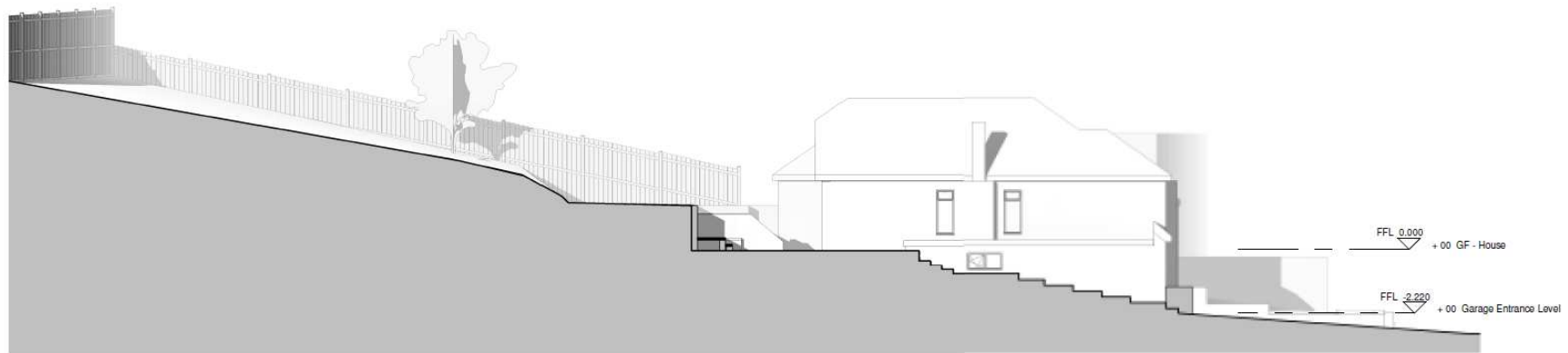


Proposed North Elevation
1 : 100

1:100 @ A1 / 1:200 @ A3
meters 2 4 6 8 10

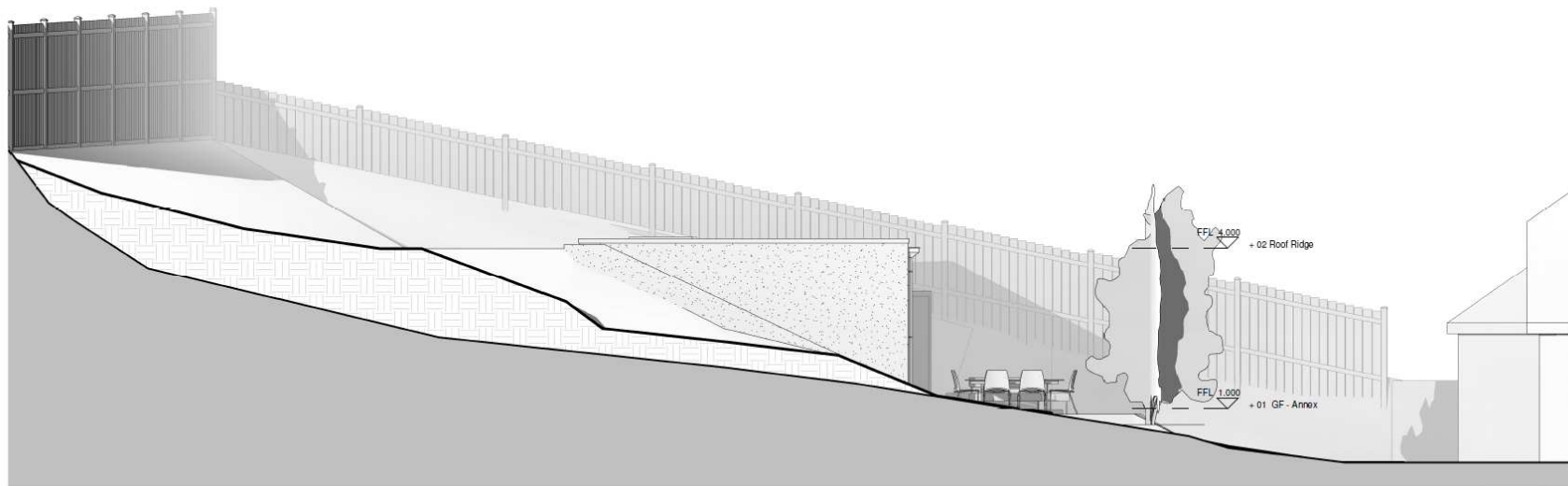
0200 C

Existing East Side Elevation



Existing East Elevation
1:100

Proposed East Elevation (Annex)



