

# 3 Westmeston Avenue

BH2024/00477



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City Council

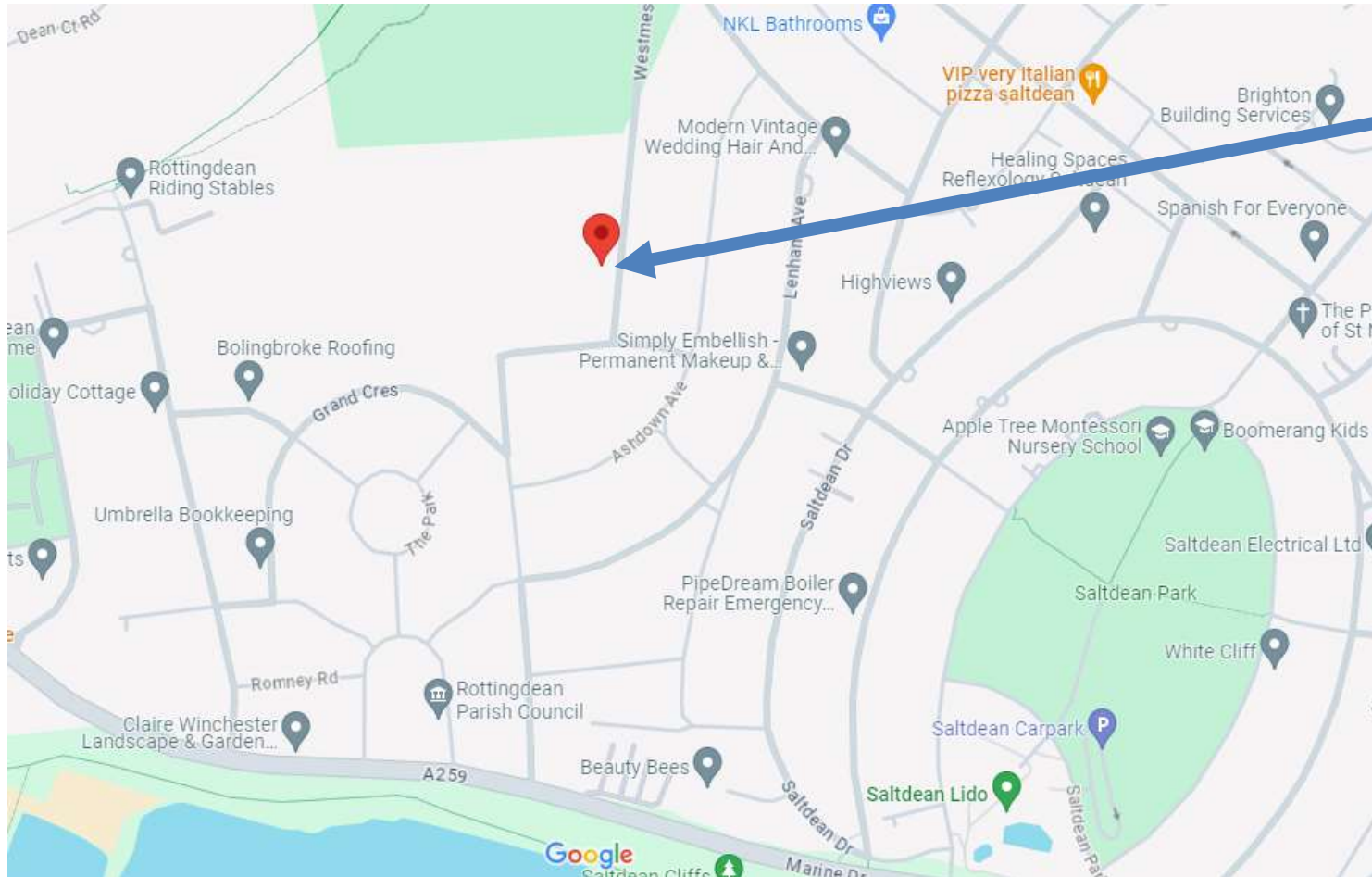
# Application Description

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- Demolition of existing dwelling and erection of two storey replacement dwelling (C3) (part retrospective).



# Map of application site

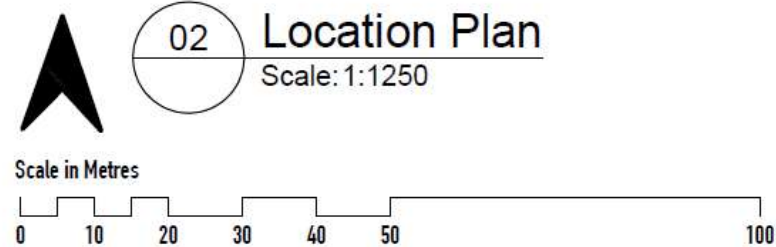


Site



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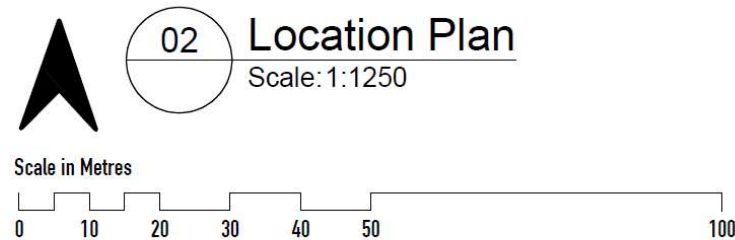
# Existing Location Plan



