

**Land Rear Of
15 Dean Court Road
BH2024/01289**

6th November 2024

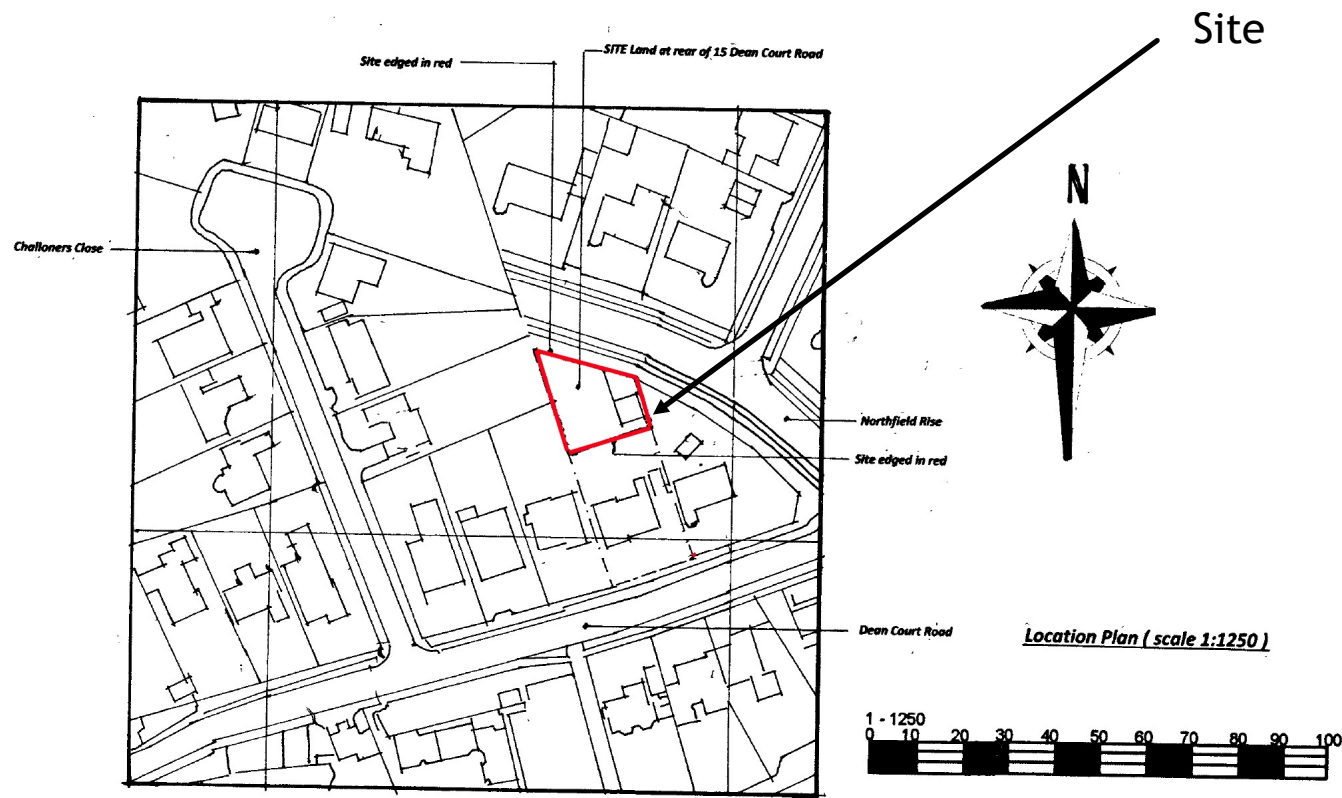


**Brighton & Hove
City Council**

Application Description

- ▶ Demolition of existing garage to facilitate the erection of a 3no bedroom single storey detached dwelling (C3) with associated landscaping works.

