Roedean House, 14 Roedean Way

BH2024/01946

6th November 2024

Brighton & Hove City Council

Application Description

- Demolition of existing house and erection of a new three storey house (C3) with associated landscaping.

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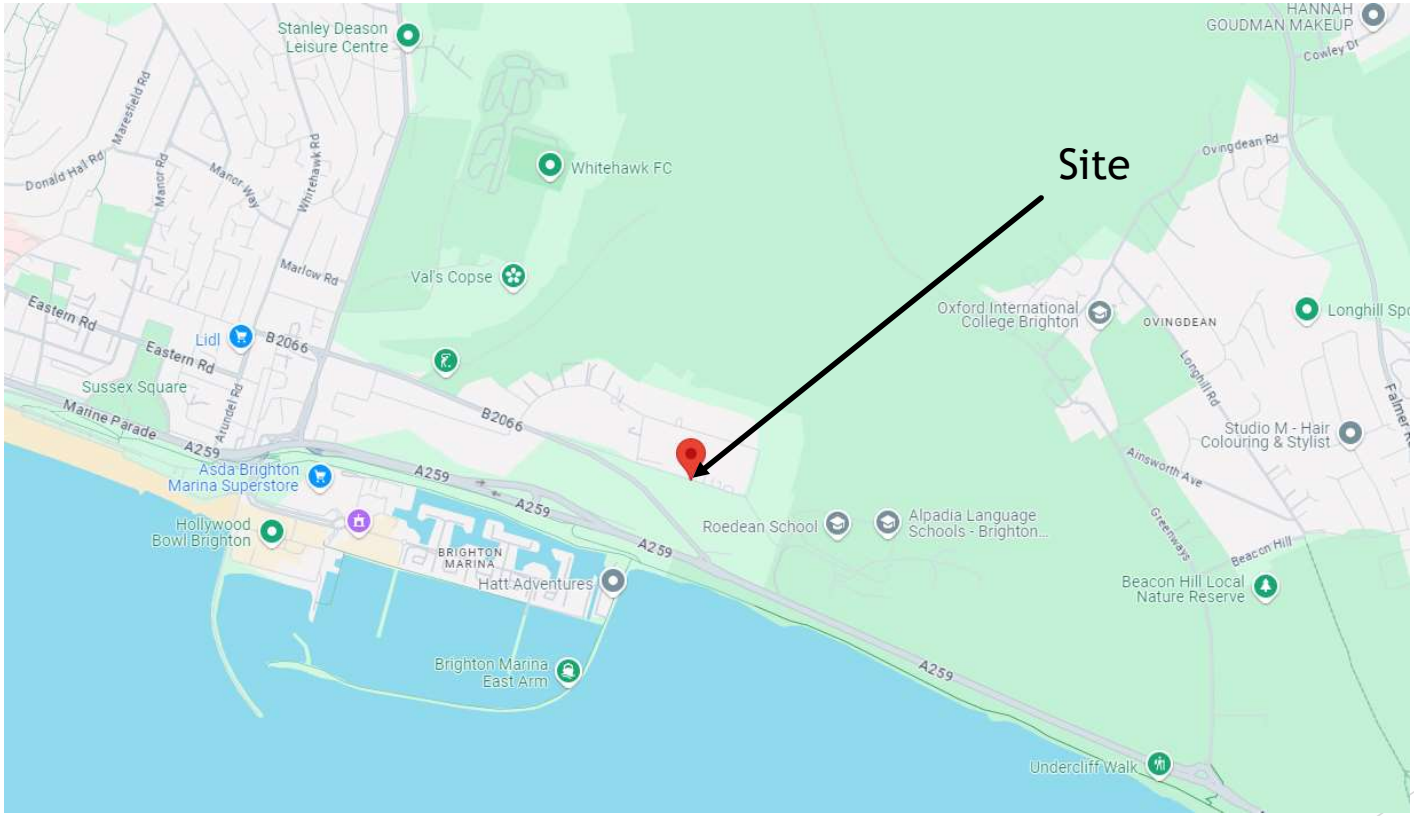
Map of Application Site



