

94 Overhill Drive

BH2022/03246



Brighton & Hove
City Council

Application Description

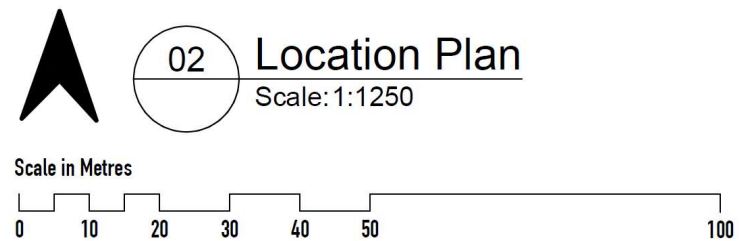
- Erection of 1no. two-storey dwellinghouse (C3). Alterations to host dwelling incorporating single-storey rear extension and rear dormer. New and altered vehicle crossover. Associated landscaping.



Map of application site



Existing Location Plan



154

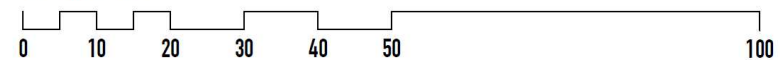
001

Proposed Location Plan



02 Location Plan
Scale: 1:1250

Scale in Metres



155

002 C

Aerial photo(s) of site



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3D Aerial photo of site



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Street photo of site (facing east)



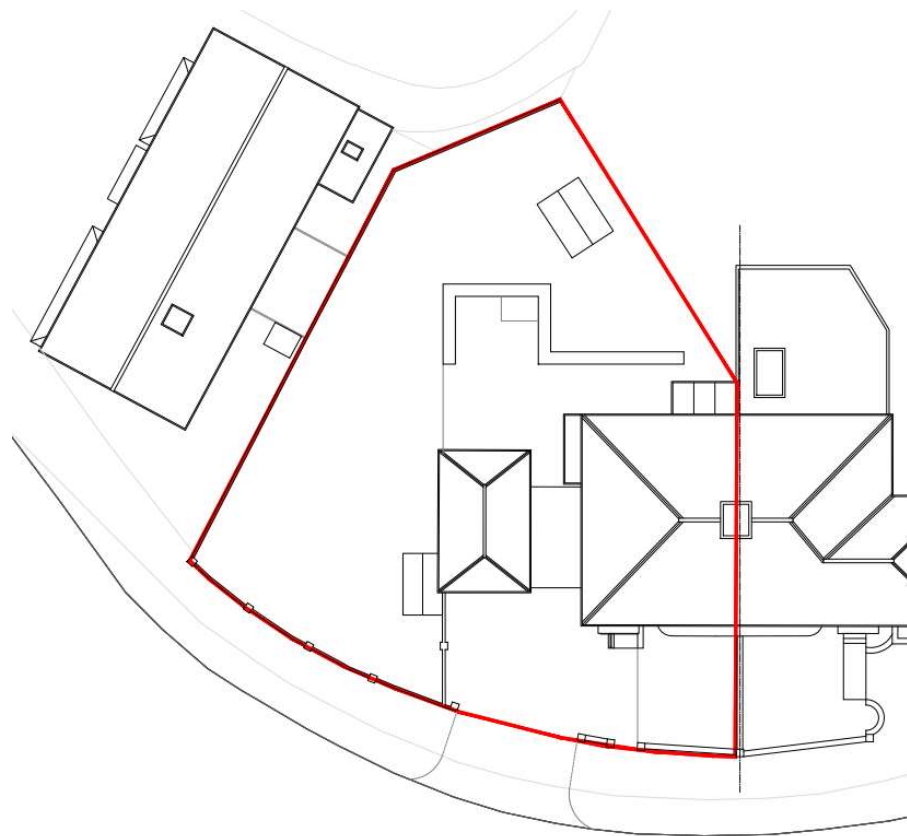
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Street photo of site



