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7 Saxon Close

BH2024/00692



Brighton & Hove
City Council

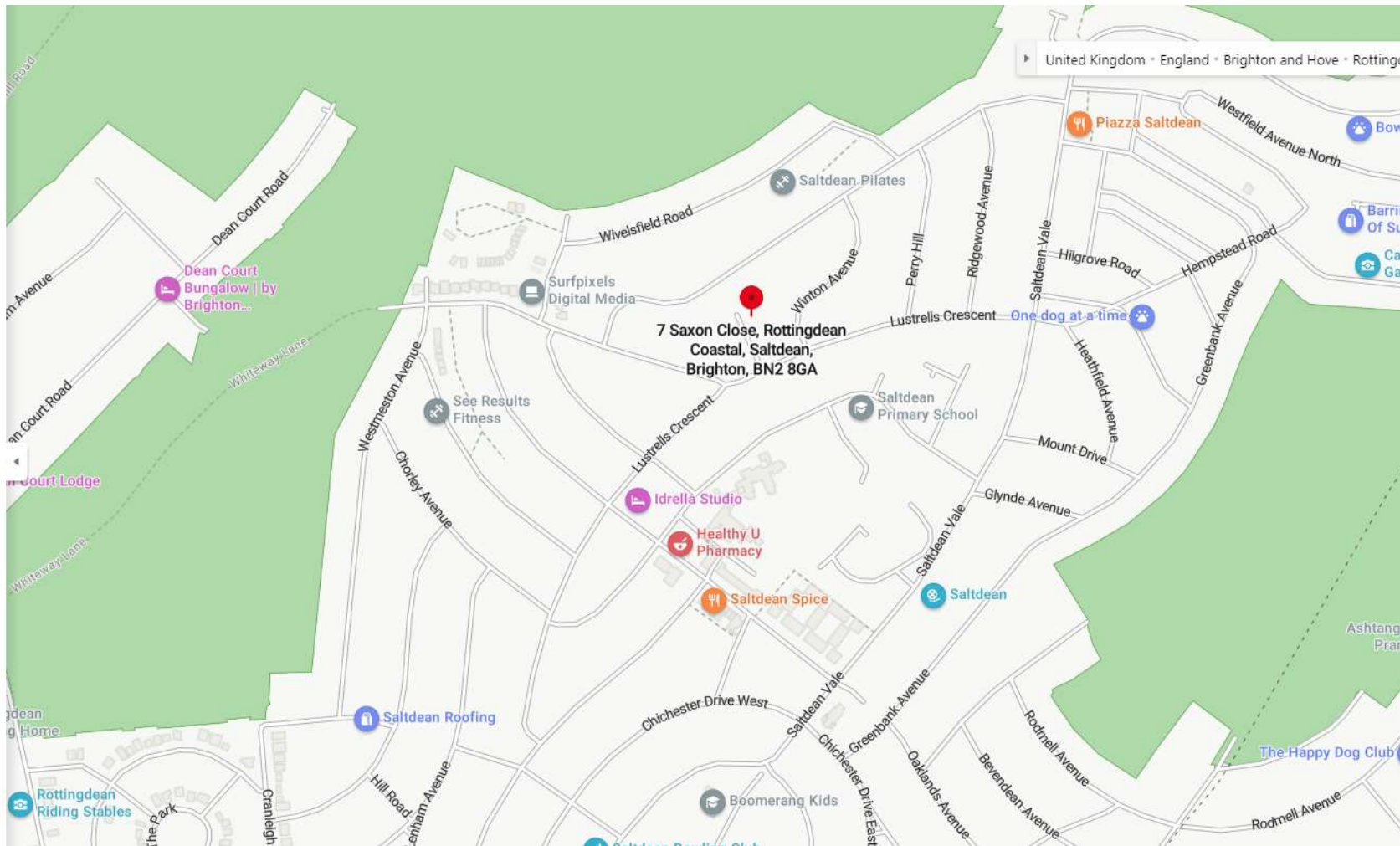
Application Description

Application to vary condition 1 of planning permission BH2023/00424 to amend approved drawings for the addition of a basement level.

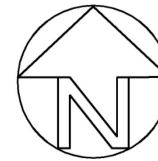
NB: principle of new three-bed dwelling established via approval of BH2023/00424.

This scheme would add a basement and a further bedroom.

