

# Garages Rear Of 10 Bavant Road

BH2023/01799



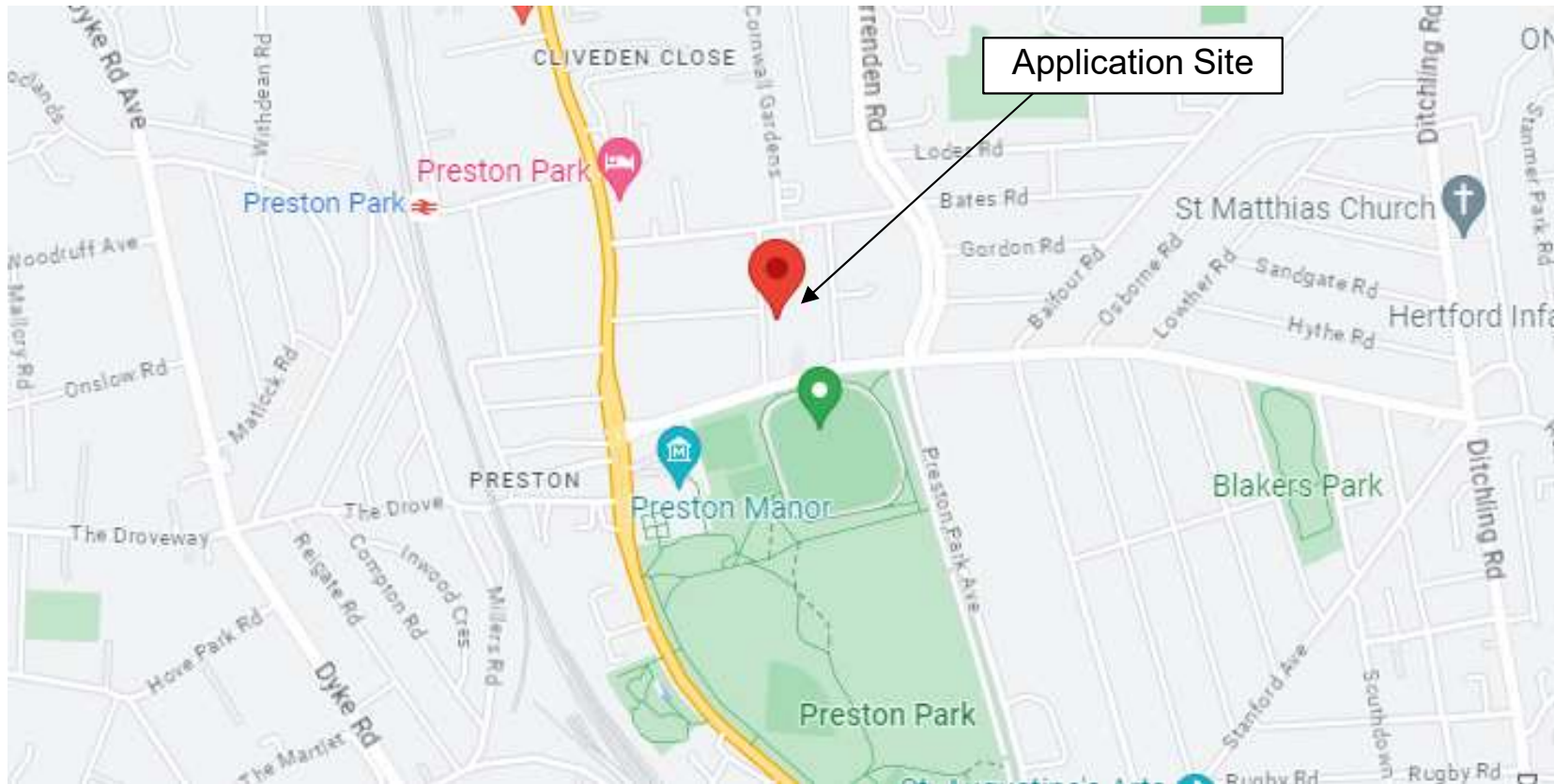
Brighton & Hove  
City Council

# Application Description

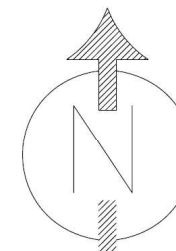
