

8 Stanford Close

BH2024/01717

6th November 2024

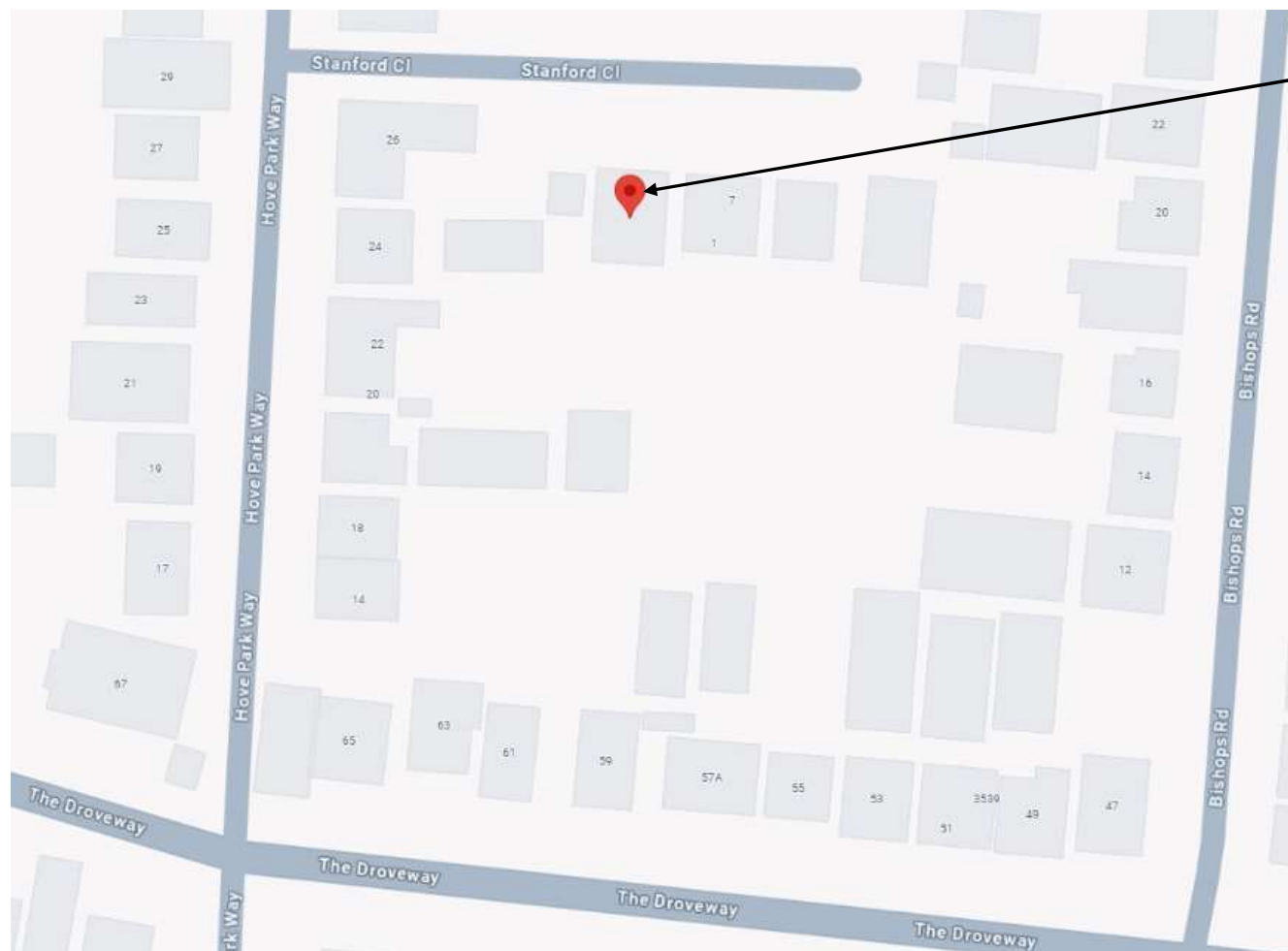


Brighton & Hove
City Council

Application Description

- Erection of single storey rear extension replacing existing conservatory and side extension with terrace above, increase height of existing side dormer and width of existing rear dormer and revised rear fenestration.

