

211

West House, 34B Preston Park Avenue

BH2024/00077



Brighton & Hove
City Council

Application Description

Erection of first floor extension stepped back from building boundary and the installation of PV solar panels to roof.



Brighton & Hove
City Council

Existing and Proposed Location Plan



213

001 B



Aerial photo of site



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City Council

3D Aerial photo of site



Brighton & Hove
City Council

Street photos of site



Photos taken from Preston Park Avenue

Other photos of site



Existing view from west
(taken from submitted Design and
Access Statement)



Site visit photo – facing east

Other photos of site



Existing view from West, taken from the Design and Access Statement

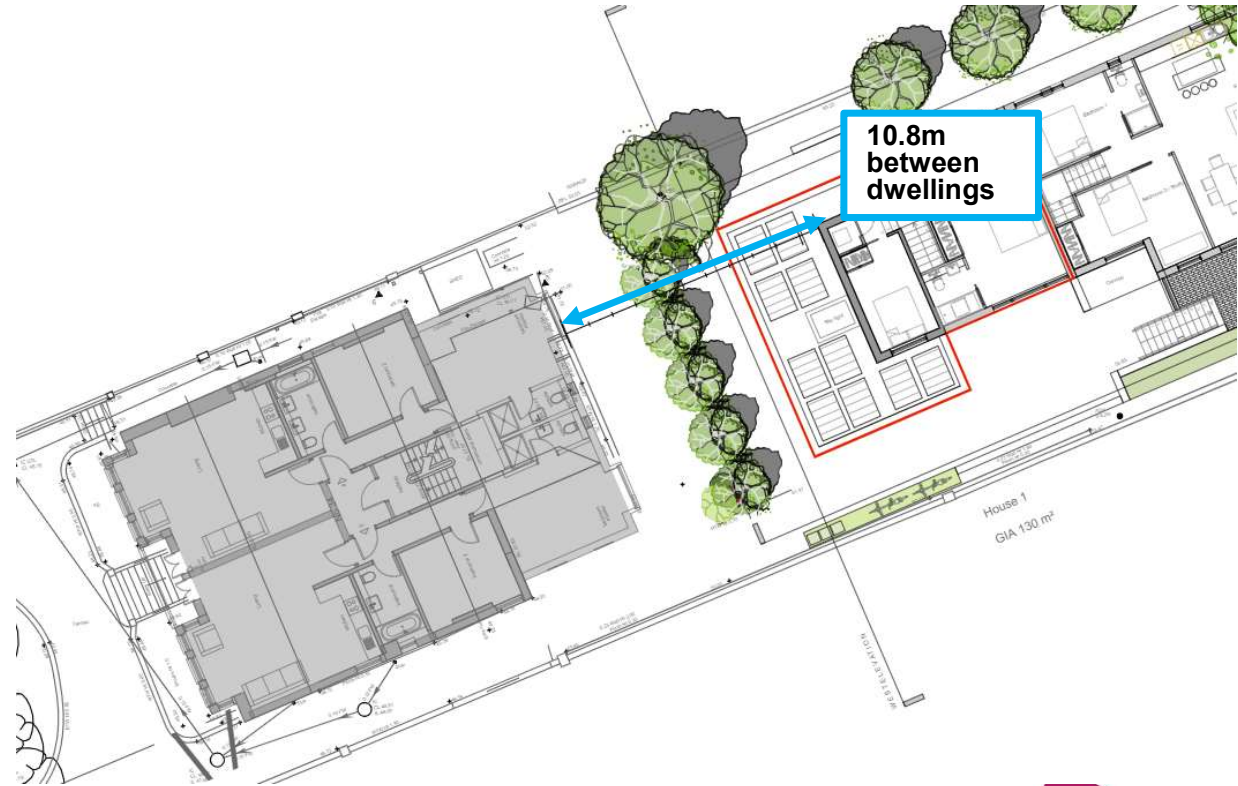


Views from existing southern elevation window



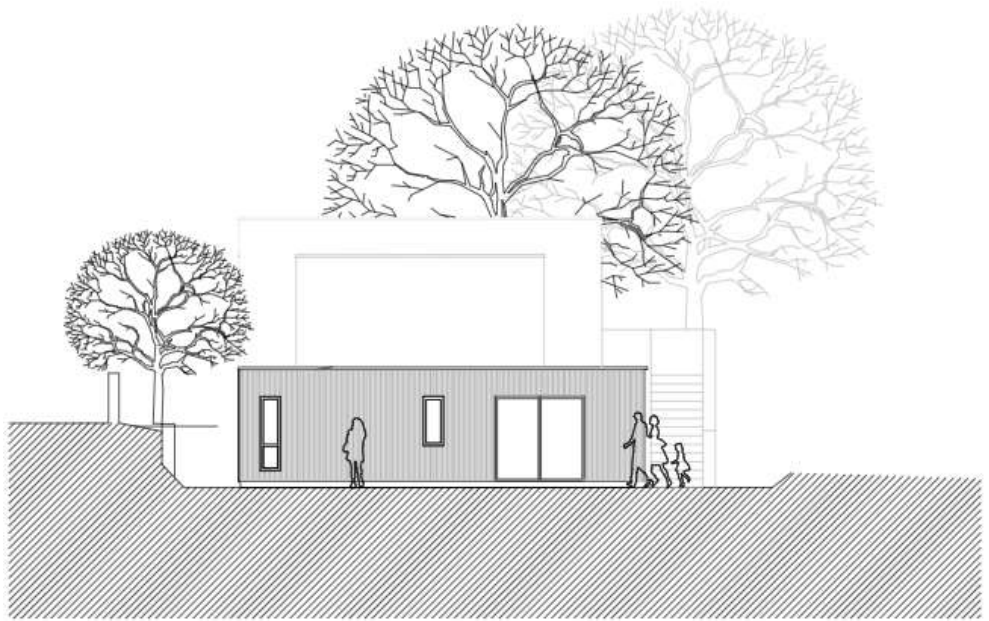
Brighton & Hove
City Council

Relationship between no. 34 and no.34B

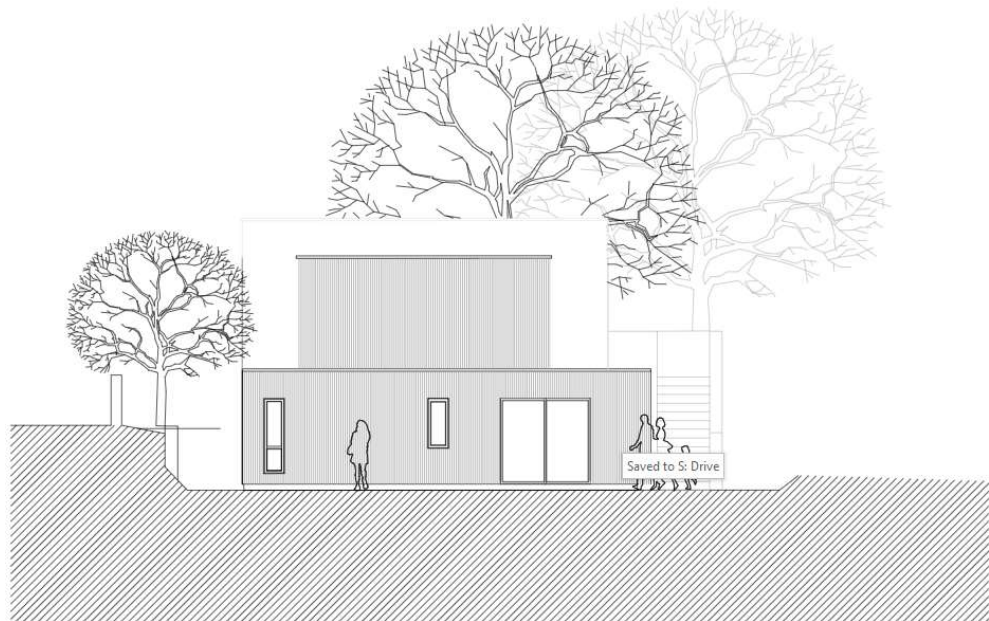


Existing and Proposed West Elevation

220



Existing



Proposed

A004-017-C and 007 B



Existing and Proposed South Elevation