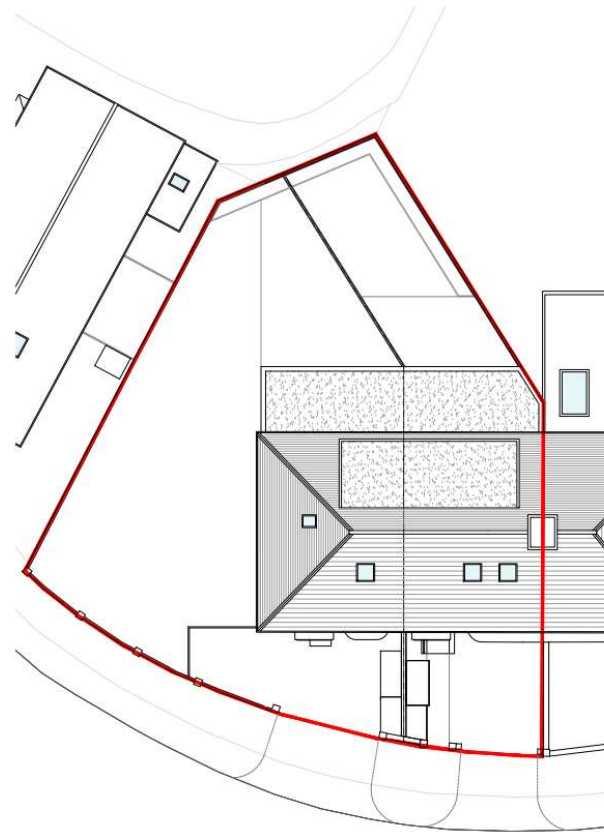
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Existing Site Plan



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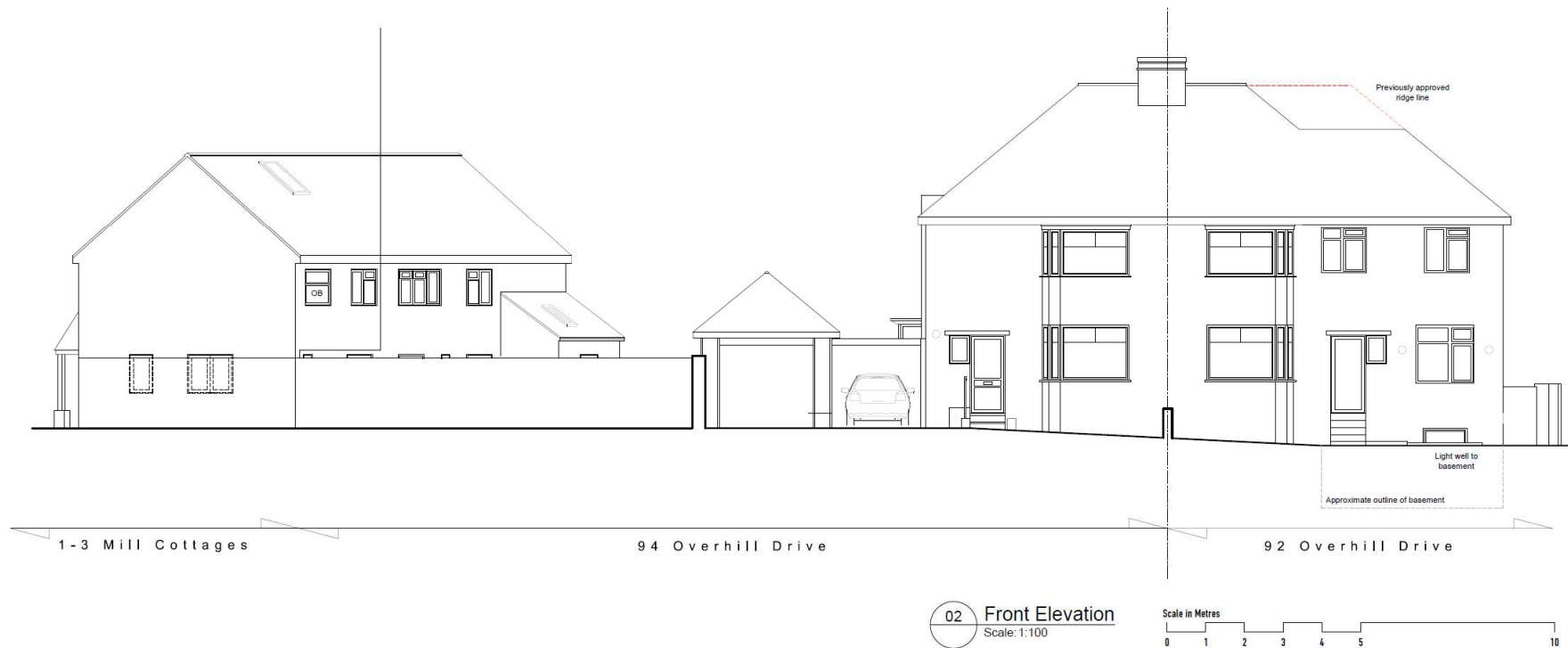
Proposed Site Plan



