

14 Millcross Road

BH2023/03224



Brighton & Hove
City Council

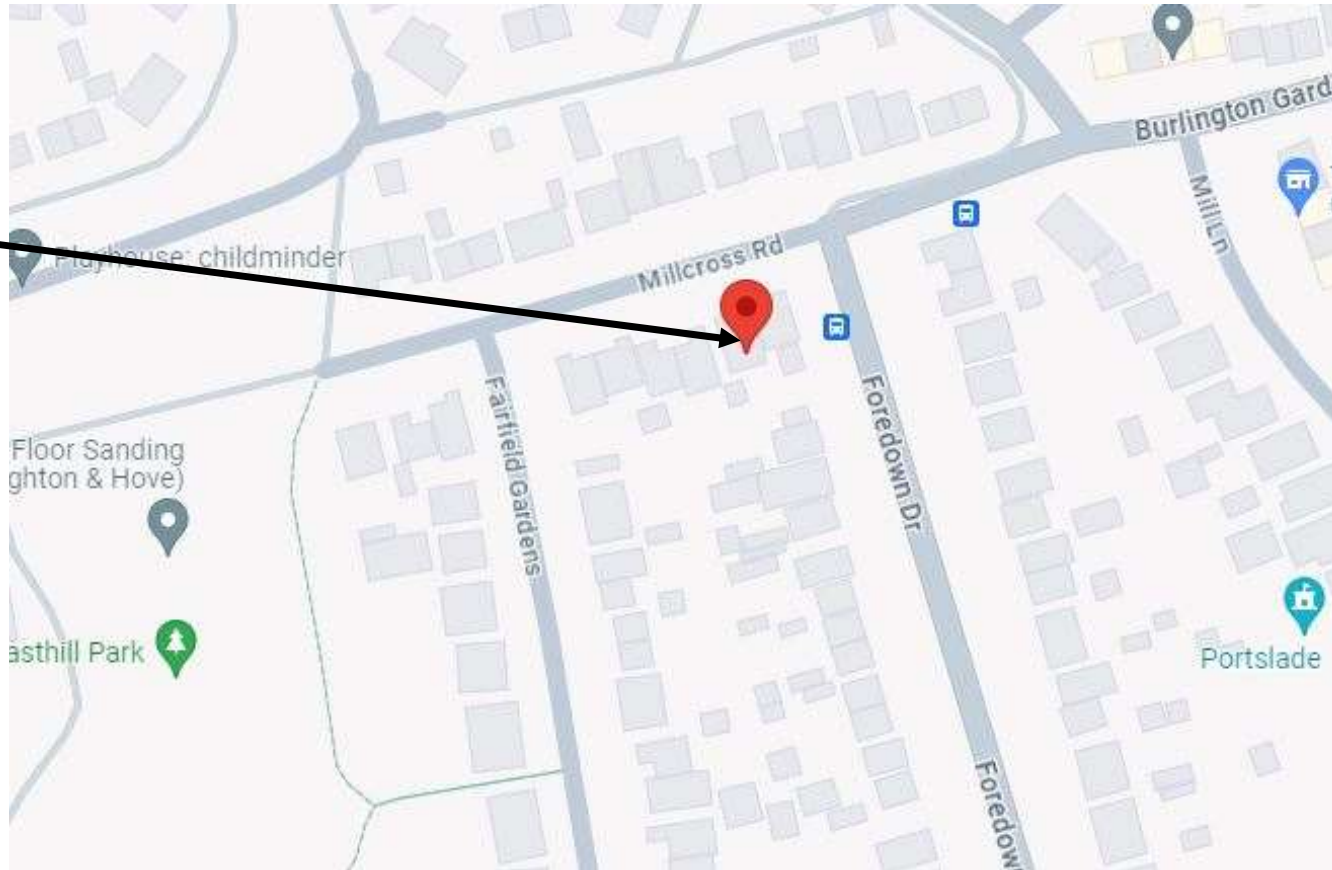
Application Description

- Erection of a single storey rear extension with raised rooflights, hip to gable and rear dormer (retrospective).

