

# 53 Ainsworth Avenue

BH2023/02398



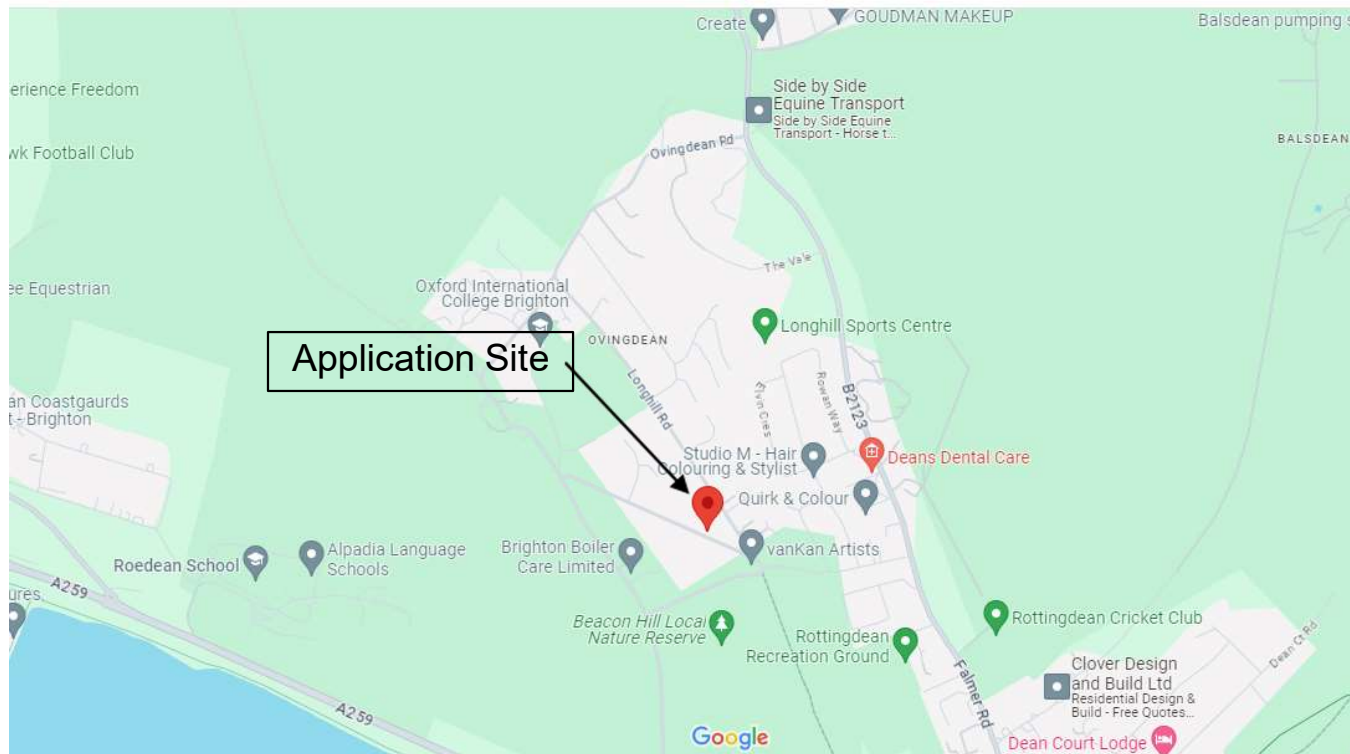
Brighton & Hove  
City Council

# Application Description

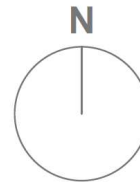
Erection of roof extension to form new first floor level with flat roof and integrated solar panels, extension to square off ground and first floor bay windows with terrace above plus privacy screen and integrated living roof, alterations to porch, revised fenestration and new render and timber and zinc cladding. Levelling-out and widening of existing driveway with revised boundary treatment.



