

14 Nicholson Place
BH2024/02132

8th January 2025



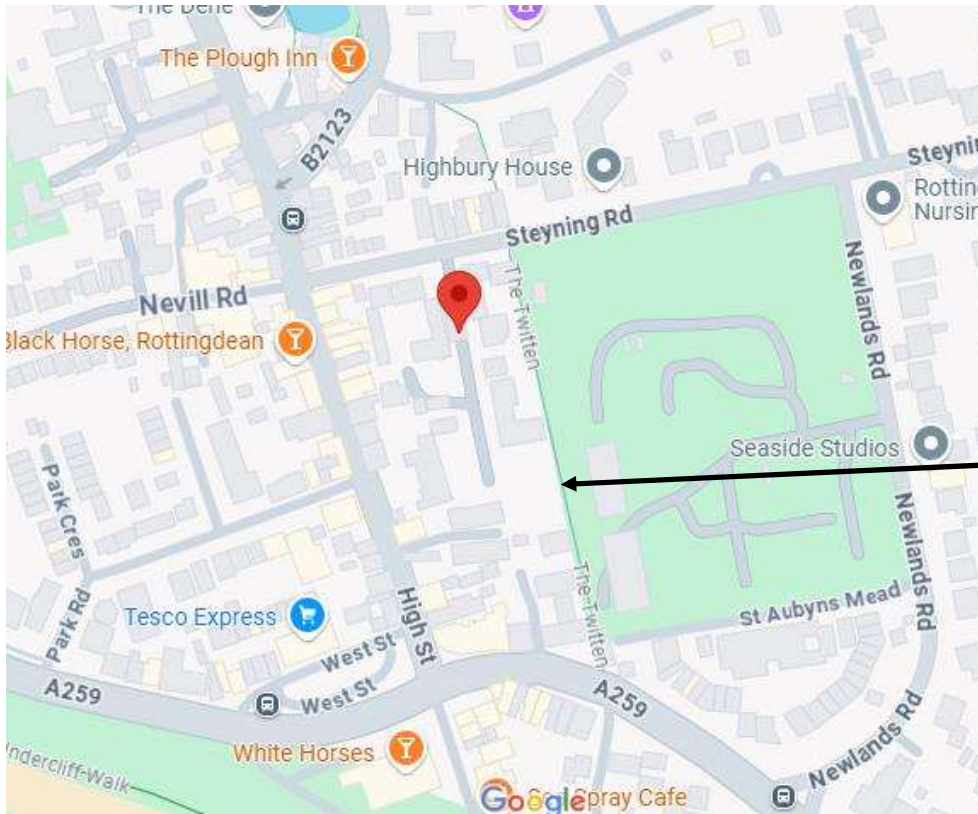
Brighton & Hove
City Council

Application Description

Loft conversion with rooflights to front, side and rear.

Number of rooflights reduced from 8 to 6 during consideration of application, and repositioned to rear of roofslopes

