

# 47 Eastbrook Road

**BH2024/00872**



**Brighton & Hove  
City Council**

# Application Description

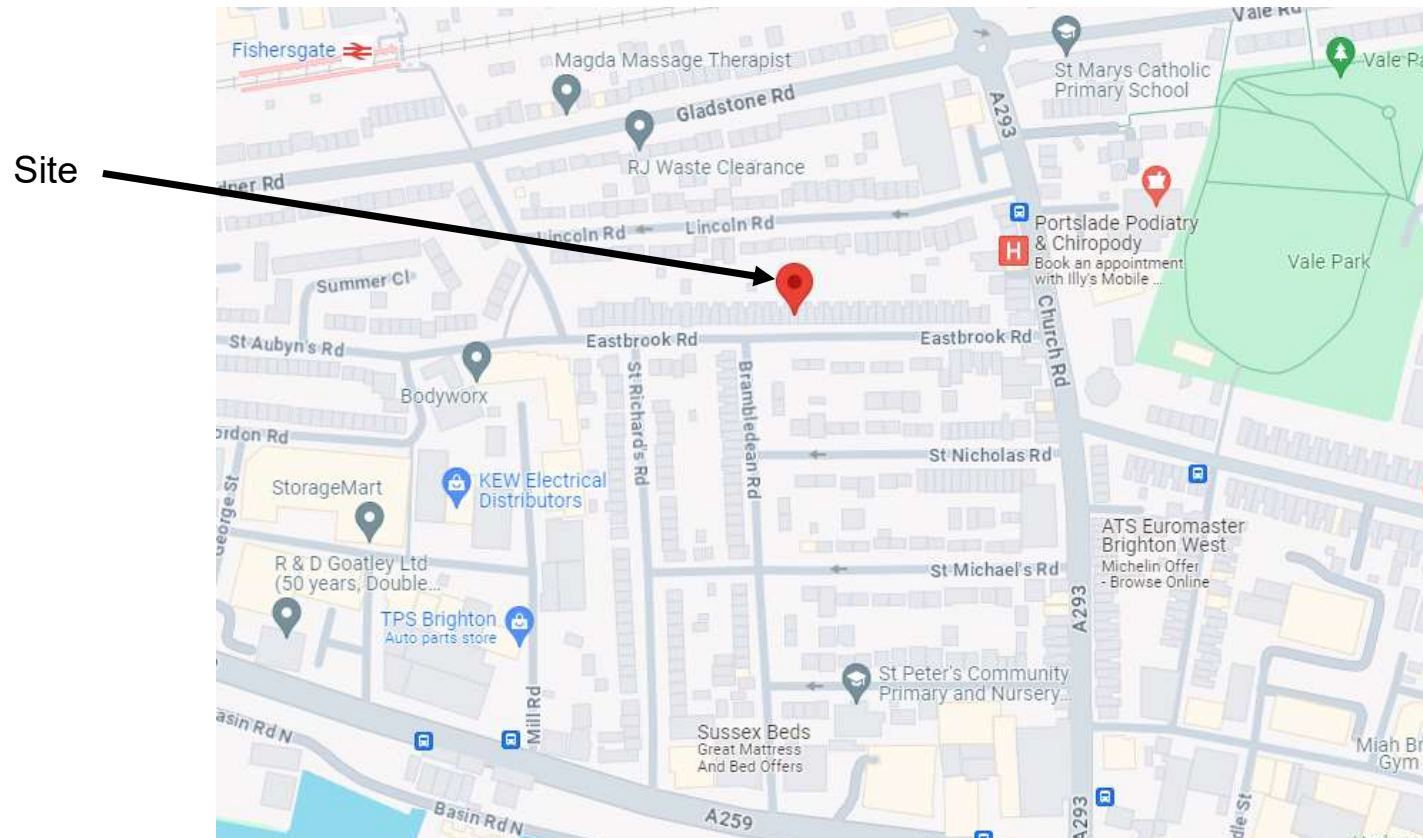
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Erection of single storey rear extension and roof alterations incorporating rear/side dormer and front rooflights.



