

# 10 Tumulus Road

**BH2024/00243**

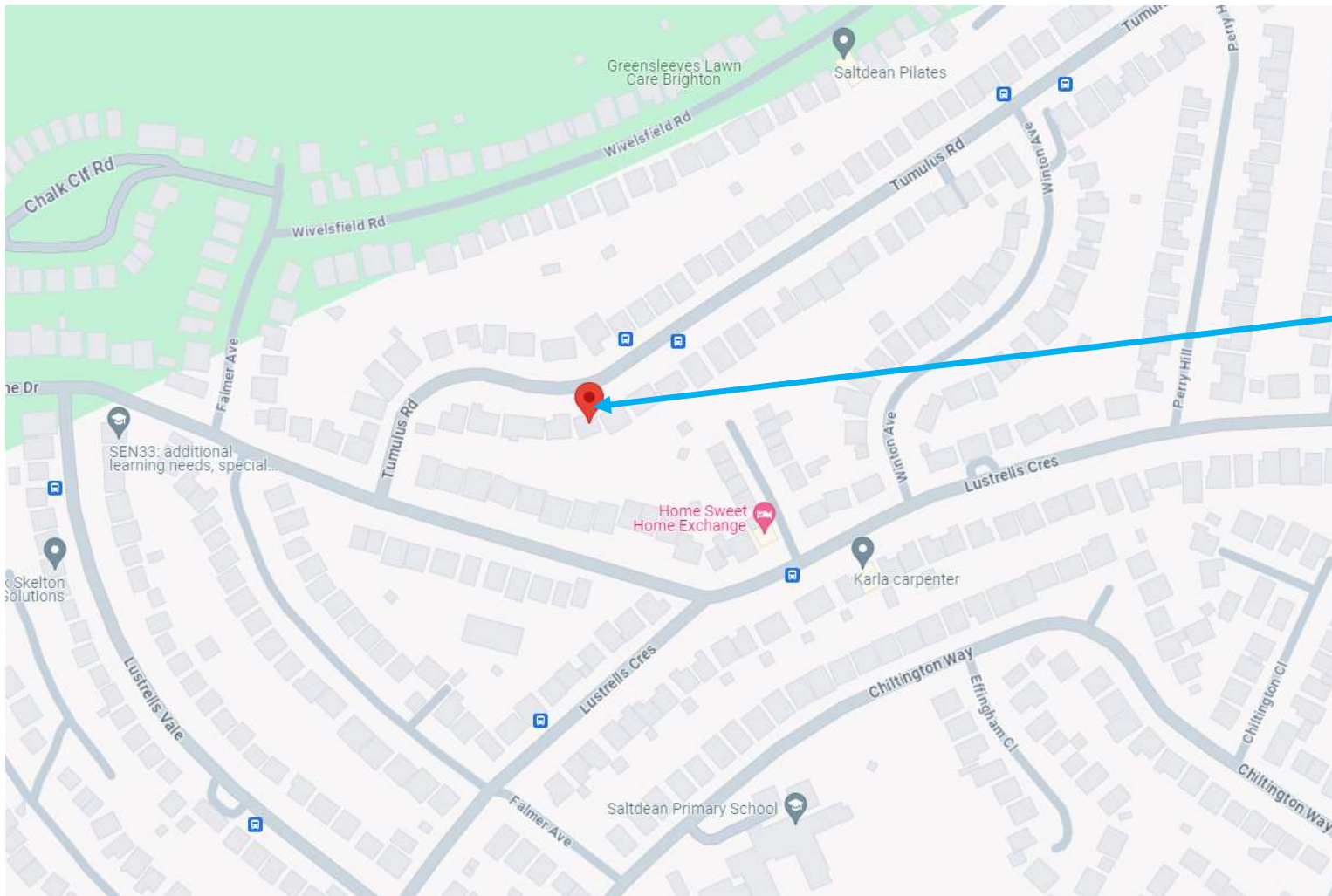


**Brighton & Hove  
City Council**

# Application Description

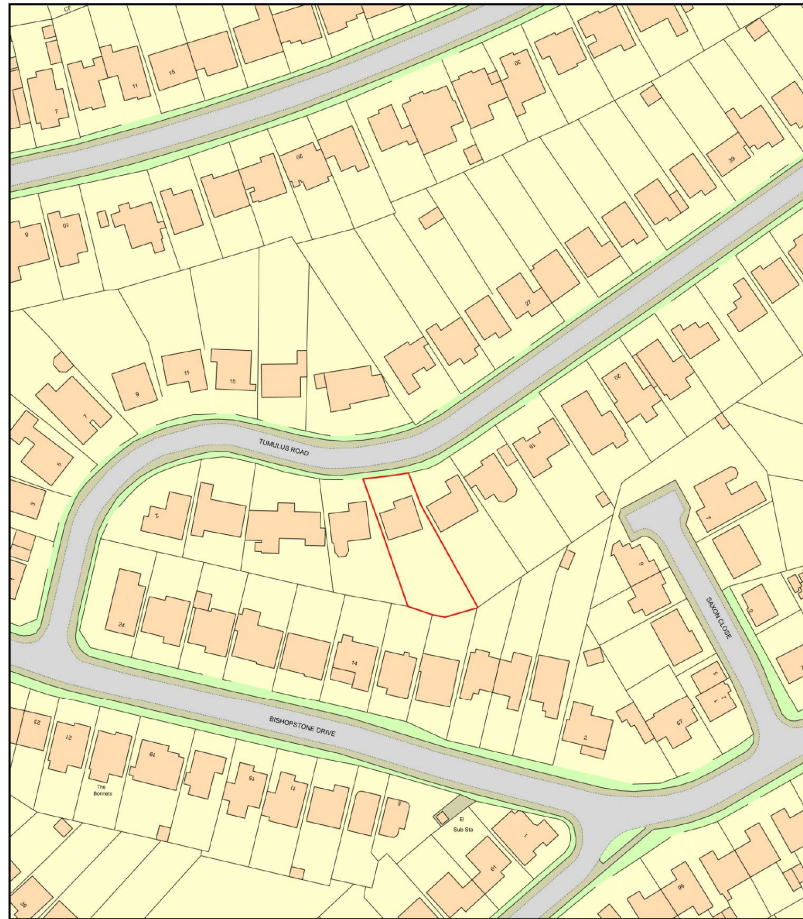
- Erection of front porch, installation of first floor Juliet balcony to rear, and alterations to fenestration. Roof alterations incorporating raising of ridge height, installation of rear dormer and retiling of roof.

