

56 London Road

BH2023/02906



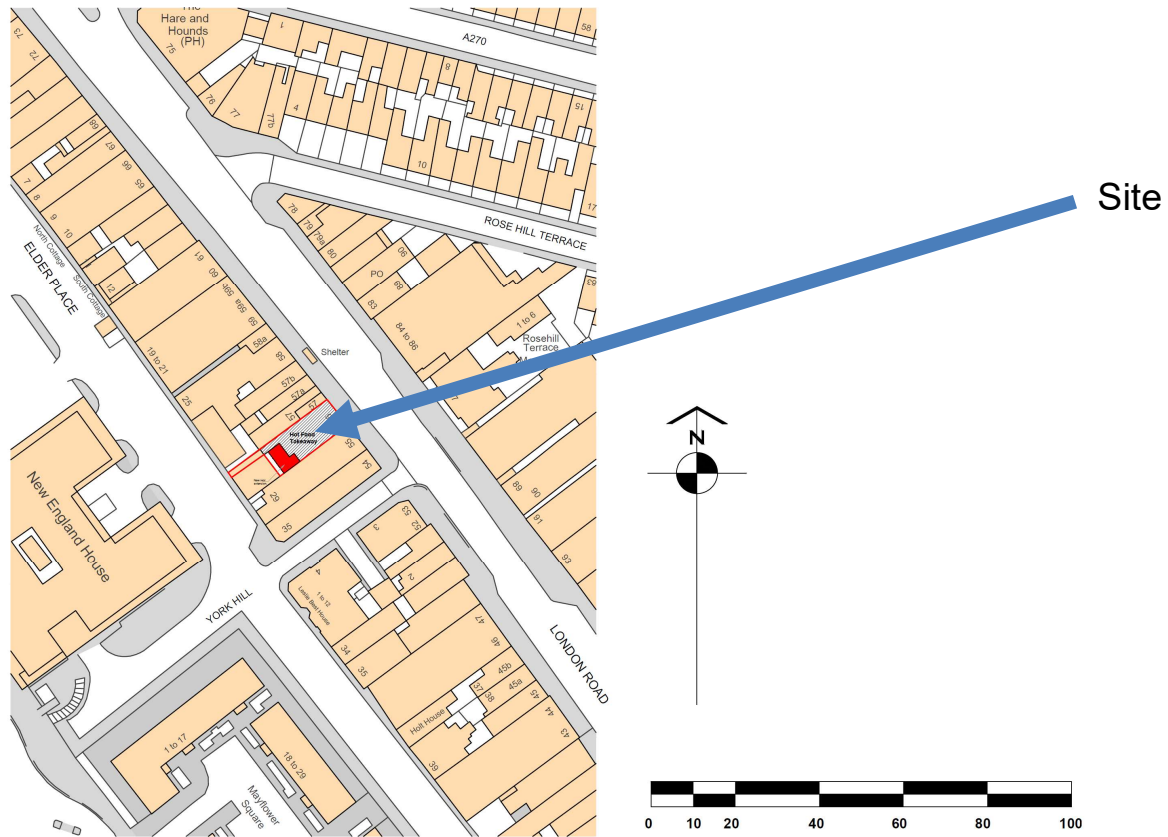
Brighton & Hove
City Council

Application Description

Erection of single storey rear extension, re-positioning of existing compressor units (part retrospective).



