

# 9 Princes Square

## BH2024/02834

7<sup>th</sup> May 2025

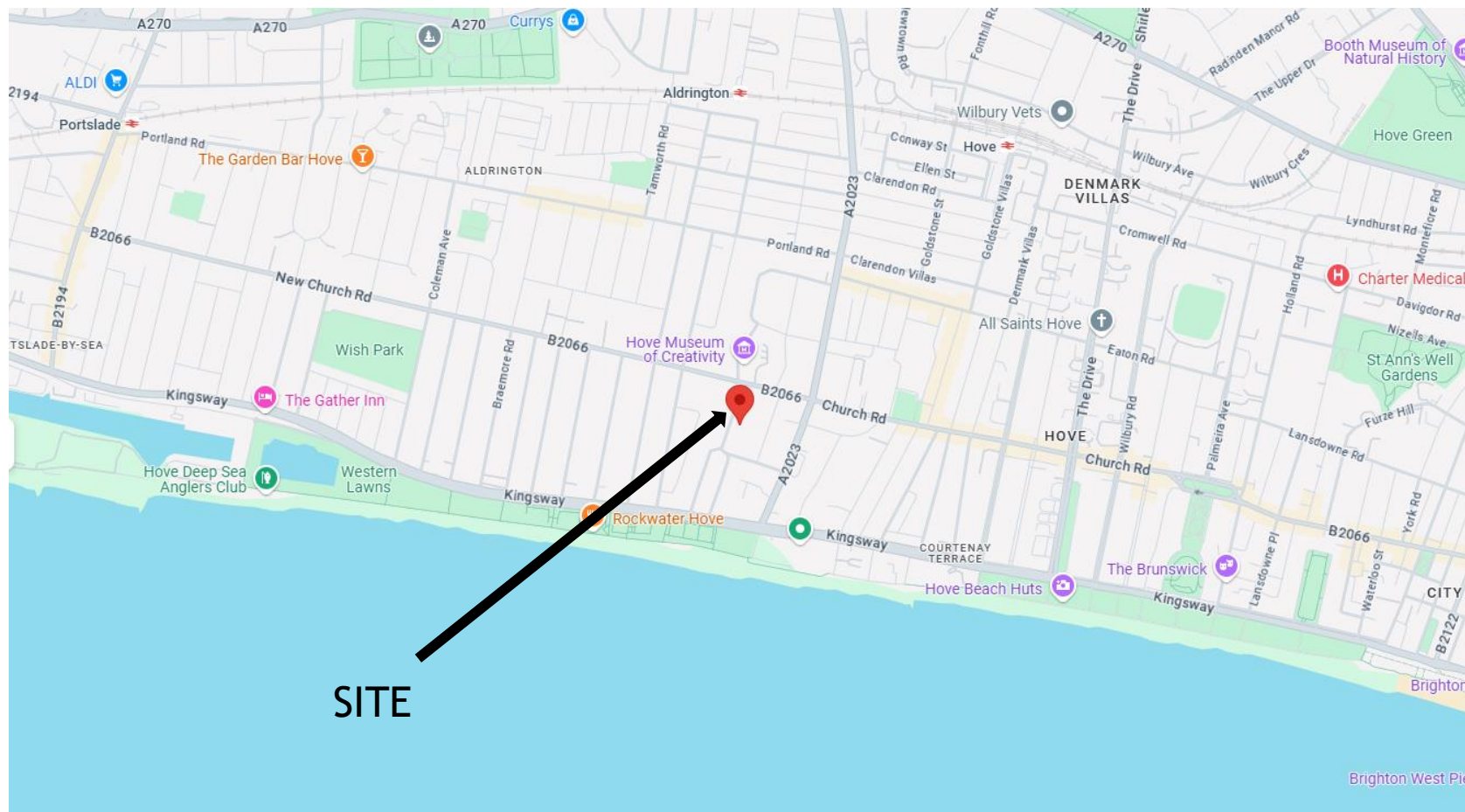


Brighton & Hove  
City Council

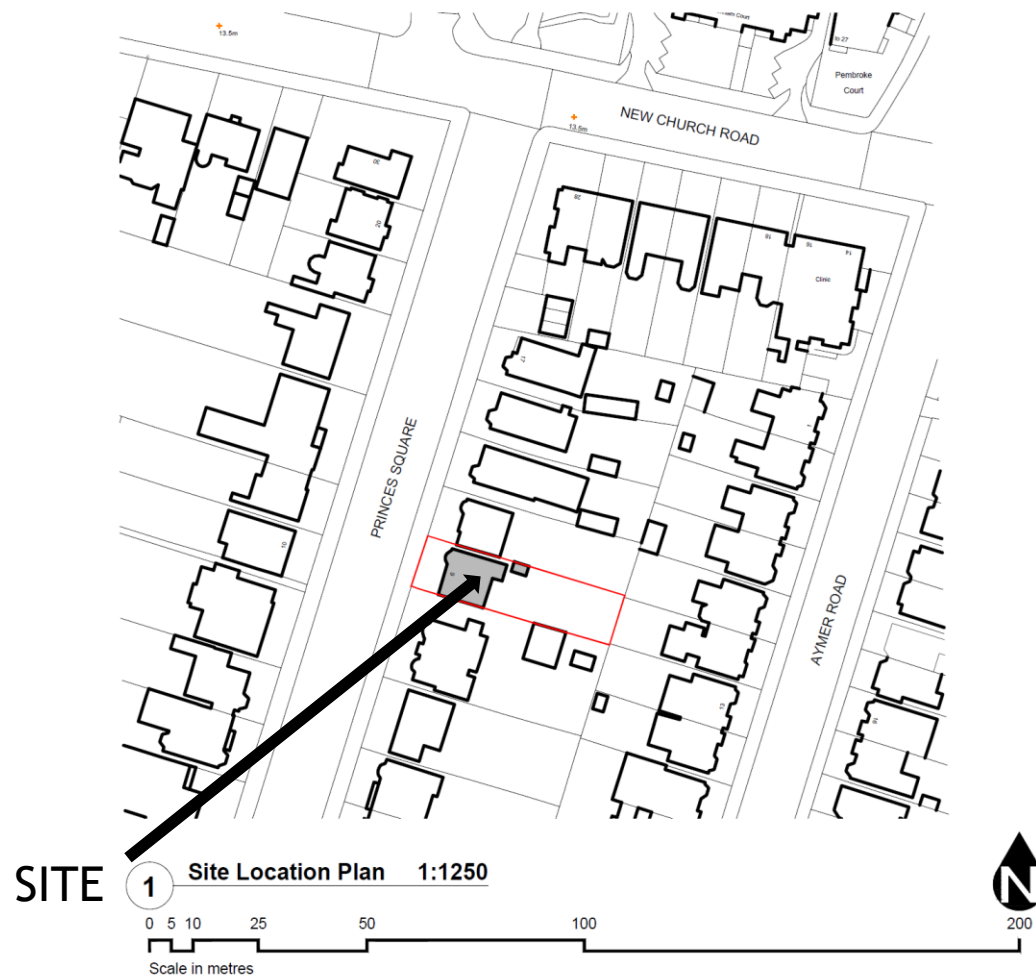
# Application Description

- Erection of single storey rear extension with rooflights to replace existing rear extension and bay window,
- roof replacement and alterations to include hipped roof and rear dormer extensions, construction of basement,
- revised fenestration,
- alterations to boundary wall to include enlargement of vehicle access,
- landscaping alterations and any associated works.