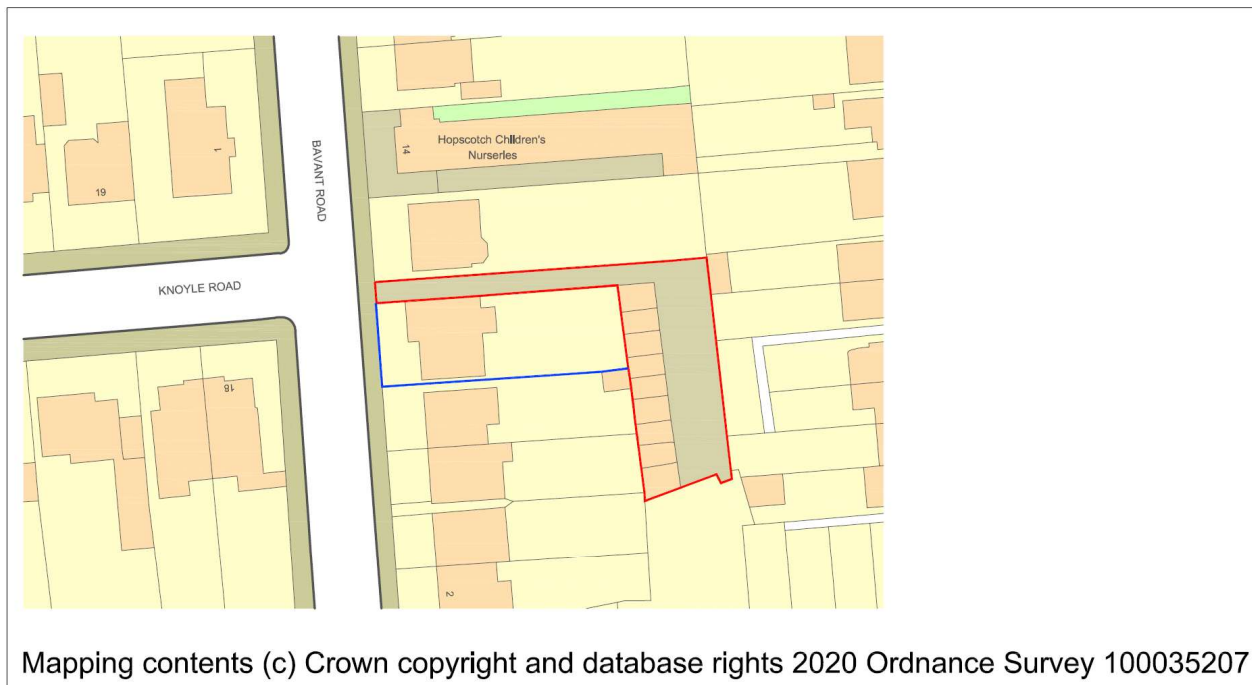
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- Redevelopment of existing garage block to provide two chalet style dwellings (C3).

