

45 Norfolk Road

BH2023/03393



**Brighton & Hove
City Council**

Application Description

- Part-retrospective application for the erection of single storey rear extension at second floor level and creation of roof terrace at roof level, with A/C unit.

NB: the extension works have an extant permission (BH2021/04029) which has been commenced.

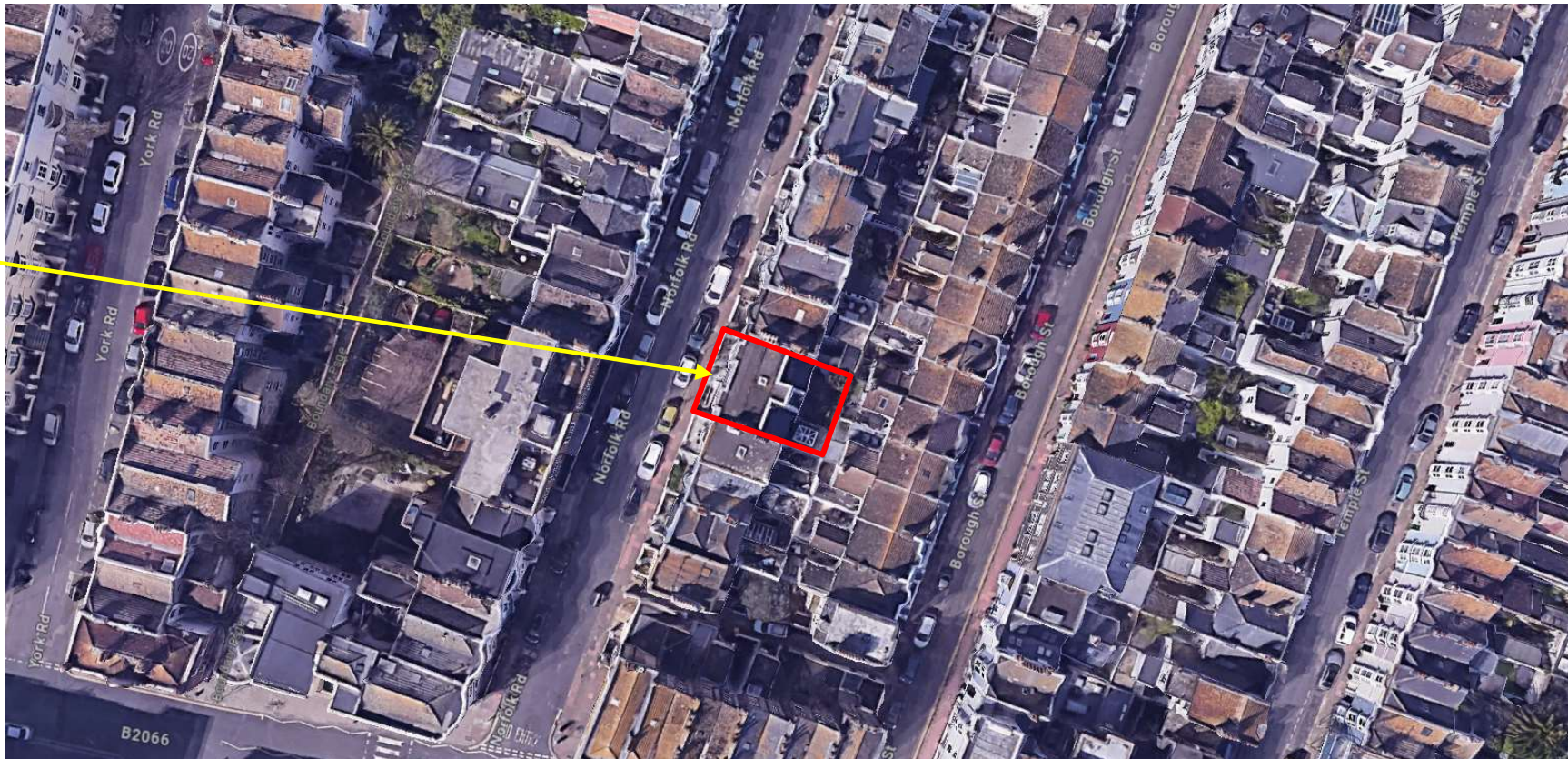
Only the air conditioning unit is additional.

