

# 3 Surrenden Park

BH2024/00879



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City Council

# Application Description

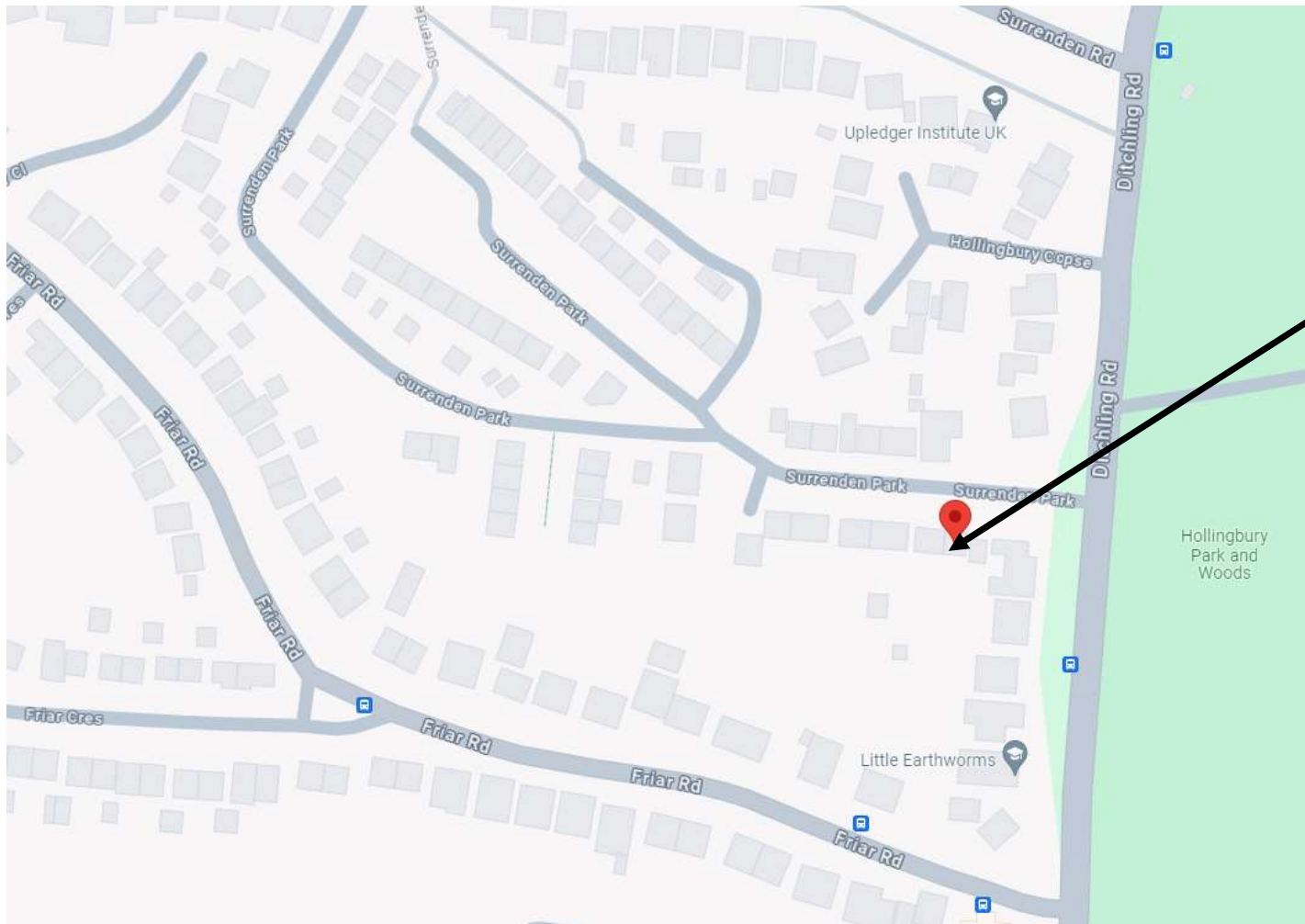
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Erection of a two-storey side extension and associated alterations.



