

# 22 Eley Crescent

**BH2023/03111**



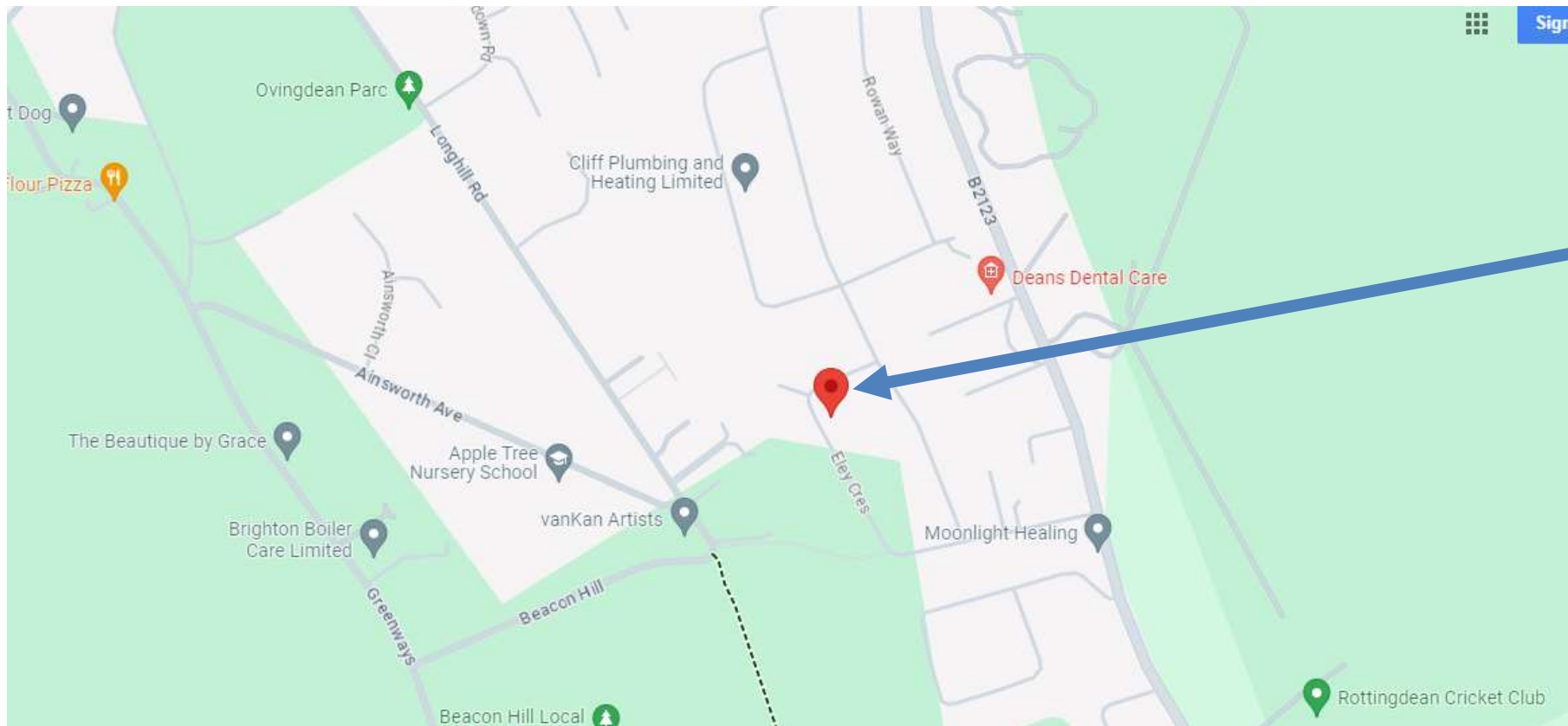
**Brighton & Hove  
City Council**

# Application Description

---

- Roof alterations to include hip to gable roof extensions, front rooflight and rear dormer, erection of single storey rear extension with rooflights, conversion of existing garage to habitable space, revised fenestration and associated works. (Part-retrospective)