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Aerial Photo of Site

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3D Aerial Photo of Site

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3D Aerial Photo of Site

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Street Photo of Site

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Existing Front Elevation

EXISTING SOUTH ELEVATION

SCALE 1:100 @ A1

0 5 10 M

2402_200

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Proposed Front Elevation

MATERIAL KEY

A	LIGHT GREY/WHITE BRICKS	C	BRONZE ALUMINIUM WINDOWS	E	GLAZED BALUSTRADE
B	METAL CLADDING (LIGHT GREY)	D	TIMBER FINS	F	PRECAST FACIA PANELS AND COPINGS

2402_401 A

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Existing Rear Elevation

EXISTING NORTH ELEVATION
SCALE 1:100 @ A1

0 5 10 M

2402_200

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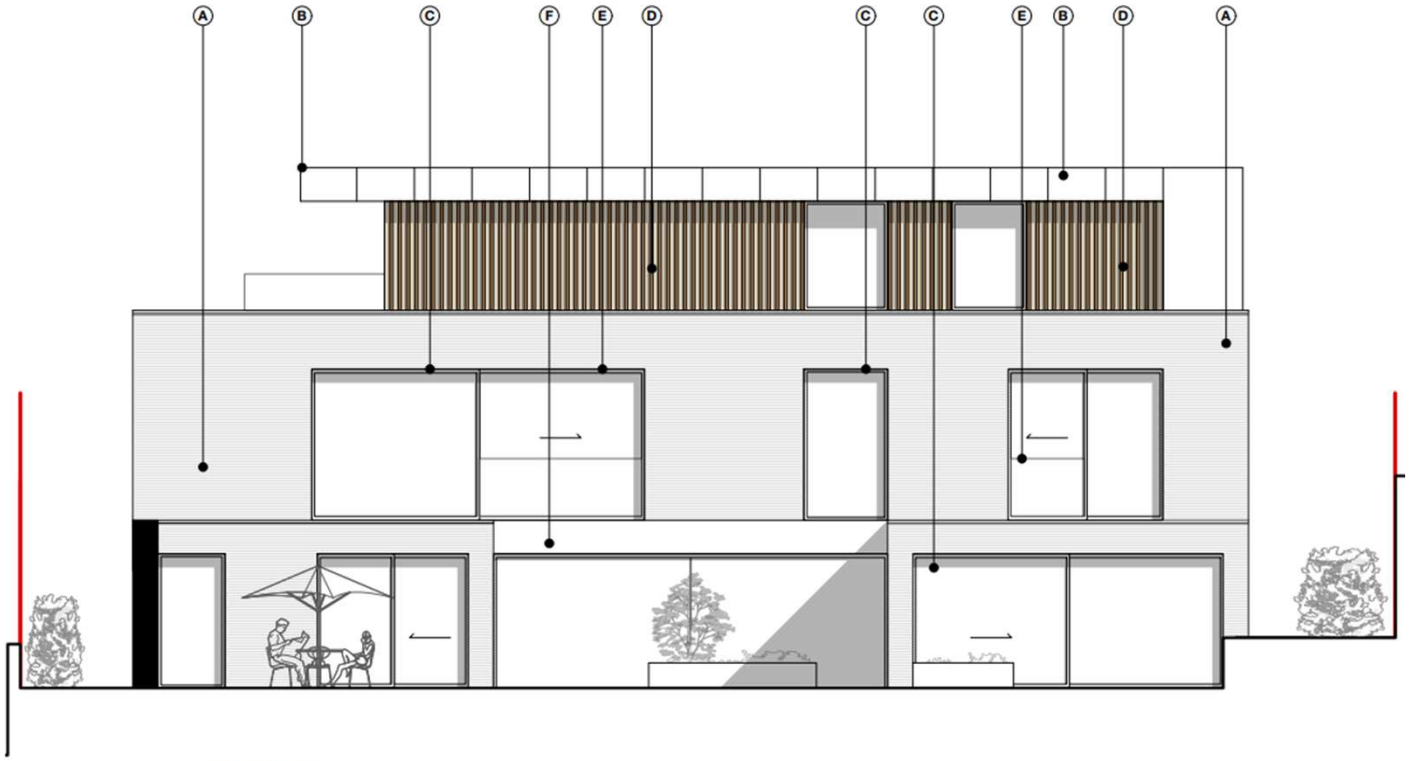
Proposed Rear Elevation



