

# 11 Lyminster Avenue

BH2023/02707



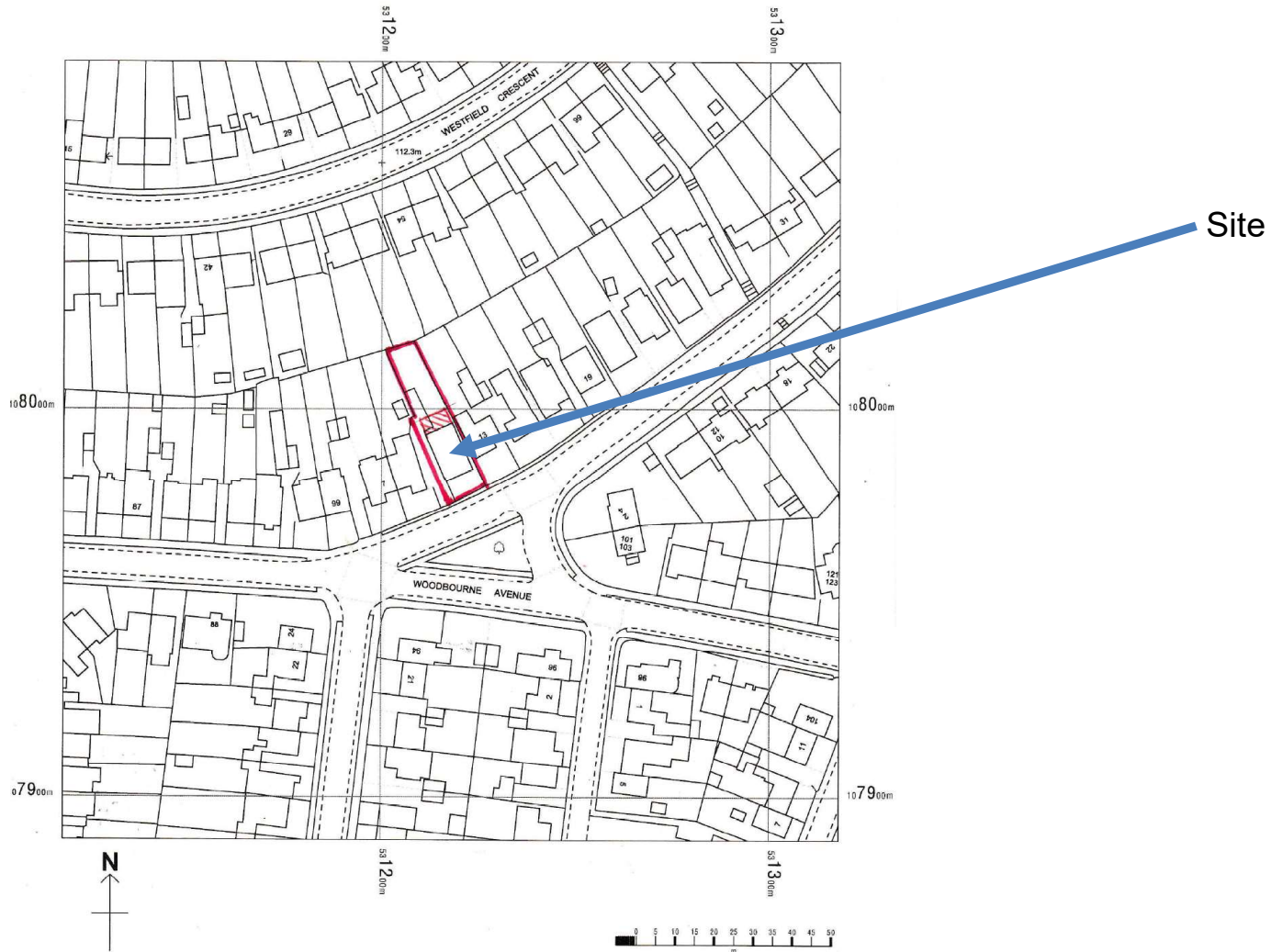
Brighton & Hove  
City Council

# Application Description

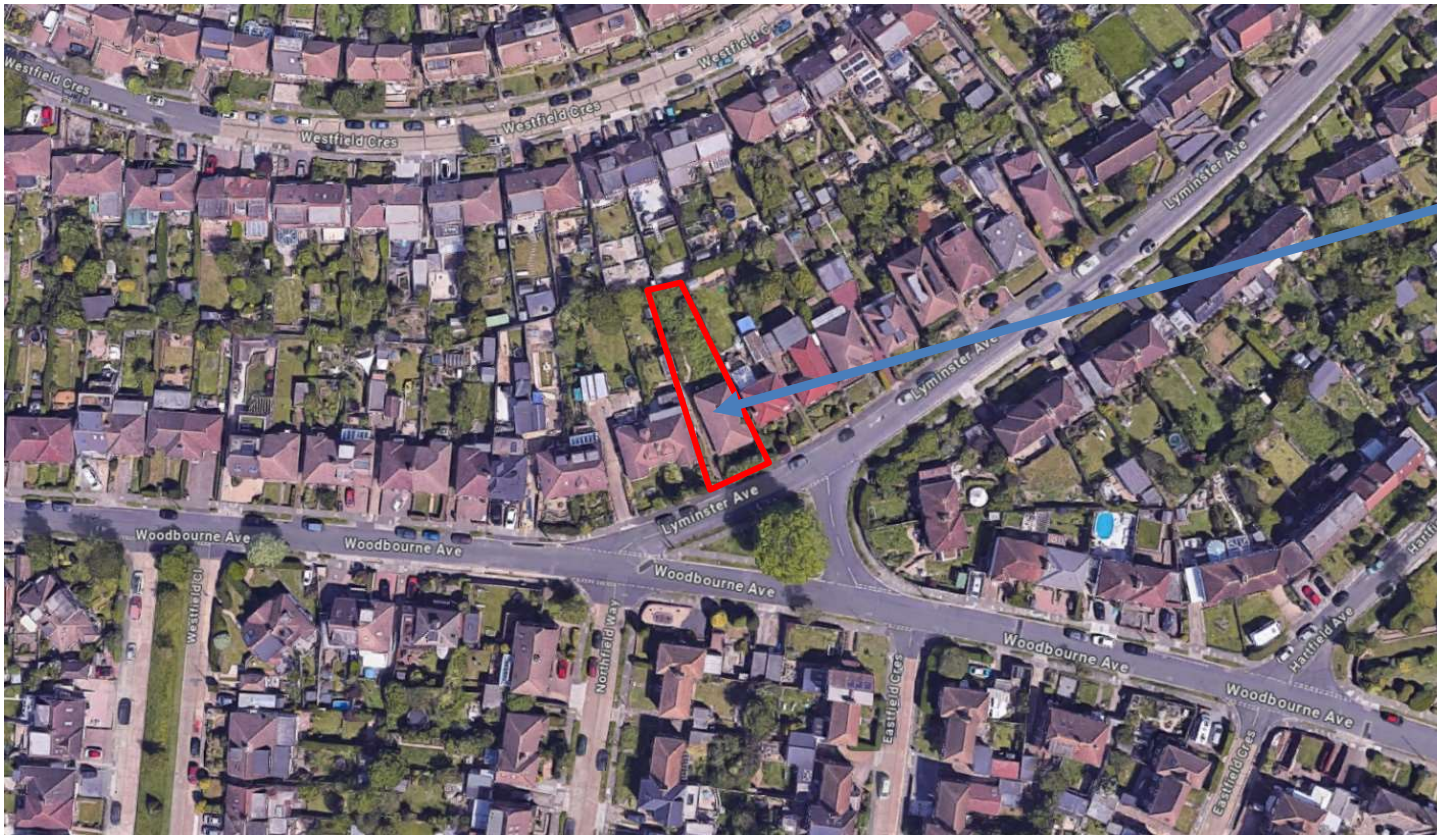
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Erection of a single storey rear extension with Juliet balcony, roof alterations incorporating hip to gable extension to rear and solar panels and rooflight to West elevation, and associated alterations.