# Map of application site



# Existing Location Plan



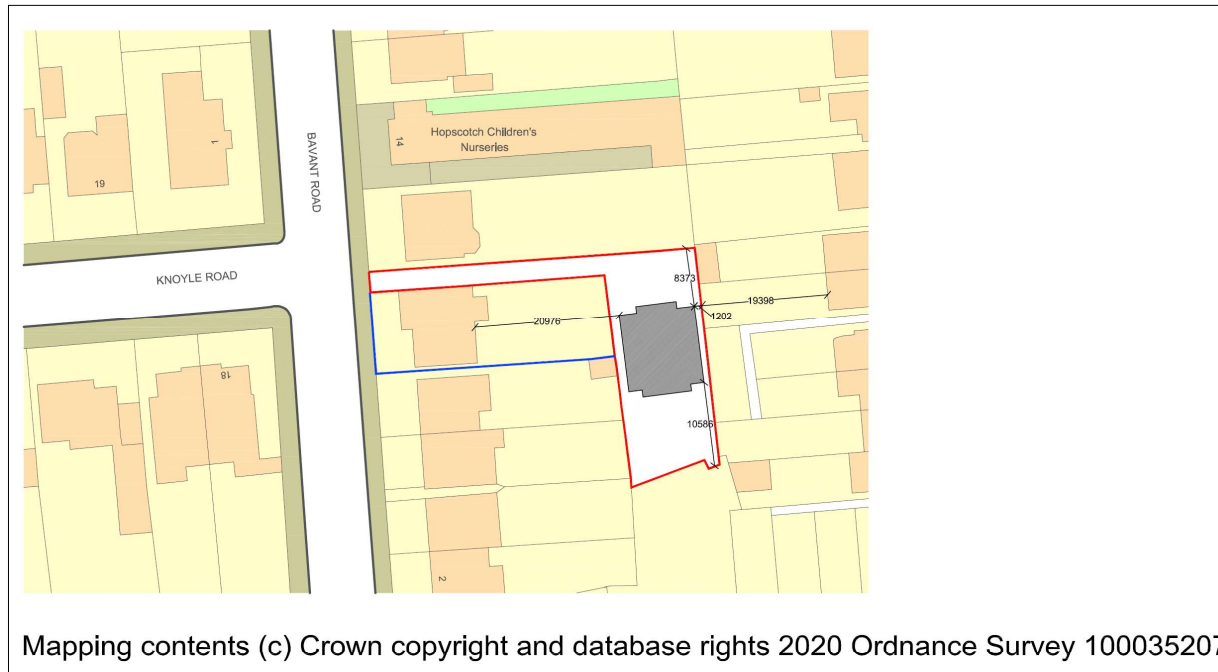
Existing Location Plan @ 1 : 1250



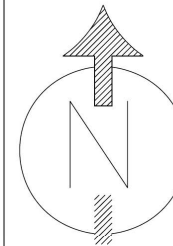
96

EX01

# Proposed Location Plan



Existing & Proposed Location Plan @ 1 : 1250



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# Aerial photo of site

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# 3D Aerial photo of site



# Street photo of site

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# Street photo of site

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# Other photos of site



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# Other photos of site

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# Other photos of site

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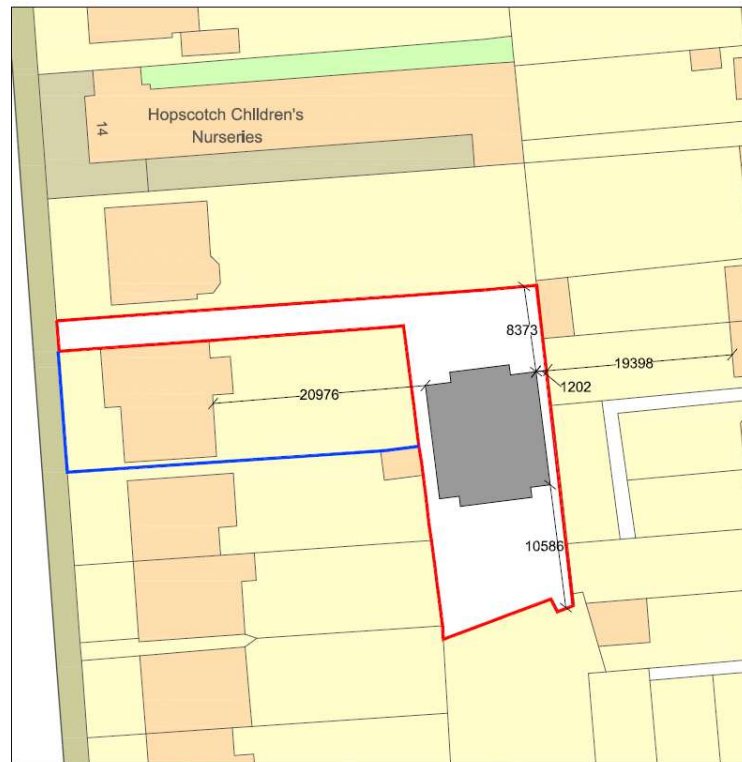
# Existing Block Plan



