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The Garden Villa, 11C Montpelier Villas BH2023/03066 (planning application)



**Brighton & Hove
City Council**

Application Description

Erection of single storey side extension at first floor level.

- (Resubmission of previously refused applications (BH2022/03078 & BH2022/03079))
- Design remains the same, only change is daylight/sunlight impact assessment provided.
- Concurrent application for Listed Building Consent (BH2023/03067)

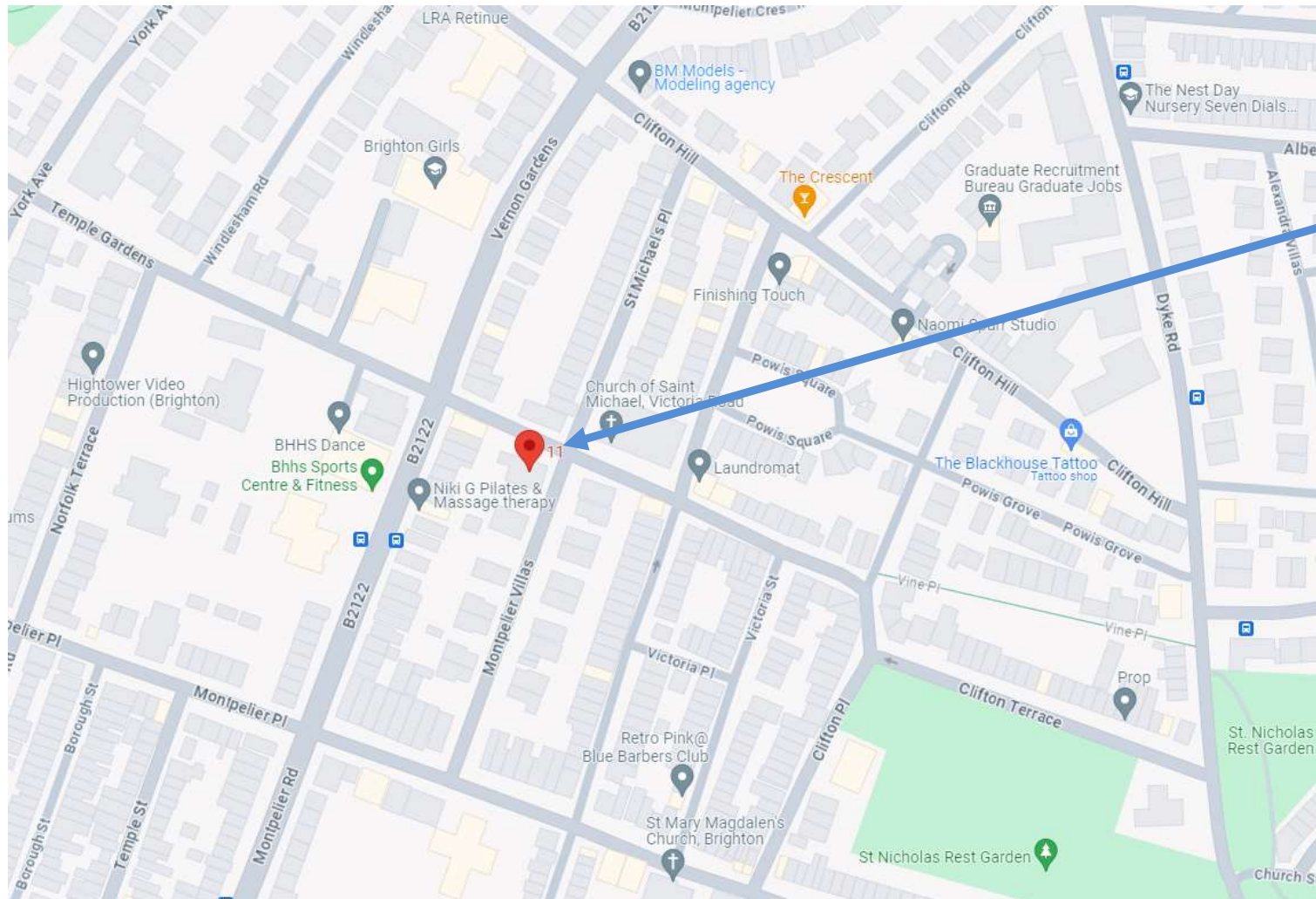
Previous Reasons for Refusal

Application BH2022/03079 was refused for two reasons:

