

120 Holland Road

BH2024/01297



Brighton & Hove
City Council

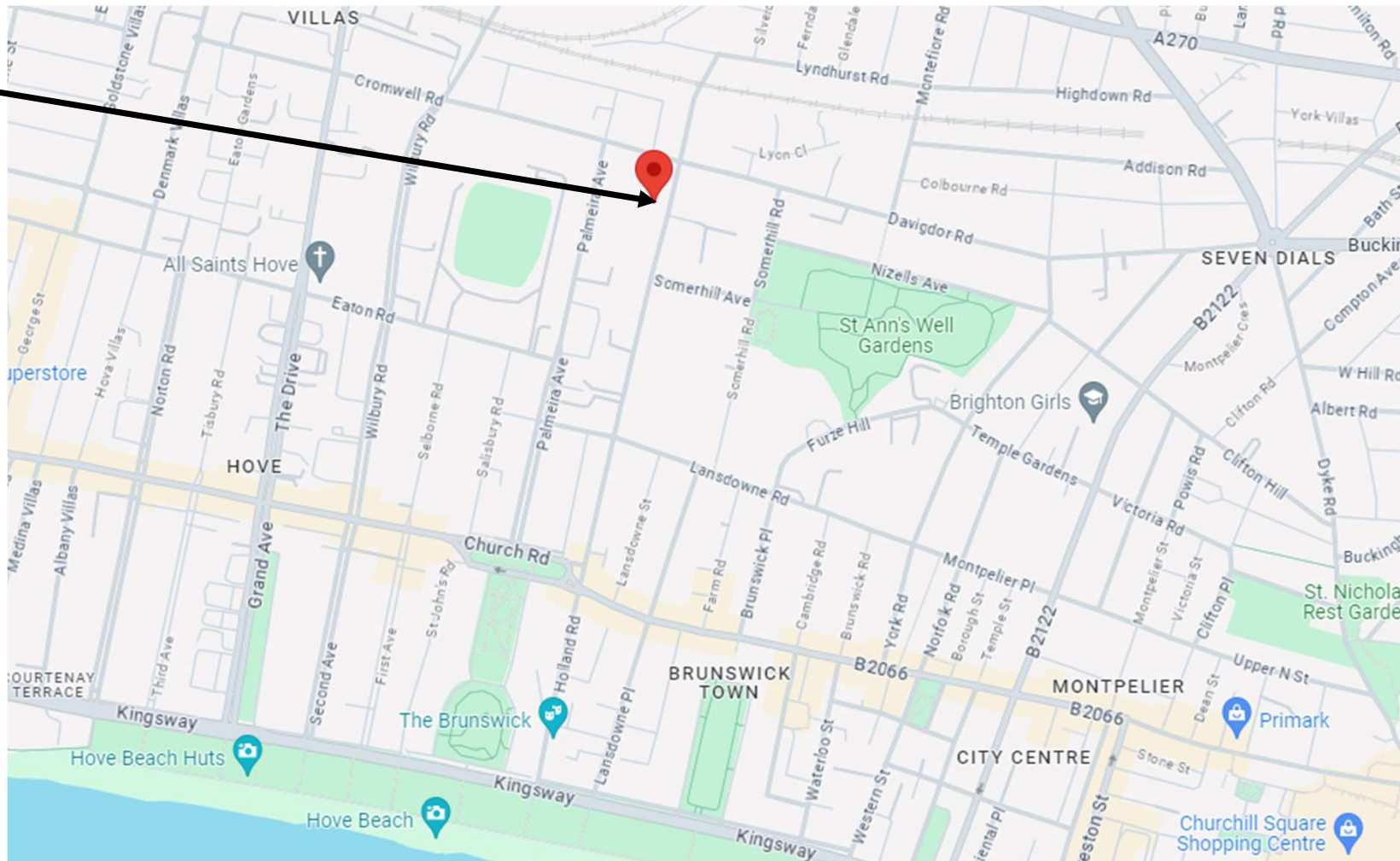
Application Description

- Erection of a single storey ground floor rear infill extension and revised ground floor fenestration (part retrospective).



