

**11 Bazehill Road**  
**BH2024/02276**

**5<sup>th</sup> February 2025**



**Brighton & Hove**  
**City Council**

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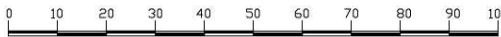
# Application Description

- ▶ Erection of ground floor rear infill extension, roof alterations including roof extension to side/rear with rear terrace, addition of 2no dormers to front roofslope, erection of pitched roof open porch, new car port to replace existing garage and associated landscaping works.

# Existing Location Plan



Location plan 1:1250



# Aerial Photo of Site



Site

# 3D Aerial Photo of Site



Site

# Front Elevation



# Front and Boundary with no. 13



# Rear Elevation





# Context with neighbouring properties



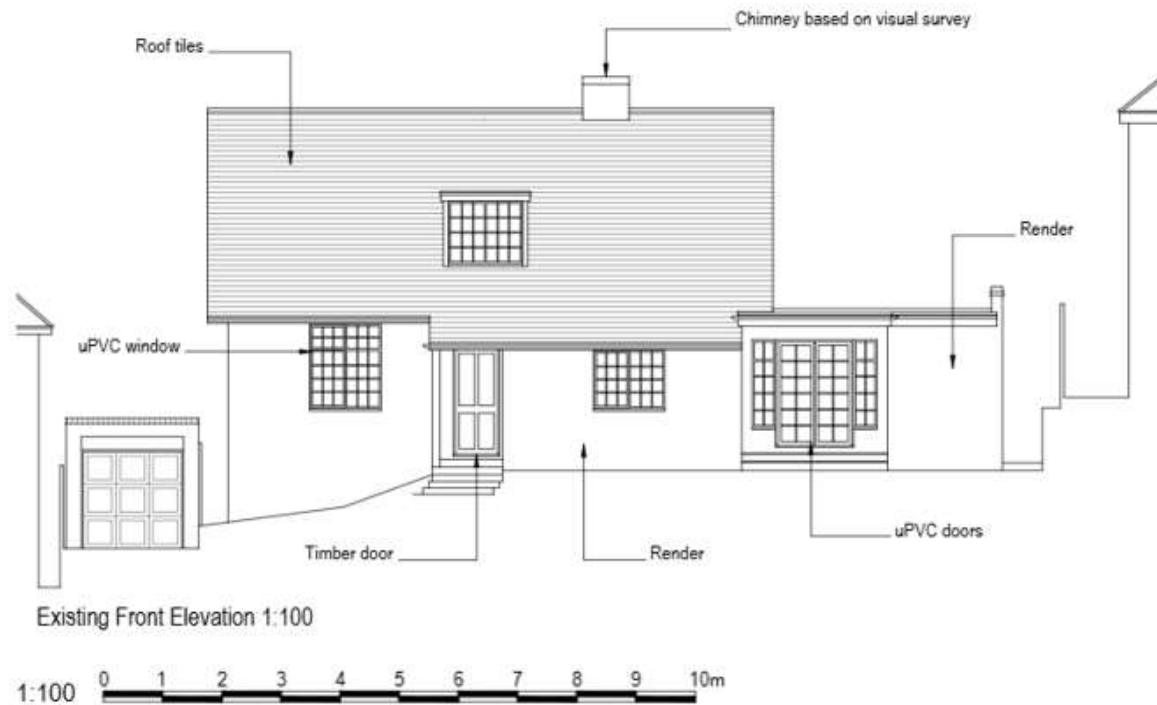
# View from neighbouring property No. 9



# Proposed Block Plan



# Existing Front Elevation



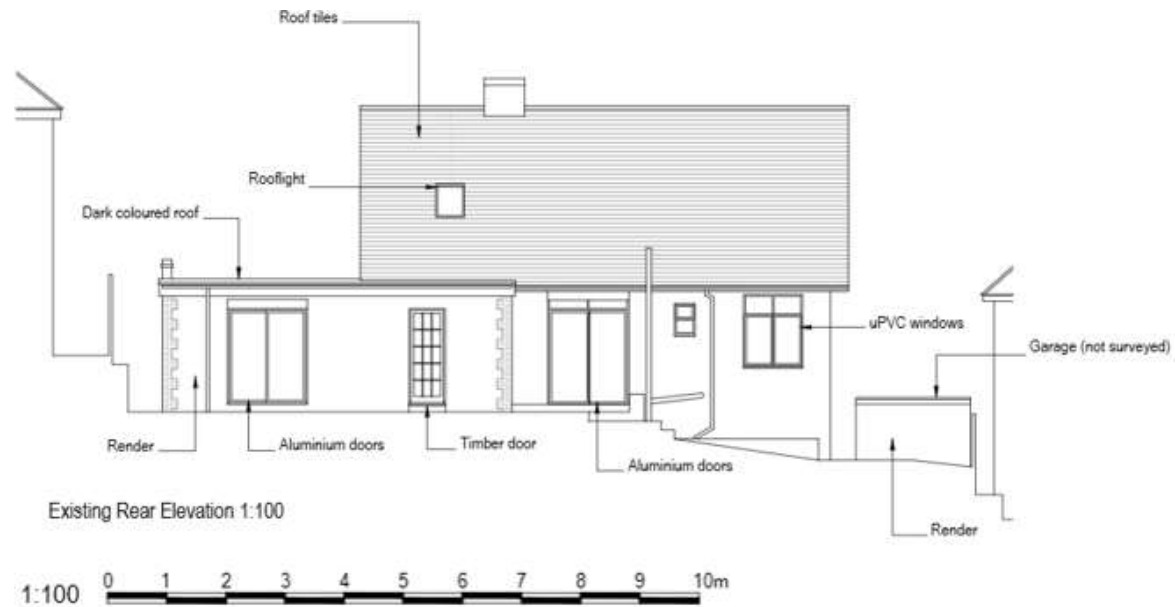
# Proposed Front Elevation



147

05 A

# Existing Rear Elevation



# Proposed Rear Elevation



149

05 A

# Existing Streetscene

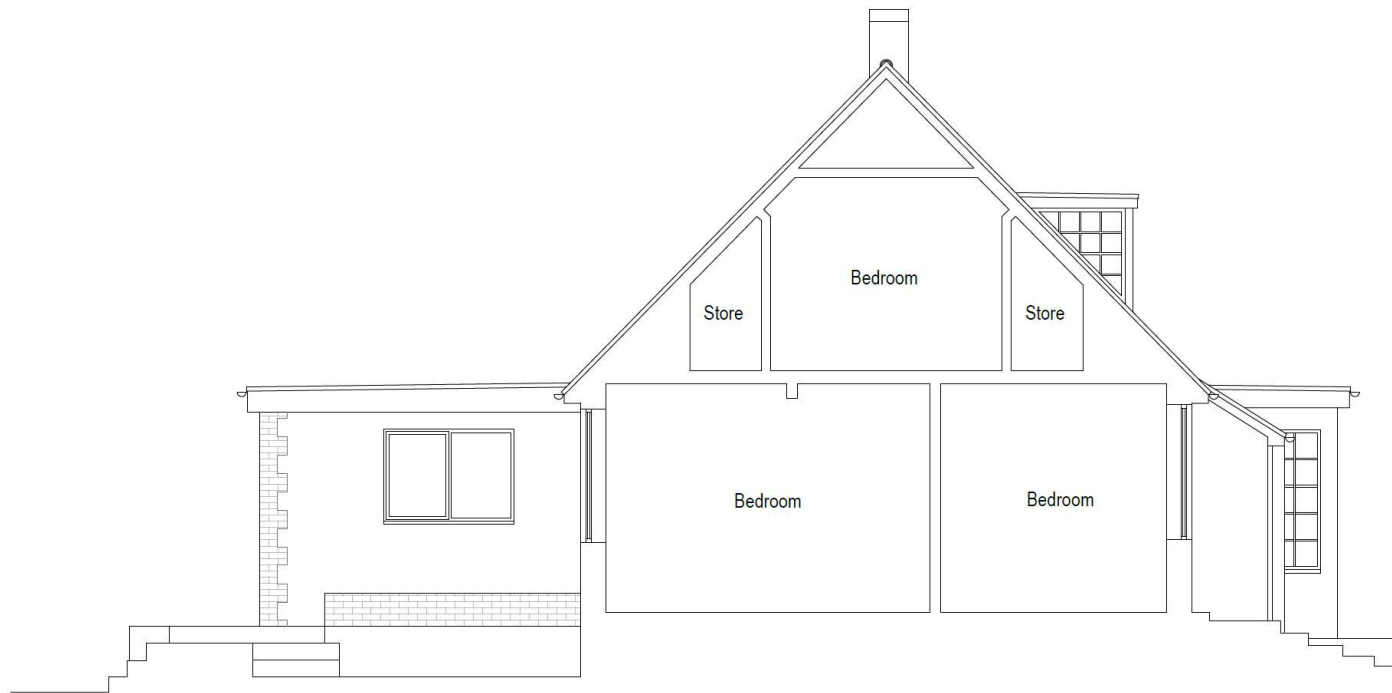




# Proposed Streetscene



# Existing Site Section



Existing Section A-A 1:50



152

02



# Proposed Site Section

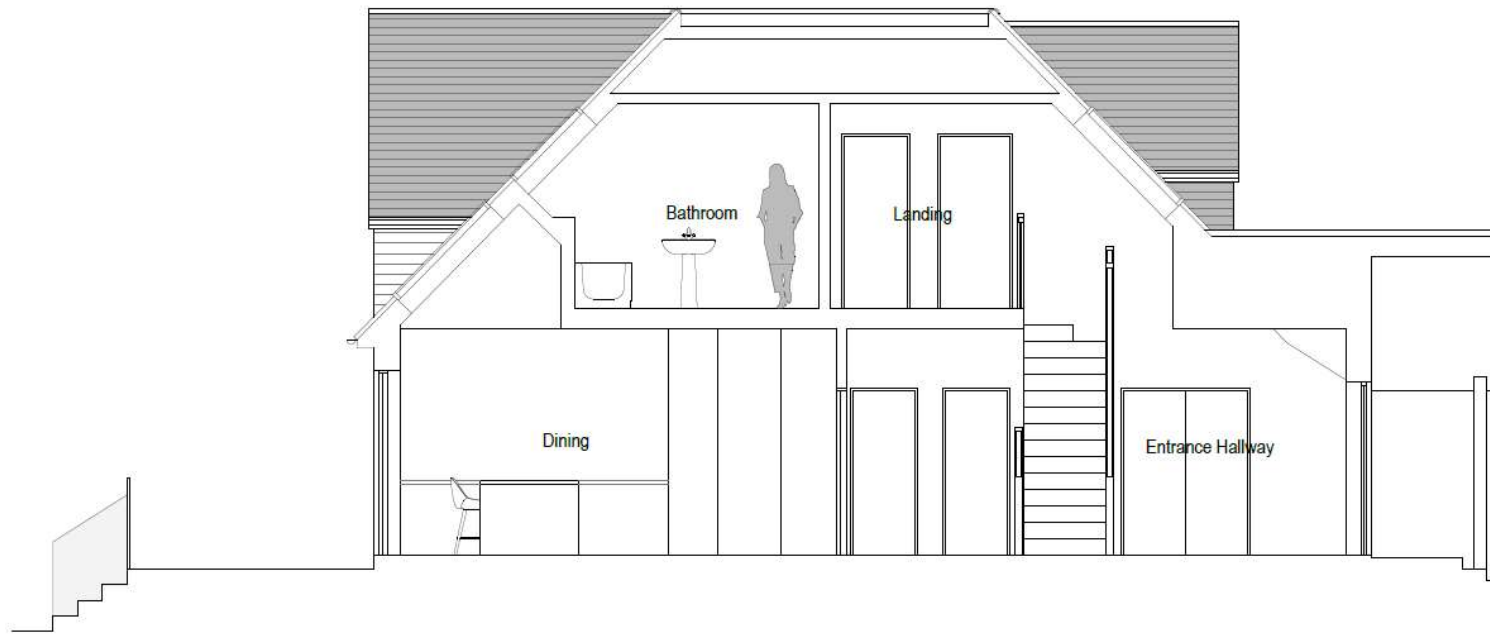