1. (Design): “The extension would result in additional building bulk to an already extended part of the building giving undue dominance to this elevation, contributing to an overextended appearance and an overdevelopment of the plot. The development would harm the historic character and significance of 11 Montpelier Villas, a grade II listed building and, by further enclosing the rear of 70 and 71 Montpelier Road, the setting of neighbouring listed buildings. In addition, the works would erode the space between the buildings, harming the Victoria Road street scene and the historic character of the Montpelier and Clifton Hill Conservation Area.”
2. (Amenity): “The extension represents an overdevelopment of the site which would result in the first-floor extension rising on the rear boundary of the site. This would be visually imposing, causing an increased sense of enclosure, overshadowing and loss of light for the occupiers of the flats in 70 and 71 Montpelier Road.”



Map of application site



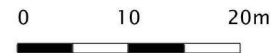
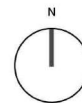
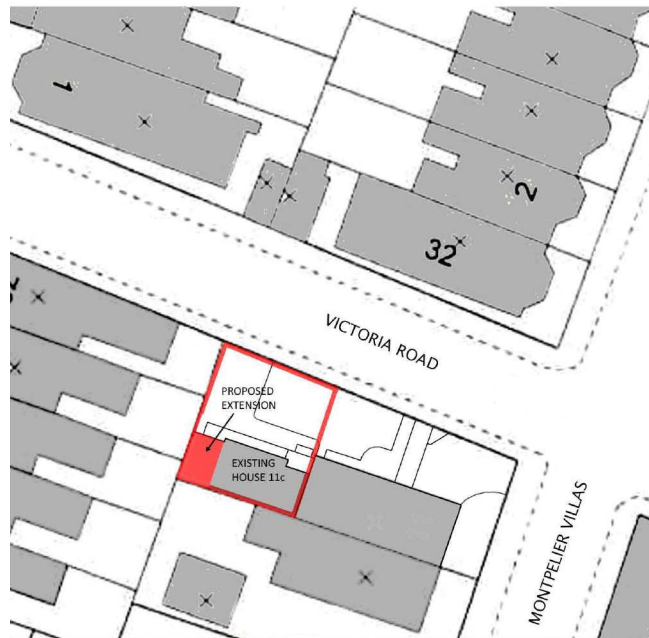
Application site