Existing Location Plan

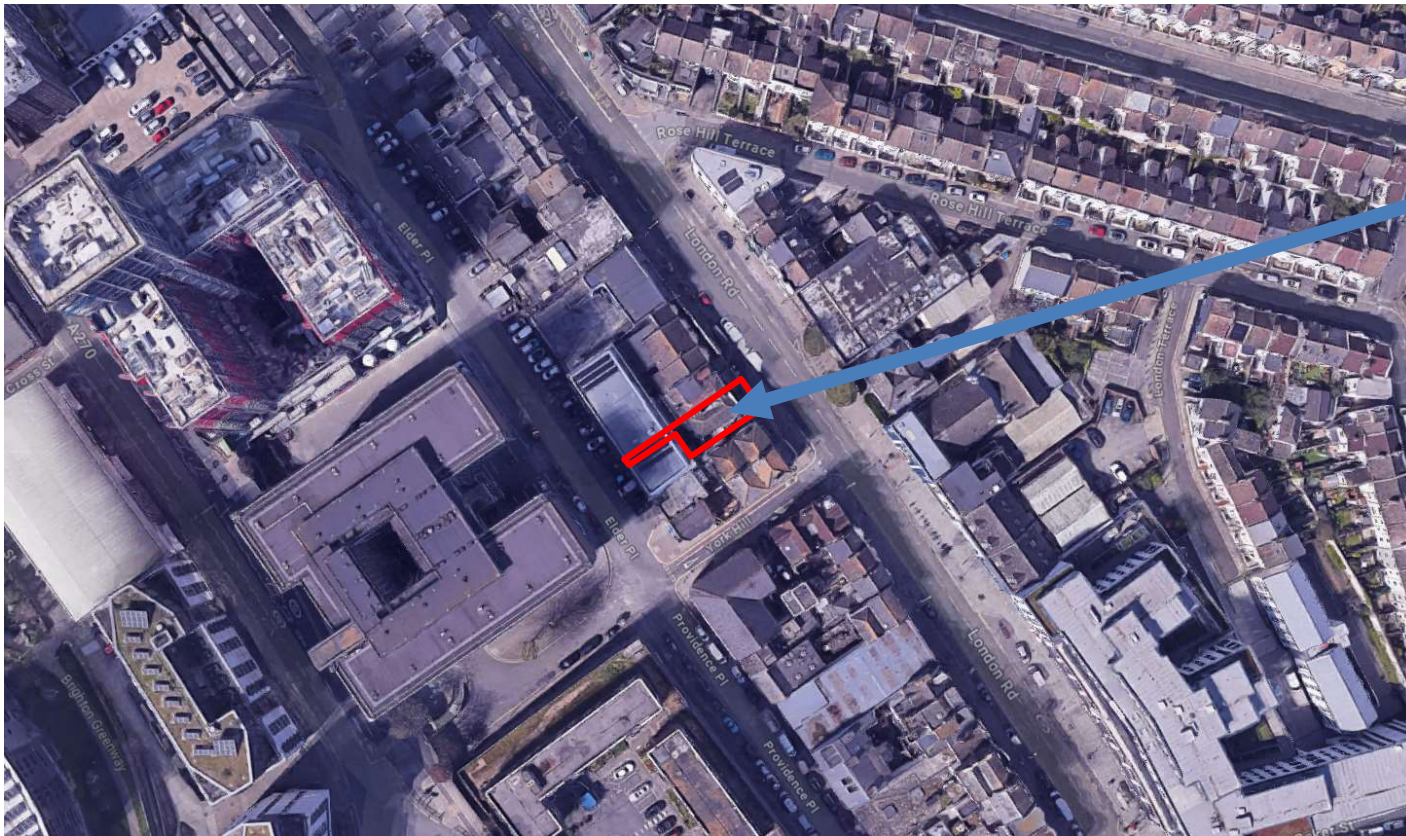


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