Existing



Proposed

A004-018-C and 008 B

Existing and Proposed North Elevation



Existing



Proposed

222

A004-019-C and 009 B

Existing and Proposed First Floor Plan



Existing



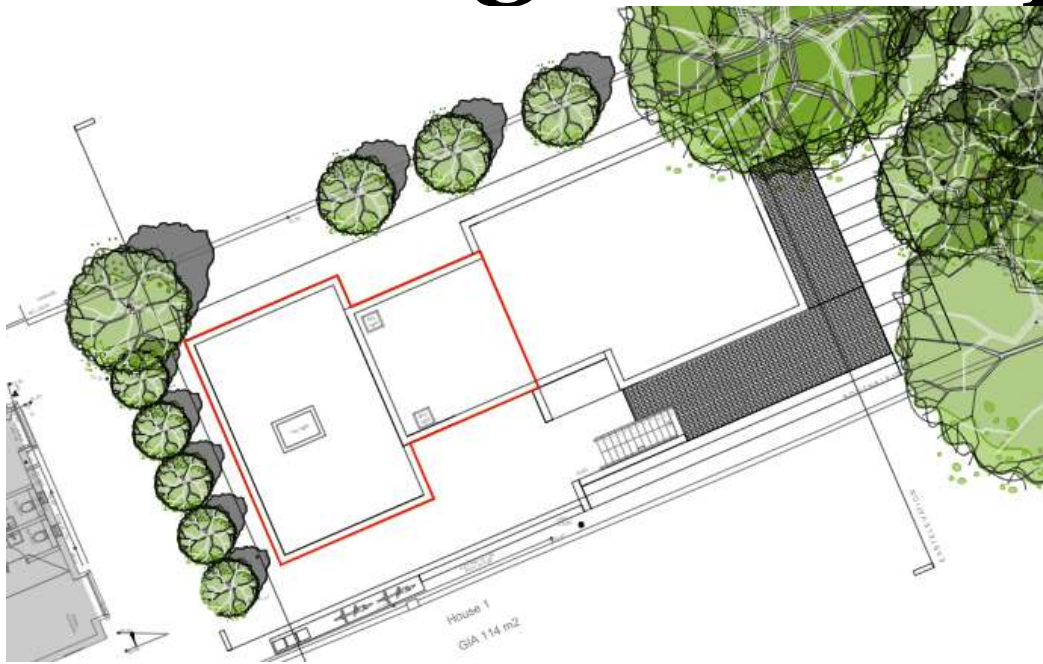
Proposed

Please note no.34B is the property within the red line

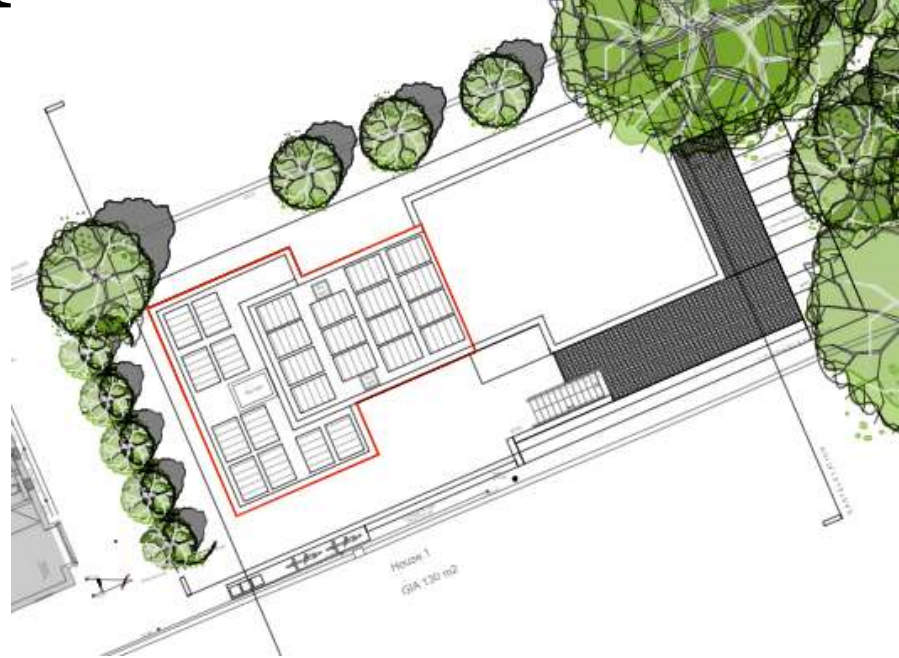
A004-015-C and 005 B



Existing and Proposed Roof Plan



Existing



Proposed

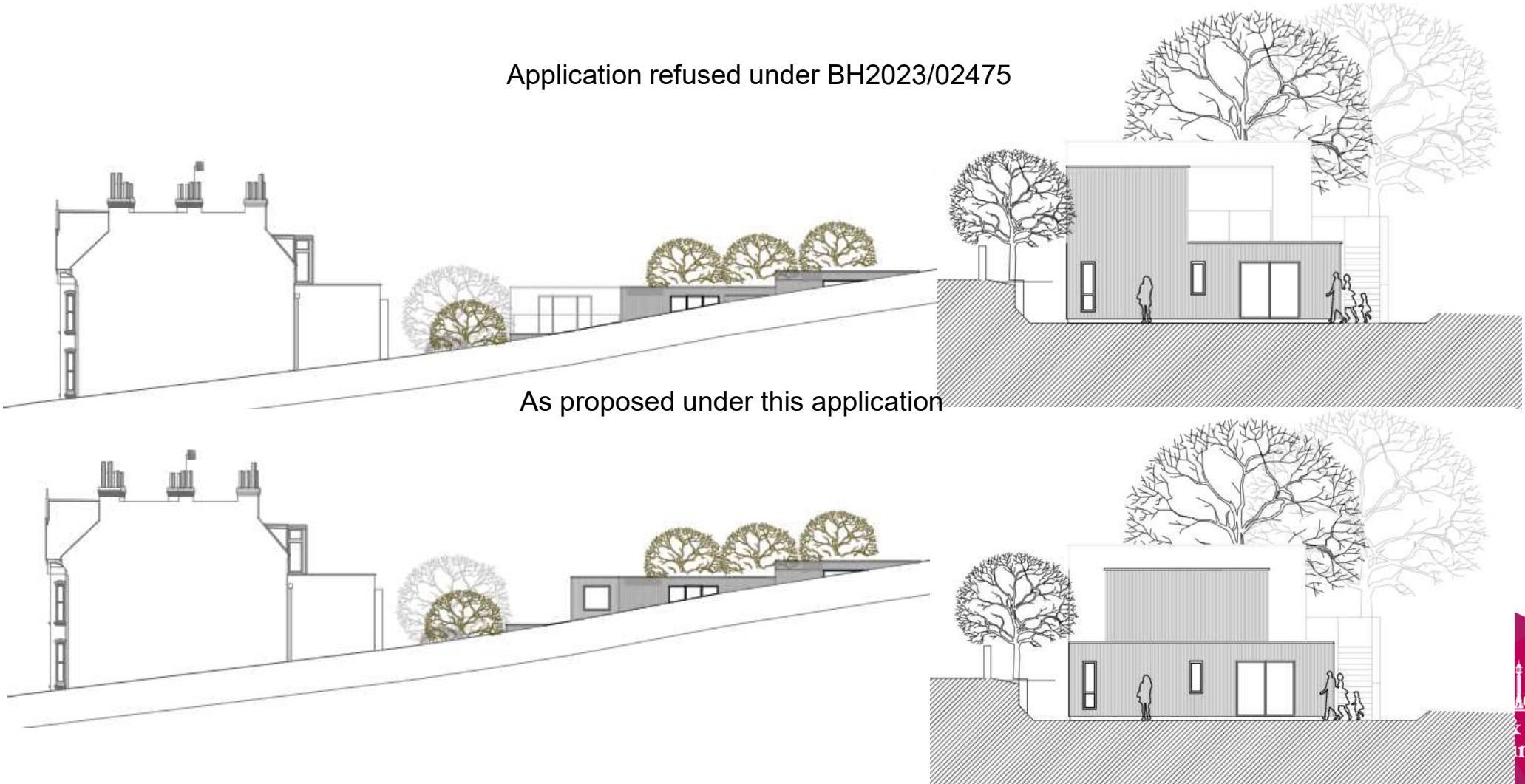
A004-016-C and 006 B

Refused Scheme and Current: Elevations

Application refused under BH2023/02475

