

15 Shirley Avenue
BH2024/00947

4th September 2024



Brighton & Hove
City Council

Application Description

Demolition of existing dwelling and erection of two storey dwelling house (C3), with associated landscaping.

Location Plan



Existing site location plan scale 1:1250 @A3



Aerial photo of site



Site

3D Aerial photo of site



Site

Street photo of site



Front of the Site



Rear of the site



Back garden of the site



Proposed Block Plan



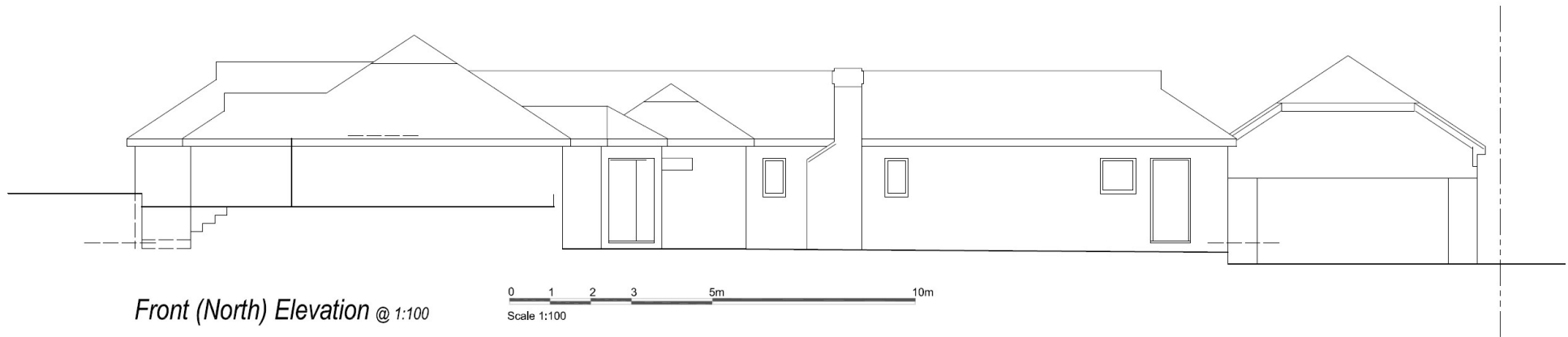
