

9A Harrington Road

BH2024/02554

7th May 2025

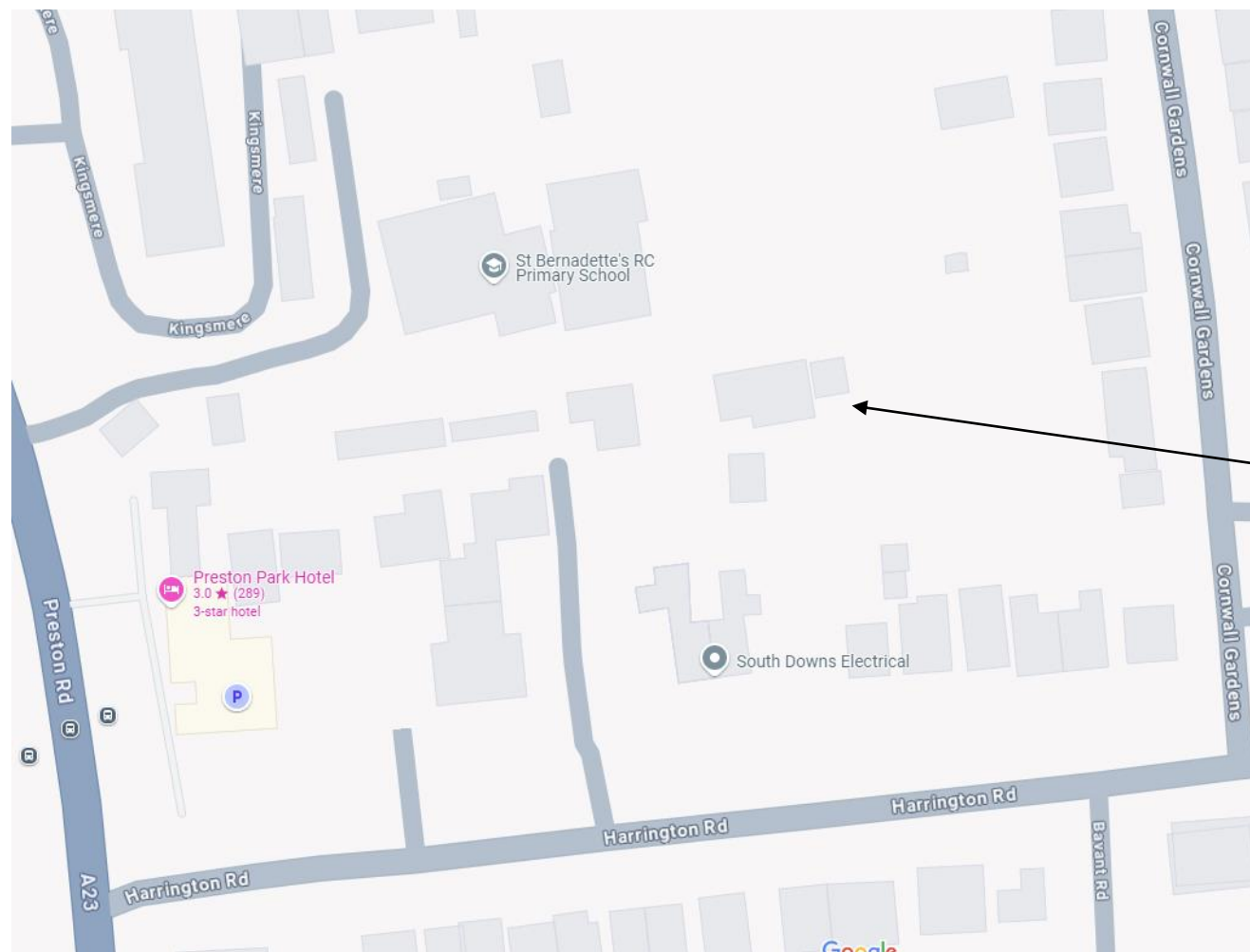


Brighton & Hove
City Council

Application Description

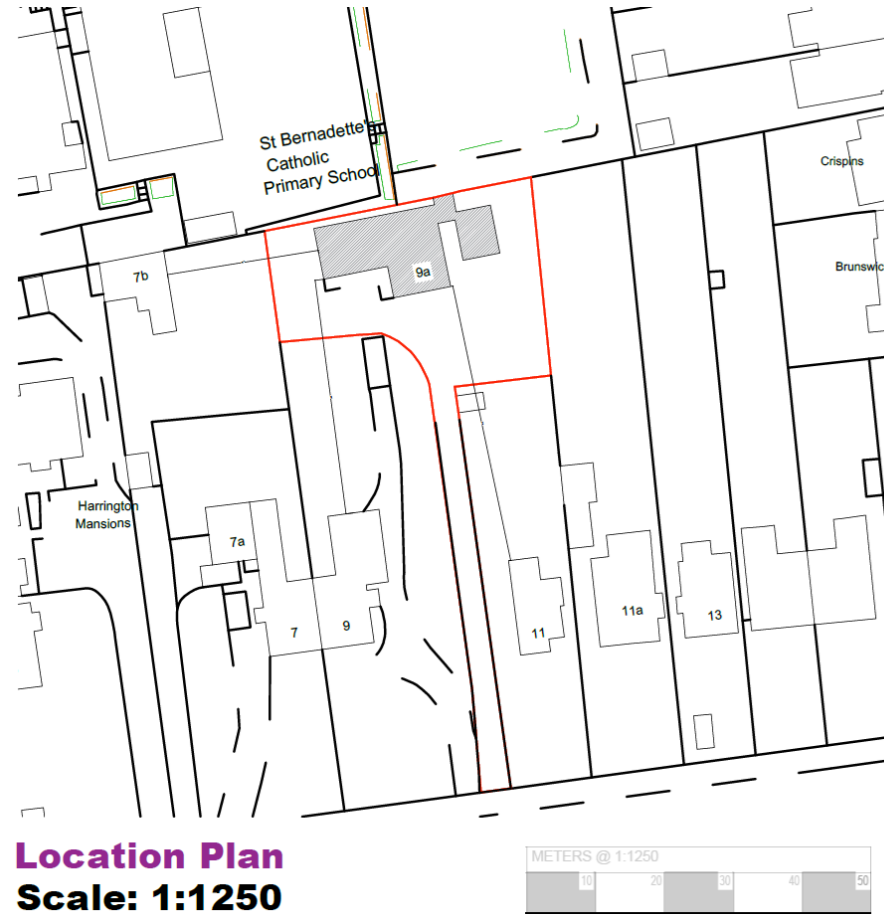
- ▶ Roof alterations including gable end extensions, addition of dormers to north & south elevations, installation of rooflights & solar panels to east and west elevations.

Map of Application Site



Site

Location Plan



Location Plan
Scale: 1:1250

Aerial Photo of Site



Site

3D Aerial Photo of Site



North

Front Elevation of Property



Front Elevation of Property



Front Elevation of Property



Garage and Driveway



Garage and East Side of House



West Side and Front of House



West Side of House



Existing Views Towards Front (South)



Ground Floor Level

Existing Views Towards Front (South)



First Floor Level

Existing Views Towards Front (South)



First Floor Level

Existing Views Towards Rear (North)



First Floor Level - Facing School Playing Field

Existing Views Towards Rear (North)



First Floor Level - Facing School Playground

Existing View Towards Side (East)



First Floor Level

Existing Views Towards Side (West)



First Floor Level

Existing Views Towards Side (West)



Ground Floor Level

Existing Views Towards Side (West)



