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# Studio Workshop At Rear, 49 Elm Drive BH2023/01017

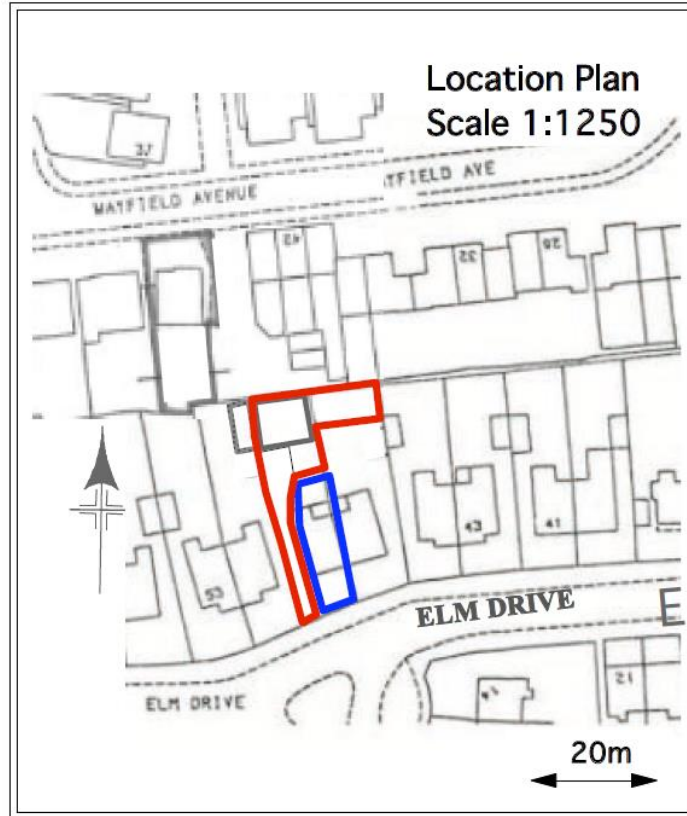


Brighton & Hove  
City Council

# Application Description

- Erection of a new roof, incorporating a dormer and rooflights. Incorporates fenestration alterations, and the removal of existing summerhouse with additional landscape planting.

# Site Location Plan



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PLAN 1

# Aerial Photo of Site

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# 3D Aerial Photo of Site

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# Site Photo (Front)

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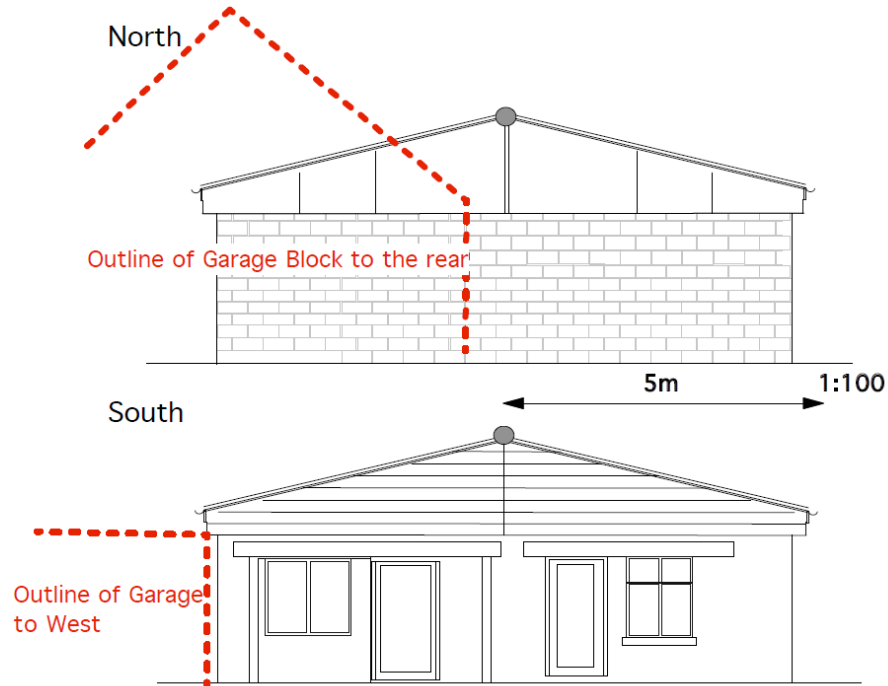
138

# Site Photo (Rear)

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# Existing Elevations (Front and Rear)



