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# Basement, 5 D'Aubigny Road BH2020/02655



Brighton & Hove  
City Council

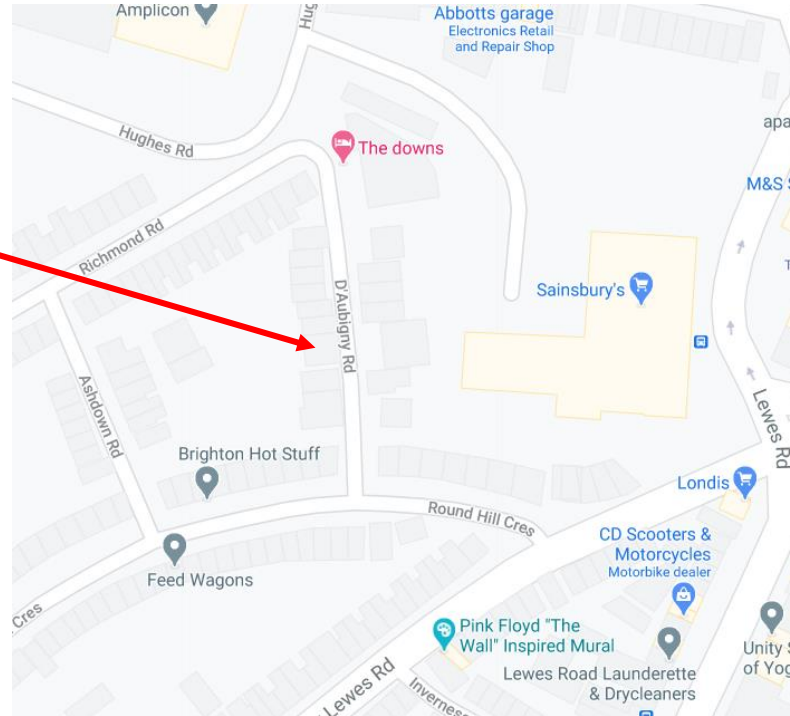
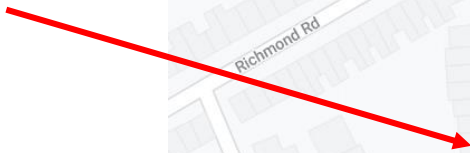
# Application Description

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- Erection of a single storey outbuilding/shed to rear garden (part-retrospective).

