

39 Dyke Road Avenue

BH2021/01326

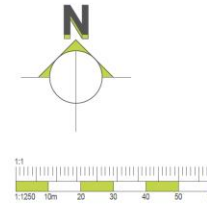


Brighton & Hove
City Council

Application Description

Erection of part-one, part two-storey rear extension with glazed link and associated works to provide an additional 10no. bedrooms to an existing care home.

Existing Location Plan



C0601- 100A

Photo of front elevation



Photo of rear elevation



Other photo(s) of site



Photograph Key:

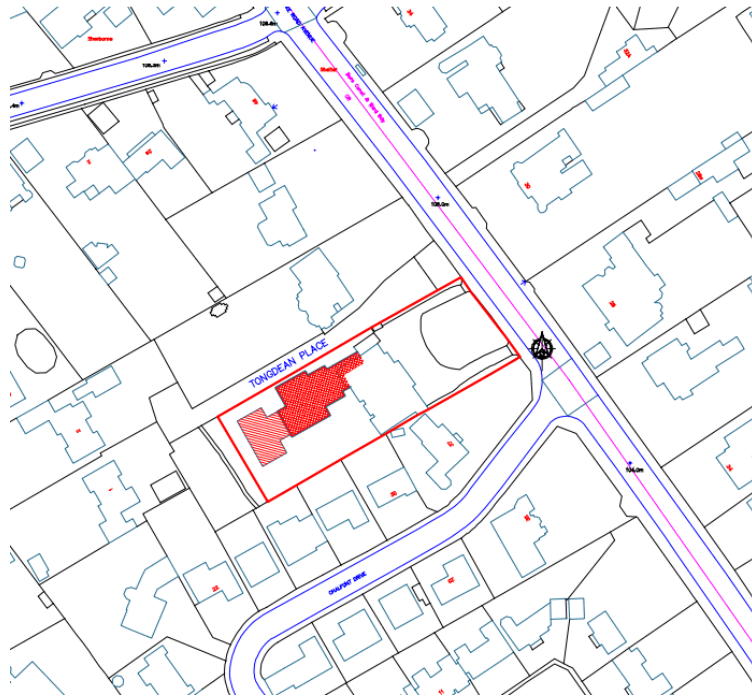
1. Oaklands Care Home from southern access on Dyke Road Avenue
2. Rear elevation of Oaklands Care Home from west
3. Rear elevation of 28 Chalfont Drive from north
4. North-west of the site looking towards 1 and 2 Tongdean Place
5. Garden house in rear garden from east
6. Rear elevation of Oaklands care home from north-west
7. Existing outbuildings in rear garden from south-west
8. Rear of 30 Chalfont Drive from north-west



Aerial Image



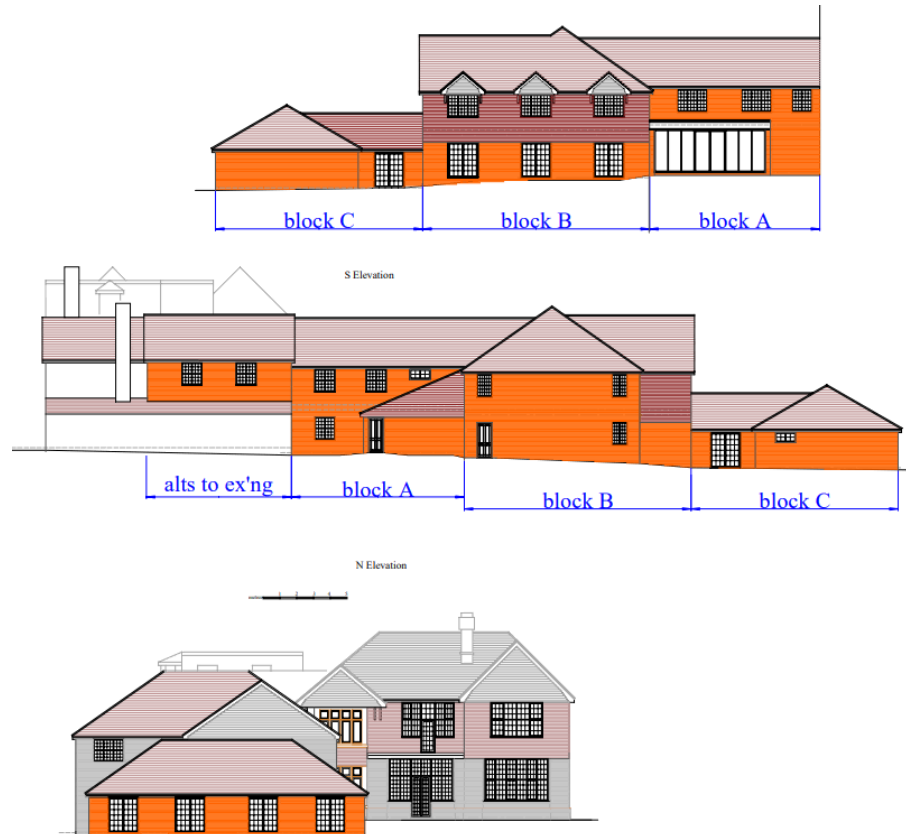
Application BH2017/03152 – Proposed site plan