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PLAN 1



# Existing Elevations (East Side and West Side)

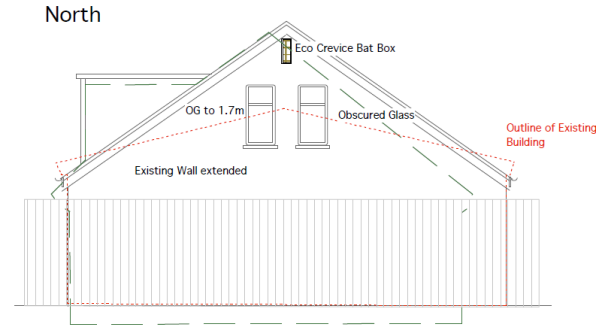
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PLAN 1

# Proposed Elevations (Front and Rear)



Approx 9m  
width by 5.8m  
height

5m 1:100



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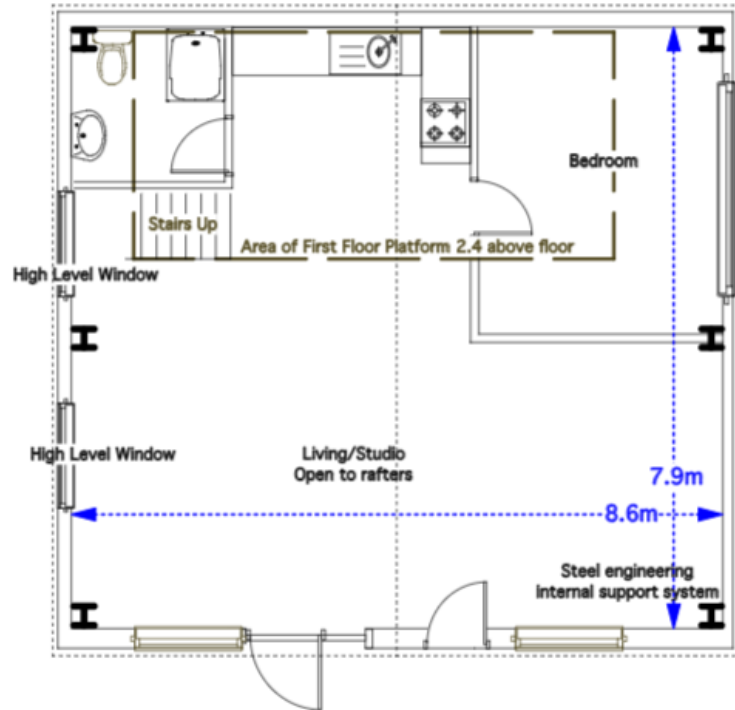
PLAN 2

