

22 Osmond Road

BH2023/03090



Brighton & Hove
City Council

Application Description

Erection of part single storey and part two storey side extension, addition of roof store at second floor level and revision of a side elevation window (part retrospective).

Background:

Planning permission granted in December 2022 (ref. BH2022/01791) for a part single, part two storey side extension, and a revised side elevation window.

Amendments with the current scheme:

- Addition of a roof store.
- addition of a rooflight to the main dwelling.
- Changes to materials, although, these continue to match the existing property.

Pre-existing Location Plan

105



Site boundary in blue – clarification only

Proposed Block Plan



106

Aerial photo of site



3D Aerial photo of site



Street photos of site



Other photos of site

Works have begun on site to build the part one, part two storey extension approved under BH2022/01791



Protection of tree on site



Progress of construction

Other photo of site

Works have begun on site to build the part one, part two storey extension approved under BH2022/01791



Progress of construction

Photos of Materials



Grey aluminium element



Window elements with grey aluminium frames highlighted

Front (East) Elevation

113



+EL Pre-Existing East elevation - scale 1:100 at A3
Scale in Metres
0 1 2 3 4 5

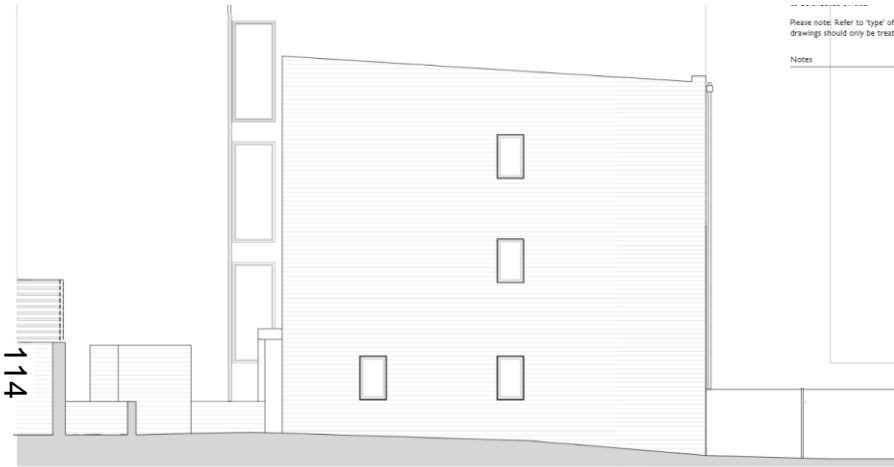
Pre-existing front elevation



+EL Proposed East elevation - scale 1:100 at A3
Scale in Metres
0 1 2 3 4 5

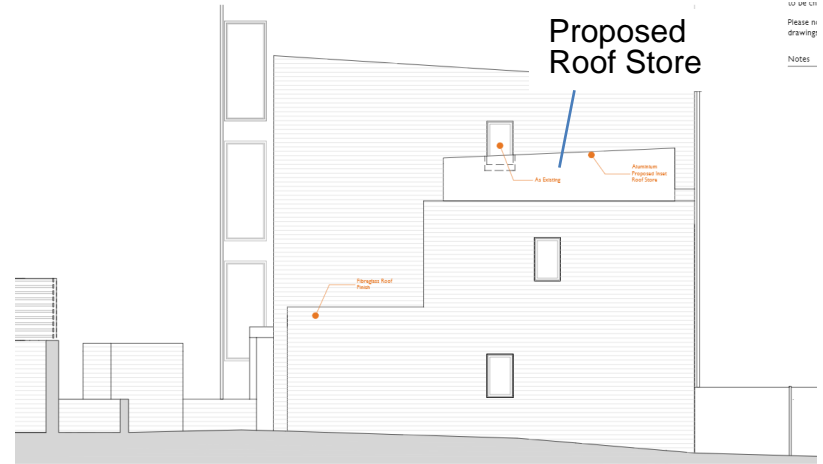
Proposed front elevation

Side (North) Elevation



+EL Pre-Existing North elevation - scale 1:100 at A3
Scale in Metres

Pre-existing side elevation



+EL Proposed North elevation - scale 1:100 at A3
Scale in Metres