69

EX01

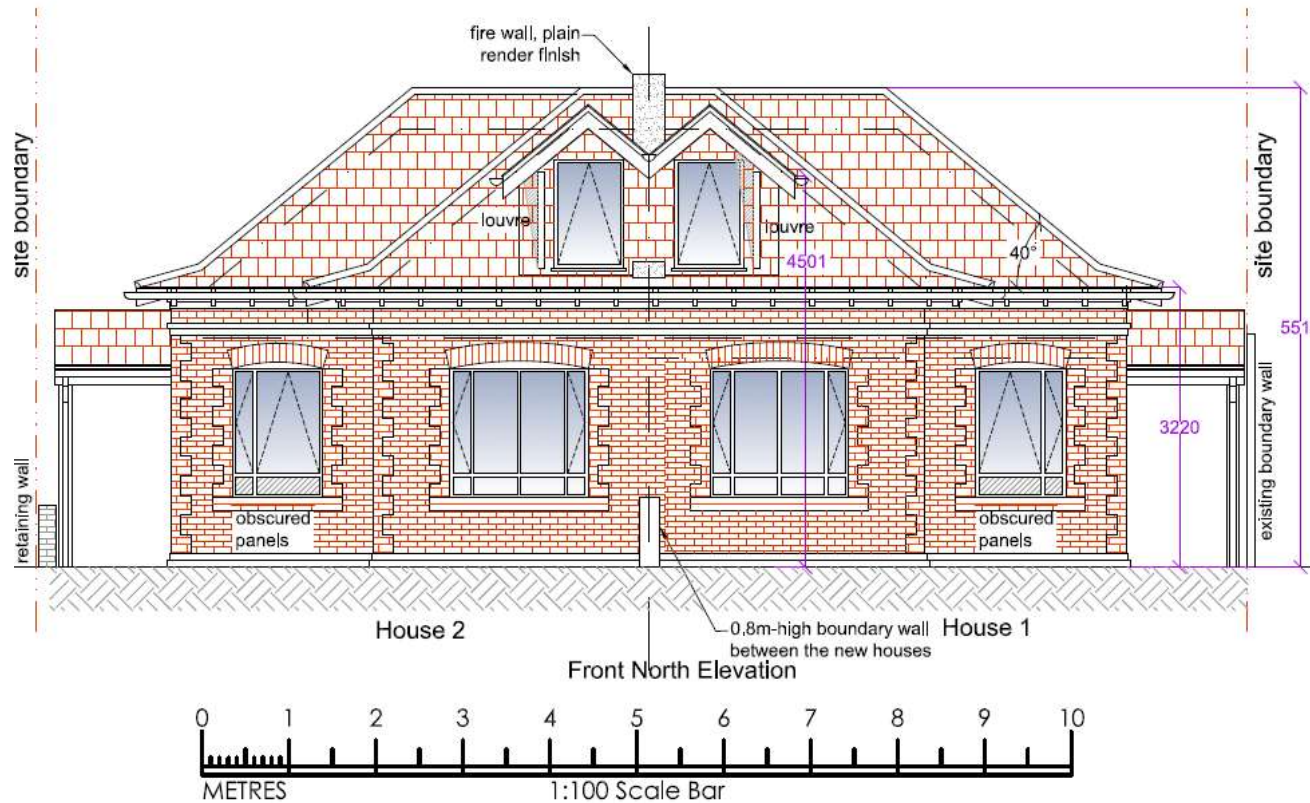
# Proposed Block Plan



Existing & Proposed Block Plan @ 1 : 500  
0 1 2 3 4 5 10 15 20 25  
METRES 1:500 Scale Bar