Location Plan



SU001

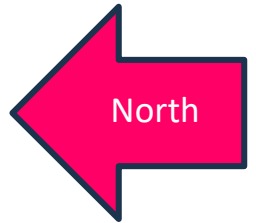
Aerial photo of site



Site

154

3D Aerial photo of site



Street photo of site (under scaffolding)

Note: front railings set back on roofline so not visible from street



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Street photo of site (under scaffolding)

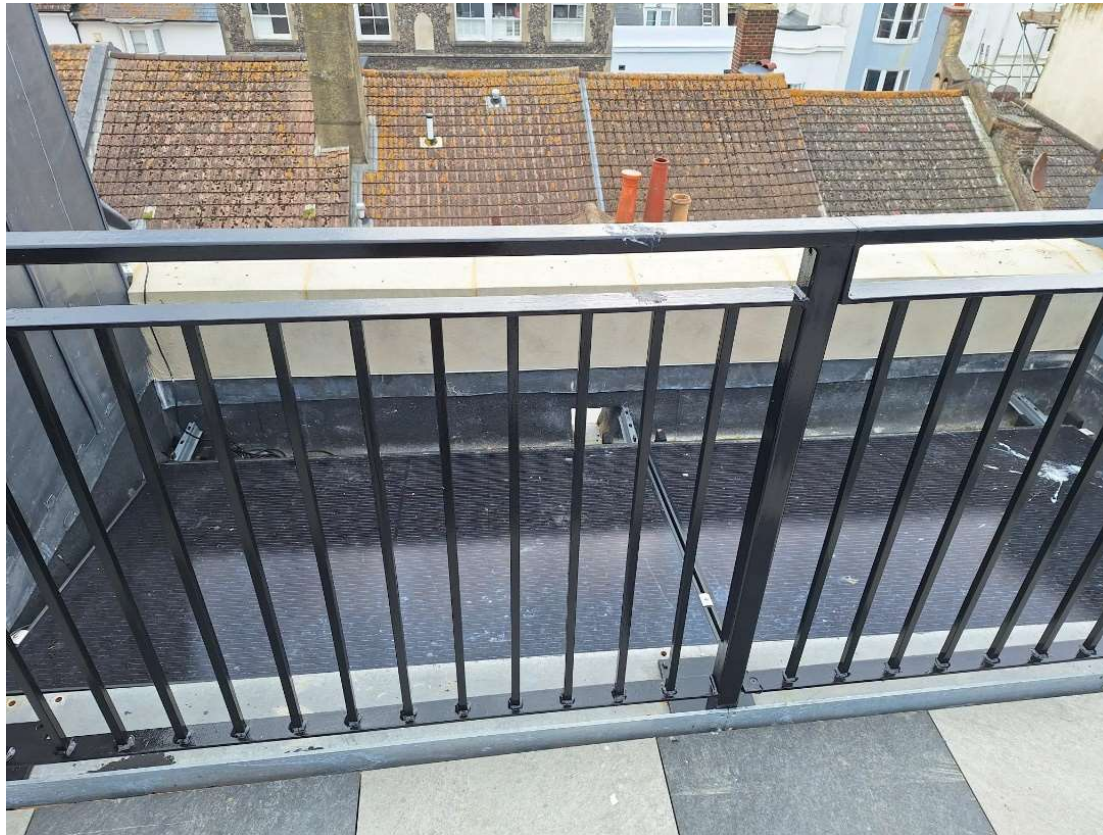
Note: front railings set back on roofline so not visible from street



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Photo from the roof terrace facing rear gardens of Borough Street

The windows visible at the top of this photograph are approximately 30m from the development.