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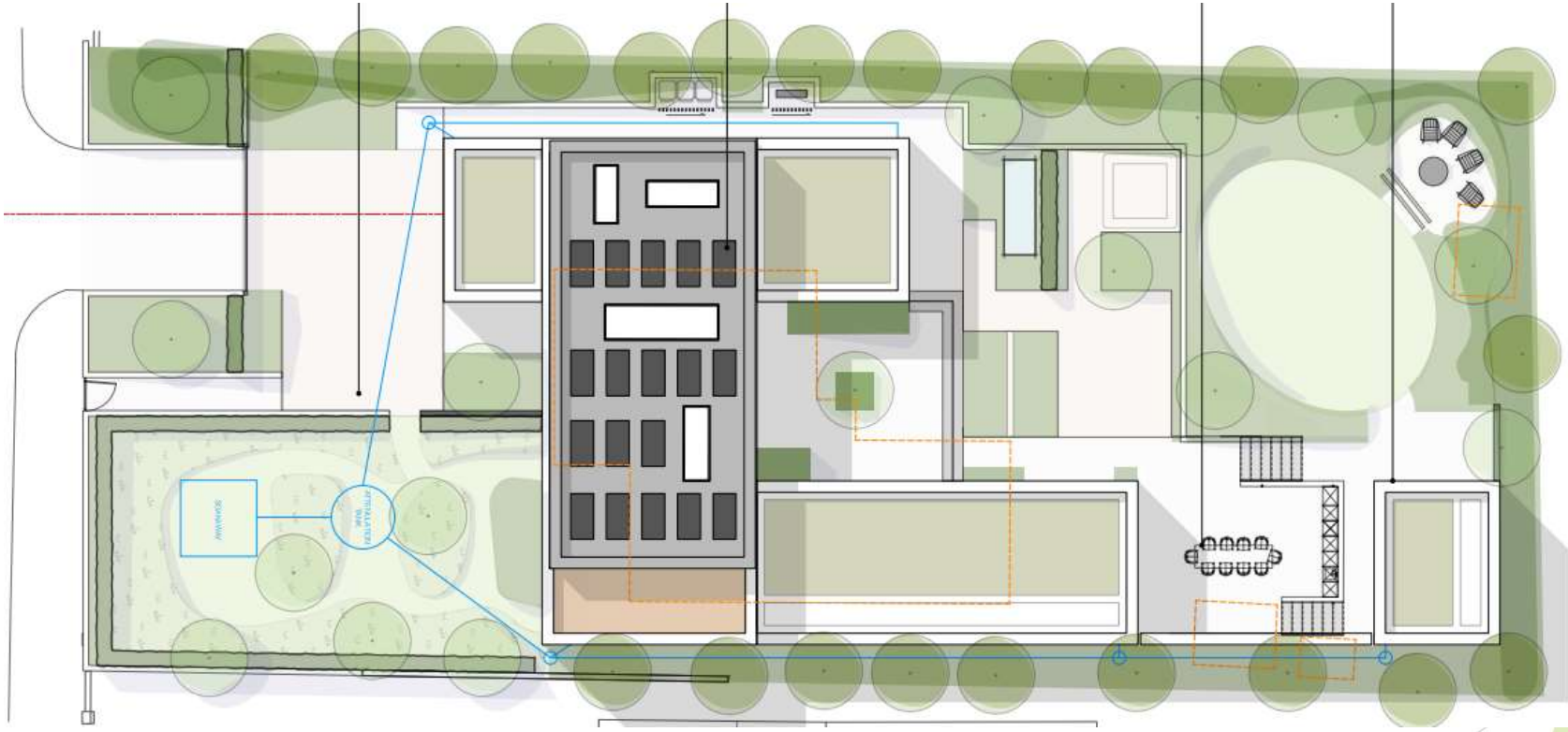
Proposed Site Plan



