

137

Land To The Rear Of 28-34 Longhill Road BH2022/03894

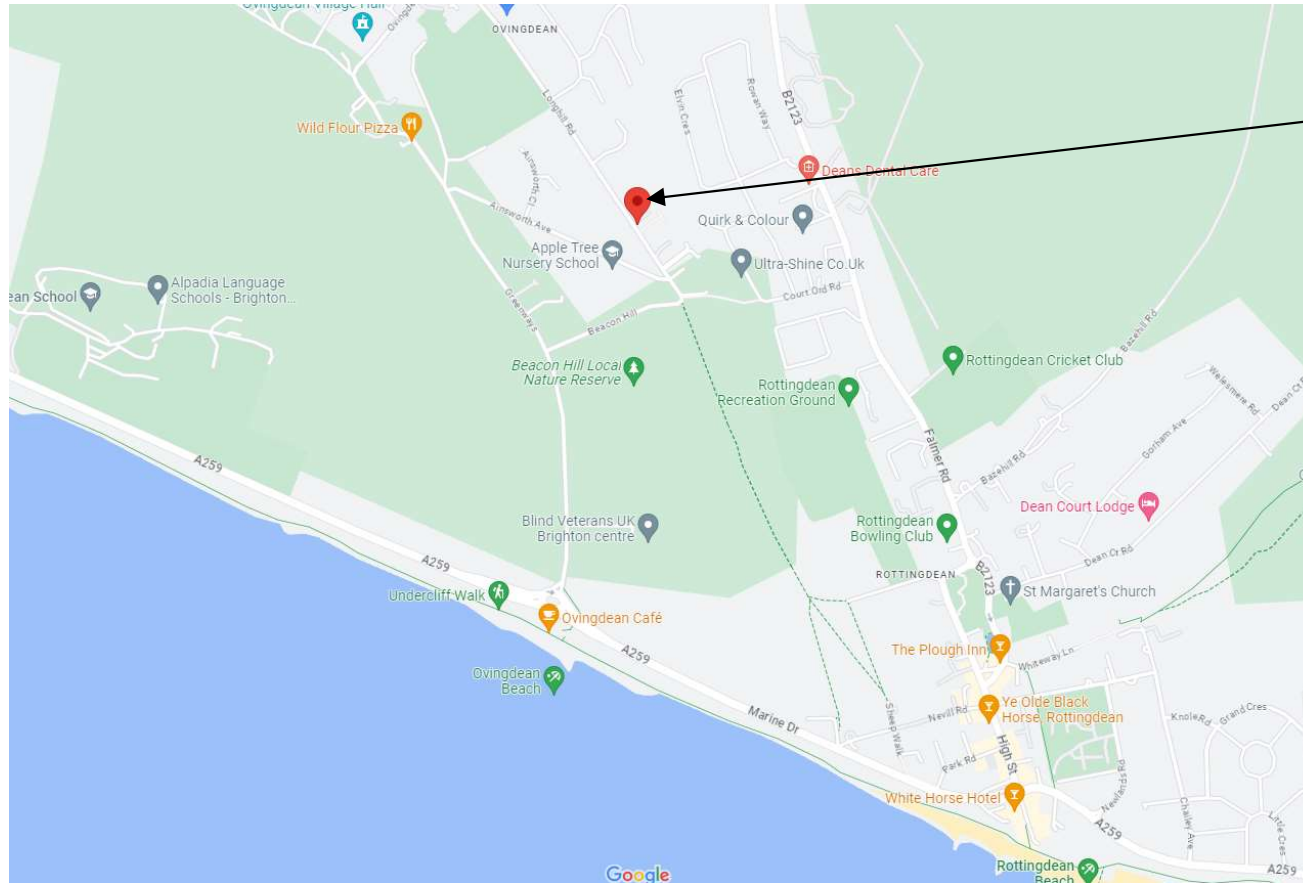


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Application Description

- Erection of 6no. four bedroom two storey houses (C3) with new vehicular access, landscaping, car parking, cycle parking and refuse storage facilities.