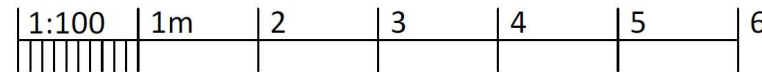
# Map of application site



# Existing Location Plan



1 Location Plan  
Scale: 1:1250

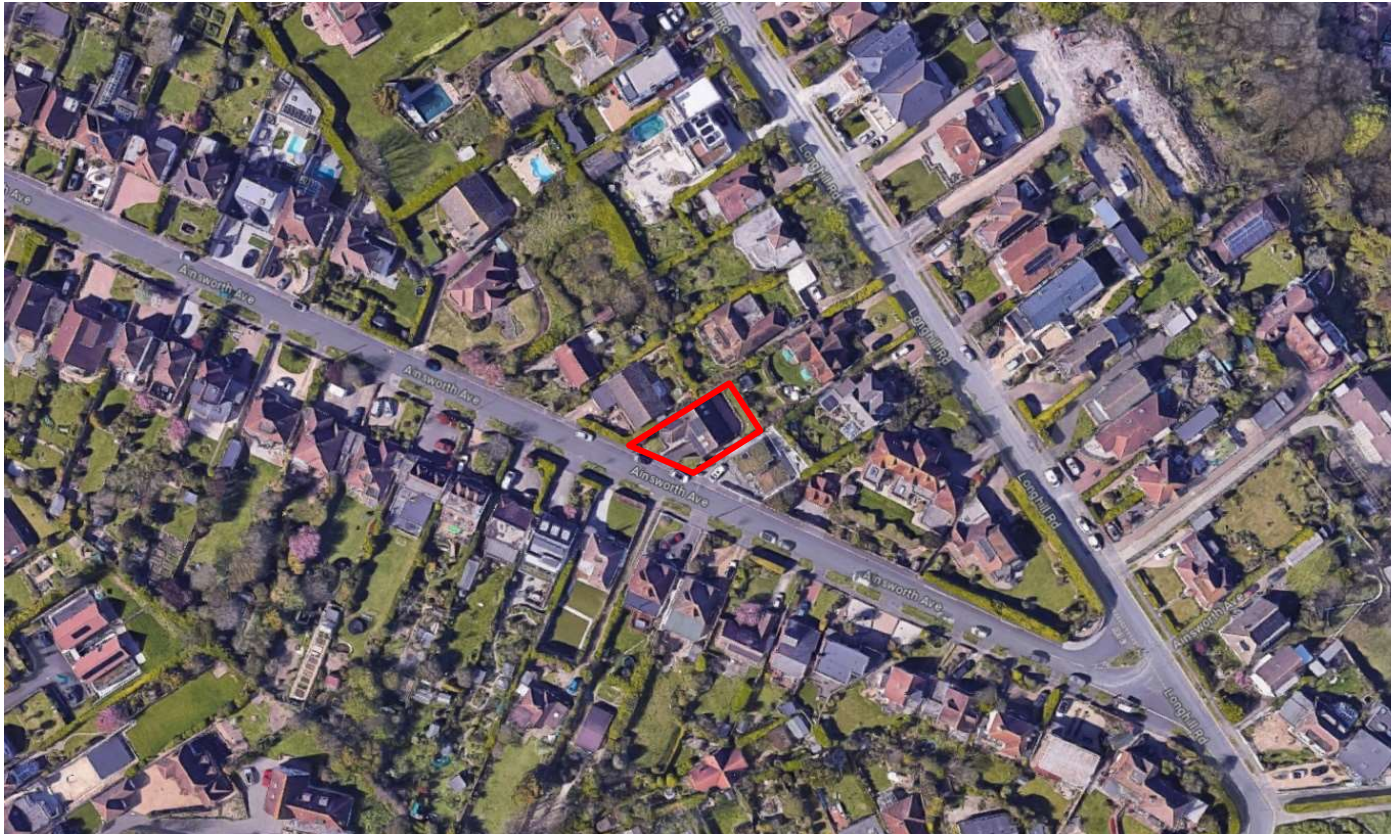


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# Aerial photos of site



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# 3D Aerial photo of site

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# Street photo of site

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51 Ainsworth Avenue

53 Ainsworth Avenue

55 Ainsworth Avenue



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# Front of the site

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# Rear of the site

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# Site Boundary with 51 Ainsworth Avenue



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# Other photos of site

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Rear of the site  
Showing the side boundary with 55 Ainsworth Avenue