# Map of application site

Application Site



# Existing Location Plan



# Aerial photo(s) of site





# 3D Aerial photo of site



# Street photo of site

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# Other photos of site





# Other photos of the site

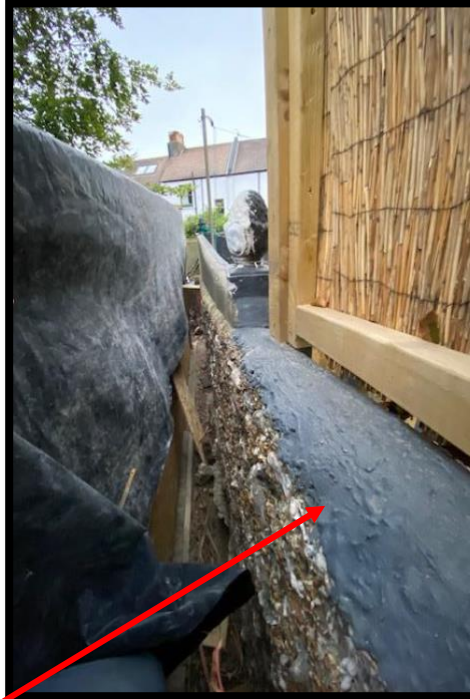


View of right hand side of the outbuilding

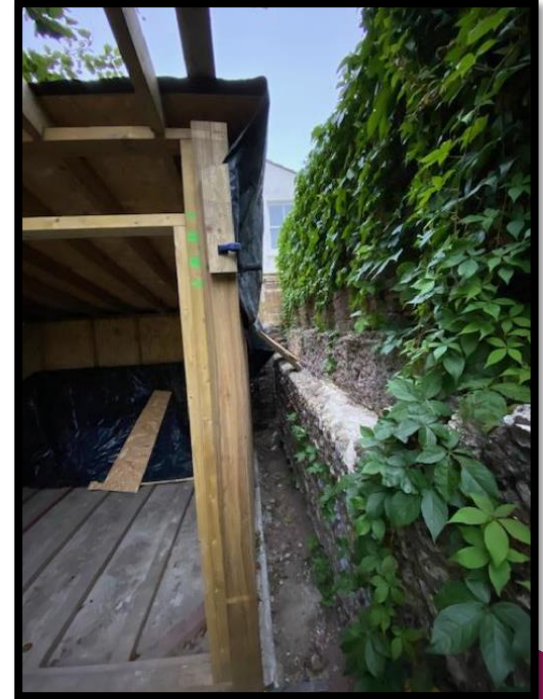


View of left hand side of the outbuilding

# Other photos of the site



Position of outbuilding in relation to rear boundary wall

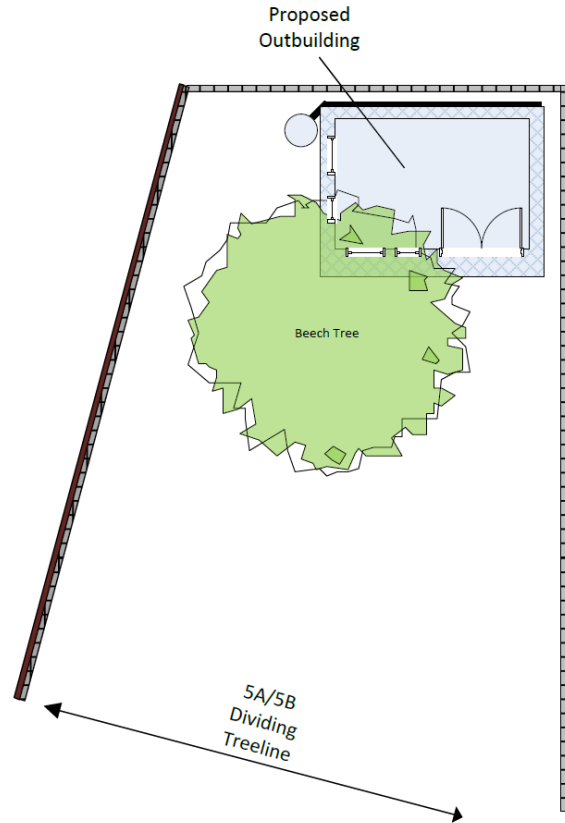


Position of outbuilding to side boundary wall.