Map of application site



Application site



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Existing Location Plan



1.001 B

Proposed Location Plan



Aerial photo(s) of site



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3D Aerial photo of site



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Photos of site



View of the application site from Longhill Road



View from shared driveway looking towards plot F



View from shared driveway towards plot A

Photos of site



Middle of garden to 34 Longhill Road looking towards the woodland to the rear



View from within the application site of the access to Longhill Road

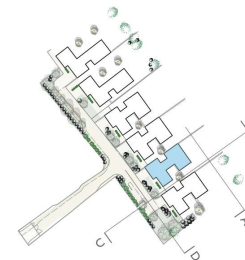


View towards plots E and F

Proposed Site Plan



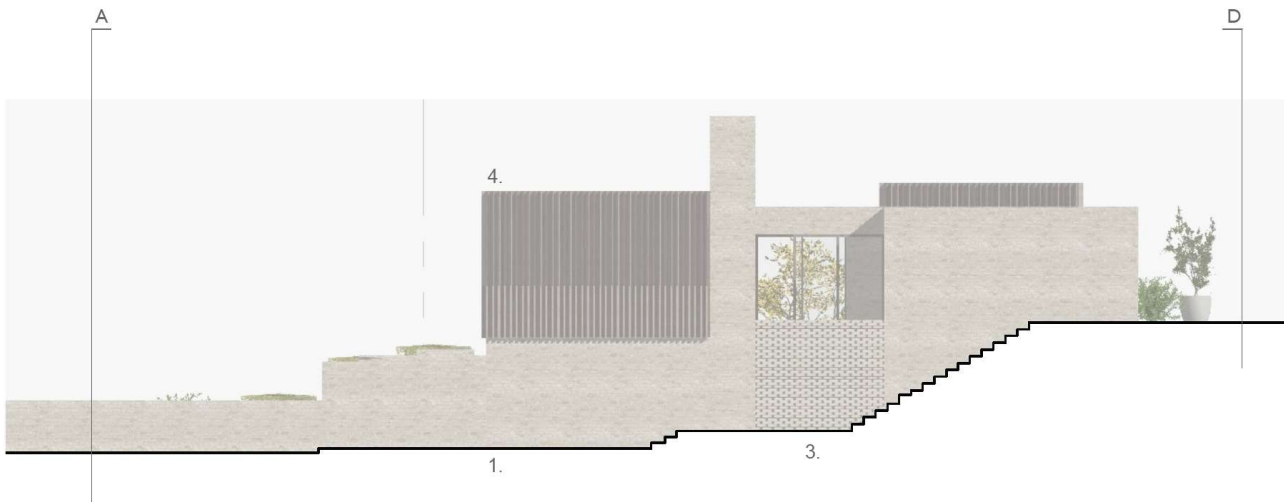
Proposed Site Sections/Elevations (Unit Type A)



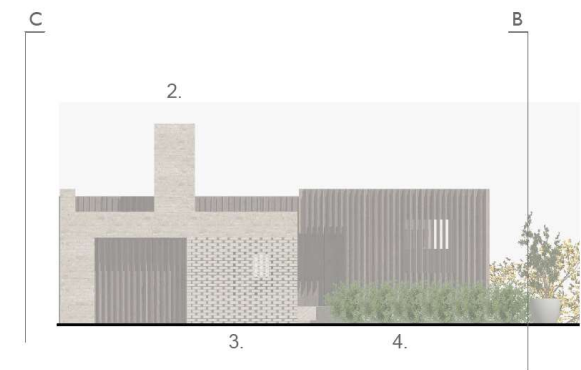
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3.010 B

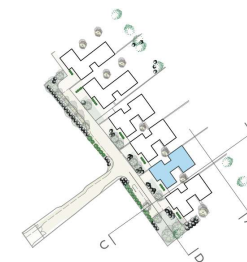
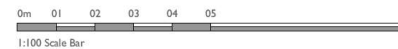
Proposed Site Sections/Elevations (Unit Type A)



