

# 137 Goldstone Crescent

BH2023/02727



Brighton & Hove  
City Council

# Application Description

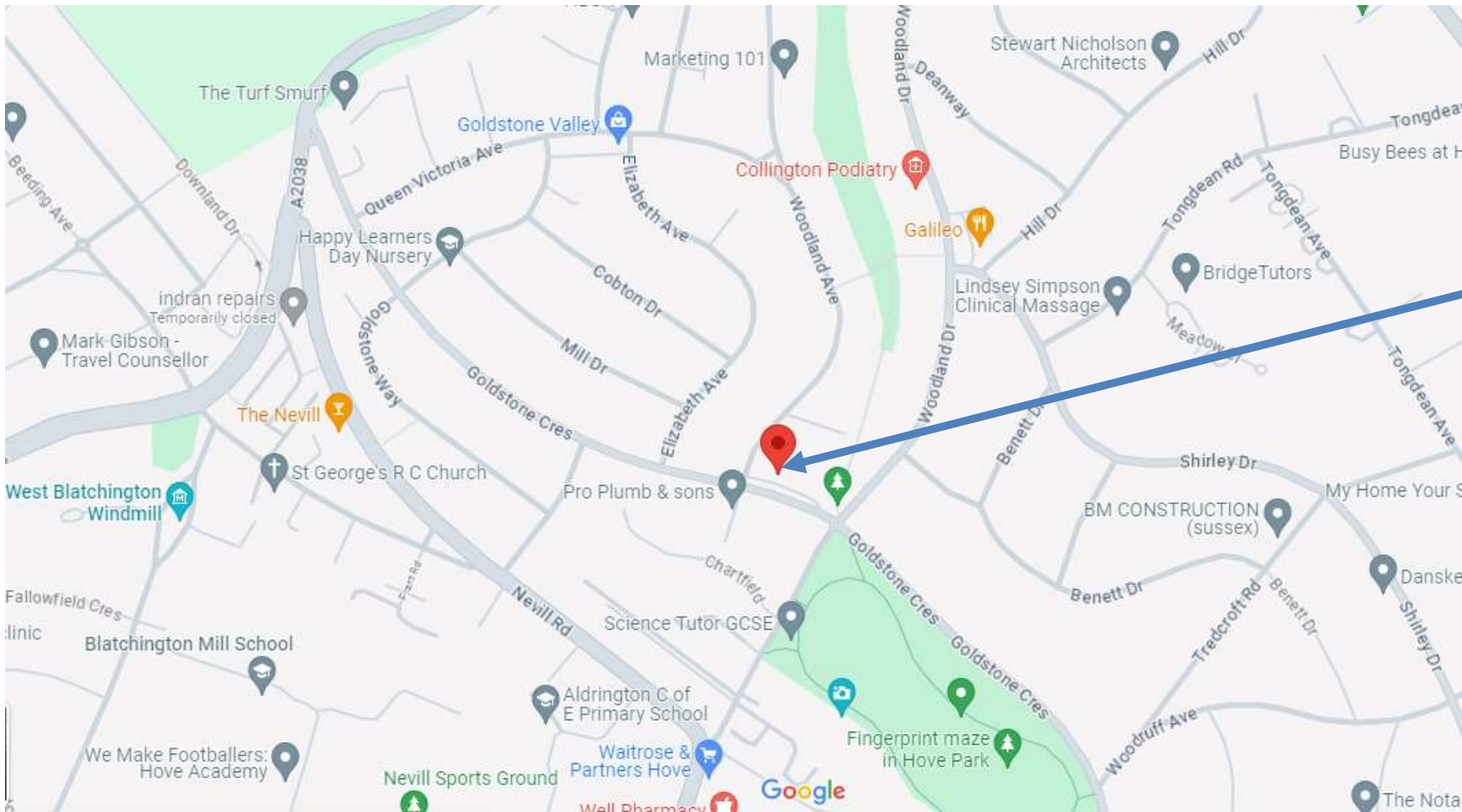
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**Erection of first floor extension with pitched roof incorporating new window to front and west facing elevations and a single storey rear extension (part retrospective)**