# Map of application site



Site

# Existing Location Plan



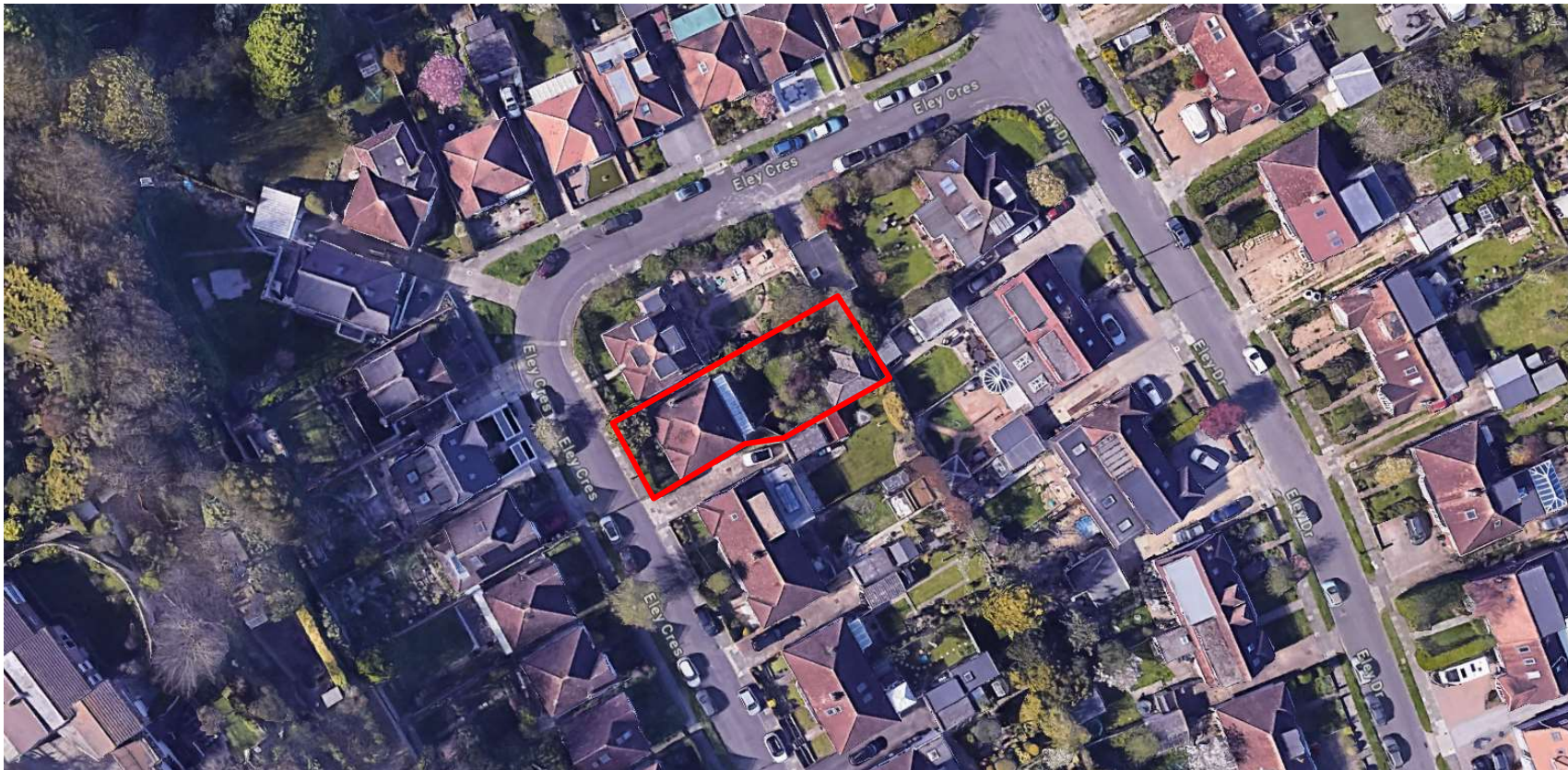
**Location Plan**  
**Scale: 1:1250**





# Aerial photo of site

---



Brighton & Hove  
City Council



# 3D Aerial photo of site

---



Brighton & Hove  
City Council

# Front Elevation: Shared Driveway with 20 Eley Crescent



20 Eley  
Crescent



**brighton & Hove**  
City Council



# Rear Elevation/Ground works started



Brighton & Hove  
City Council



# Northern (Side) Elevation from Front

---

24 Eley Crescent



Brighton & Hove  
City Council

# Towards no. 20 Eley Crescent



Brighton & Hove  
City Council

# Other photos of site

---



291

PL1 D



# Existing Block Plan

---



**SITE AREA - 393.4m<sup>2</sup>**

**Block Plan**

**Scale: 1:500**



292

PL1 D



# Existing Elevations



**Existing South-West Elevation**  
**Scale: 1:100**



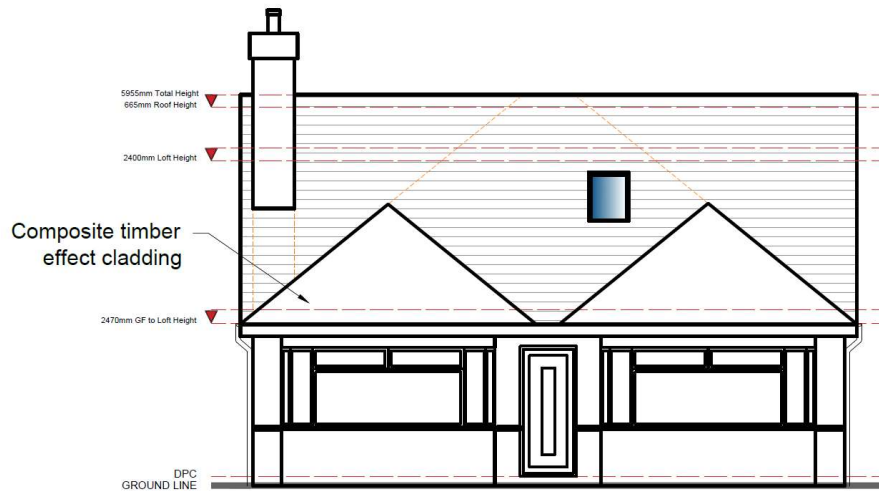
**Existing North-East Elevation**  
**Scale: 1:100**