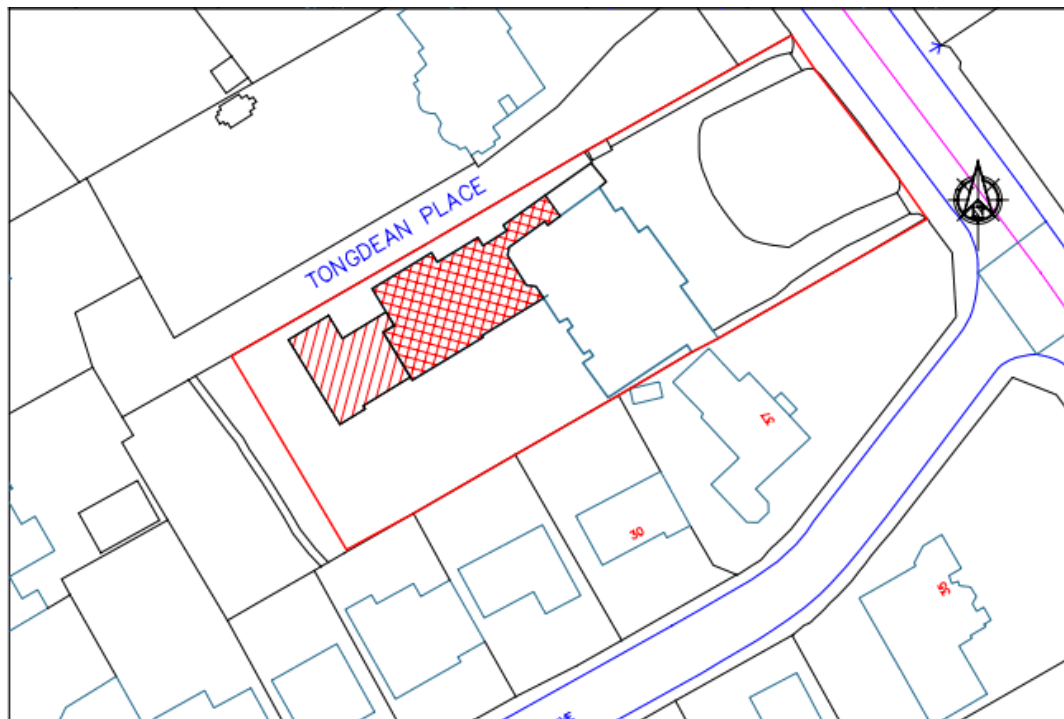
Application BH2017/03152 – Proposed floorplans



