

44 Saxon Road
BH2024/02094

4th December 2024

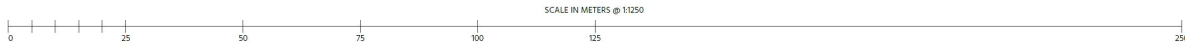
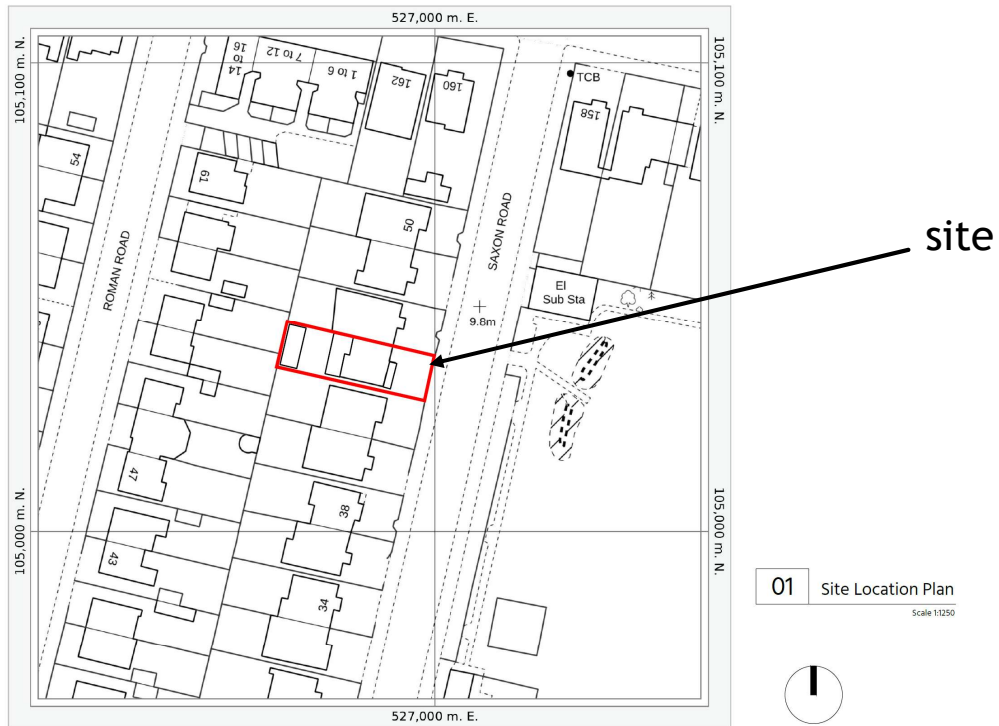


Brighton & Hove
City Council

Application Description

- ▶ Application to vary condition 1 of planning permission BH2023/02990 to add smooth white render to sections of front and side elevations.
- ▶ The scheme originally approved under BH2023/02990 permitted a single storey front extension to be finished in white render whilst retaining the red brickwork base to the northern part of the property. This application seeks to vary the approved drawings to instead apply render to the sections of red brick to the front and side elevations of the property.