# Proposed Elevations (East Side and West Side)



Approx 5.8m height,  
2.86m eaves height, and  
8.46m depth

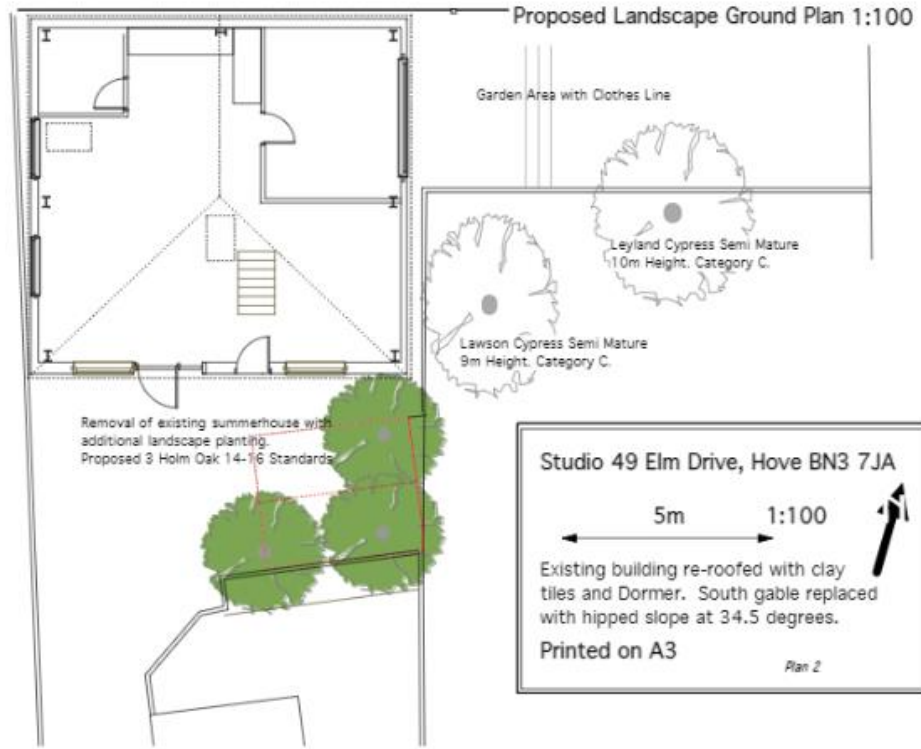
# Existing Ground Floor Plan



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PLAN 1

# Proposed Ground Floor/Site Plan



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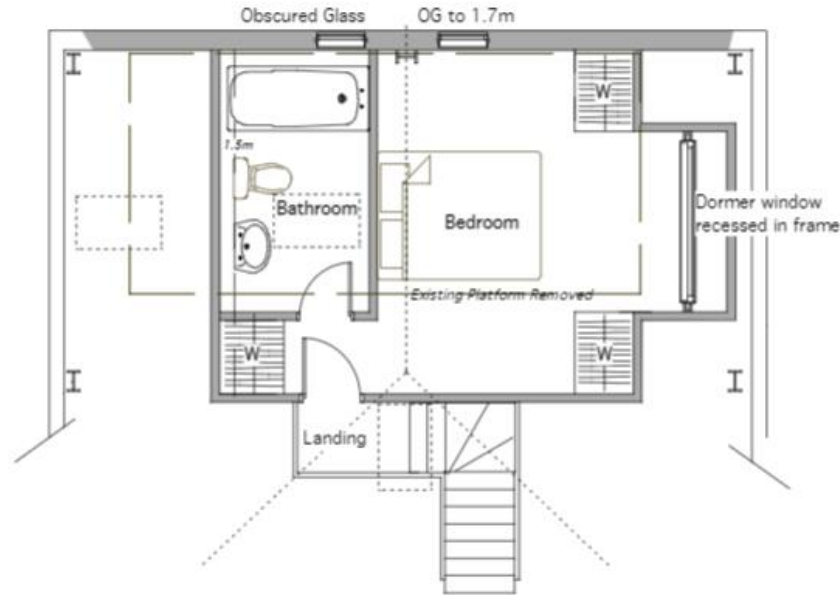
PLAN 2