# Map of application site



Site

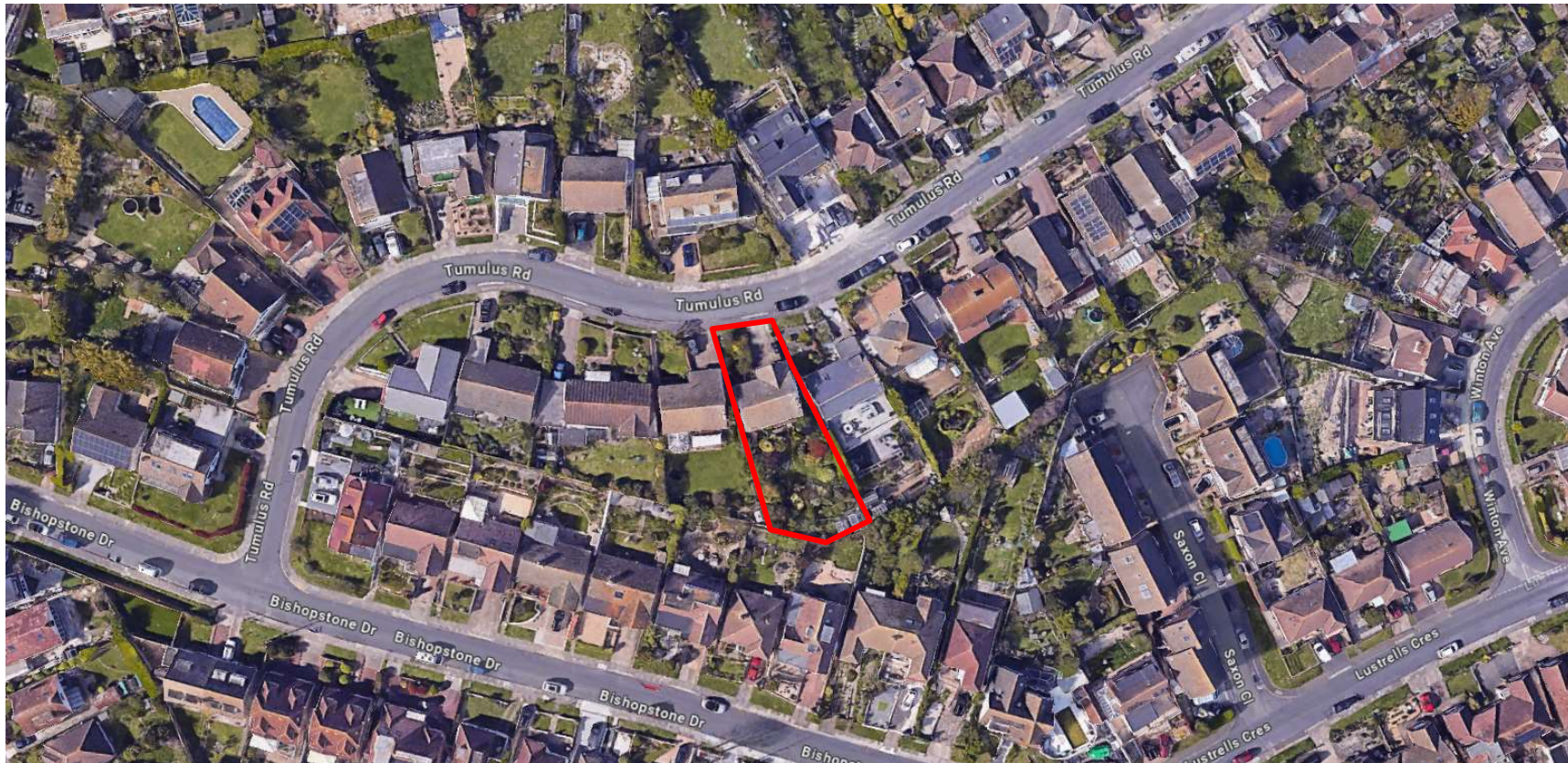
# Location Plan



0 50  
Metres



# Aerial View



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# 3D Aerial View



258

# Front Elevation

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# Rear Elevation

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# Towards No.8 Tumulus Road (facing west)