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# Map of application site

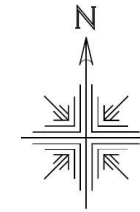


Site

# Existing Location Plan



Location Plan  
1:1250 @ A1



01 V1

# Aerial photo of site

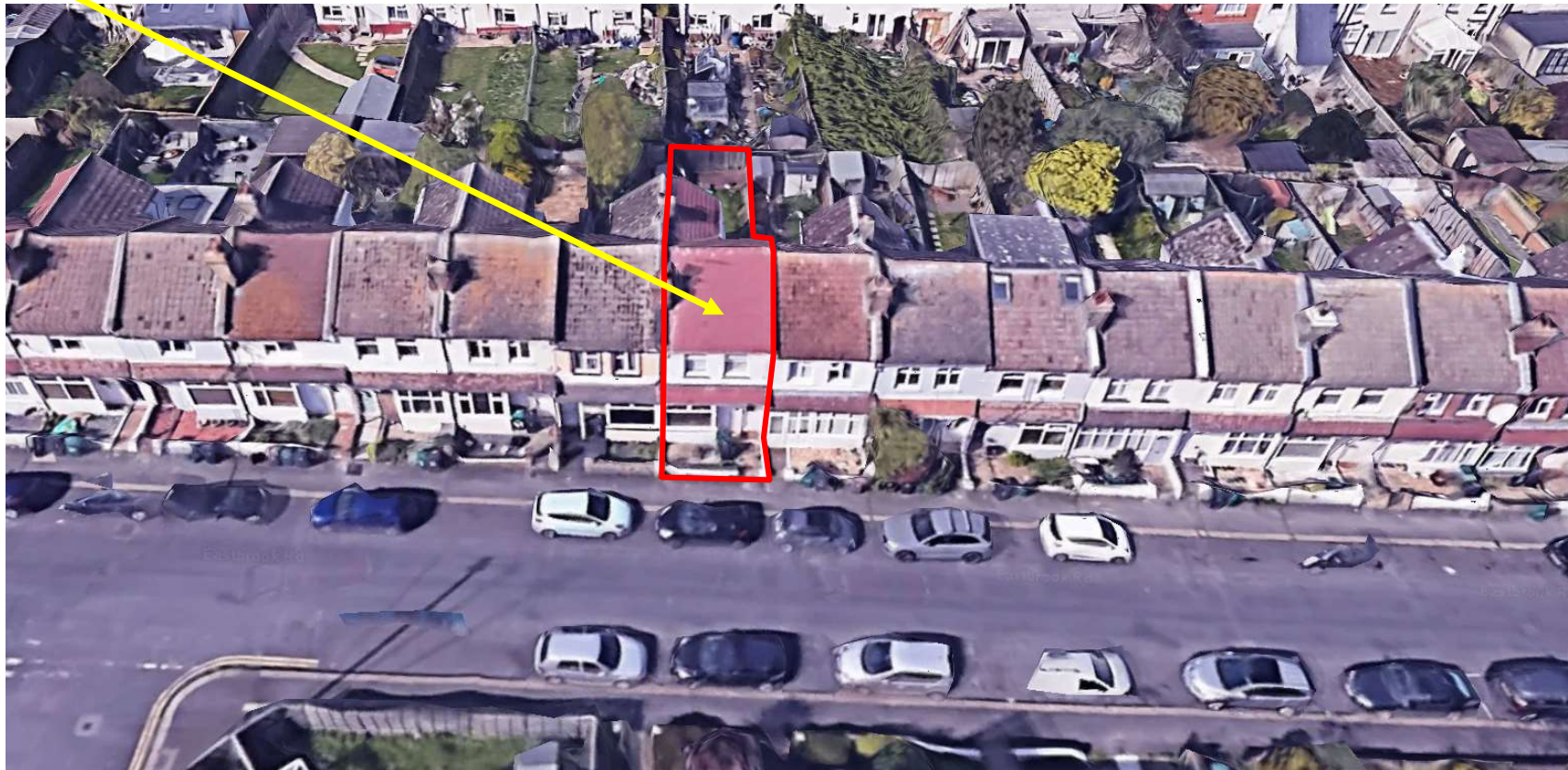
Site



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# 3D Aerial photo of site

Site



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# Street photo of site

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# Looking towards the rear of the property



214

ID



# Context with neighbours

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215

ID

# Existing boundary treatments to rear

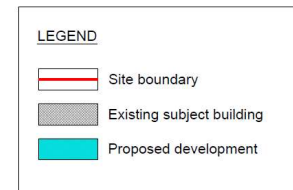
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216