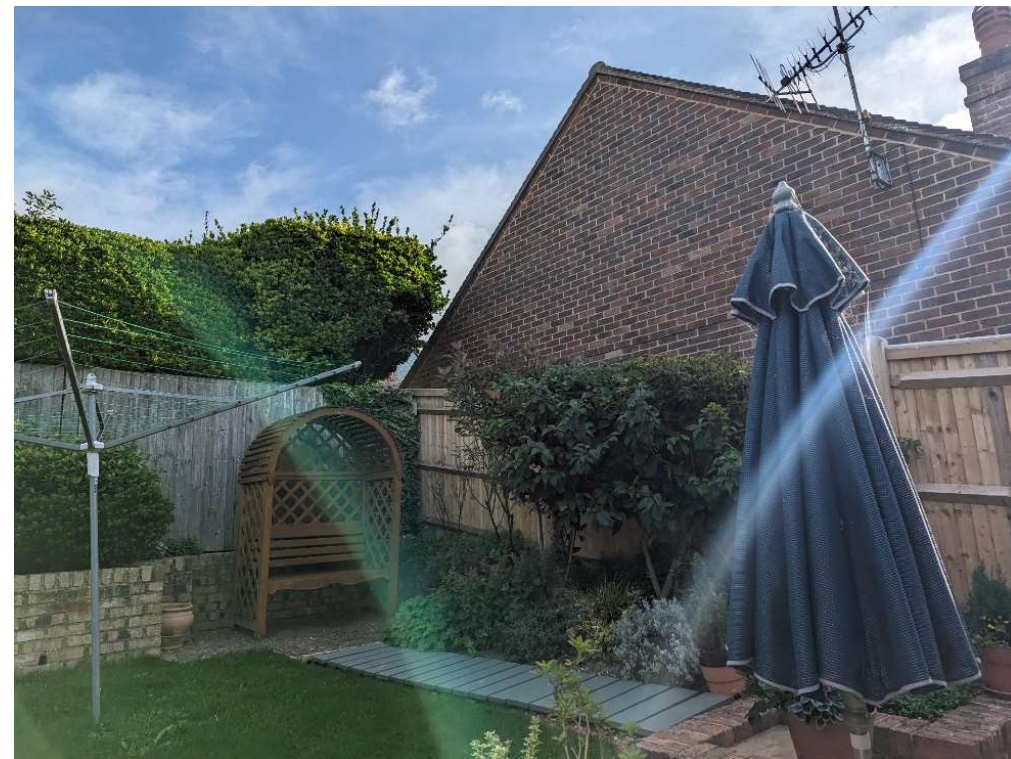


Looking towards side elevation of 55  
Ainsworth Avenue

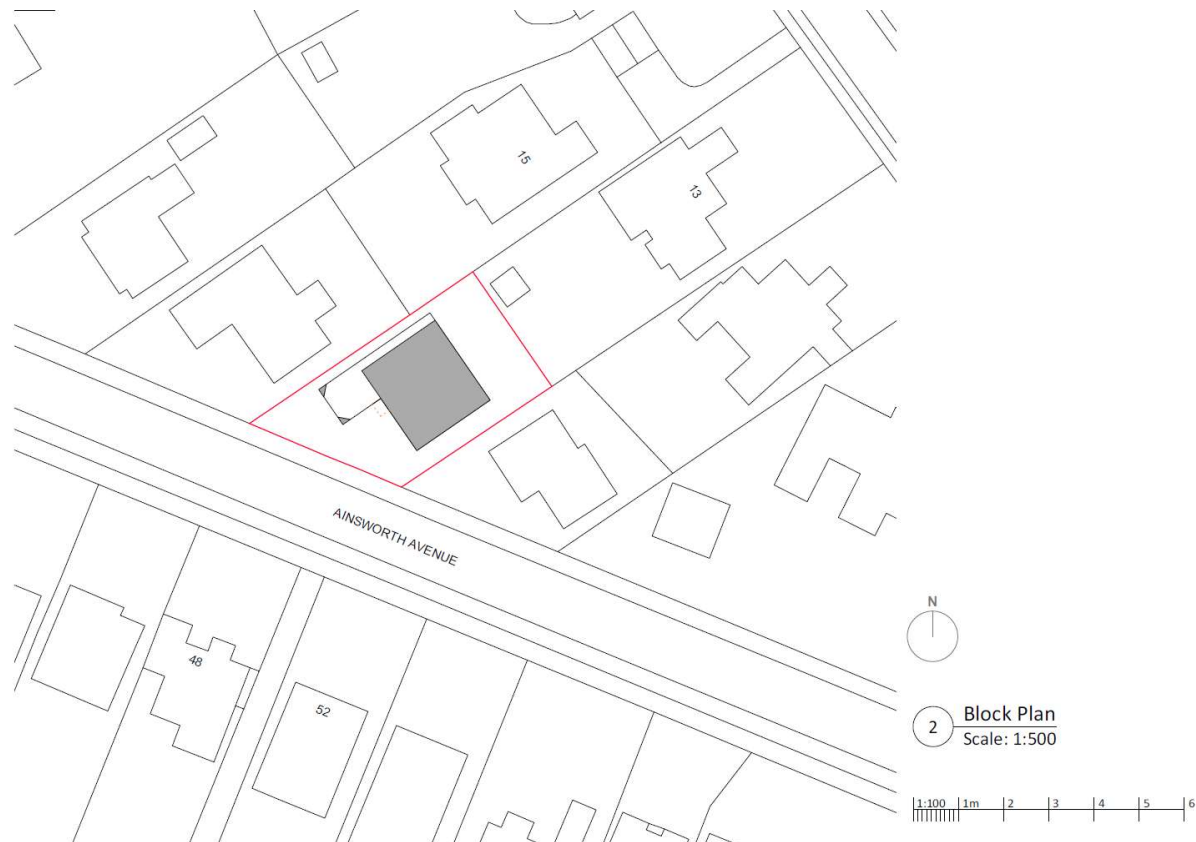


# Other photos of site

Photos taken from garden of neighbouring site 51 Ainsworth Avenue – showing the side elevation of the existing bungalow at 53 Ainsworth Avenue