Map of application site

Site



127



Location Plan

Site



128

HR/2002/001

Aerial photo of site



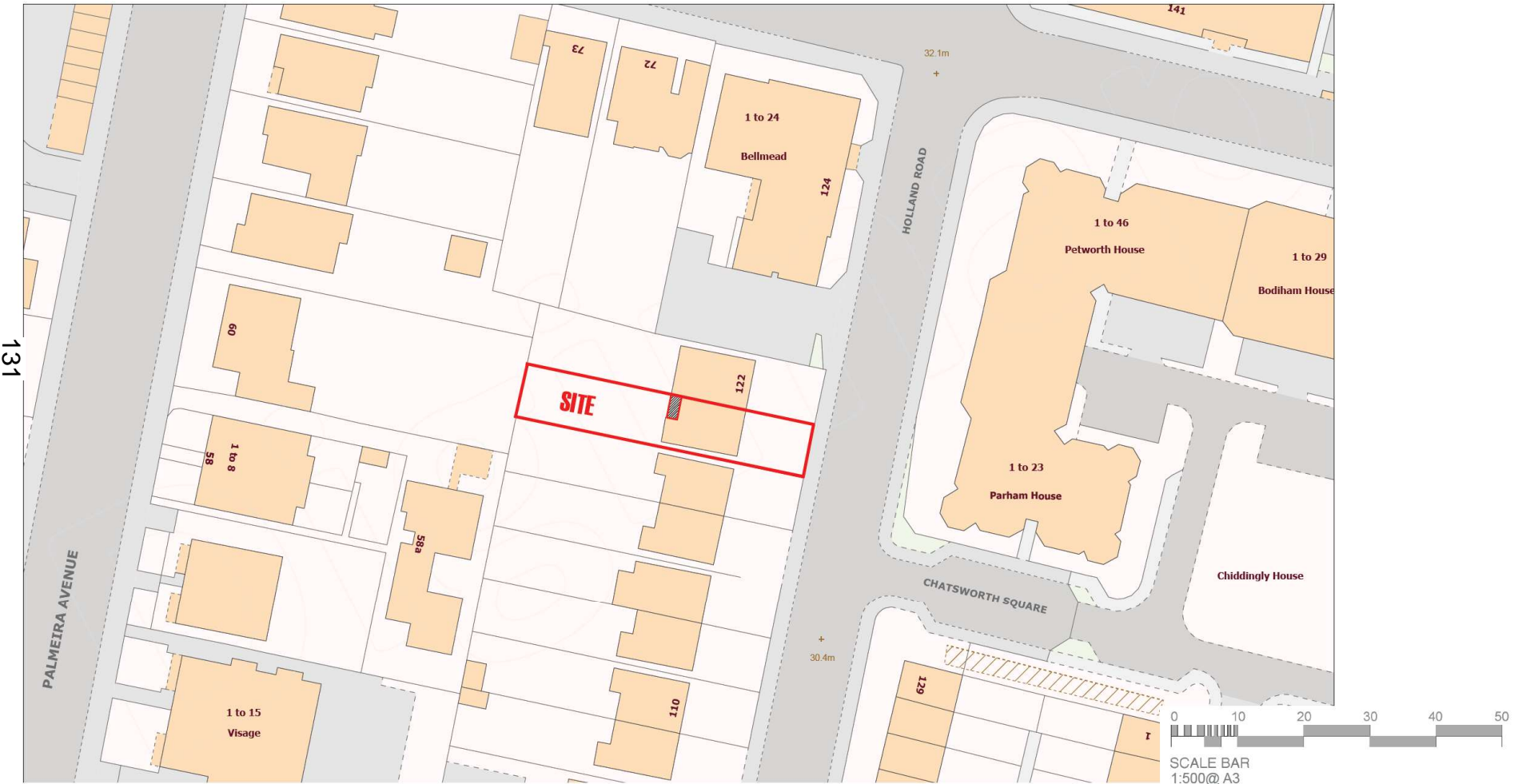
Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Block Plan



HR/2002/002



Street photo of site (front)



Brighton & Hove
City Council

Rear pre-existing photo of site



133

ID

Rear (as extended)



134

ID

Rear (as extended)



135

ID

Rear (as extended)