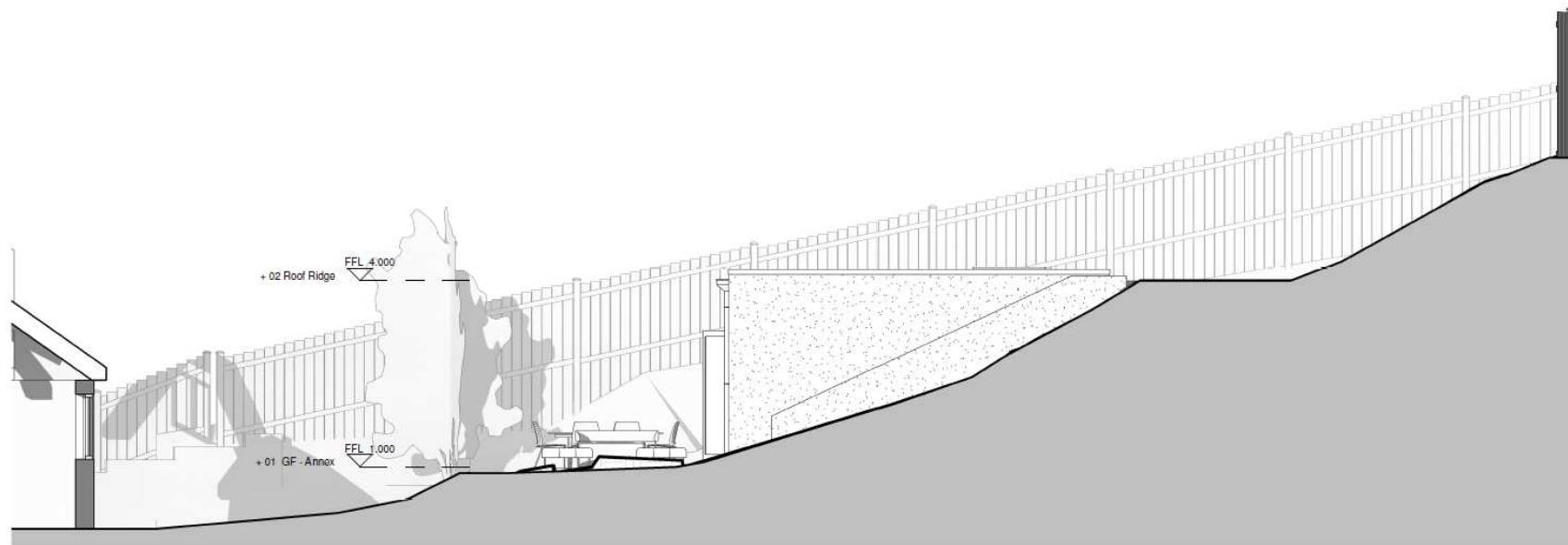
Proposed Annex - East Elevation
1 : 50

Existing West Elevation



Existing West Elevation
1 : 100

Proposed West Elevation (Annex)