# Existing Block Plan



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# Existing Front Elevation



1

Existing Front Elevation

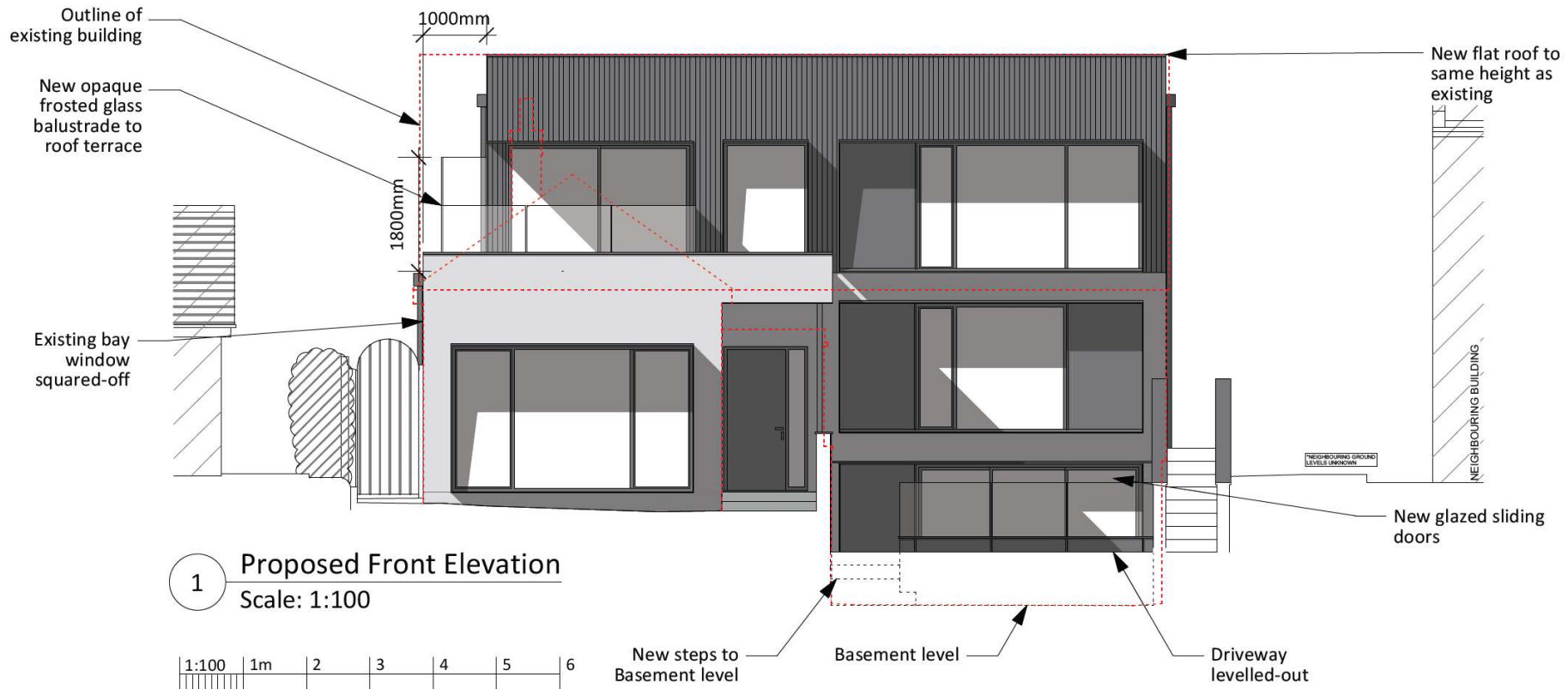
Scale: 1:100



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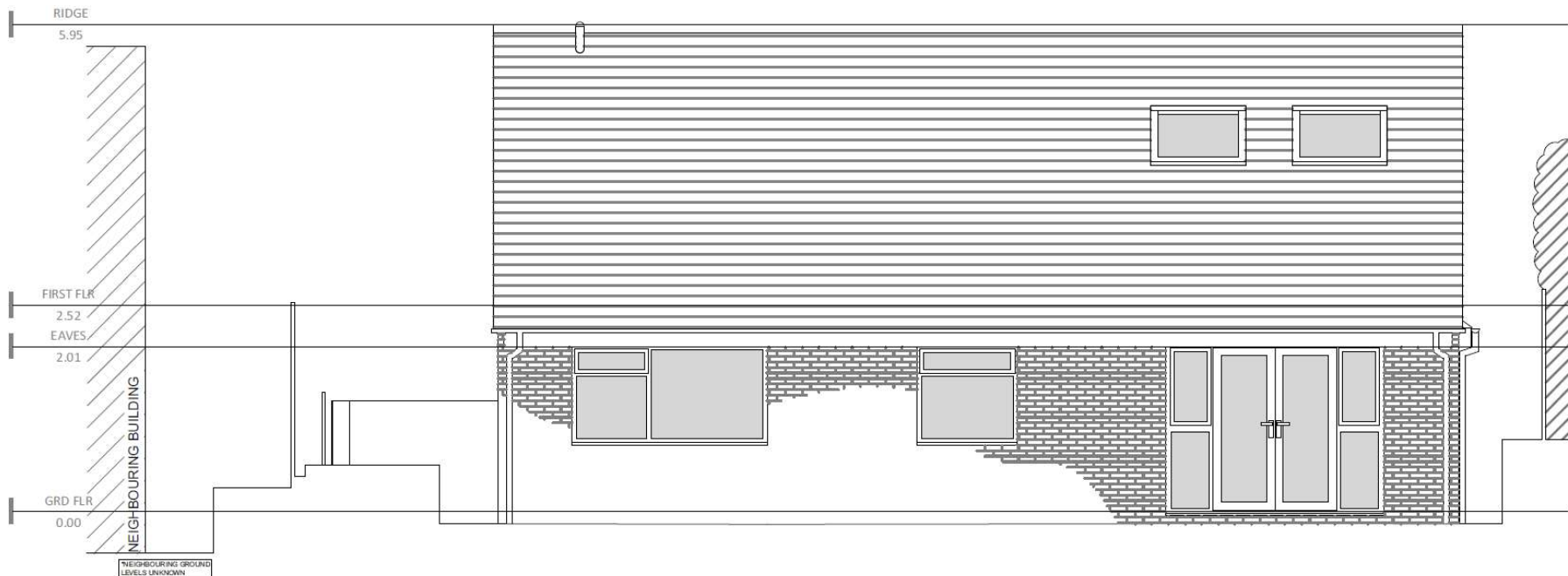
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# Proposed Front Elevation