North

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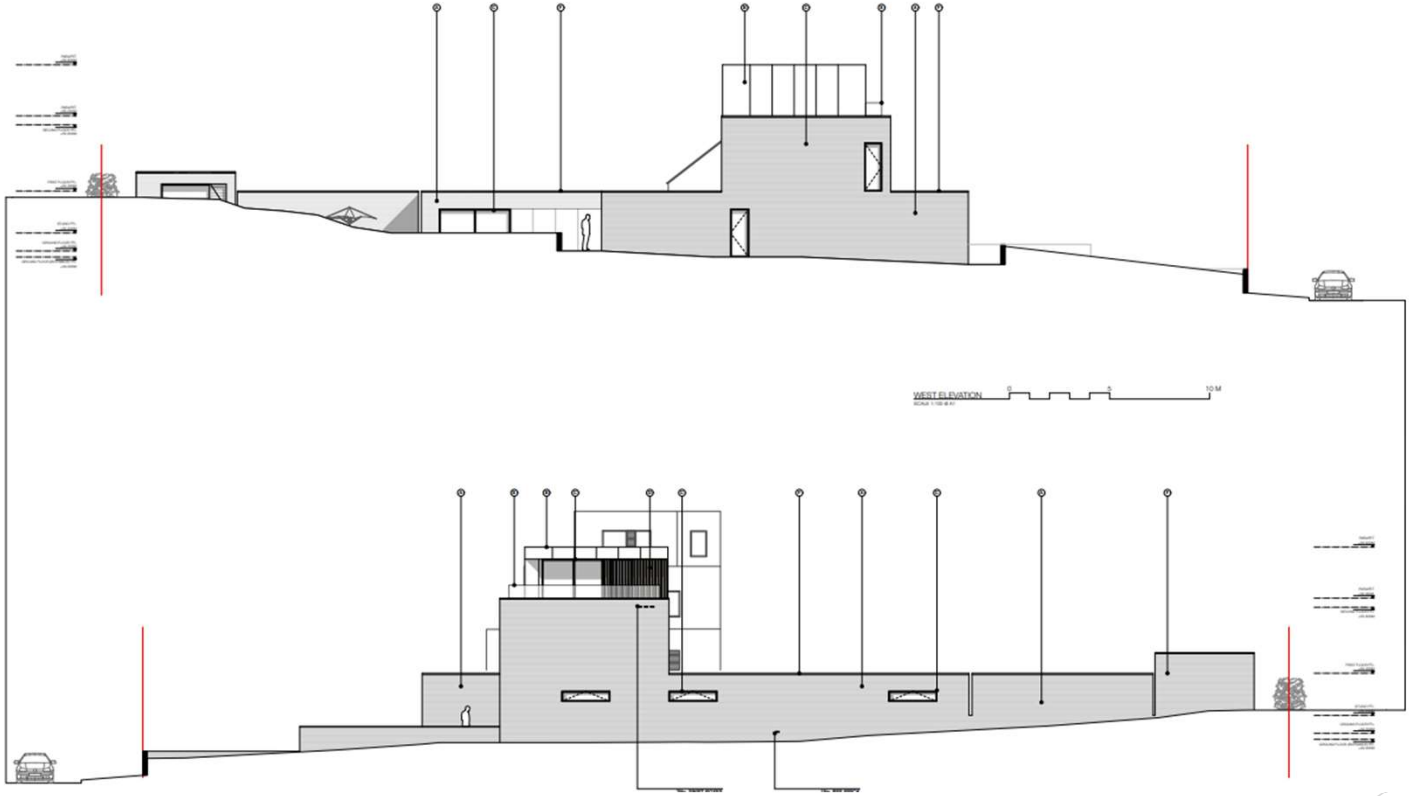
Proposed Side Elevations