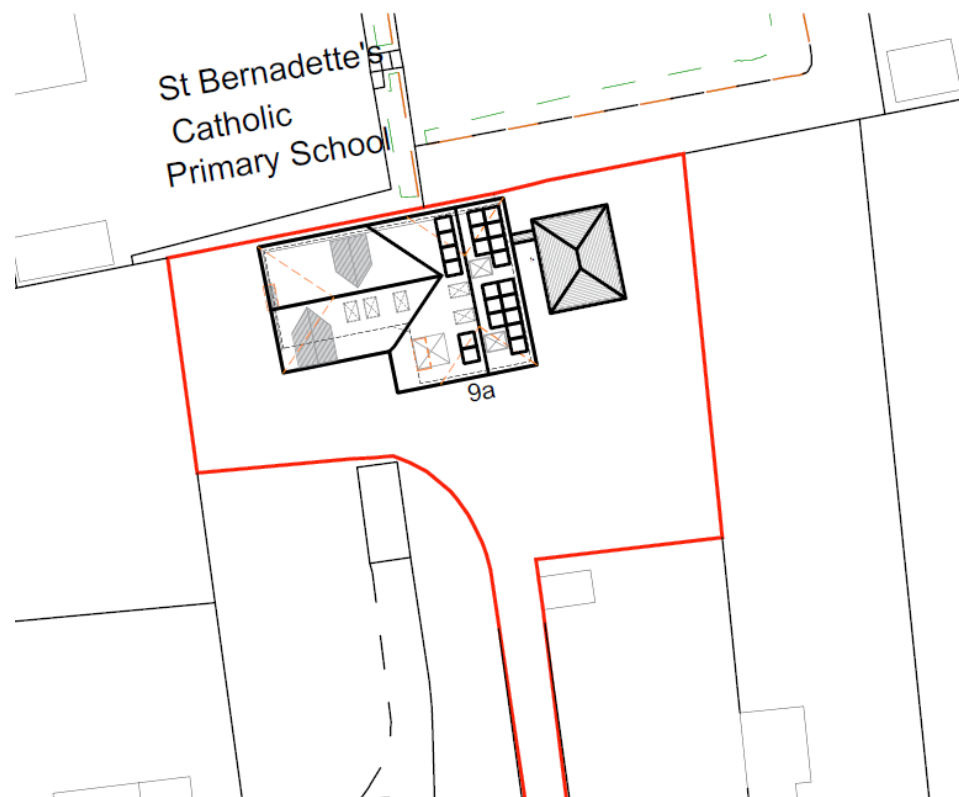
Ground Floor Level

Existing Views Towards Southwest



Ground Floor Level

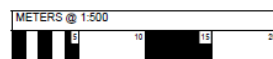
Proposed Block Plan



SITE AREA - 901.5m²

Block Plan