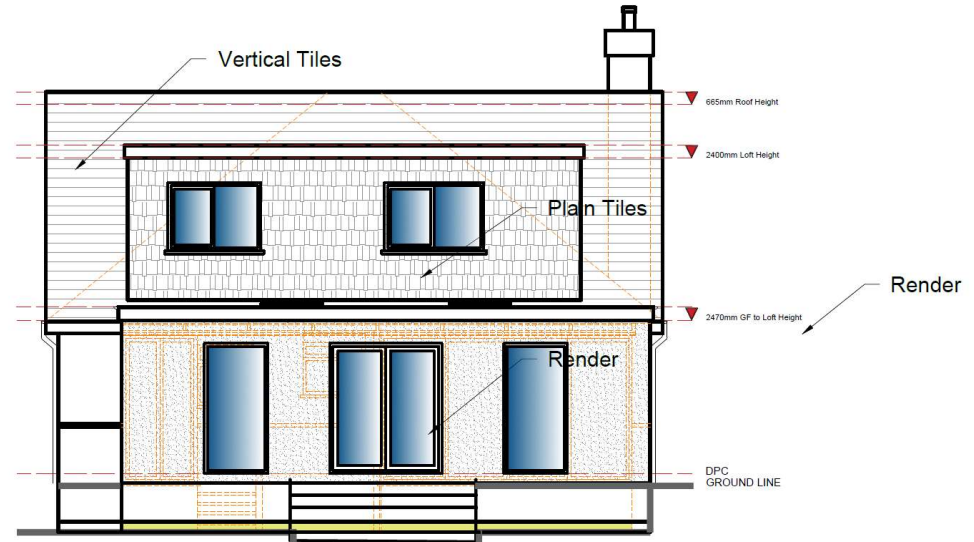
293

SY1

# Proposed Elevations



**Proposed South-West Elevation**  
Scale: 1:100



**Proposed North-East Elevation**  
Scale: 1:100



294

PL1 D

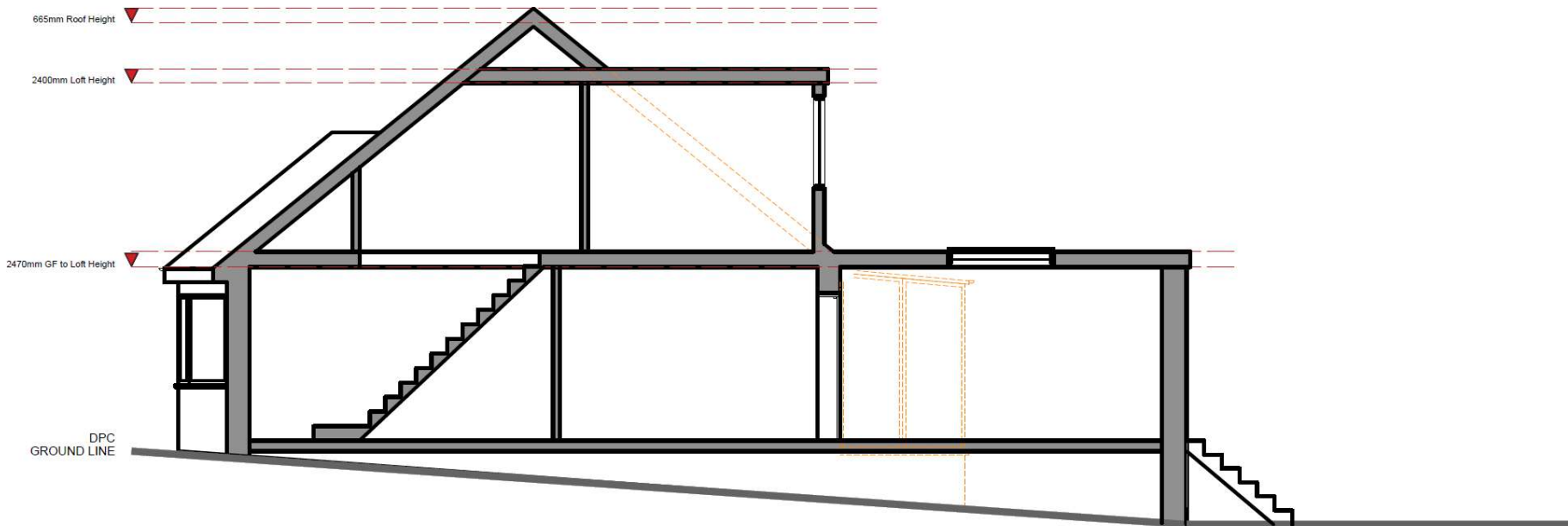


# Existing Site Section(s)



**Existing Section A-A**  
**Scale: 1:100**

# Proposed Site Section(s)



**Proposed Section A-A**  
**Scale: 1:100**

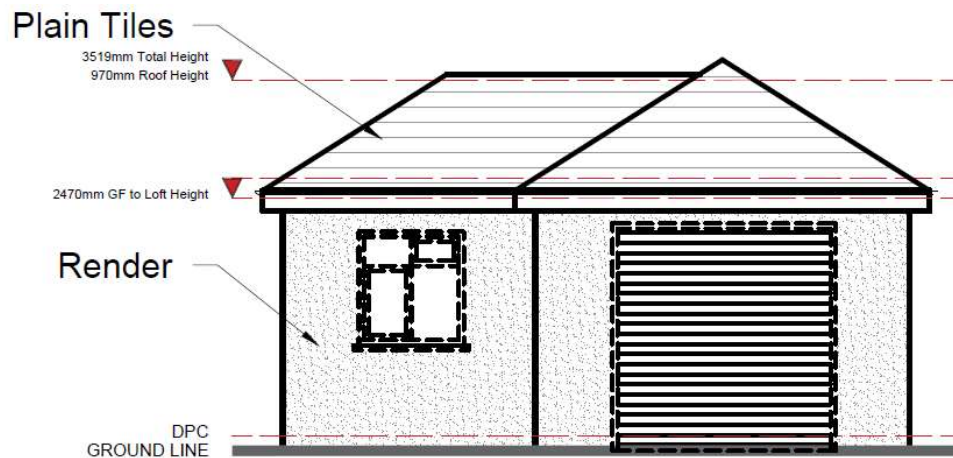


296

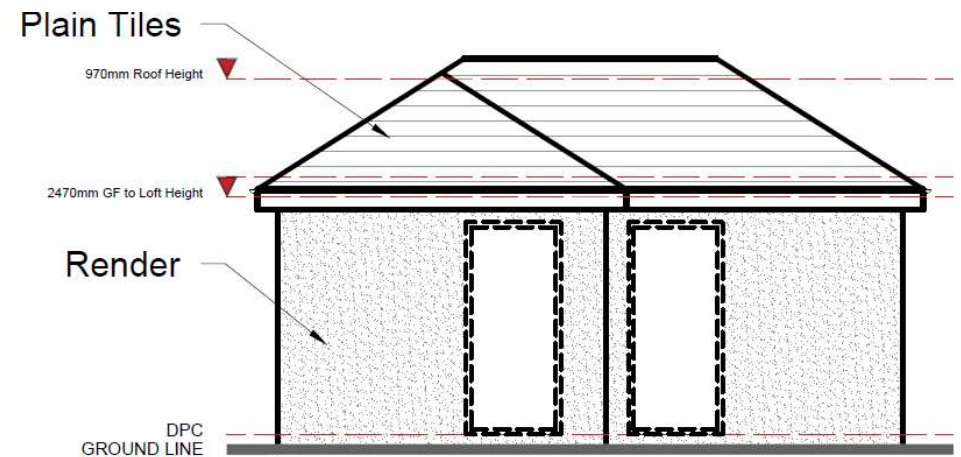
PL1 D



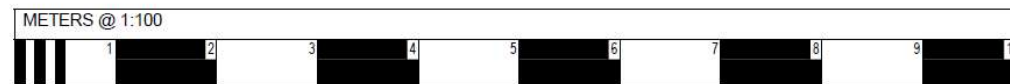
