

# 6 St Aubyns Gardens

BH2024/02584

5<sup>th</sup> February 2025



Brighton & Hove  
City Council

# Application Description

- ▶ Roof conversion to form a first and second floor maisonette (C3) with revised fenestration. (Part retrospective).
- ▶ Planning permission for the existing flat roof has already been approved under application BH2021/00897.
- ▶ The site is the subject an enforcement notice ENF2020/00618: The Enforcement notice requires the following:
  1. Cease the use of the second/top floor of the outrigger as a separate residential planning unit.
  2. Remove the 4x windows from the rear elevation of the Property and revert to the number, size and location of windows to that prior to the unauthorised development. All profiles and detailing to match the previous windows and render to match existing.

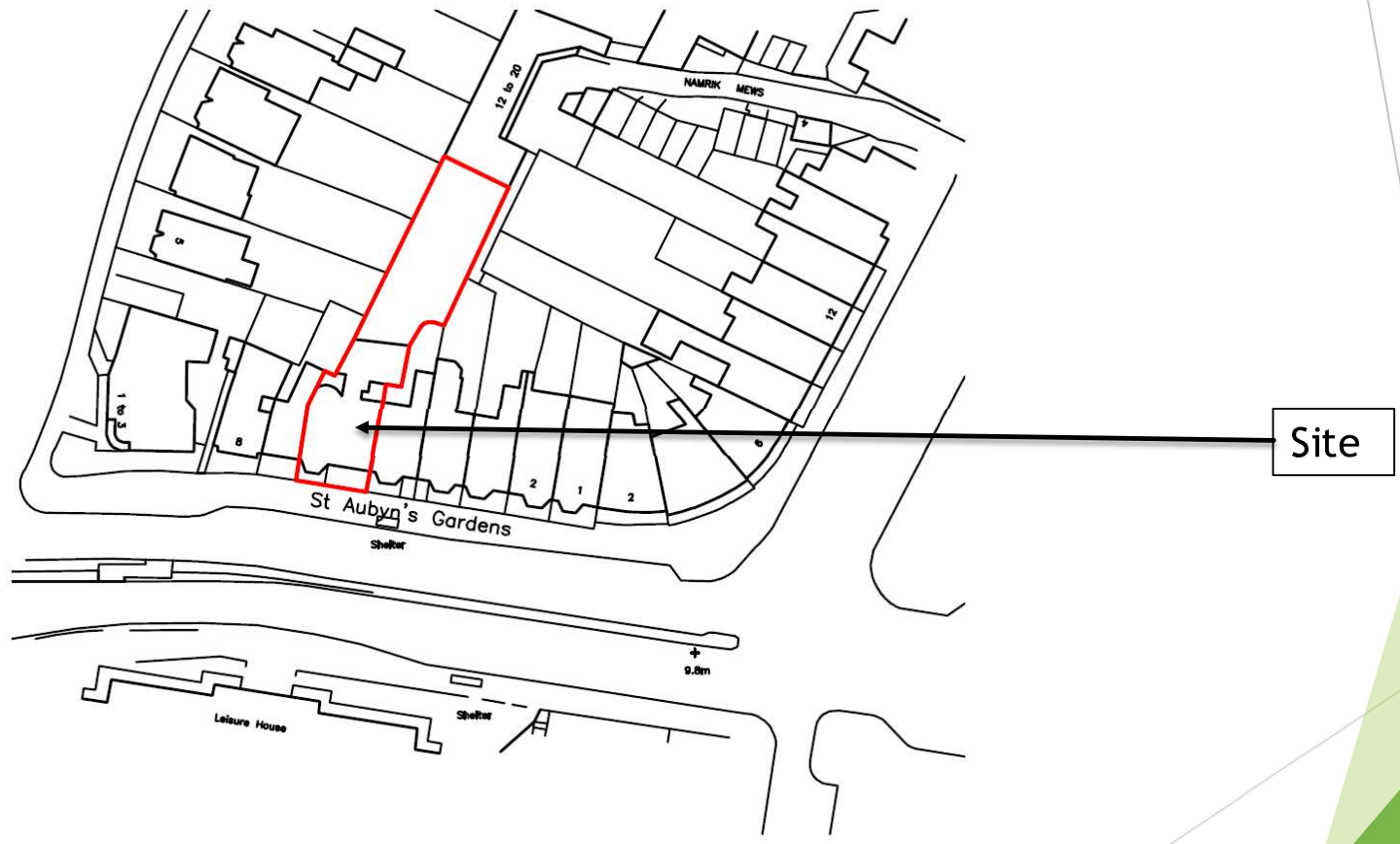
# Map of Application Site



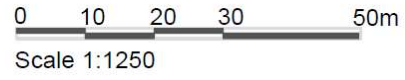
Site



# Existing Location Plan



Location Plan @ 1/1250





# Aerial Photo of Site



Site

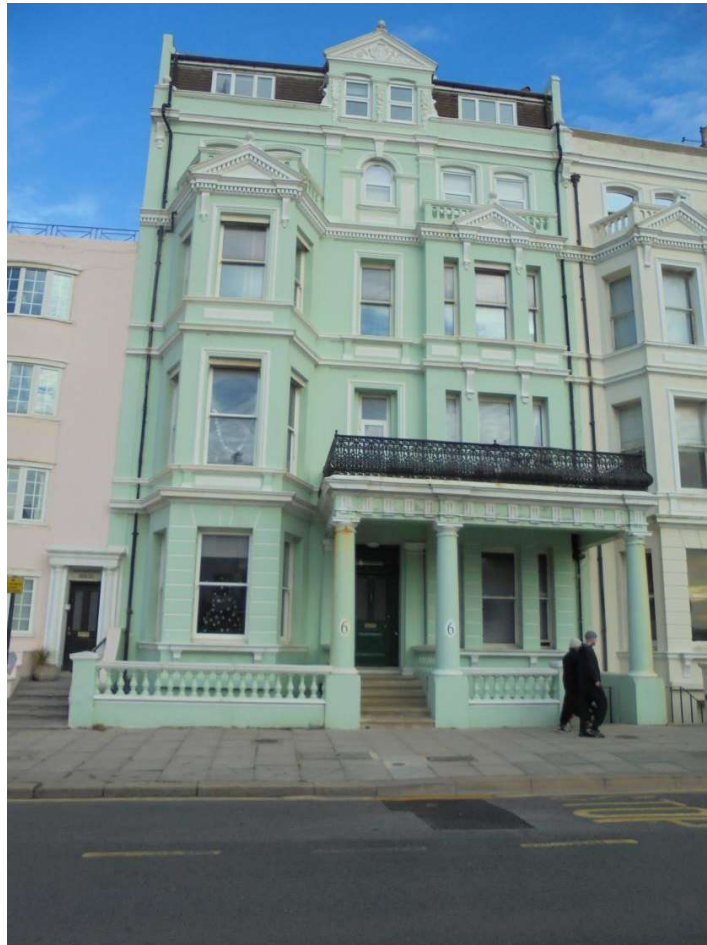


# 3D Aerial Photo of Site



Site

# Front photo (South Elevation)





# Rear photo (North Elevation)

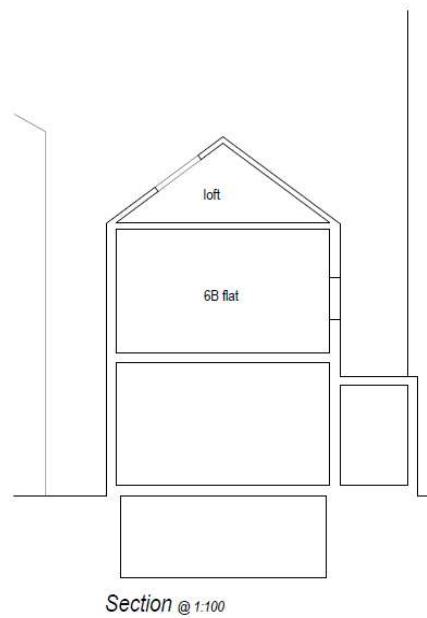
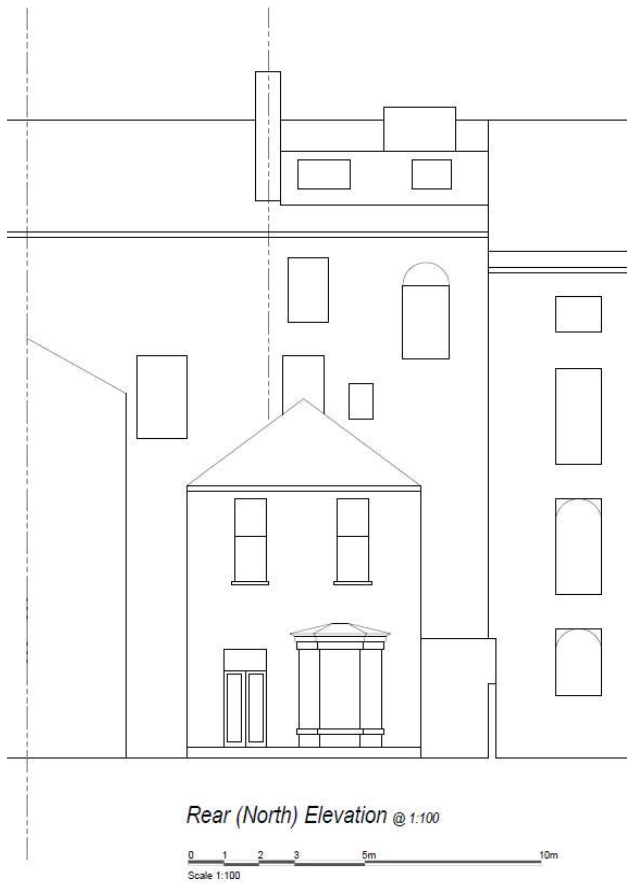




