

106 Dale View

BH2023/02487



Brighton & Hove
City Council

Application Description

- Erection of detached dwelling house fronting Kingston Close (C3).



Existing Location Plan



Existing site location plan
Scale 1:1250 @A3

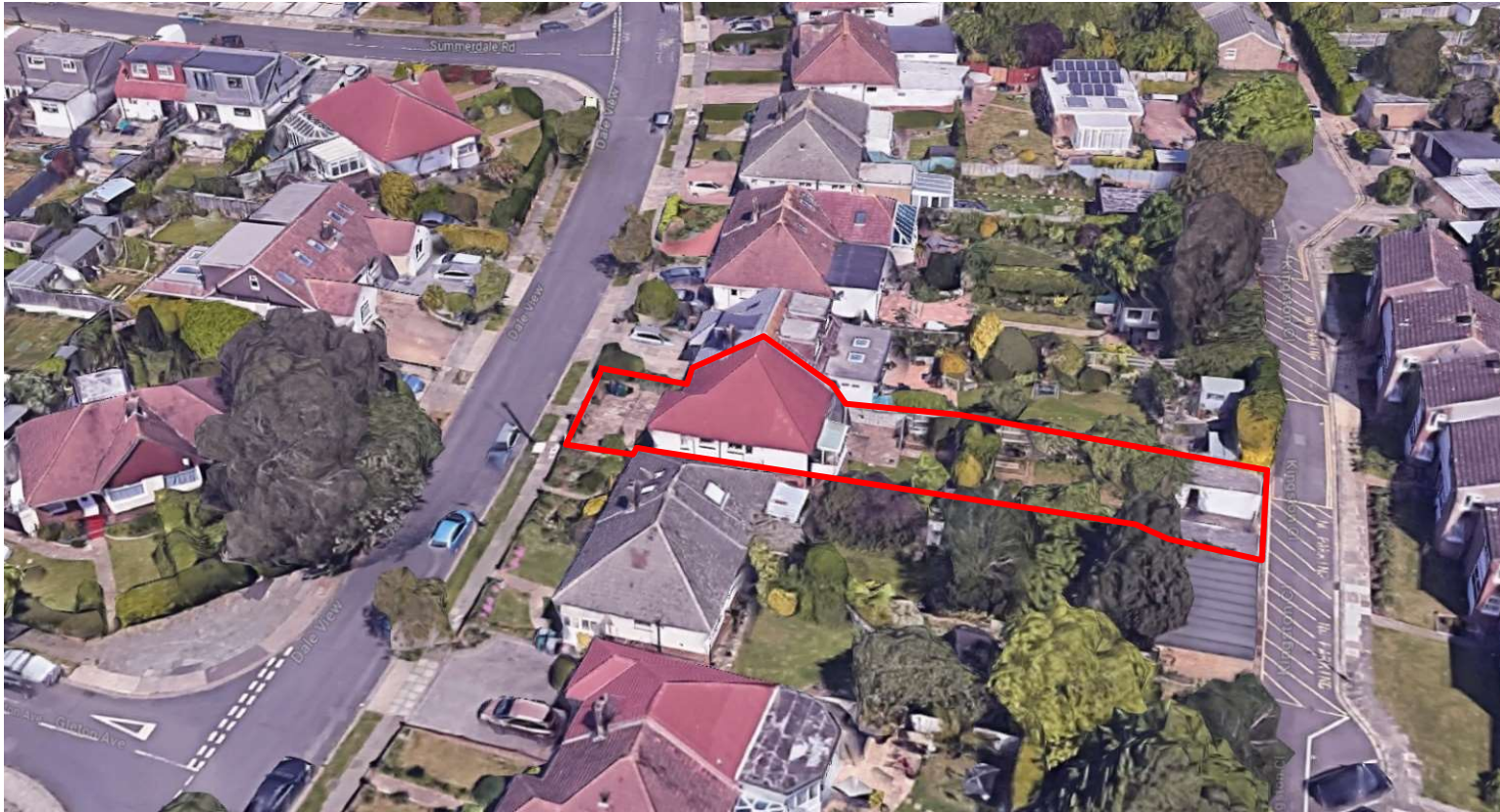
0m 10m 20m 30m 40m 50m

Aerial photo of site



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3D Aerial photo of site



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Facing west into site from Kingston Close