ID

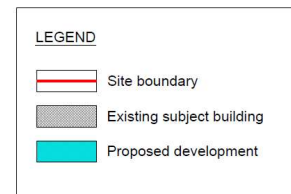
# Existing Block Plan



Existing Block Plan  
1:500 @ A1



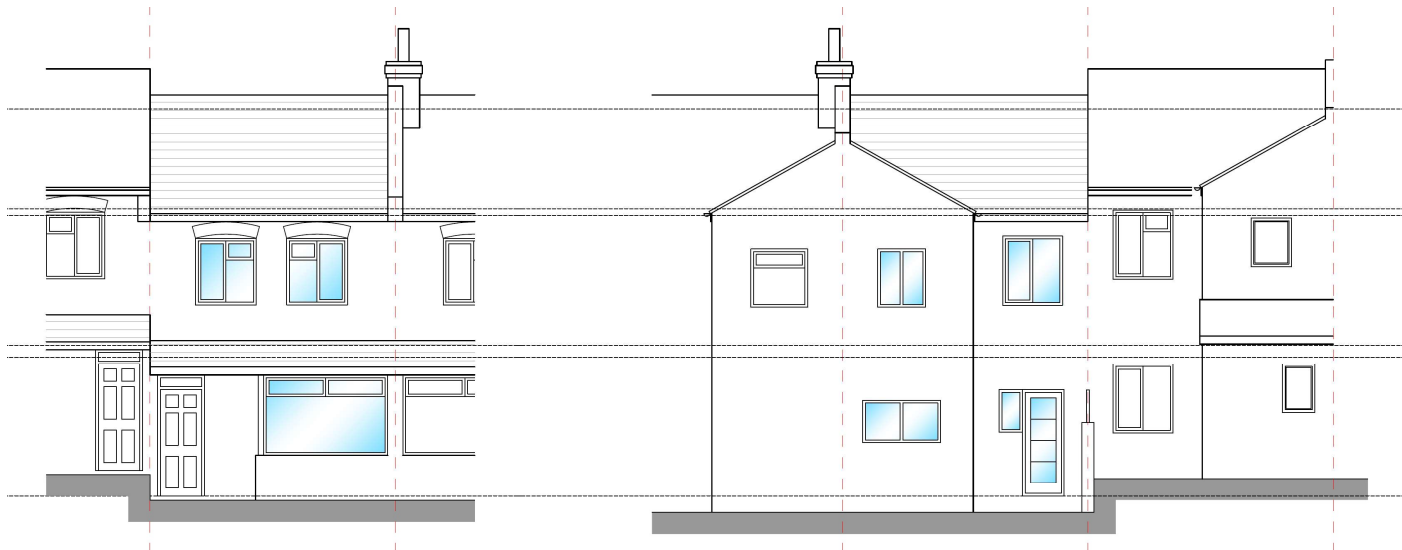
# Proposed Block Plan



Proposed Block Plan  
1:500 @ A1



# Existing Elevations



Existing Front Elevation  
1:100 @ A1

Existing Rear Elevation  
1:100 @ A1



# Proposed Elevations



Proposed Front Elevation  
1:100 @ A1



Proposed Rear Elevation  
1:100 @ A1



220

02 V2

# Representations

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Representations have been received from **6 (six)** people, objecting to the proposed development for the following reasons:

- Noise, including from within the property.
- Potential to be a HMO given layout - do not support HMO use
- Too large for the site, over development, poorly designed
- Overshadowing/loss of light
- Overbearing – too tall
- Loss of privacy
- Increased traffic and parking demand
- Problems with sewage
- Too close to the boundary
- Impacts on trees and biodiversity
- Loss of view [not a material planning consideration]
- Detrimental impact on property values [not a material planning consideration]



# **Key Considerations in the Application**

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- Design and Appearance
- Impact on neighbouring amenity
- Standard of Accommodation



# Conclusion and Planning Balance

- The proposed rear extension and L-shaped dormer roof extensions are of an acceptable design.
- The amenity impacts of the proposals are considered acceptable.
- The layout of the property provides a high standard of amenity for future occupiers.
- Recommendation: **Approve**