Location Plan



PA.1472024/02A

Aerial Photo of Site

Site



3D Aerial Photo of Site

Site



Rear of site, onto Northfield Rise



Site

From top of Northfield Rise



Site



Brighton & Hove
City Council

From bottom of Northfield Rise



Site
(behind
hedge)

From Gorham Avenue



Site

Within site, towards rear boundary



Within site, towards existing dwelling



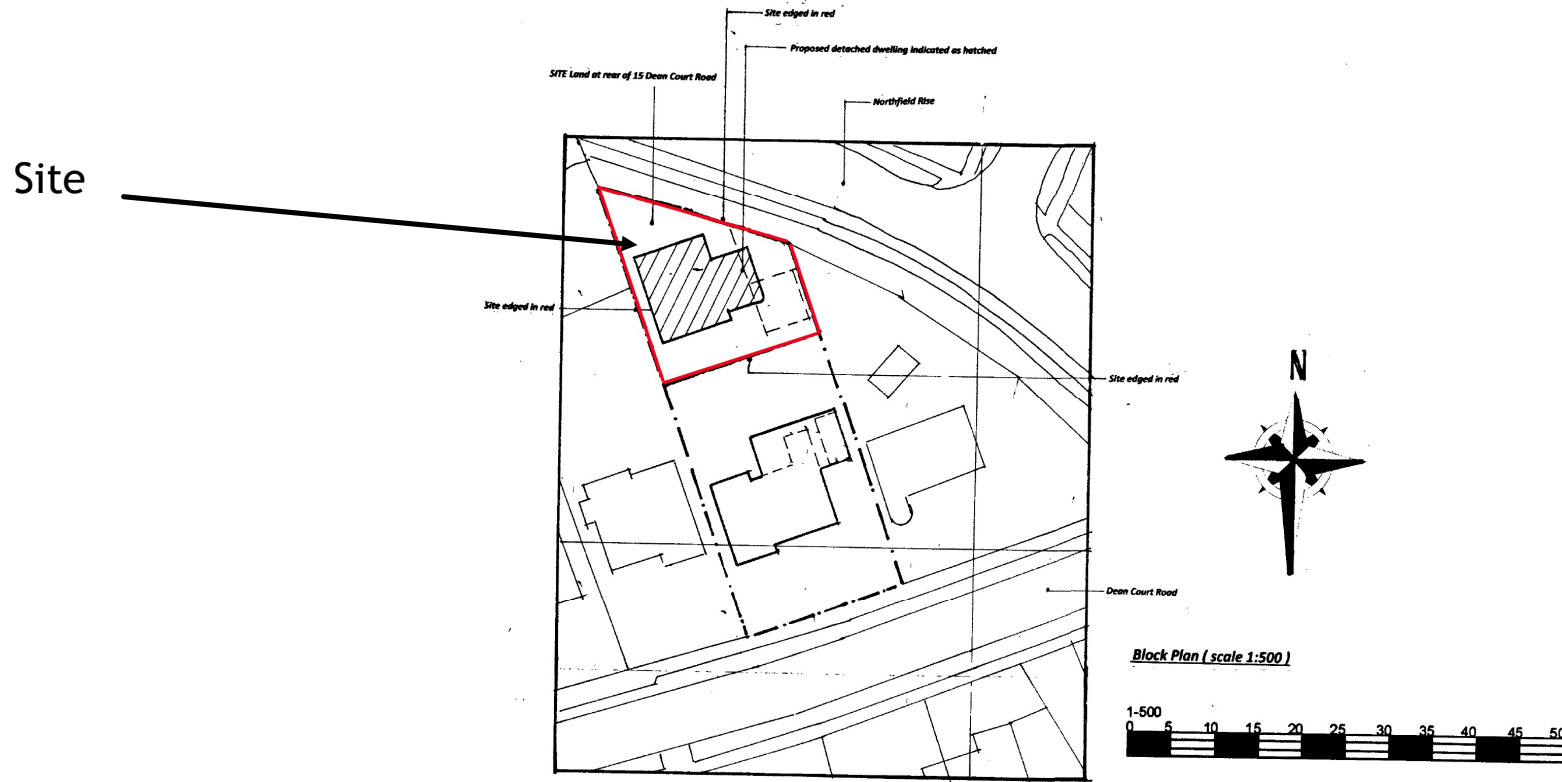
Boundary with no. 13 Dean Court Road



Boundary with 17 Dean Court Road



Proposed Block Plan



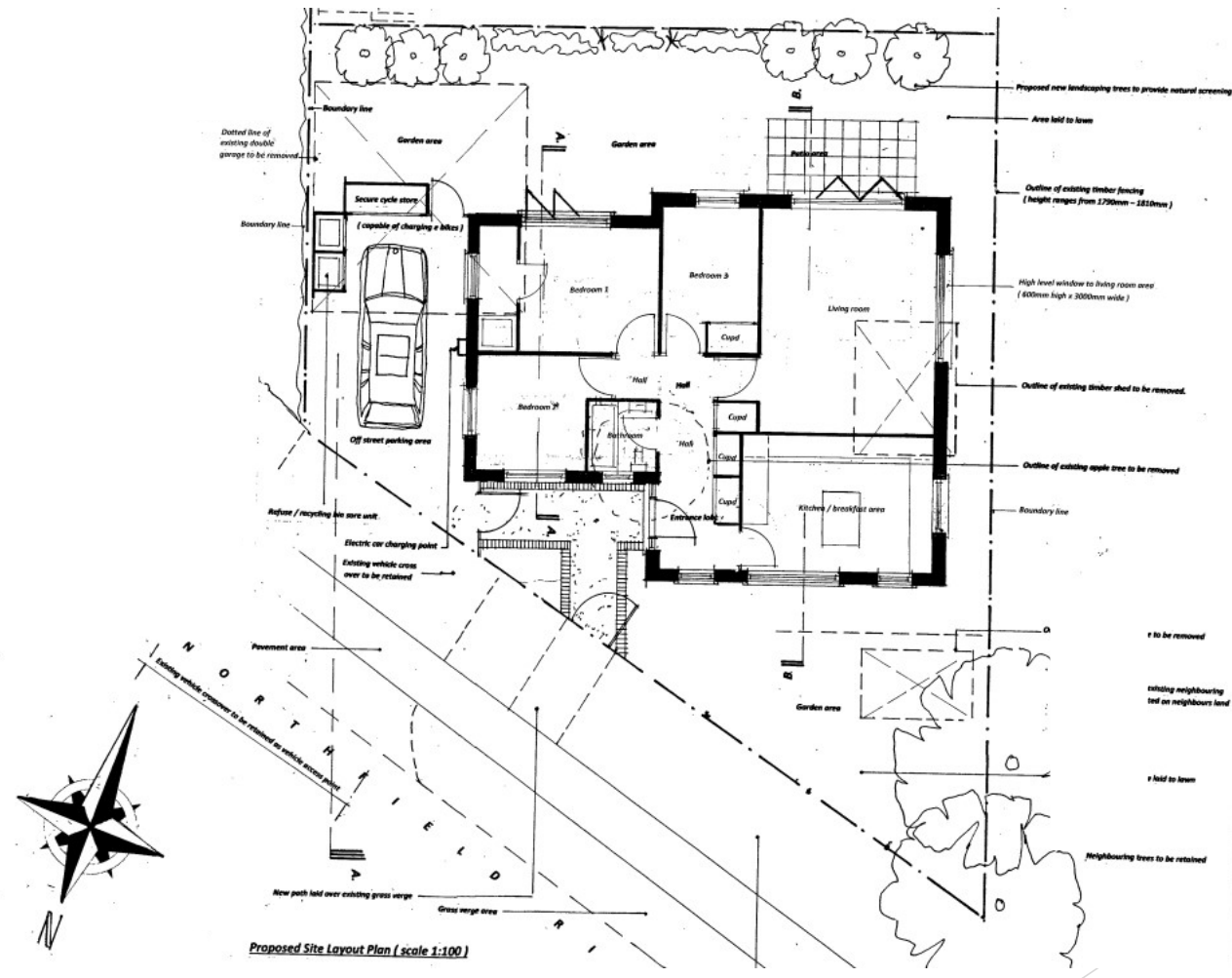