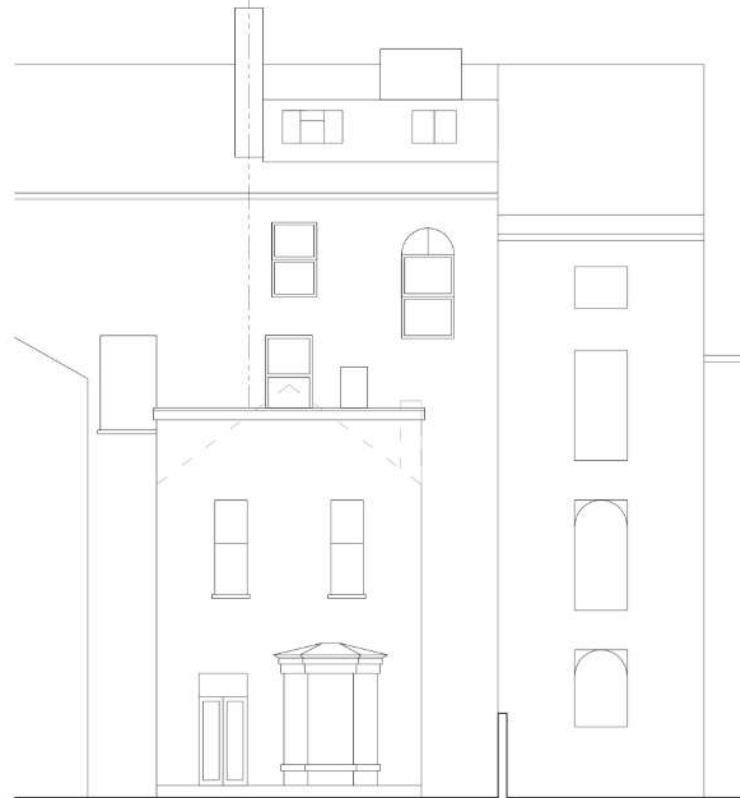
# Rear photos (North Elevation)