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# Map of application site



Site

# Existing Location Plan



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0126-EX-001

# Aerial photo of site

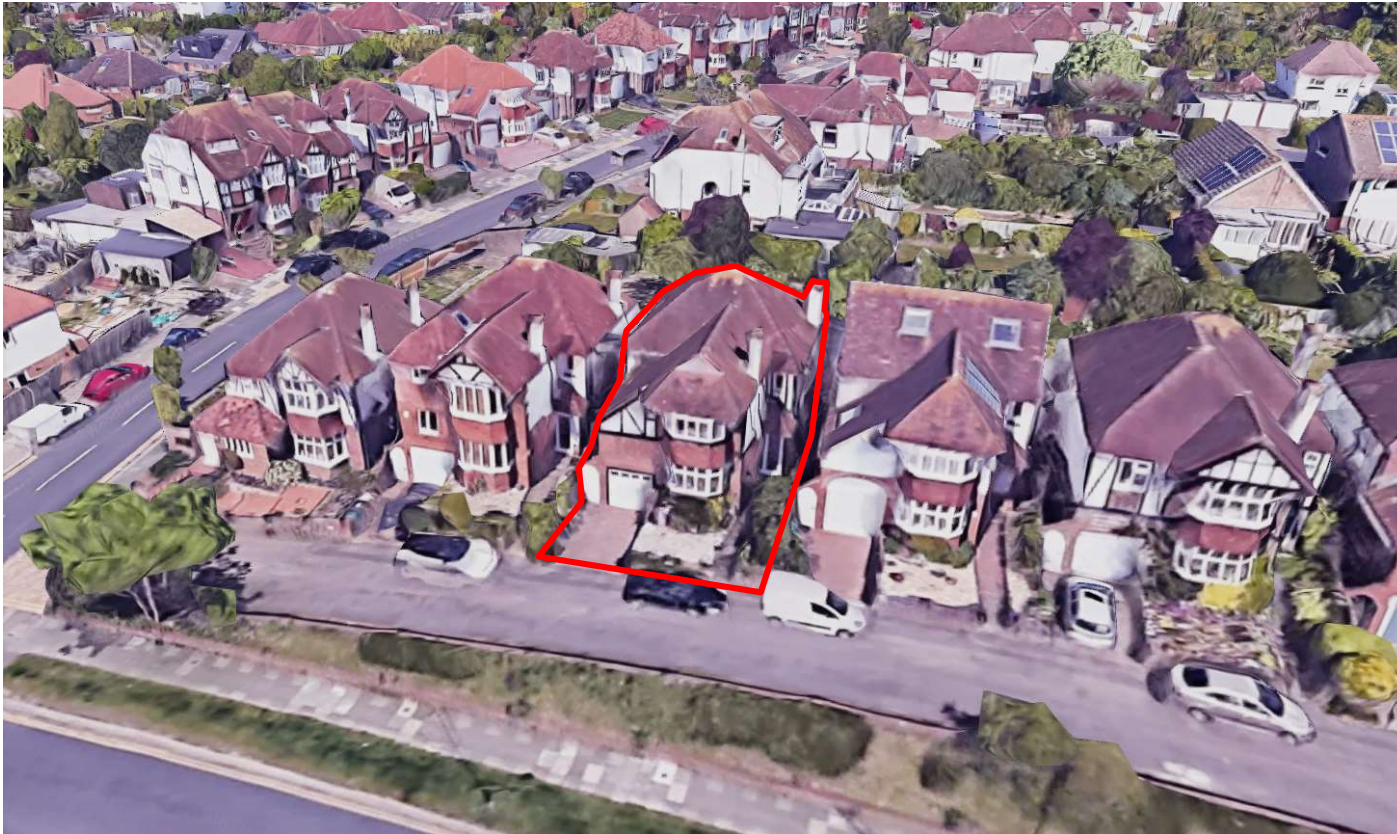
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# 3D Aerial photo of site