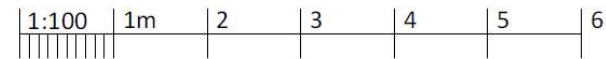


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# Existing Rear Elevation



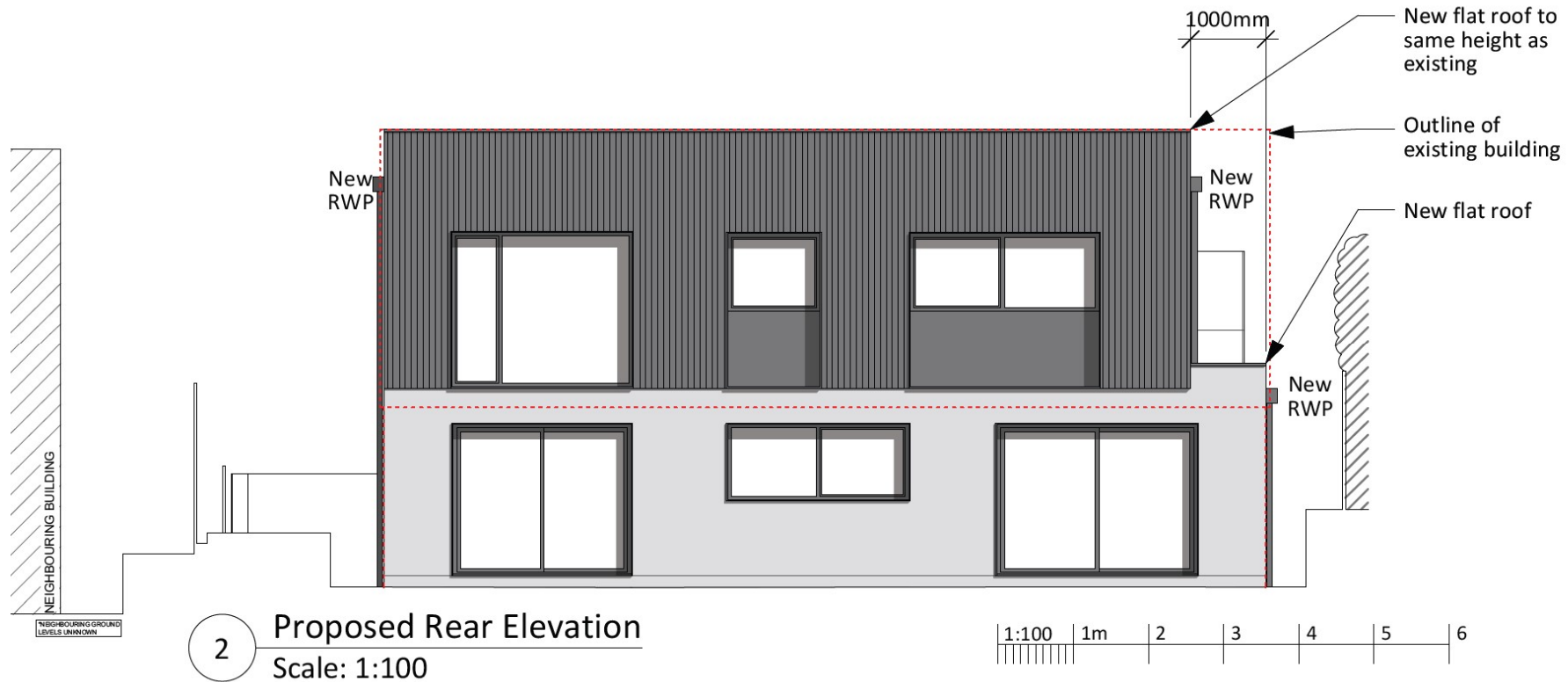
2 Existing Rear Elevation  
Scale: 1:100