116

Site

TA 1524/01

Existing Front Elevation

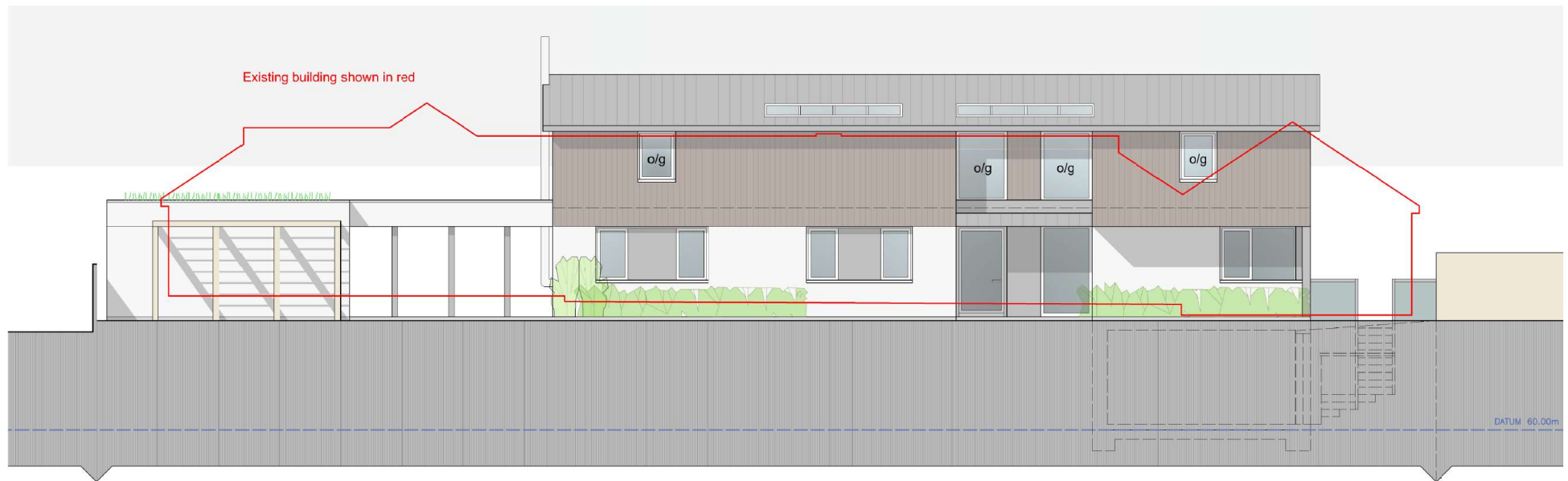
117



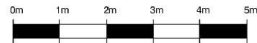
Front (North) Elevation @ 1:100

0 1 2 3 5m 10m
Scale 1:100

Proposed Front Elevation