# Pre-existing Rear Elevation & Section



# Approved Rear Elevation BH2021/00897



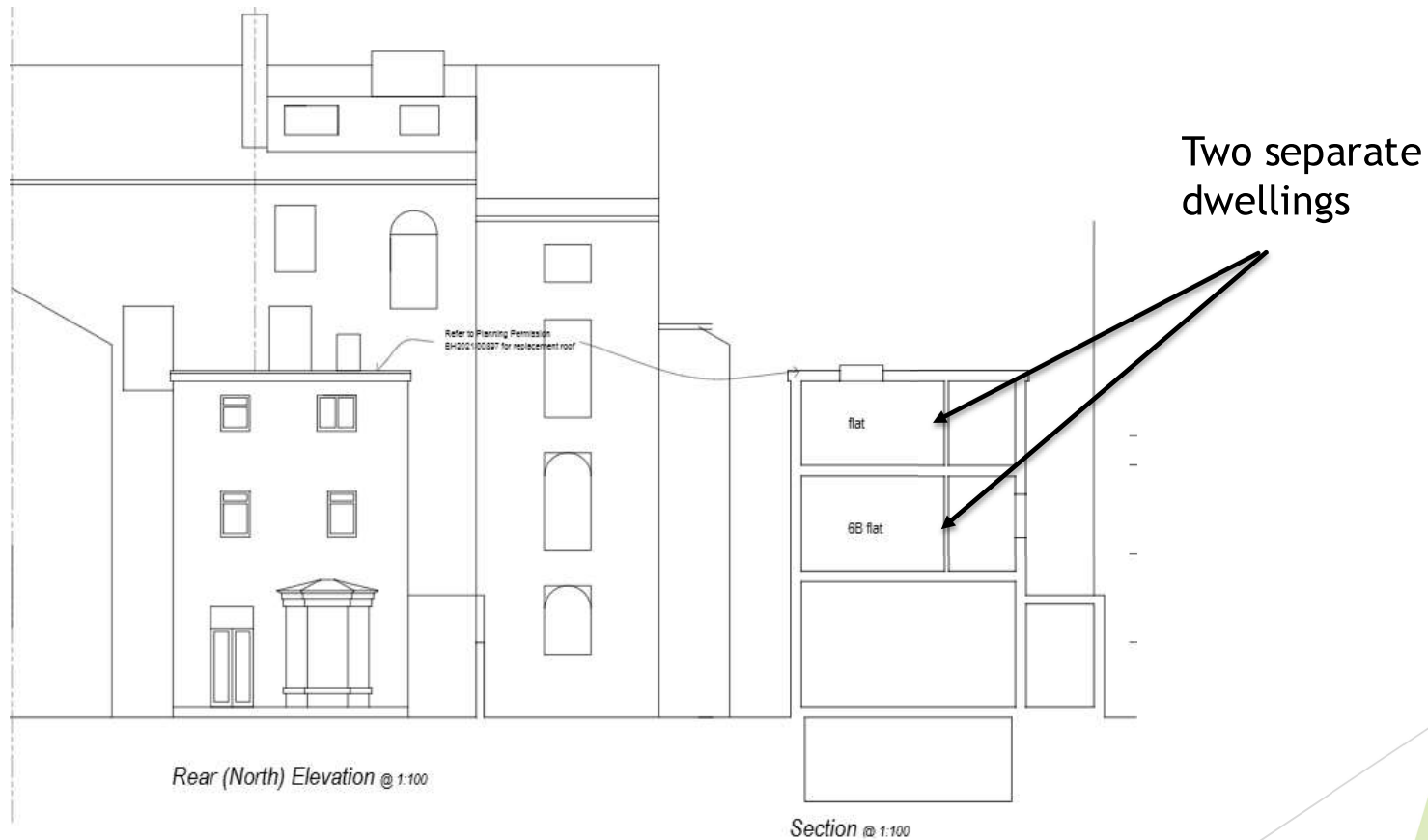
Rear (North) Elevation @ 1:100

ADC1345/07 -BH2021/00897





# Existing Rear Elevation & Section



ADC1345/12 C

# Proposed Rear Elevation & Section

Revised windows

One combined 2 bed maisonette



Rear (North) Elevation @ 1:100

0 1 2 3 5m 10m  
Scale 1:100

Section @ 1:100

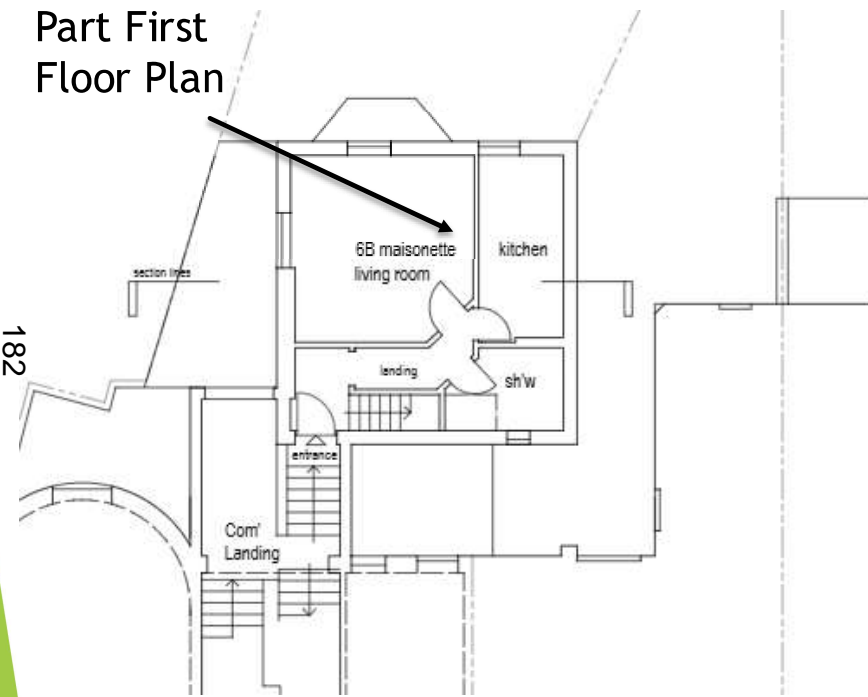
ADC1345/14A



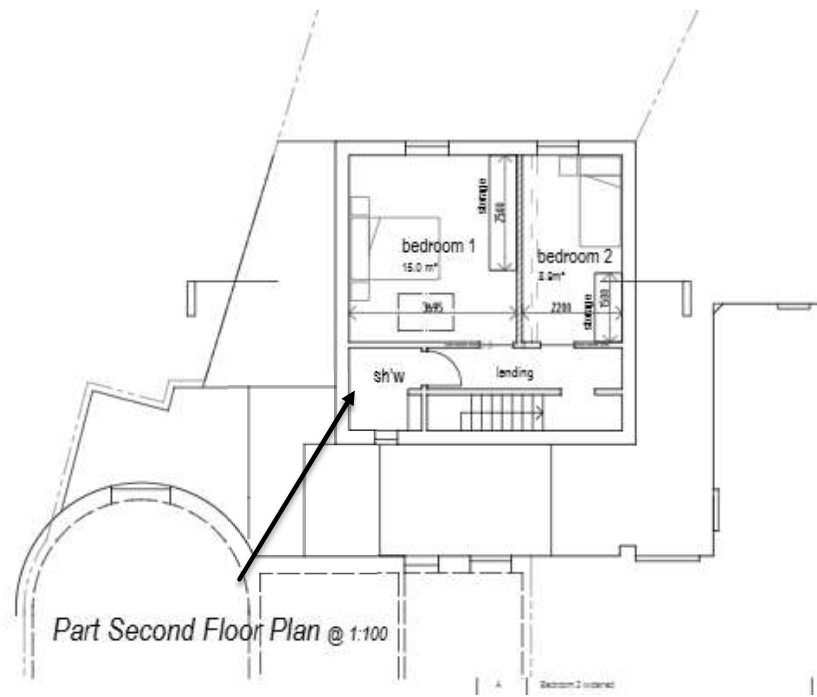
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# Proposed Floor Plan

Part First Floor Plan



Part Second Floor Plan @ 1:100



ADC1345/13A



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# Representations

**Five (5)** representations were received objecting to the application for the following reasons:

- ▶ The roof works harm historic character of the building and the conservation area
- ▶ The windows are not appropriate for the building
- ▶ The works are retrospective and there should have been enforcement action years ago
- ▶ The correct planning process and consultation process has not been followed
- ▶ The application should refer to the conservation area and the listed buildings
- ▶ Loss of privacy, loss of light and overshadowing
- ▶ Loss of property value
- ▶ Unauthorised works to the basement of the property and people living in the rear office building of the site
- ▶ The property is overdeveloped and overcrowded

▶ **Eight (8)** representations were received supporting the application for the following reasons:

- ▶ Good design
- ▶ The works are in character with the rest of the building
- ▶ The works do not cause overlooking or a loss of privacy
- ▶ There are no problems with the development

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# Key Considerations

- ▶ Design, Appearance and Heritage Impacts
- ▶ Impact on Neighbour Amenity

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## Conclusion and Planning Balance

- ▶ The design of the proposed windows meets the test of the desirability of preserving the character and appearance of the conservation area, with no significant harm to the host property.
- ▶ No significant impact on neighbouring amenity.
- ▶ Provides an improved two-bedroom dwelling, in compliance with Nationally Described Space Standard (NDSS) and policy DM1.

**Recommend: Approval**