Location Plan



LOCATION PLAN 1/1250

Block Plan



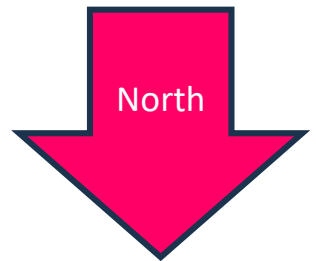
BLOCK PLAN 1/500

Aerial photo of site



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3D Aerial photo of site



Existing Front Elevation

89



2209/P/004

Proposed Front Elevation

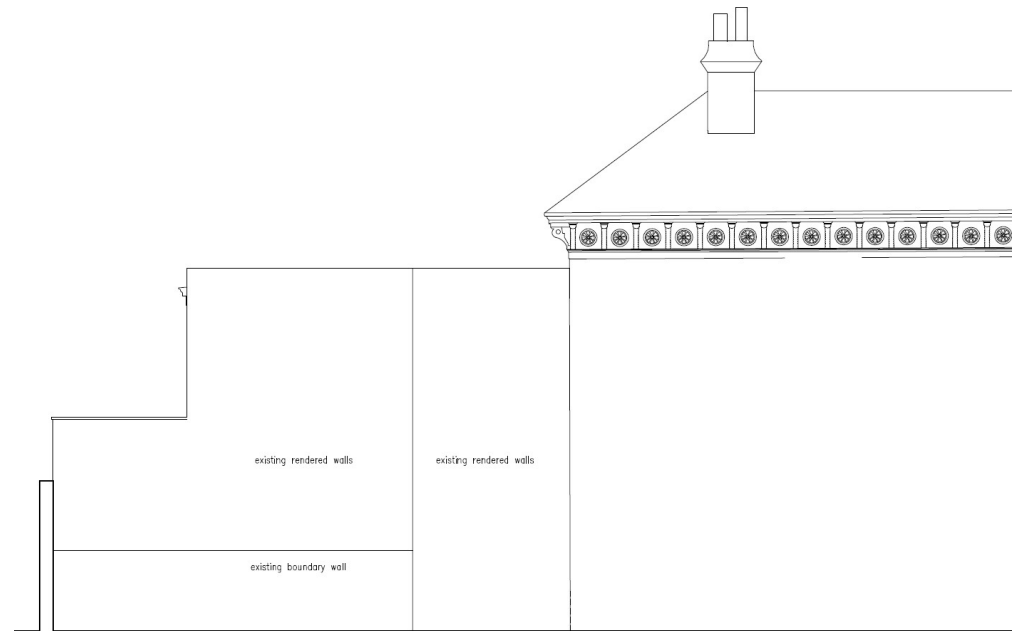


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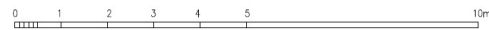
2209/P/102



Existing Rear Elevation



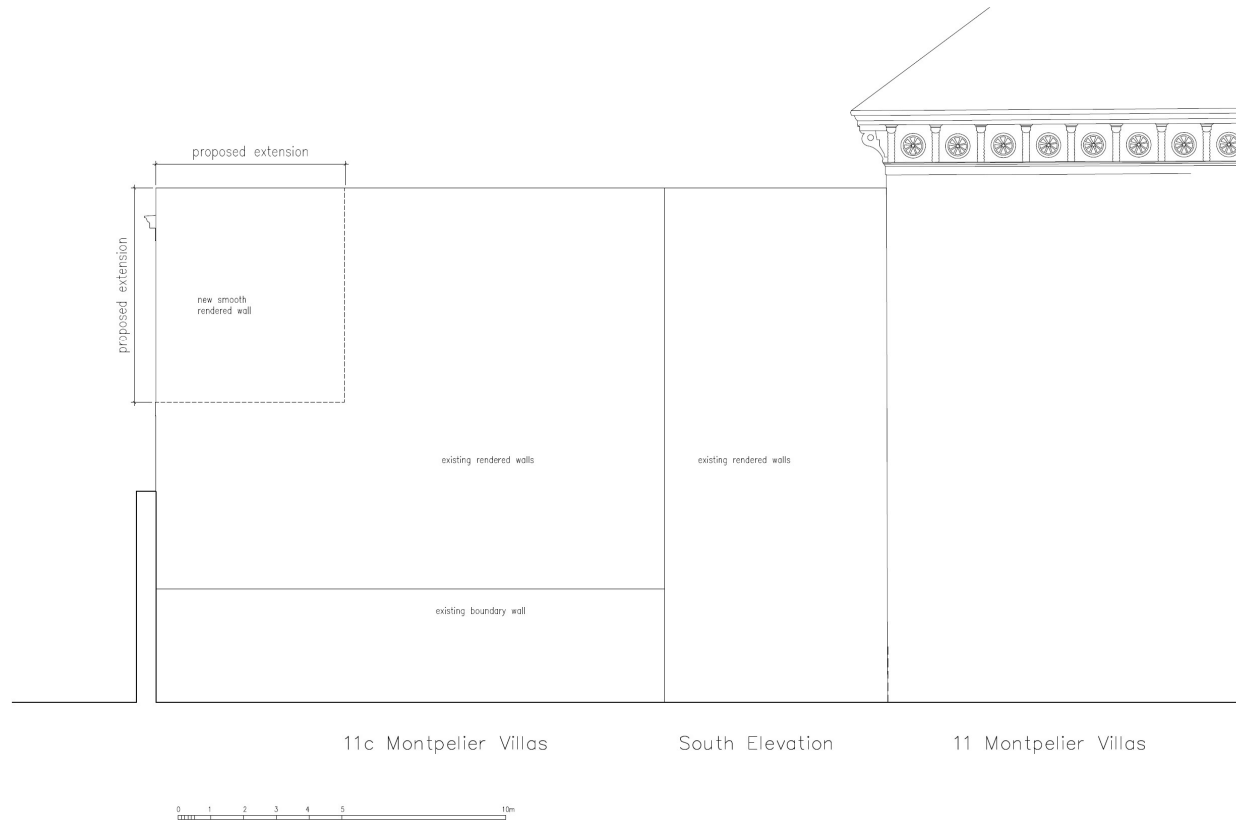
11c Montpelier Villas South Elevation 11 Montpelier Villas



