

# 20 Denmark Villas

## BH2024/01649

6<sup>th</sup> November 2024



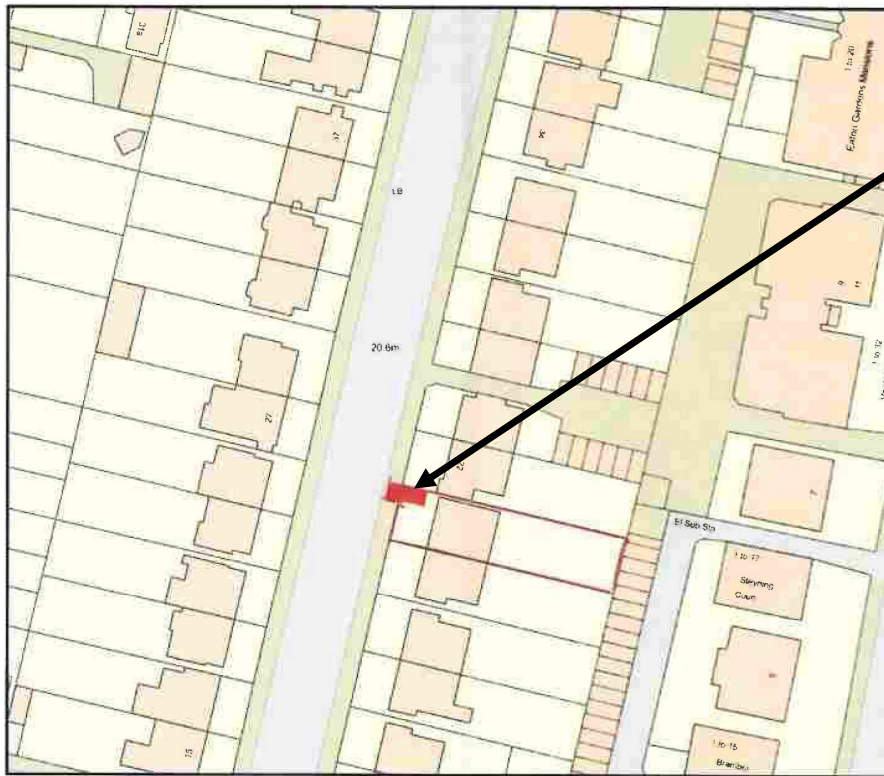
Brighton & Hove  
City Council

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# Application Description

- ▶ Creation of vehicle crossover and hardstanding to form off-street parking space and alterations to front boundary wall (part- retrospective).

# Existing Location Plan



Site



0 50  
Metres

# Aerial Photo of Site



Site

# 3D Aerial Photo of Site



North



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# Street Photo of Site



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# Photo of Site

parking area already created



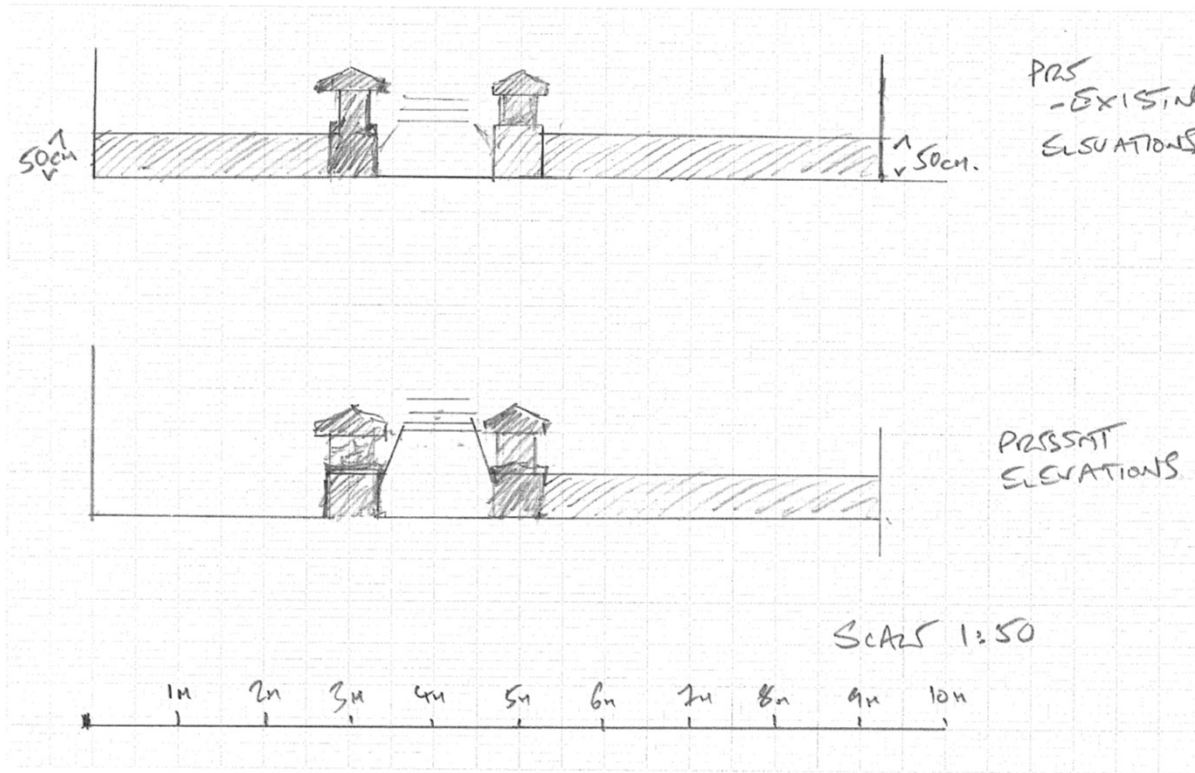
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# Pre-existing (2023)





# Front Elevations (pre / existing)



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# Representations

## 14 representations in support noting:

- ▶ Suitable use of the space
- ▶ Appearance appropriate, in keeping with building, street and Conservation Area, improvement on the previous situation, similar elsewhere in Denmark Villas, attractive planting.
- ▶ No negative impact on adjoining residents
- ▶ Electric charging point should be supported
- ▶ Provides safe access for the family
- ▶ Would not impact levels of on-street car parking

## Two further **comments** noting:

- ▶ Council should remove motorcycle parking bay [officers are unsure where this is].
- ▶ Dropped kerb is unnecessary.

## Two **objections** noting:

- ▶ Would result in loss of on-street car parking

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# Key Considerations

- ▶ Principle of Development
- ▶ Design and Appearance (incl. impact on heritage assets)
- ▶ Impact on Neighbouring Amenity
- ▶ Highways Safety

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# Conclusion and Planning Balance

- ▶ Removal of a significant part of the front boundary wall, front garden and vegetation to allow off-street parking results in a noticeable loss of the site's historic fabric and setting.
- ▶ Works give the curtilage of the property an overdeveloped appearance, which harms the historic character of the property and the wider character and appearance of the Denmark Villas Conservation Area.
- ▶ No significant amenity impacts are expected as a result of the development.
- ▶ There is no objection from highways and the development would not result in highway safety concerns.
- ▶ Overall, any benefits of the proposal are not considered to outweigh the impact on the streetscene including the heritage features of the conservation area.

Recommend: **REFUSAL**