# Map of Application Site



# Existing Location Plan





# Aerial Photo of Site

SITE





# 3D Aerial Photo of Site



82

SITE



## Street Photo of Site – Taken from Princes Square



## Front Photo of Site to each side – Taken from Princes Square





# Rear Photo of Site





# Rear Photo of Site to each side of boundary

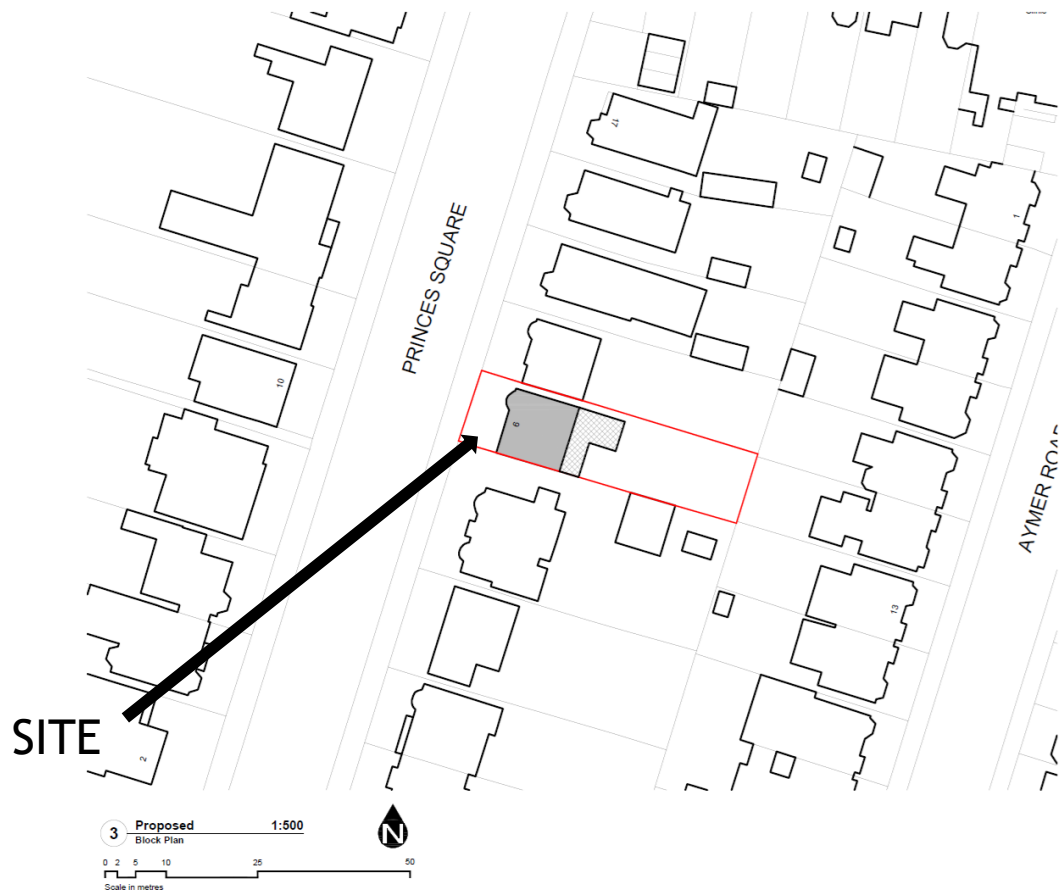




# Existing Block Plan



# Proposed Block Plan





# Existing Front & Rear Elevations



1 Existing 1:100  
West Elevation (Front)



2 Existing 1:100  
East Elevation (Rear)

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

Notes: 1. All dimensions are given in metres unless otherwise stated. 2. All dimensions are to the face of the work unless otherwise stated. 3. All dimensions are to the centre of the work unless otherwise stated. 4. All dimensions are to the outside of the work unless otherwise stated. 5. All dimensions are to the inside of the work unless otherwise stated. 6. All dimensions are to the top of the work unless otherwise stated. 7. All dimensions are to the bottom of the work unless otherwise stated. 8. All dimensions are to the middle of the work unless otherwise stated. 9. All dimensions are to the edge of the work unless otherwise stated. 10. All dimensions are to the corner of the work unless otherwise stated. 11. All dimensions are to the face of the work unless otherwise stated. 12. All dimensions are to the centre of the work unless otherwise stated. 13. All dimensions are to the outside of the work unless otherwise stated. 14. All dimensions are to the inside of the work unless otherwise stated. 15. All dimensions are to the top of the work unless otherwise stated. 16. All dimensions are to the bottom of the work unless otherwise stated. 17. All dimensions are to the middle of the work unless otherwise stated. 18. All dimensions are to the edge of the work unless otherwise stated. 19. All dimensions are to the corner of the work unless otherwise stated. 20. All dimensions are to the face of the work unless otherwise stated.

## Materials Key

- ① White Pebble Dash
- ② Red Brick
- ③ Clay Tiles
- ④ PVC Windows
- ⑤ Grey PPC Aluminium Window
- ⑥ PVC Glazed Exterior Doors
- ⑦ Rainwater Goods
- ⑧ Timber Double Garage Doors

Drawn By: [Name] Date: [Date]  
Checked By: [Name] Date: [Date]  
Revised By: [Name] Date: [Date]

**MortonScarr**

Level 8, The Park, 111 North Road, Brighton, BN1 1TB  
Tel: 01273 222222 Email: info@morton-scarr.com

Client: Mr & Mrs Chand

Project: 9 Princes Square  
Hove, BN2 4GE

Drawing: Existing  
Front & Rear Elevations

Scale: 1:100  
Drawing No: 2333(30)000 /

# Existing Side Elevations



1 Existing 1:100  
South Elevation (Side)



2 Existing 1:100  
North Elevation (Side)

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

## Materials Key

- ① White Pebble Dash
- ② Red Brick
- ③ Clay Tiles
- ④ PVC Windows
- ⑤ White Render
- ⑥ White Brick
- ⑦ Rainwater Goods

Morton & Scarr			
Landscape Architects			
Units 1 & 2, The Arcade, 100 North Road, Brighton, BN1 1UB			
Tel: 01273 233301 / info@mortonandsarr.com / www.mortonandsarr.com			
Client			
Mr & Mrs Chard			
Project			
9 Princess Square			
Hove, BN3 4GE			
Drawing			
Existing			
Side Elevations			
Date	Drawn By	Checked By	Issued For
10/10/22	UC	DR	Client
Drawing No.			Revision
2333(30)001			/







# Existing Streetscene



0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

1:1000 Scale  
1:1000 Scale  
1:1000 Scale

1:1000 Scale  
1:1000 Scale  
1:1000 Scale

**MortonScarr**  
Landscape Architects  
111 St. John's Road, Brighton, BN1 1TB  
Tel: 01273 555551 | info@mortonscarr.co.uk | www.mortonscarr.co.uk

