

# 10 Meadow Close

BH2023/02789



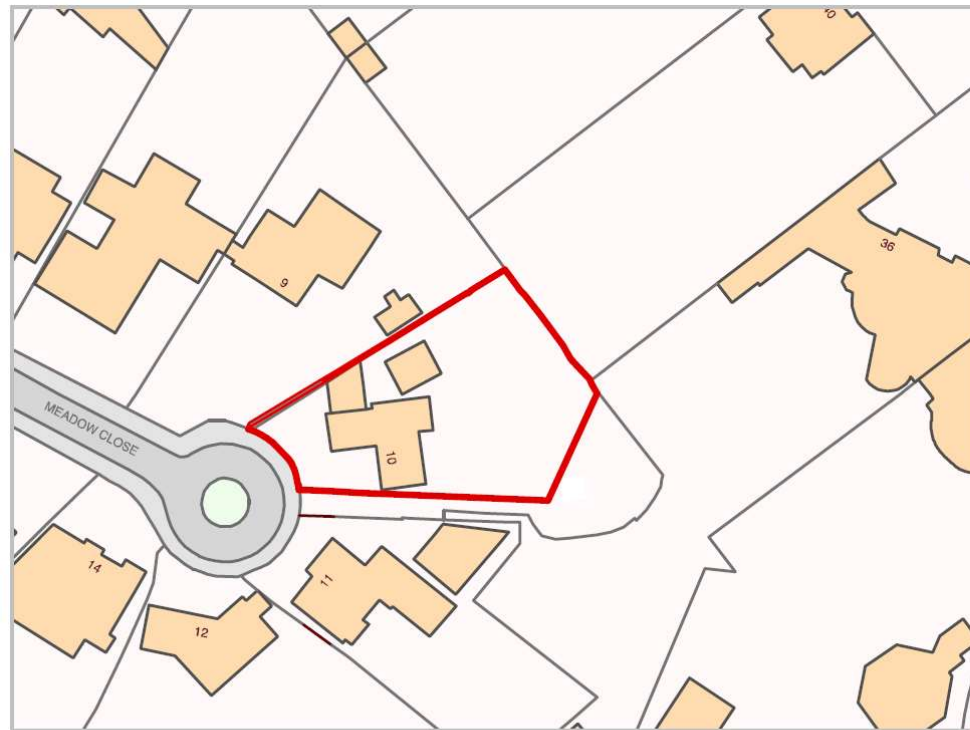
Brighton & Hove  
City Council

# Application Description

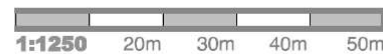
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- Demolition of the existing dwellinghouse (C3) and erection of a replacement two-storey dwellinghouse (C3) with parking provision, refuse storage and soft landscaping.