182

001 B

# Proposed Location Plan



02 Location Plan  
Scale: 1:1250



183

002 C



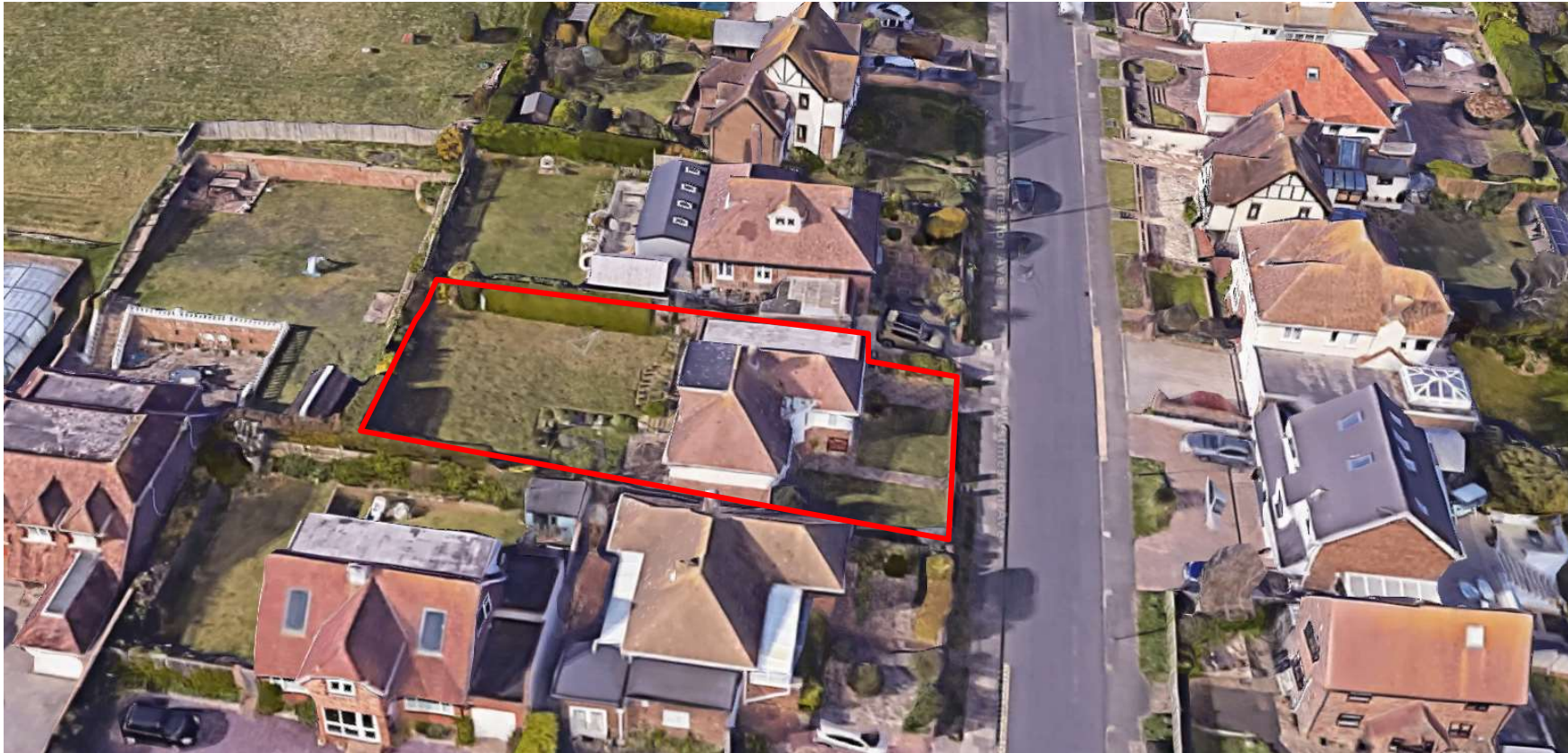
# Aerial photo of site (prior to demolition)



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# Aerial photo of site (prior to demolition)



# Aerial photo of site (prior to demolition)





# Street photo of site (prior to demolition)

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## **Boundary with No.1 (left) and No.5 (right) (prior to demolition of No.3)**

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## Rear Boundary with No.1 (left) and No.5 (right) (prior to demolition of No.3)



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## Rear views from No.3 first floor windows (prior to demolition)

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## Photo of site (Demolition completed and new build commenced)