136

ID

Pre-Existing Rear Elevation

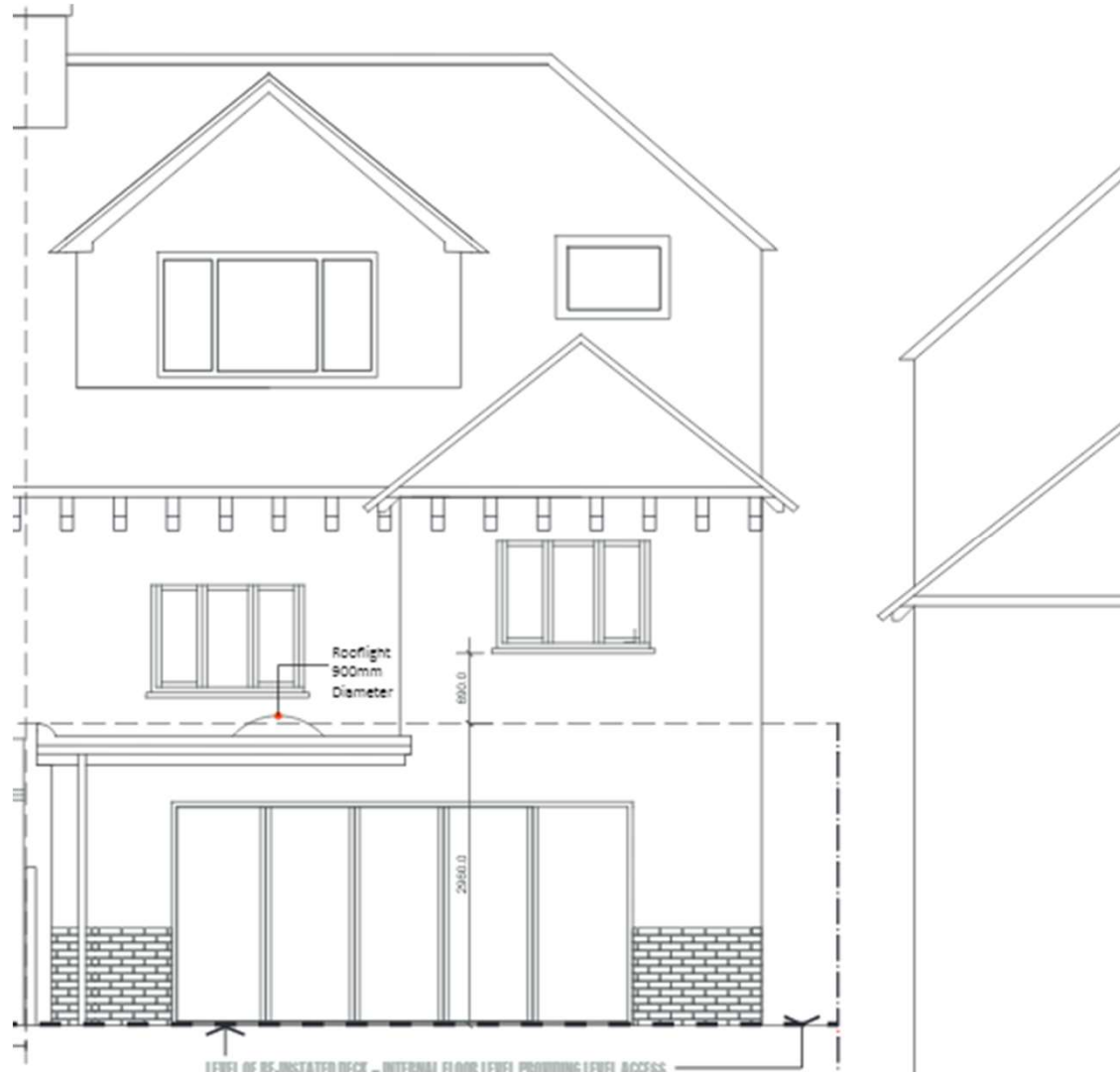


137

HR/2002/006



Proposed Rear Elevation

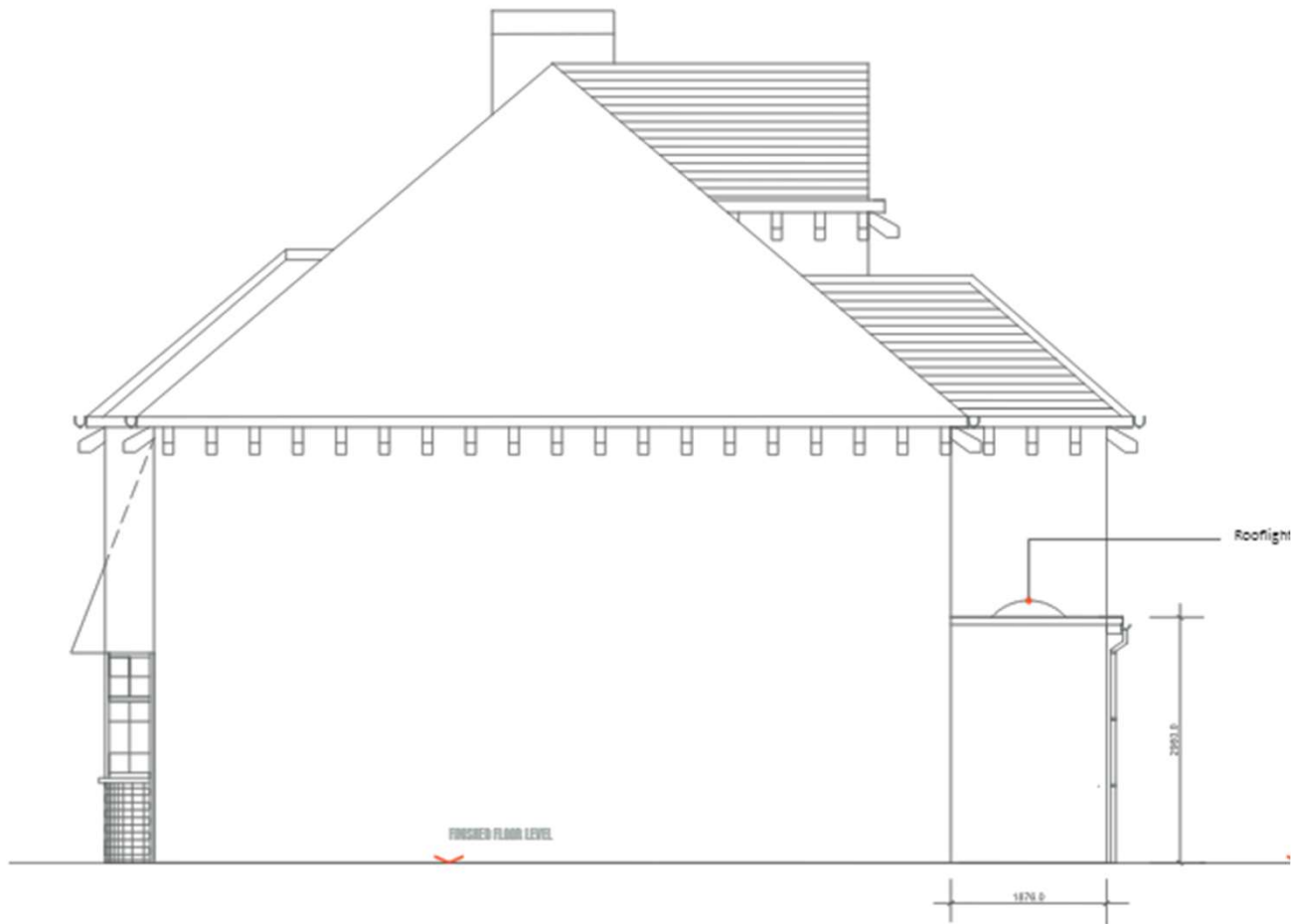


138

HR/2002/010



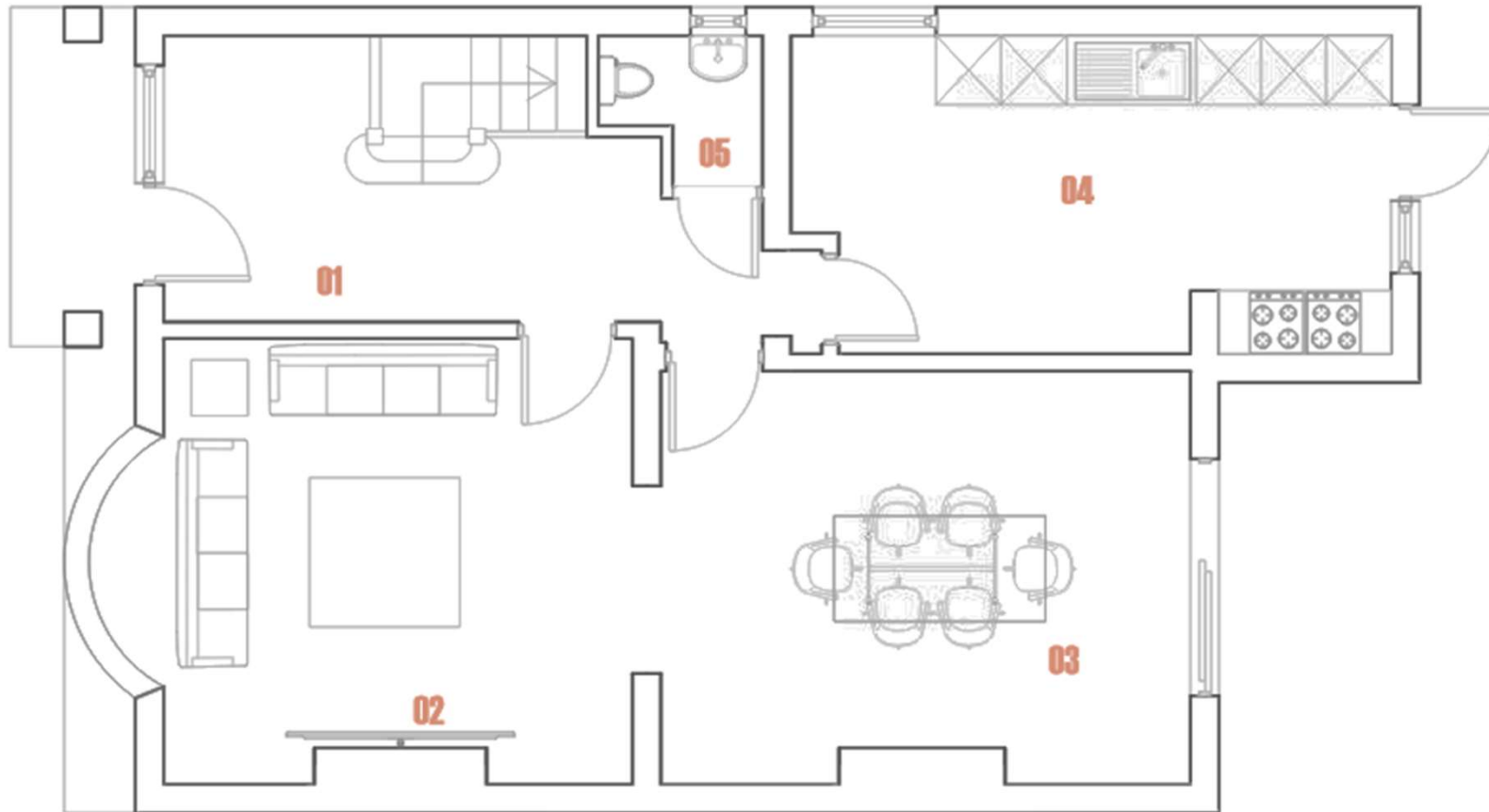
Proposed side elevation



139

HR/2002/010