# Existing Location Plan



# Aerial photo of site



Site



Brighton & Hove  
City Council



# 3D Aerial photo of site

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Brighton & Hove  
City Council



# Side (west) Elevation Photos

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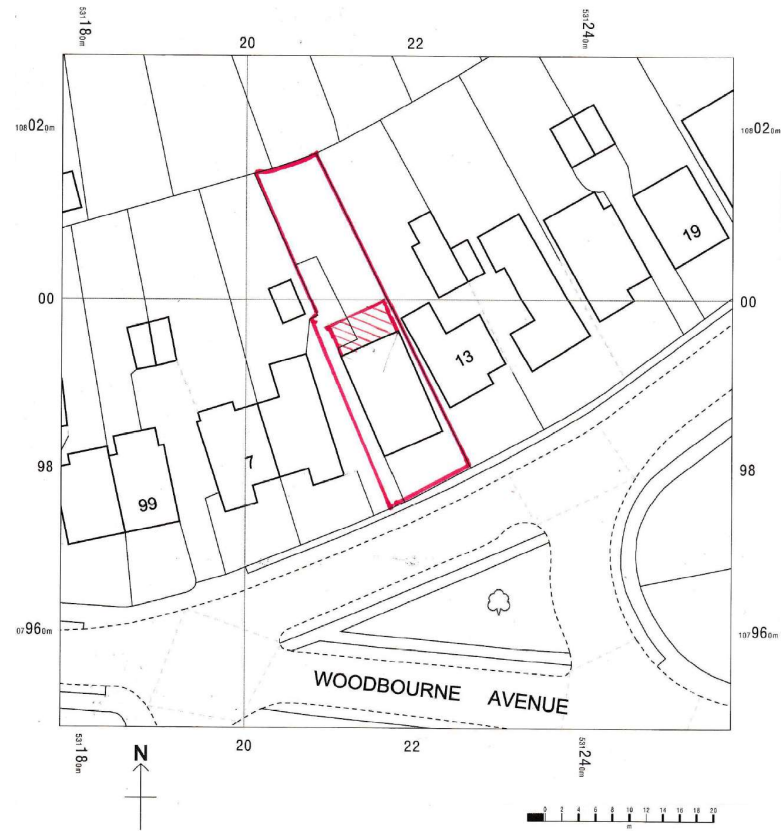
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# Rear (North) Elevation Photos