The proposed A/C unit would be sited in the left corner of this photograph.



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Photos taken from the roof terrace

Entranceway to the roof terrace.



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Photos taken from the roof terrace

View southwest, showing properties on the west side of Norfolk Street.

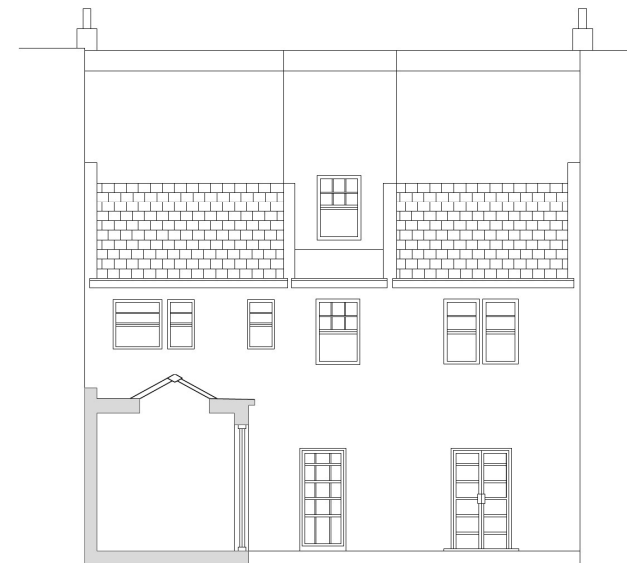


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Pre-Existing Elevations



Pre-Existing Front Elevation



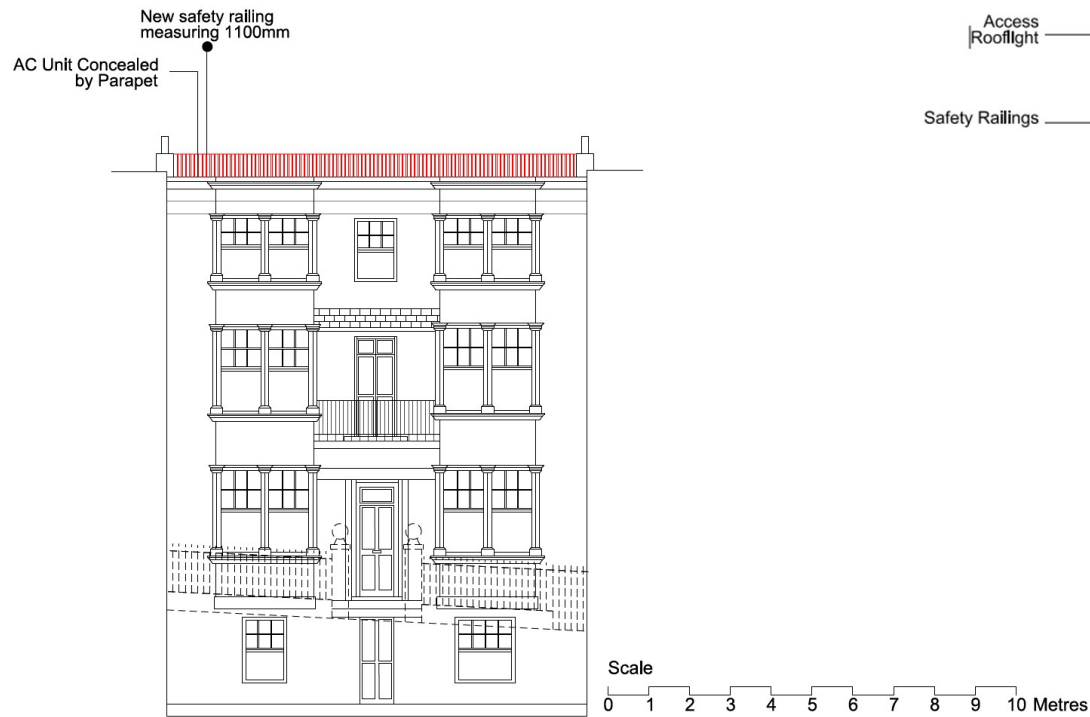
Scale
0 1 2 3 4 5 6 7 8 9 10 Metres

Pre-Existing Rear Elevation

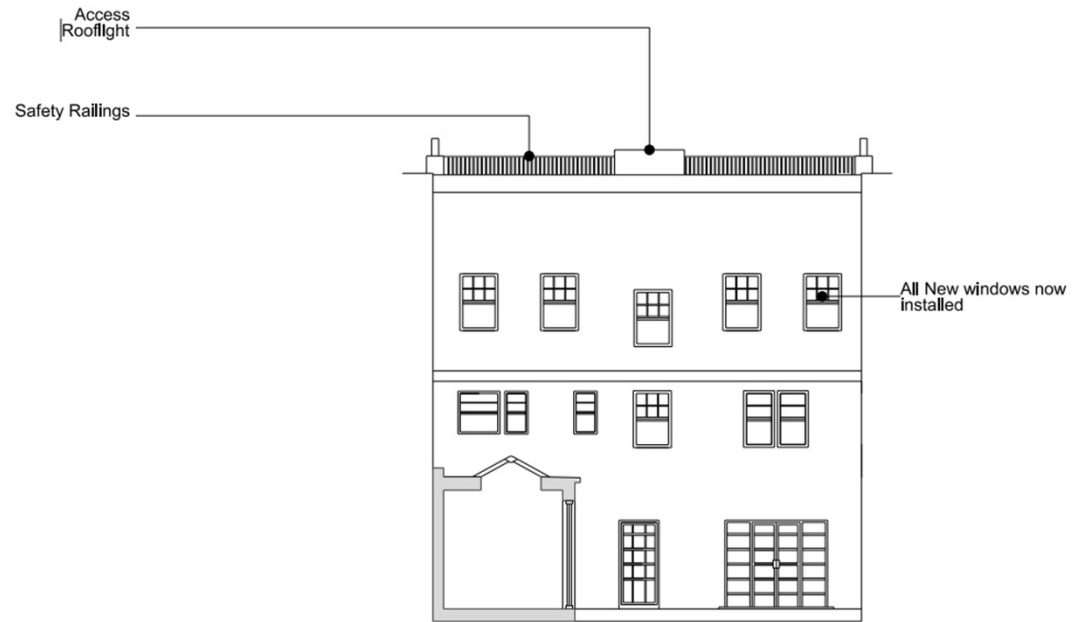


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Existing Front & Rear Elevations