Application BH2017/03152 – Proposed elevations



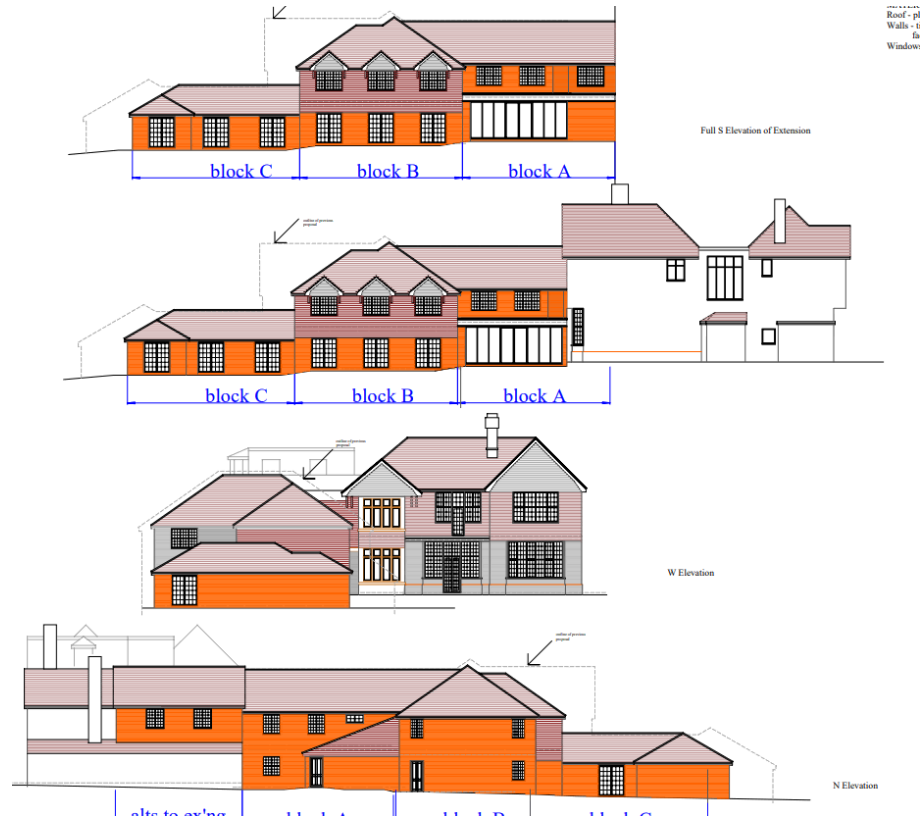
Application BH2019/03379 – Proposed block plan



Application BH2019/03379 – Proposed floor plans



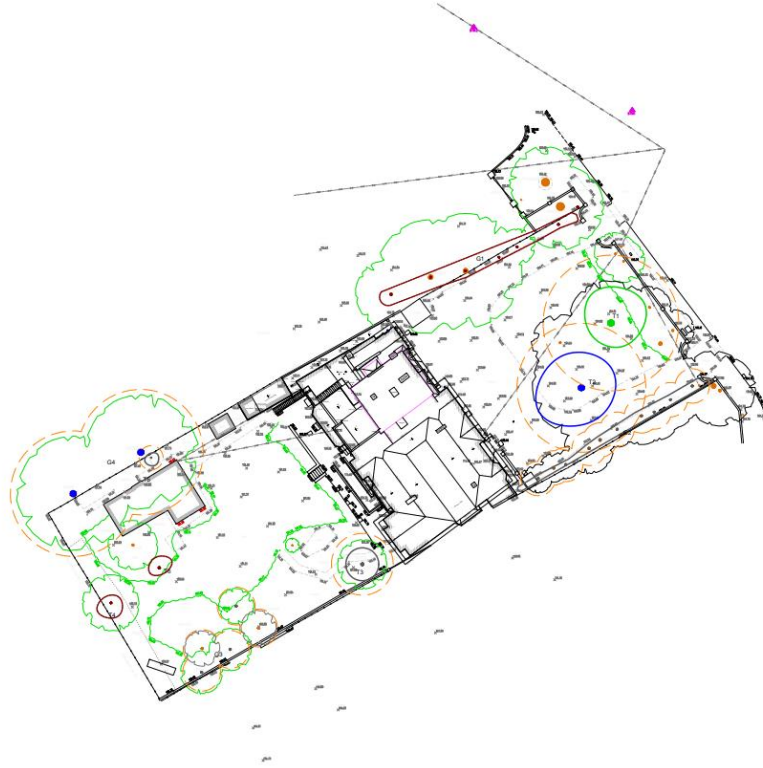
Application BH2019/03379 – Proposed elevations