Facing north along Kingston Close



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From Kingston Close – adjacent garages



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Proposed Block Plan



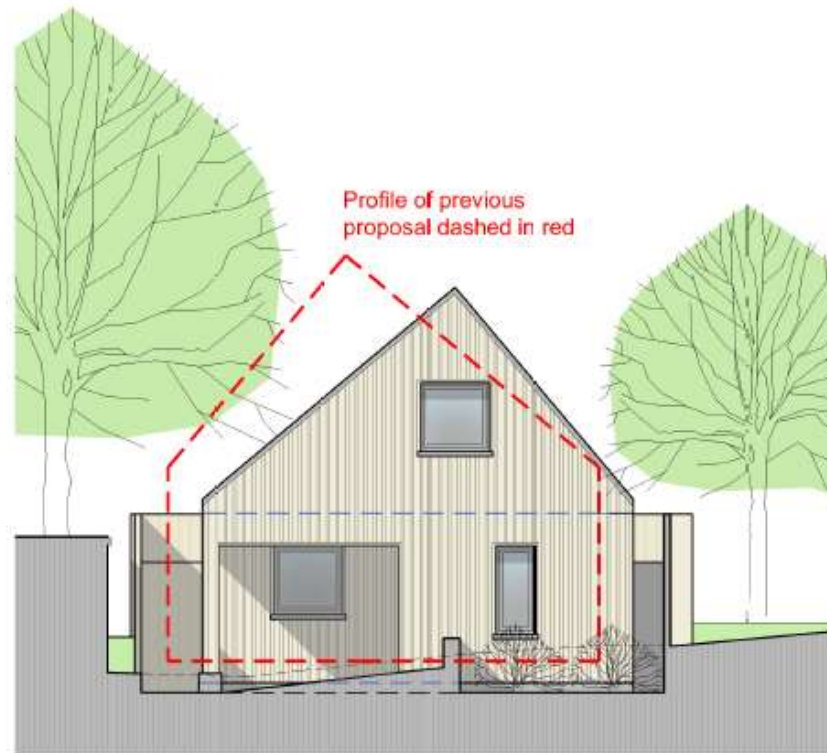
Proposed block plan Scale 1:500 @A3



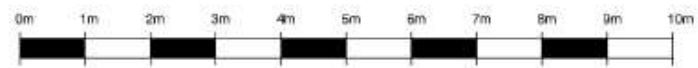
129

TA 1475/01 B

Proposed Front Elevation



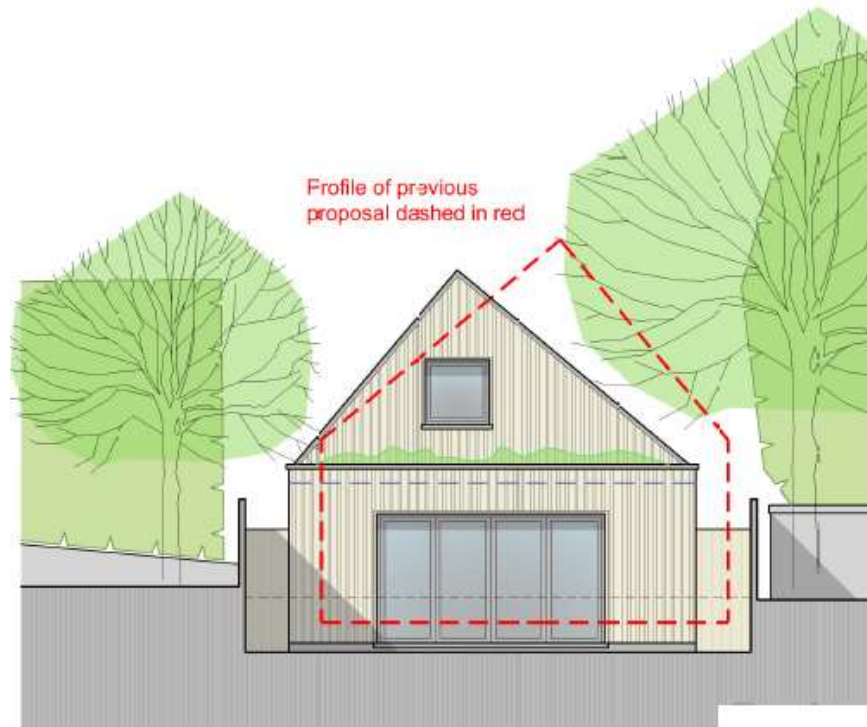
Proposed front / east elevation
Scale 1:100@A3