5325-LP-08B

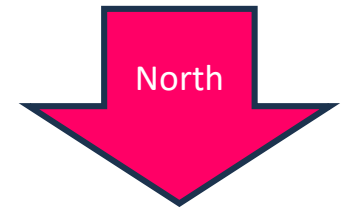
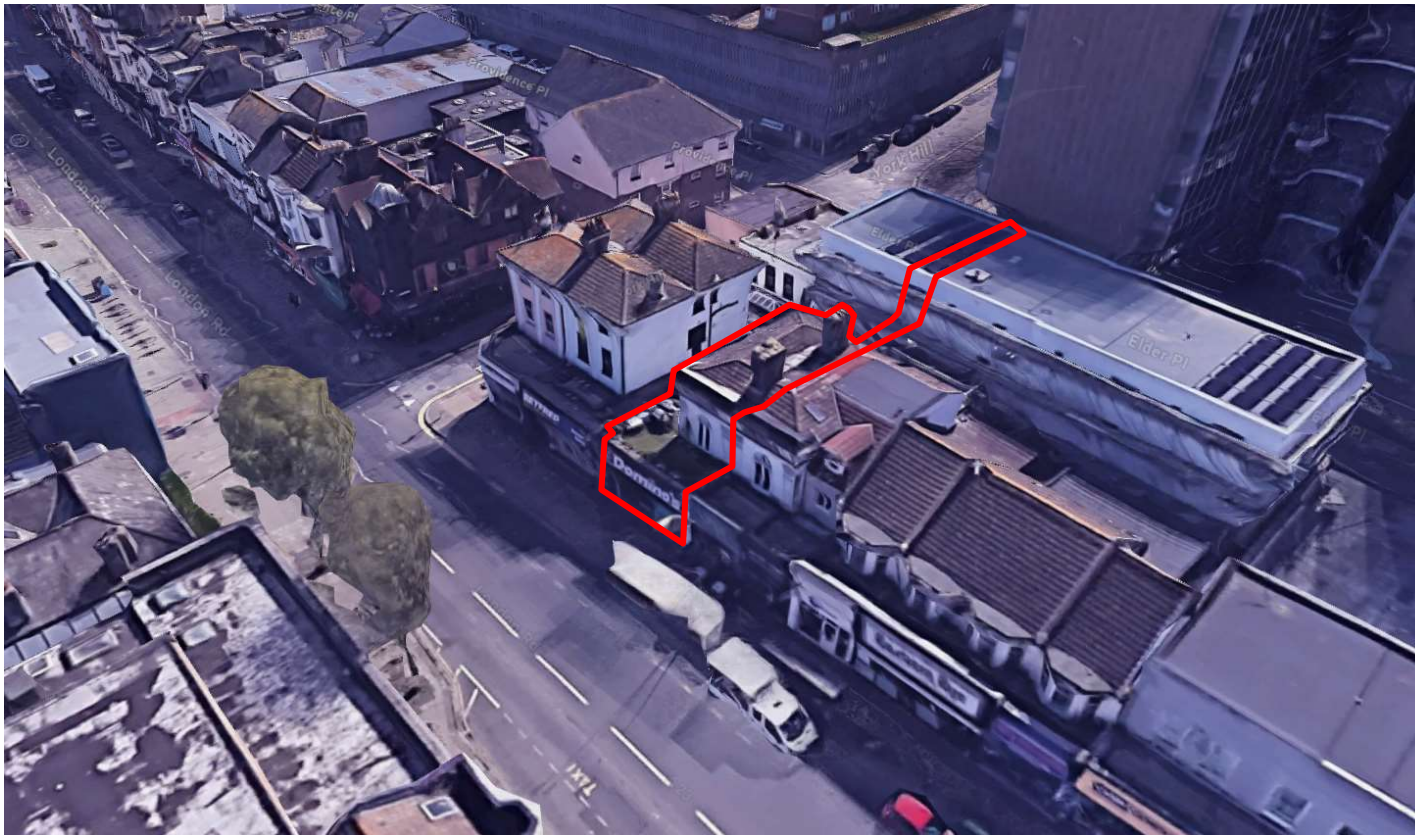