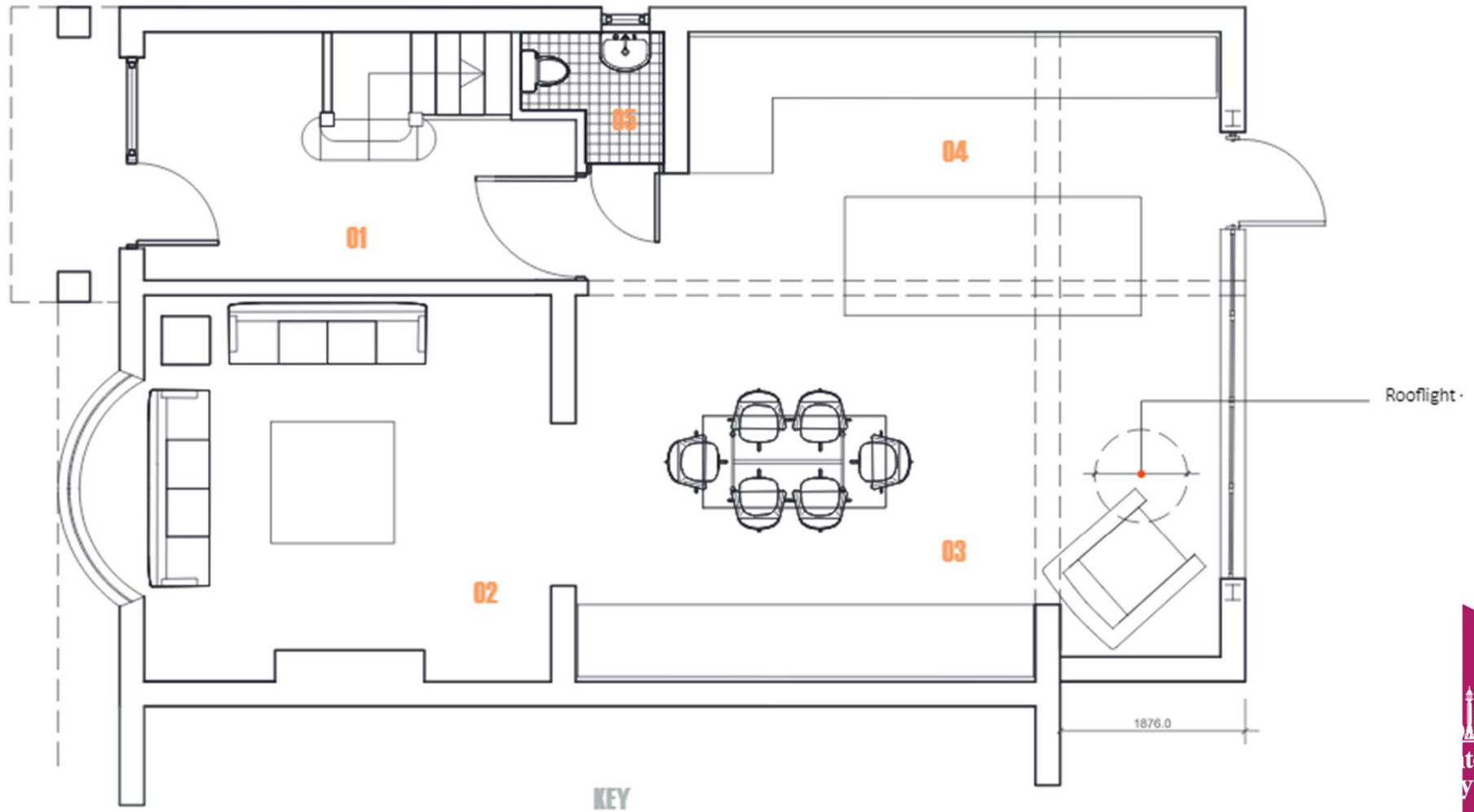
Pre-Existing Ground Floor



140

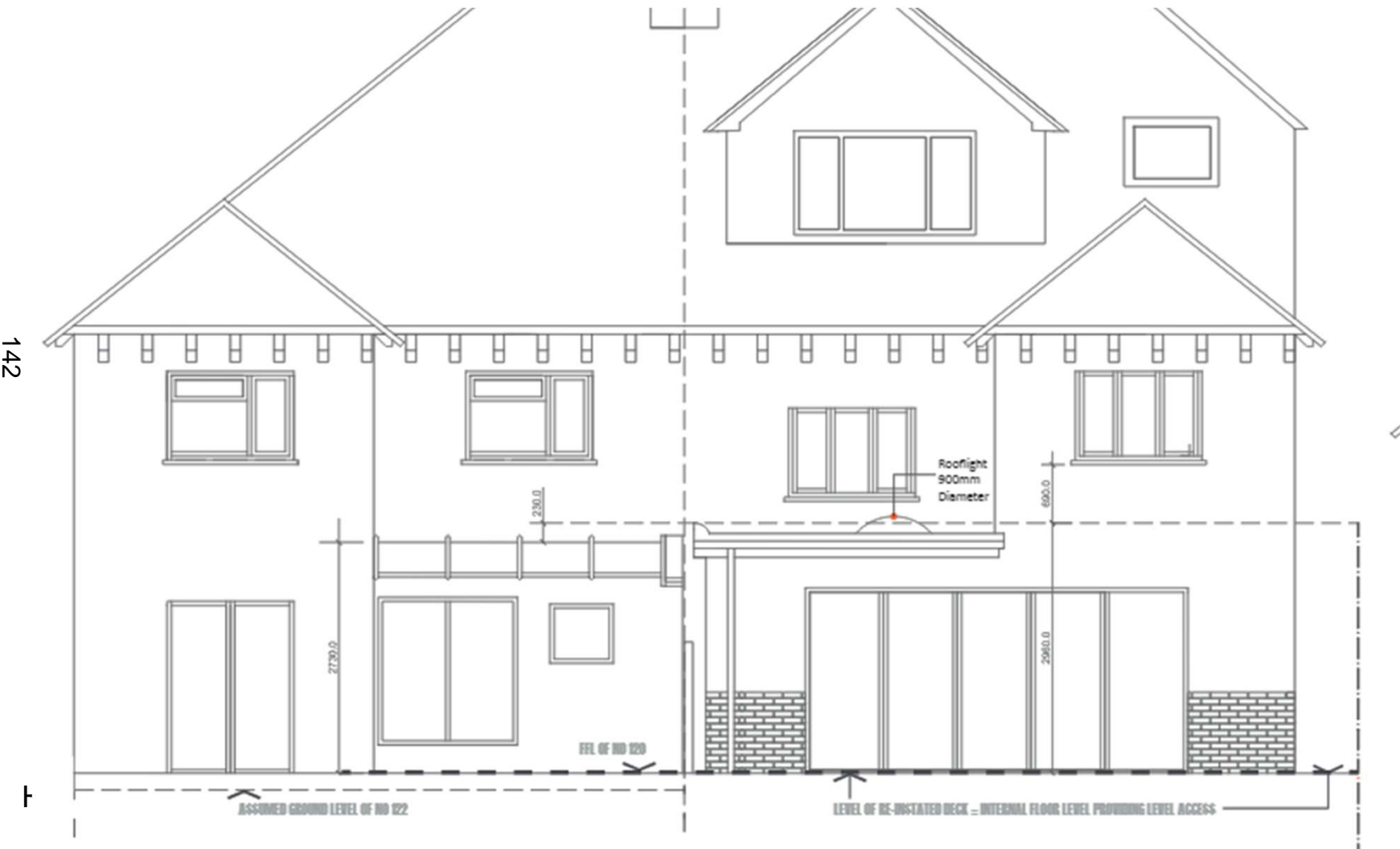
HR/2002/006

Proposed Ground Floor



HR/2002

Contextual Rear Elevation



Rear – towards 122 Holland Rd to north



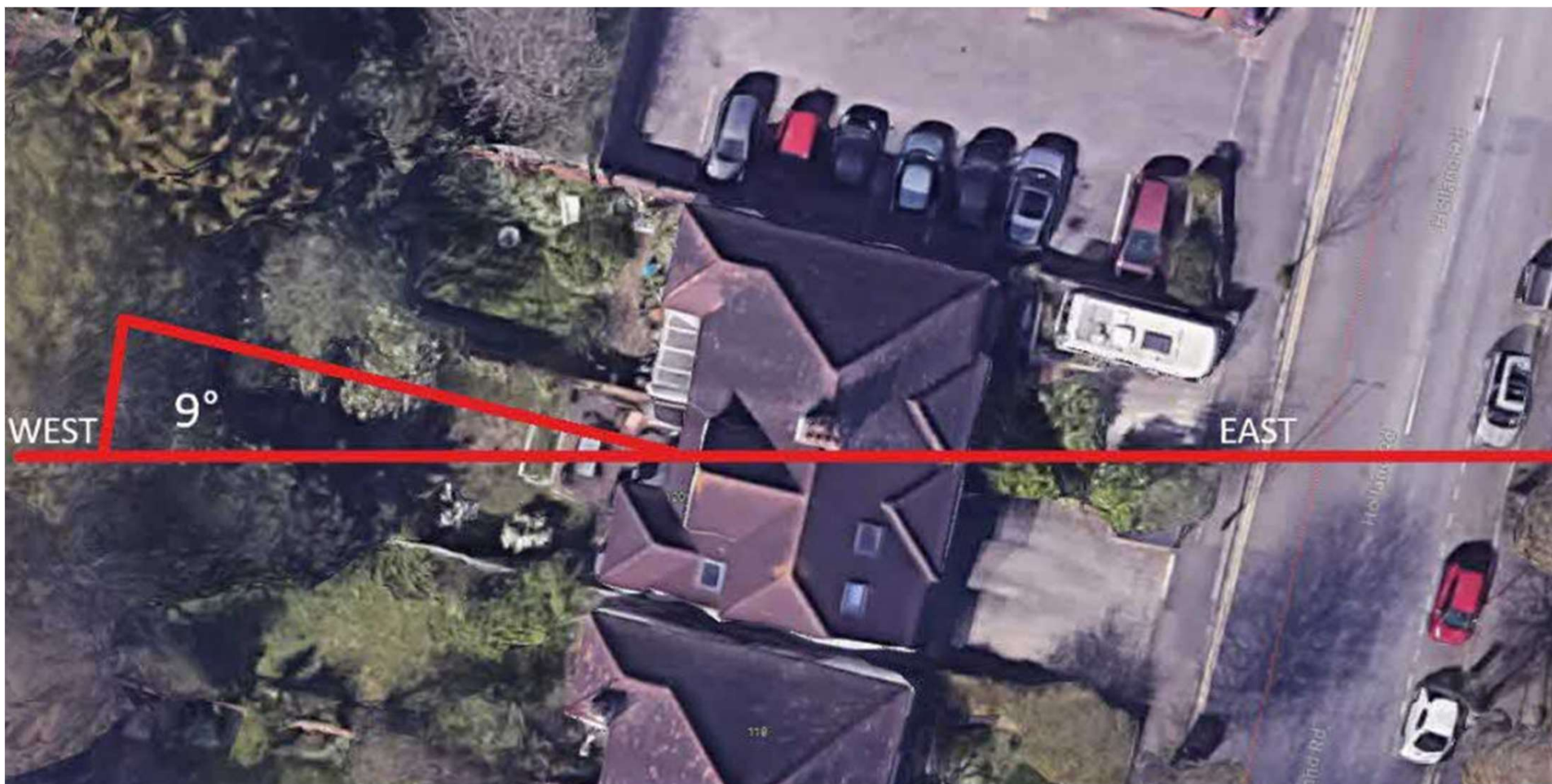
143

ID

Context – proximity to neighbour



Site orientation



Brighton & Hove
City Council

Representations

Representations have been received from 29 individuals, objecting to the proposed development for the following reasons:

- Inappropriate height
- Overshadowing/loss of Light
- Should only be approved if light restored to neighbouring property
- Inaccurate plans - no rooflights, not constructed in accordance with submitted
- Development impacts on creativity
- Would set precedent for non-compliance with planning decisions
- Increase in energy bills for neighbouring property
- Increase in mould and damp contributing to poor health
- Inaccuracies in light report submitted
- Psychological distress and impact of extension

Councillor O'Quinn has objected to the proposal.

Key Considerations in the Application

- Design and Appearance
- Impact on neighbouring amenity

Conclusion and Planning Balance

- Design of proposal acceptable
- No overshadowing of rear elevation of neighbouring properties
- Would cause some overshadowing of neighbouring glazed roof but BRE Sunlight/Daylight Guidance indicates not so harmful to warrant refusal

Recommend: Approval

BH2021/01150

BH2023/02625