Scale: 1:500



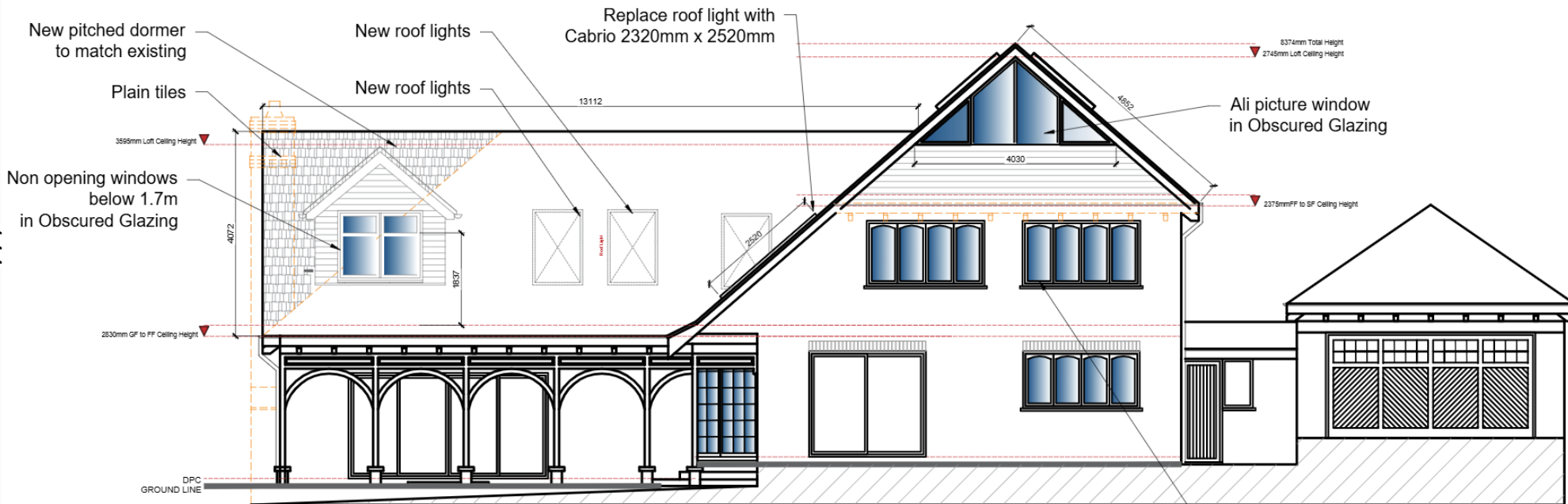
Existing Front Elevation



Existing South Elevation
Scale: 1:100

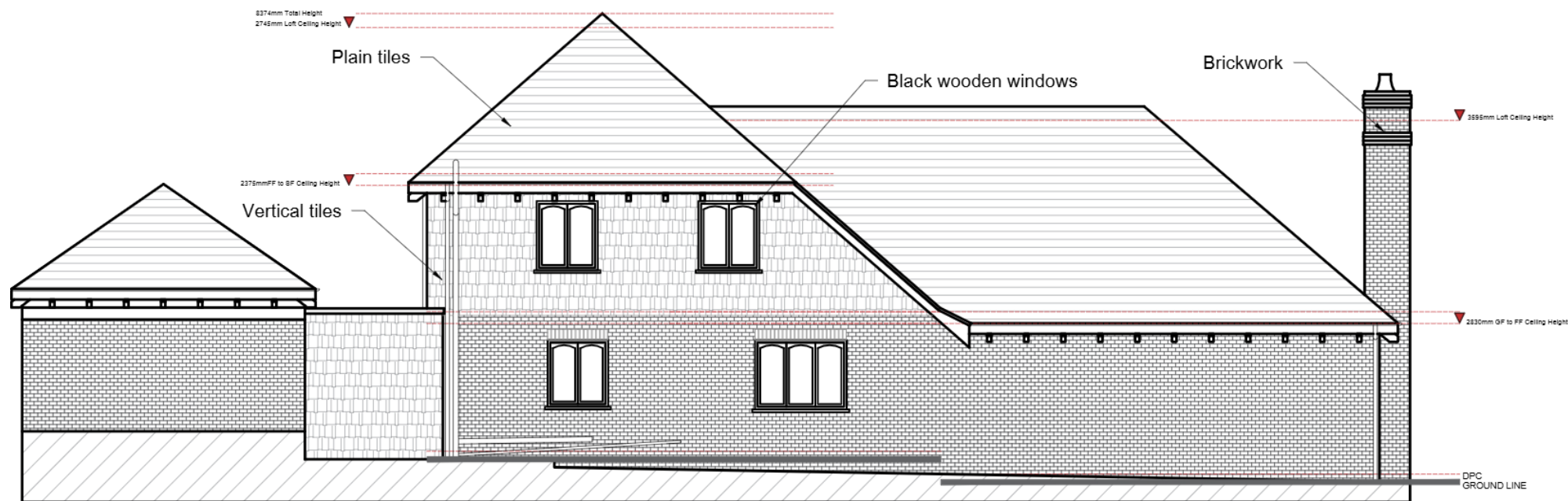
Proposed Front Elevation

144



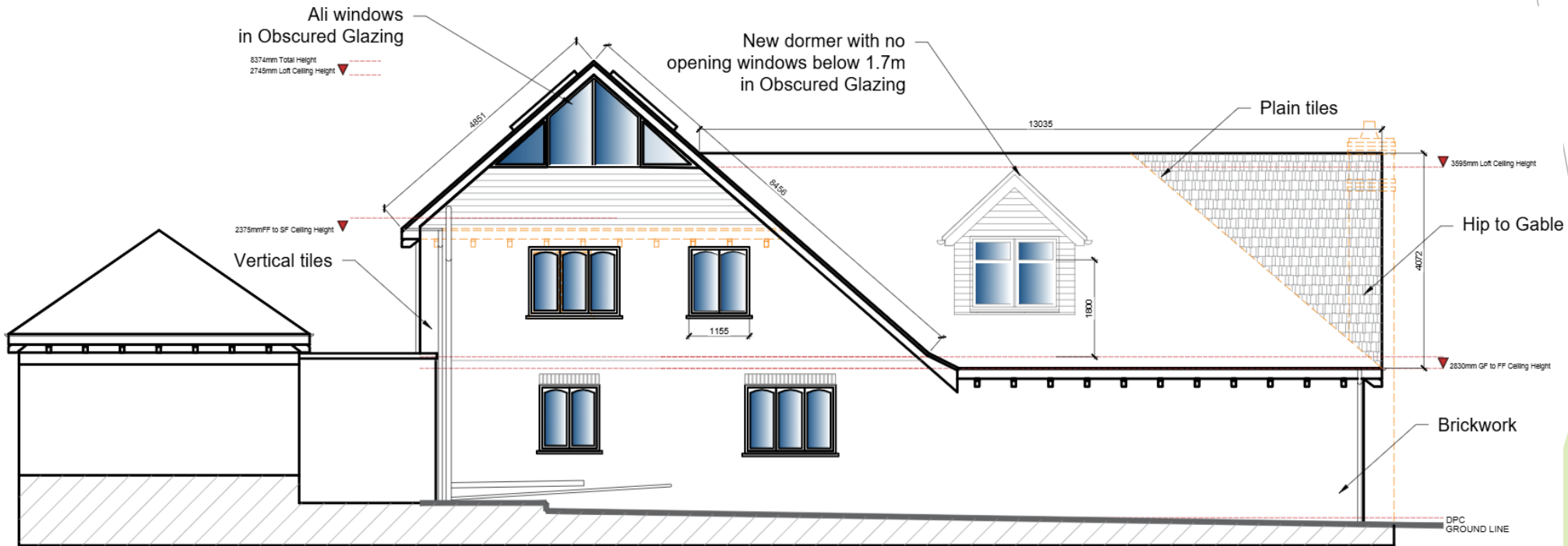