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# Proposed Rear Elevation

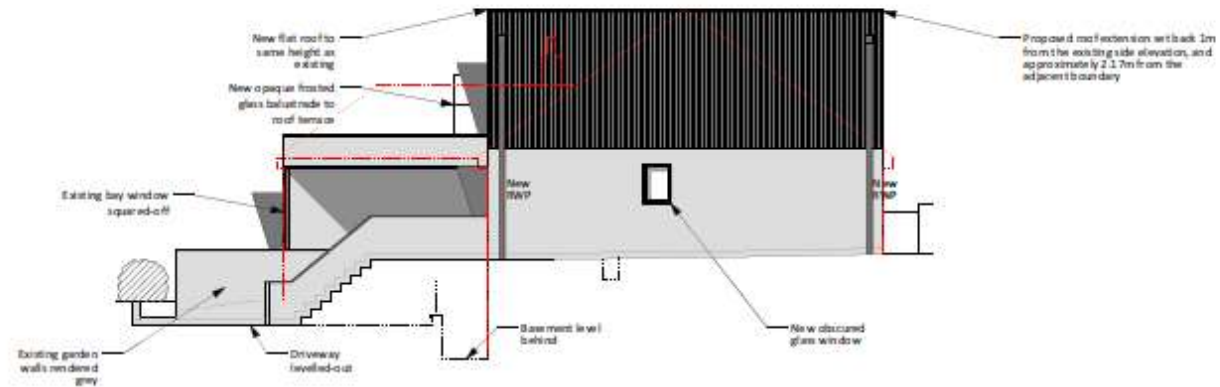


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# Proposed Side Elevations



1 Proposed Side (North East) Elevation  
Scale: 1:100