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# Existing Block Plan



192

001 B





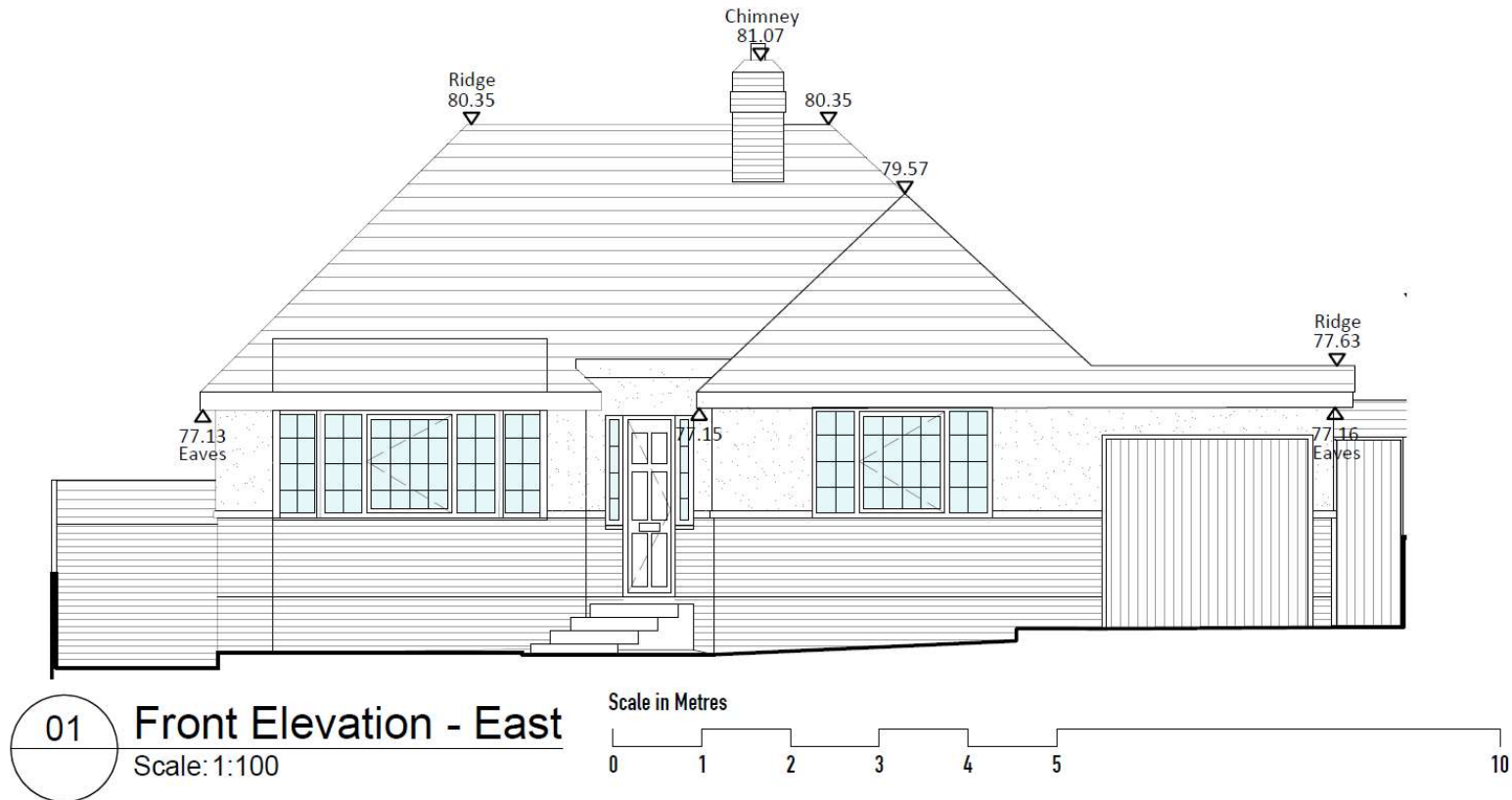
# Proposed Block Plan



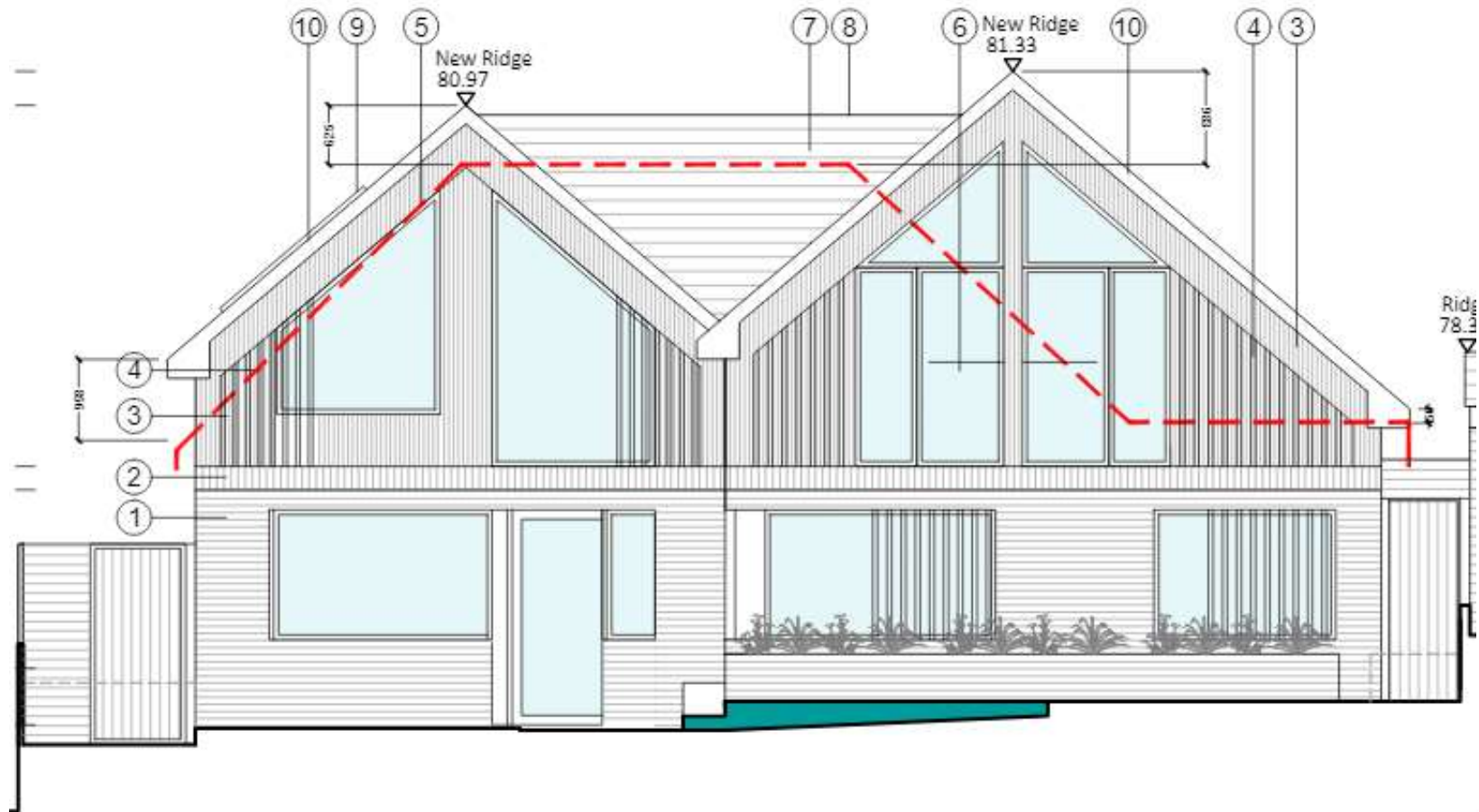
01 Block Plan  
Scale: 1:500