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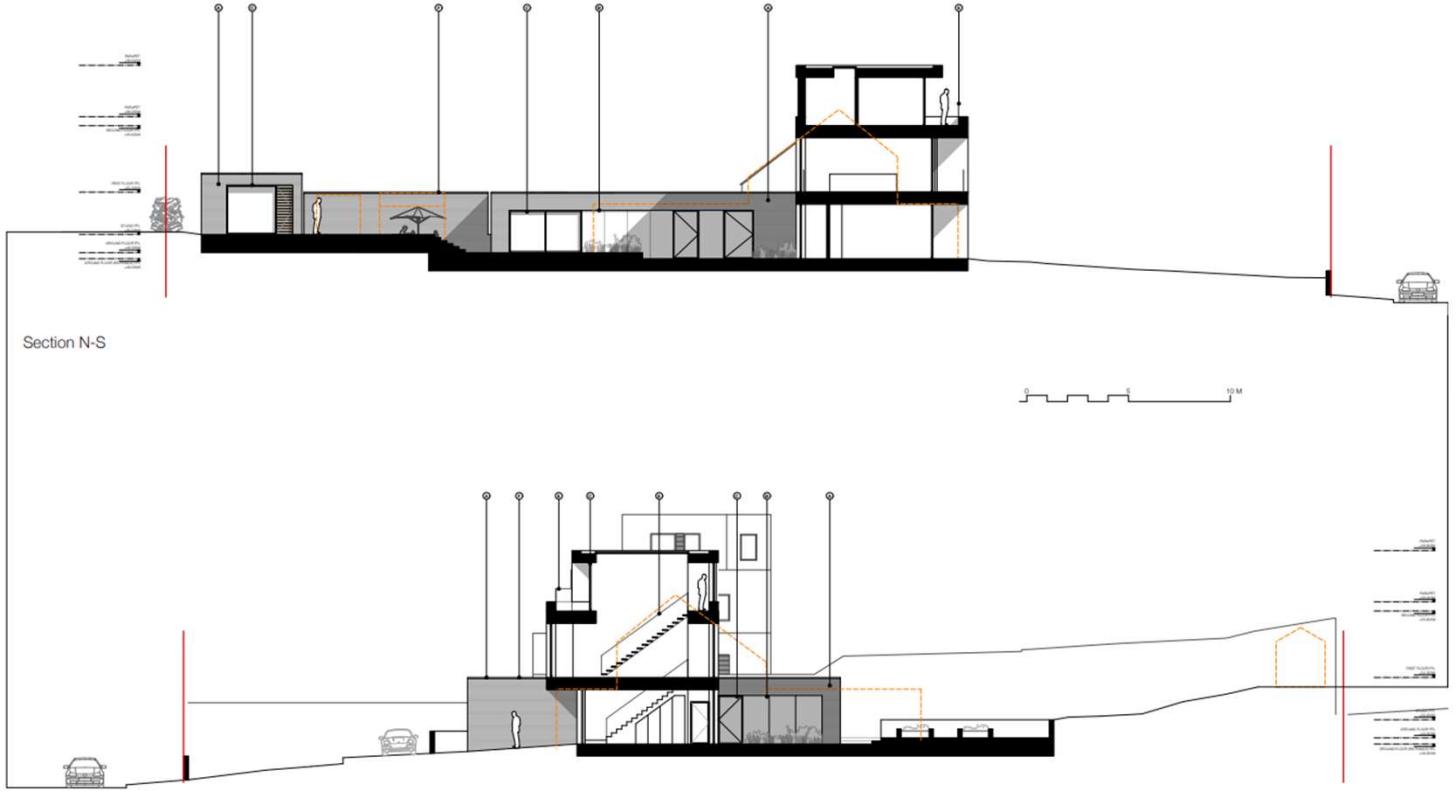
Proposed Comparative Elevations