Map of application site



Existing Location Plan



Existing site location plan
Scale 1:1250@A3

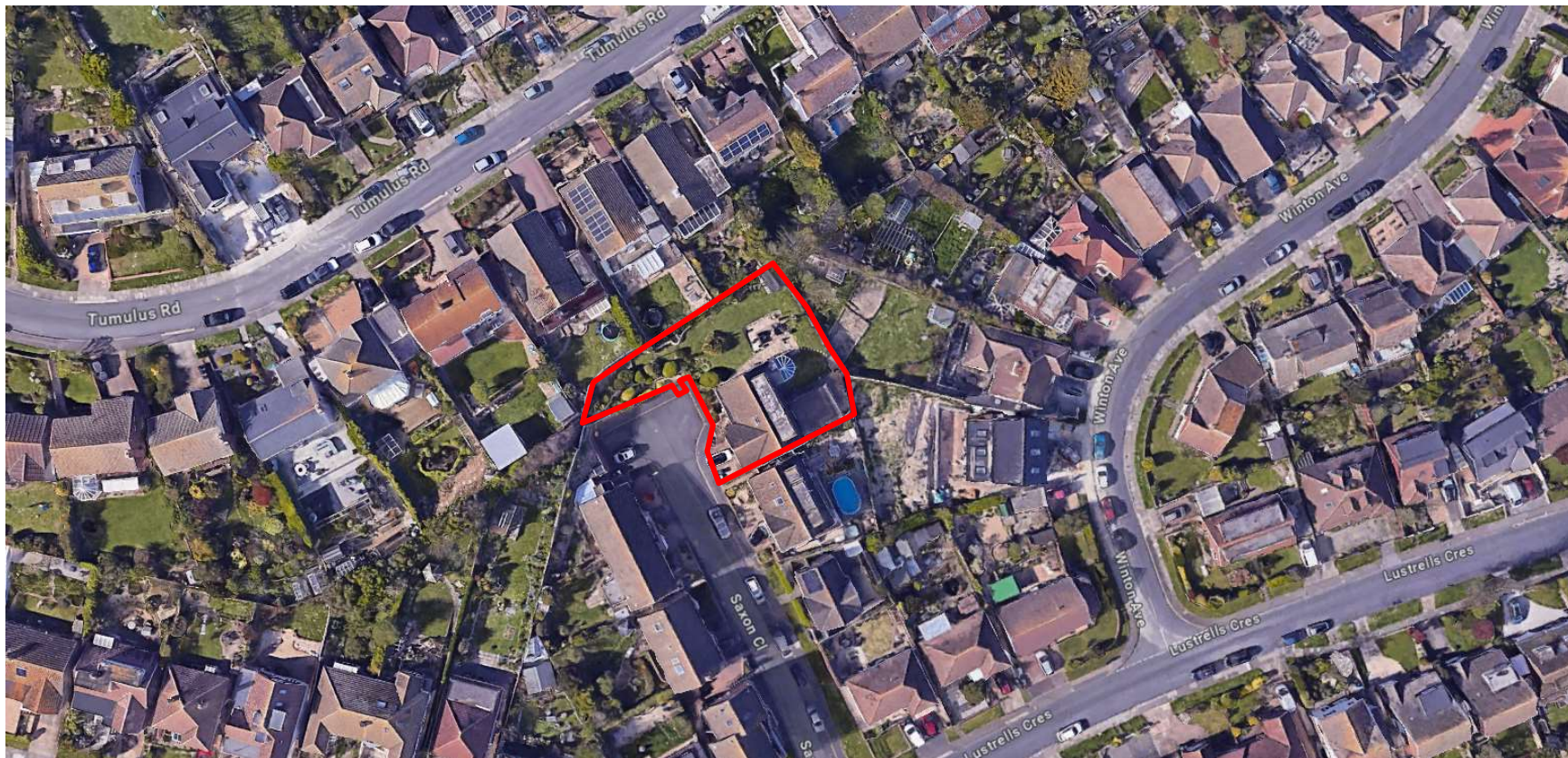


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Aerial photo of site



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3D Aerial photo of site



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Street photo of site



Photos of side garden

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More photos of side garden



Garden immediately outside 7 Saxon Close



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Proposed Block Plan



Proposed block plan Scale 1:500@A3



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Existing Elevations

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Front / West Elevation as Existing