# Pre Existing Front Elevation



# Proposed Front (east) Elevation

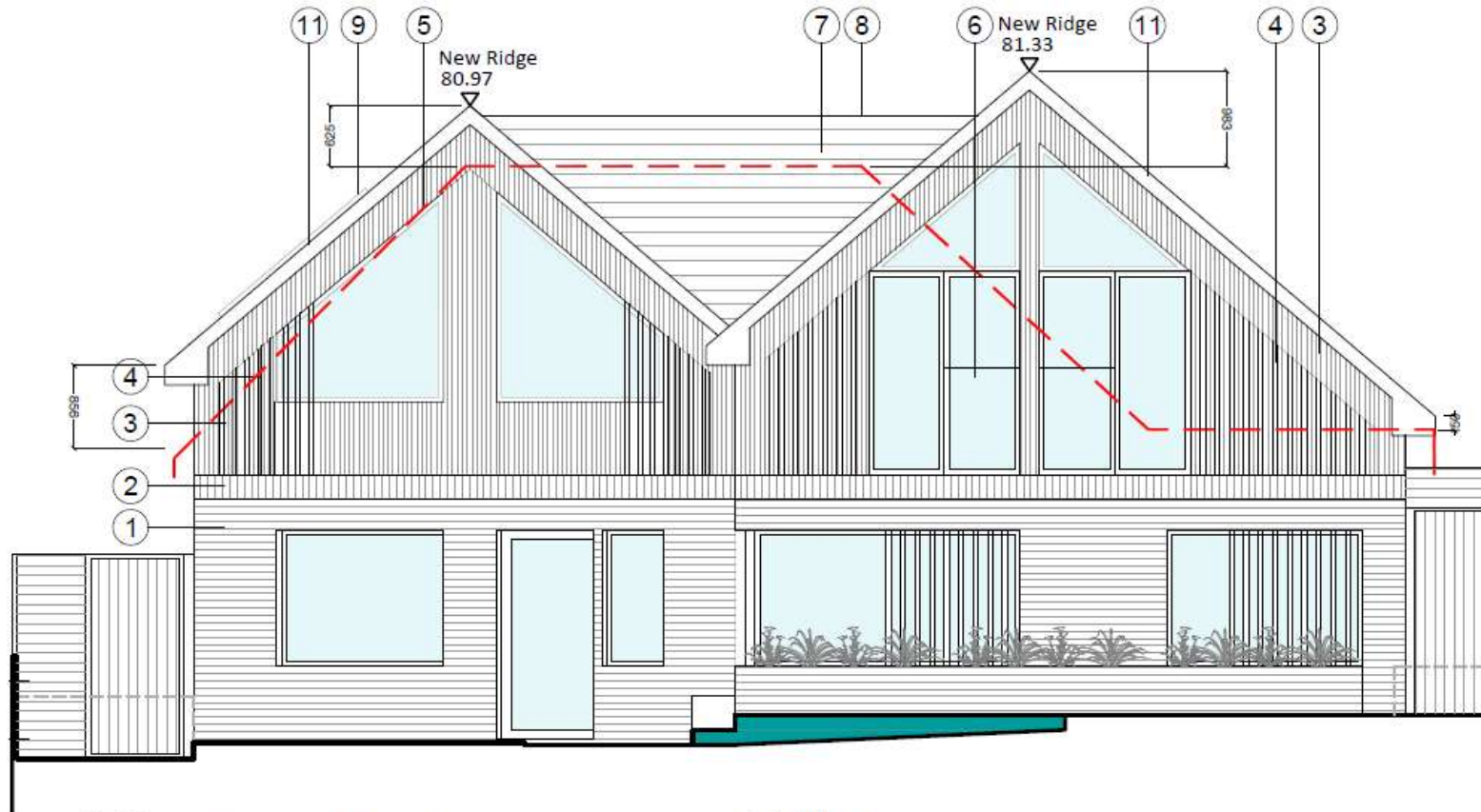


195

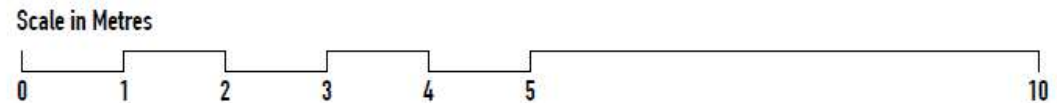
160G



# Previously approved Front Elevation (BH2023/02672)



01 Front Elevation - East  