Client:  
Mr & Mrs Chard

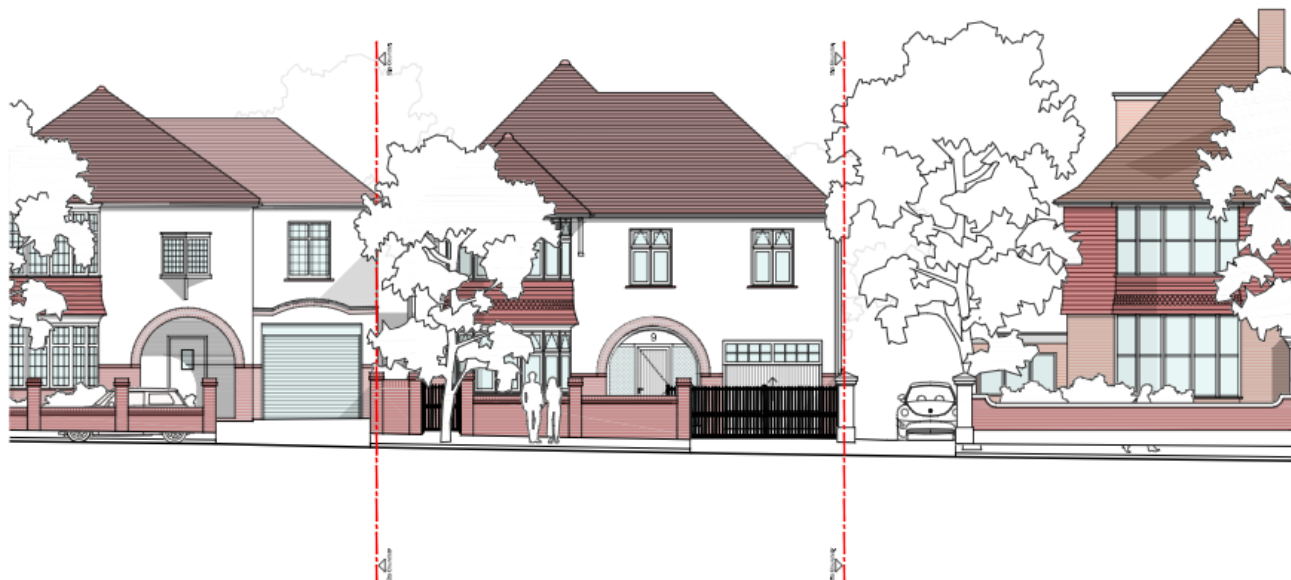
Project:  
9 Princess Square  
Hove, BN3 4GE

Drawing:  
Existing  
Street Scene Elevation

Drawn By: [Name]  
Checked By: [Name]  
Issue No: [Number]  
Drawing No: **2333(30)002** /



# Proposed Streetscene



0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

1:1000 Scale  
1:1000 Scale  
1:1000 Scale

1:1000 Scale  
1:1000 Scale  
1:1000 Scale

1:1000 Scale  
1:1000 Scale  
1:1000 Scale

**MortonScarr**

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Drawn  
Mr & Mrs Chard

Project  
8 Princes Square  
Hove, BN2 4GE

Drawing  
Proposed  
Street Scene Elevation

Date  
11/02/21  
1:10  
1:10  
1:10

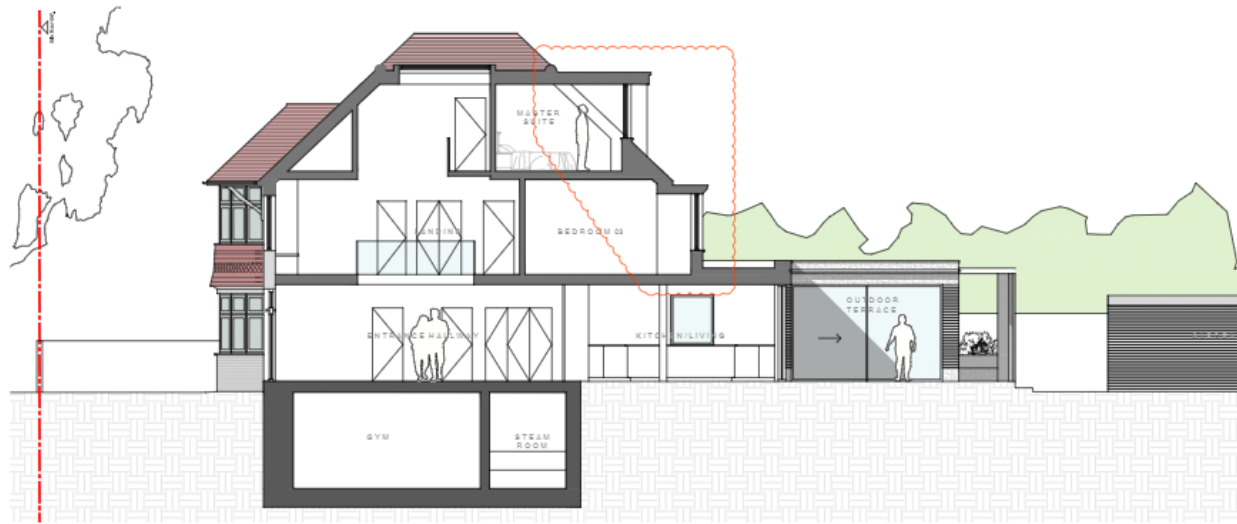
Drawn By  
1:10  
1:10  
1:10

Checked By  
1:10  
1:10  
1:10

Issue No  
1  
1  
1

2333(31)002 /

# Proposed Site Section



1 Proposed Section AA 1:100

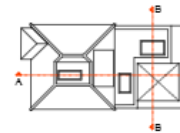


2 Proposed Section BB 1:100

0 0.5 1.0 2.0 3.0 4.0 5.0 10.0  
Scale in metres

**Key**  
Existing Walls  
New Walls

**Key Plan**



A 1:100/2000 Section AA as per design 1/22/20  
1:100/2000 Section BB as per design 1/22/20  
1:100/2000 Section BB as per design 1/22/20  
1:100/2000 Section BB as per design 1/22/20

