

The White House, Roedean Road

BH2020/01756

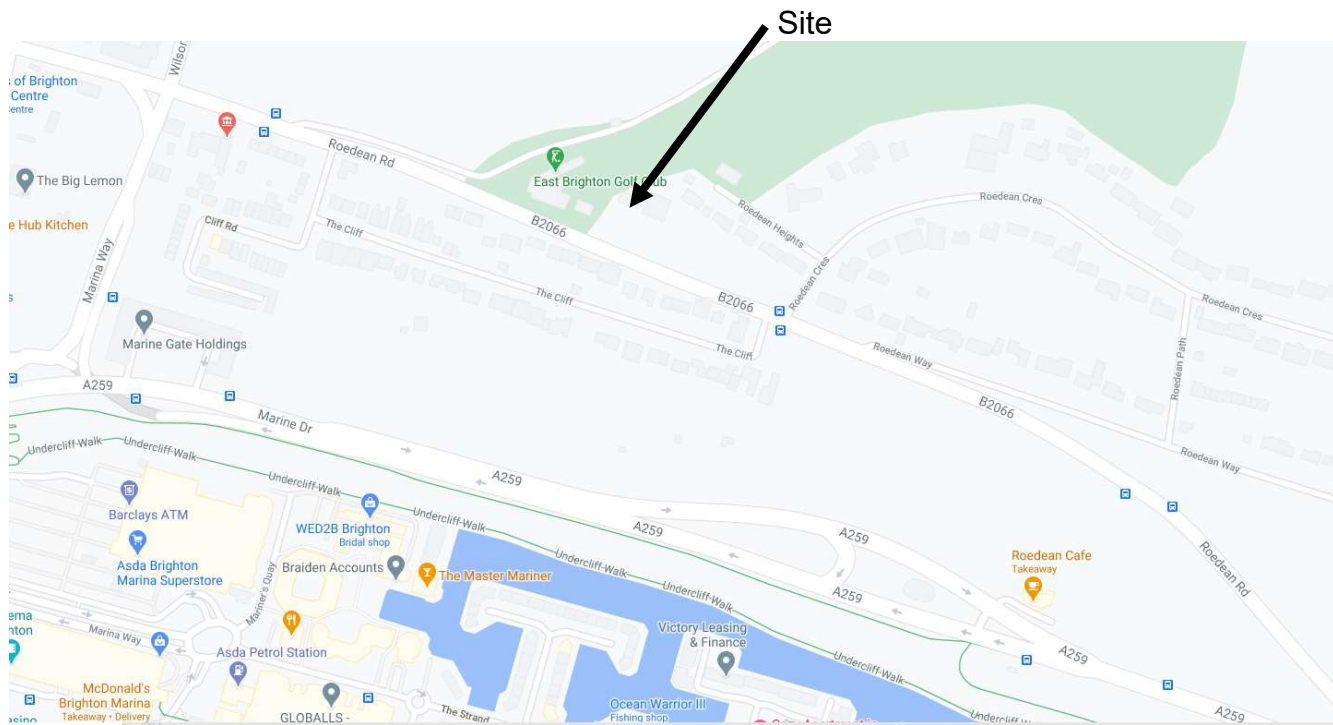


**Brighton & Hove
City Council**

Application Description

Demolition of existing dwellinghouse (C3) and erection of 3no three storey detached dwellinghouses (C3) with associated landscaping, car and cycle parking, revised access and vehicle crossover.