Aerial photo of site



Site

3D Aerial photo of site



Street photo of site



Site

Photos from rear



Extension to the right side



Extension to the left side

Extension



Brighton & Hove
City Council

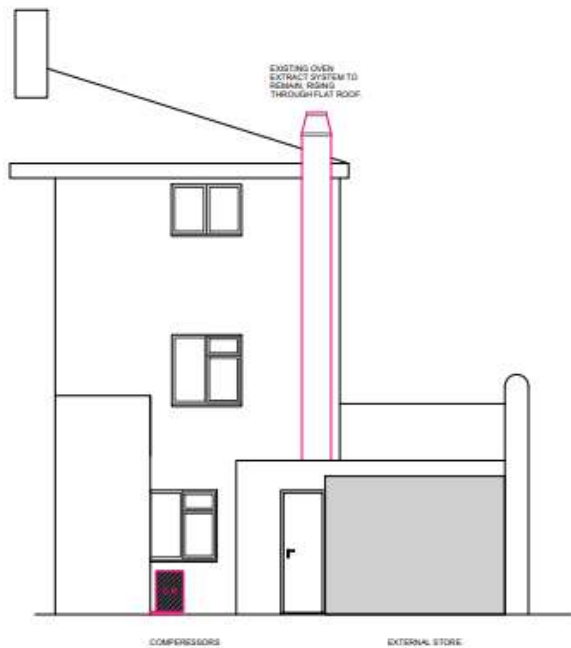
Existing Block Plan