Map of Application Site



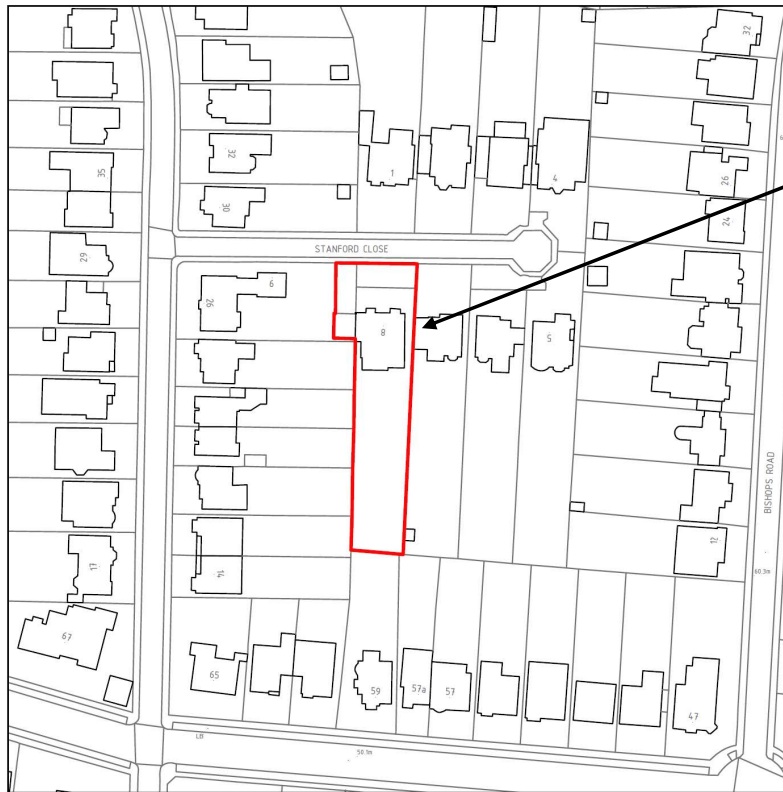
site

Map of Application Site



site

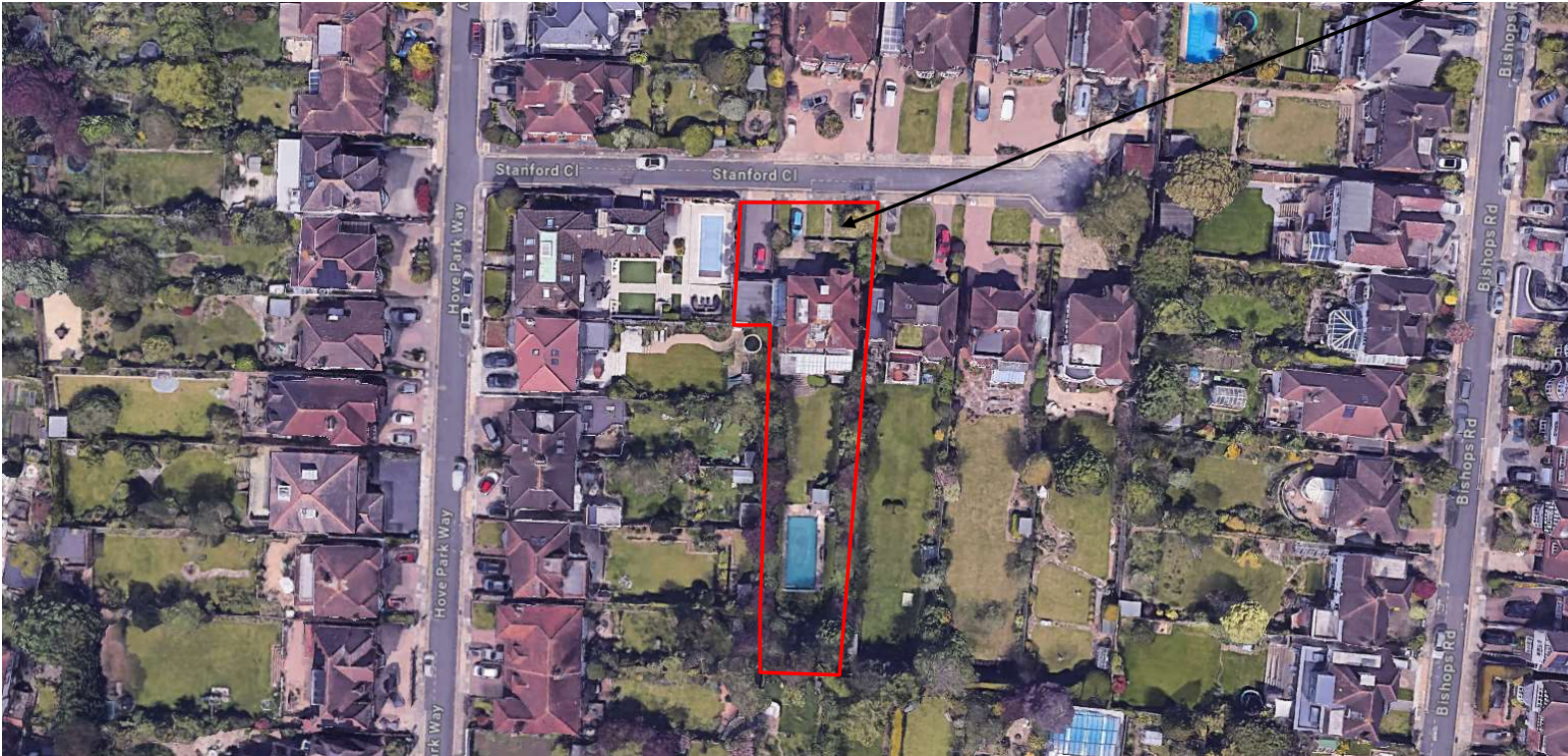
Location Plan



site

Aerial Photo of Site

site



3D Aerial Photo of Site

site



Street Photos of Site



site

Street Photos of Site



Street Photos of Site



Views from Existing Terrace – looking east



Views from Existing Terrace – looking south



Views from Existing Terrace – looking west



Views from Existing Terrace – looking west