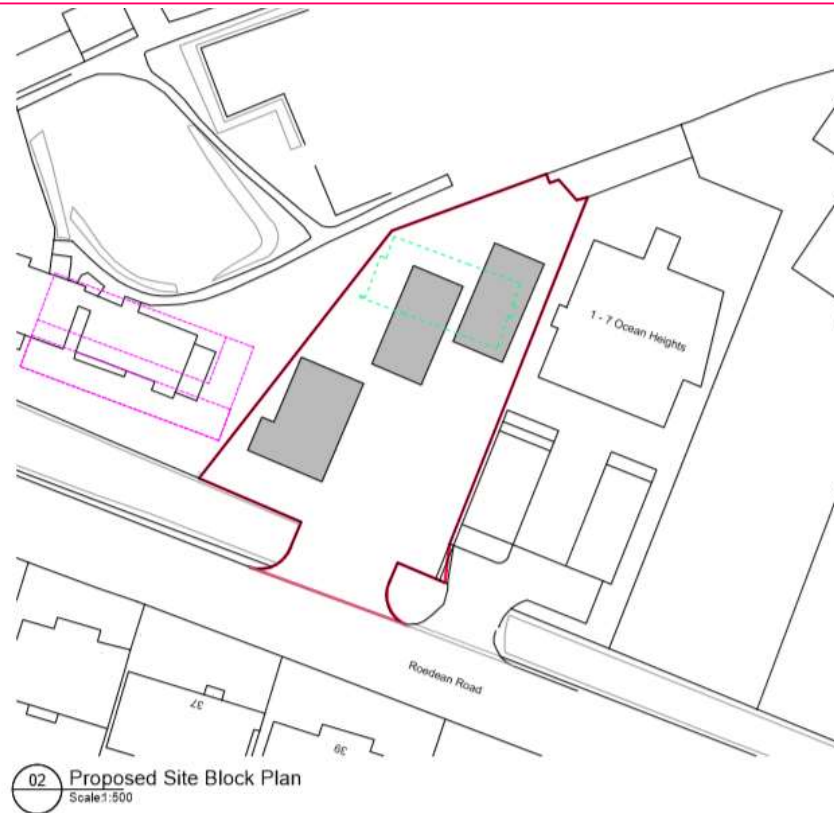
Map of Application Site



Location & Block Plans

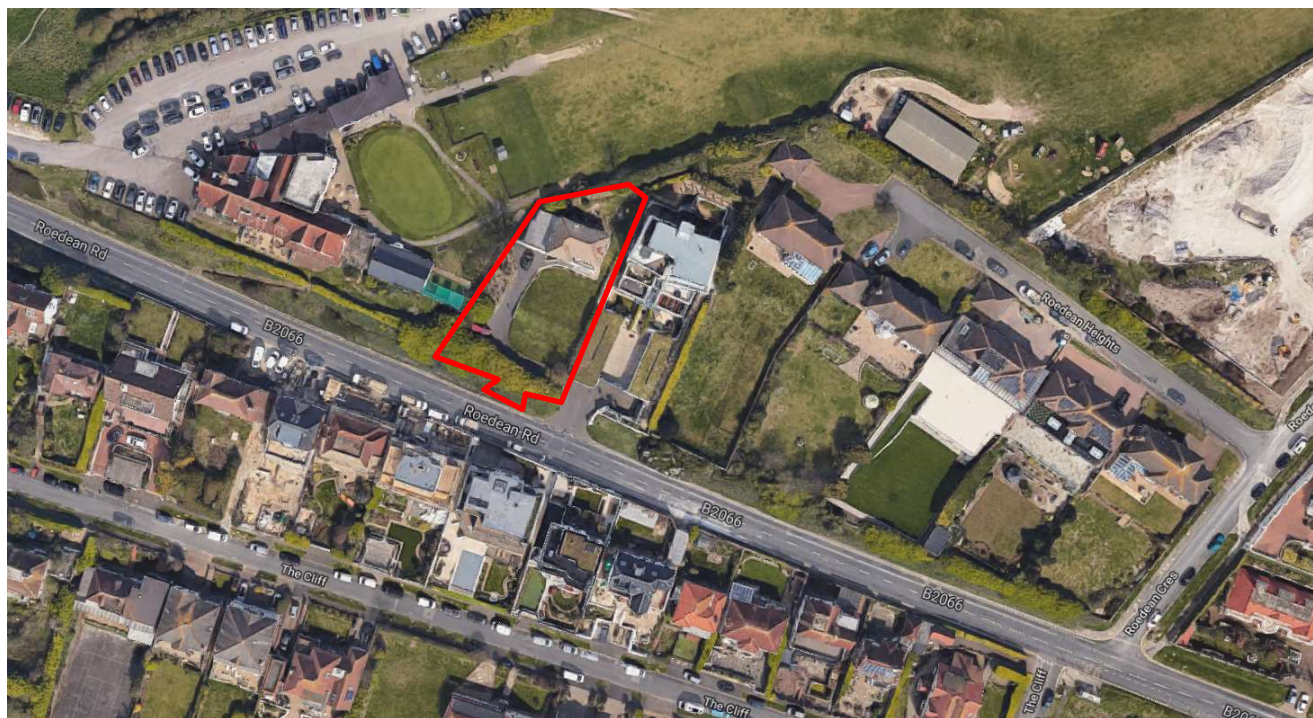


--- Planning approved
scheme (BH2020/00194)
--- Position of existing house



Brighton & Hove
City Council

Aerial photo of site



3D Aerial photo of site



Street Photo of Site



Other photos of site



Other photos of site



Other photos of site

- 2 Site: East facing towards existing building
- 3 Site: West boundary edge of existing White House.
- 4 Site: North Boundary edge Behind existing White House.