91

2209/P/005

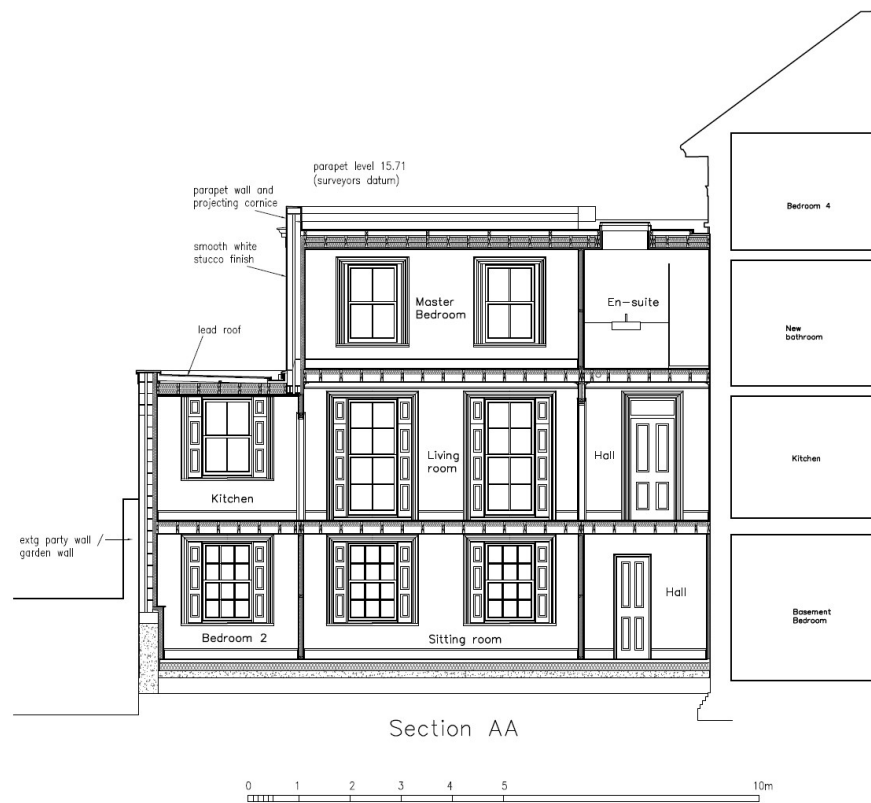
Proposed Rear Elevation



92

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Existing Side Section



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Proposed Side Section



Existing Visual (North Elevation)



North Elevation as existing



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Proposed Visual (North Elevation)



North Elevation as proposed

Existing Visual (Victoria Road - West)



View of site from west on Victoria Road as existing

Proposed Visual (Victoria Road - West)



View of site from west on Victoria Road as proposed

Existing Visual (Victoria Road - East)



View of site from east on Victoria Road as existing



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Proposed Visual (Victoria Road - East)



View of site from east on Victoria Road as proposed

Representations

Eleven (11) letters have been received in support of the application for the following reasons:

- The extension would complete the elevation and give it a better balance
- It would enhance the Montpelier neighbourhood

One (1) letter neither supporting nor objecting to the proposed development has raised the following:

- Potential damage to trees
- Damage/disruption during the construction process

Key Considerations in the Application

- Impact on character and appearance of Montpelier and Clifton Hill Conservation Area
- Impact on character and appearance of Grade II Listed Building
- Impact on Neighbouring Amenity

Conclusion and Planning Balance

- The previous design-related reason for refusal has not been addressed, the proposal would result in harm to the character and appearance of the listed building and conservation area. Heritage and CAG recommend refusal.
- The previous amenity-related reason for refusal has been partially addressed regarding the lighting impacts, but the proposal would still result in a sense of enclosure to the occupants of 71 and 72 Montpelier Road and thus would be harmful to neighbouring amenity.

Recommendation: Refusal