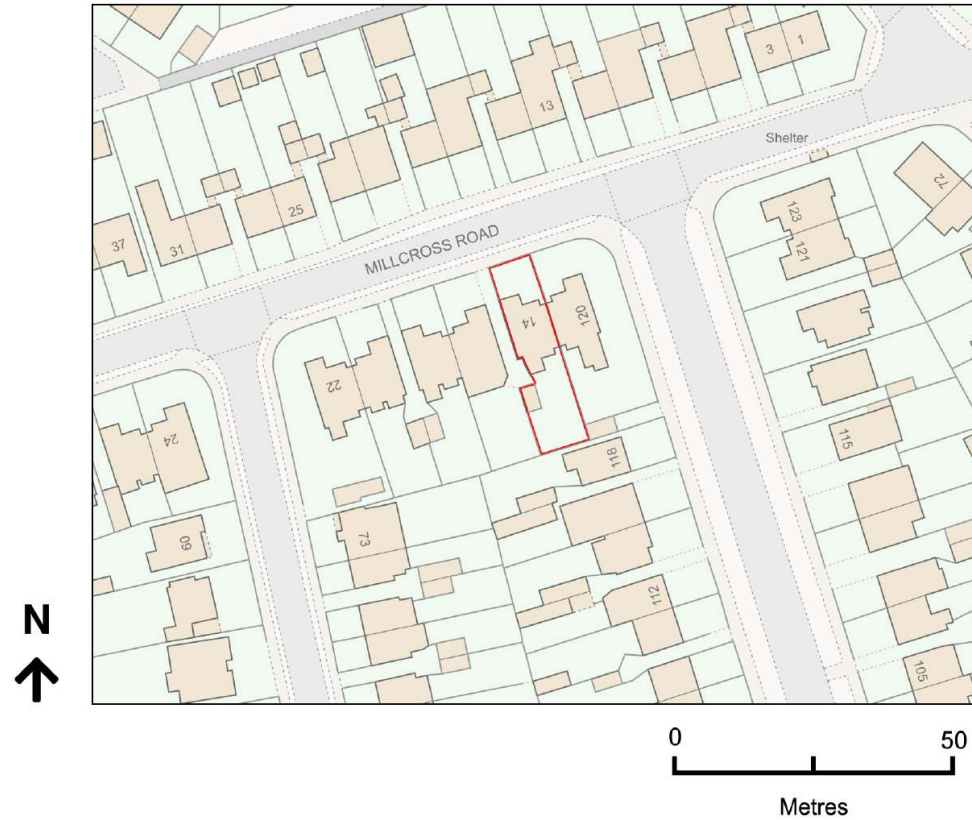


Map of application site

Site



Location Plan



174

ID

Aerial photo of site



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3D Aerial photo of site



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Photos of site

Front (northern) elevation of site



No. 14 and no. 16 Millcross Road



Photos of site

Rear (southern) elevation of no. 14 (site)