Proposed South Elevation
Scale: 1:100

Existing Rear Elevation



Existing North Elevation
Scale: 1:100

Proposed Rear Elevation



Proposed North Elevation
Scale: 1:100

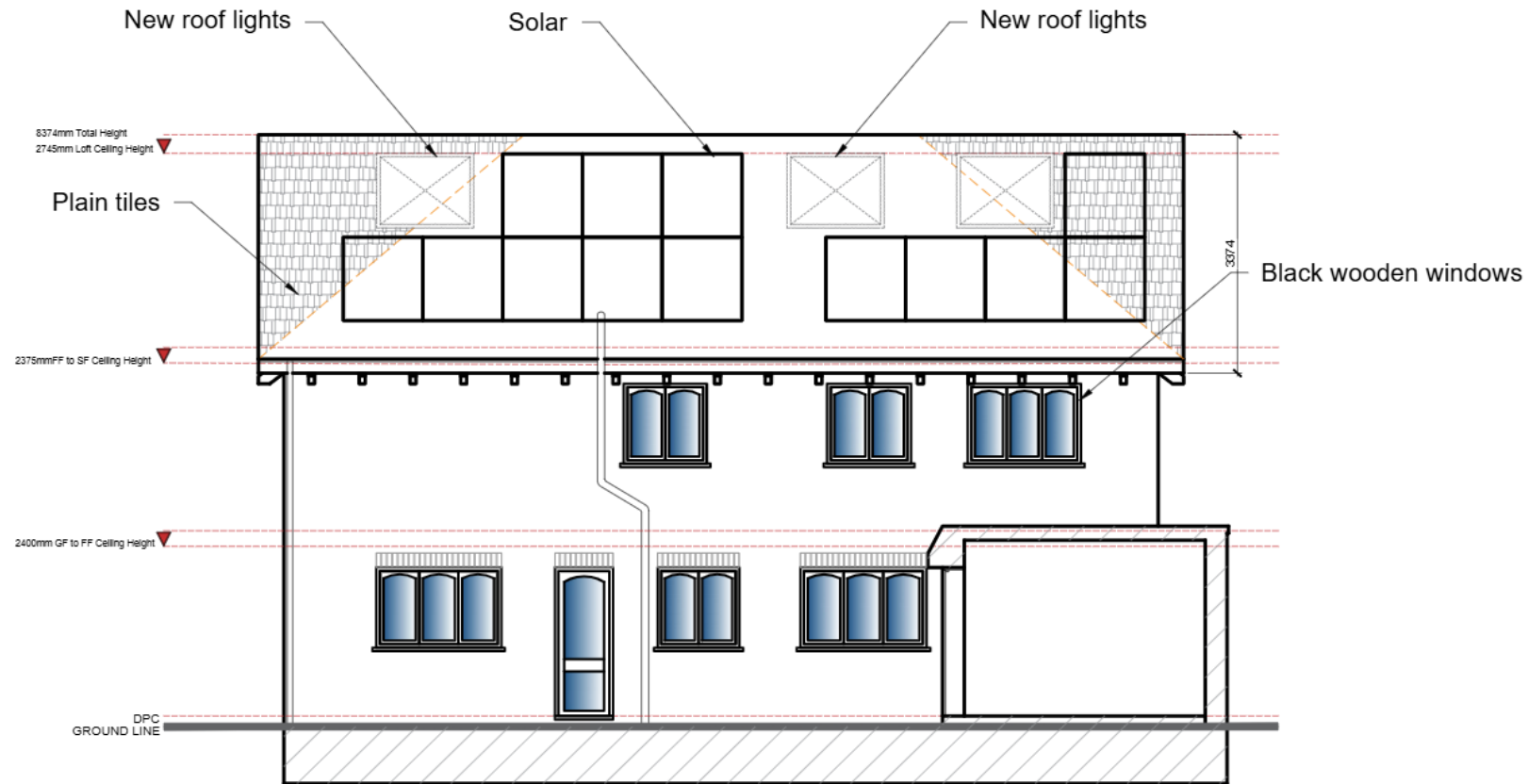