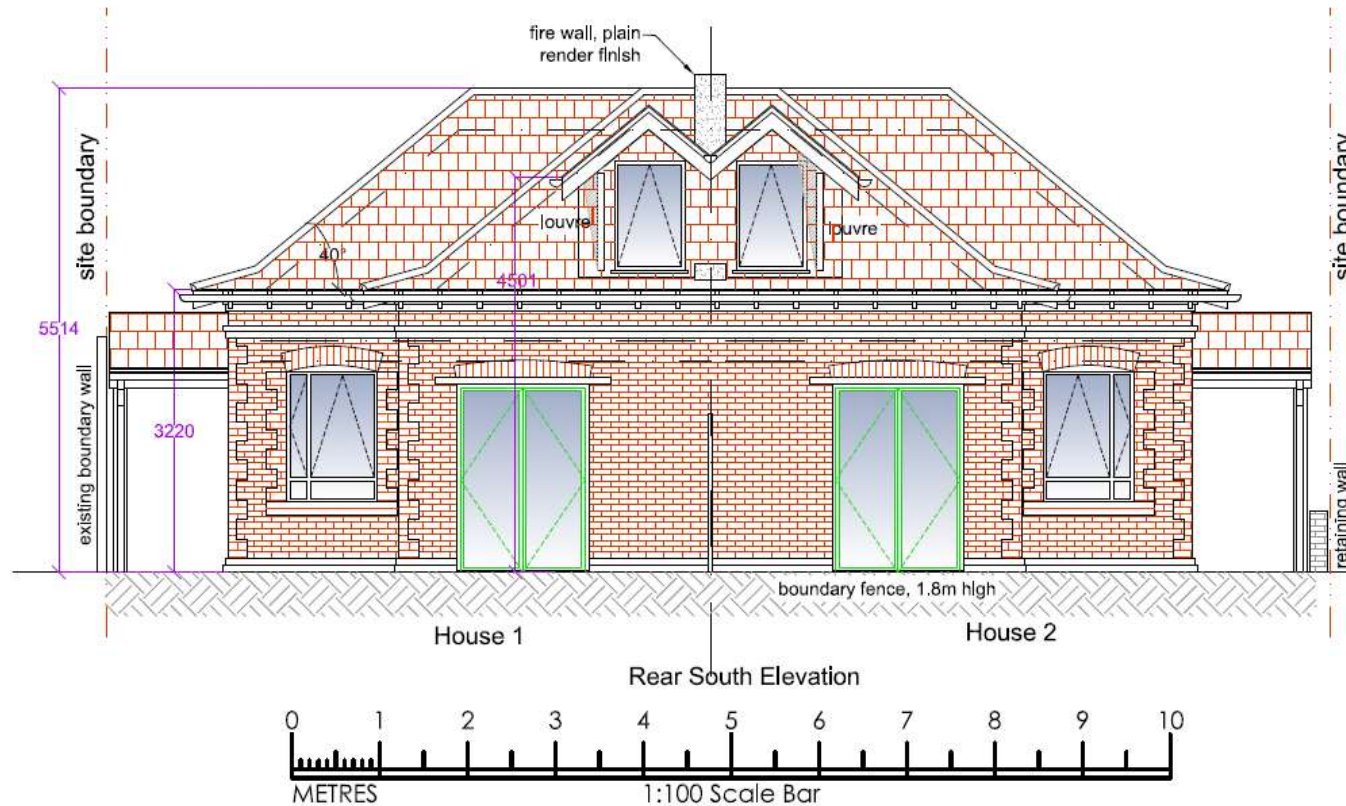
# Proposed Front Elevation



101

2025 PL11A

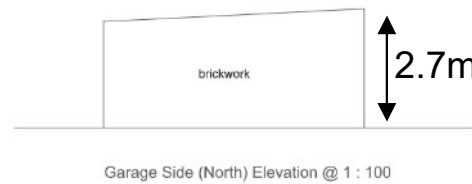
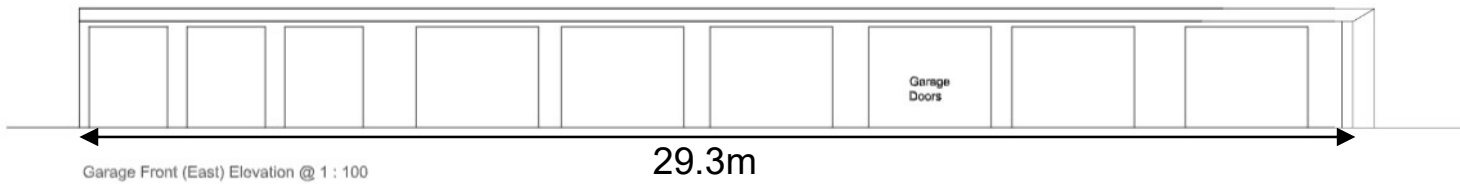
# Proposed Rear Elevation





# Existing Site Section and Garage Elevations

103



EX03



# Proposed Site Section

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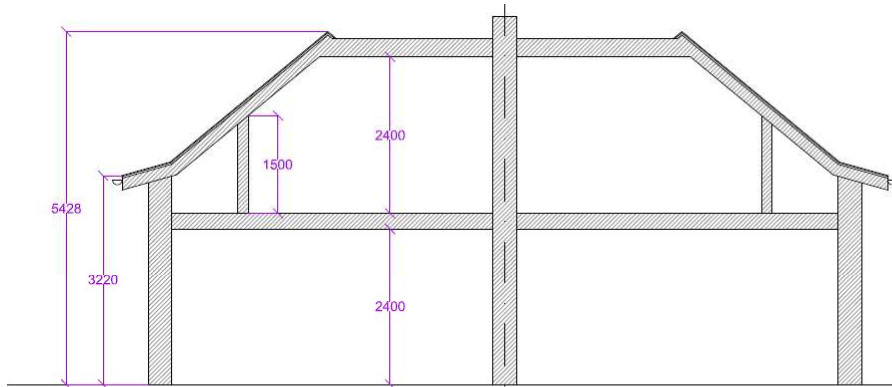
104