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Existing Front Elevation

162



060

Proposed Front Elevation

163



02 Front Elevation
Scale: 1:100



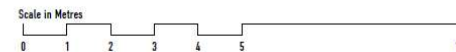
160 J

Existing Rear Elevation

164

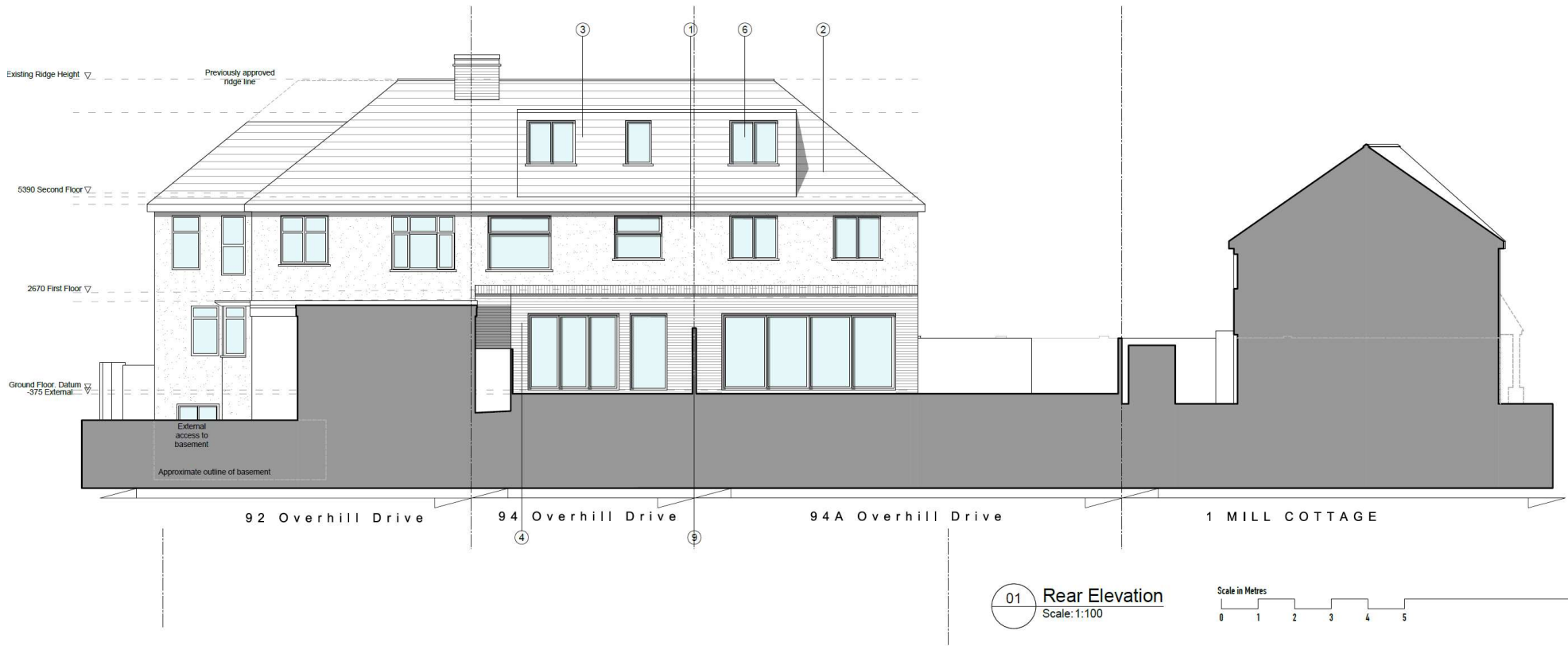


01 Rear Elevation
Scale: 1:100



061

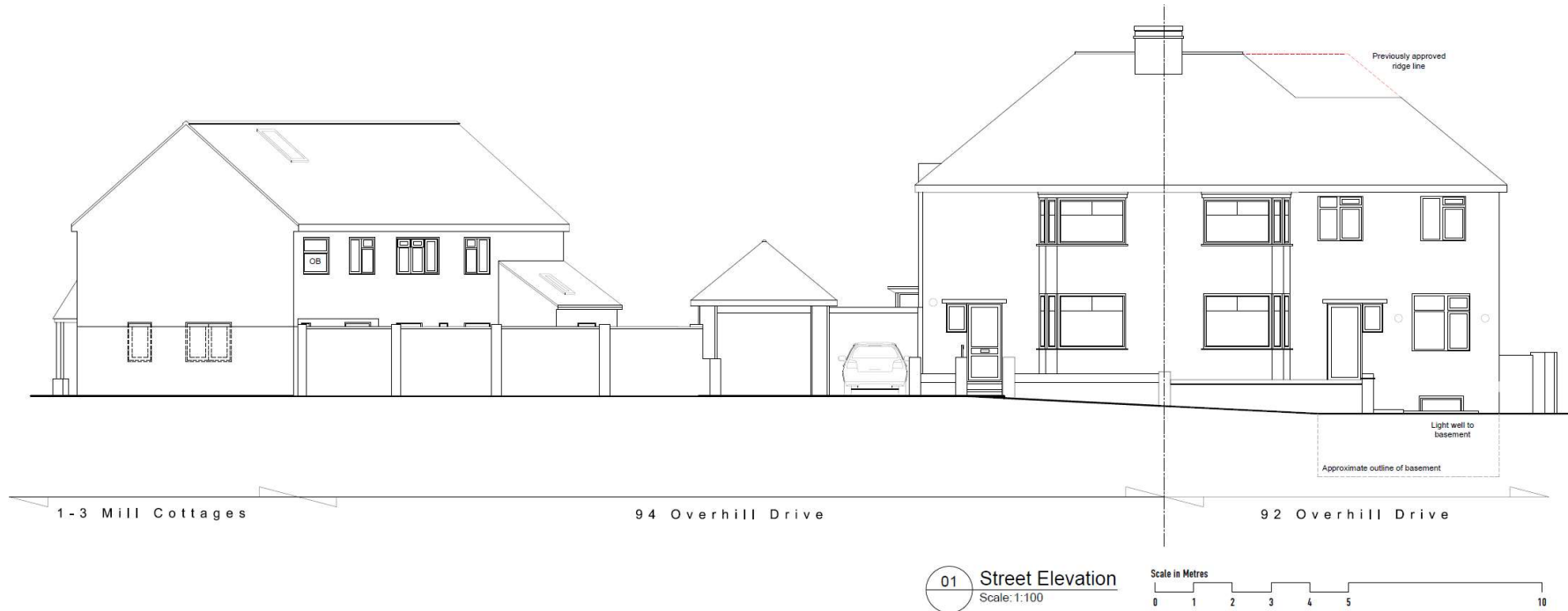
Proposed Rear Elevation



161 F

Existing Street Elevation

166



060

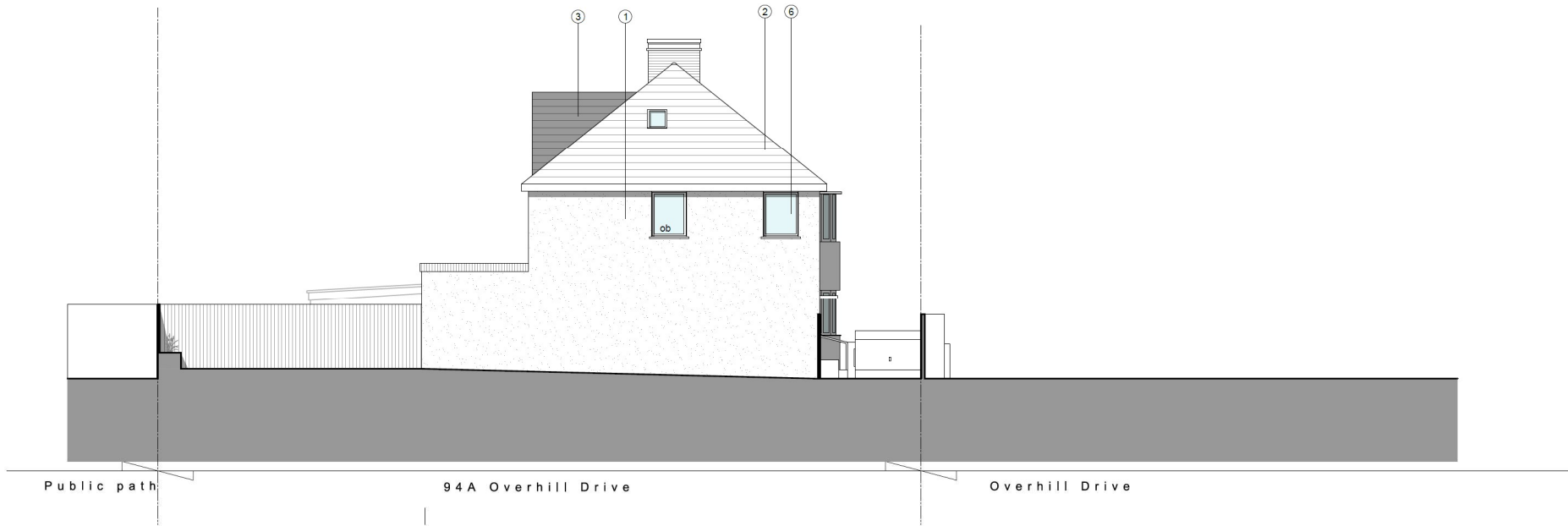
Proposed Street Elevation



160 J

Proposed Site Section

168



02 Section B-B
Scale: 1:100



161 F



Proposed Visual

Proposed



Existing



Proposed Visual

Proposed



Existing



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Proposed Visual

Proposed



Existing



Representations

Objections received from six people raising the following key material issues:

- Loss of light to home and gardens
- Increased traffic and pressure on parking
- Additional noise levels
- Existing sewers unable to cope
- Design out of keeping, overdevelopment, small garden areas.
- Detrimental to neighbours
- Building work will be disruptive
- Reduced scheme still excessive and not in keeping

Key Considerations in the Application

- Principle of development
- Design and appearance
- Impact upon neighbouring amenity
- Standard of accommodation
- Transport and Highways
- Sustainability

Conclusion and Planning Balance

- One additional dwelling – contribution to housing supply in city must be given increased weight;
- Acceptable design following amendment, in keeping with area;
- Acceptable in terms of impact upon neighbouring amenity. Would be closer to neighbouring terrace than existing but separation distance considered acceptable.
- Standard of accommodation is considered acceptable both for the proposed and the existing dwellings.
- Matters relating to Transport and Sustainability can be satisfactorily addressed through the proposed conditions.

Recommend: Approval