Map of Application Site



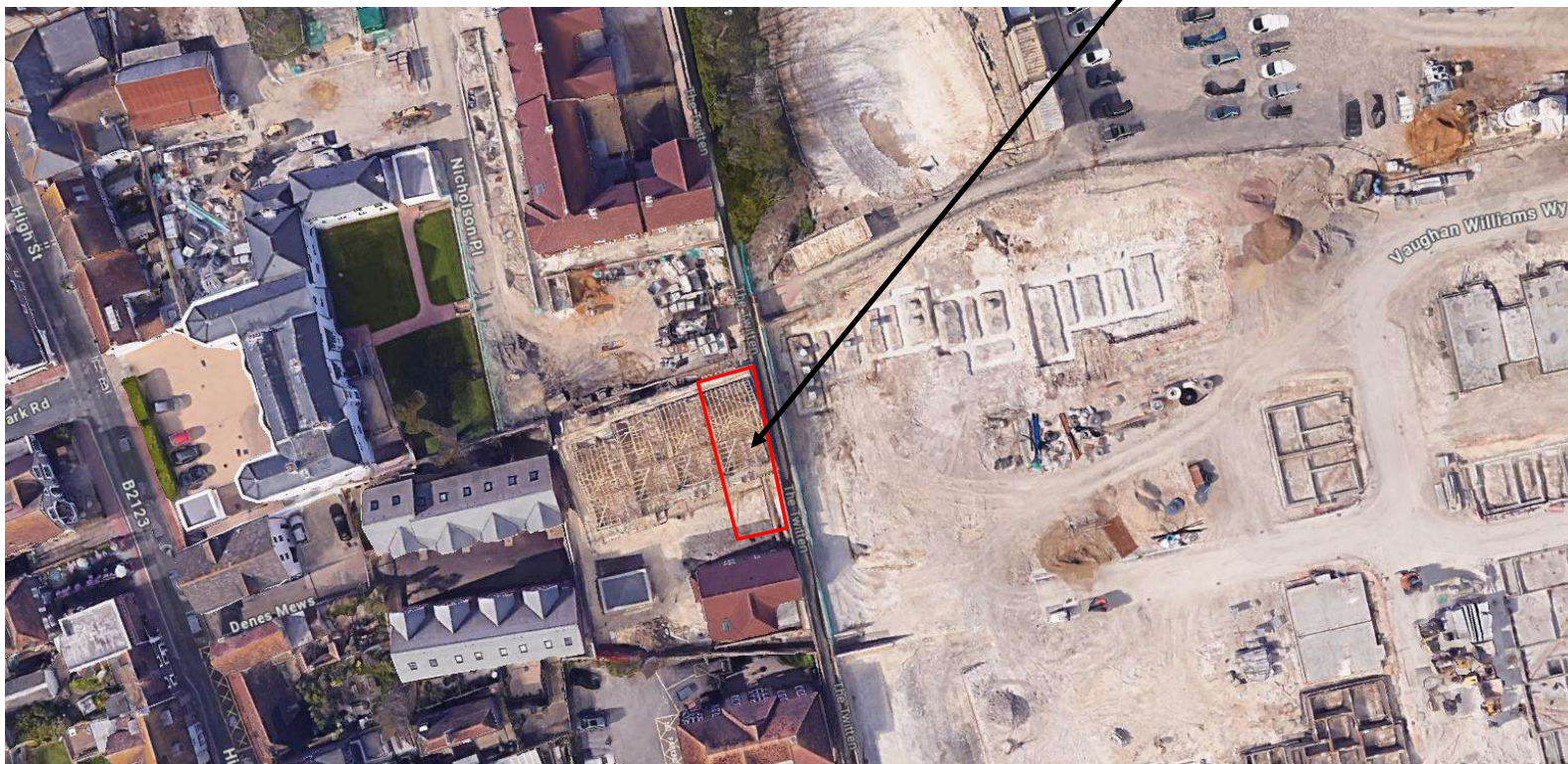
Site

Existing Location Plan



Aerial Photo of Site

Site



3D Aerial Photo of Site



Site

Street Photo of Site

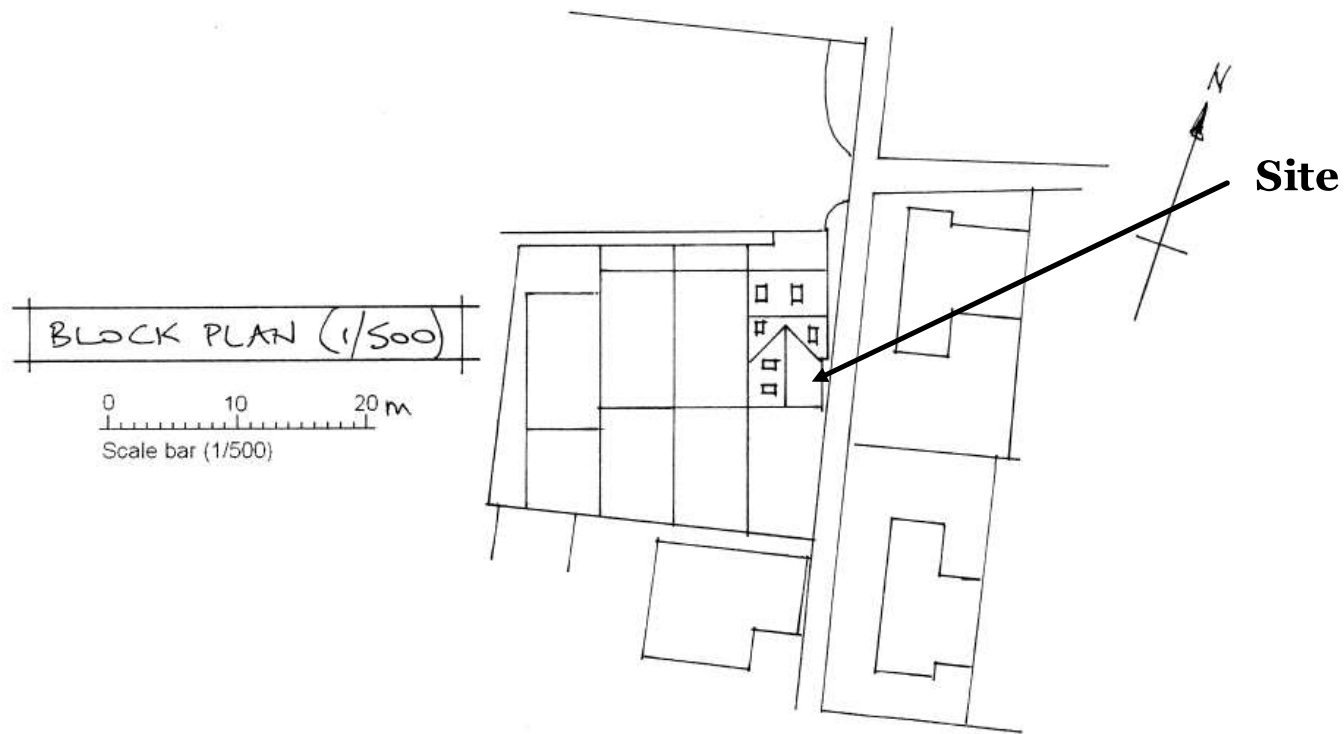


Site

Other Photo of Site



Existing Block Plan



Existing Elevations



0 1 2 3 4 5 6 7 8 9 10 M
SCALE 1/100 ON A2 PAPER

REV A

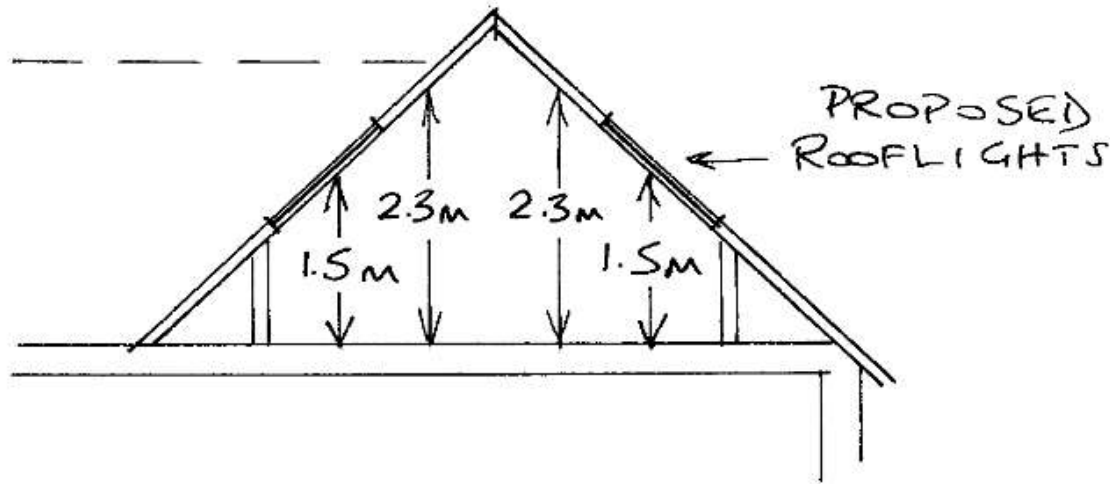
Proposed Elevations



0 1 2 3 4 5 6 7 8 9 10 M
SCALE 1/100 ON A2 PAPER