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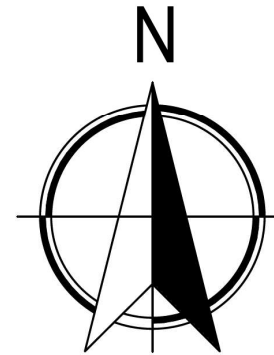
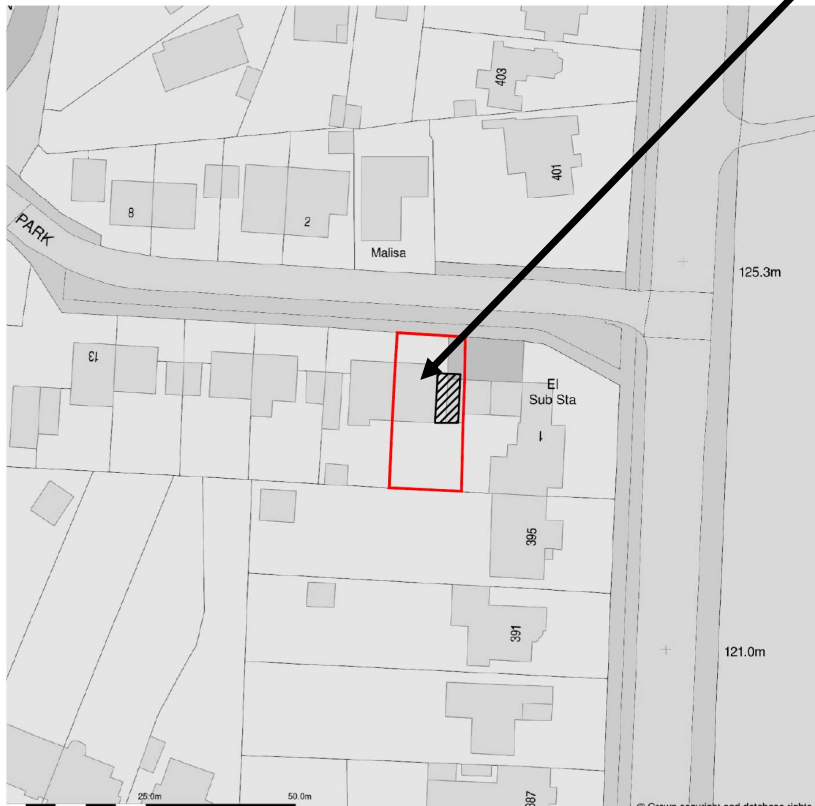
# Map of application site



Site

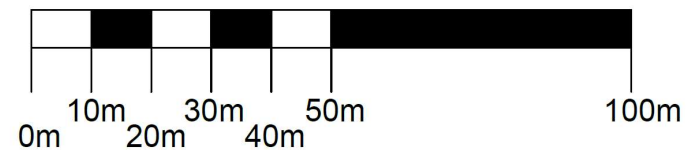
# Location Plan

Site



Site Location Plan  
Scale: 1:1250

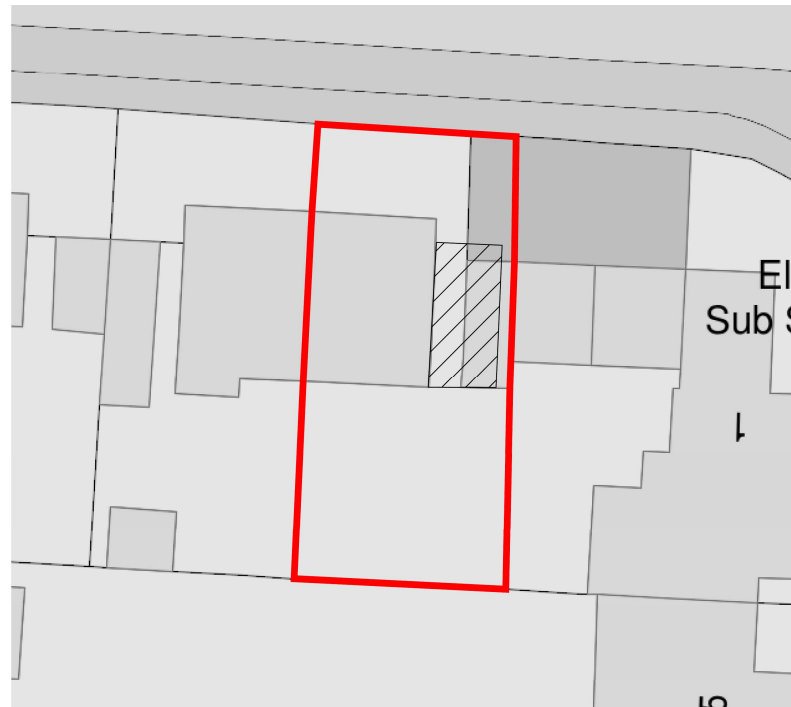
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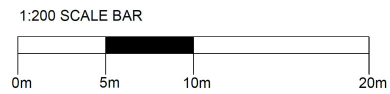
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# Block Plan