Proposed front / north elevation scale 1:100 @A3



Existing Rear Elevation

119



ADC1150/04

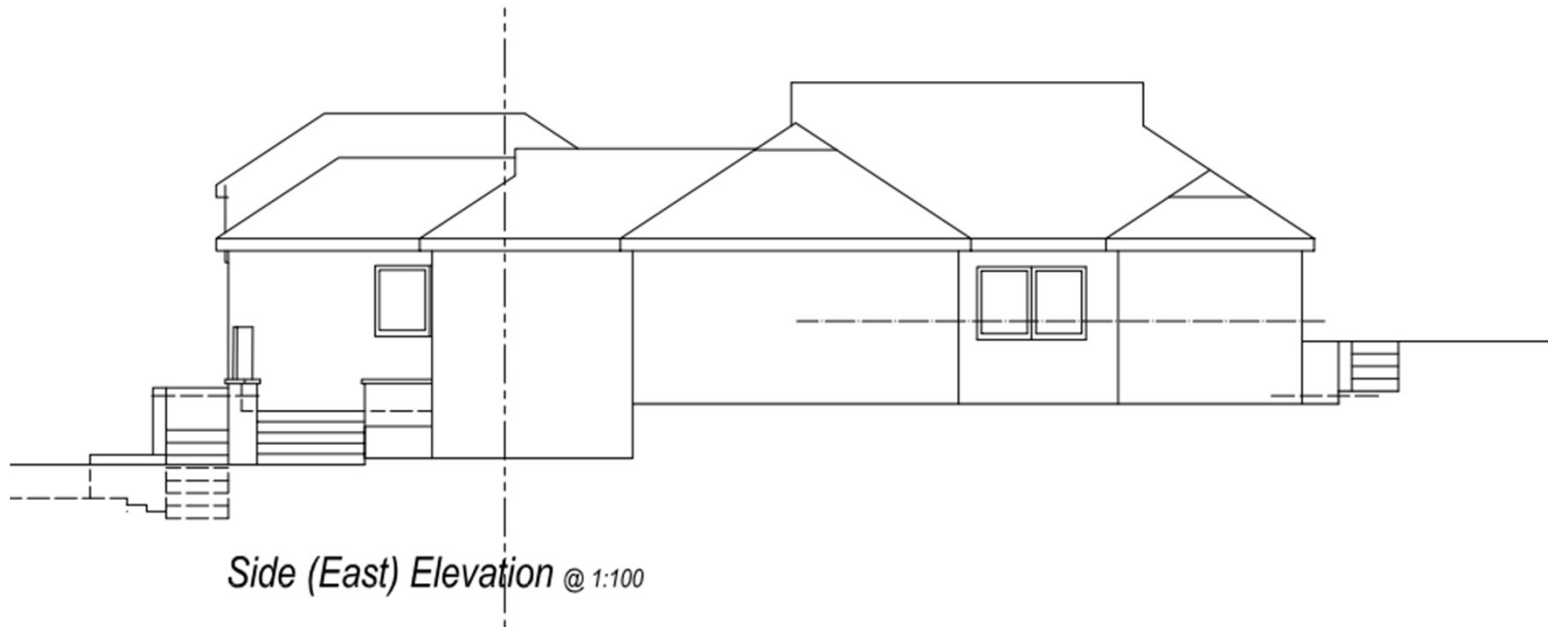
Proposed Rear Elevation



Proposed rear / south elevation scale 1:100 @A3

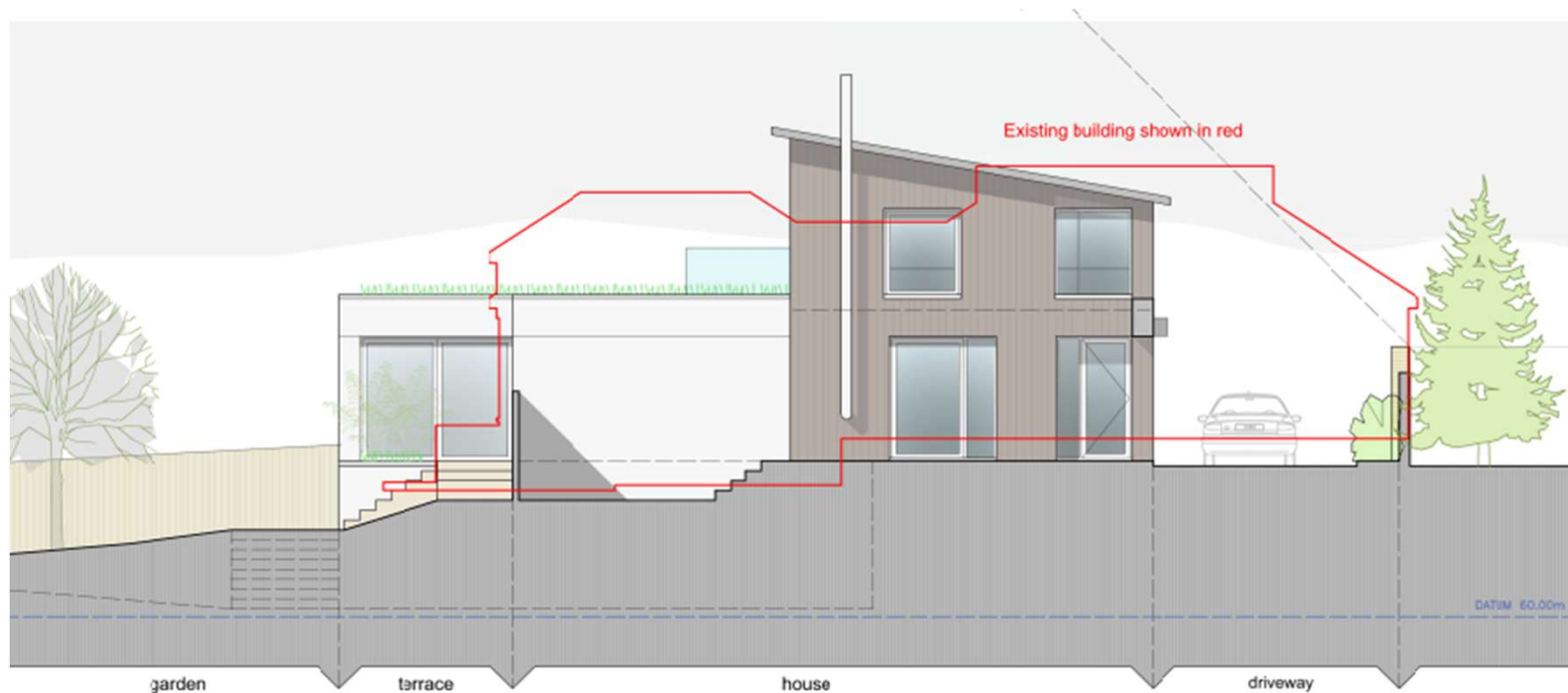