Proposed Annex - West Elevation
1 : 50



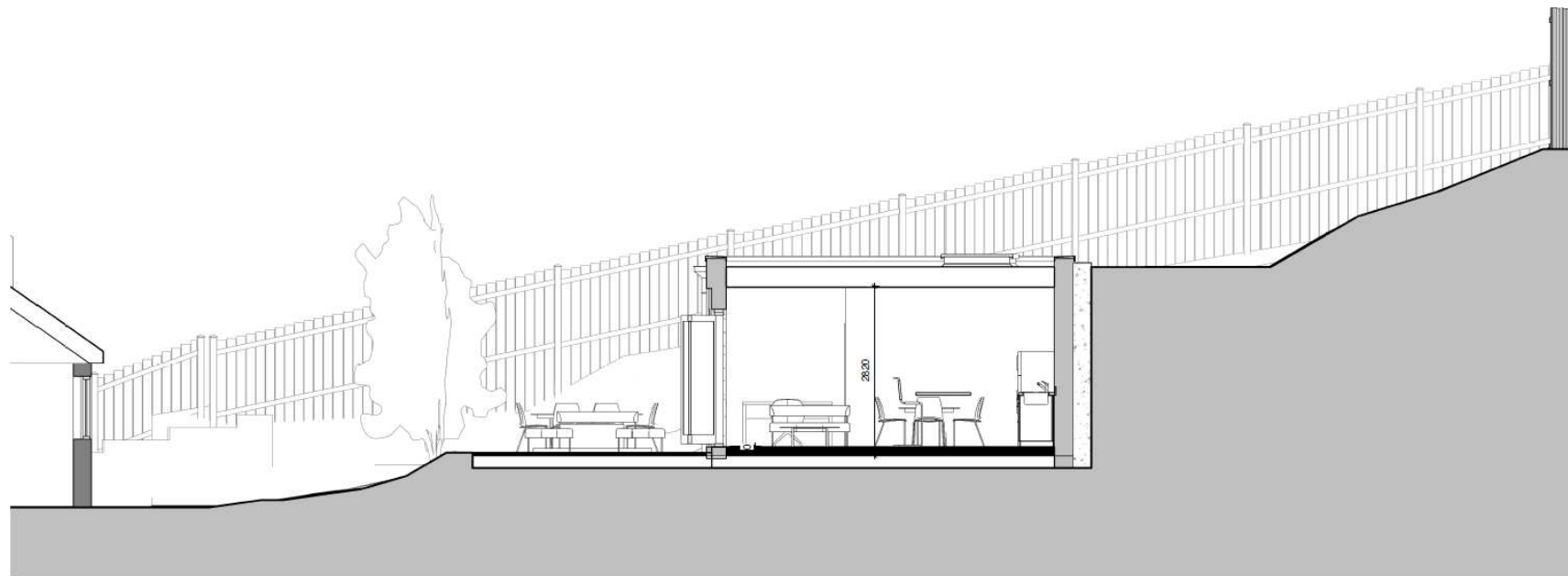
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Proposed Annex - North Elevation