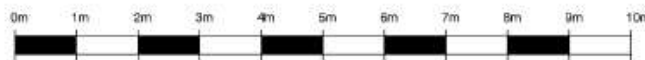
130

TA1475/25 E

Proposed Rear Elevation



Proposed rear / west elevation
Scale 1:100@A3

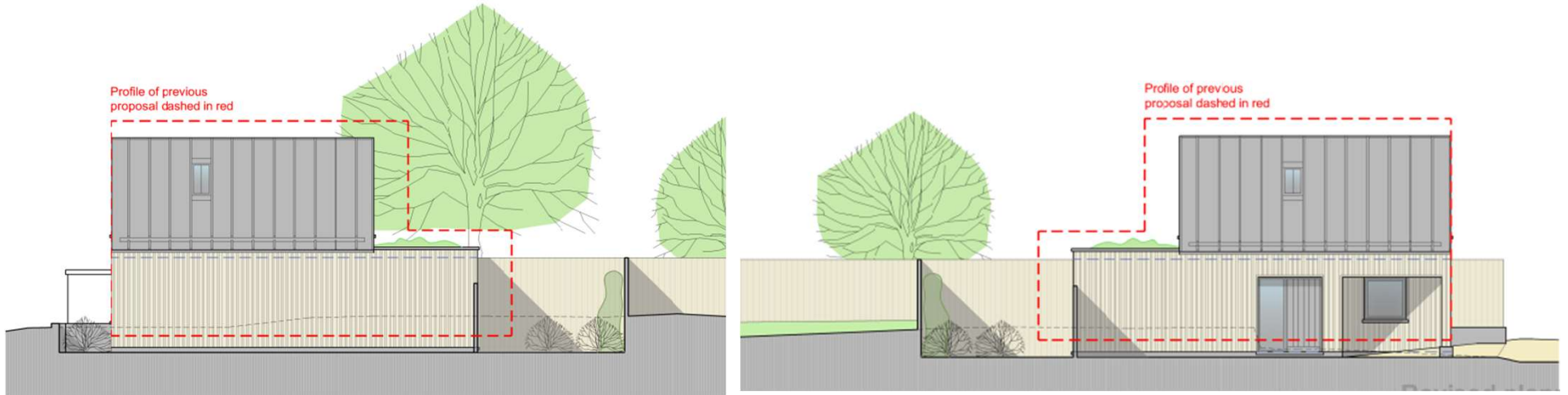