Existing East Side Elevation

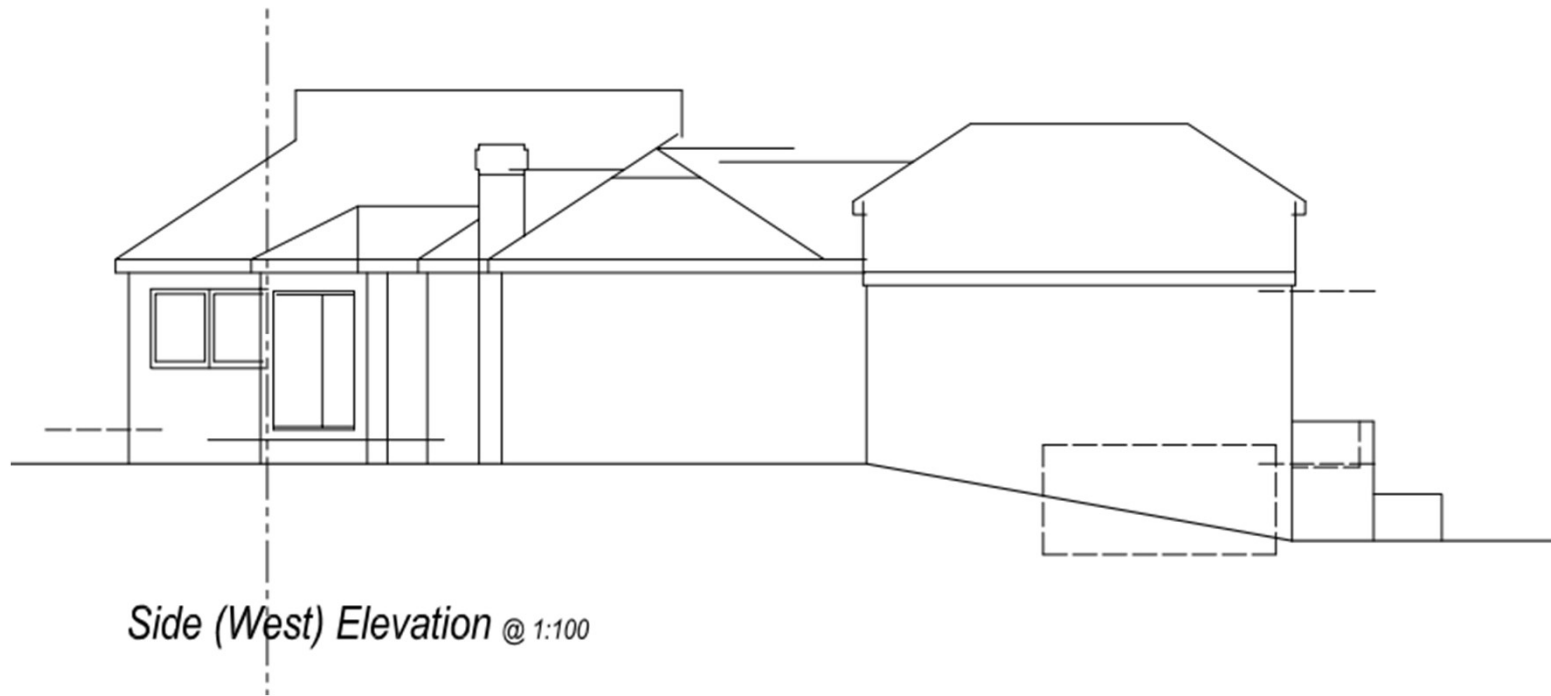


ADC1150/03

Proposed East Side Elevation

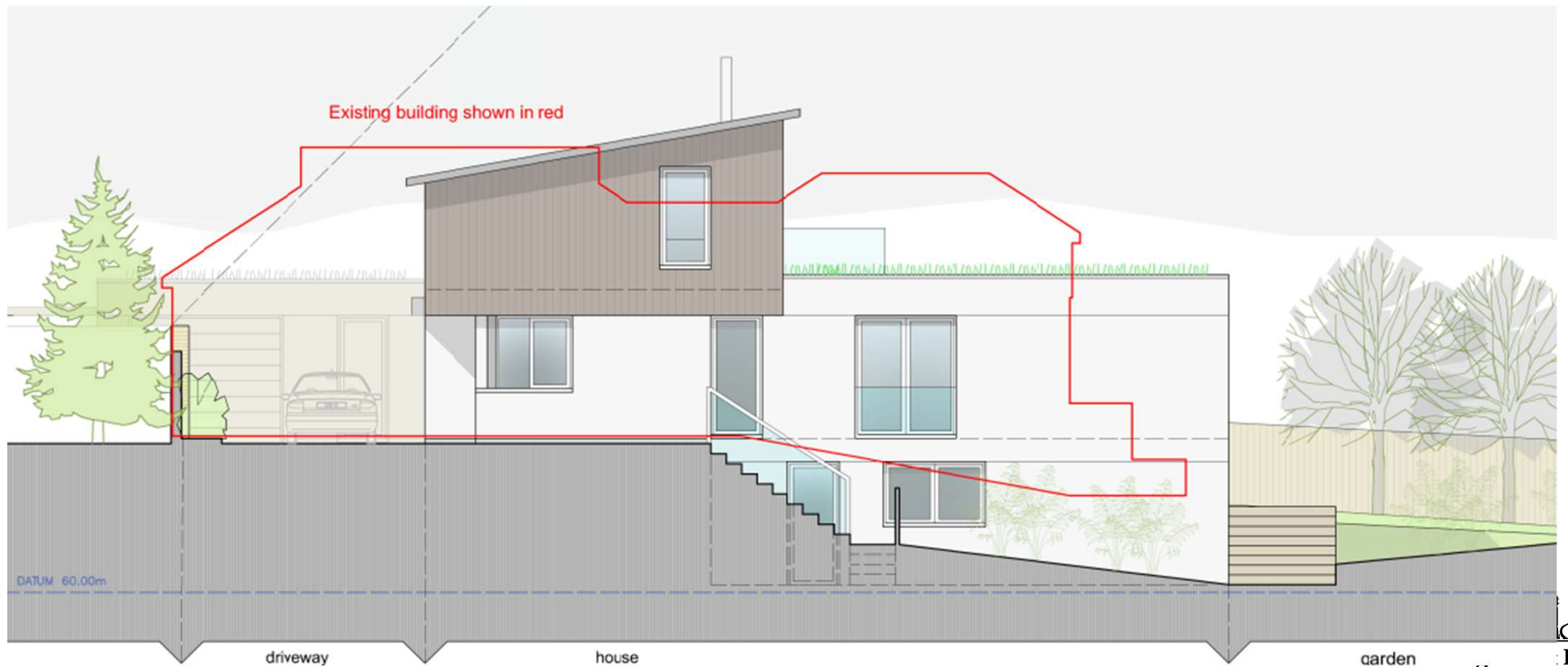


Existing West Side Elevation

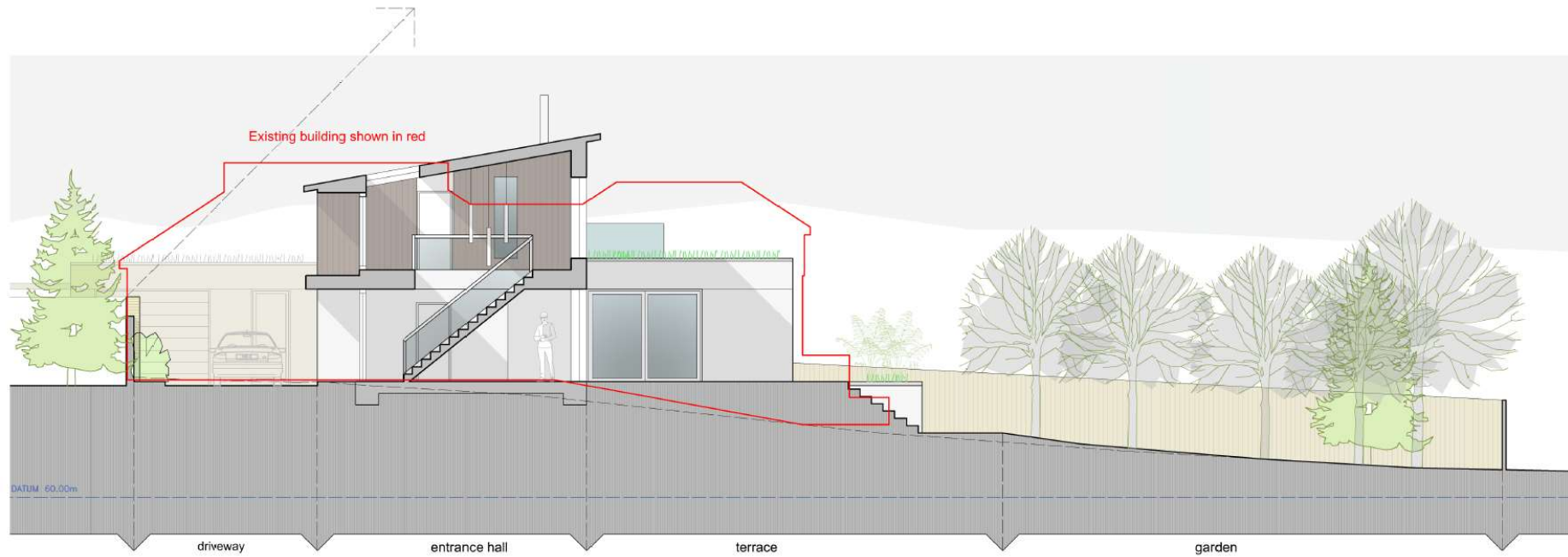