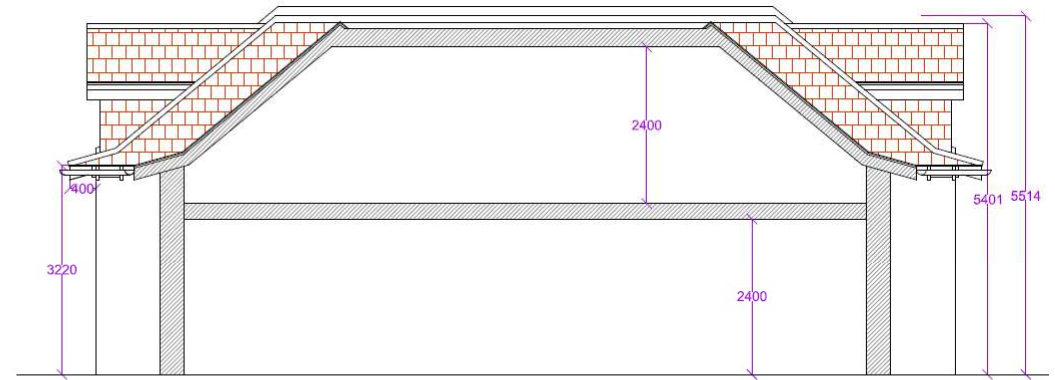
2025 PL12A

# Proposed Sections

105



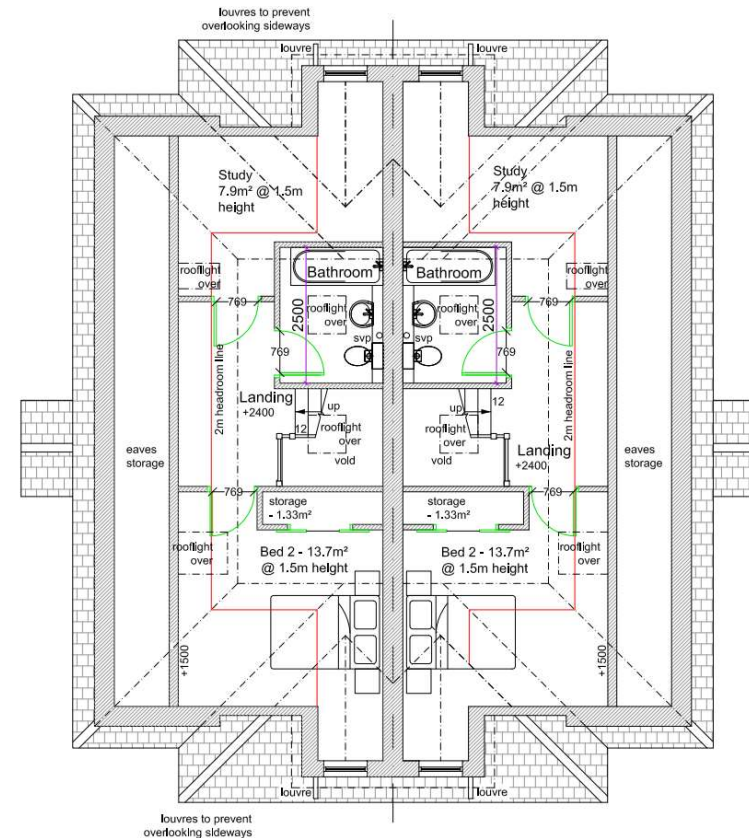
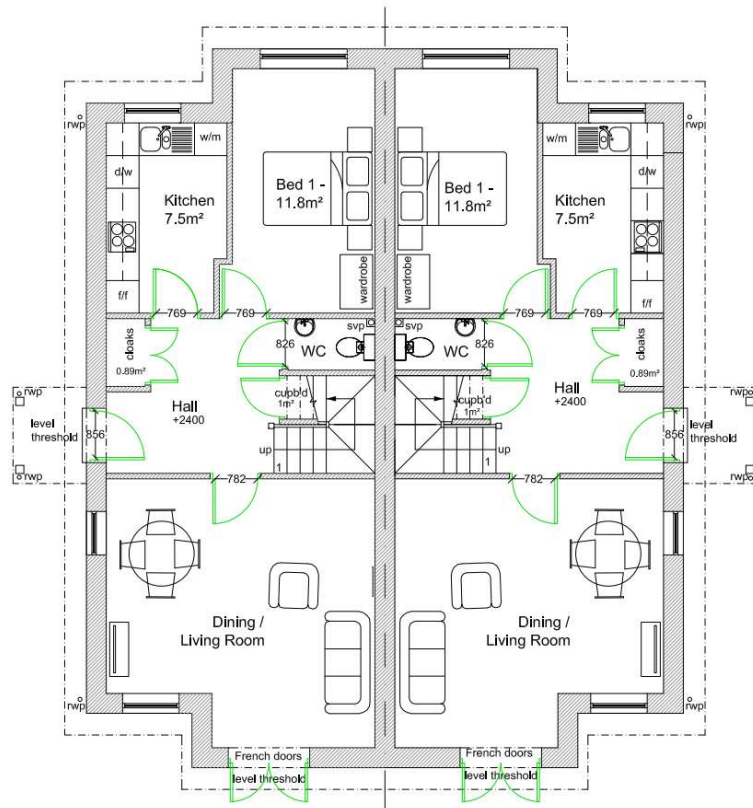
Proposed Cross Section @ 1 : 100