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# Proposed Block Plan





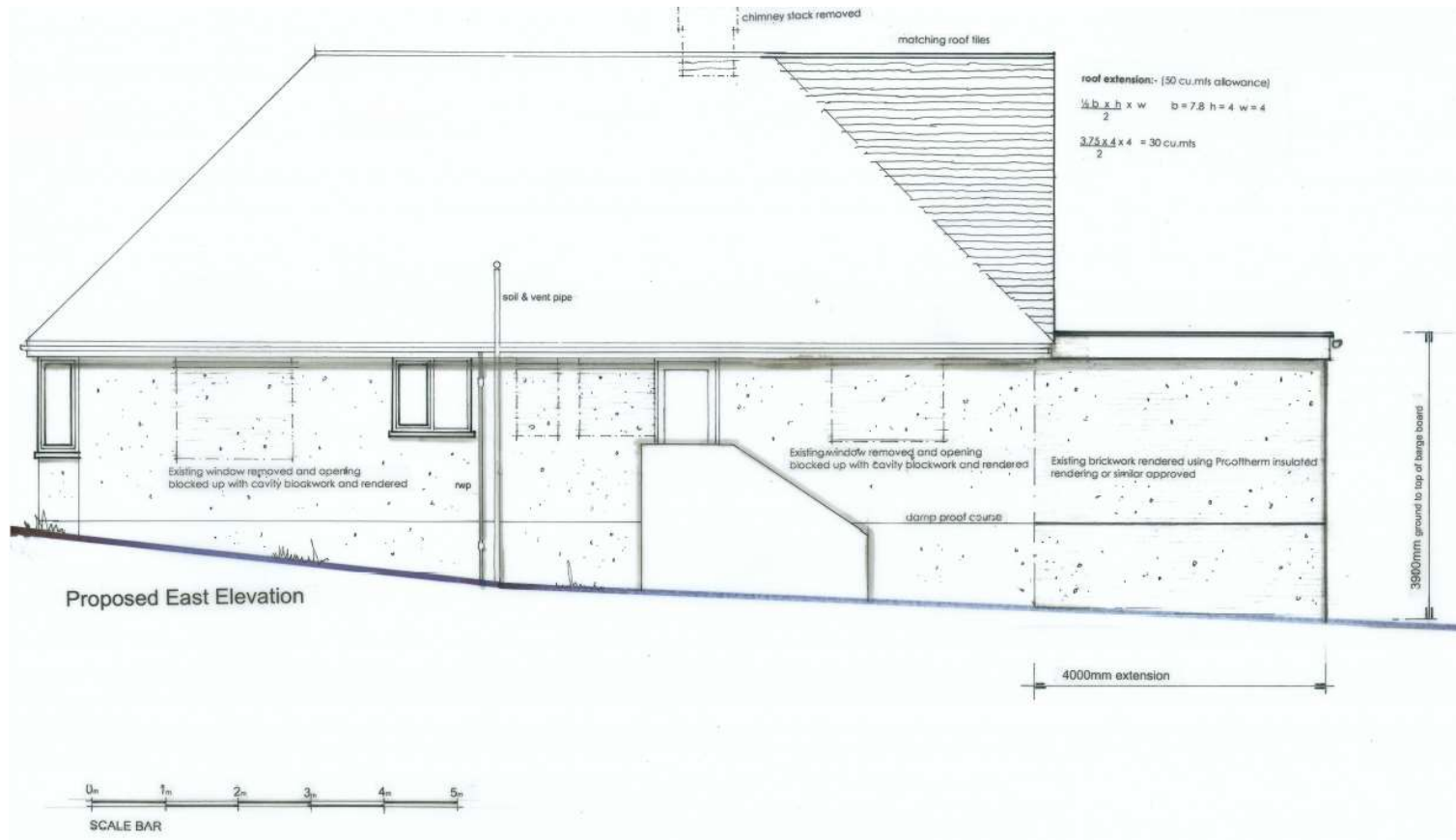
# Proposed Rear Elevation



11

1445-15B

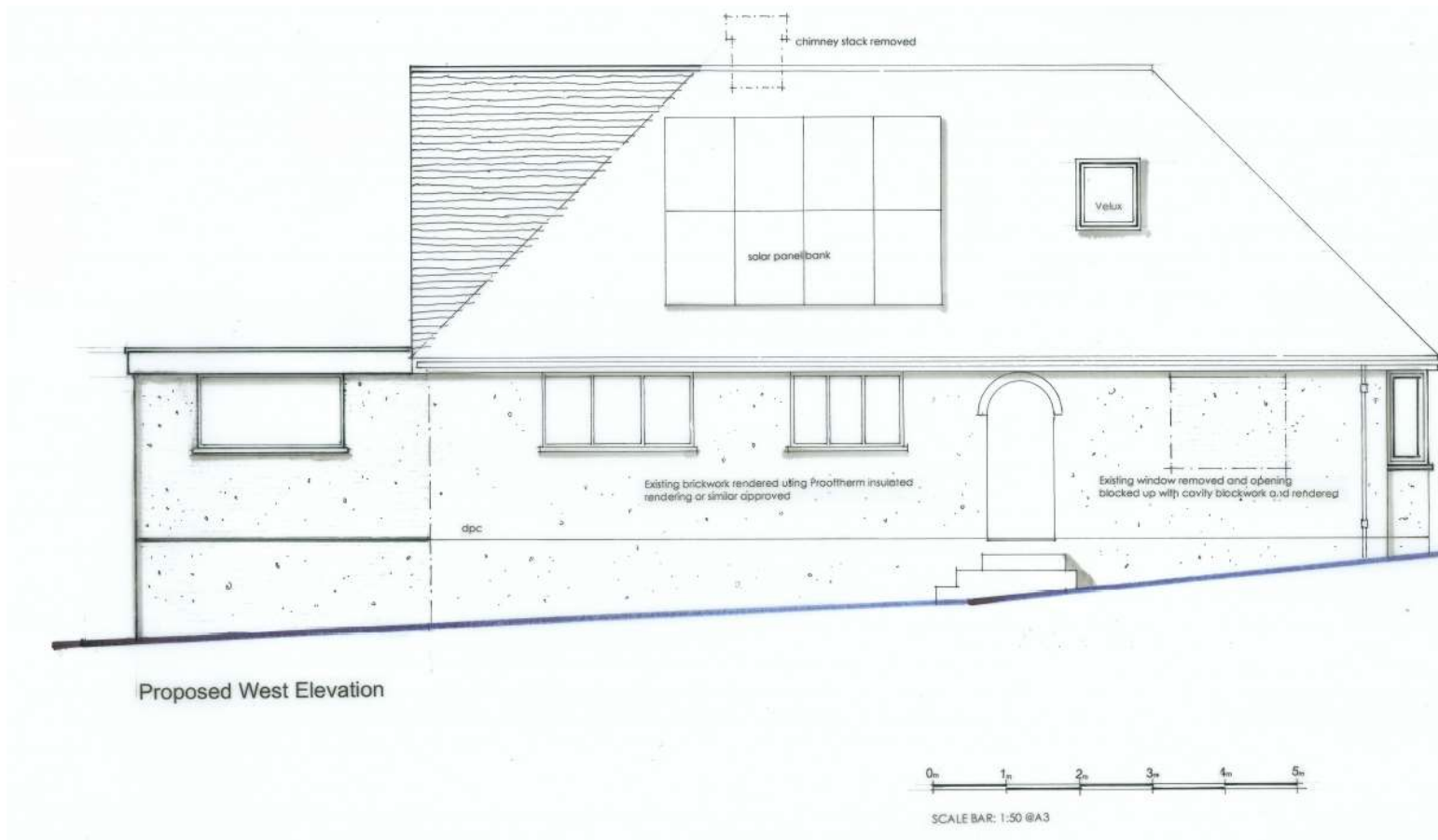
# Proposed (East) Side Elevation



12

1445-14B

# Proposed (West) Side Elevation

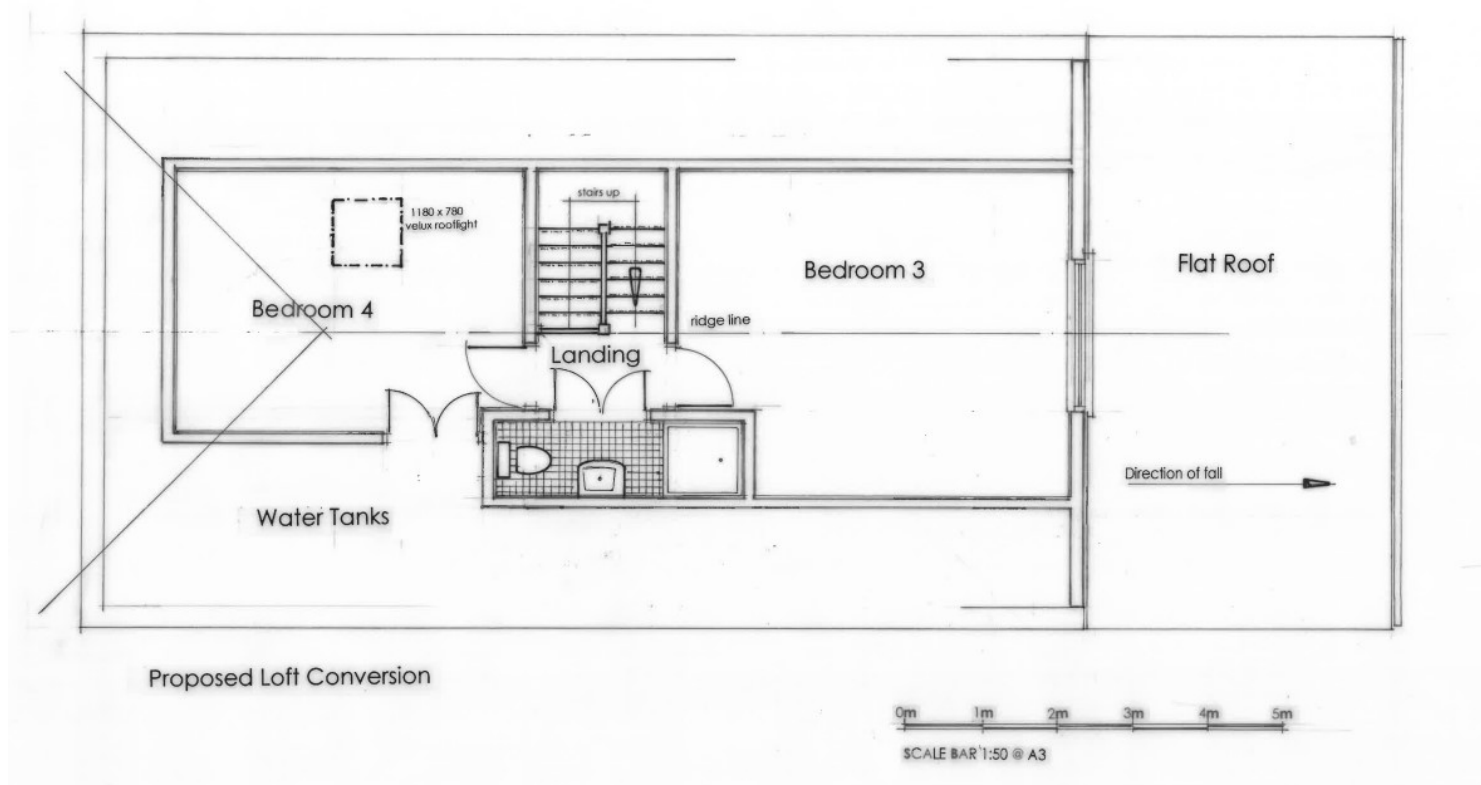