131

TA1475/26 E

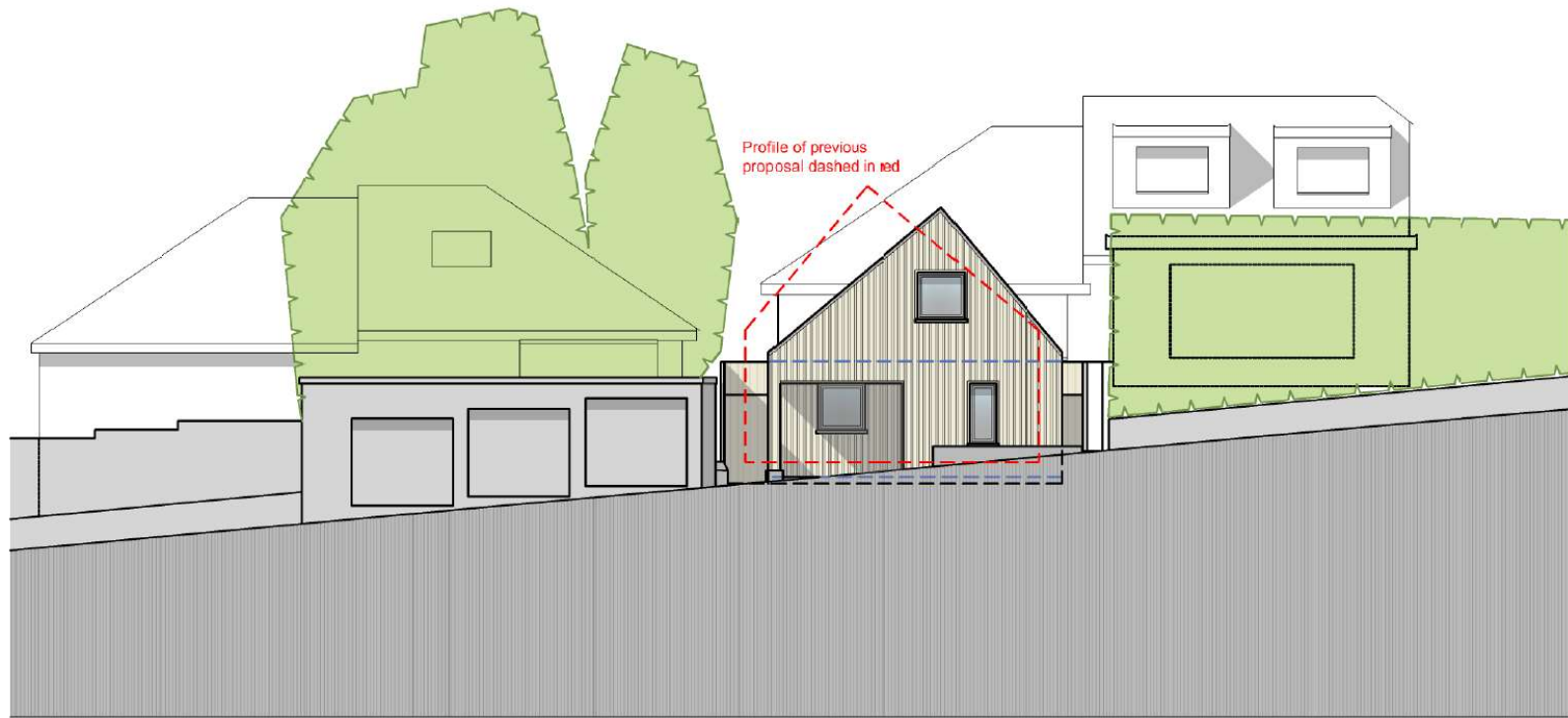
Proposed Side Elevations

132



ID

Proposed Contextual Front Elevation (from Kingston Close)