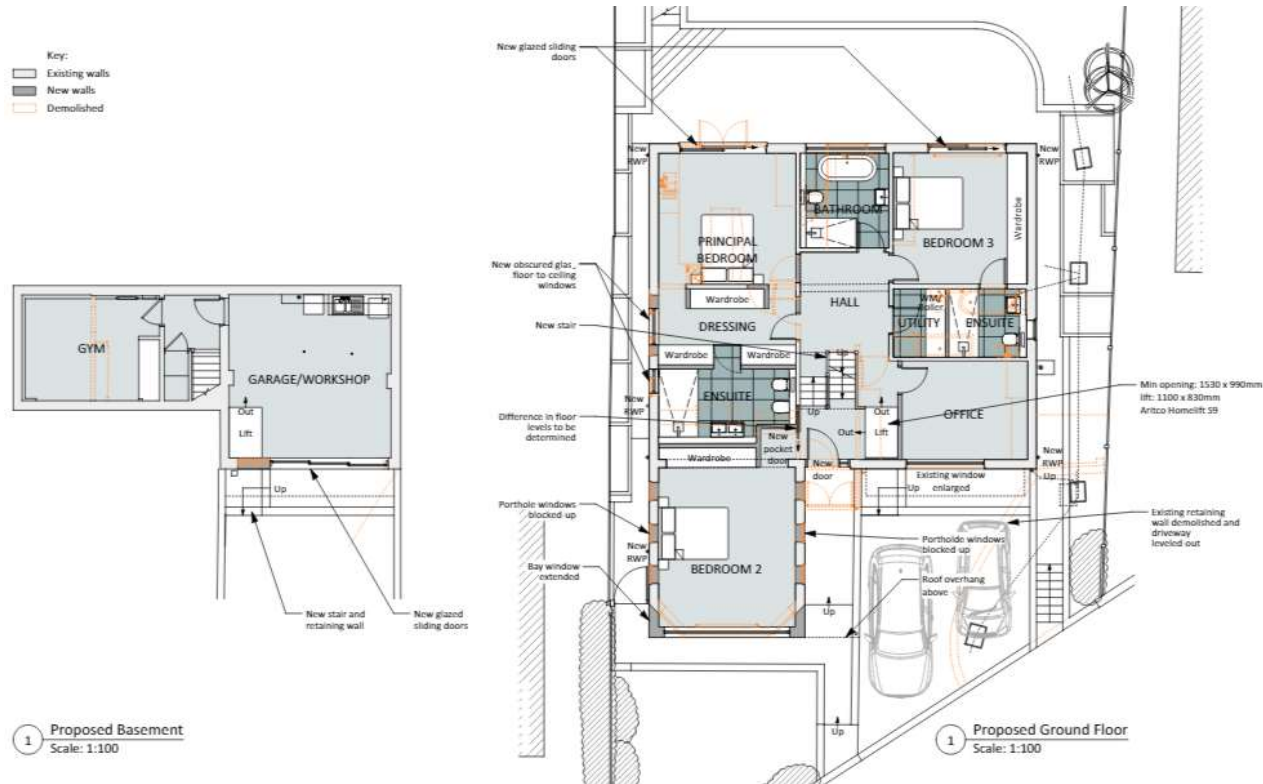


2 Proposed Side (South West) Elevation  
Scale: 1:100

Key:  
 Outline of existing building

# Proposed Basement and Ground Floor Plans

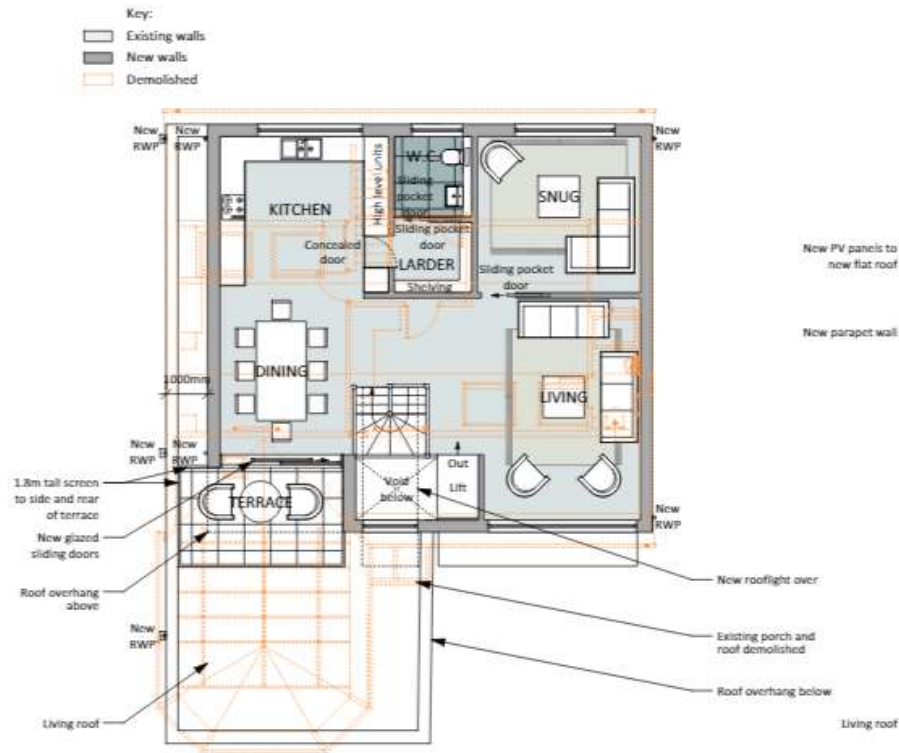
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# Proposed First Floor Plan