Proposed Annex - North Elevation
1 : 50

Proposed Annex – Section AA



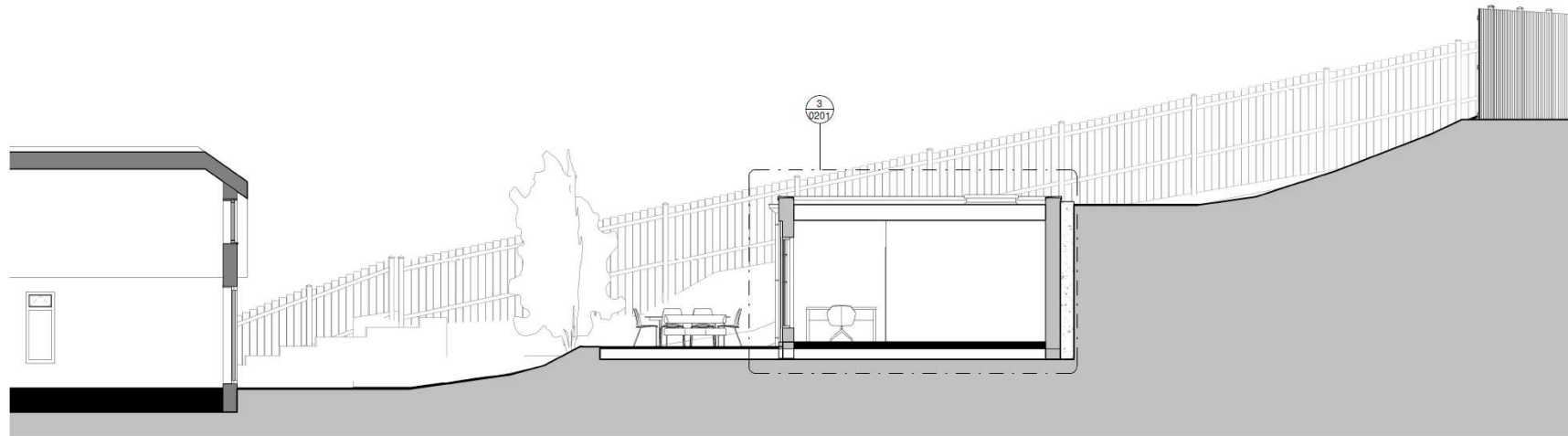
Proposed Annex Section AA
1:50

1:50 @ A1 / 1:100 @ A3



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Proposed Annex – Section BB



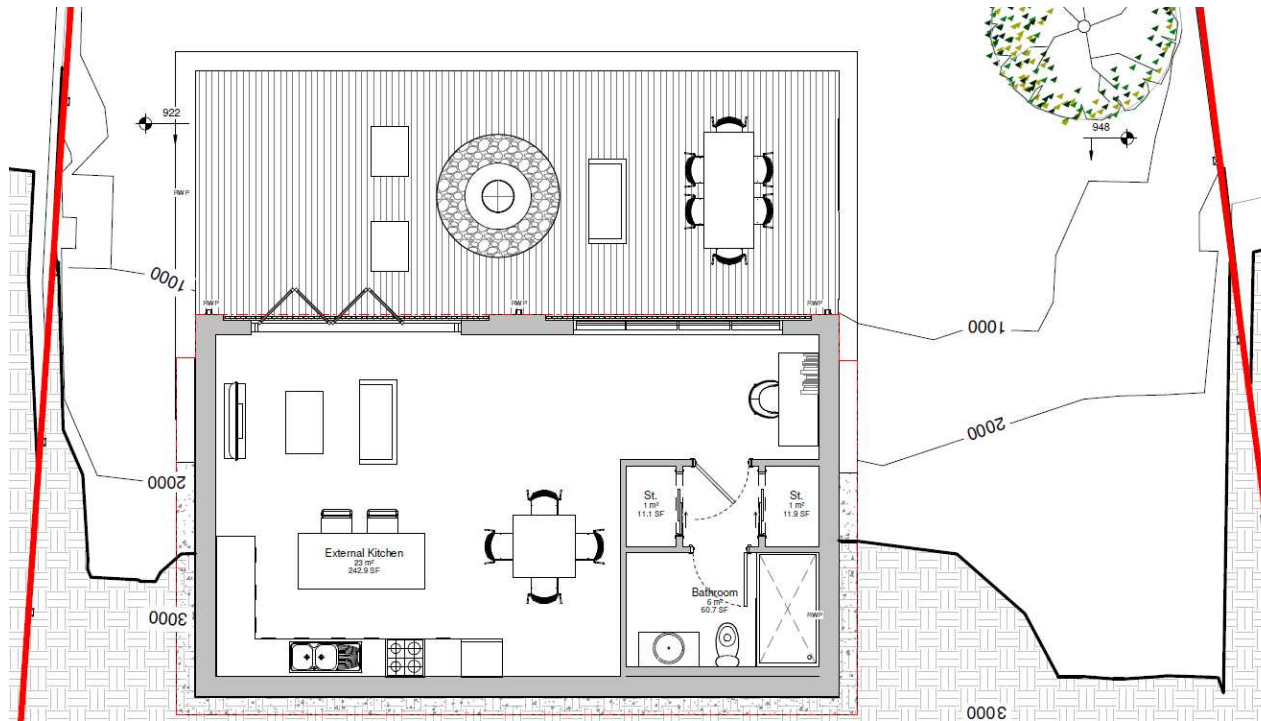
Proposed Annex Section BB
1:50

1:50 @ A1 / 1:100 @ A3
0 1 2 3 4 5



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Proposed Annex – Floor Plan



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Key Considerations in the Application

- Design and appearance
- Impact upon neighbouring amenity
- Landscaping

Conclusion and Planning Balance

- Following amendments to the scheme significantly reducing the scale, the appearance of the outbuilding, required excavation works and landscaping and proposed use would be in accordance with policies QD14 of the Brighton & Hove Local Plan, CP12 of the City Plan Part One, and SPD12 guidance.
- The outbuilding would not significantly harm the amenity of the neighbouring properties, in accordance with policy QD27 of the Local Plan.
- There are no Arboricultural objections to this proposal.
- Recommendation is to Grant.