Rear Garden Photos



Rear Garden Photos



Rear Garden Photos



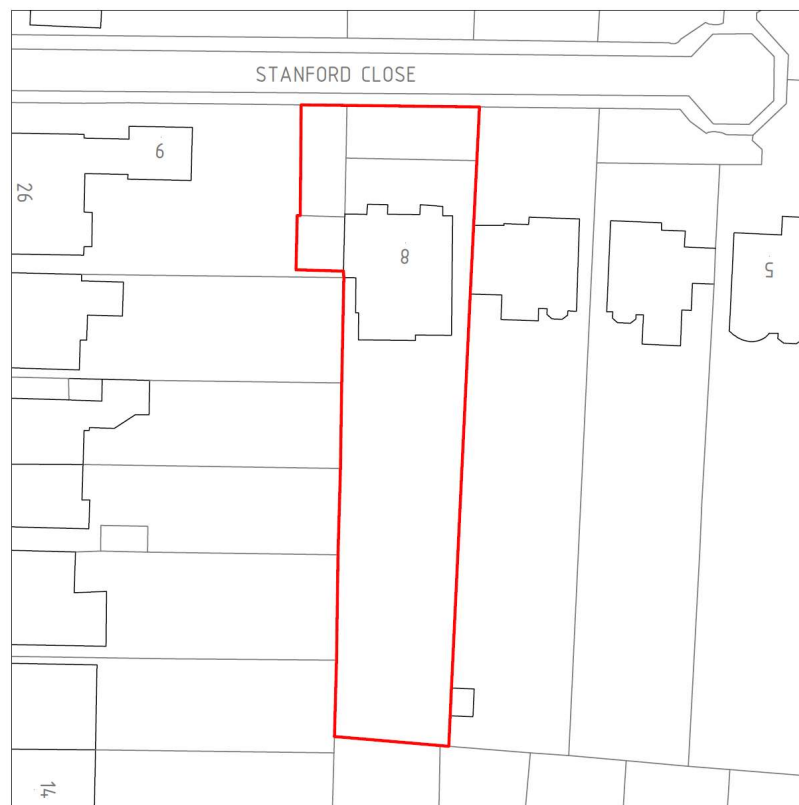
Rear Garden Photos



View Towards No.7 Stanford Close



Block Plan



Scale Bar 1:500
0 10m 20m 30m

Existing Front Elevation



FRONT ELEVATION (NORTH)

24-4970-P-03 A

Proposed Front Elevation



FRONT ELEVATION (NORTH)



24-4970-P-07 A

Existing Rear Elevation



REAR ELEVATION (SOUTH)

24-4970-P-04 A

Proposed Rear Elevation



REAR ELEVATION (SOUTH)