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# Towards No.12 Tumulus Road (facing east)

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# Existing Rear Balcony



# Views From Balcony



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# Views From Balcony

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# Views From Balcony

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# Views From Balcony

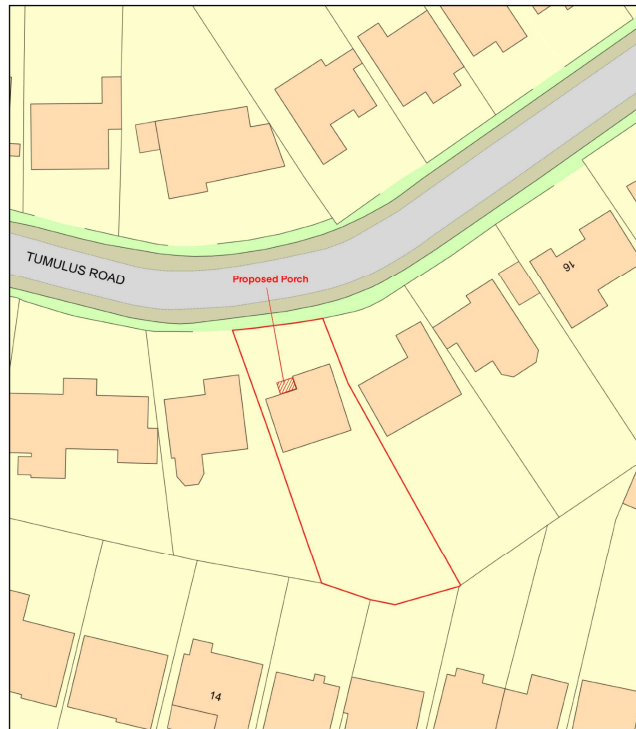
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# Proposed Block Plan

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268

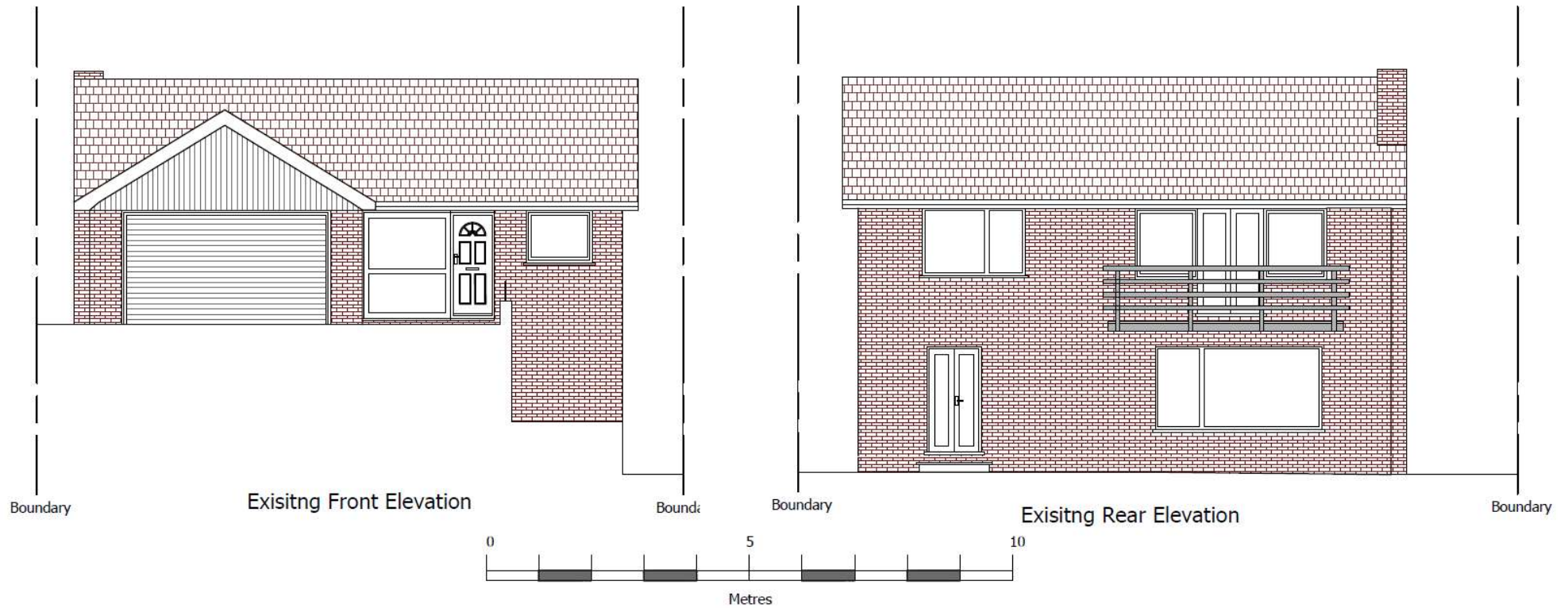
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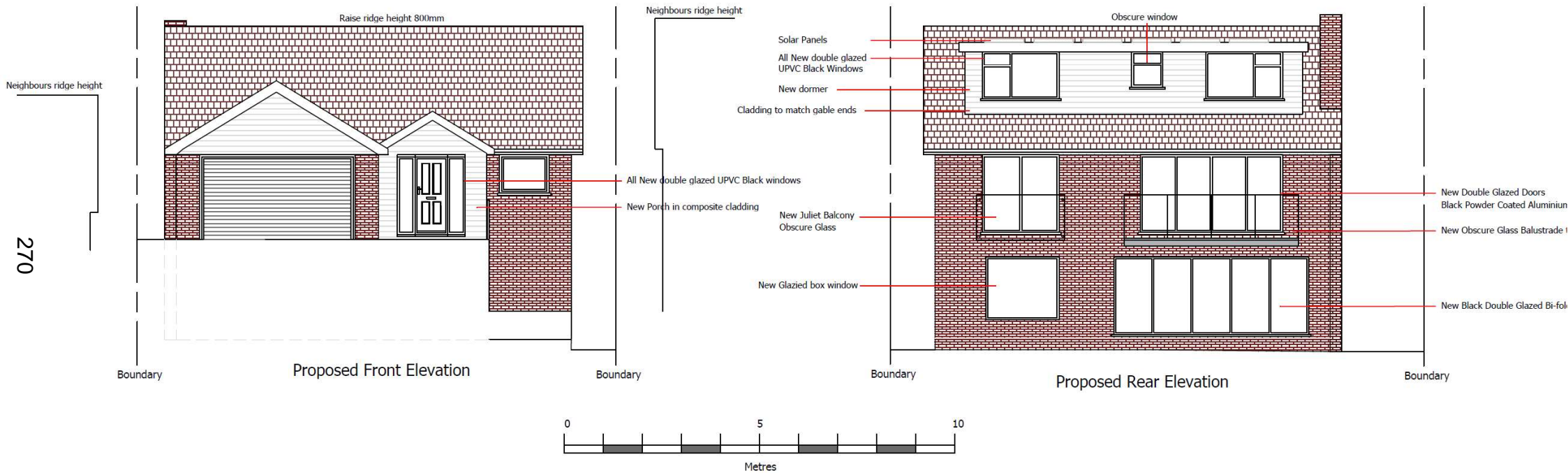
# Existing Elevations