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Site block Plan  
Scale: 1:200



243

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# Aerial photo of site



# 3D Aerial photo of site

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# Street photo of site

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Facing west



Facing east



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# Location of Extension



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# Opposite Site



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# Rear garden

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249

ID

# Rear garden

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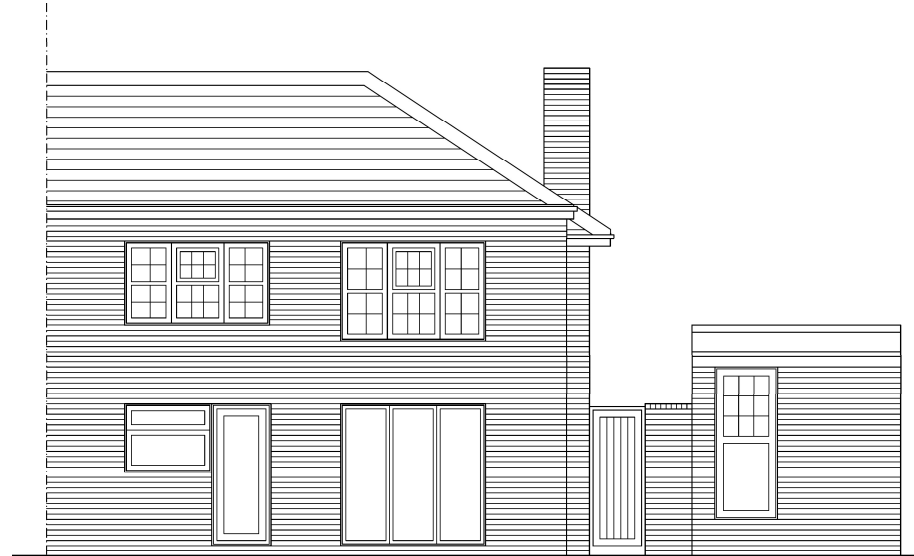
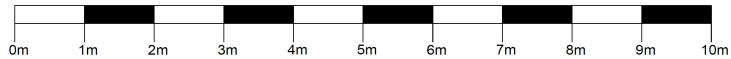
# Existing Elevations