Scale Bar 1:50
0 1m 2m 3m 4m 5m

24-4970-P-08 A

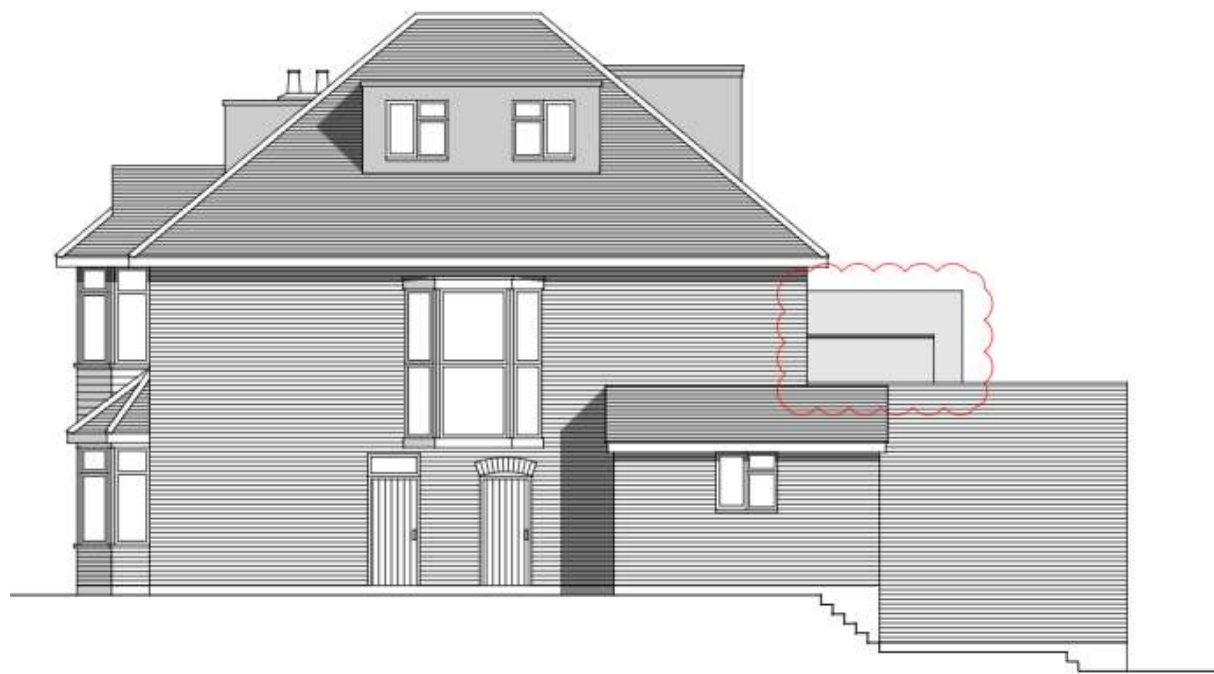
Existing West Side Elevation



SIDE ELEVATION (WEST)