SECTION C - NORTH WEST ELEVATION



SECTION D - SOUTH WEST (FRONT) ELEVATION

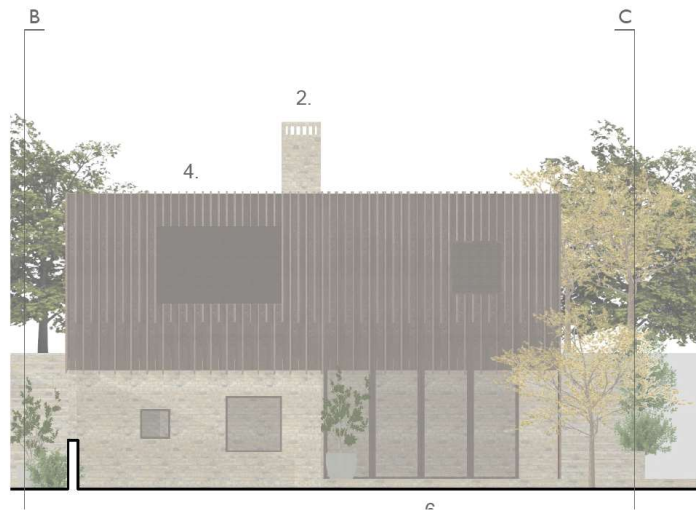


KEY PLAN: NTS

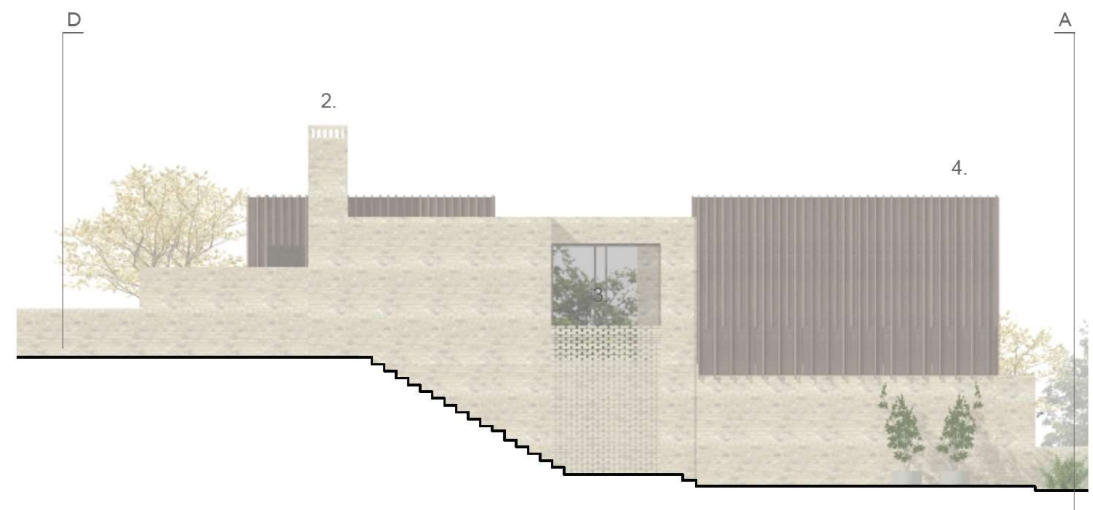


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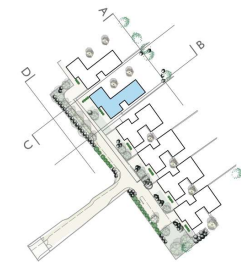
Proposed Site Sections/Elevations (Unit Type B)



SECTION A - NORTH EAST (REAR) ELEVATION



SECTION B - SOUTH EAST ELEVATION

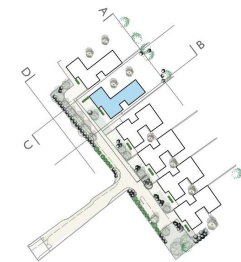


KEY PLAN: NTS



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Proposed Site Sections/Elevations (Unit Type B)