ADC1150/04

Proposed West Side Elevation



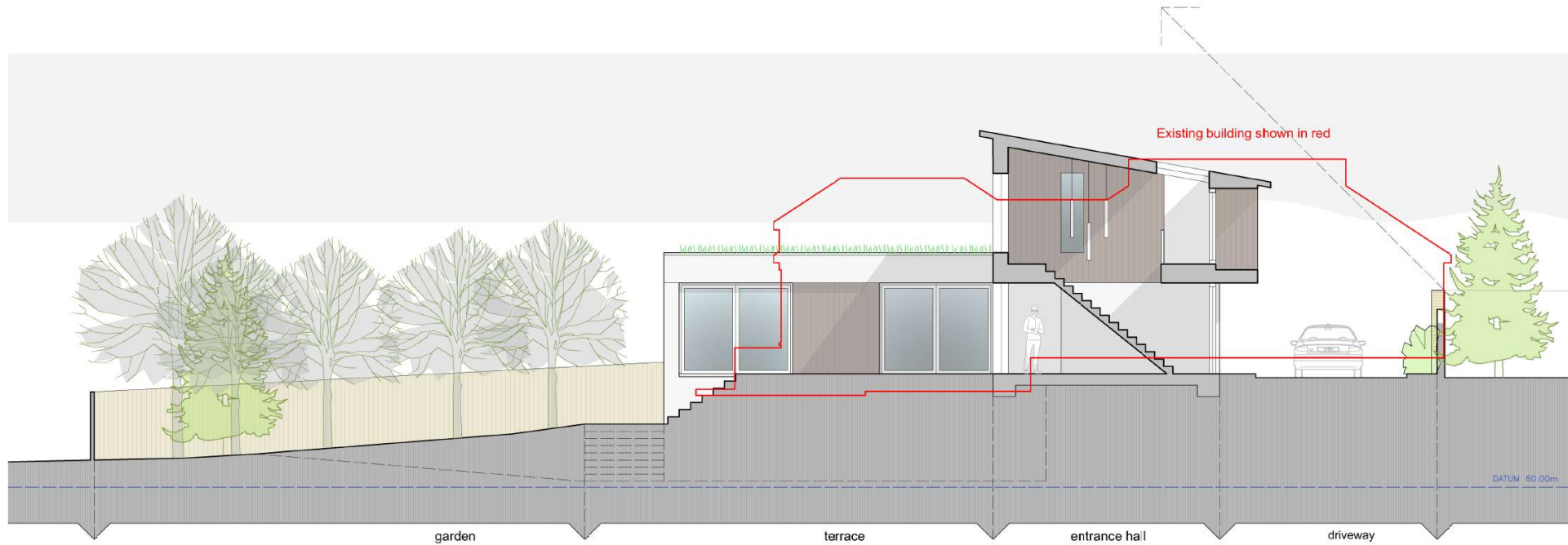
Proposed Site Section



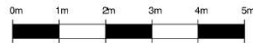
Proposed section AA - facing east scale 1:100 @A3
See drawing 10 for section references