13

1445-13 A

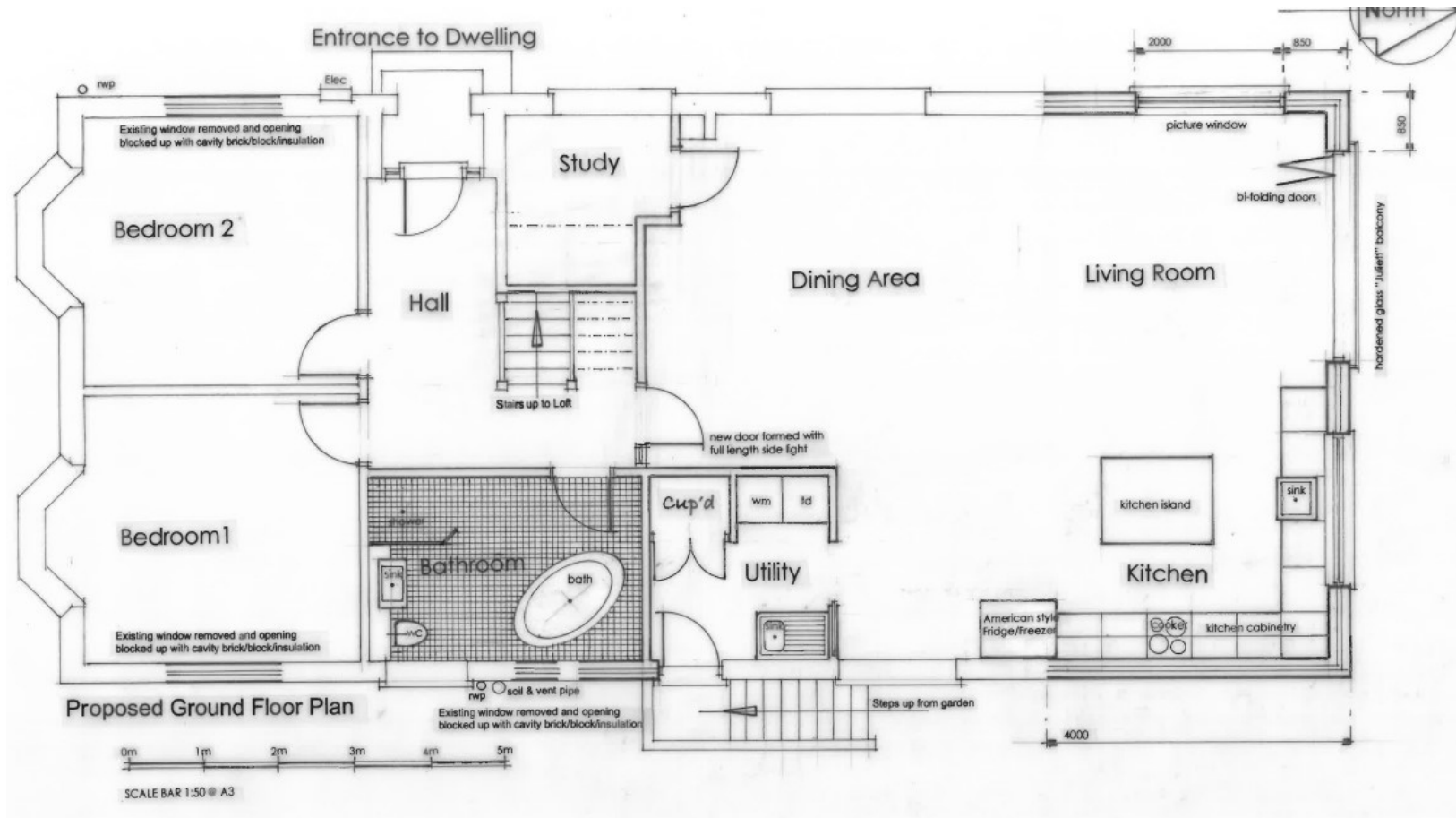


# Proposed first floor plans



1445-12

# Proposed Ground Floor Plans



Proposed Ground Floor Plan

0m 1m 2m 3m 4m 5m  
SCALE BAR 1:50 @ A3

15

# Existing Rear Elevation

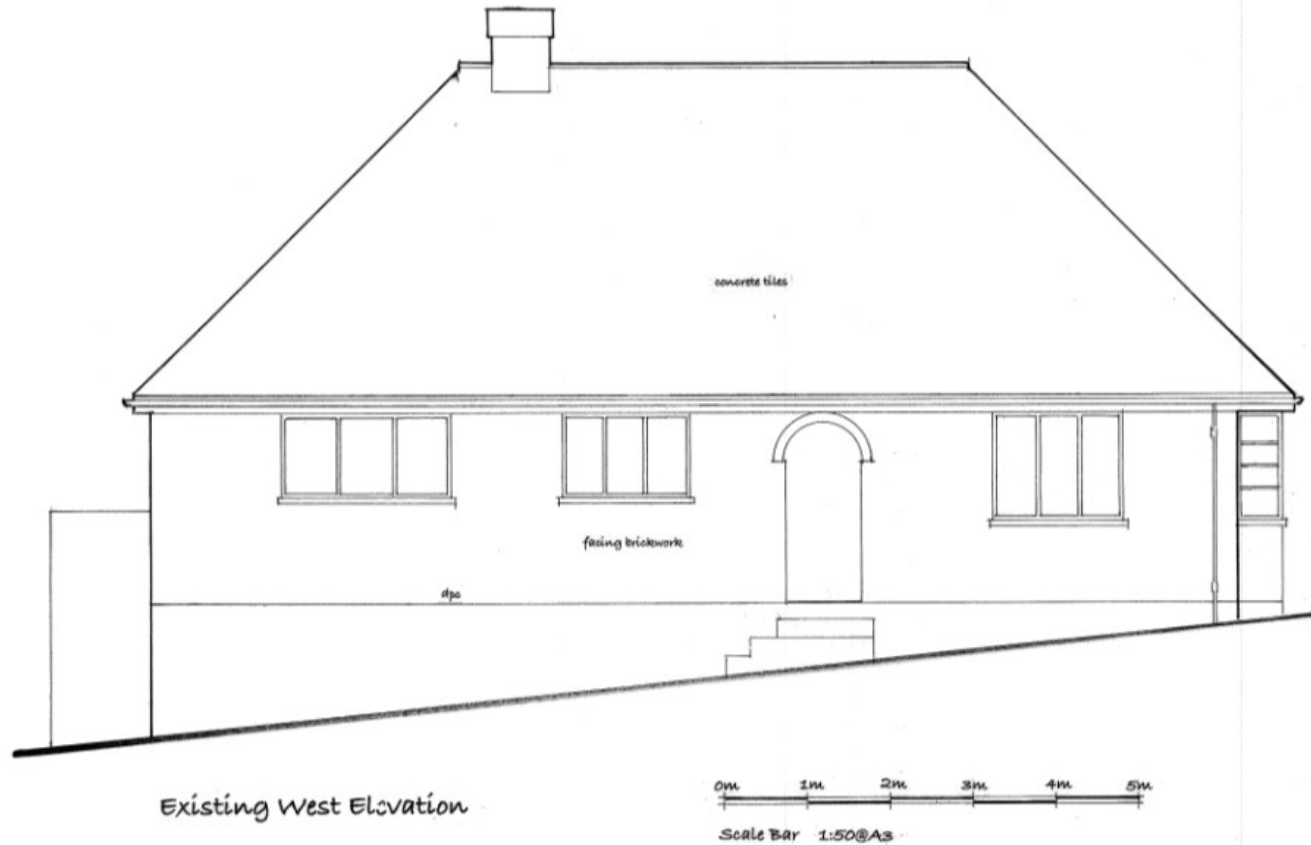


16

1445-2

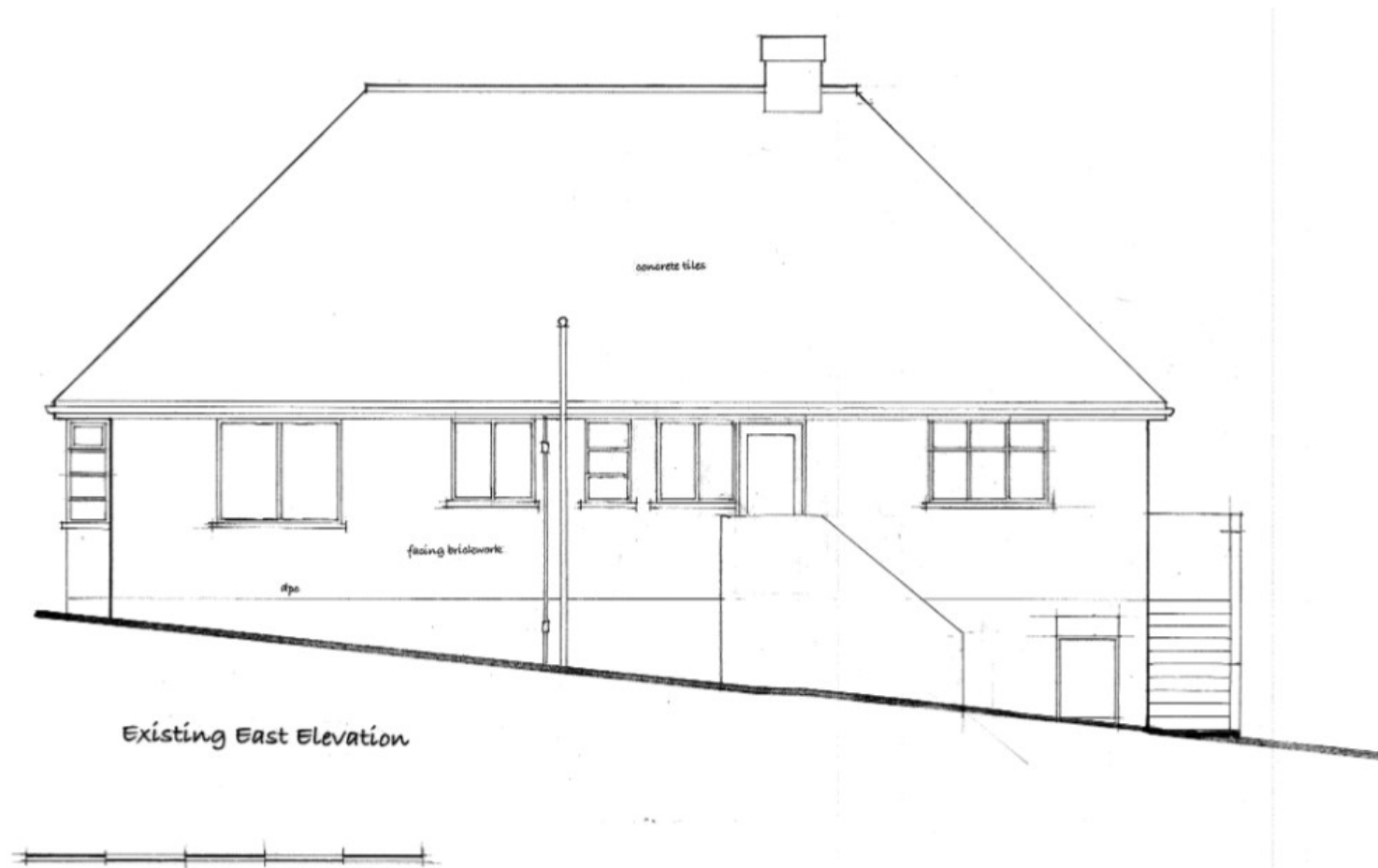