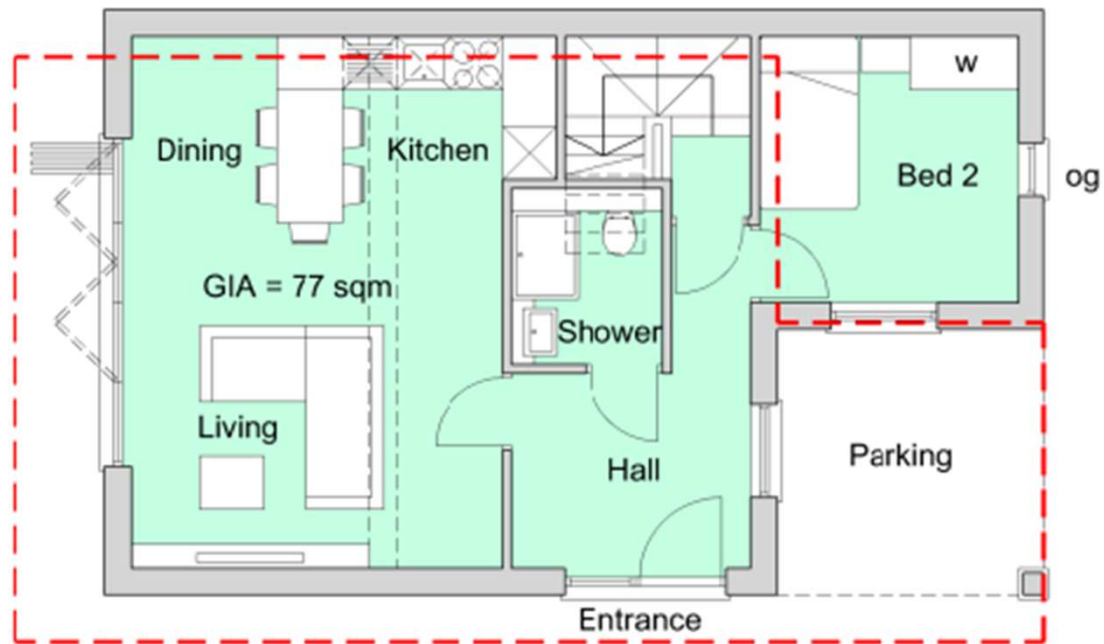


Proposed street scene Scale 1:200@A3

0m 2m 4m 6m 8m 10m

LEVEL DATUM 50.000m

Proposed Ground Floor Plan

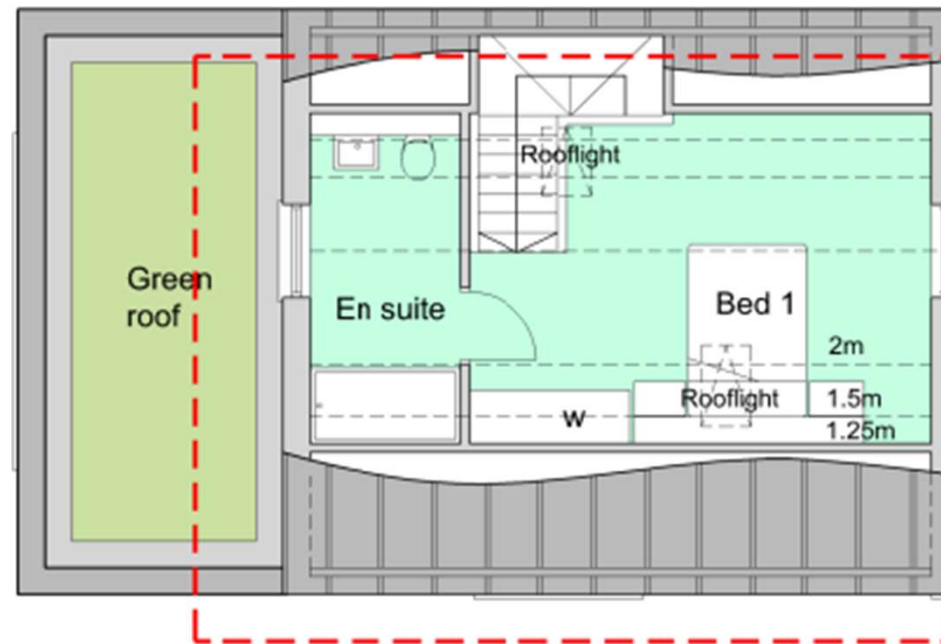


Outline of previous proposal dashed in red

134

TA1475/23 C

Proposed First Floor Plan