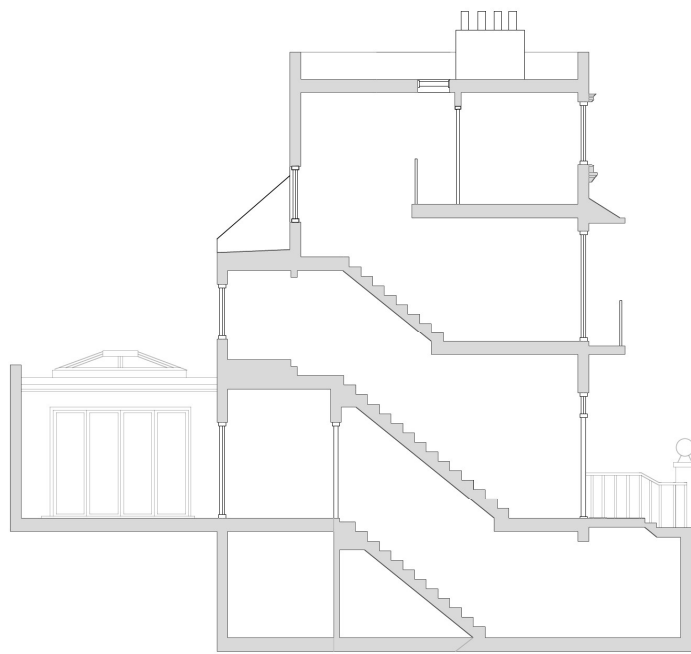


Proposed Front Elevation

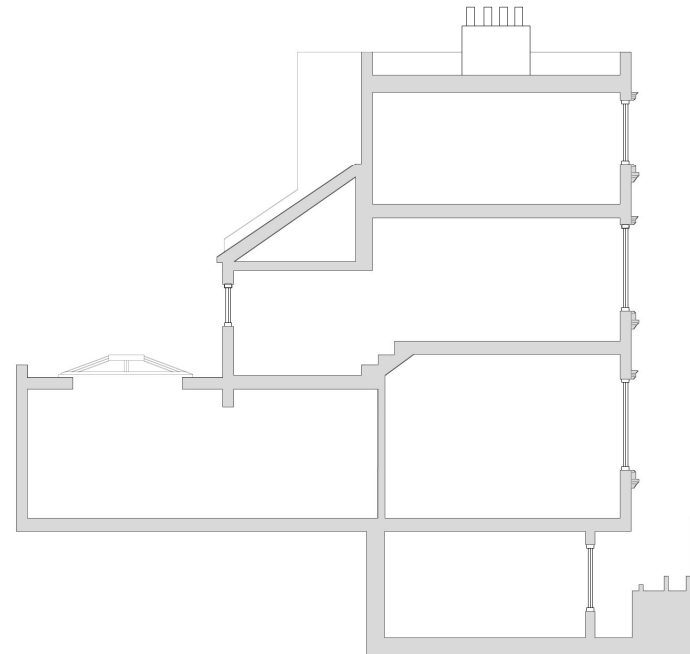


PL005-C

Pre-Existing Site Section(s)