# Existing Elevations (Rear Ext.)



**Existing South-West Elevation**  
**Scale: 1:100**

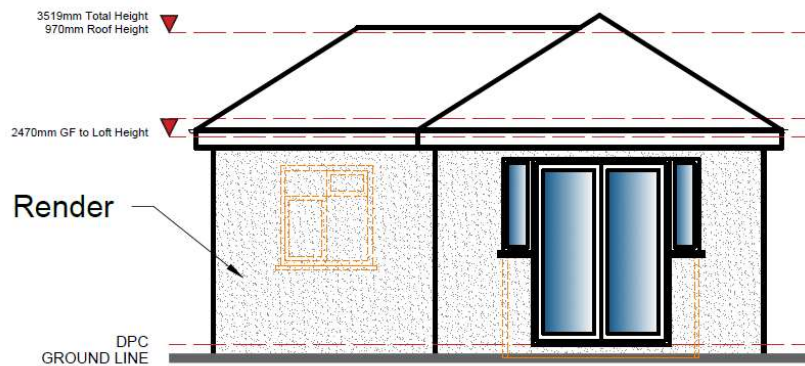


**Existing North-West Elevation**  
**Scale: 1:100**

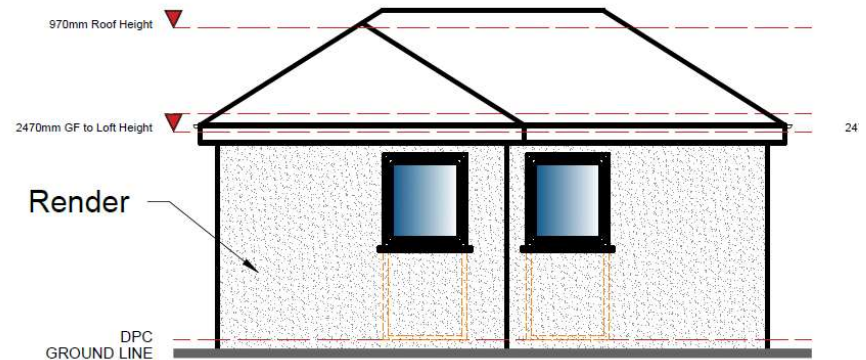




# Proposed Elevations (Garage)



**Proposed South-West Elevation**  
**Scale: 1:100**



**Proposed North-West Elevation**  
**Scale: 1:100**



298

PL1 D

# Representations

---

## Five (5) objections:

- Additional Traffic
- Detrimental affect on property value
- Overdevelopment
- Poor Design
- Use of outbuilding
- Noise

## Two (2) support:

- Potential overlooking from the proposed rooflights
- Parking space
- Inaccurate plans

# **Key Considerations in the Application**

---

- Design and appearance
- Impact on amenity
- Biodiversity
- Standard of accommodation
- Principle of the annexe use
- Equalities



# Conclusion and Planning Balance

- Following amendments, 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.
- Following amendments to remove the rear terrace and to reconfigure the layout of the annexe, the proposal is considered acceptable in terms of impact on residential amenity.
- The application is recommended for **Approval**, subject to conditions.