# Existing Location Plan



**SITE LOCATION PLAN**



129

519-000



# Aerial photo of site

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# 3D Aerial photo of site

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# Street photo of site

Site



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# Street photo of site

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133

# Photos from rear garden

Northwest (side) boundary

Northeast (rear) boundary



134

ID



# Photos from rear garden

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East and south boundary



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# Proposed Site Plan

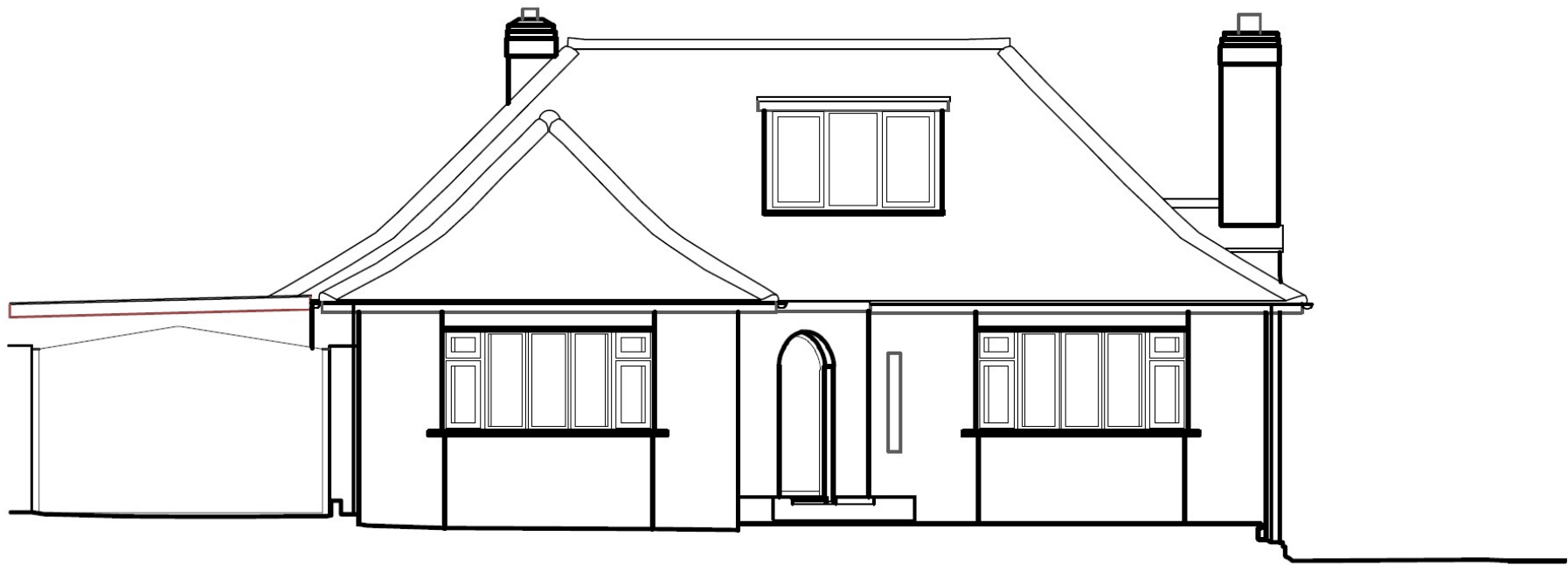


136

519-100-G

# Existing Front Elevation

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WEST ELEVATION

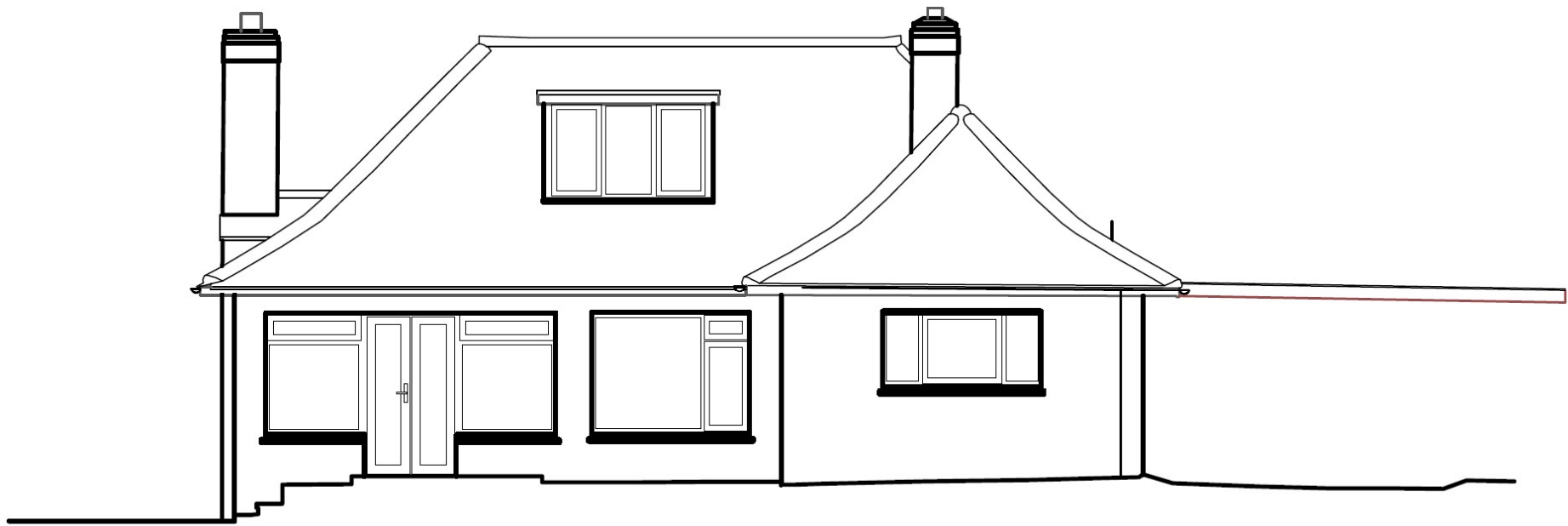


519-021

# Existing Rear Elevation

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138



EAST ELEVATION



519-021

# Proposed Front Elevation

139



519-201F

# Proposed Rear Elevation



140

519-204-C

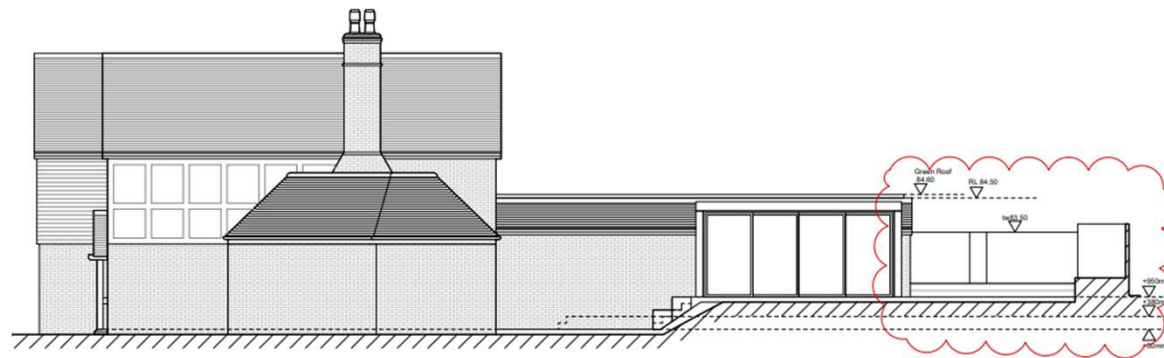
# Proposed Rear Elevation/Section



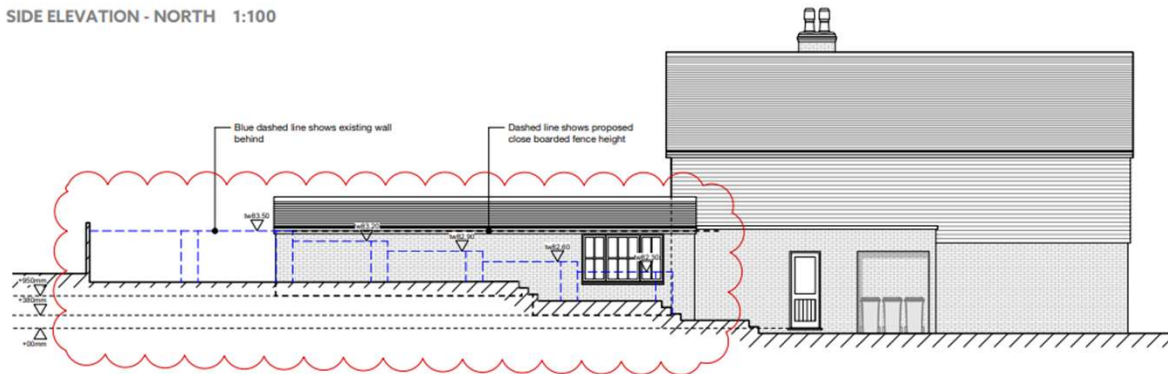
141

519-204-C

# Proposed Side Elevations



SIDE ELEVATION - NORTH 1:100



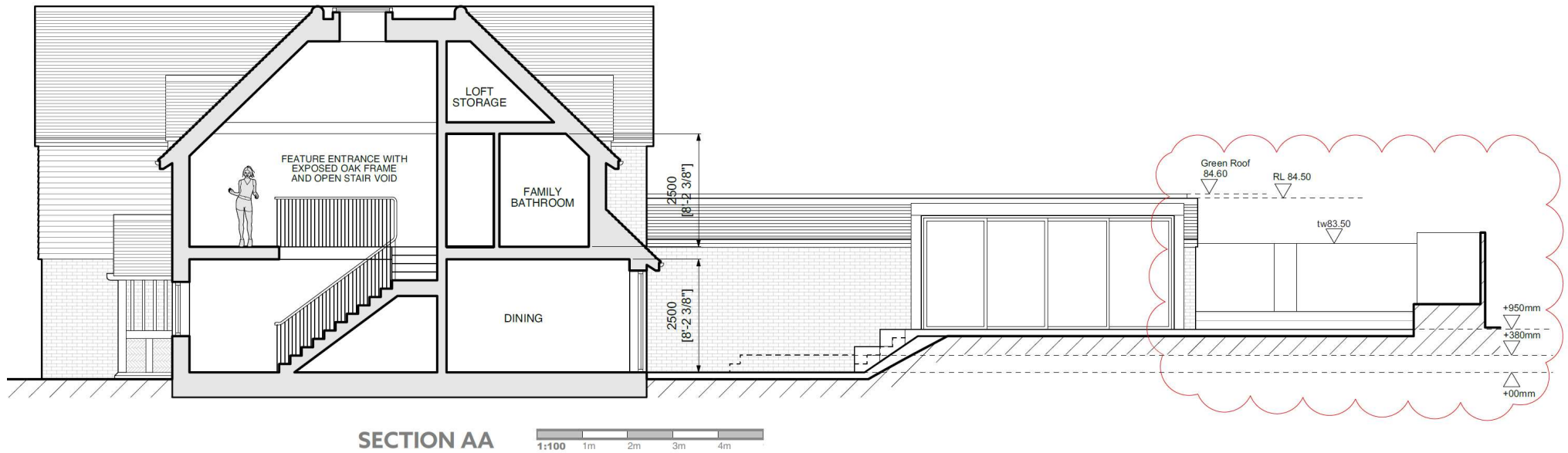