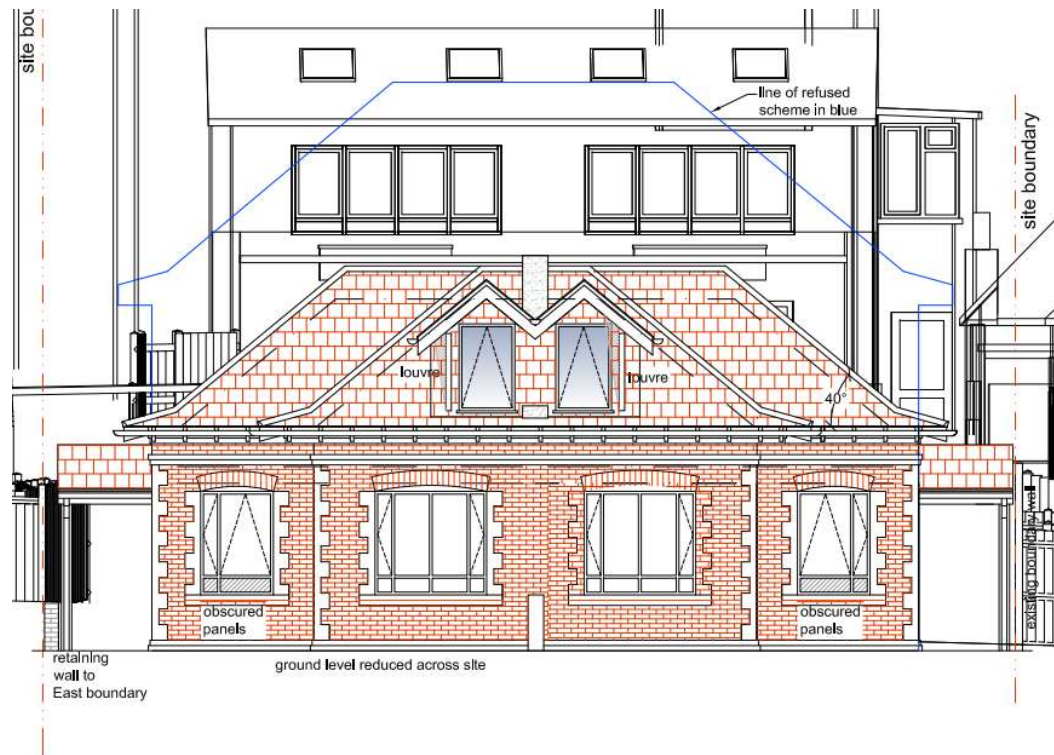
Proposed Longitudinal Section @ 1 : 100

2025 PL10A

# Proposed Floor Plans



# Comparison to previous scheme



Proposed Site Section A - A @ 1 : 100

# Representations

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## Twenty-nine (29) objections:

- Loss of daylight
- Poor design, harm to conservation area
- Disturbance during construction
- Overdevelopment
- Poor standard of accommodation
- Harm to ecology and nearby trees
- Asbestos in garages
- Inaccuracies on plans
- Not substantially changed since previous refused applications
- Lack of vehicle access, including for emergency vehicles
- Overlooking
- Questions regarding strength of western boundary wall
- Queries regarding capacity of sewers
- Loss of garages
- Light spill from the access path

## Additional issues raised in response to reconsultation:

- The amendments are minor and do not address all the concerns raised
- More rooflights will create further overlooking

**Councillor Pickett** has objected

# Key Considerations in the Application

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- Principle of the development
- Design, appearance and heritage
- Impact upon amenity
- Standard of accommodation
- Transport



# Conclusion and Planning Balance

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- Principle of development is acceptable - creation of two dwellings given increased weight.
- Acceptable visual impact including on Conservation Area due to scale, suitable material finish and limited visibility from the public realm.
- Acceptable impact upon neighbouring amenity - not dominant or overbearing due to their height; louvres on front and rear windows to obstruct views sideways; side rooflights obscure glazed and non-opening.
- Standard of accommodation acceptable. Some limitations re. access to light and headroom at first floor, but reasonable balance struck between internal living environment and impact upon neighbours.
- Reduction in vehicle trips to the site anticipated, any uplift in on-street car parking demand can be managed by the Council through the CPZ regime.

**Recommend: Approval**