Site

56

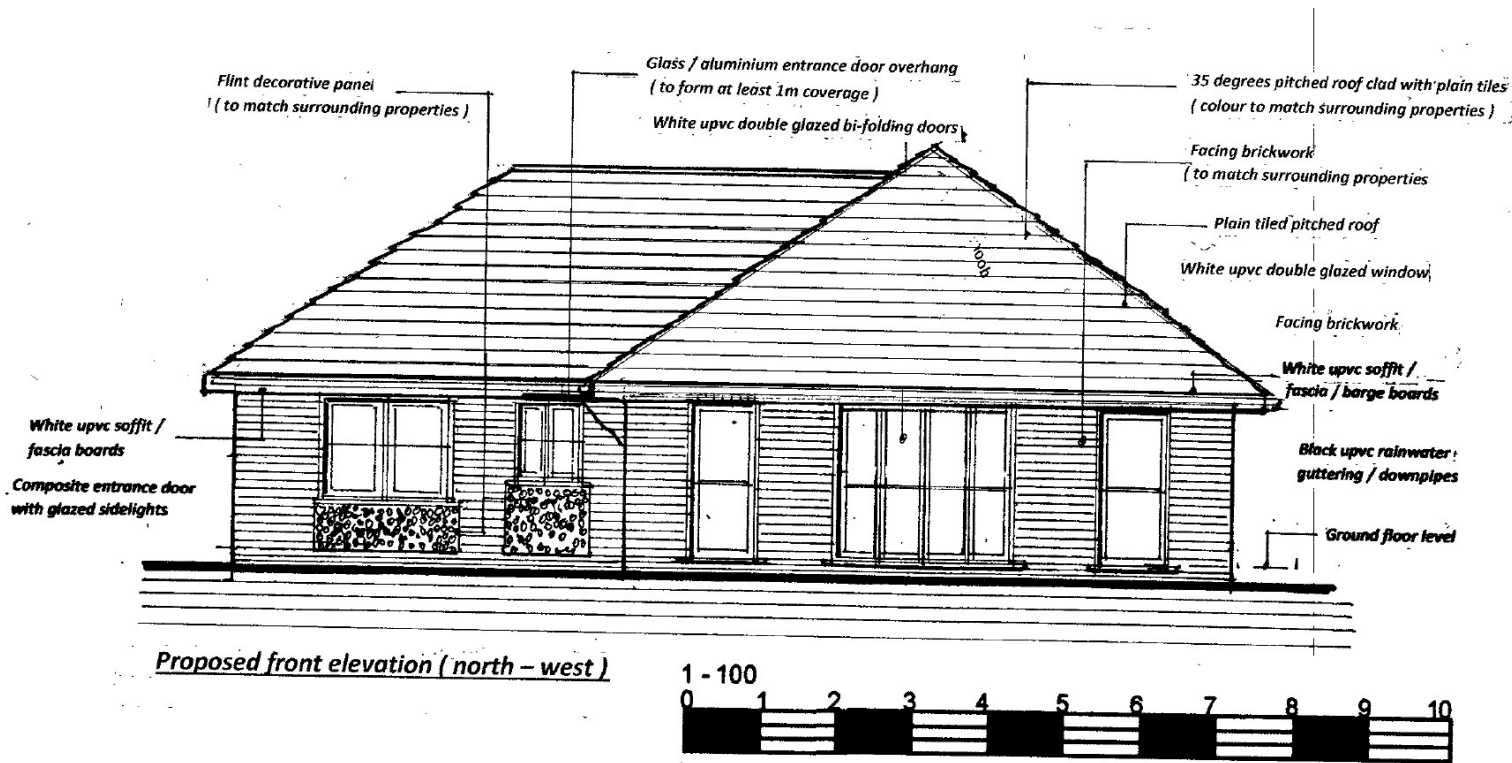
PA.1472024/02A



Proposed Site Plan



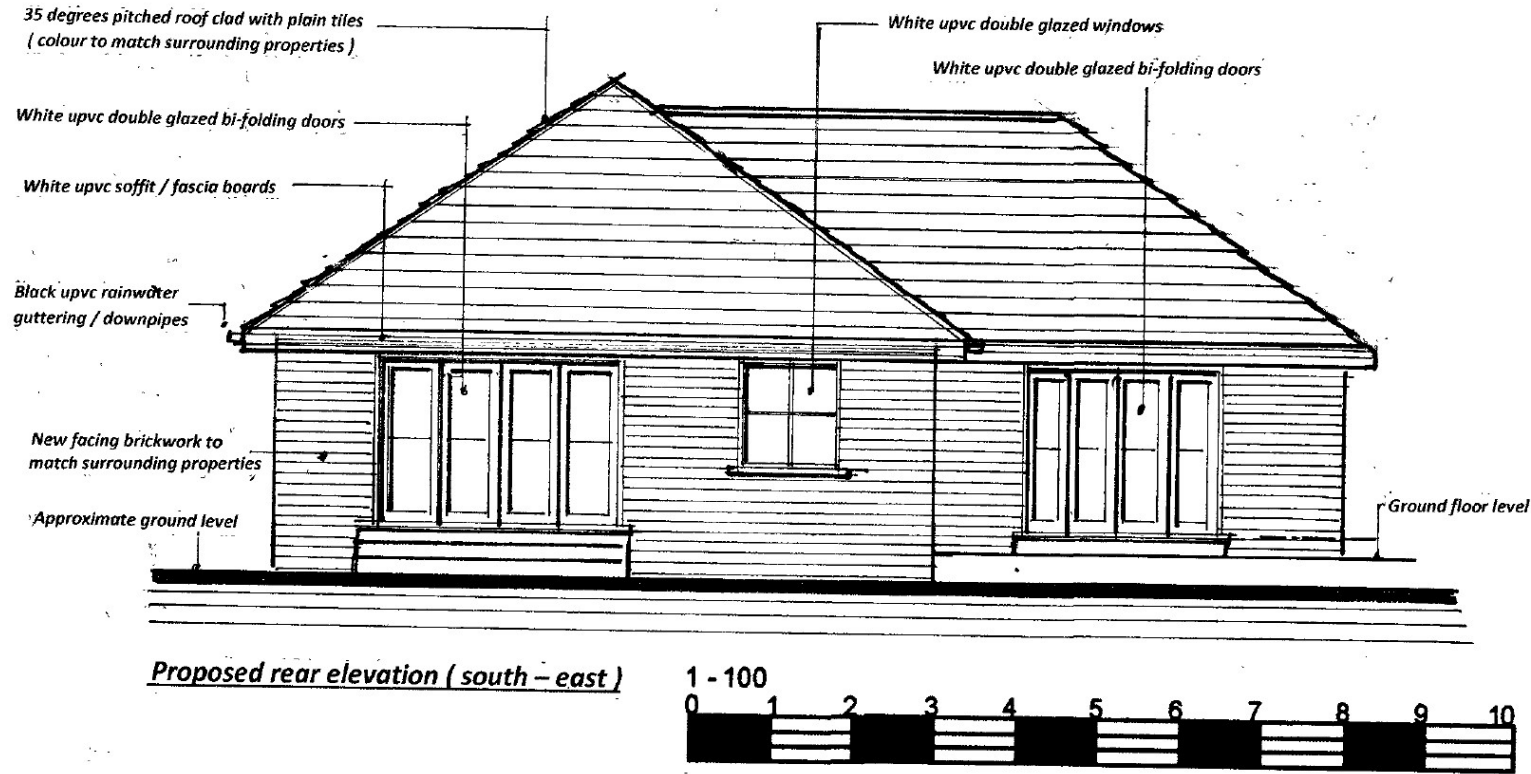
Proposed Front Elevation



PA.1472024/02A