251



Existing North Facing Front Elevation  
Scale: 1:50

1:50 SCALE BAR



Existing South Facing Rear Elevation  
Scale: 1:50

2023/100

# Proposed Elevations

252

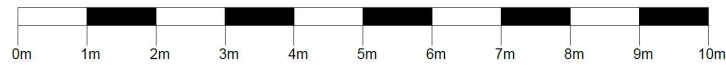


Proposed North Facing Front Elevation  
Scale: 1:50



Proposed South Facing Rear Elevation  
Scale: 1:50

1:50 SCALE BAR



2023/101C

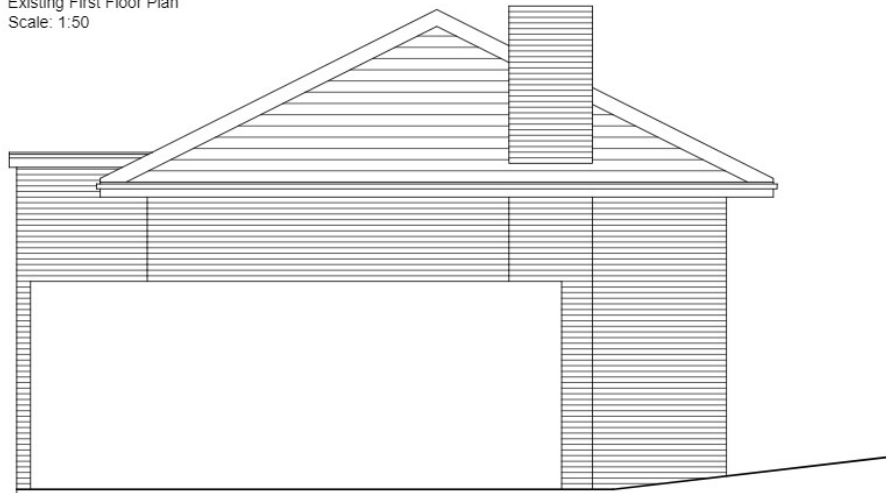


# Side Elevation

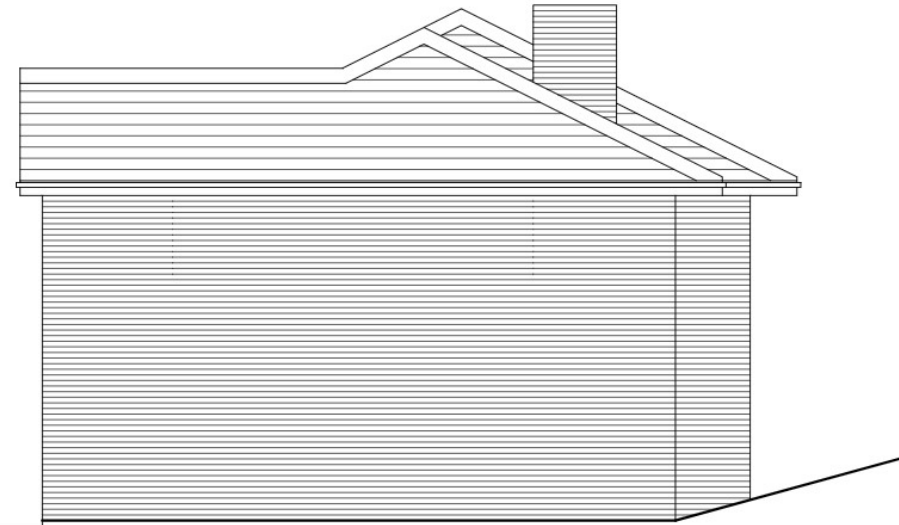
Existing

Proposed

Existing First Floor Plan  
Scale: 1:50



Existing East Facing Side Elevation  
Scale: 1:50

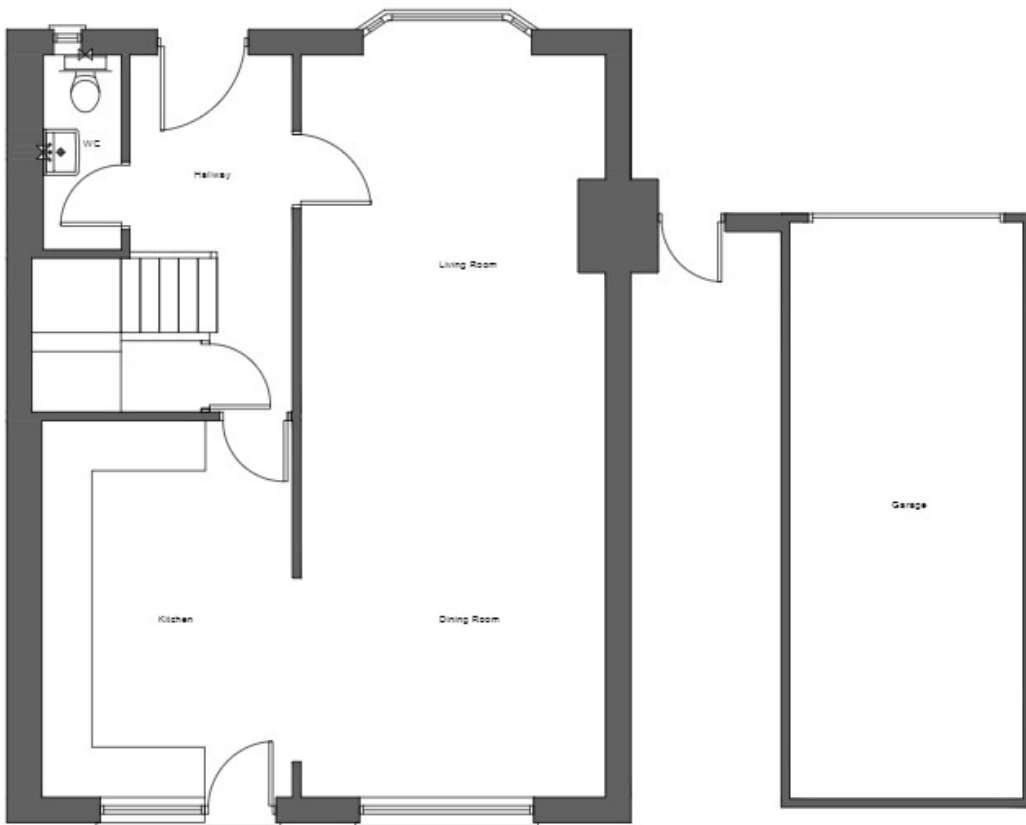


Proposed East Facing Side Elevation  
Scale: 1:50

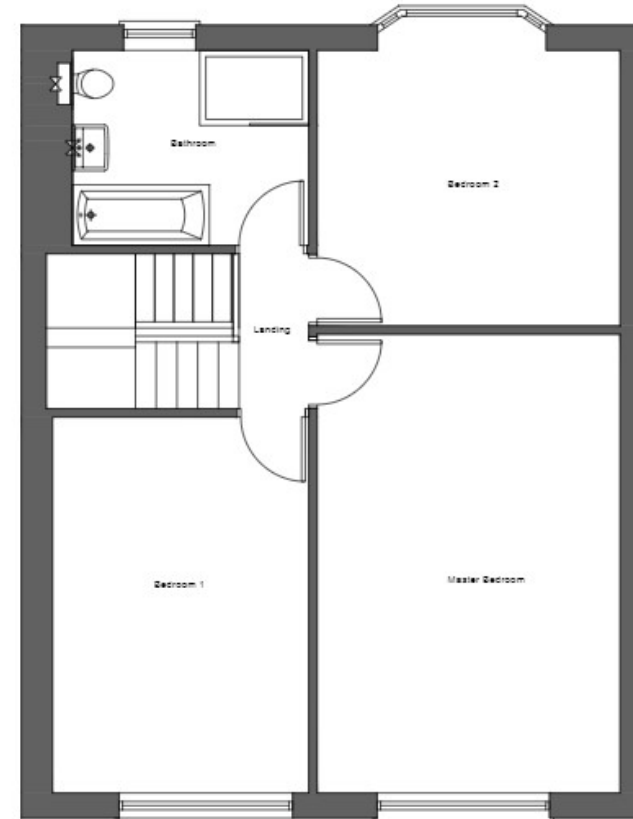
253

2023/100

# Existing Plans



Existing Ground Floor Plan  
Scale: 1:50



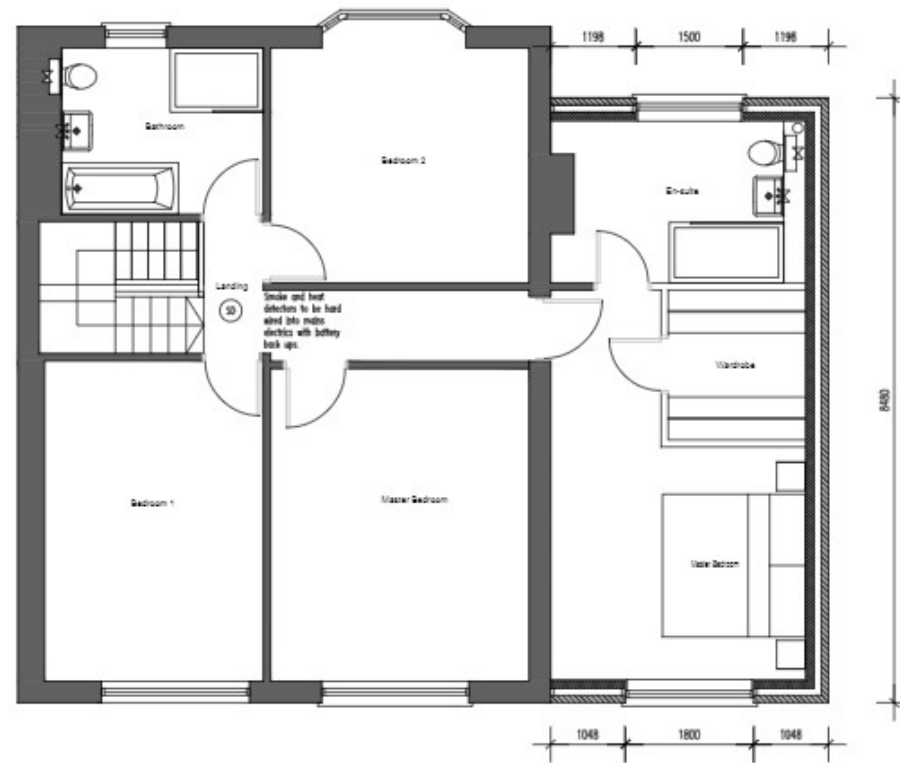
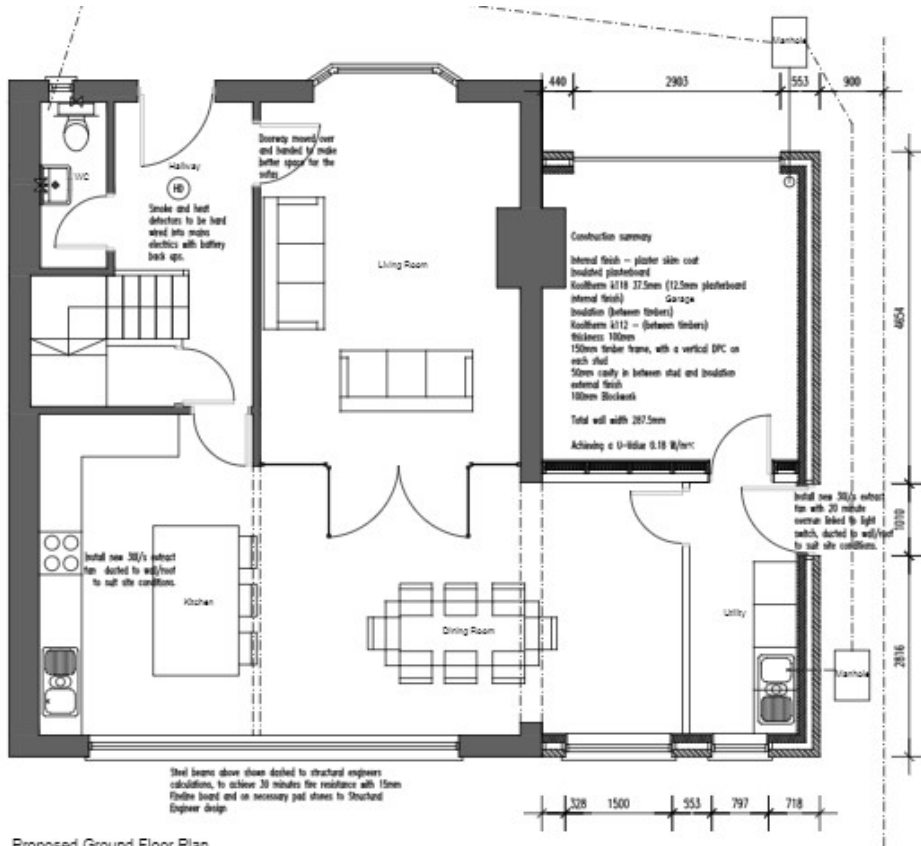