Split of uses/Number of units

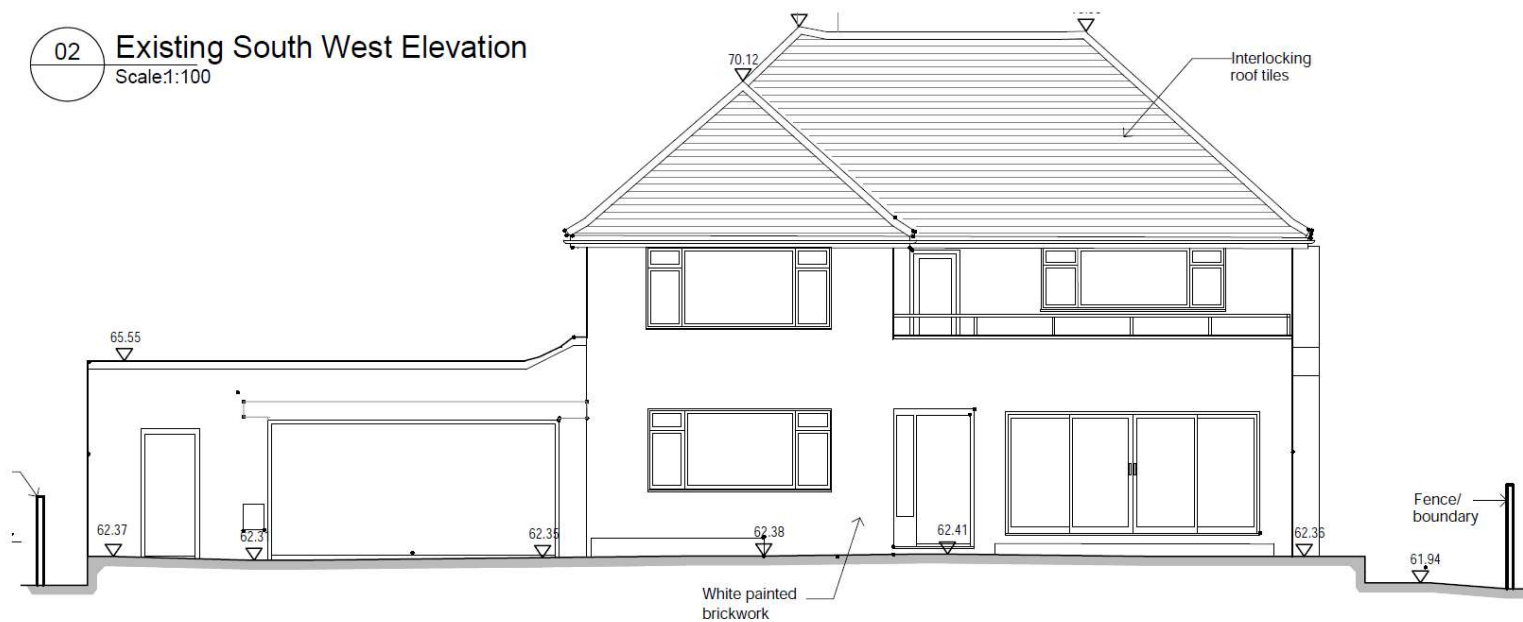
- Demolition of two storey detached dwelling;
- Replacement with three, three-storey detached dwellings:
 - two X five-bedrooms;
 - one X four-bedroom.