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Landscape Architects, 12 South Road, Brighton, BN1 1UB  
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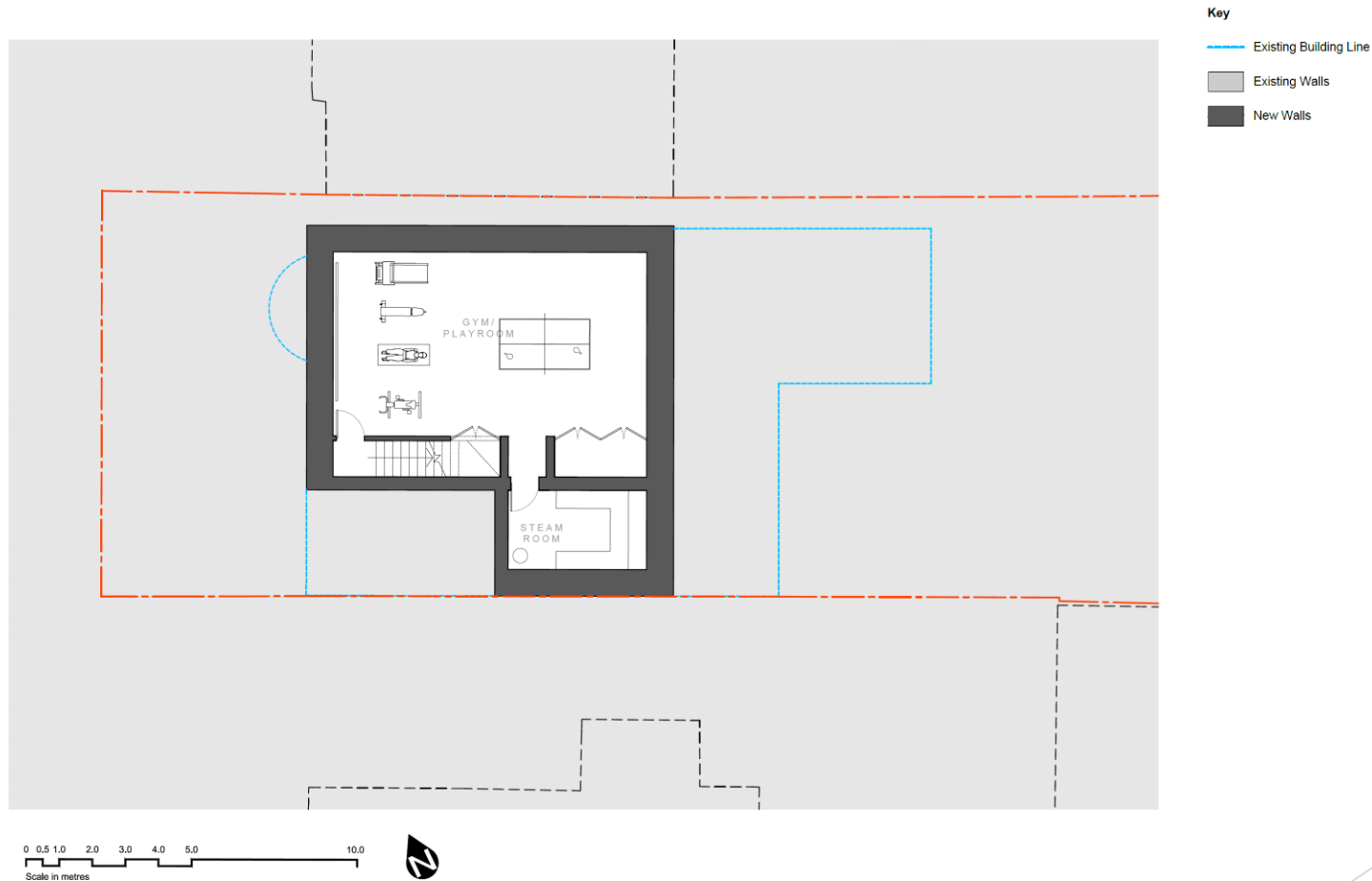
Mr & Mrs Chard