# Proposed Block Plan

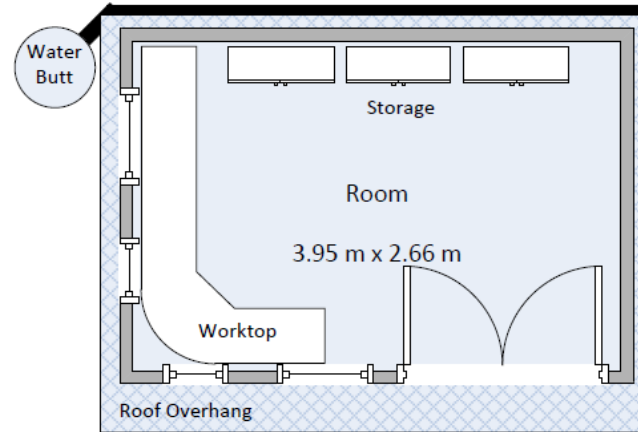


# Proposed Site Plan

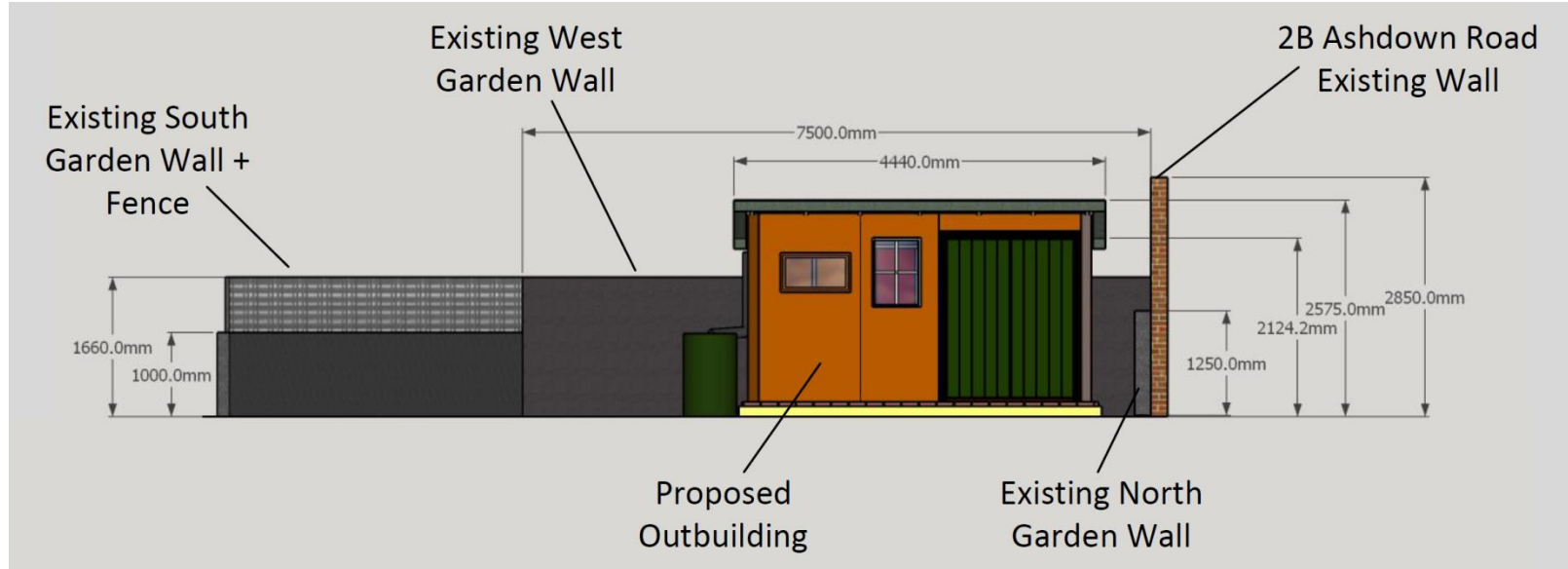




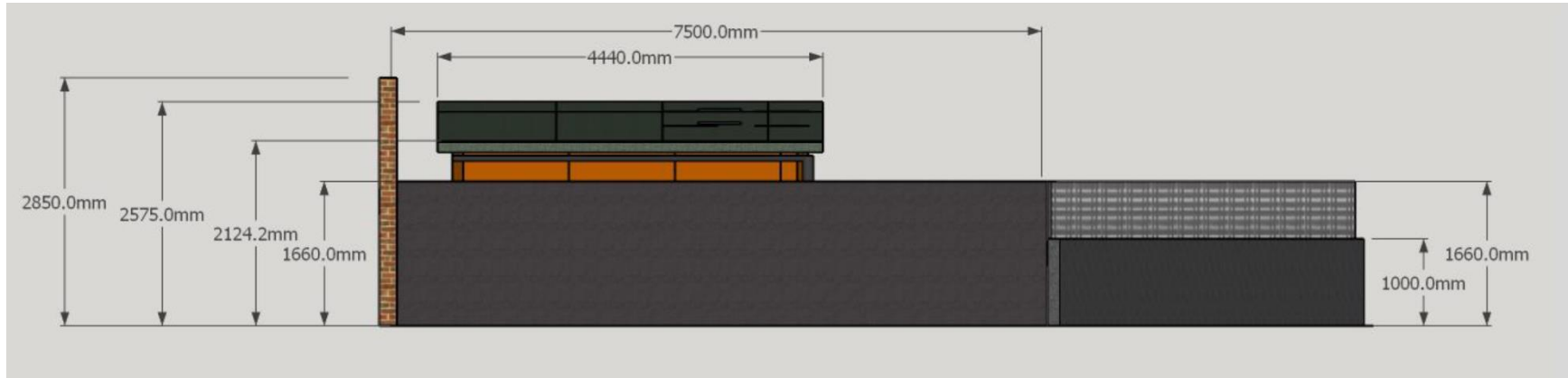
# Proposed Floorplan



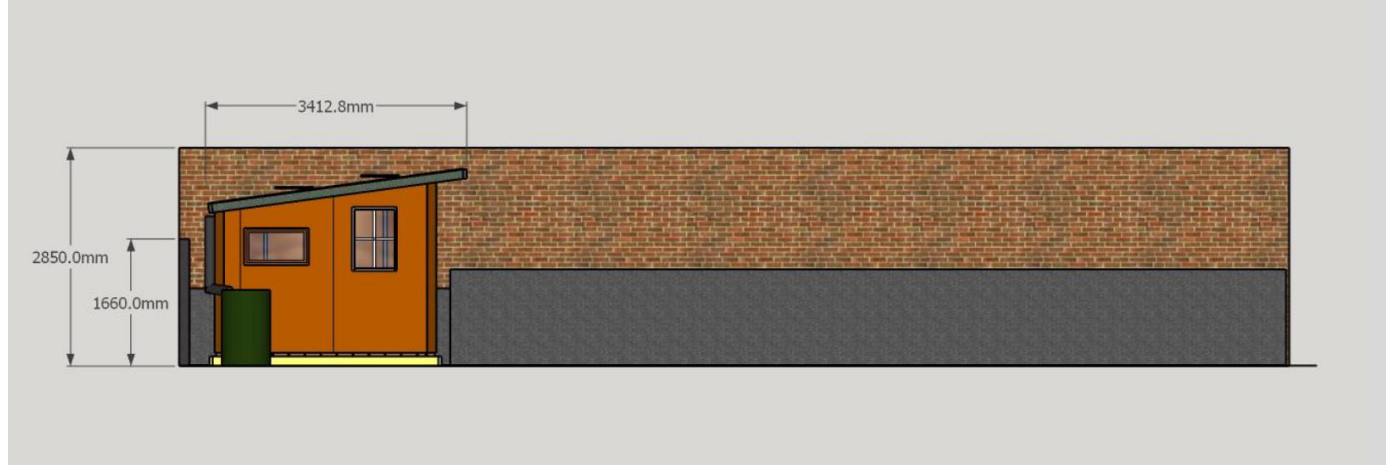
# Proposed Front Elevation



# Proposed Rear Elevation



# Proposed Side Elevation





# Key Considerations in the Application

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- Design and appearance of the outbuilding
- The potential impact on the amenities of neighbouring residents
- The potential impact on the Round Hill conservation area
- The potential impact on trees within the site

# Conclusion and Planning Balance

- Design and scale of the outbuilding considered proportionate to the application site and not highly visible from public realm.
- Outbuilding is not considered to cause significant harm to amenities of neighbours, either in terms of loss of light loss, overshadowing or loss of privacy.
- Outbuilding is not considered to cause harm to the conservation area or beech tree within the site and there is no objection from the arboriculture officer.