Proposed Site Section



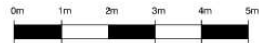
Sketch section AA - facing west scale 1:100 @A3
See drawing 10 for section references



Proposed Site Section



Proposed section BB scale 1:100 @A3
See drawing 10 for section references



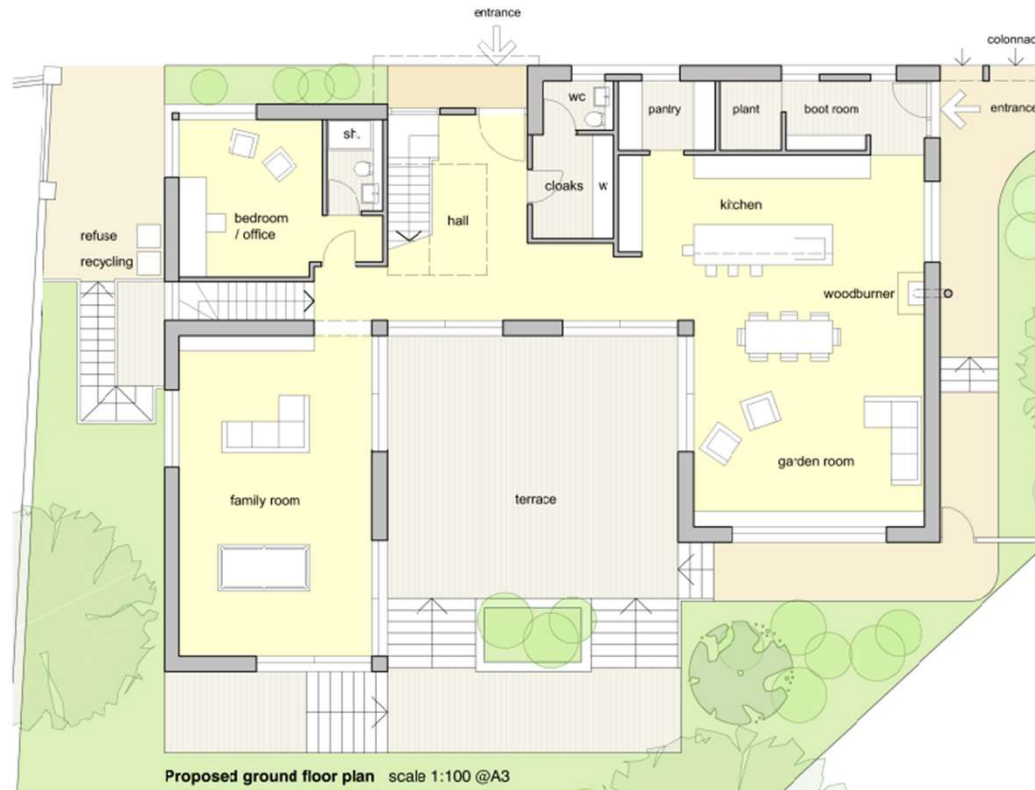
Proposed Site Plan



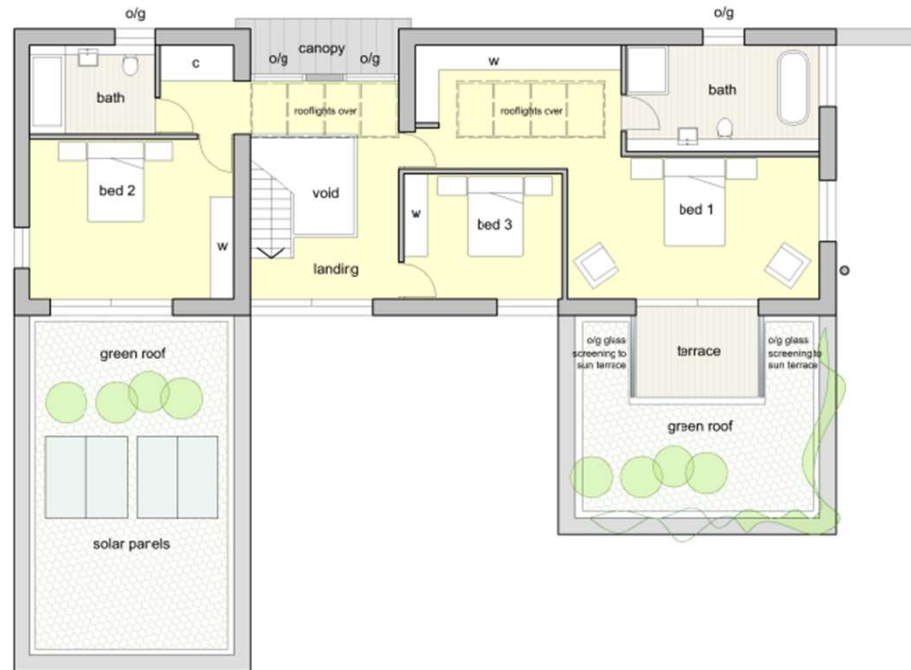
Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



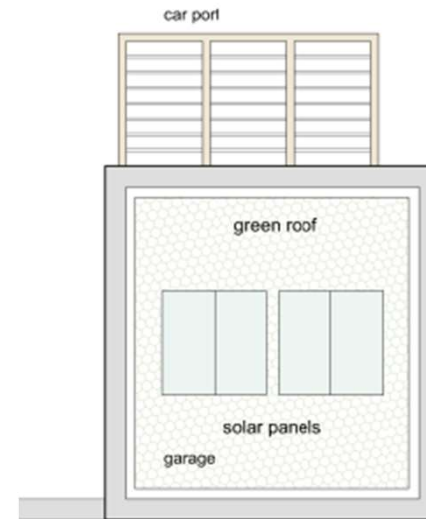
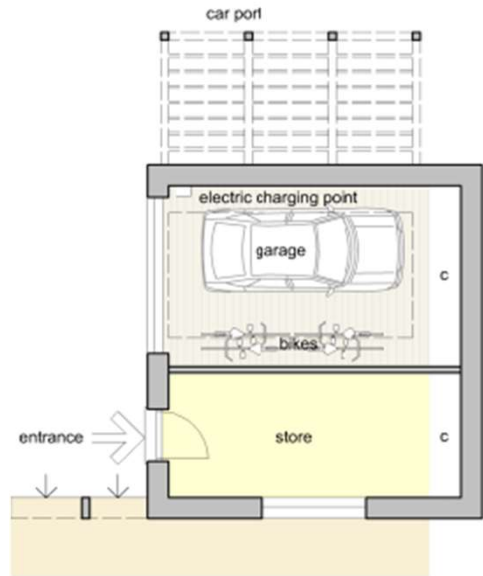
Proposed First Floor Plan



131

TA 1524/13

Proposed Garage Plan/Roof



Representations

10 Objections received, material planning issues raised:

- Design: out of keeping with the local character – two-storey, external materials inappropriate
- Detrimental impact on amenity – overshadowing, loss of privacy

Key Considerations in the Application

- Design/Appearance
- Impact on Residential Amenity
- Standard of Accommodation

Conclusion and Planning Balance

- Design/Appearance – an improvement over the existing sprawled building. Makes a more efficient use of the site allowing more soft landscaping. Two storeys acceptable given the limited views into the site, and changes in topography – would have very limited impact on the character of the area, which includes a variety of single and two-storey development.
- Impact on Amenity – Neighbouring privacy protected by limiting windows, and securing several with obscure glazing or by being fixed shut. Separated from neighbouring properties by sufficient distance to limit shadowing and overlooking.
- Standard of Accommodation – improvement over the existing dwelling, in accordance with Nationally Described Space Standard.

Recommend: Approve