# Proposed Loft Plan

## Proposed Attic Floor Plan 1:100

GIA 20 sqm

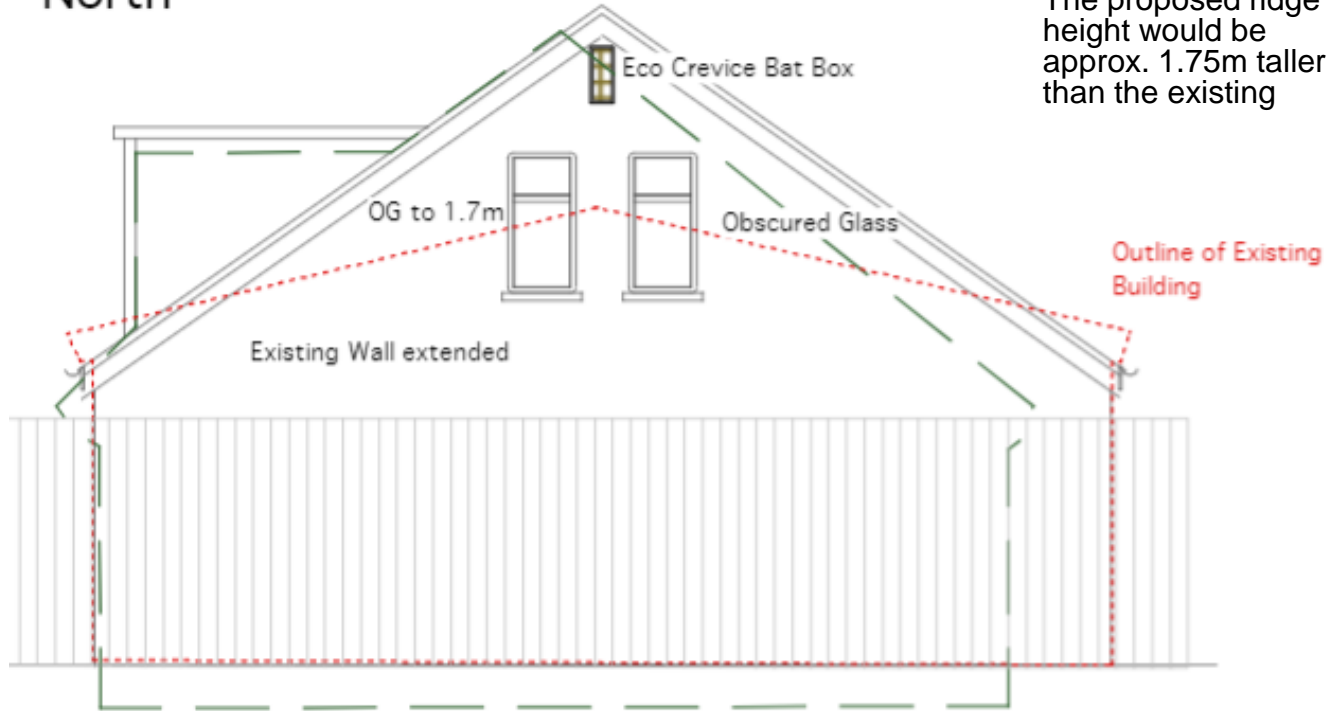


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PLAN 2

# Comparison with Existing Building (Existing Outlined in Red)

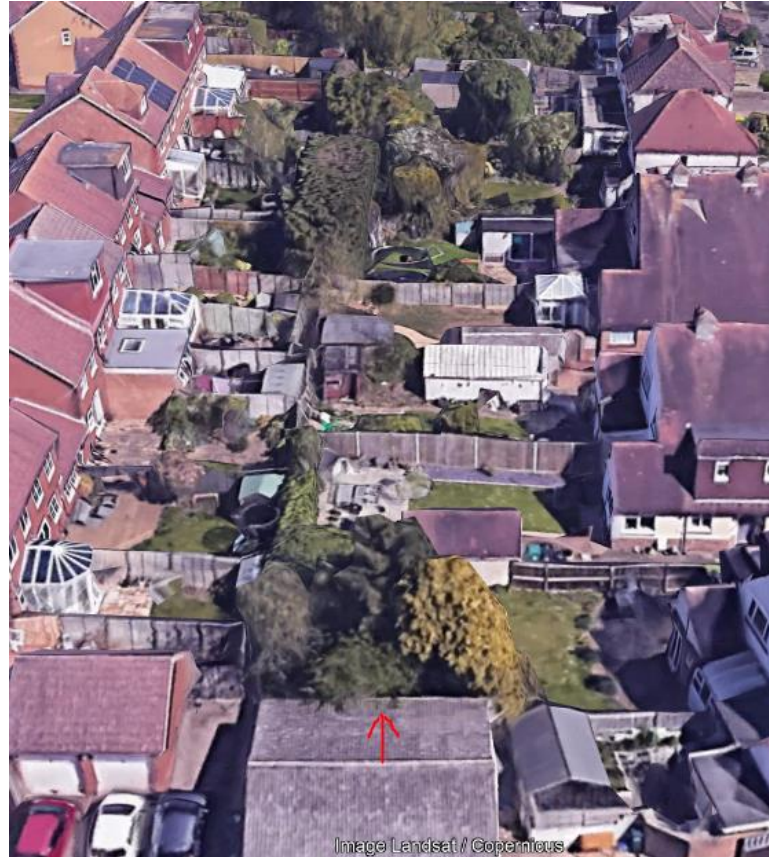
North



The proposed ridge height would be approx. 1.75m taller than the existing

# East Facing View From Proposed Dormer

Immediate view eastwards would be impeded by dense vegetation. Oblique views would be impeded by the window being recessed within the dormer.



# Window Measurements

Window	Existing	Proposed
2x loft windows, north facing	N/A	1.2m height by 0.6m width
3x rooflights, west and south facing	N/A	0.75m height by 0.6m width
Dormer window, east facing	N/A	1.46m height by 1.99m width
Ground floor, east facing	2.1m height by 2.9 m width	2.1m height by 2.98m width
2x Ground Floor, west facing	0.5 height by 1.45 width	As Existing
Ground floor, south facing west side	1.18m height by 1.35m width	1.33m height by 1m width
Ground Floor, south facing east side	1.25m height by 1m width	1.33m height by 1m width



# Representations

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**Fourteen (14) (from 13 different occupiers)** representations have been received, objecting to the proposal on the following grounds:

- Inappropriate height of development
- Noise pollution
- Light pollution
- Overdevelopment/excessive building density in local area
- Overshadowing/light loss
- Overlooking/loss of privacy
- Concerns that the obscure glazed windows will be openable
- Would create additional traffic/parking stress
- Concerns over emergency services access
- Poor design/not in keeping with character of local area
- Too close to boundary
- Damage to local trees
- Sets undesirable precedent.
- Potential for being converted into an HMO
- Potential for using PD rights to add additional dormers
- Concerns over standard of accommodation for occupants
- Concerns that work has already commenced
- Negative impact on the streetscene



# Key Considerations in the Application

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- Impact on appearance of area;
- Impact on neighbouring amenity;
- Highway impact;
- Arboricultural impact.

# Conclusion and Planning Balance

- Would retain existing footprint and not be visible from public realm so acceptable visual impact;
- Windows facing dwellings would be obscure-glazed, with other views no worse than existing, and no loss of light/outlook;
- No increased impact on highway given small scale, and well served by public transport.

**Recommend: Approval**