Proposed Site Plan



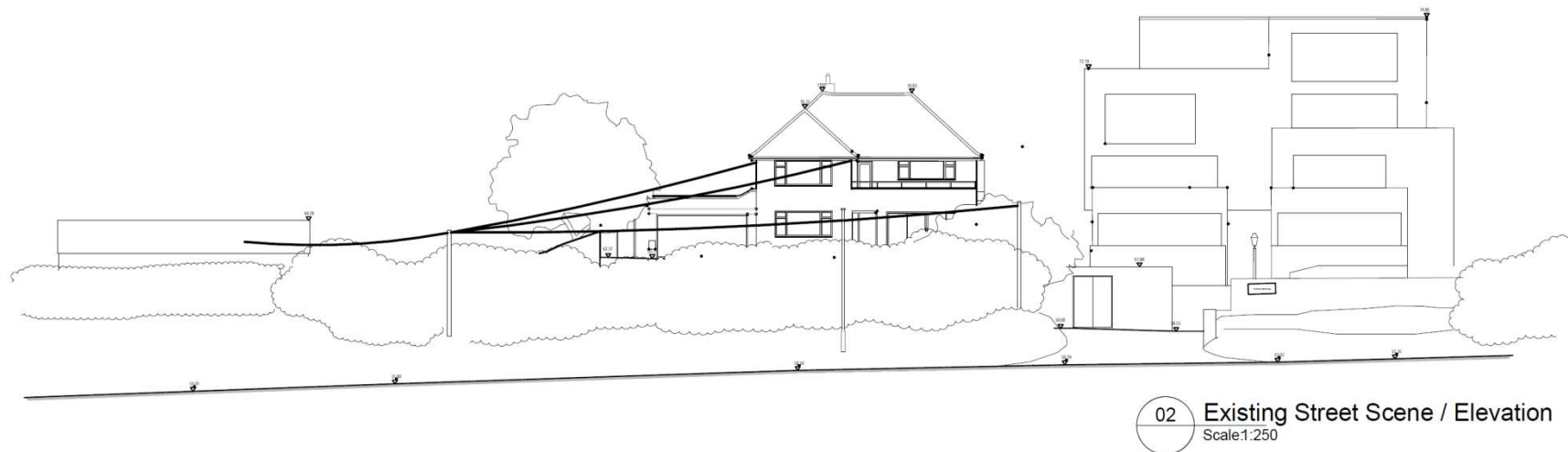
Existing Front Elevation

02 Existing South West Elevation
Scale: 1:100



YO404-P2-070

Existing Contextual Front Elevation



YO404-P2-050

Proposed Front Elevation



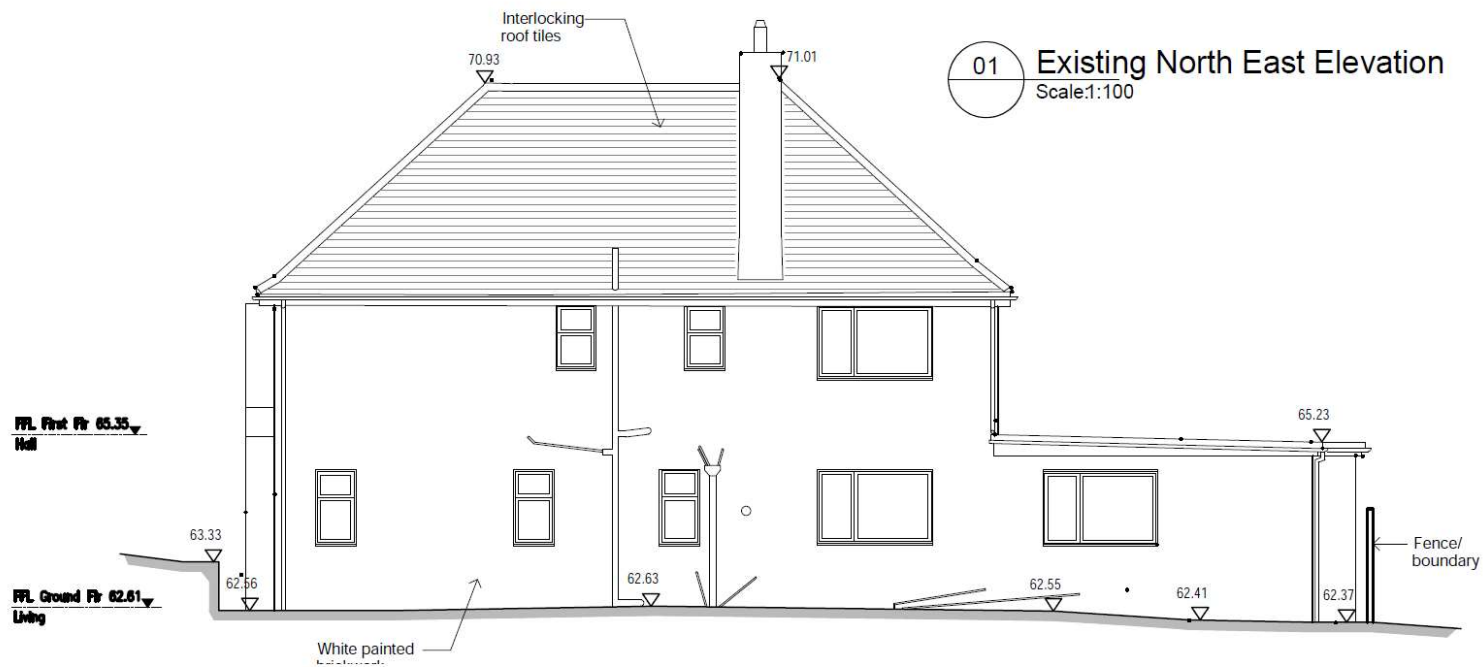
01 Proposed Street Scene Elevation A (east boundary context as Ocean Heights building, west boundary context as existing golf club)
Scale 1:250