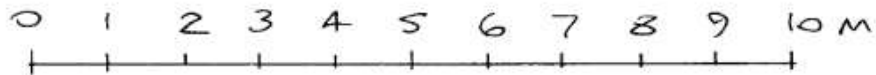
REV A

Proposed Site Section



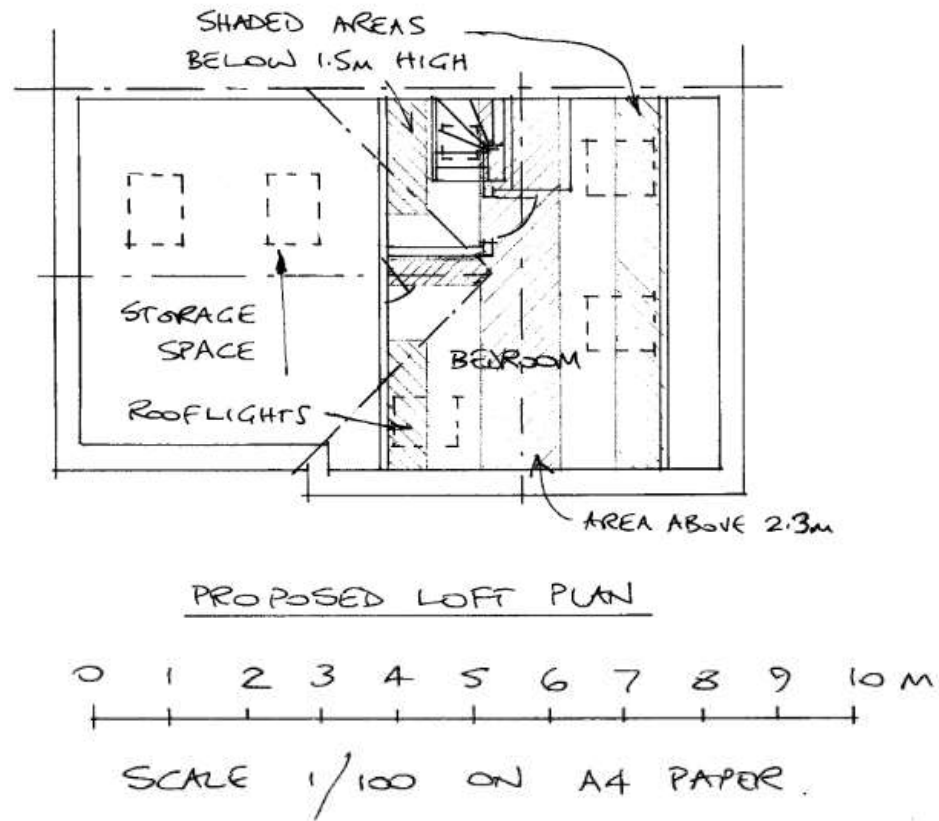
SECTION THROUGH

FRONT ROOF AREA



SCALE 1/100 ON A4 PAPER.

Proposed Loft Plan



Representations

- ▶ **Two (2) objections** and Councillor Fishleigh:
 - ▶ Overdevelopment
 - ▶ Adversely effects Conservation Area
 - ▶ Detrimental effect on property value
 - ▶ Overlooking and loss of privacy
 - ▶ Will encourage others to seek this form of development

- ▶ Councillor Fishleigh also called the application to Committee.

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Neighbour Amenity
- ▶ Impact on Rottingdean Conservation Area

Conclusion and Planning Balance

- ▶ Rooflights would be set within the roof slope, made from cast iron, would not cause significant harm to the Rottingdean Conservation Area.
- ▶ Amenity impact on neighbours significantly reduced through amendments so would provide light to rooms but not views of neighbouring properties.
- ▶ Recommend: **APPROVAL.**