9 Princes Square  
Hove, BN3 4GE

Drawn:  
Proposed  
Sections

Date: 1/22/20 Drawn By: JCB Checked By: JCB  
Drawing No: 2333(41)000 Scale: A

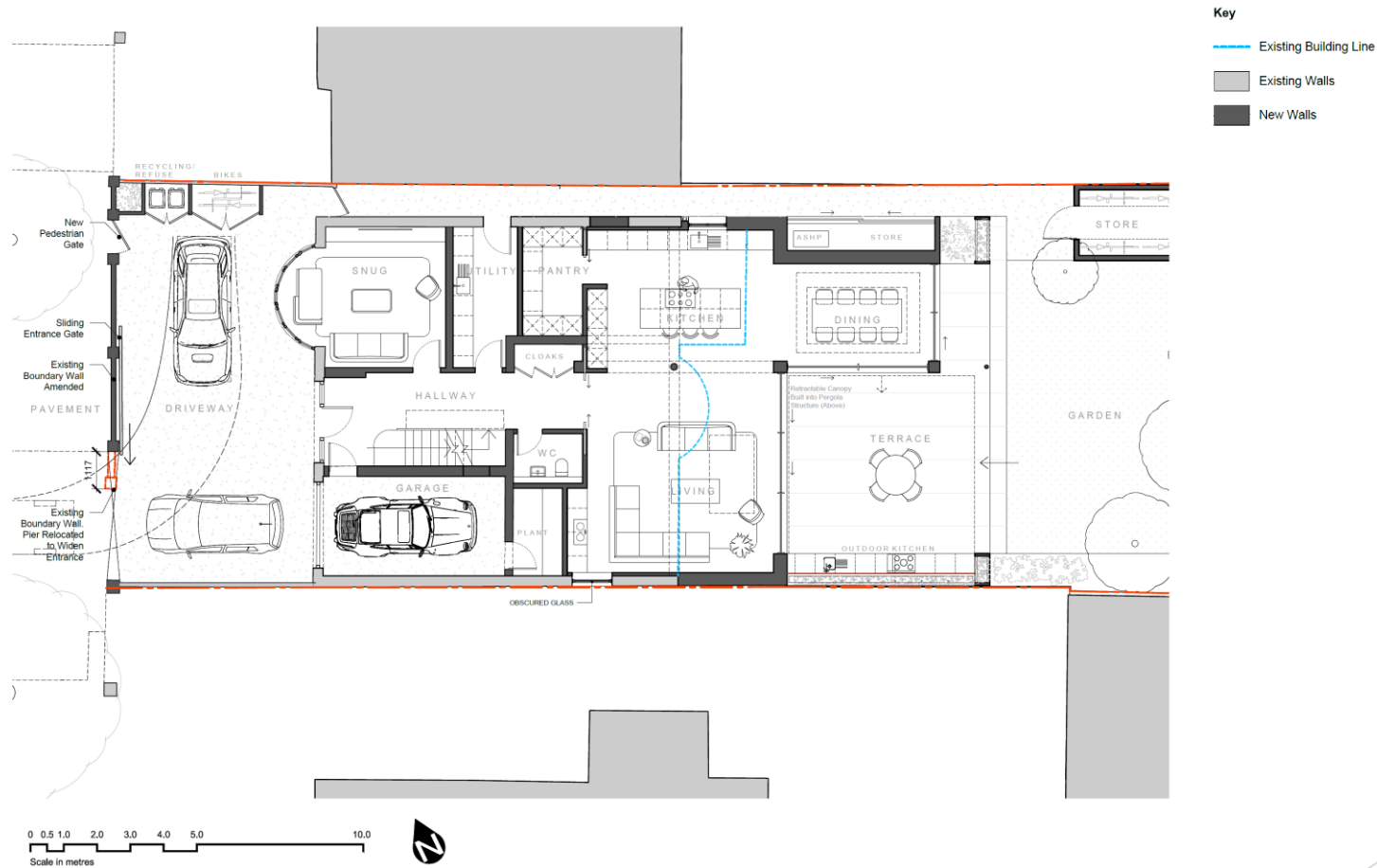
# Proposed Basement Floor Plan



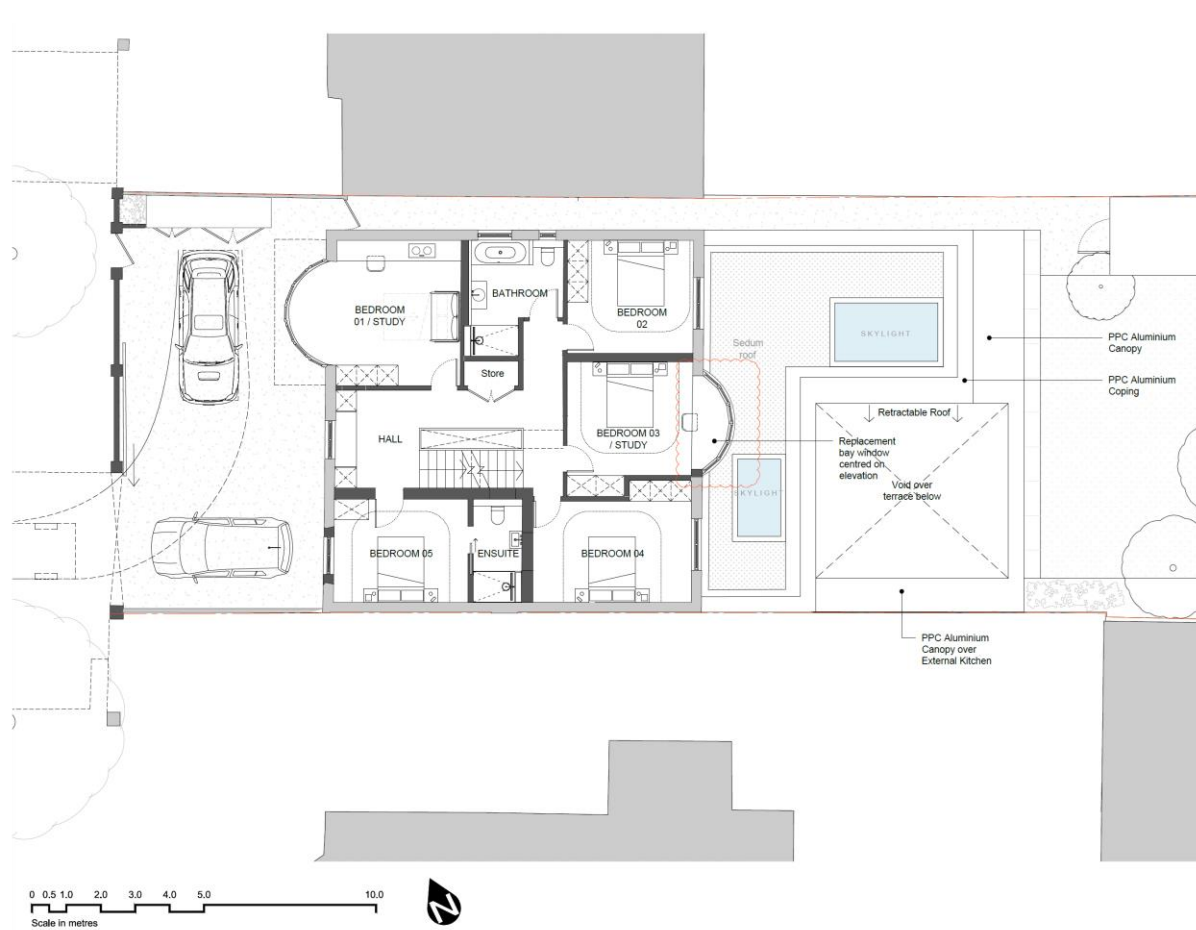
2333(20)000



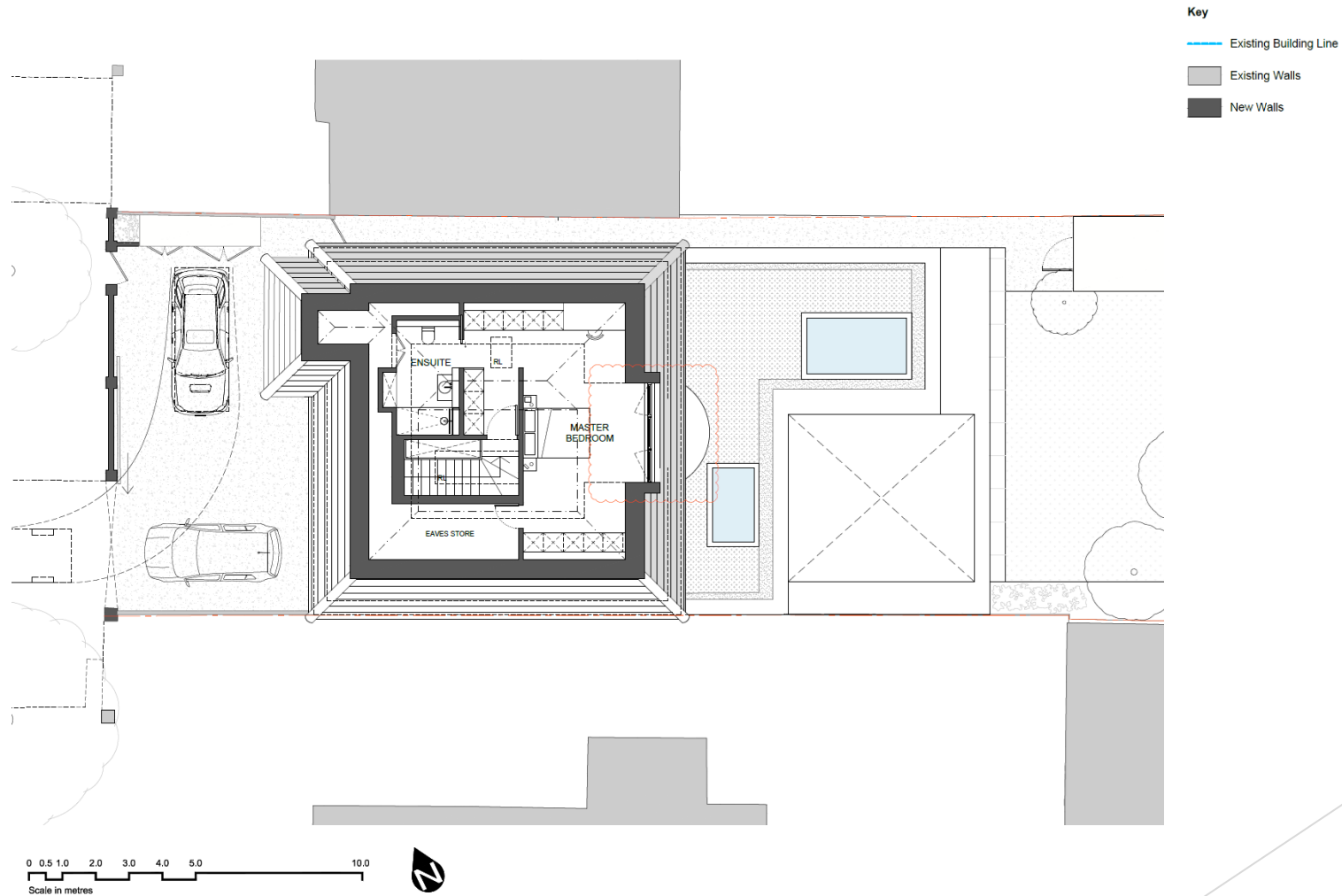
# Proposed Ground Floor Plan



# Proposed 1<sup>st</sup> Floor Plan

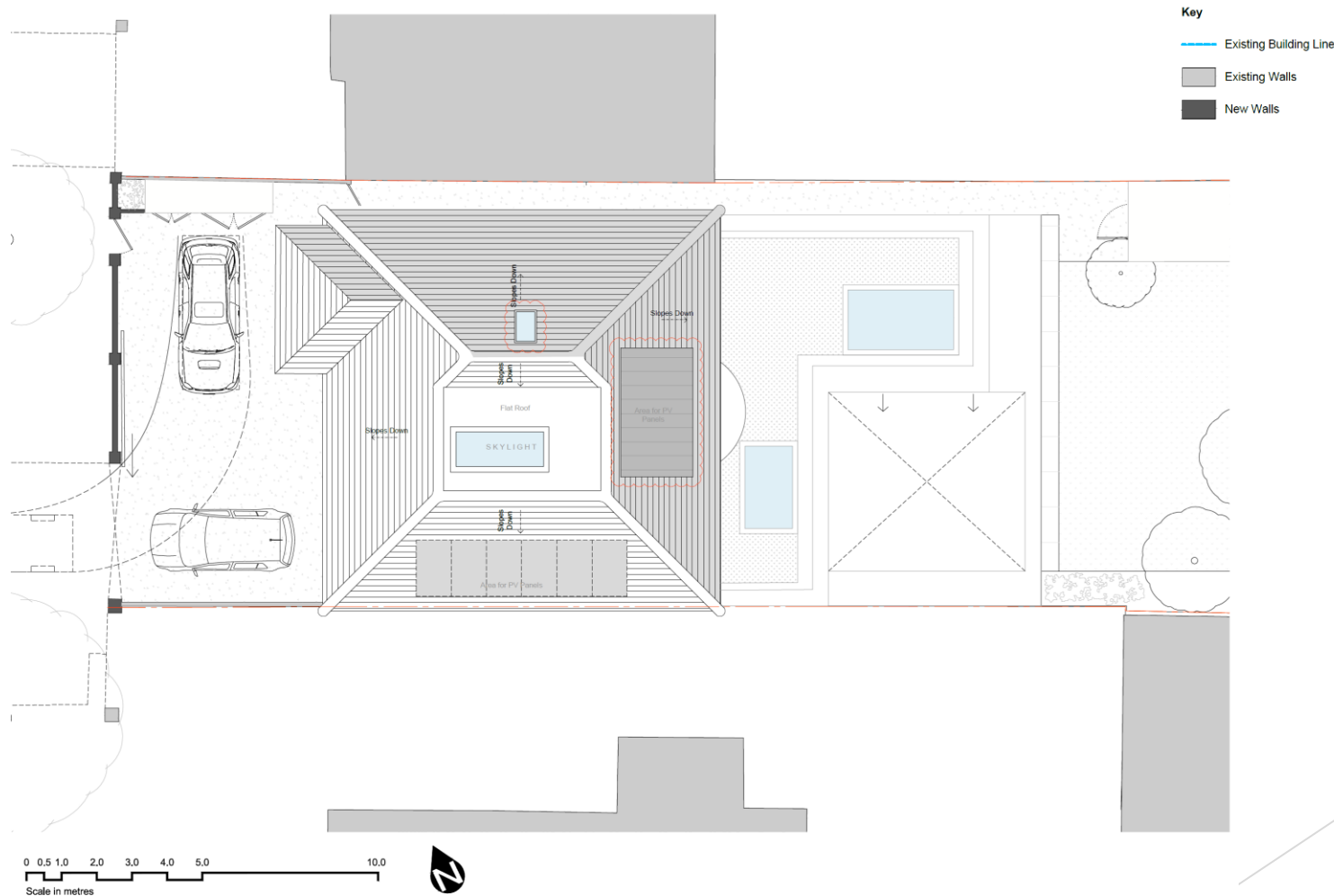


# Proposed 2<sup>nd</sup> Floor Plan





# Proposed Roof Plan



# Representations

## Original Scheme

**Fifteen (15)** representations were received objecting to the application for the following reasons:

- ▶ The works harm historic character of the building and the conservation area/poor design
