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**Flat 1,  
108 Brentwood Road  
BH2023/01369**



**Brighton & Hove  
City Council**

# Application Description

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- Construction of footpath from existing side access to public footpath via new opening within chainlink fence. Provision of a semi-permanent ramp access to the communal entrance for ground floor flats.

# Existing Location Plan



# Proposed Location Plan



# Aerial photo of site

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# 3D Aerial photo(s) of site



# Street photo(s) of front of site



# Other photo(s) of site (western)



View north alongside footpath – site to the right



View south from within the site towards footpath

# Photo from within the site (western)

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# Other photo(s) of site (eastern)



Communal access on the eastern elevation

# Other photo(s) of site (eastern/rear)



Rear elevation



Communal  
access door

# Other photo(s) of site (front elevation)



# Proposed Block Plan



# Existing Side Elevation (east)



23/B/108BR/04

# Proposed Side Elevation (east)



# Existing Side Elevation (west)



# Proposed Side Elevation (west)



# Proposed Side Elevation (West)

82

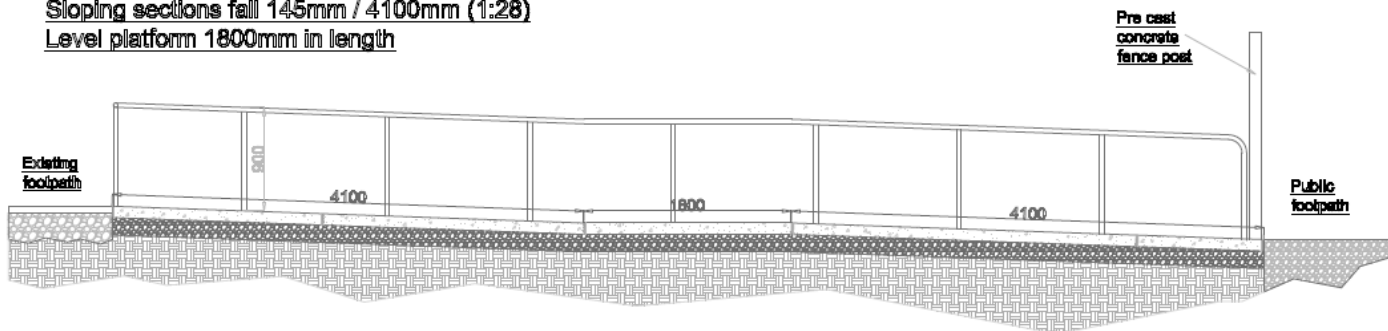


# Proposed Site Section(s)

Median change in height 290mm from existing pathway to public footpath

Sloping sections fall 145mm / 4100mm (1:28)

Level platform 1800mm in length



SECTION ZZ

# Representations

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- Two (2) letters have been received, objecting to the development for the following reasons:
  - Detrimental impact on residential amenity through the addition of a new access at the side of the property which is not visible from the streetscene.
  - Poor design.
  - The lack of a gate leaves a wide opening into the property from a dimly lit pathway which is a security risk.

# Key Considerations in the Application

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- Design and appearance of the proposed footpath and ramp.
- Impact on neighbour amenity.
- Accessibility

# Conclusion and Planning Balance

- The proposed footpath and ramp are appropriately designed, not detrimental to the appearance of the property or streetscene.
- The entrance proposed is considered to benefit from adequate passive surveillance.
- 8 • The new access would not provide a “through-way” or shortcut to non-residents and therefore the impact on neighbouring amenity is considered to be acceptable.
- Proposal would provide improve accessibility to the site

**Recommendation: Approve**