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# Street photo of site



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# Existing Block Plan



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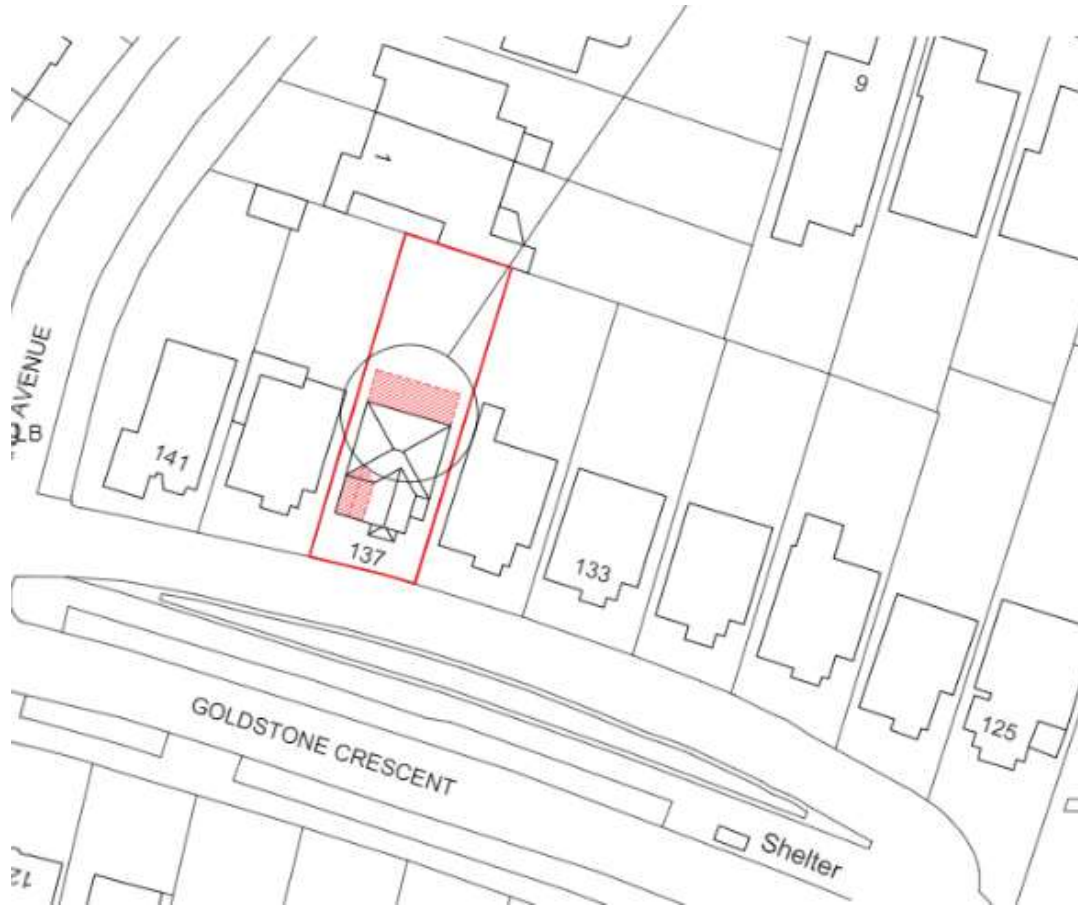
0126-EX-001