- ▶ The basement will cause instability to ground/steam venting
- ▶ Construction work will be noisy/dusty
- ▶ The works will cause amenity harm (overdevelopment, overshadow, overlooking, noise, overlooking)

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

- ▶ Good design
- ▶ Sensitive to neighbours, no amenity harm
- ▶ Respects heritage assets
- ▶ Similar schemes approved and built with no objections

## Revised Scheme

**Eight (8)** representations were received objecting to the application for the following reasons

- ▶ Design still harmful
- ▶ Dormer too big still
- ▶ The basement will cause instability to ground/steam venting
- ▶ The works harm historic character of the building and the conservation area/poor design

# Key Considerations

- Heritage impacts
- Design
- Amenity impacts



# Conclusion and Planning Balance

- ▶ No harm to the setting of the surrounding heritage assets, the dormer would be to the rear and not highly visible in the wider public realm.
- ▶ Overall improvement to appearance of host property in the wider public realm, due to the replacement of the flat roof and contrasting window styles.
- ▶ Would increase the amount of residential floorspace and flexibility of existing house.
- ▶ No significant amenity harm should occur from the development, the ground floor extension is set back from neighbours and single storey, and the dormer would introduce higher views, but not considered harmful, as area already surveilled at first floor and higher.
- ▶ **Recommend: Approval**