Pre-Existing Section AA

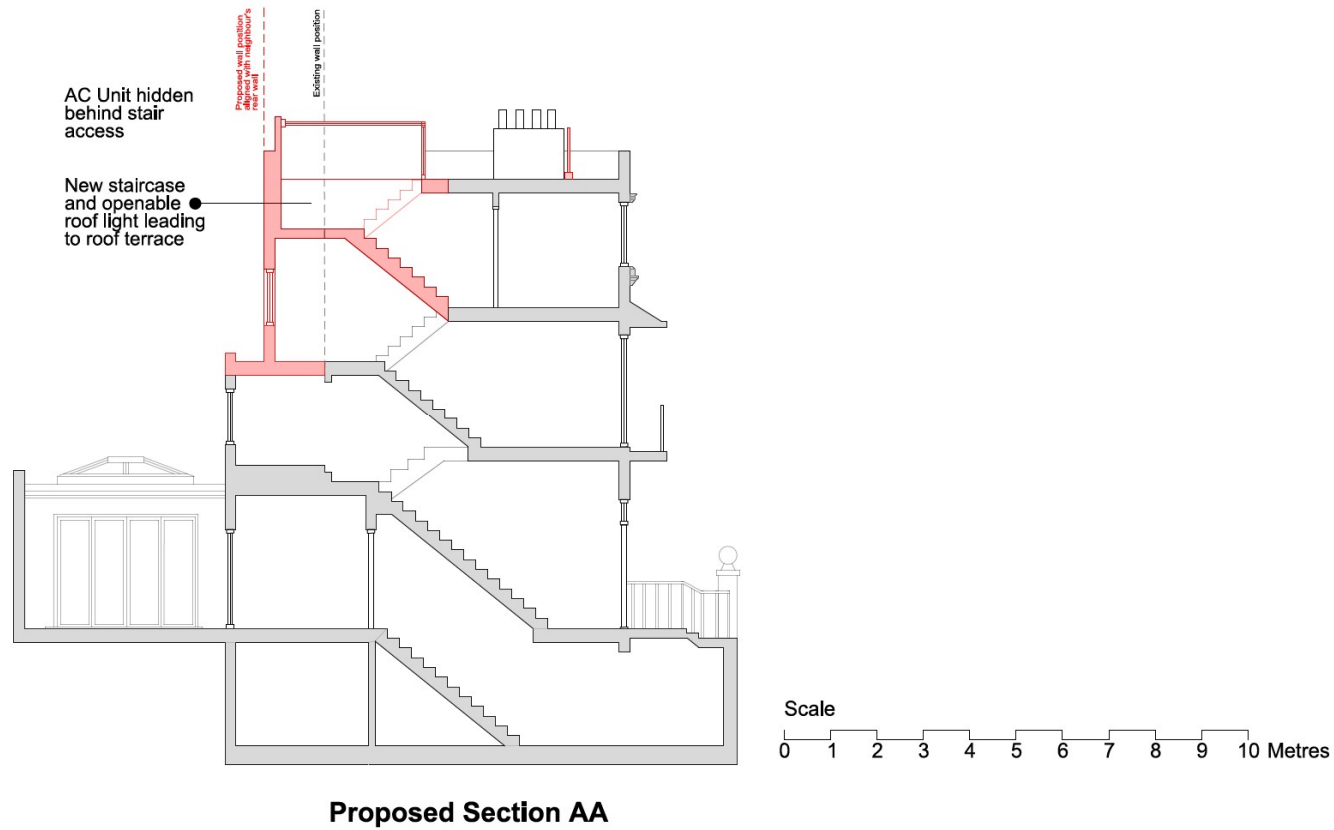


Pre-Existing Section BB



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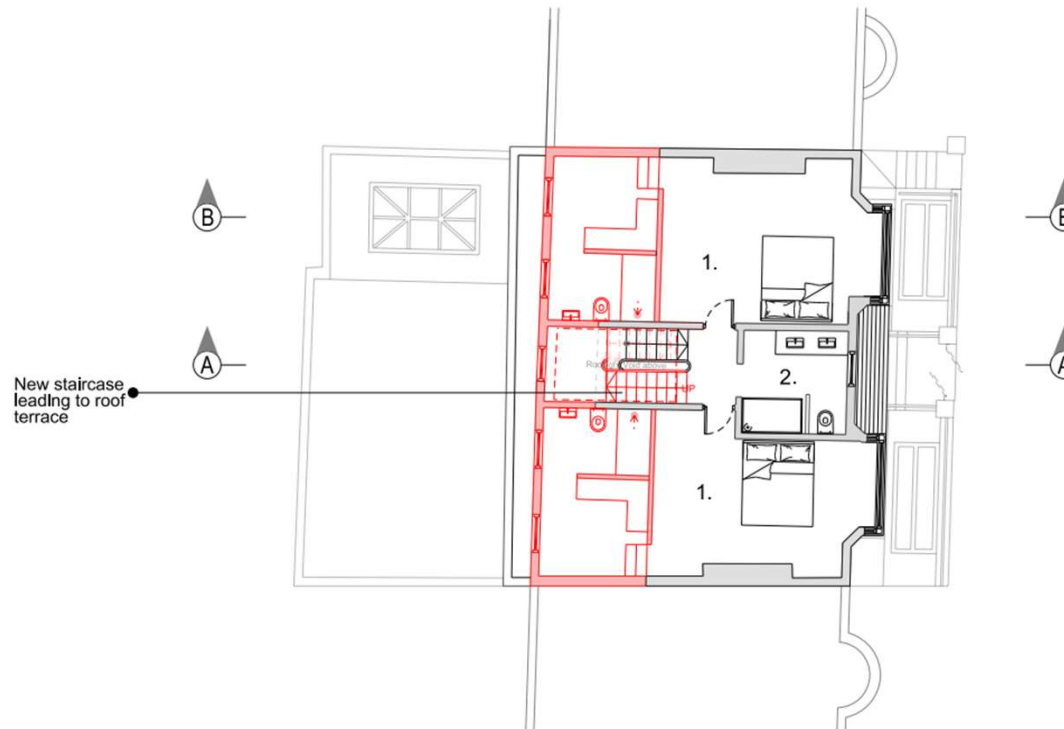
Existing Site Section