Outline of previous proposal dashed in red

135

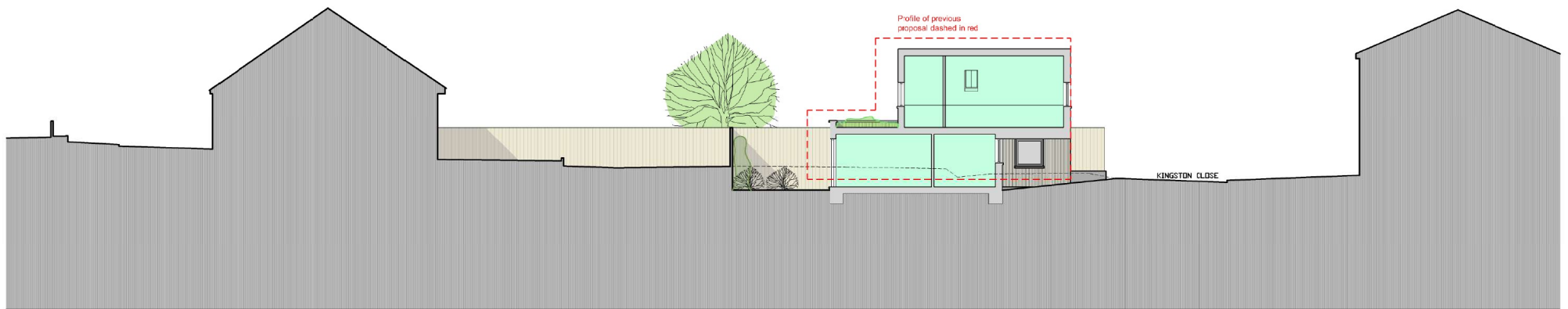
TA1475/23 C

Proposed Site Section West - East

Dale View

Kingston Close

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Proposed long section Scale 1:200@A3