269



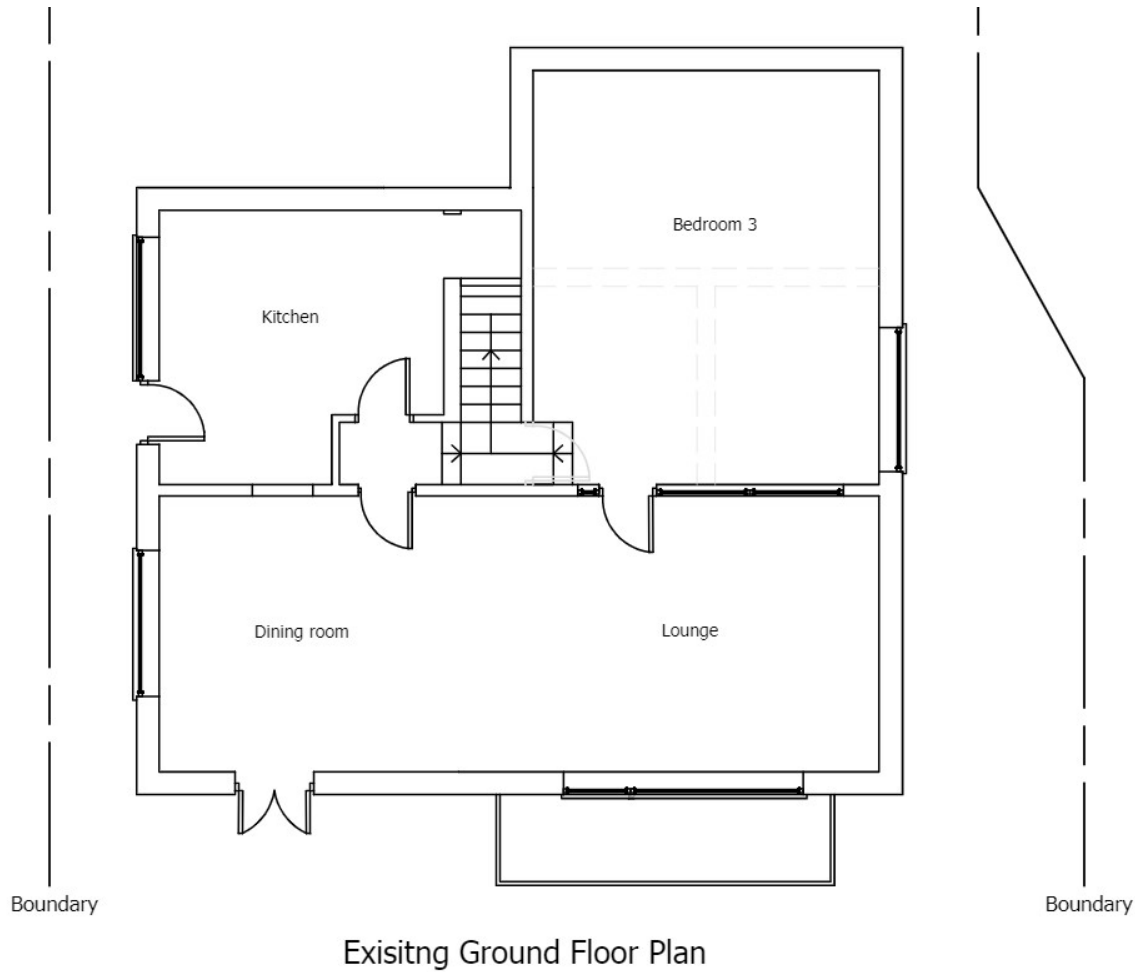
TR-002

# Proposed Elevations



TR-005 B

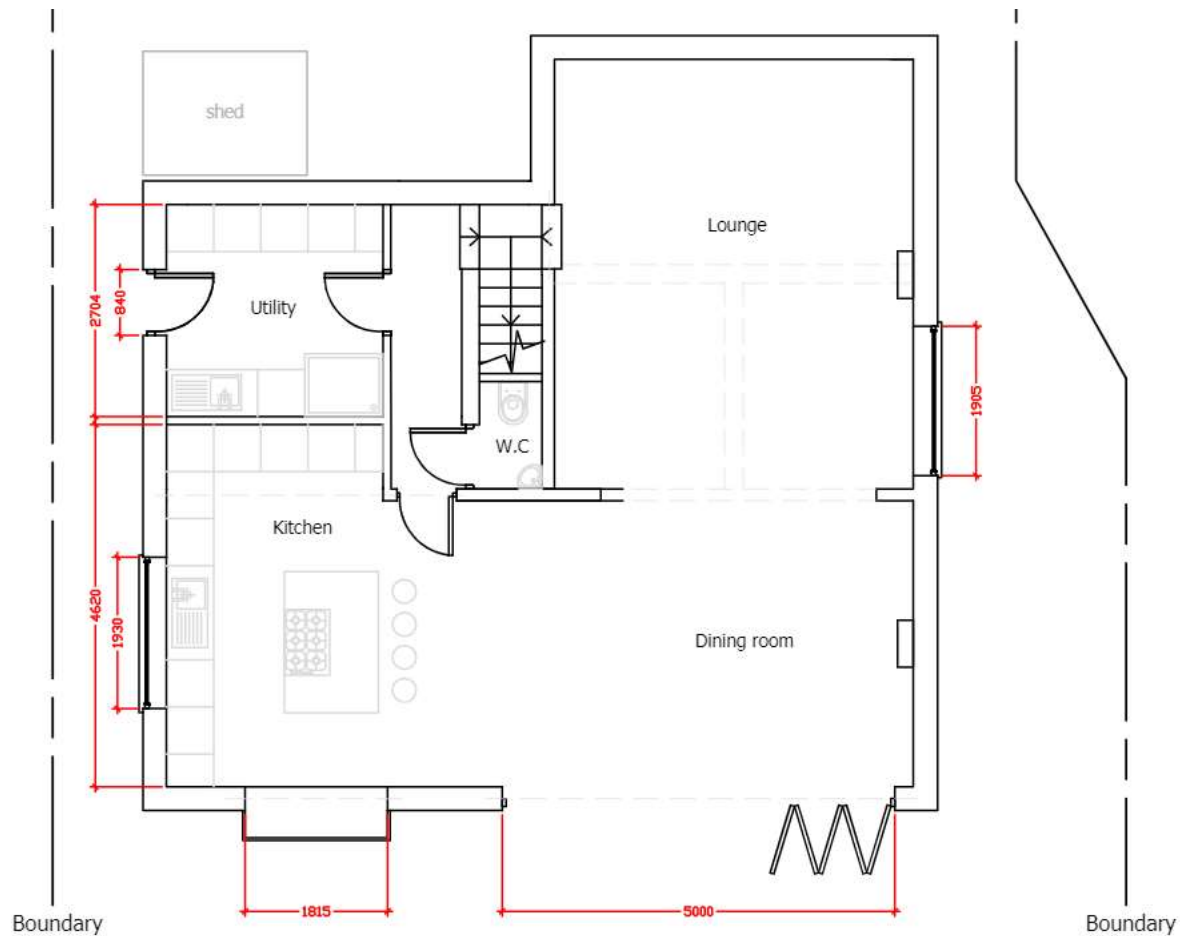
# Existing Ground Floor Plan



271

TR-001

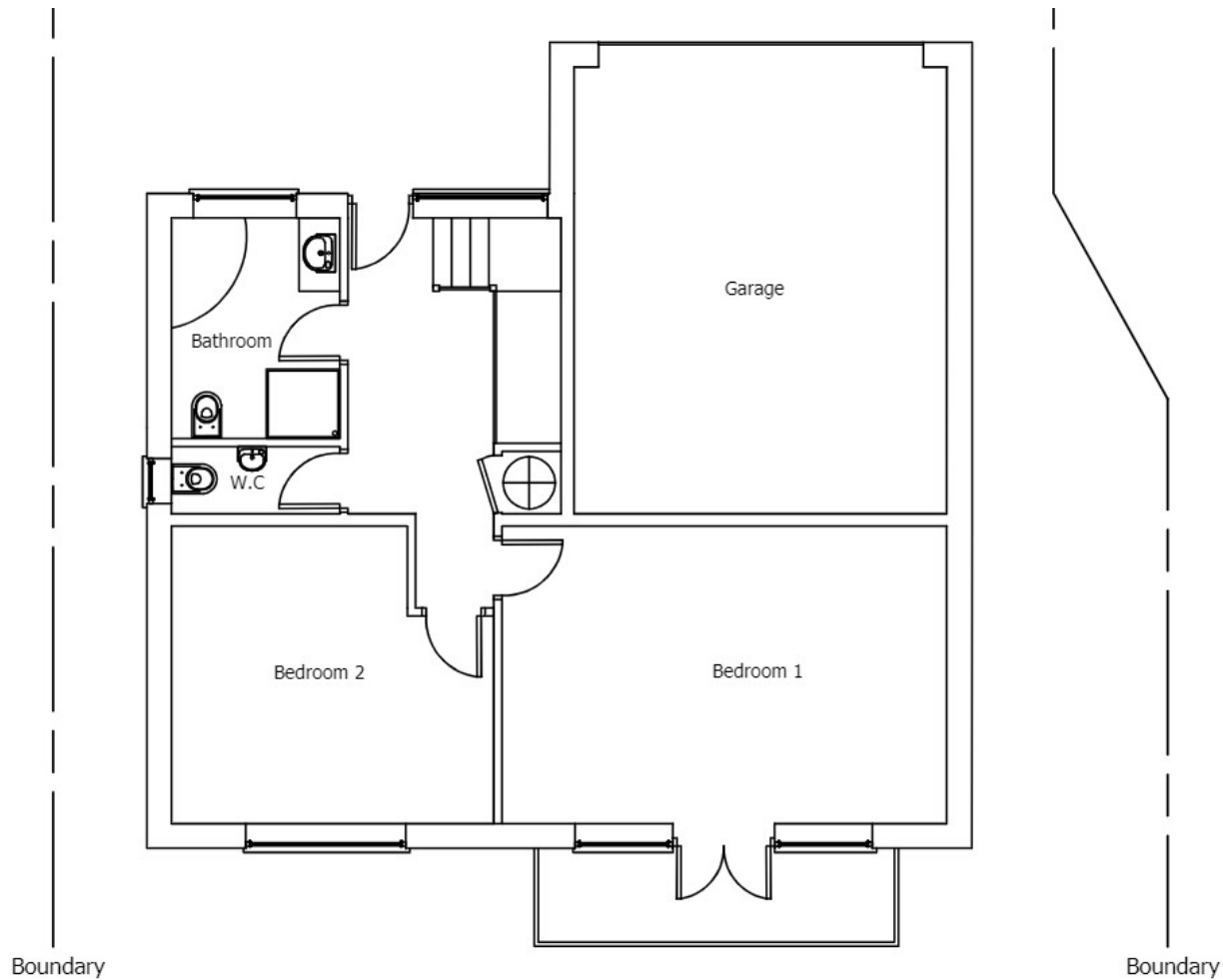
# Proposed Ground Floor Plan



Proposed Ground Floor Plan

TR-003

# Existing First Floor Plan



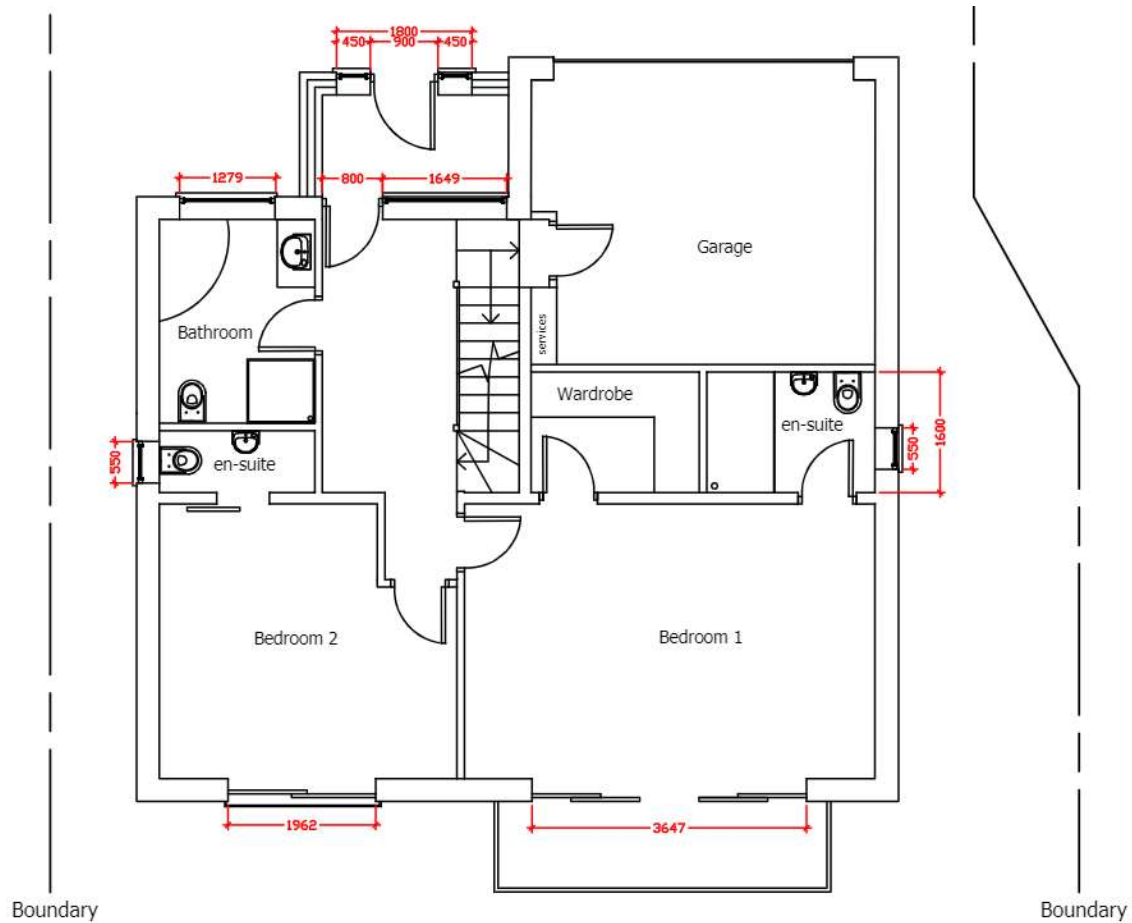