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C5325-BP09A

Pre-existing Front Elevation



REAR ELEVATION

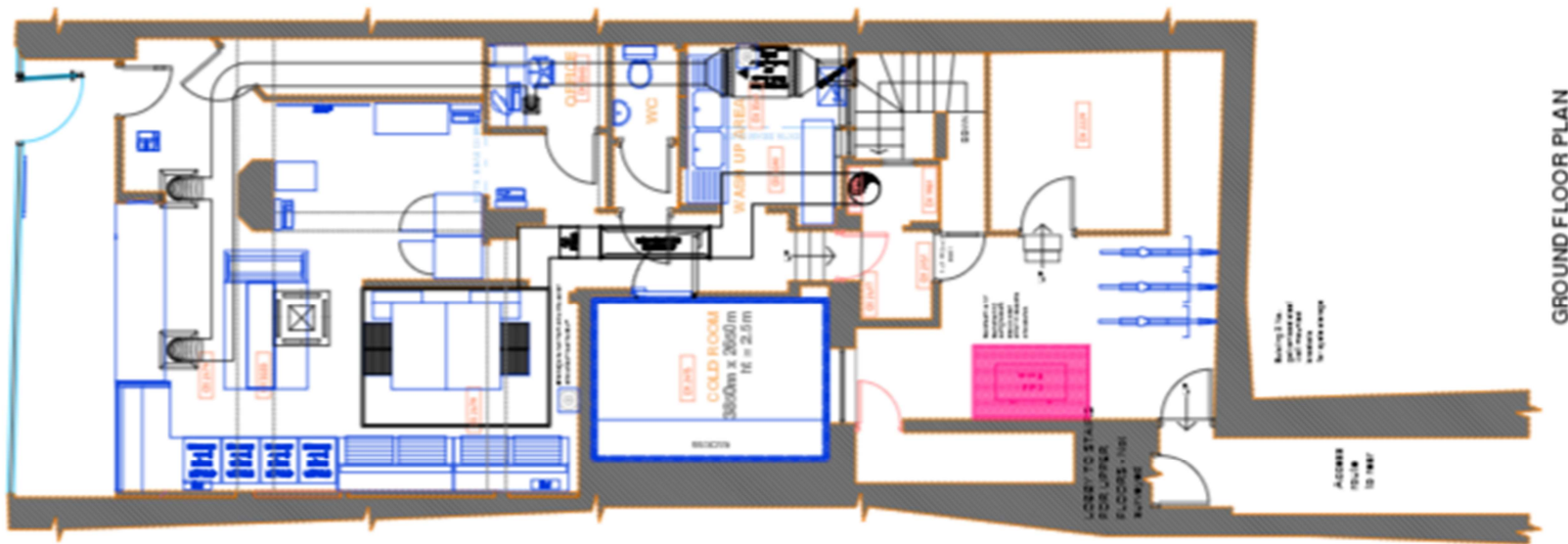


FRONT ELEVATION

115

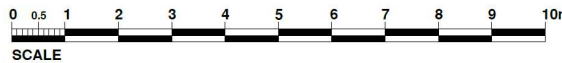
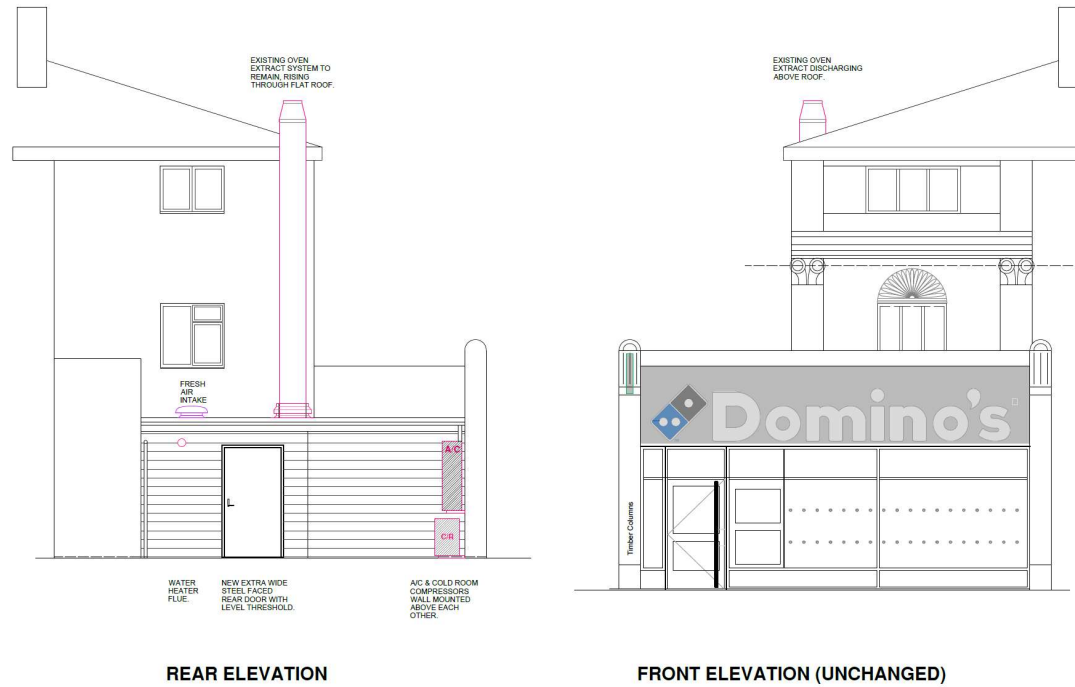
C5325-A5-01 B