Proposed Section A-A 1:50



05 A

# Proposed Site Section

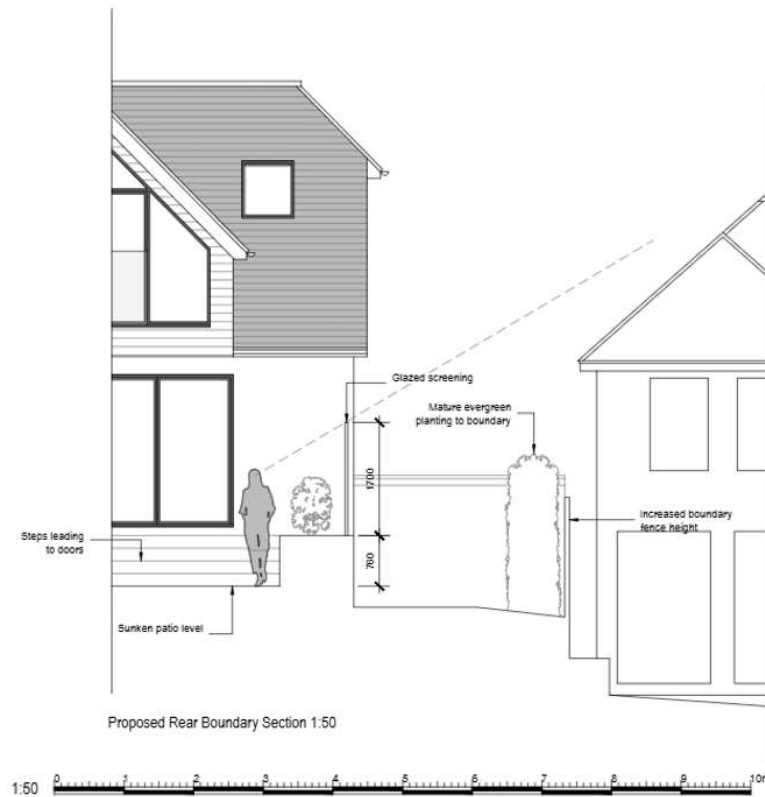


Proposed Section B-B 1:50



05 A

# Proposed Rear Boundary Section



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# Representations

- ▶ **Six (6) objections:**
- ▶ Overdevelopment
- ▶ Overshadowing
- ▶ Restriction of view
- ▶ Too close to the boundary
- ▶ Poor design
- ▶ Inadequate drawings
- ▶ Inappropriate height of Development
- ▶ Overlooking
- ▶ Drainage impact
- ▶ May encourage future developments
- ▶ Detrimental impact on property value
- ▶ Additional traffic

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# Key Considerations

- ▶ Design and Appearance of the proposed works
- ▶ Impact on Neighbour Amenity

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# Conclusion and Planning Balance

- ▶ No harm to the character or appearance of the building, streetscene or wider area;
- ▶ No increase in the ridge height of the roof.
- ▶ Increase in mass, but in keeping with the varied appearance of the street, and would follow the roof heights as they rise along Bazehill Road.
- ▶ Impact on neighbours acceptable, particularly given the separation distances, with no loss of outlook, privacy or light of concern, subject to conditions.
- ▶ **Recommend: Approval**