Proposed side elevation

Rear (West) Elevation

115



+EL Pre-Existing West elevation - scale 1:100 at A3
Scale in Metres
0 1 2 3 4 5

Pre-existing rear elevation



+EL Proposed West elevation - scale 1:100 at A3
Scale in Metres
0 1 2 3 4 5

Proposed rear elevation

Approved and Proposed Front (East) Elevation



Approved front elevation

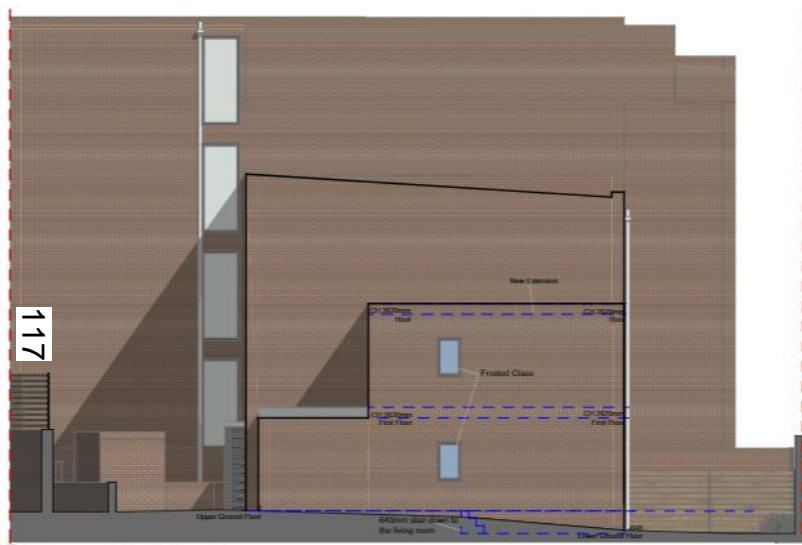


+EL Proposed East elevation - scale 1:100 at A3
Scale in Metres

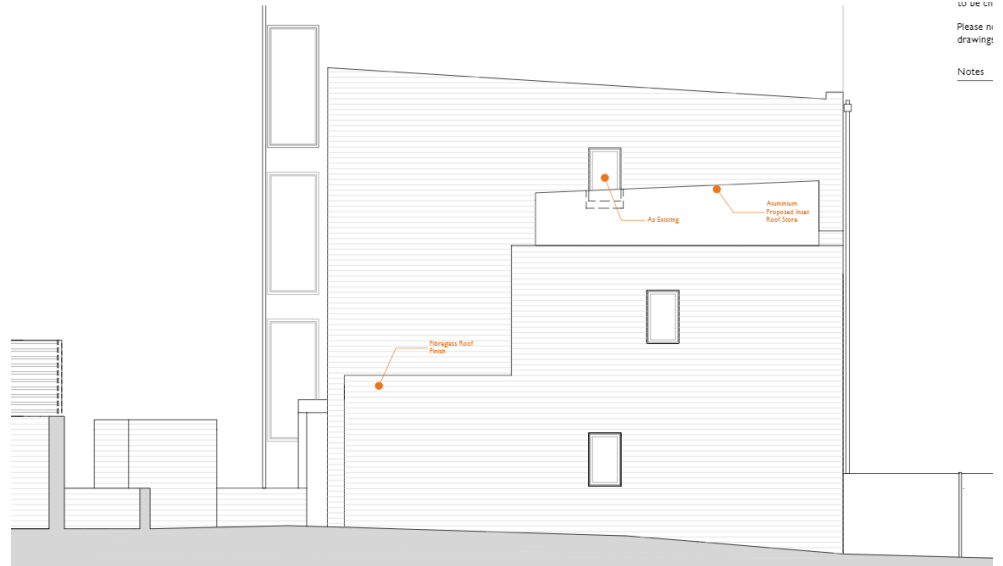


Proposed front elevation

Approved and Proposed Side (North) Elevation



Approved side elevation



Proposed side elevation

Y0487-200 D and 2186-PA-101 B

Approved and Proposed Rear (West) Elevation



Approved rear elevation

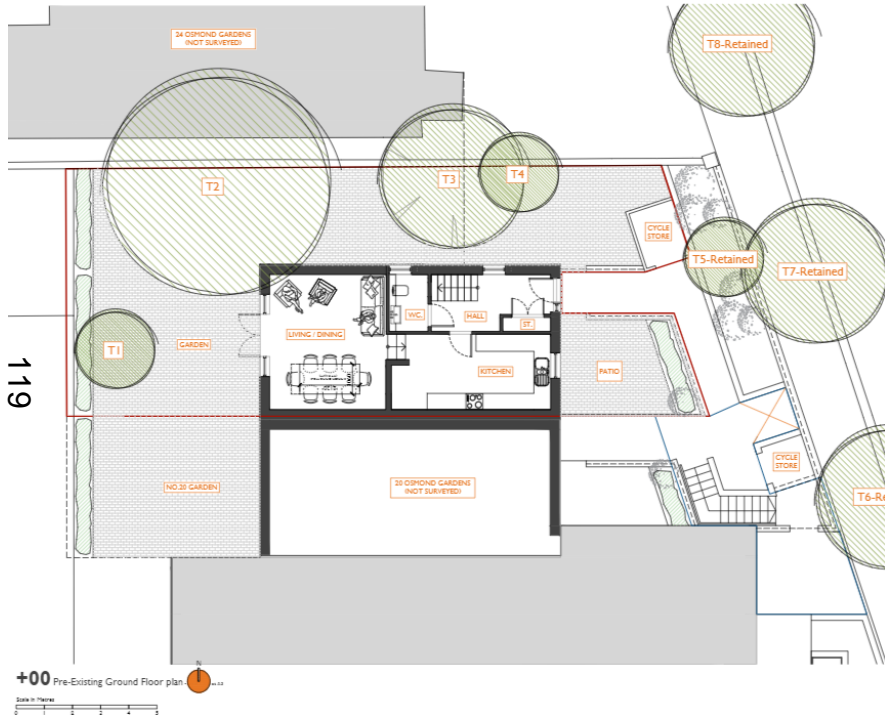


Proposed rear elevation

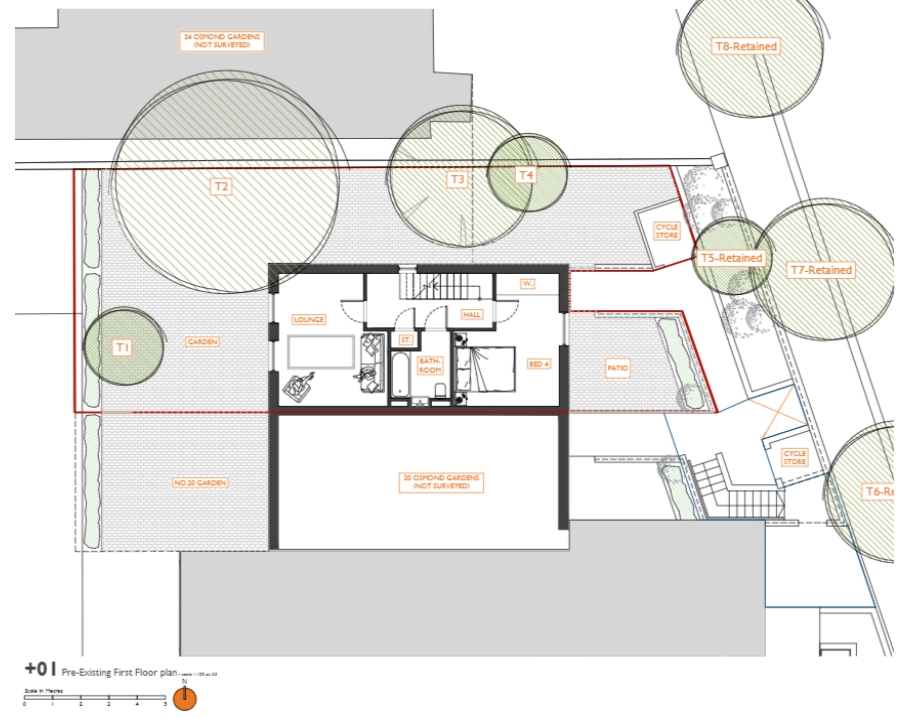
+EL Proposed West elevation - scale 1:100 at A3
Scale in Metres