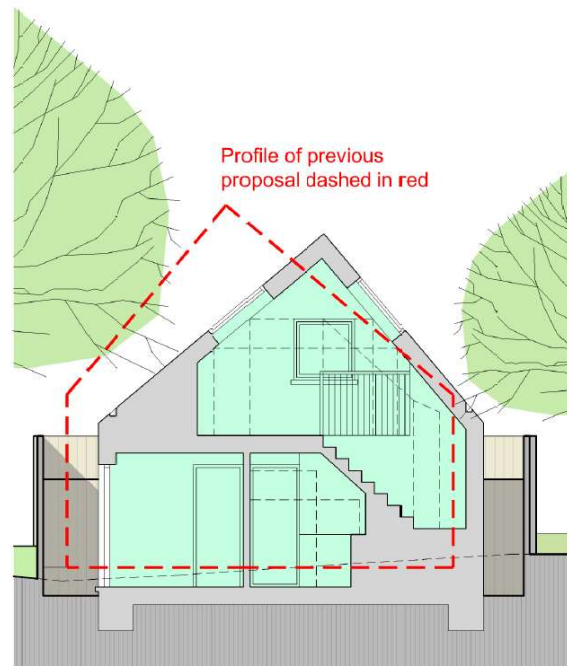
LEVEL DATUM 50.000m



TA1475/21 E

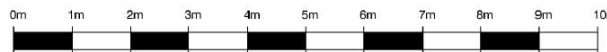


Proposed Section - across dwelling

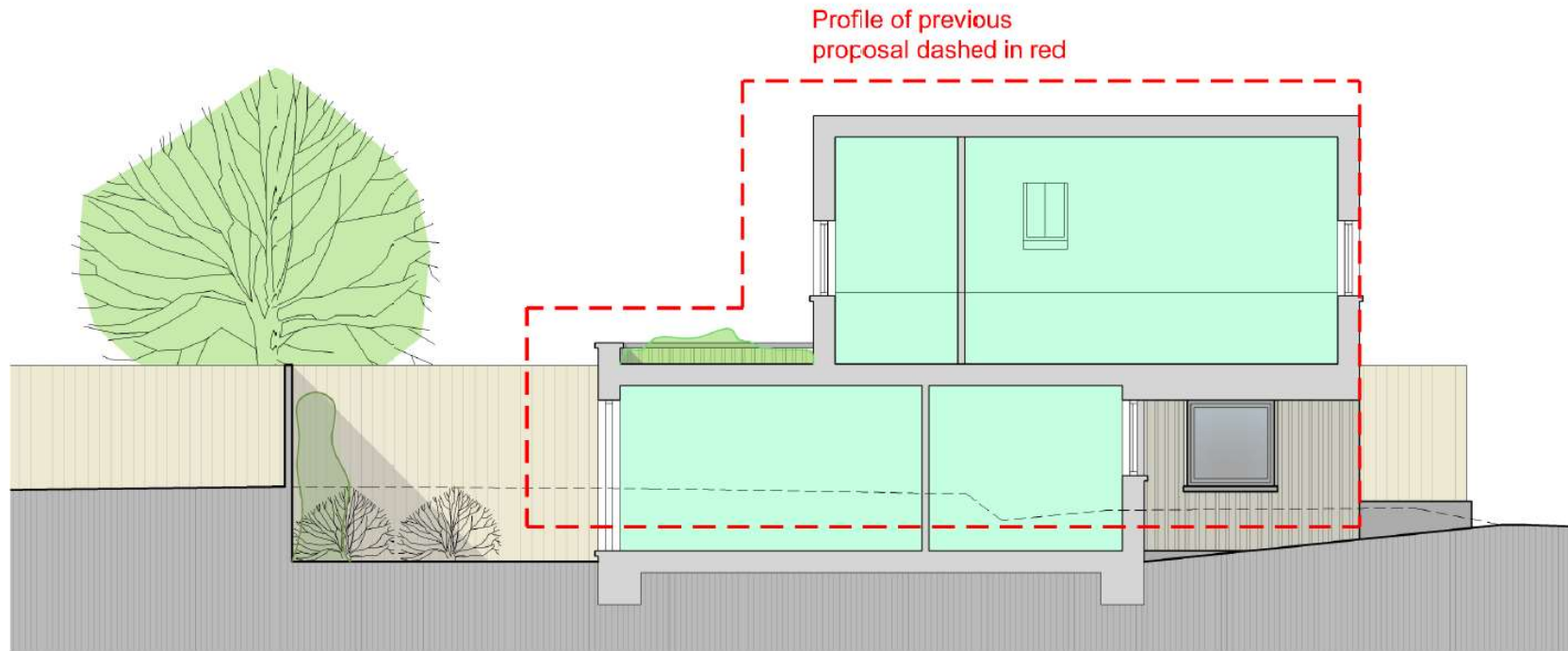


Profile of previous proposal dashed in red

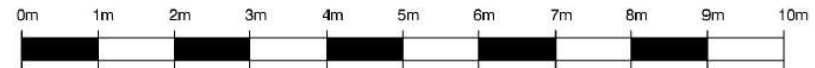
Proposed cross section
Scale 1:100@A3



Proposed Section: front to back



Proposed long section Scale 1:100@A3



TA1475/27 E

Representations

- Four (4) objections received, raising the following material planning considerations:
 - Disruption during delivery and construction period
 - Additional vehicle traffic on Kingston Close
 - Overdevelopment
 - The proposed dwelling is too large and not in keeping.
 - Overshadowing/loss of light
 - Loss of privacy
 - Noise nuisance
- Objection also received from Councillor Hewitt

Key Considerations in the Application

- Principle of development – provision of housing
- Design and Appearance
- Impact on Amenity
- Standard of Accommodation
- Impact on Highway Safety

Conclusion and Planning Balance

- Development would deliver a single small dwelling with a satisfactory standard of accommodation.
- The dwelling has a suitable appearance within its context, is not significantly larger than the neighbouring garages and is considered acceptable.
- No significant impacts anticipated upon the amenities of local residents, or highway safety.

Recommend: Approval