Taken from Design & Access Statement

Proposed Sections



Taken from Design & Access Statement

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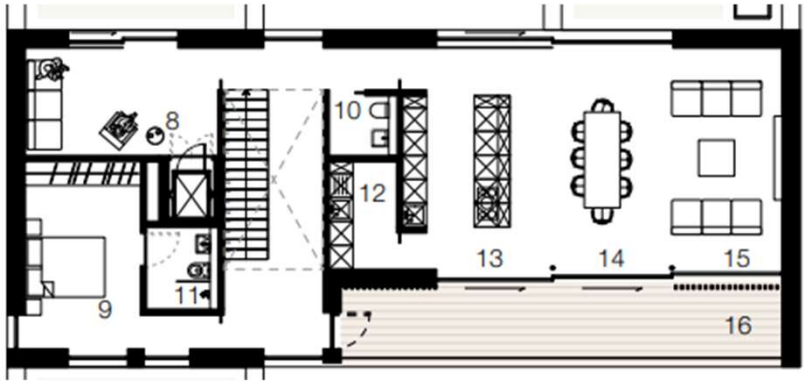
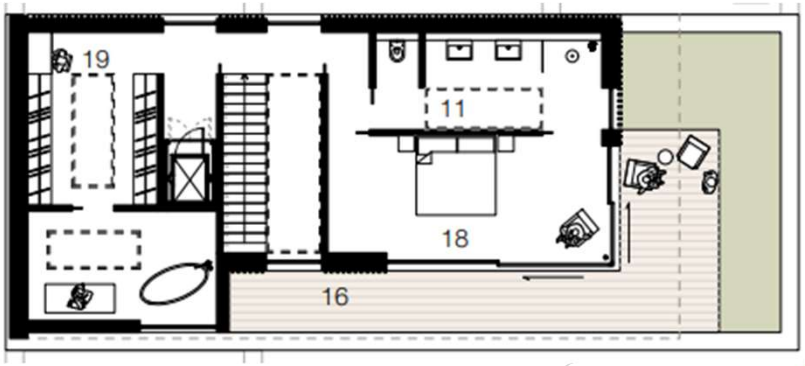
Proposed Floor Plans

First floor



Second floor



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Proposed Visual (front)

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Proposed Visual (front)

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Proposed Visual (rear)

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Proposed Visual (rear)

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Representations

Five (5) objections received, issues raised:

- Too high, comes forwards of the existing building line
- Footprint of the proposed building substantially greater than the existing building
- Top floor terrace would result in overlooking towards neighbours
- Outdoor machinery could be noisy

Full details of representations received can be found online on the planning register.

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Key Considerations

- Principle of the development
- Design and appearance
- Landscaping
- Arboriculture
- Impact upon amenity
- Standard of accommodation
- Transport
- Ecology, Sustainability, Archaeology

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Conclusion and Planning Balance

- No objection to the principle of the development.
- Design of high quality and would contribute to the eclectic mix of architectural styles in the Roedean area
- The amended plans are considered not to result in significant harm to the amenity of neighbours
- Generous standard of accommodation
- Matters relating to ecology and archaeology can be addressed through conditions.
- Overall the scheme is considered to be of a high standard of design which would modernise the site, in keeping with other contemporary replacements on the street. No impacts of concern are noted so the scheme is considered acceptable.

Recommend: Approval, subject to conditions.

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