Pre-existing Ground Floor Plan



GROUND FLOOR PLAN

Existing Elevations

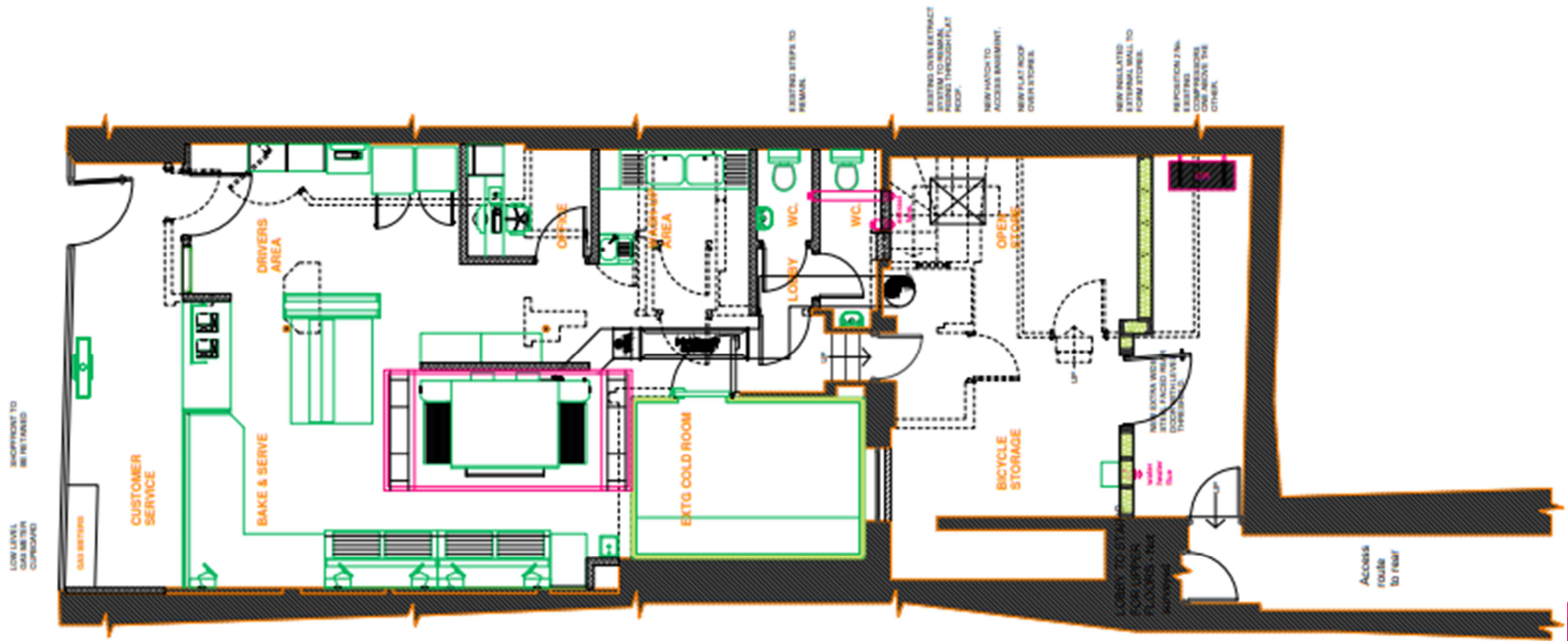


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C5325-A5-05



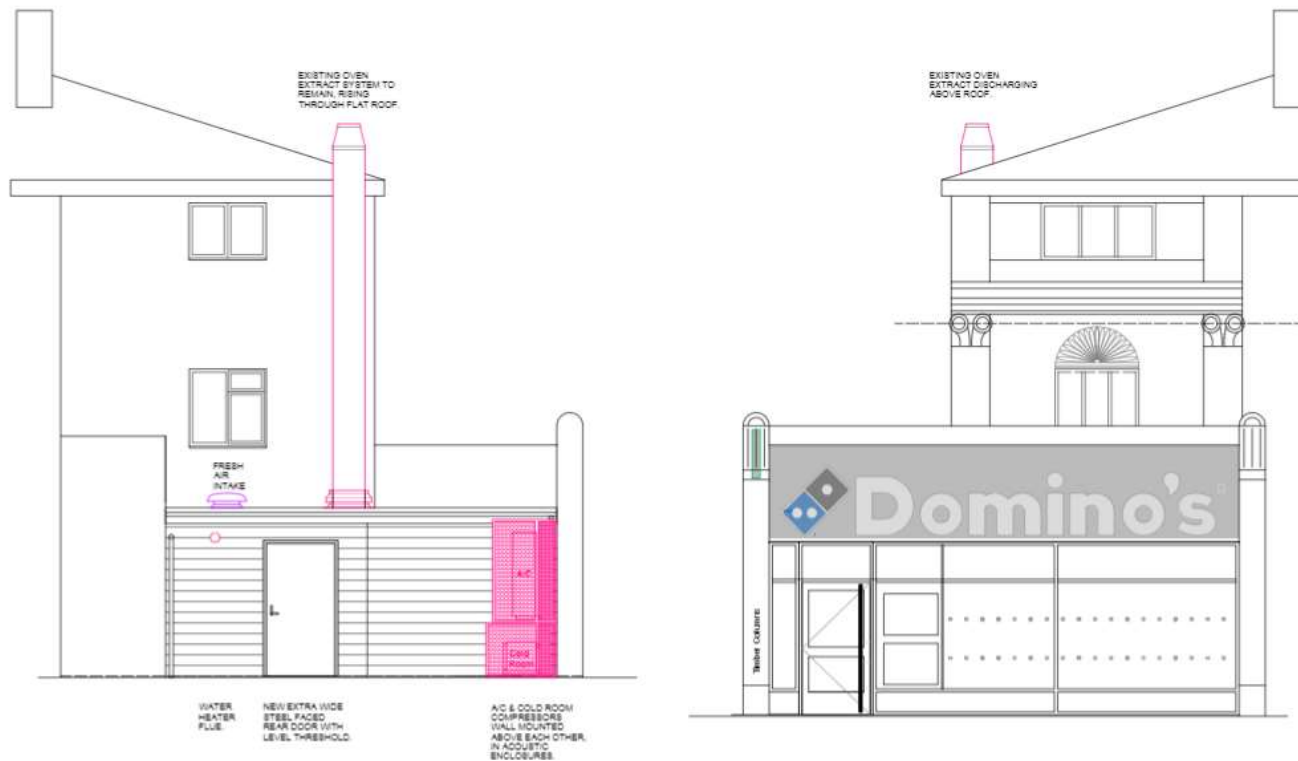
Existing Ground Floor Plan



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C5325-A5-05

Proposed Elevations

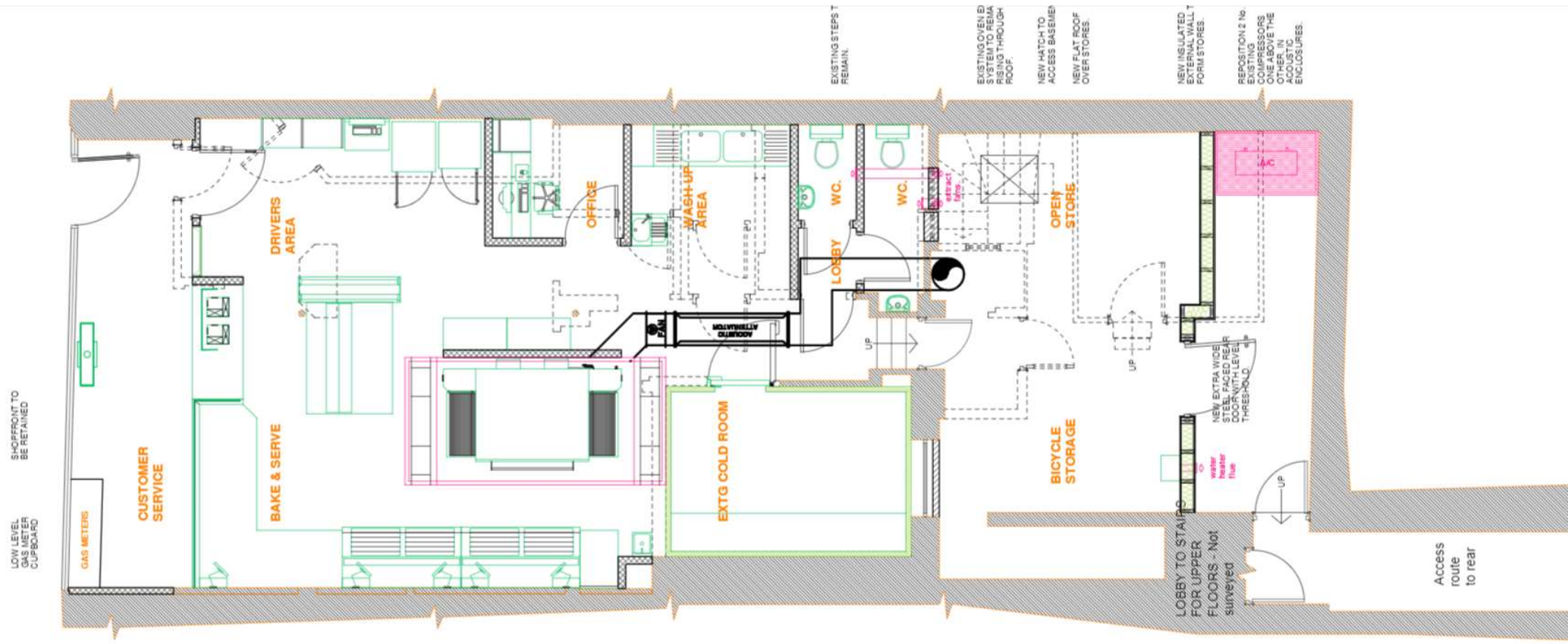


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C5325-A5-05 B

Proposed Floor Plans

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C5325-A5-05 B



Representations

Two (2) objections. Issues raised:

- Inappropriate height;
- Noise from business, staff and compressor units.
- Overshadowing.
- Overdevelopment.
- Too close to the boundary.
- Reduction in natural light from the erection of the extension.
- Bright light entering neighbours properties causing sleep disruption.
- Discrepancies in the plans provided.
- Alterations of the flue location detrimentally impacts neighbours air quality.
- Concerns about the neighbour consultation.
- Refuse management has not been correctly implemented.

Councillor Mcleay has also objected to the application, raising the same issues and asking that the application come to Planning Committee

Key Considerations in the Application

- Impact on amenity.
- Design and appearance of the extension.



Conclusion and Planning Balance

- Extension appropriately designed, not detrimental to the appearance of the property, not visible from streetscene.
- Acceptable impact on neighbouring amenity – no change to plant/operations at rear of site.

Recommend: Approve