# Proposed Block Plan

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# Existing Front Elevation

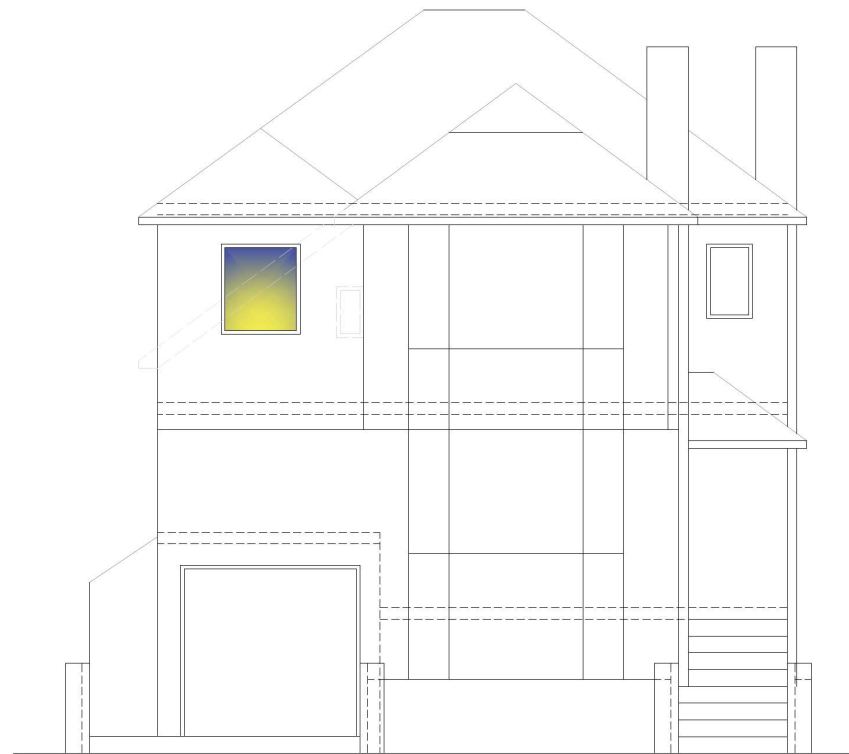
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68