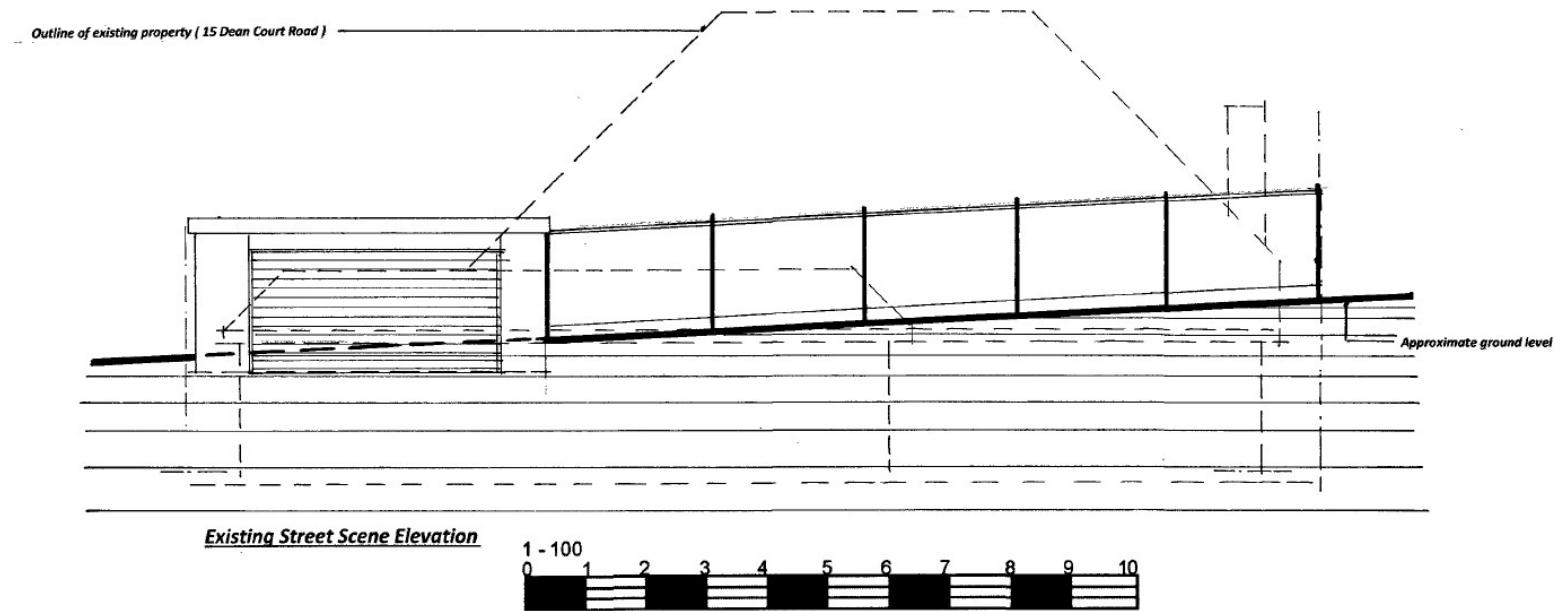
Proposed Rear Elevation



PA.1472024/02A

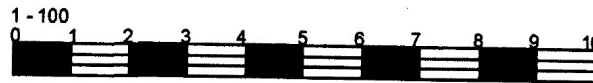
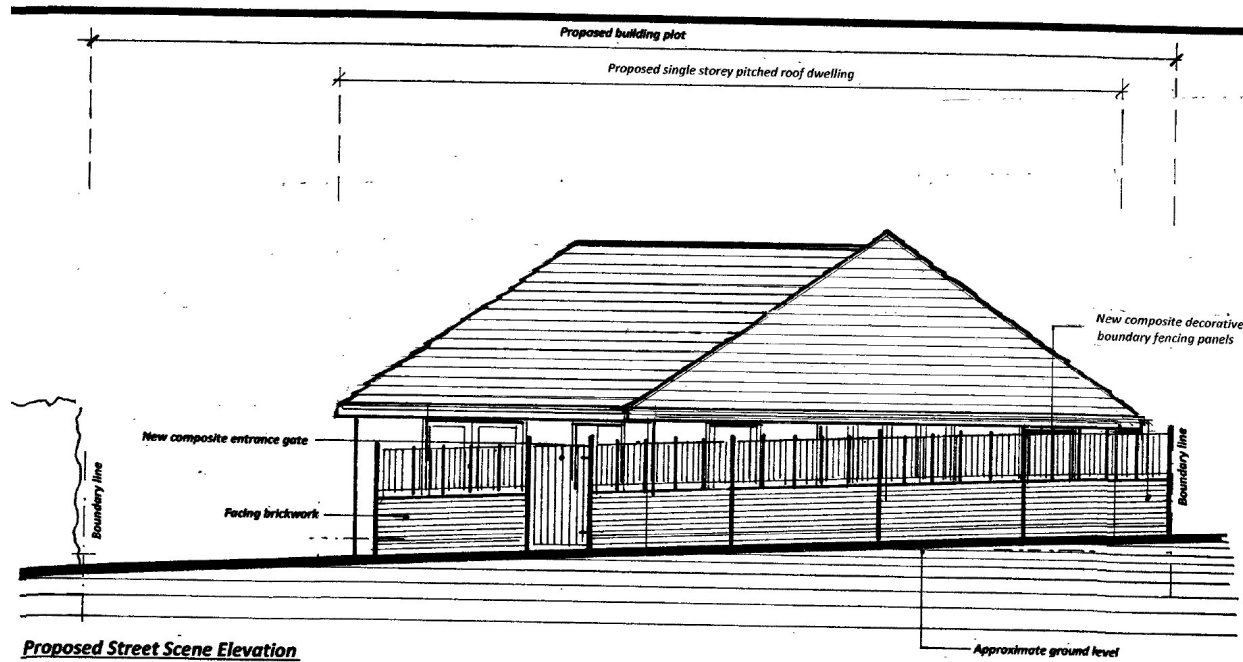
Existing Streetscene