As proposed under this application

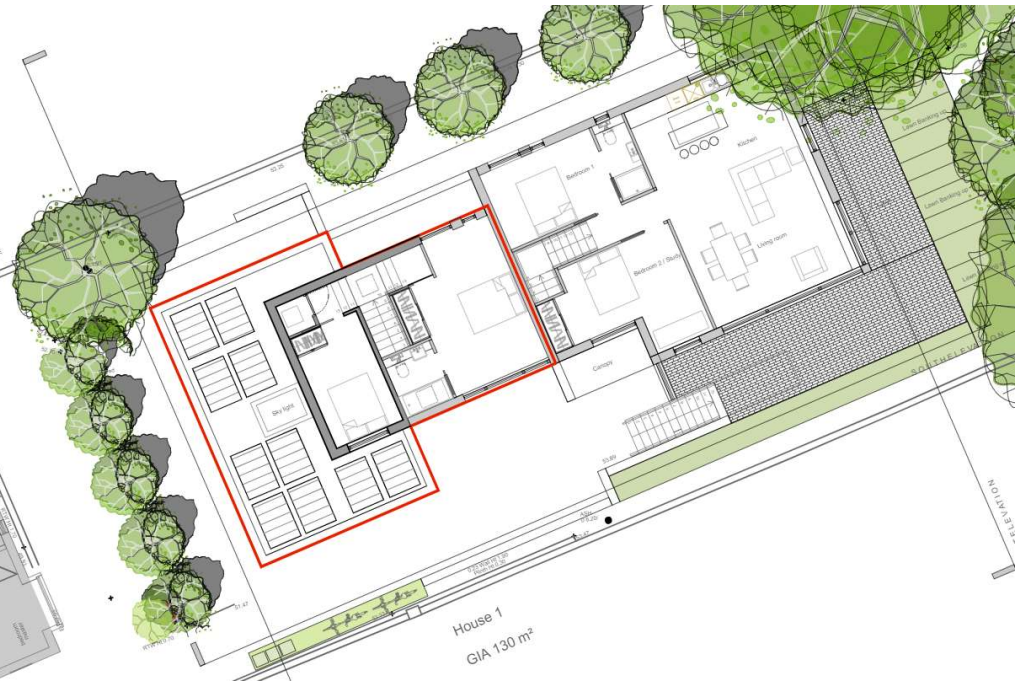
225



Refused Scheme & Proposed Scheme: Floor Plans



Application refused under BH2023/02475



Proposed

First floor plans

Representations

Seven (7) objections have been received raising the following material planning issues:

- Poor design, including inappropriate height and overdevelopment.
- Impact on neighbouring amenity including, overlooking, overshadowing and the impacts caused by noise.
- Detrimental impact on the conservation area.
- Detrimental impact on a wildlife corridor.
- Additional traffic.
- Close proximity of the proposal to the boundary.

Key Considerations in the Application

- Impact on neighbouring amenity.
- Impact on the conservation area.
- Design and appearance.
- Biodiversity and Trees.

Conclusion and Planning Balance

- The proposed development is considered to be acceptable in terms of appearance and the impacts it is anticipated to have on the amenities of local residents.
- Materials and biodiversity enhancement have been secured by condition.
- **Recommendation: Approve**