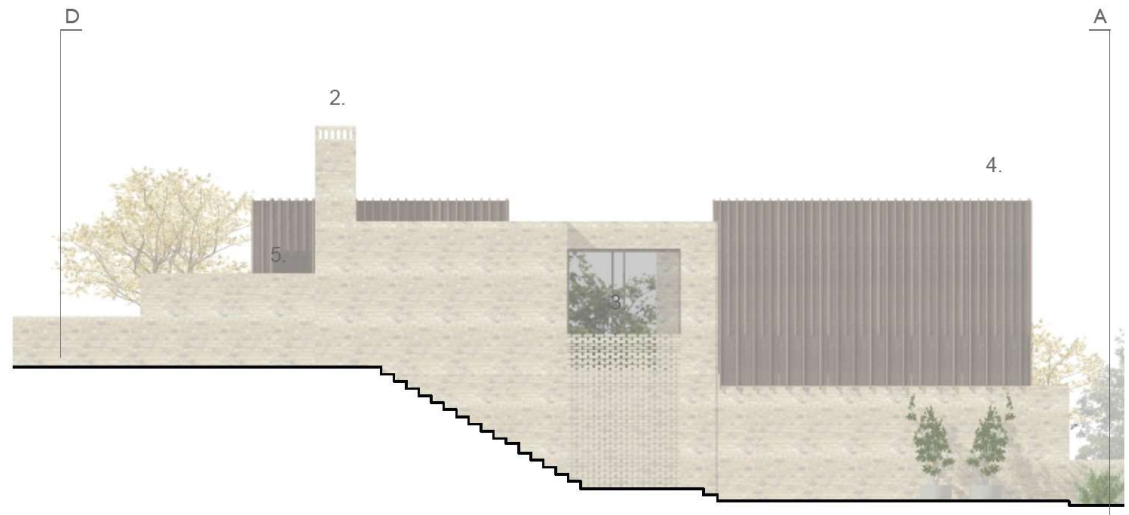


3.011 B

Proposed Site Sections/Elevations (Unit Type C)



SECTION A - NORTH EAST (REAR) ELEVATION



SECTION B - SOUTH EAST ELEVATION

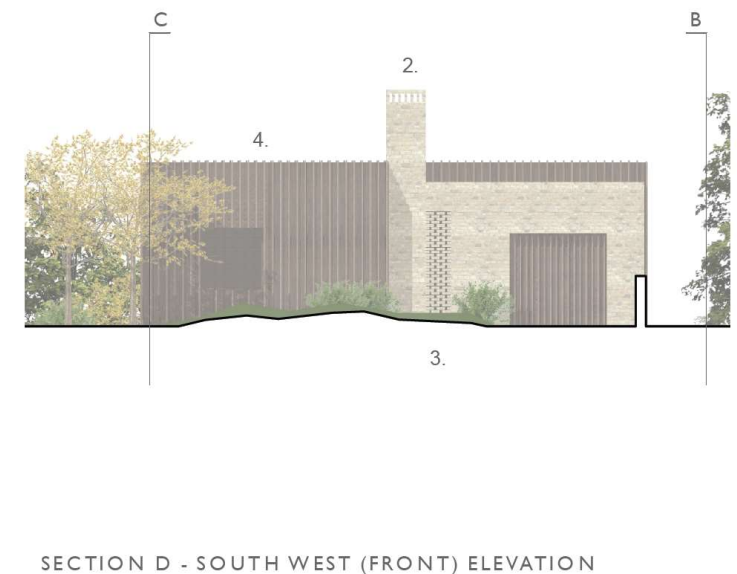


3.012 B



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Proposed Site Sections/Elevations (Unit Type C)



3.012 B

Contextual proposed front elevations



Plot F

Plot A

ID



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Key Considerations in the Application

- Principle of development
- Design, appearance and layout
- Residential amenity
- Affordable Housing
- Highways issues
- Arboriculture and Ecology
- Sustainability

S106

- An affordable housing contribution is sought by way of a commuted sum totalling £291,100.



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Conclusion and Planning Balance

- There is an extant permission for the construction of four detached dwellings (BH2021/02805) so the principle of development is considered acceptable.
- The number, layout, form and finish of the proposed dwellings considered appropriate.
- The dwellings would provide a high standard of accommodation
- The development would have an acceptable impact on the amenities of adjacent occupiers.
- The scheme would provide an affordable housing contribution in line with policy CP20 of the Brighton and Hove City Plan Part 1.
- Subject to conditions, the development is appropriate in terms of impact on highways, ecology and arboriculture.
- The application is therefore recommended for **approval**.