60



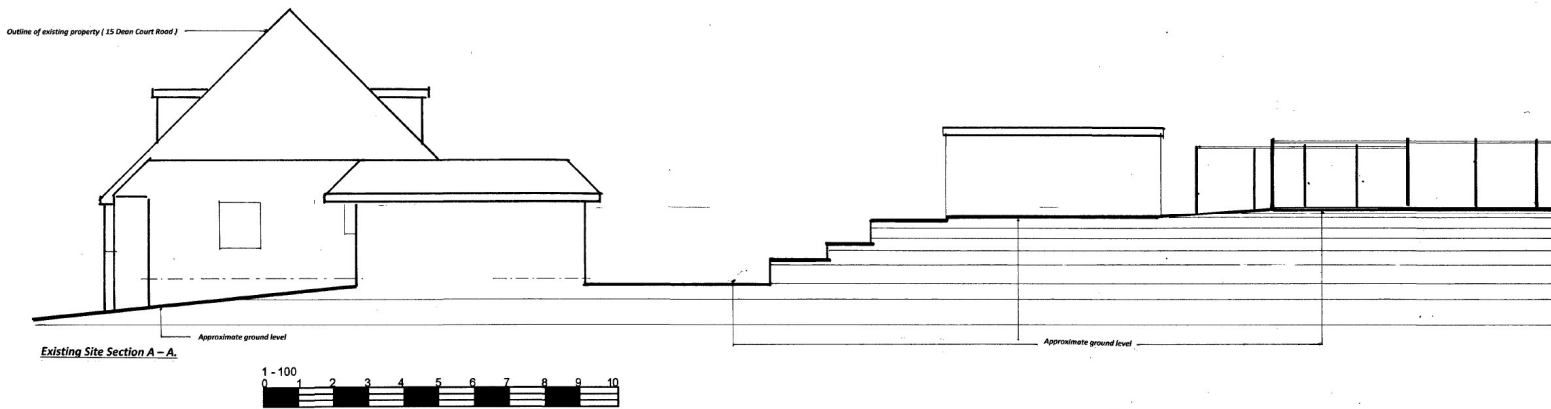
PA.1362024/01

Proposed Streetscene



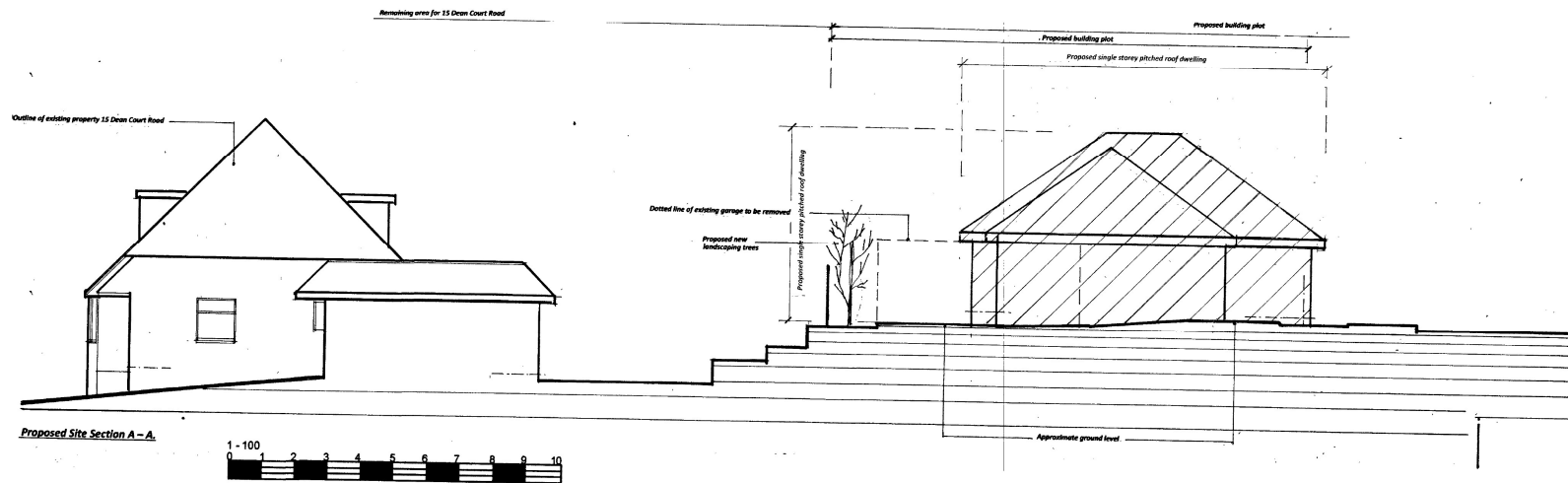
PA.1472024/02A

Existing Site Cross-Section



PA.1362024/01

Proposed Site Cross-Section



PA.1472024/02A

Representations

The application was first advertised in June 2024. **Thirteen (13)** letters of **objection** were received, summarised as follows:

- Overdevelopment of the plot
- Loss of amenity due to overshadowing and overlooking, compounded by difference in land levels
- Previous application refused and dismissed at appeal
- No other houses on this side of Northfield Rise
- Impact on Rottingdean Conservation Area
- Design is not in keeping
- Impact on trees
- Disturbance and nuisance during construction
- Errors within the supporting documents
- Increased amount of hardstanding raises surface water flooding concerns

Representations cont.

Following the receipt of amended drawings in October 2024, the application was readvertised. **Nine** letters of **objection** have been received, summarised as:

- The amended plans do not overcome the concerns previously raised
- Concerns regarding potential future loft conversions

The total number of individual objectors is thirteen (13).

Key Considerations

- ▶ Principle of the development
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation
- ▶ Transport

Conclusion and Planning Balance

- ▶ The historic planning application and appeal on the site is a material consideration, however both local and national planning policies and guidance have evolved since.
- ▶ A new dwelling in this location would inevitably have an increased visual presence within the Northfield Rise streetscene compared to the existing garage.
- ▶ However - infill development within the settlement boundary is now supported in principle by Policy S1 of the Rottingdean Neighbourhood Plan.
- ▶ The proposed plot size(s) are considered acceptable, and this is in accordance with the Inspector's comments.
- ▶ The character of Northfield Rise has been subject to some degree of change in the years since the previous application and appeal.
- ▶ The proposal would contribute to the housing supply of the City and this must be given increased weight in accordance with the NPPF.

Conclusion and Planning Balance cont.

- ▶ There is a wide variety of architectural forms and finishes in the wider area and the proposed building would not appear incongruous in these respects.
- ▶ The increased height and width of the proposed building, compared to the existing garage, would have some impact on the Northfield Rise streetscene. However, the single-storey scale, hipped roof form, and set-back from the pavement would help to minimise this.
- ▶ The proposals are considered to be acceptable in terms of the impact on neighbouring amenity. This is subject to a condition removing 'permitted development rights'
- ▶ The proposed standard of accommodation would be acceptable.
- ▶ No significant transport concerns are identified.

Given the changes in circumstances since the previous appeal it is considered, on balance, that application can be **recommended for Approval**