Pre-existing Floor Plans



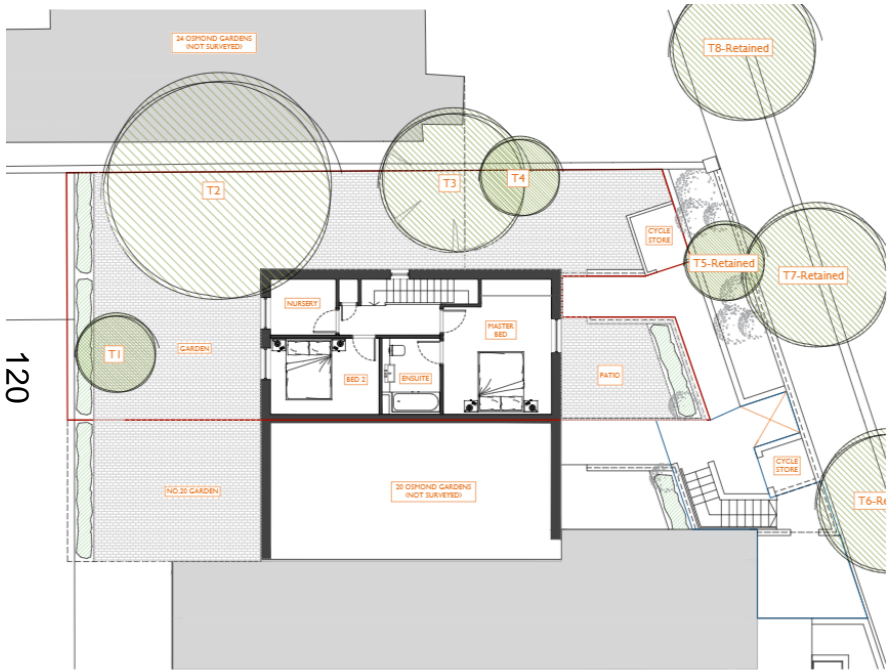
Ground floor plan



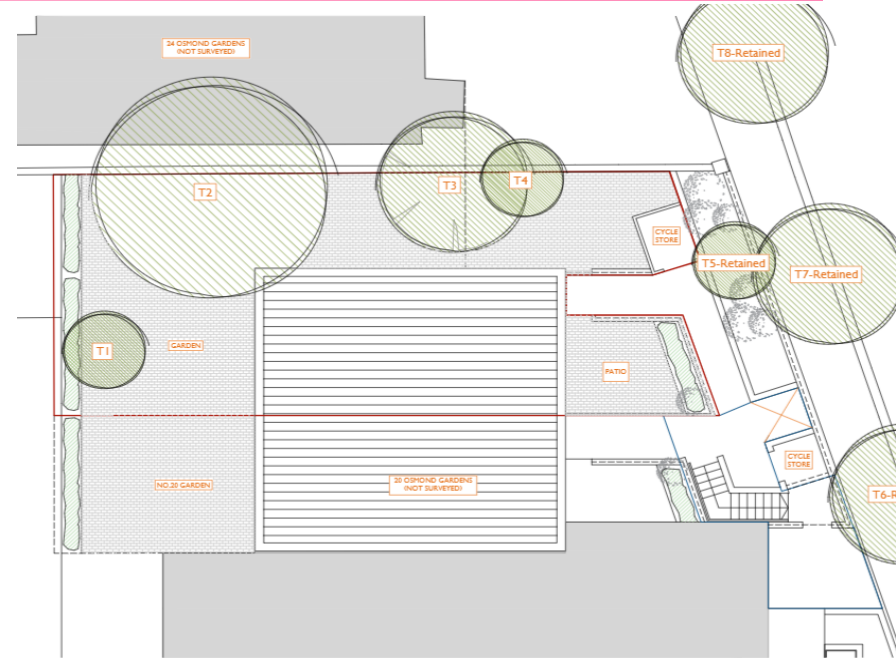
First floor plan

2186-EX-002 B and 2186-EX-003 B

Pre-existing Floor Plans



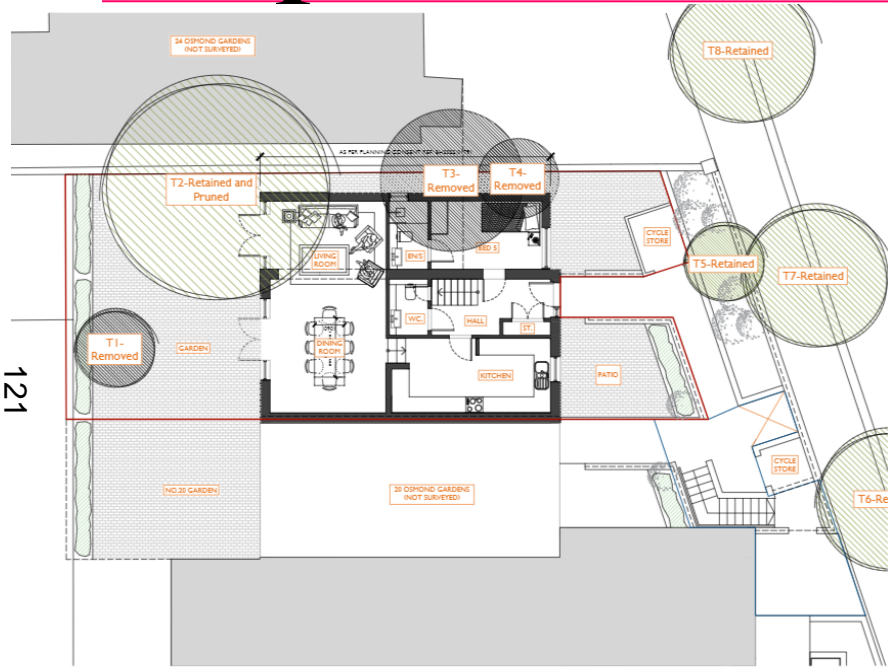
Second floor plan



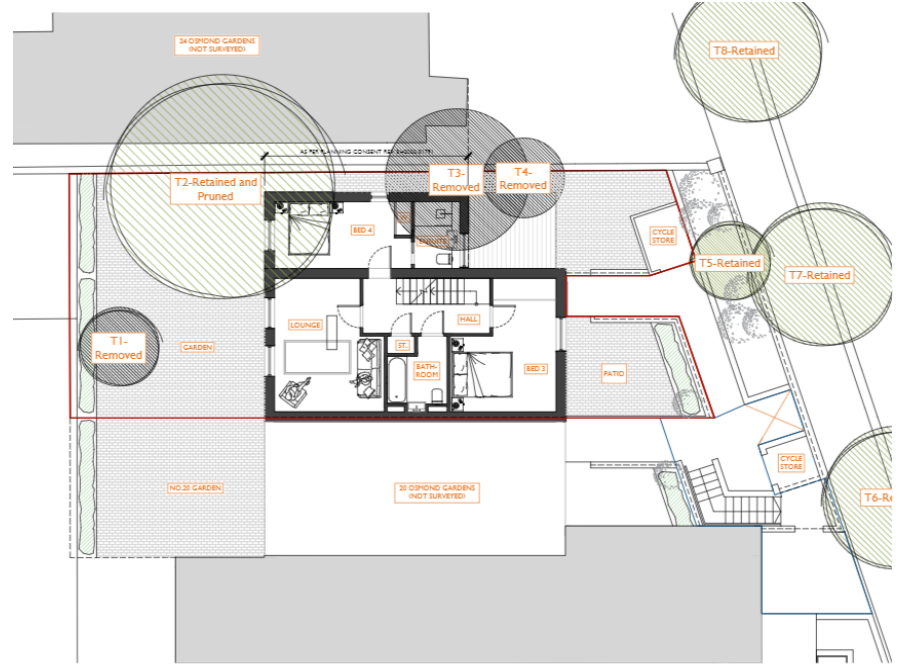
Roof plan

2186-EX-004 B and 2186-EX-005 B

Proposed Floor Plans



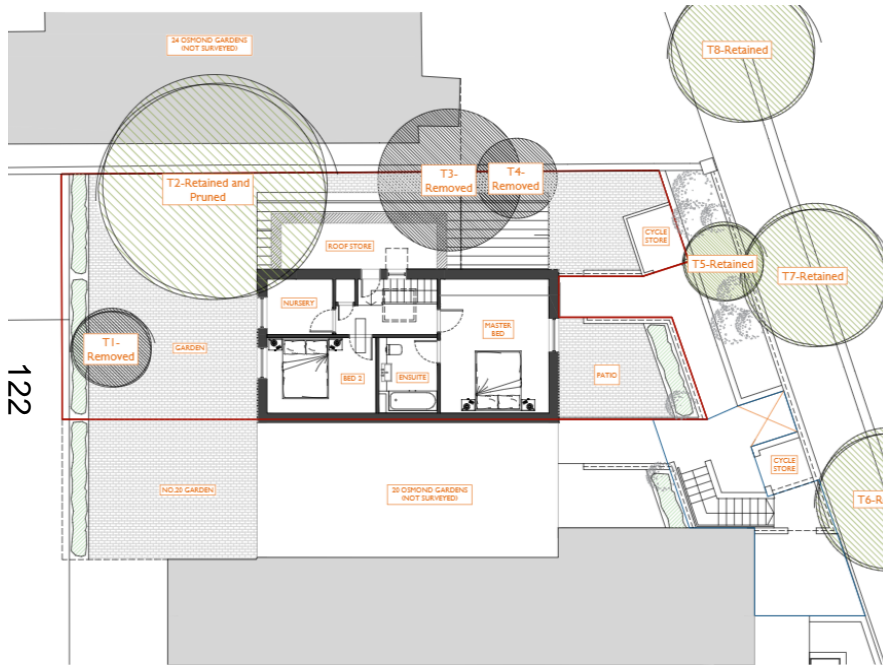
Ground floor plan



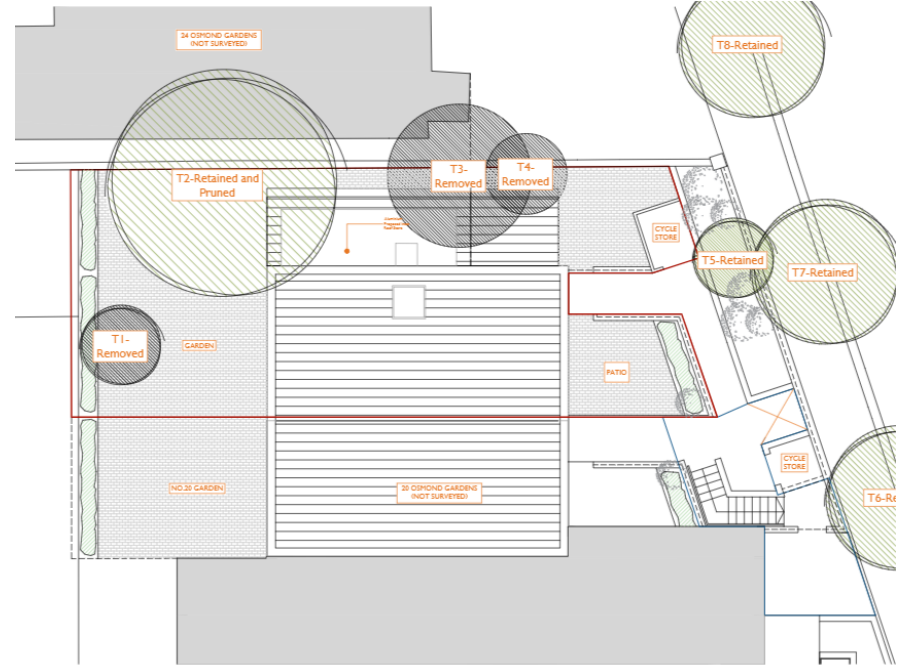
First floor plan

2186-PA-002 B and 2186-PA-003 B

Proposed Floor Plans



Second floor plan



Roof plan

2186-PA-004 B and 2186-PA-005 B

Proposed and Previously Approved Street Elevations

As proposed under this application



As previously approved under BH2022/01791



Representations

Seven (7) representations have been received, objecting to the proposal and raising the following material considerations:

- Poor design which is out of keeping with the street;
- Inappropriate height of development;
- Overdevelopment;
- Overshadowing;
- Restriction of view;
- Too close to the boundary;
- Concerns about the removal of trees at the site;
- Impact on residential amenity;

Key Considerations in the Application

- Design of the proposal.
- Impacts on amenity of the proposal.
- The significant weight carried for the part single, and part two storey extension granted by BH2022/01791.

Conclusion and Planning Balance

- No additional material considerations have been identified since the previous approval so previous approval holds significant weight in the decision-making process.
- Appearance of the proposal is considered acceptable.
- Impact on neighbouring amenity is considered acceptable.
- The single and two storey elements have previously been approved under BH2022/01791 and this holds significant weight.
- External materials, biodiversity improvements, tree protection and limiting access to the flat roof for amenity purposes shall be secured by condition.

Recommendation of Approval