24-4970-P-03

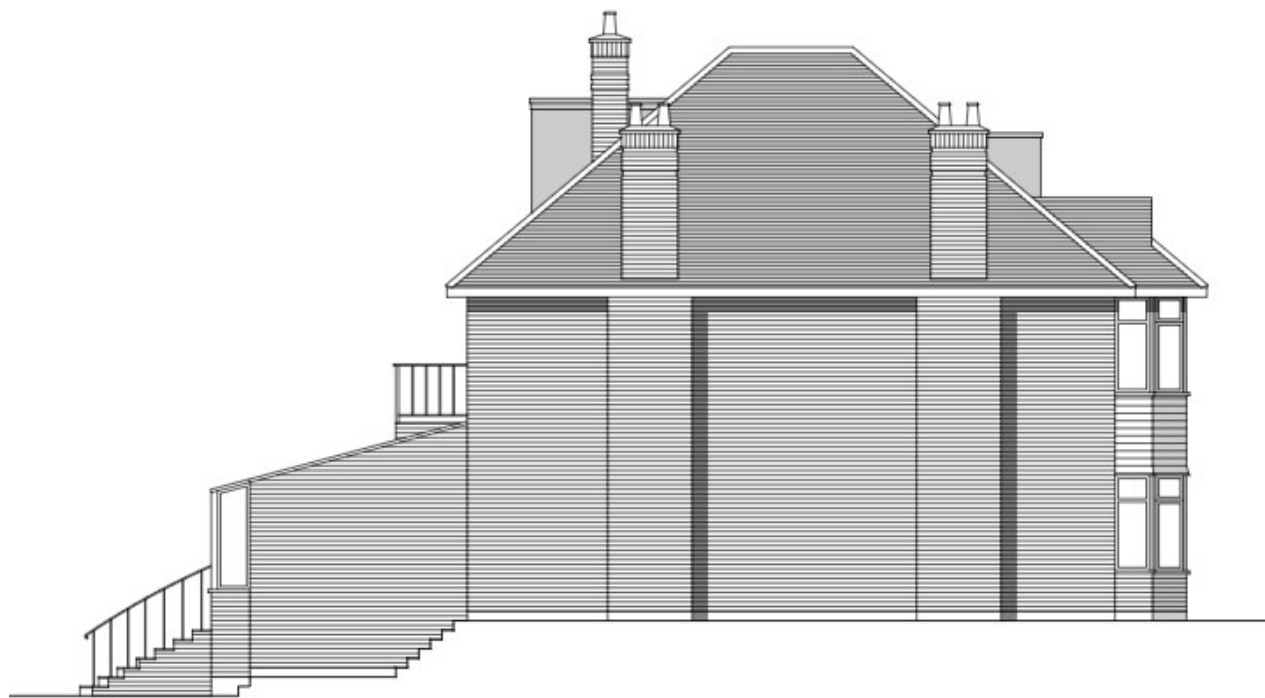
Proposed West Side Elevation



SIDE ELEVATION (WEST)

24-4970-P-07 A

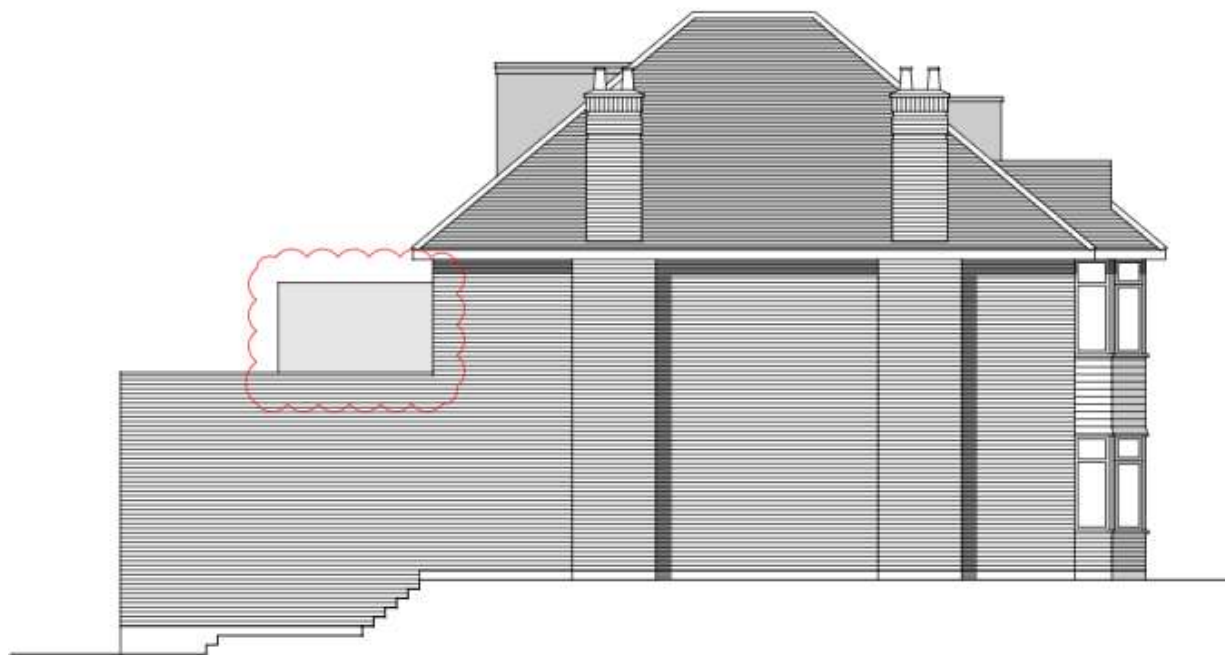
Existing East Side Elevation



SIDE ELEVATION (EAST)

24-4970-P-04

Proposed East Side Elevation



SIDE ELEVATION (EAST)

24-4970-P-08 A

Representations

- ▶ Nine (9) letters were received **objecting** to the proposed development on the following grounds:
- ▶ Privacy issues caused by terrace
- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Loss of light
- ▶ Poor design
- ▶ Restriction of view
- ▶ Overbearing effect
- ▶ Excessive height of side wall
- ▶ Unsightly development
- ▶ Noise

Key Considerations

- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Impact on Biodiversity

Conclusion and Planning Balance

- ▶ Dormers not significantly increased in scale and would not change materials - design and amenity impact negligible.
- ▶ Extension not significantly more harmful than existing conservatory - added depth of 1.0m and height of 0.5m.
- ▶ Terrace to replace existing terrace, no additional overlooking when compared with current situation.
- ▶ No impacts to biodiversity. Green roof added to extension.
- ▶ **RECOMMENDATION:** Minded to Grant subject permission subject to the receipt of no further representations raising any new additional material considerations not already considered within the re-consultation period ending 06.12.2024