Existing First Floor Plan  
Scale: 1:50

254

2023/100



# Proposed Plans



# Representations

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Six (6) representations have been received, objecting to the proposed development on the following grounds:

- Inappropriate Height of Development
- Overdevelopment
- Rainwater issues
- Proposed floor plans labelled as existing plans
- Not in keeping
- Poor design
- Lack of glazing bars on front elevation window
- Proximity to substation
- Detrimental to appearance of estate

Three (3) representations have been received in support of the proposed development for the following reasons:

- Good Design
- Local precedent for extensions
- No harm to appearance of estate
- Covenant outdated and not relevant to planning

One (1) representation has been received stating that the Surrenden Park Residents Association neither objects nor supports the proposed development.

# **Key Considerations in the Application**

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- Design and appearance
- Impact on neighbouring amenity
- Impact on biodiversity
- Impact on public highway
- Standard of accommodation

# Conclusion and Planning Balance

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- Design acceptable. Similar footprint to existing, matching materials, subservient to main dwelling, relates to existing features.
- No significant amenity impacts identified.
- Conditions requiring the installation of both a bee brick and a swift brick/box have been attached to achieve a net gain in biodiversity.
- No impacts to the safety of the public highway have been identified. Cycles to be stored in garage.
- New bedroom in general accordance with NDSS and CPP2 Policy DM1.

**Recommend: Approve**