02 Proposed Street Scene Elevation A1 (east boundary context as Ocean Heights building, west boundary context as planning approved scheme BH2020-00194)
Scale 1:250

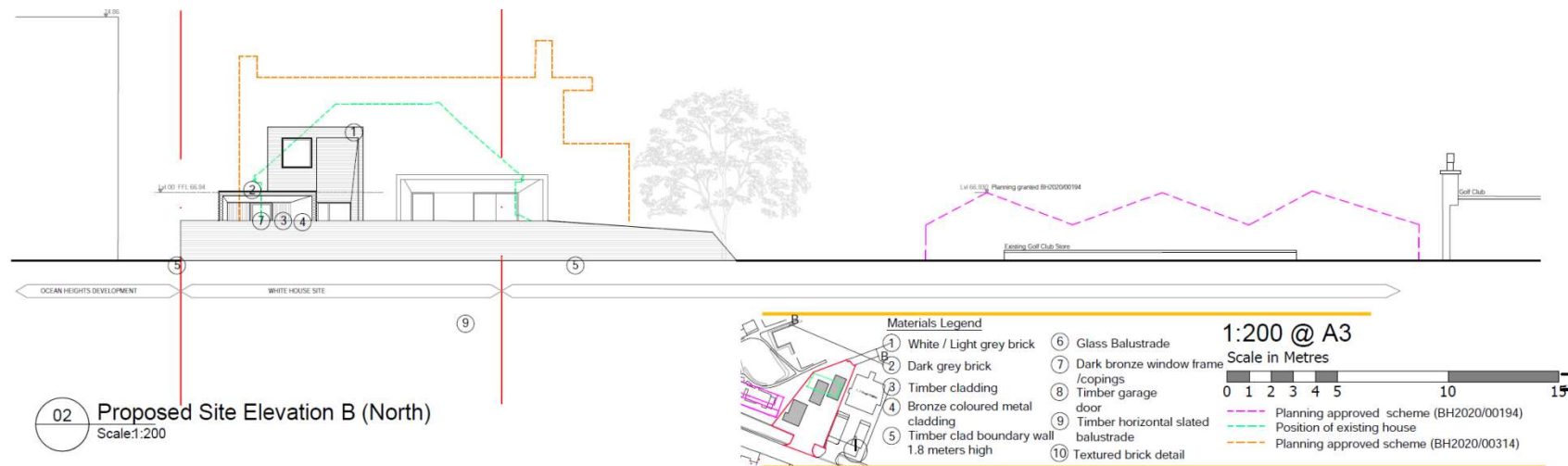
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Existing Rear Elevation



YO404-P2-070

Proposed Contextual Rear Elevation



YO404-P2-201



**Brighton & Hove
City Council**

Proposed Visuals



Front Aerial View (East)

Site entrance defined by vertical timber wall allowing existing shrubbery to be retained.
Larger structural retaining walls to each flank planted with climbing species to soften the boundaries.

501 B

Proposed Visuals



Front Aerial View (West)
Car parking at LGF level with private amenity space for each house located on podium garden. Screening and privacy provided by cedar batten fencing and evergreen hedging.

501 B

Proposed Visuals

Sketch visual from Roedean Road
Reduced width to site entrance allowing
existing shrubbery to be retained. Lower
wildlife orientated planting to verge.



502 B

Proposed Visuals



Sketch visual from EBG
Existing tree outside red-line retained.
New mixed native trees screening rear elevation
planted along new 1.8m hit & miss fence,

502 B

Key Considerations in the Application

- Principle of development;
- Design of the dwellings;
- Impact on the setting of the South Downs National Park;
- Neighbouring amenity;
- Impact on highway network;
- Standard of residential accommodation;
- Archaeological impact.

Conclusion and Planning Balance

- Three new dwellinghouses provided;
- Good standard of accommodation;
- High Quality Architecture;
- Biodiversity Improvements;
- No significant adverse impacts identified;
- Recommendation: **Approve**