164

PL007-A

Existing Second Floor Plan

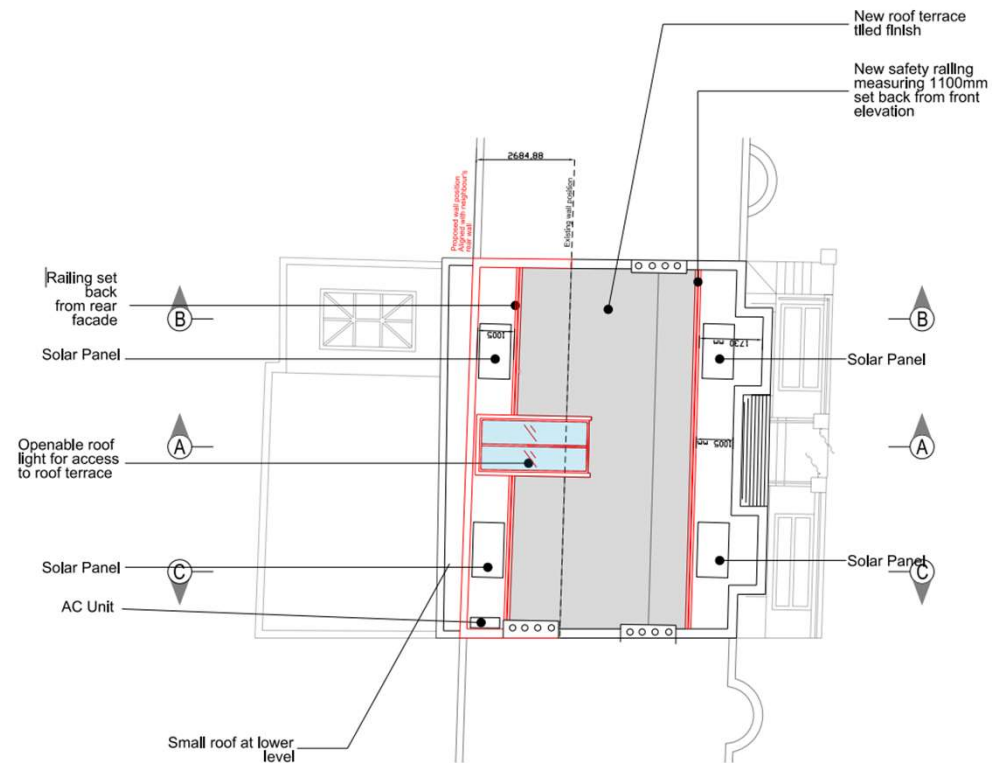


As Existing Second Floor Plan

165

EX003

Proposed Roof Plan



Proposed Roof Plan

Representations

Fourteen (14) objections have been received, raising the following planning issues:

- Noise and light nuisance
- Overdevelopment
- Air conditioning unit will be visible
- Air conditioning unit will blow hot/polluted air into neighbouring properties
- Roof terrace will result in disruption

Key Considerations in the Application

- Development, except the A/C unit, already benefits from an extant planning permission.
- A/C unit is concealed behind the parapet wall and will not be visible in any sensitive views.
- The A/C unit would not produce noise or pollution likely to impact on the amenity of local residents.

Recommend: Approve

Conclusion and Planning Balance

- The roof terrace, minus the A/C unit, benefits from planning permission.
- The A/C unit is considered to be acceptable in terms of visual and residential amenity; therefore, planning permission should be granted.