Scale: 1:100



196

160 F

# Pre Existing Rear Elevation



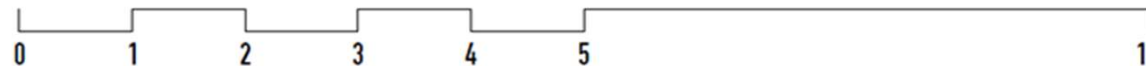
197

02

Rear Elevation - West

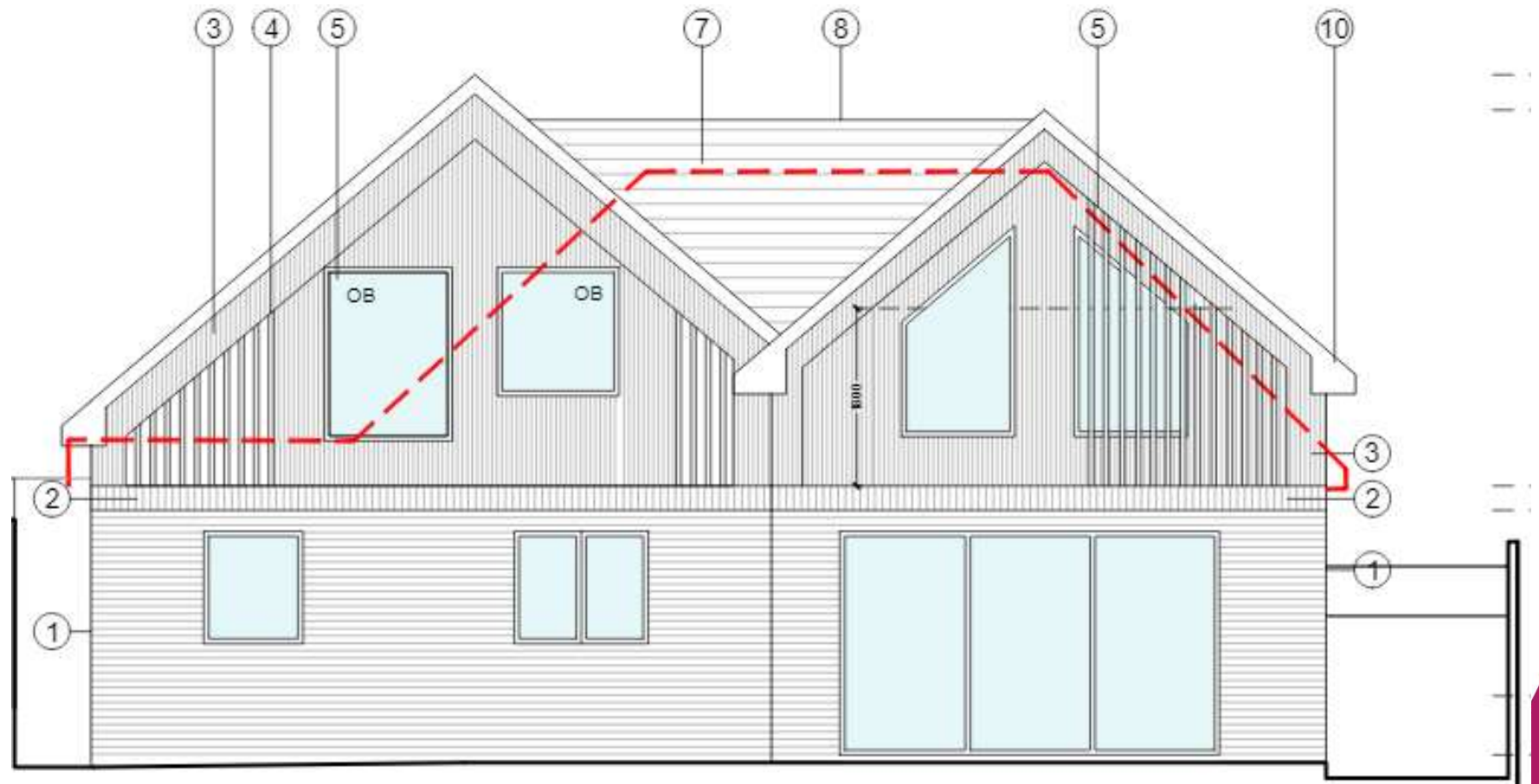
Scale: 1:100

Scale in Metres



ID