Rear / East Elevation as Existing



Proposed Front Contextual Elevation

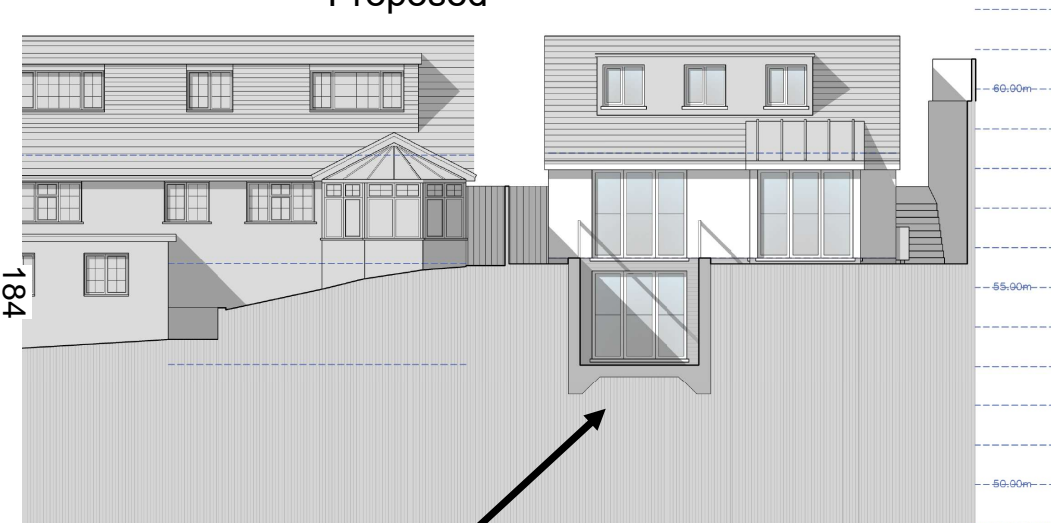
No change to front elevation over that already approved



Proposed west contextual elevation to Saxon close Scale 1:100@A3

Proposed & Approved Rear Elevation

Proposed



1:100@A3

Basement

As Approved



e 1:100@A3

TA 1398/15 D

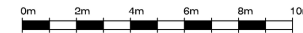
Proposed Contextual Front Elevation

No change to front elevation over that already approved

185

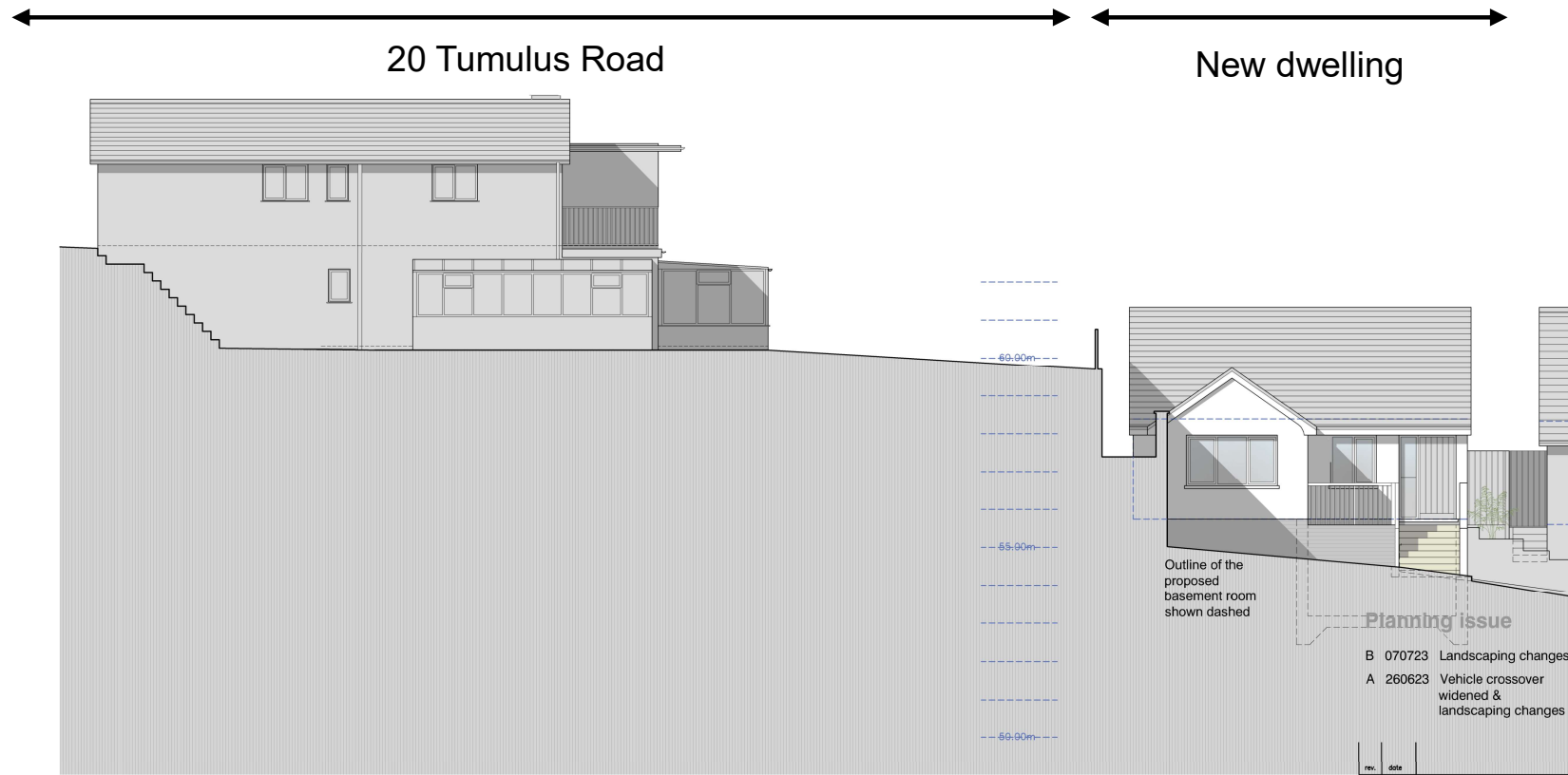


Proposed west contextual elevation to Saxon close / section AA showing property at 20 Tumulus Road Scale 1:200@A3