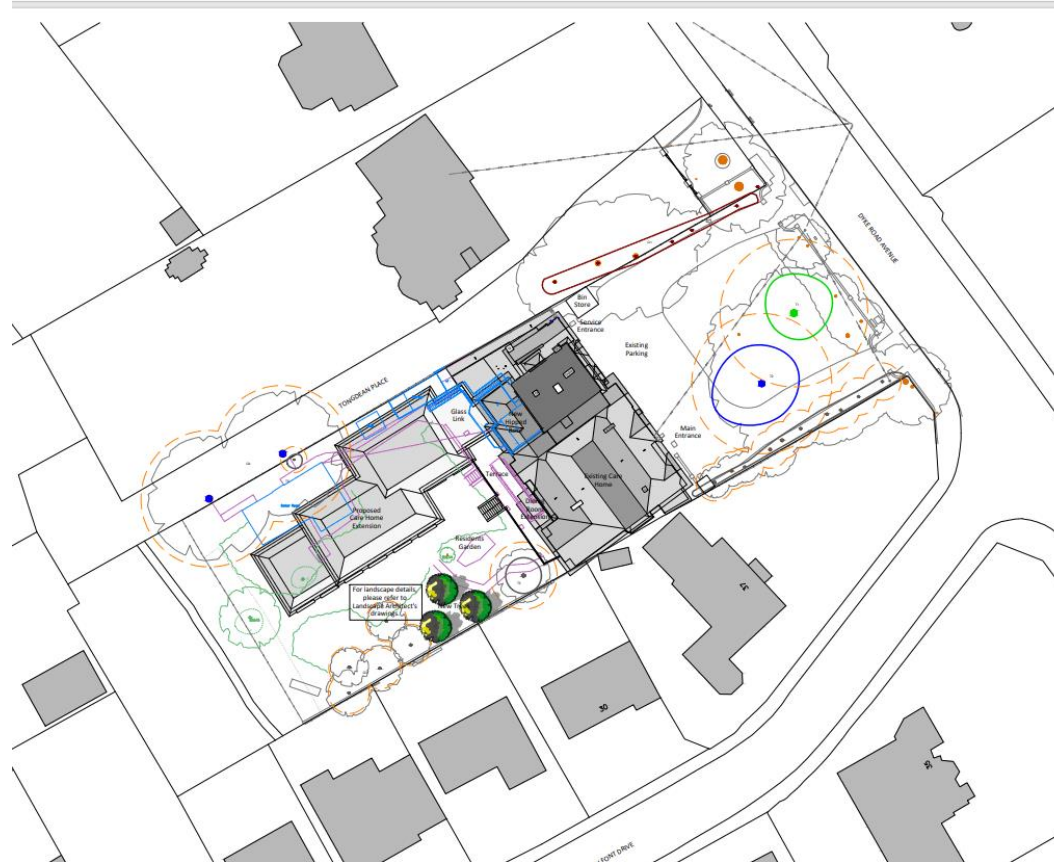
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Existing Block Plan