# Proposed Rear (west) Elevation



198

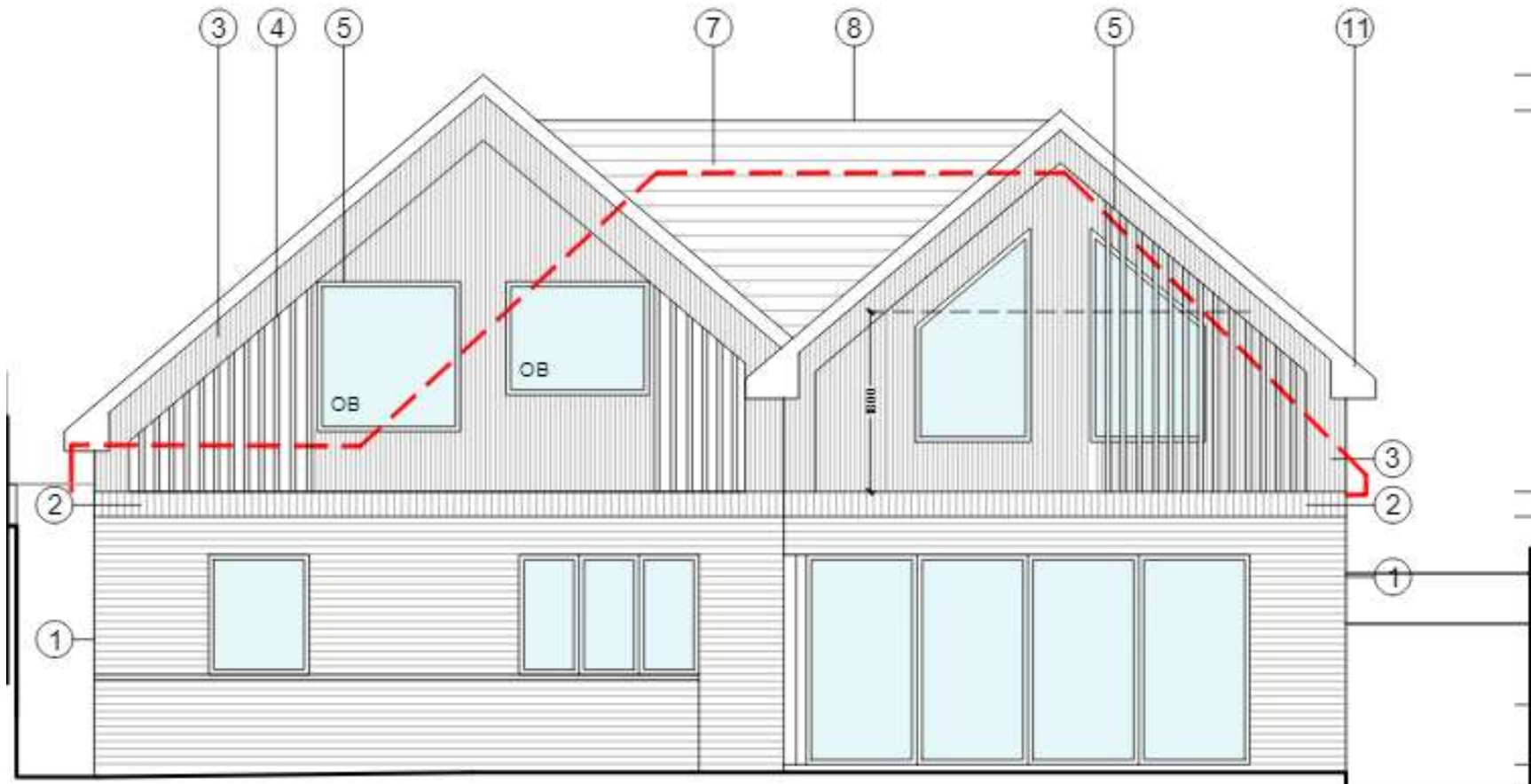
160 G



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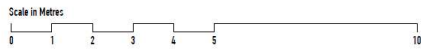
# Previously Approved Rear Elevation (BH2023/02672)