142

519-202-E



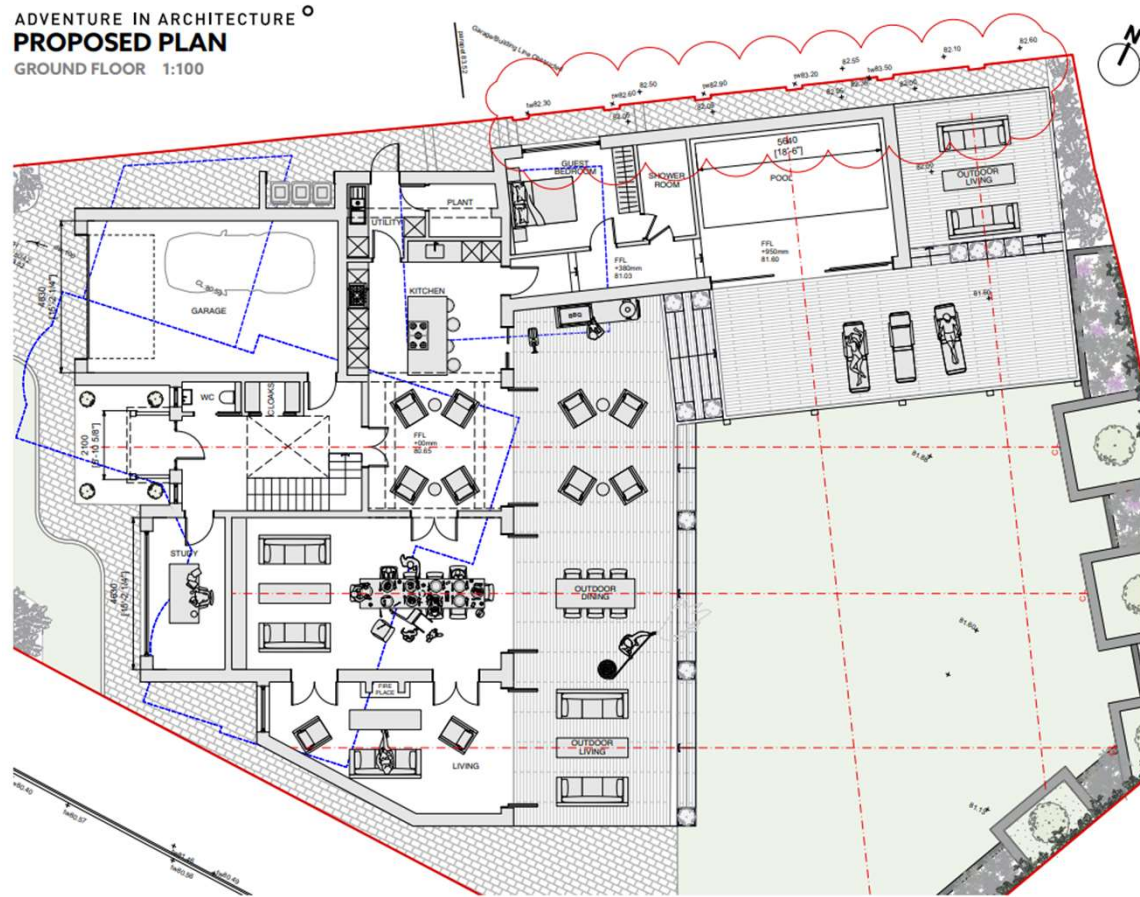


# Proposed Site Section



519-301B

# Proposed Ground Floor Plan

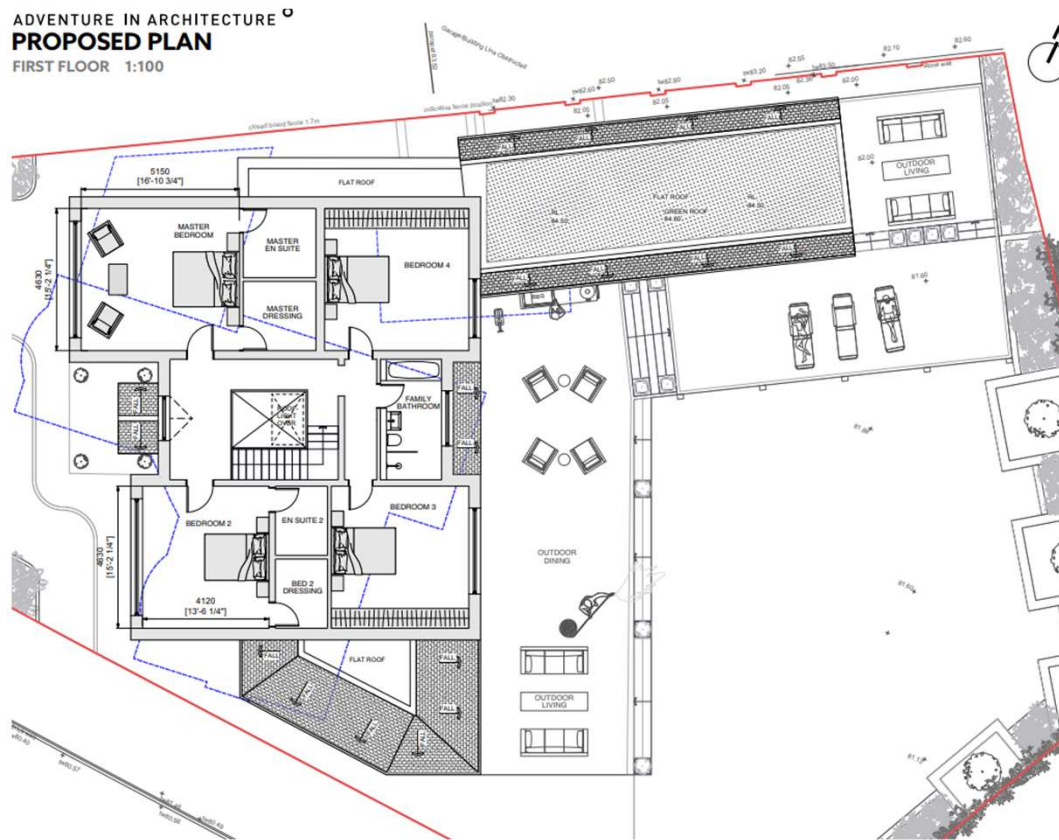


144

519-101-F



# Proposed First Floor Plan



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519-102-F

# Proposed Contextual Front Elevation

146



519-203-D



# Proposed Visuals

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# Representations

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- **6 objections:**
  - Inaccuracies in site boundary and 3D images
  - Overdevelopment of the plot
  - Too tall next to the boundary, leads to overshadowing
- **4 representations in support:**
  - Regeneration of land with new house
  - Good traditional design in keeping with street
  - Good use of generous plot size

# **Key Considerations in the Application**

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- Design and Appearance
- Impact on Amenity
- Standard of Accommodation
- Impact on Highway

# Conclusion and Planning Balance

- Design considered to be high quality, will complement character of streetscene, fit comfortably in large plot.
- No significant detrimental impacts on the amenities of local residents, or on highway safety/capacity.
- Would offer a high standard of accommodation.

**Recommend: Approval**