04

# Proposed Front Elevation



+EL proposed south facing front elevation - scale 1:25

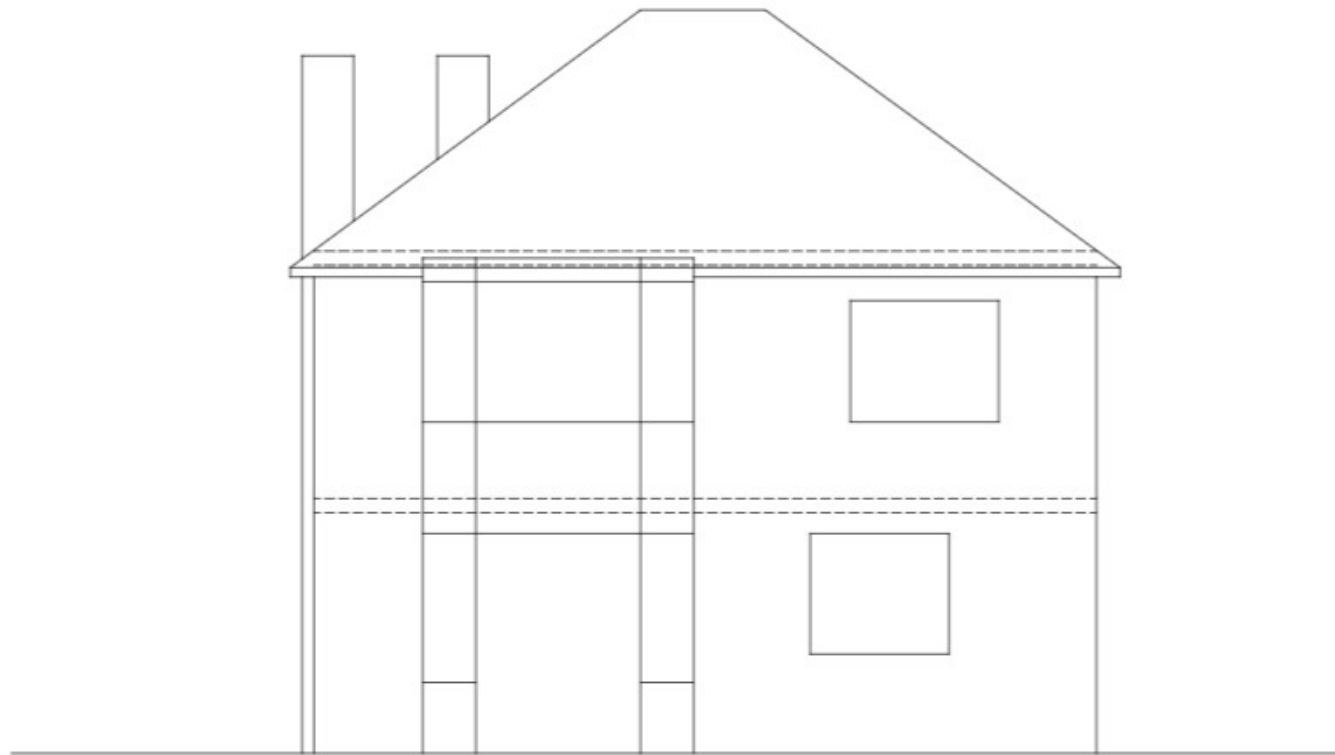


69

0125-FE-050



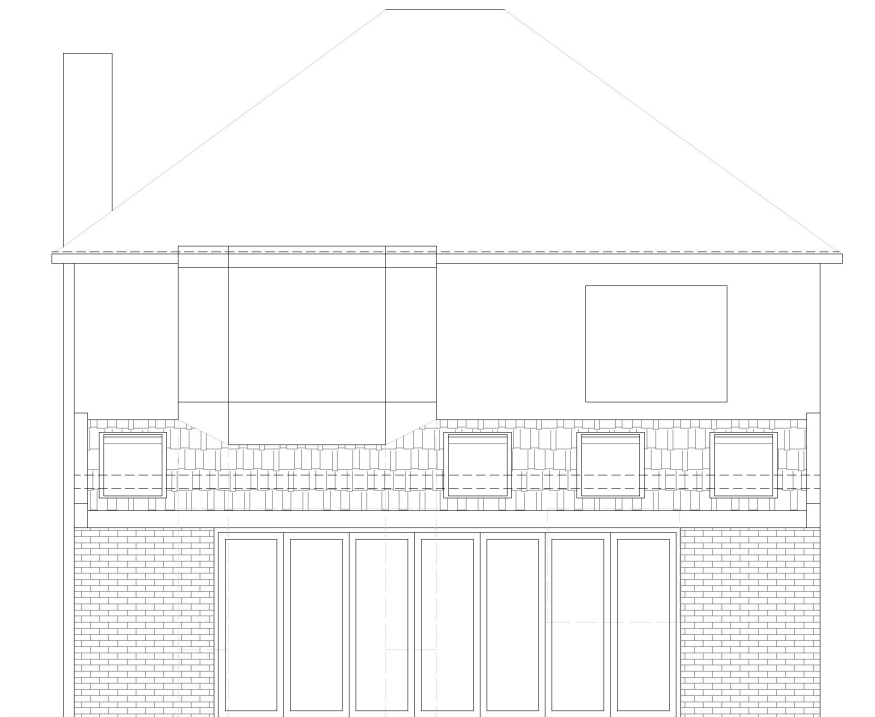
# Existing Rear Elevation



70

ID

# Proposed Rear Elevation



**+EL** proposed north facing rear elevation - scale 1:25



71

ID

# Representations

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Six (6) objections raising the following issues:

- Poor design
- Inappropriate height
- Overdevelopment
- Overshadowing
- Overlooking
- Impact on property value

Many objections relate to the rear dormer which has been removed from the scheme.

Councillor Bageen objected but following amendment withdrew their objection.

# **Key Considerations in the Application**

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- Character and Appearance
- Impact on Neighbouring Amenity



# Conclusion and Planning Balance

- Extensions to front similar to others in area; rear extension not visible from public realm.
- No increased overlooking, particularly with size-facing window to be obscure glazed. No concerns over loss of light or outlook.

**Recommend: Approve**