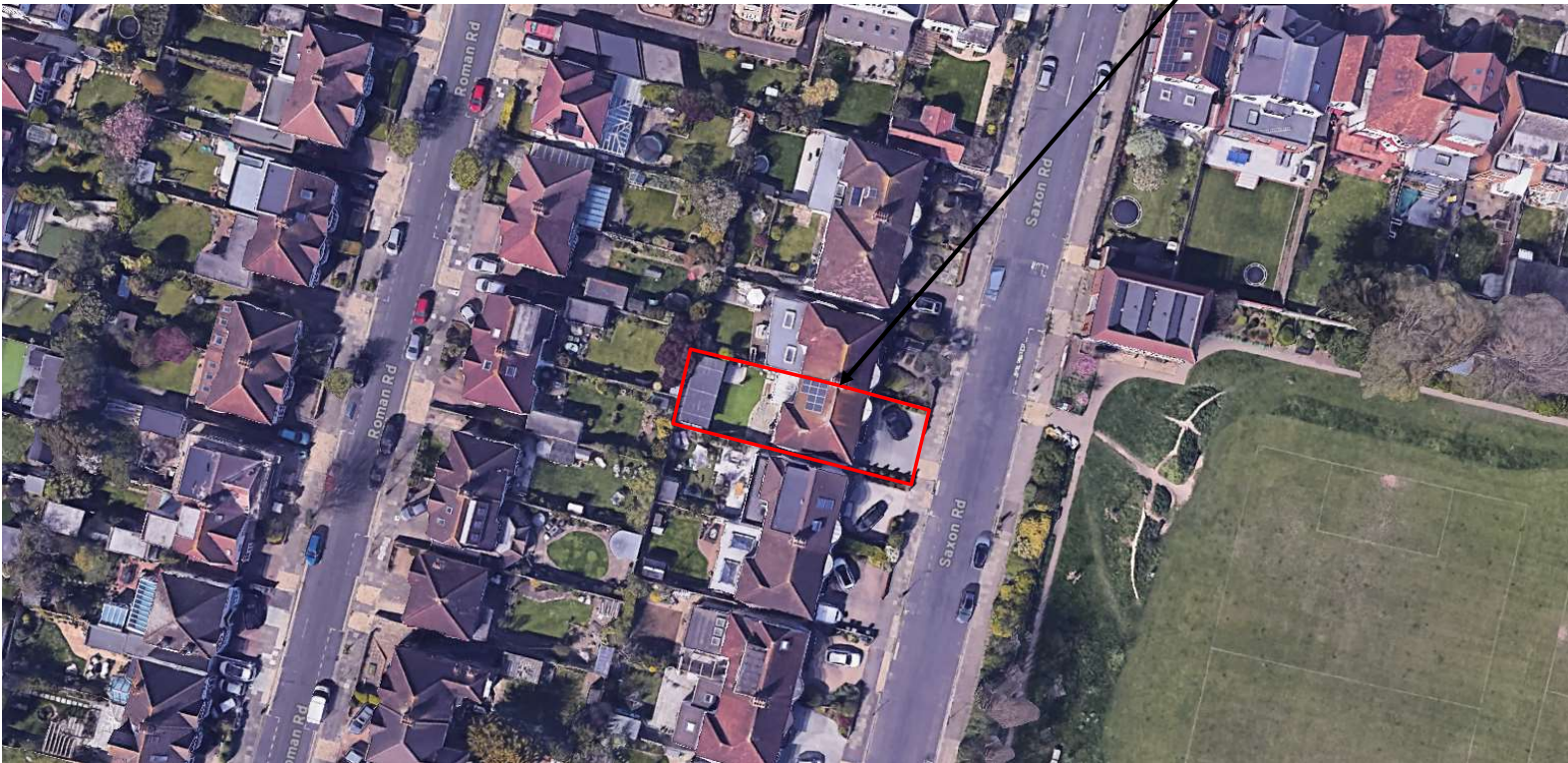
Existing Location Plan



008(00)_101_P2 (BH2023/02990)



Aerial Photo of Site



site

3D Aerial Photo of Site



site

Street View



Front Elevation



Side Elevation



Side/front Elevation prior to commencement of the works approved under application reference no. BH2021/03651