# Pre Existing Contextual Front Elevation



01 Front Elevation - East  
Scale: 1:100

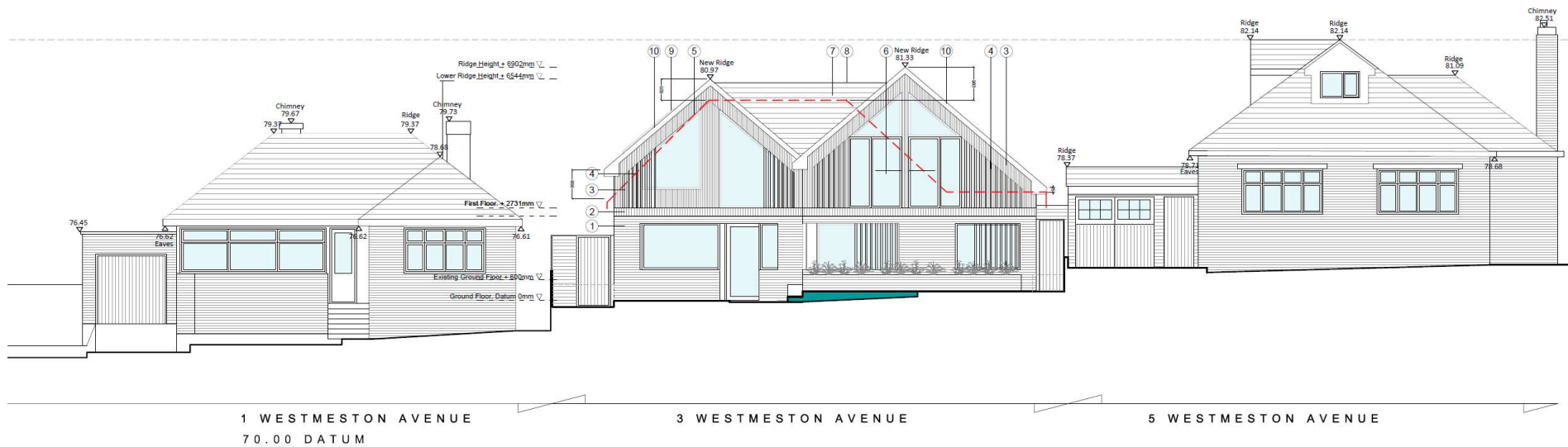


060 B



# Proposed Contextual Front Elevation

201



01 Front Elevation - East  
Scale: 1:100



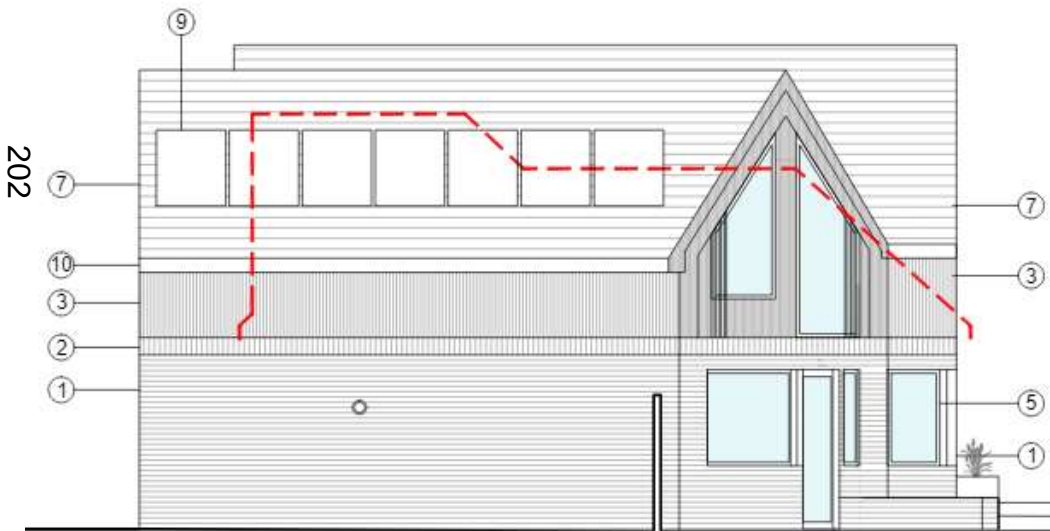
160 G



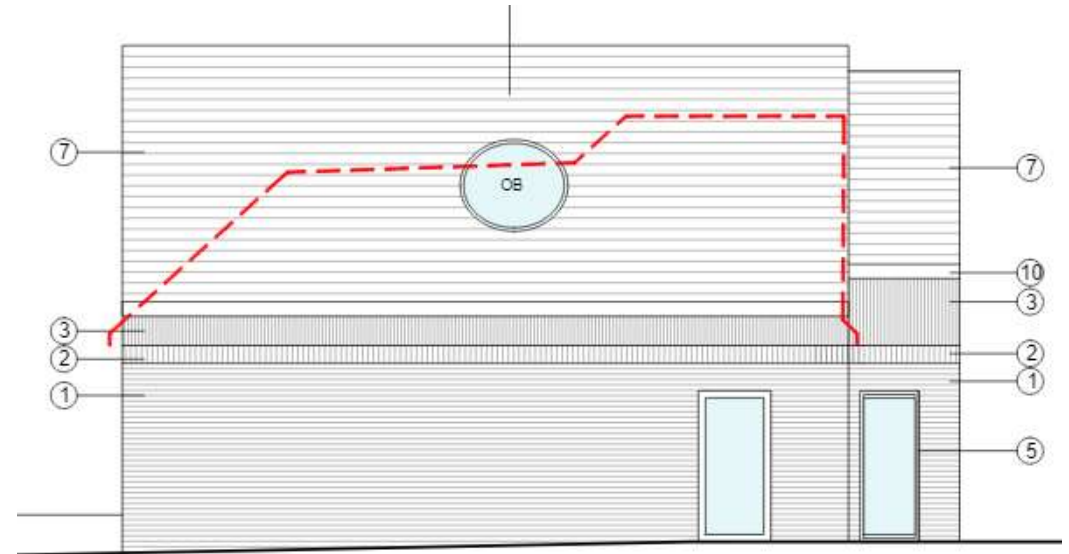


# Proposed Elevations

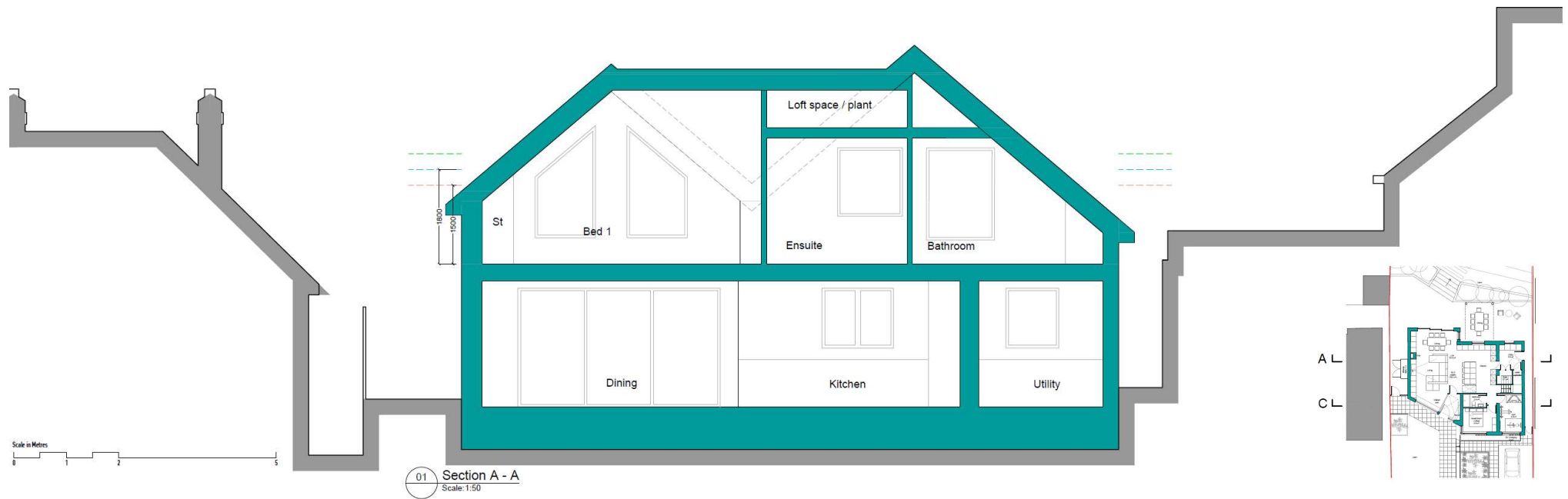
## South Elevation



## North Elevation

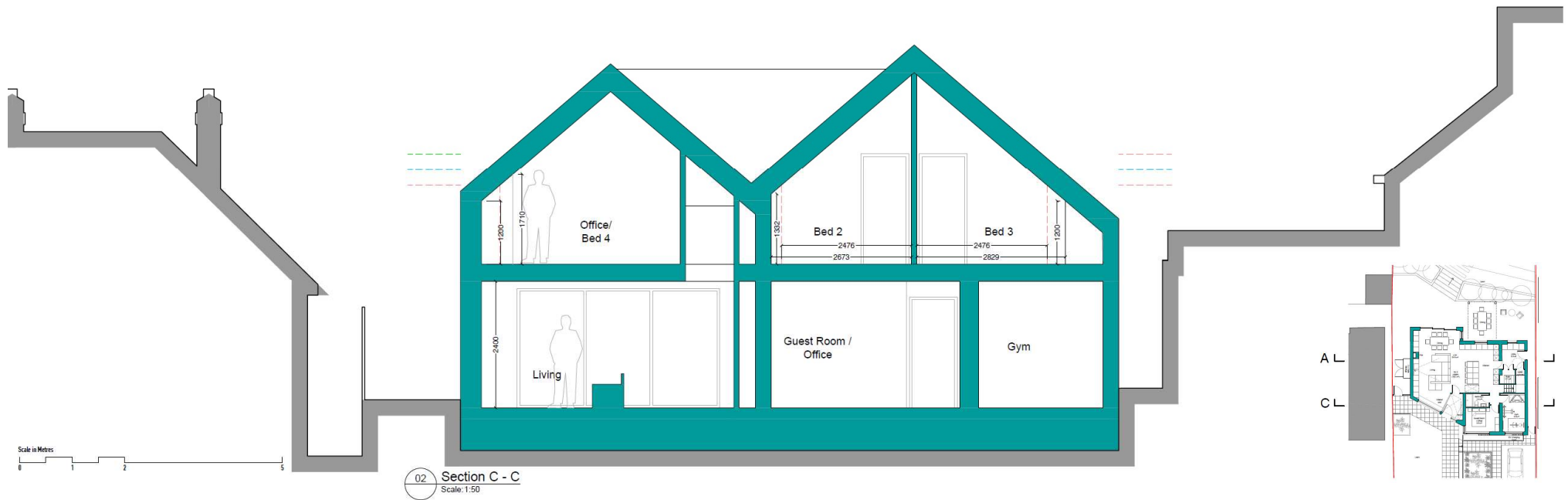


# Proposed Site Section(s)



170 C

# Proposed Site Section(s)



170 C



# Proposed Visual Front (east)



205

ID

# Proposed Visuals Front (east)

206

02 Visual of proposal, looking North  
Scale: N/S



03 View of proposal, looking South  
Scale: N/S



# Representations

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## Six (6) Objections:

- Noise
- Overdevelopment - too close to boundary
- Unacceptable height
- Overshadowing / loss of daylight – light survey incorrect as not in accordance with plans
- Foundations deeper, but height the same
- Not a modular build
- Contrary to planning permission: not as per plans, different materials, bungalow demolished, have affected trees/hedges, no demolition notice served, have continued work despite Enforcement Notice;
- Damage to fences from works
- No party wall agreement in place
- Different materials are being used from those approved
- Concern re boundary walls and overlooking
- Damage to the highway from works



# Representations

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Two (2) representations in support:

- Good design
- No increased overlooking from rear window
- No landscaping was required as part of the previous application
- Broken pavement slabs would be replaced
- Build is not modular
- There is no visual difference between brick slips and bricks
- The applicant has carried out significant consultation with neighbours
- Applicant is being treated unfairly by neighbours

# Key Considerations in the Application

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- Design and appearance
- Impact on amenity of neighbouring properties
- The principle of the provision of a modernised house on this site has already been agreed through the grant of the previous permission (ref. BH2023/02672)

# Conclusion and Planning Balance

- Demolition of existing bungalow and the appearance of the new dwelling would not cause any significant harm to area - contemporary design in a street with varying designs.
- Impact on neighbours acceptable: no significant increase in overlooking, loss of daylight and outlook minimal.

**Recommend: Approval**