Relationship with no. 120 Foredown Drive



Photos of street scene

No. 22 and 24 with similar development



Gables opposite at no. 19 and no. 21



Photos of site

Shared access with no. 16



No. 16's side elevation



Photos of site

View south to 118 Foredown Drive



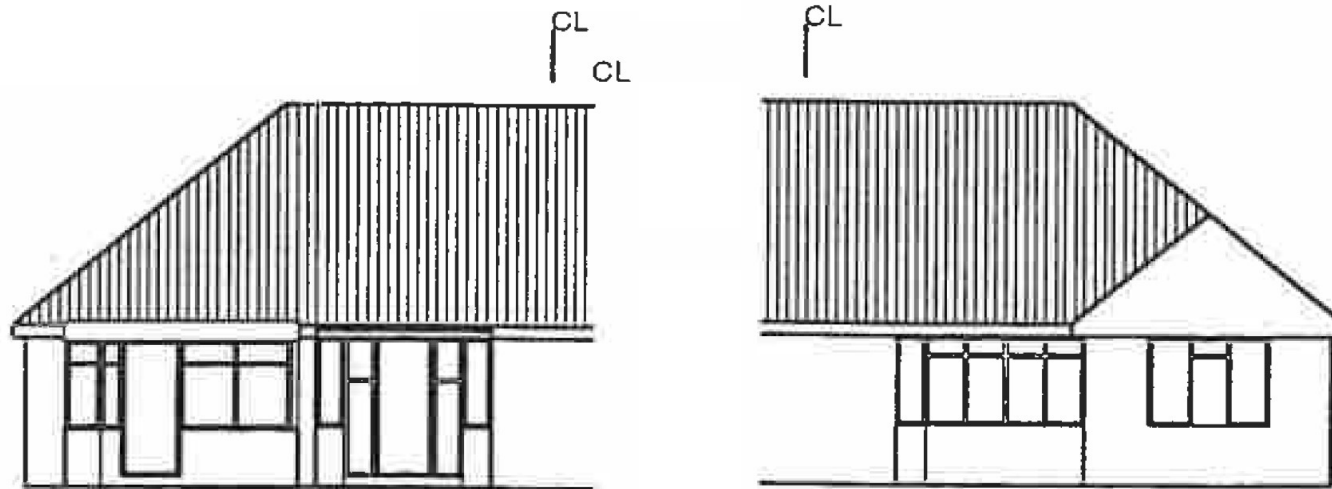
View of dormer from Foredown Drive



Pre-existing & Existing Block Plan



Pre-Existing Elevations

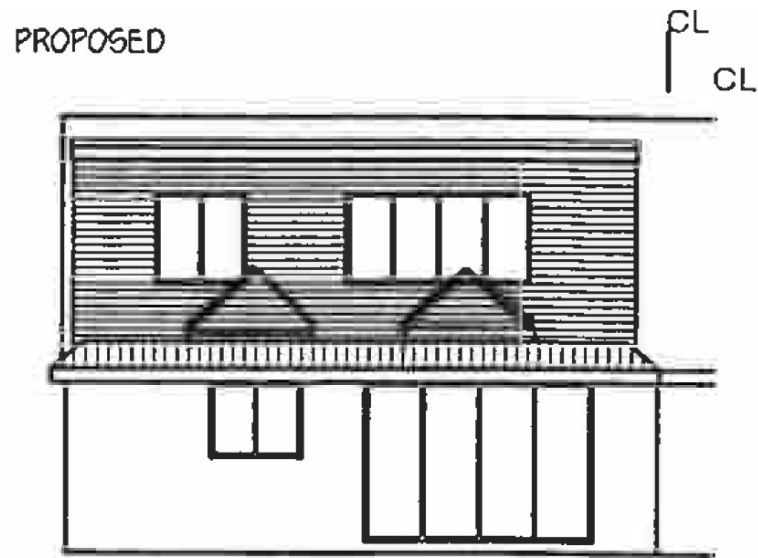


REAR ELEVATION
SOUTH ELEVATION

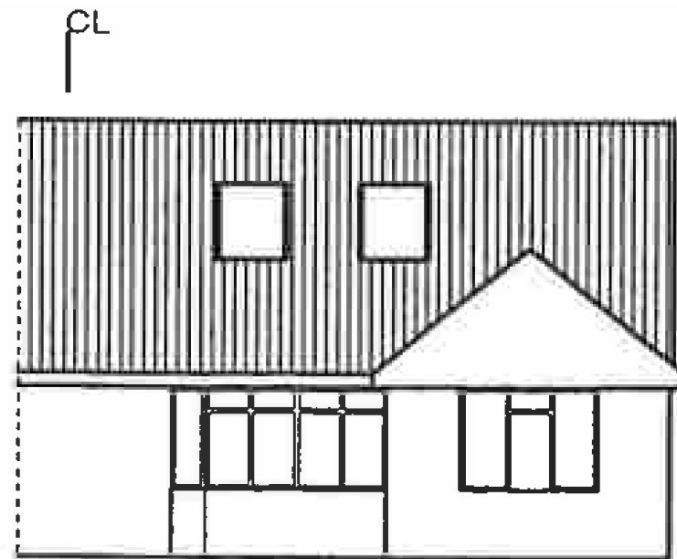
FRONT ELEVATION
NORTH ELEVATION



Existing Elevations



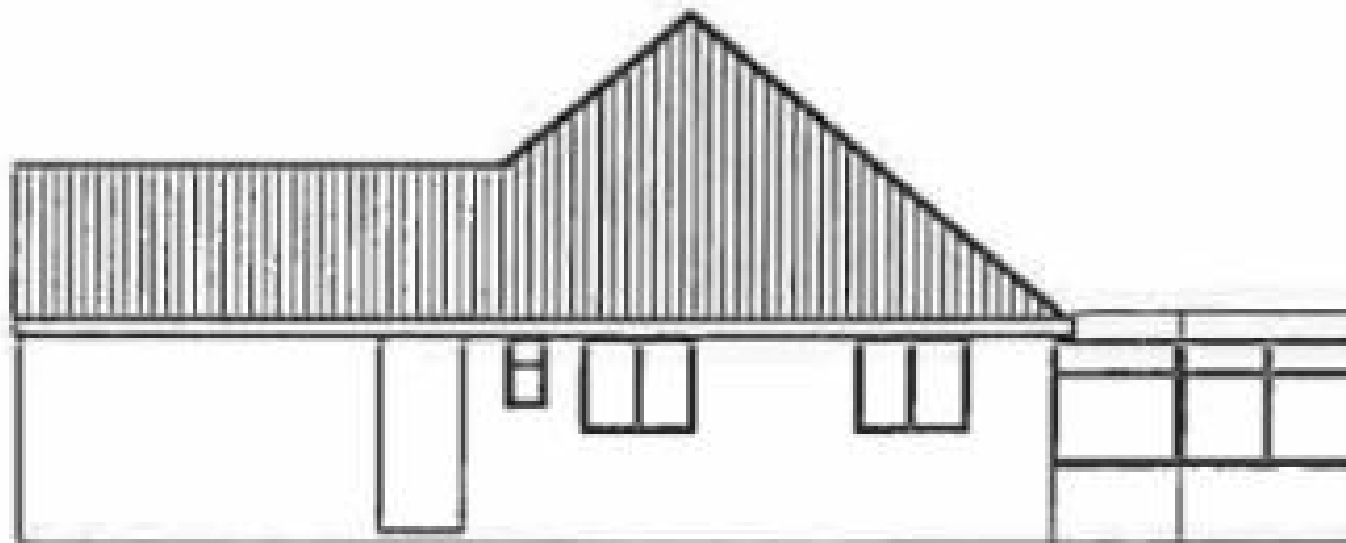
REAR ELEVATION
SOUTH ELEVATION



FRONT ELEVATION
NORTH ELEVATION



Pre-Existing Side Elevation



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Existing Side Elevation



Representations

One objection received:

- Out of keeping with the area
- Loss of accommodation for mobility restricted occupants
- Scale of the development is inappropriate and overbearing
- Poor Design
- Overshadowing
- Overlooking and loss of privacy
- Concerns that the use of the bungalow is not for residential purposes
- Impact during construction (now complete).

Key Considerations in the Application

- Design and appearance
- Impact on neighbours amenity
- Standard of Accommodation

Conclusion and Planning Balance

- Scheme considered acceptable in terms of design with little impact on streetscene
- Little loss of light or privacy, adequately set in from boundaries to avoid being overbearing so impact on neighbours considered acceptable.
- New bedroom size would comply with Nationally described space standards.

Recommend: Approve