Pair of semi-detached dwellings

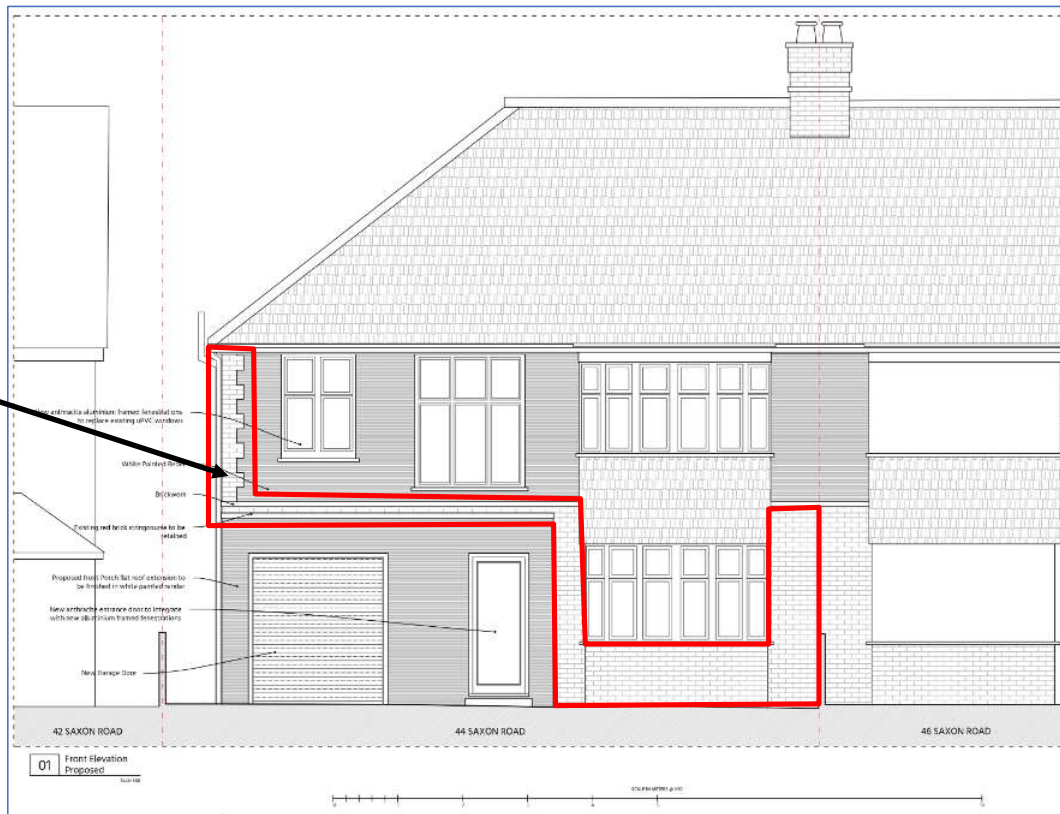


Property with render - 12 Saxon Road

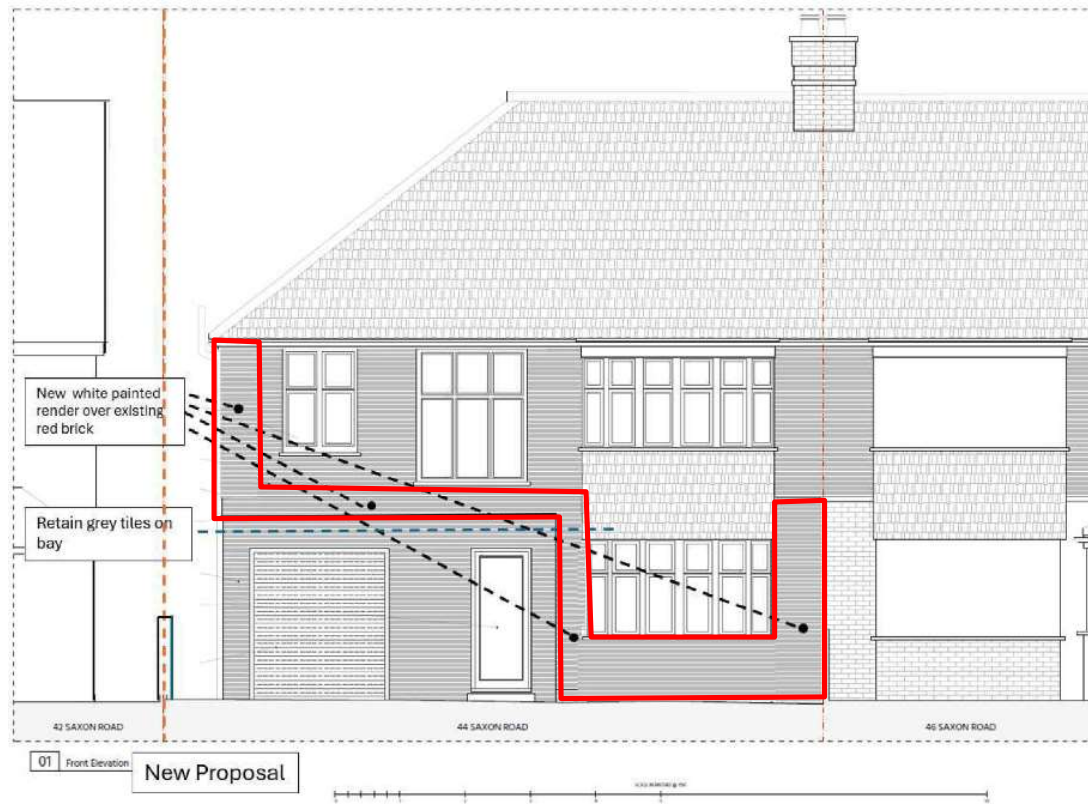


Existing Front Elevation – as approved

Area
proposed
to be
rendered



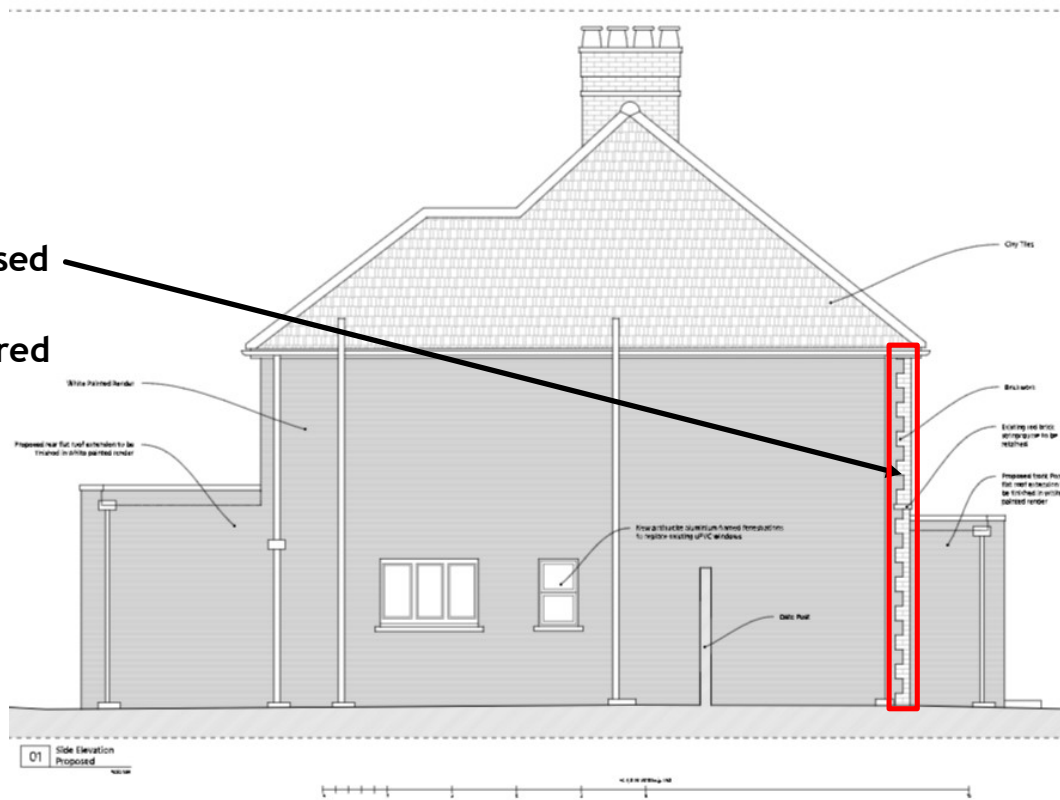
Proposed Front Elevation



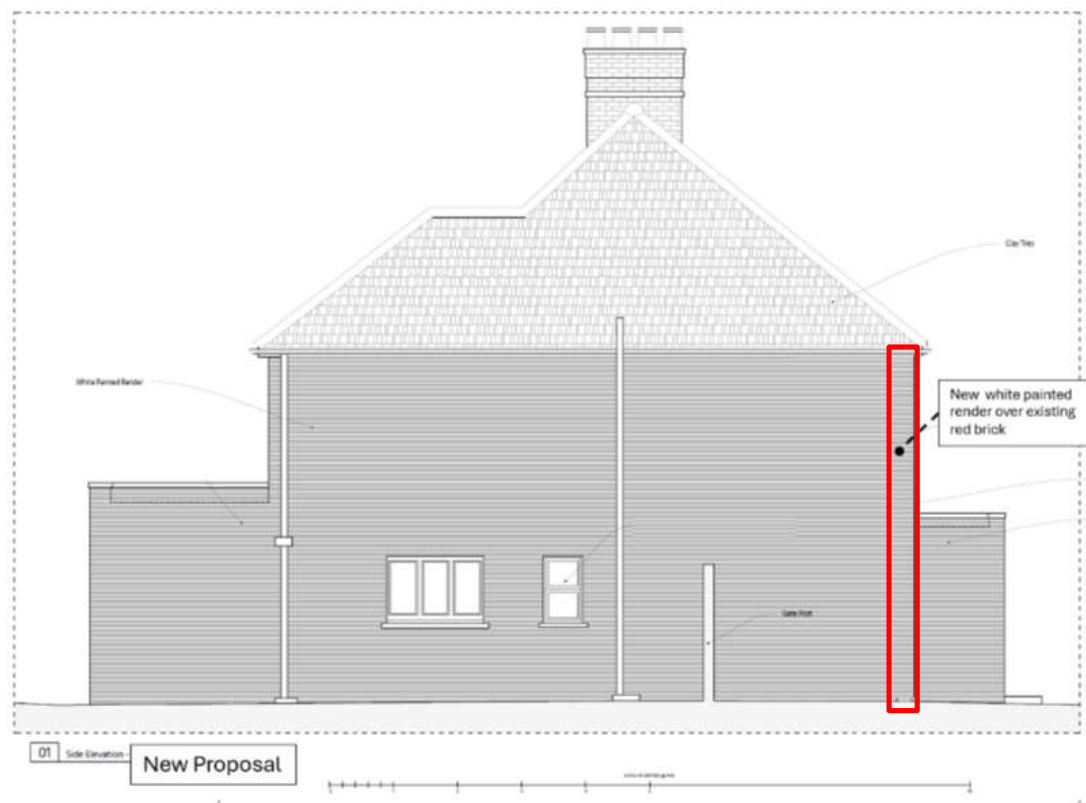
008 (03)_211

Existing Side Elevation – as approved

Area proposed to be rendered



Proposed Rear Elevation



Representations

- ▶ The application was advertised in September 2024. **Five (5)** objections were received, summarised as follows:
 - ▶ - Overdevelopment of the plot
 - ▶ - Poor design
 - ▶ - Detrimental Impact on property value

Key Considerations

- ▶ Design and appearance
- ▶ Impact of the proposal on the pair of semi-detached and wider area

Conclusion and Planning Balance

- ▶ The choice of smooth white render would provide a finish that matches the existing rendered areas of the property and would not appear wholly out of keeping.
- ▶ Some of the properties within the street and wider area, such as the property at no. 12 Saxon Road, have render applied entirely to their front elevation. Therefore, the proposal would not look incongruous or out of context.
- ▶ The previously approved planning application reference no. BH2023/02990 gives consent for a fully rendered front projection (extension) to the property which would already set the application site apart from its immediate neighbours and much of the streetscene.
- ▶ The change from brick to render would not require a planning application once the development approved under BH2023/02990 is completed and therefore this is a material consideration in determining this application.

Conclusion and Planning Balance

- ▶ The proposal would not be sufficiently harmful to the character of the streetscene to refuse the application and given the legitimate permitted development fallback position, it is not considered that the proposal would be harmful enough to warrant a refusal and the overall minor changes to the design are considered acceptable and in accordance with Brighton & Hove City Plan Part Policy CP12 and Brighton & Hove City Plan Part Two Policy DM21 and SPD12 guidance.
- ▶ **RECOMMENDATION: APPROVE**