# Existing (West) Side Elevation

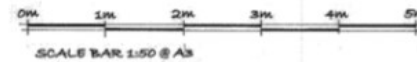
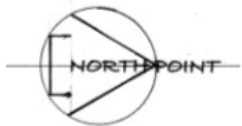
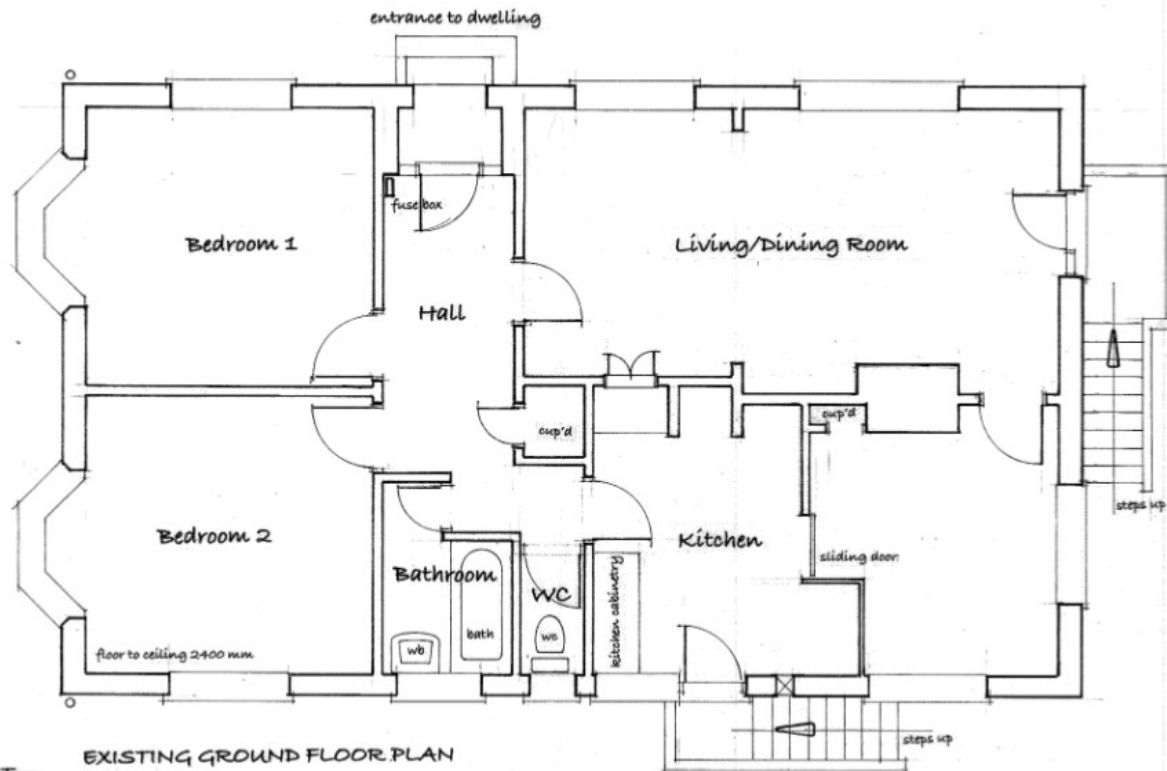


1445-3

# Existing (East) Side Elevation



# Existing Ground Floor Plan





# Representations

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**Eight (8)** objections received, raising the following material planning considerations:

- Inappropriate height of development;
- Overdevelopment;
- Overshadowing;
- Detrimental impact on residential amenity;
- Restriction of view;
- Too close to the boundary;
- Design;
- Additional traffic;
- Overlooking and loss of privacy;

**One (1)** support received, raising the following material planning considerations:

- Good design

# **Key Considerations in the Application**

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- Design and appearance.
- Impact on amenity.



# Conclusion and Planning Balance

- The proposals benefit as single elements from some form of ‘permitted development’ fallback – so could be undertaken without a planning application being submitted.
- Scheme would have acceptable, subordinate design, sustainability benefits through solar panels, with acceptable impact on neighbouring amenity.

**Recommend: Approve**