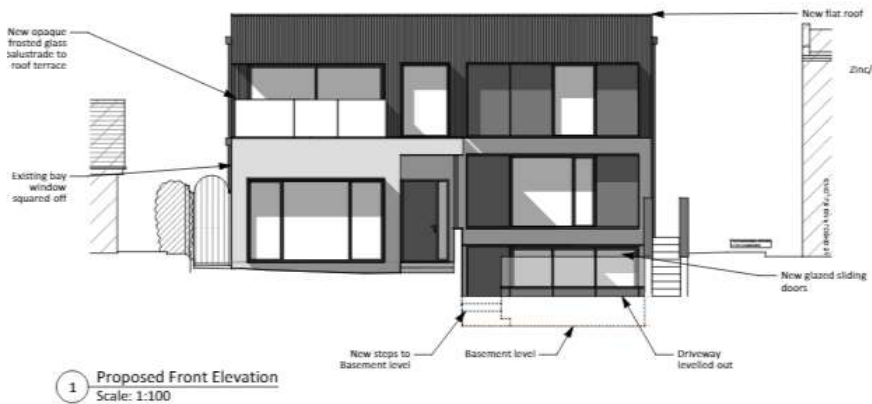


1 Proposed First Floor  
Scale: 1:100

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# Comparison with refused application BH2022/03398

BH2022/03398 Front and Rear Elevations (Refused)



BH2023/02398 Front and Rear Elevations (Under Consideration)



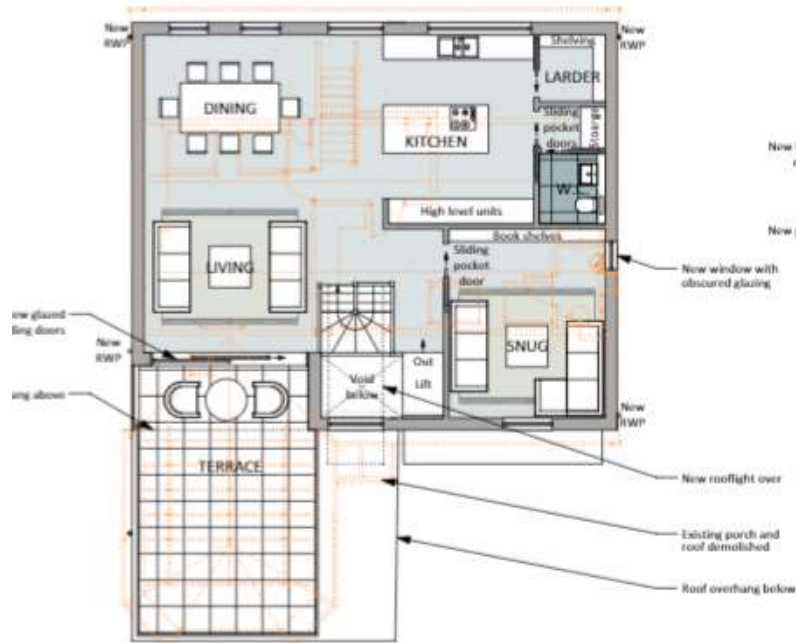
Key:

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# Comparison with refused application BH2022/03398

BH2022/03398 First Floor Plan (Refused)

BH2023/02398 First Floor plan (Under Consideration)



1 Proposed First Floor Scale: 1:100



# Proposed Visuals

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# Proposed Visuals

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# Representations

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Sixteen (16) letters have been received objecting to the proposed development on the following grounds:

- Overbearing and too large, incongruous design
  - Overdevelopment
  - Loss of light, outlook, privacy for neighbours
  - Adverse impact on conservation area
  - Increased noise and disturbance
  - Impact on trees, wildlife, flora and fauna
  - Impact on utilities/services
  - Impact on property value
  - Traffic/highways impact.
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- **Ovingdean Residents & Preservation Society:** Objection due to loss of amenity, overdevelopment/out of keeping.
  
  - **Councillor Bridget Fishleigh:** Objects to the application.

# **Key Considerations in the Application**

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- Design and appearance
- Impact on neighbouring amenity
- Transport

# Conclusion and Planning Balance

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- Resubmission of a previously refused application refused on grounds of design and impact on amenity.
- Appeal dismissed but Inspector did not agree that the design and appearance of the development was harmful. Decision given significant weight in determining this application.
- Proposal revised to address the concerns regarding the impact on amenity, particularly in relation to the neighbouring property at 51 Ainsworth Avenue – now acceptable.
- Revisions have not significantly affected the overall design and appearance of the development – considered acceptable, particularly noting appeal decision.
- No significant impact on the highways network.

**Recommend: Approval**