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Proposed Contextual West Elevation



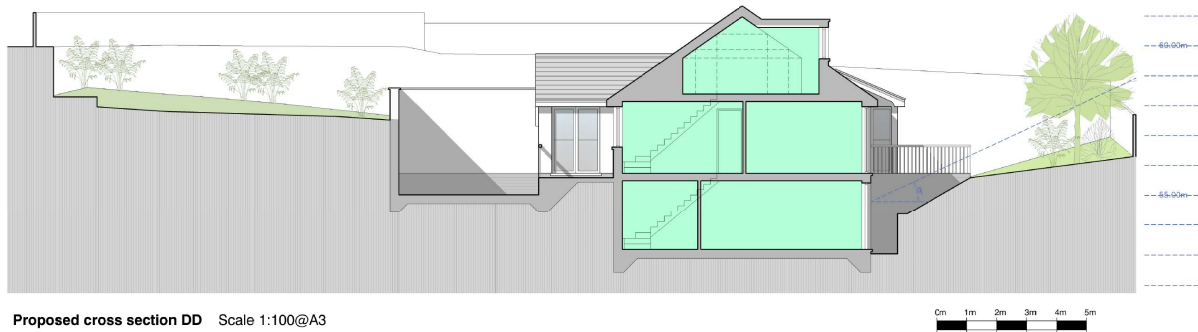
Proposed west contextual elevation to Saxon close / section AA showing property at 20 Tumulus Road Scale 1:100@A3

0m 1m 2m 3m 4m 5m

TA 1398/19 B

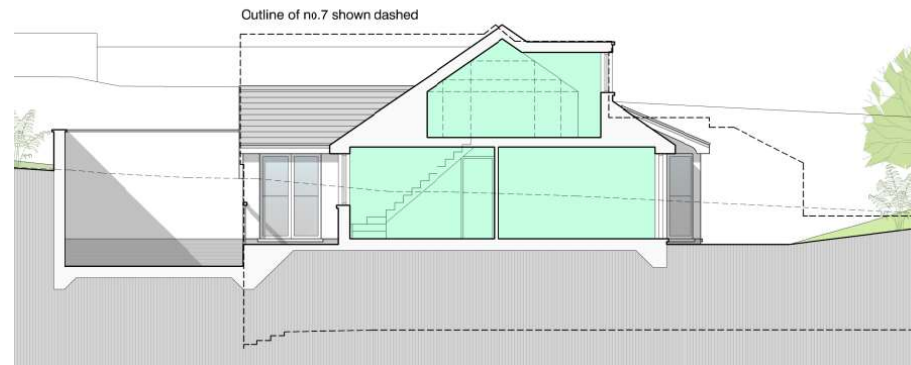
Proposed Site Section (west to east)

As proposed – with basement

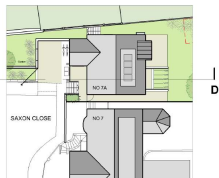


Proposed cross section DD Scale 1:100@A3

As approved



Outline of no.7 shown dashed



key plan

TA 1398/17 D

Representations

Representations have been received from 11 people, objecting to the proposed development for the following reasons:

- Overdevelopment
- Not appropriate for a dwelling on Saxon Close
- Land instability
- Increased noise and disturbance for neighbours (including during construction)
- Overshadowing
- Increased traffic and parking demand
- Damage to trees and wildlife
- Too close to the boundary
- Potential damage to archaeological remains
- Design is out of keeping with the area
- Detrimental impact on property value
- Restriction of view
- Increased risk of flooding

Councillor Fishleigh has objected to the application and called the application to planning committee.

Community Infrastructure Levy (CIL)

- The development would attract a CIL liability of approximately £24,810.63. This has increased from BH2024/00424 due to the floor area increasing.

Key Considerations in this Application

- Design and Appearance
- Proposed Standard of accommodation for now four-bedroom dwelling
- Impact on neighbours

Conclusion and Planning Balance

- No change to the front of the dwelling so no impact on streetscene beyond that already approved;
- Would provide a high standard of accommodation.
- No impacts on neighbours of concern;
- No increased impact on highway;
- Subject to conditions, the development is appropriate in terms of impact on highways, archaeology, sustainability and ecology.

Recommend: Approve