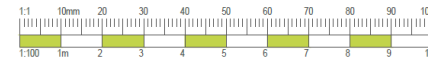
Proposed Block Plan



Existing Front Elevation



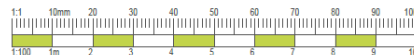
ELEVATION A | EXISTING EAST ELEVATION



Proposed Front Elevation



ELEVATION E | PROPOSED EAST ELEVATION

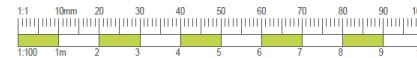


C0601 - 137A

Existing Rear Elevation

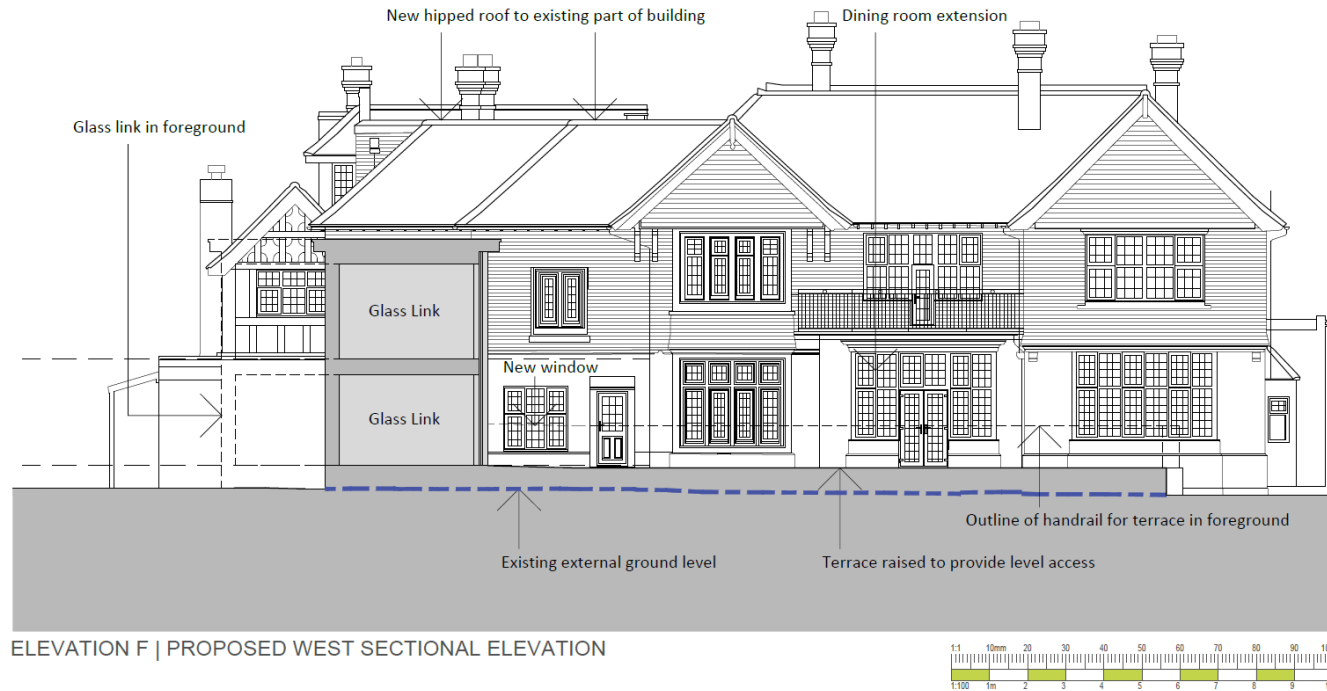


ELEVATION C | EXISTING WEST ELEVATION



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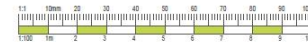
Proposed Rear Elevation



Proposed Front Elevation



ELEVATION D | PROPOSED EAST SECTIONAL ELEVATION



Proposed Rear Elevation



ELEVATION B | PROPOSED WEST ELEVATION



Contextual Elevation

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Proposed Visual(s)



PROPOSED VISUAL OF EXTENSION FROM SOUTH AT ELEVATED VIEW ABOVE GROUND LEVEL

Proposed Visual(s)



PROPOSED VISUAL OF EXTENSION FROM SOUTH AT ELEVATED VIEW

Proposed Visual(s)



PROPOSED VISUAL OF EXTENSION FROM SOUTH GARDEN

C0601- 147A

Proposed Visual(s)



PROPOSED VISUAL OF EXTENSION GLASS LINK

Proposed Visual(s)



PROPOSED VISUAL OF EXTENSION FROM DYKE ROAD AVENUE ACROSS TONGDEAN PLACE

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Proposed Visual(s)

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PROPOSED VISUAL OF EXTENSION FROM CHALFONT DRIVE BETWEEN HOUSES NO. 28 AND 30

Key Considerations in the Application

- Design of the extension
- Impact on the surrounding conservation area
- Impact on the protected trees on site
- Impact on neighbouring amenity
- History of the site including an appeal decision in 2017

Conclusion and Planning Balance

The scheme is considered to be a significant improvement on the previous proposals and would not cause substantial harm to the character and appearance of the existing property, streetscenes or the surrounding conservation area. The proposal would be sustainable and valuable trees would be protected. The benefits of additional specialist care home provision are a positive of the scheme which balance against any limited harm to the conservation area. Residential amenity would not be compromised. The proposal would have limited impact in terms of transport.