Existing 1st Floor Plan

273

TR-001



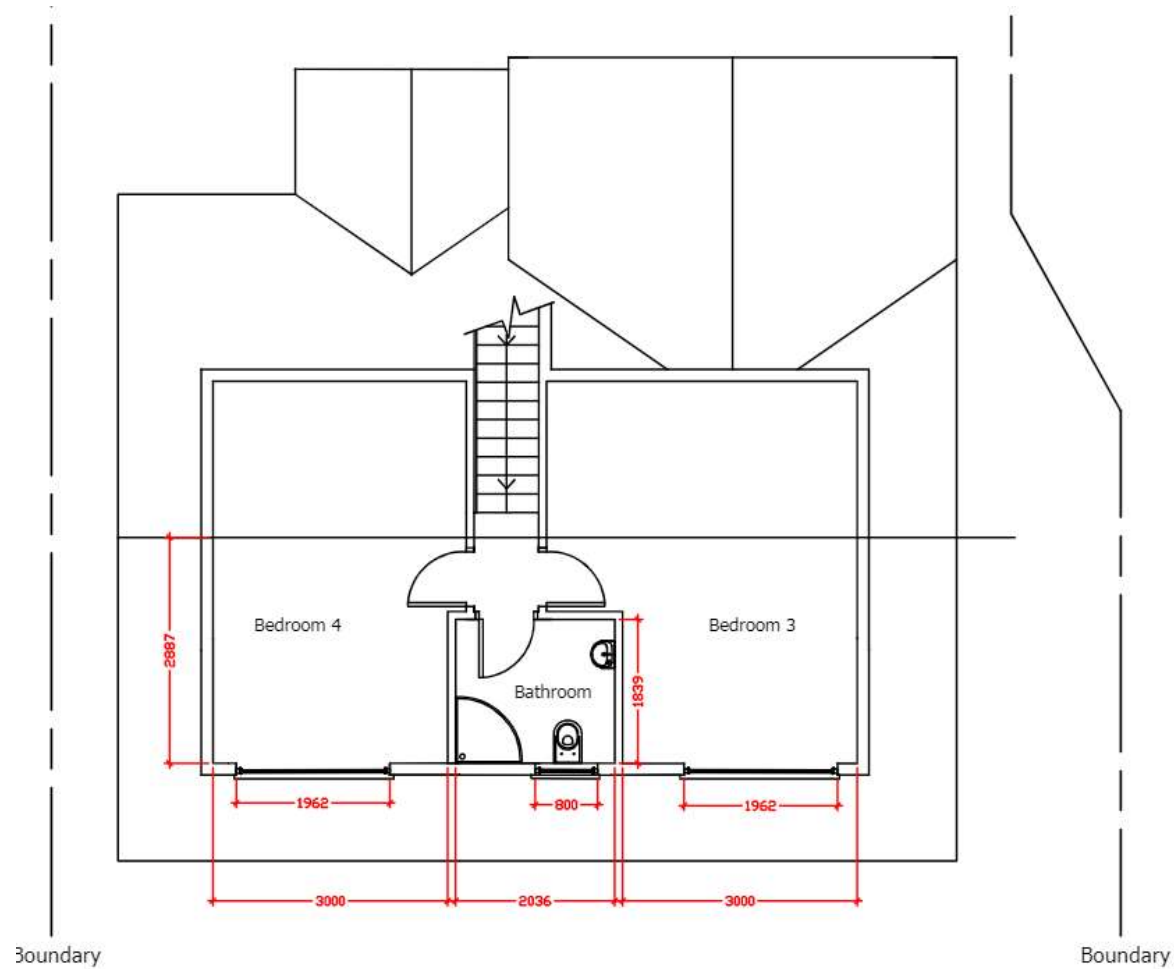
# Proposed First Floor Plan



Proposed 1st Floor Plan

TR-003

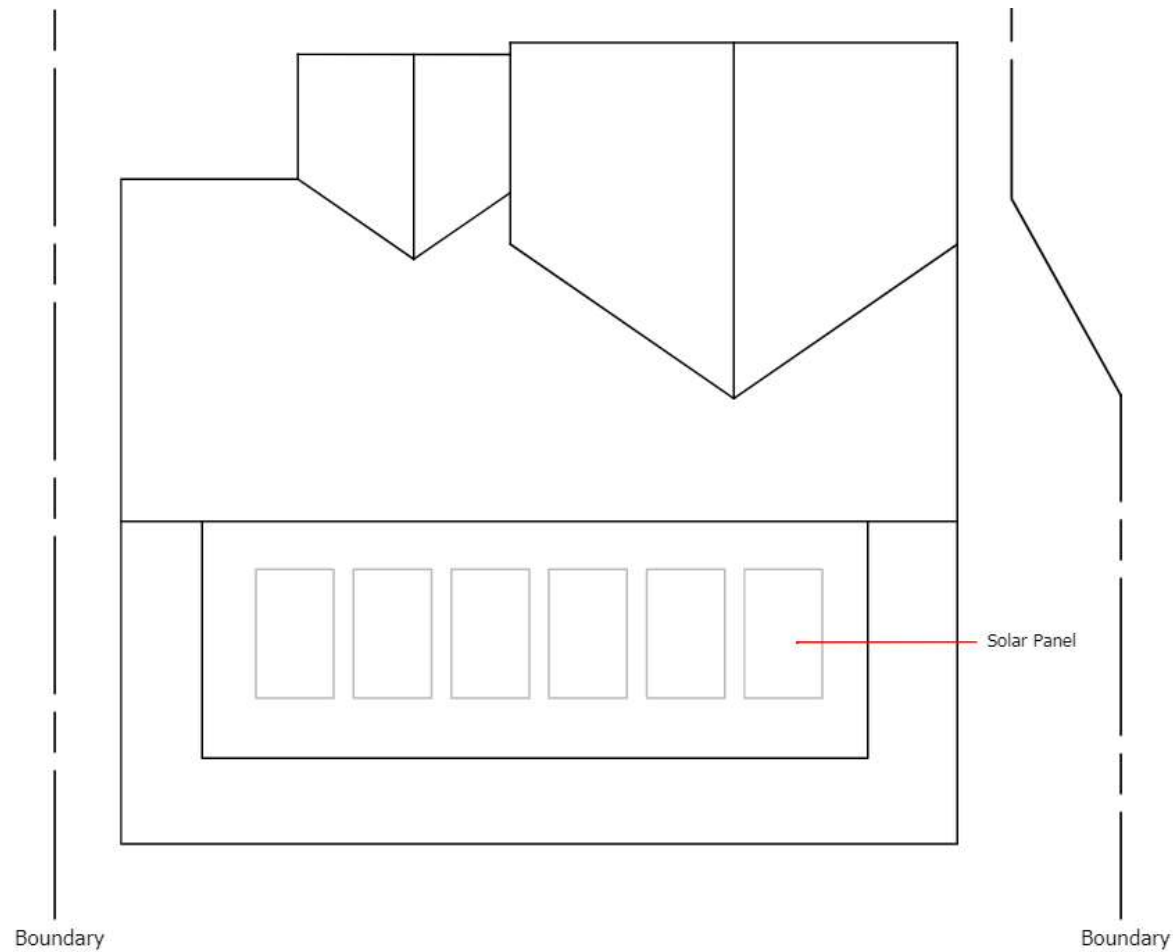
# Proposed Second Floor Plan



Proposed 2nd Floor Plan

TR-004

# Proposed Roof Plan



Boundary

Boundary

Proposed Roof Plan



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# Representations

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## Six (6) Objections

- Inappropriate Height Overshadowing
- Out of keeping
- Privacy concerns/overlooking
- Restriction of view
- Detrimental effect on property value
- Poor design
- Overbearing
- Residential Amenity
- Poor thermal management

Following amendment, reconsultation has been undertaken to 6 May. Any additional representations will be provided on the Late List or verbally for the Planning Committee.

# **Key Considerations in the Application**

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- Design and appearance
- Impact on amenity
- Biodiversity
- Standard of accomodation

# Conclusion and Planning Balance

- Following amendments to the design of the proposal, the proposed extensions and alterations are considered suitable additions to the host building that would not significantly harm its appearance or that of the wider area.
- The proposal is considered acceptable in terms of impact on residential amenity.
- The application is recommended for **Approval**, subject to condition.