Existing East Side Elevation



Existing East Elevation
Scale: 1:100

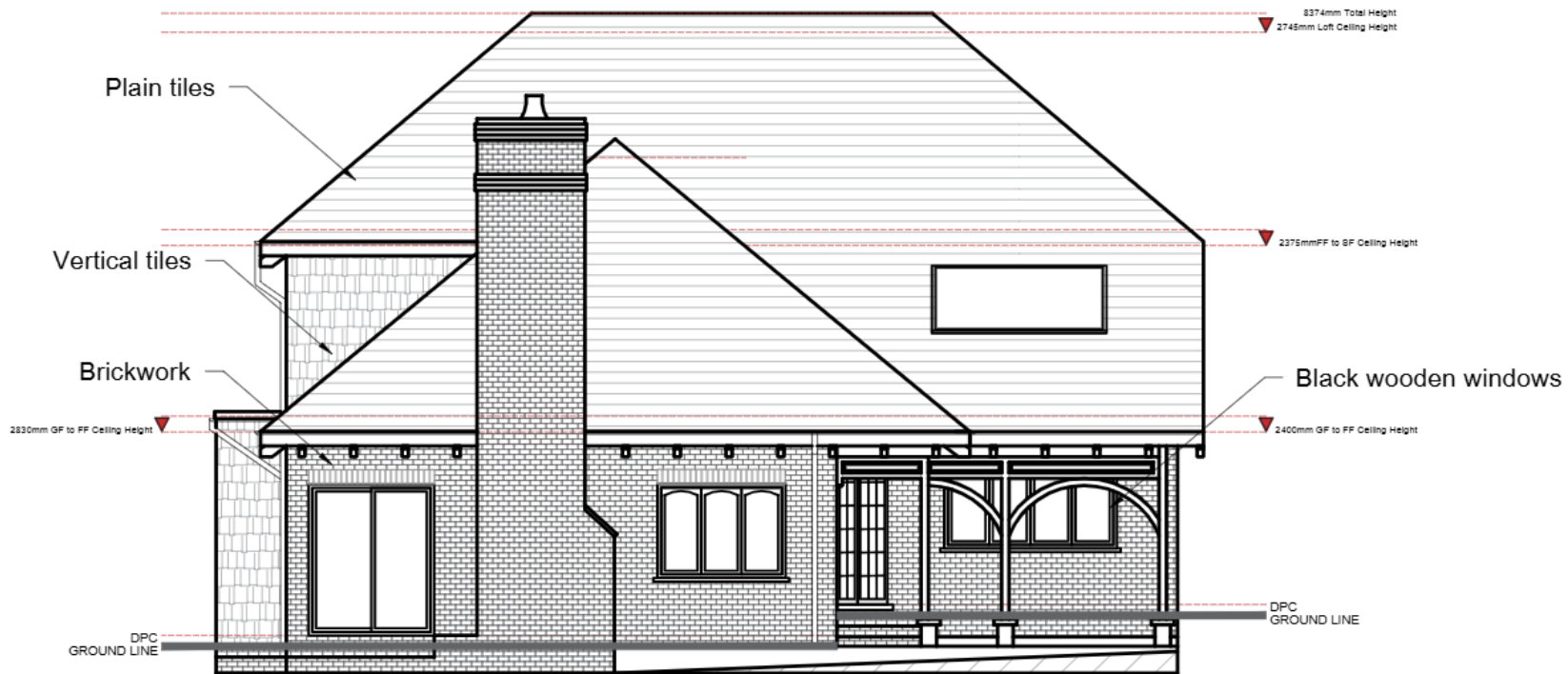
SY2 A

Proposed East Side Elevation



Proposed East Elevation
Scale: 1:100

Existing West Side Elevation

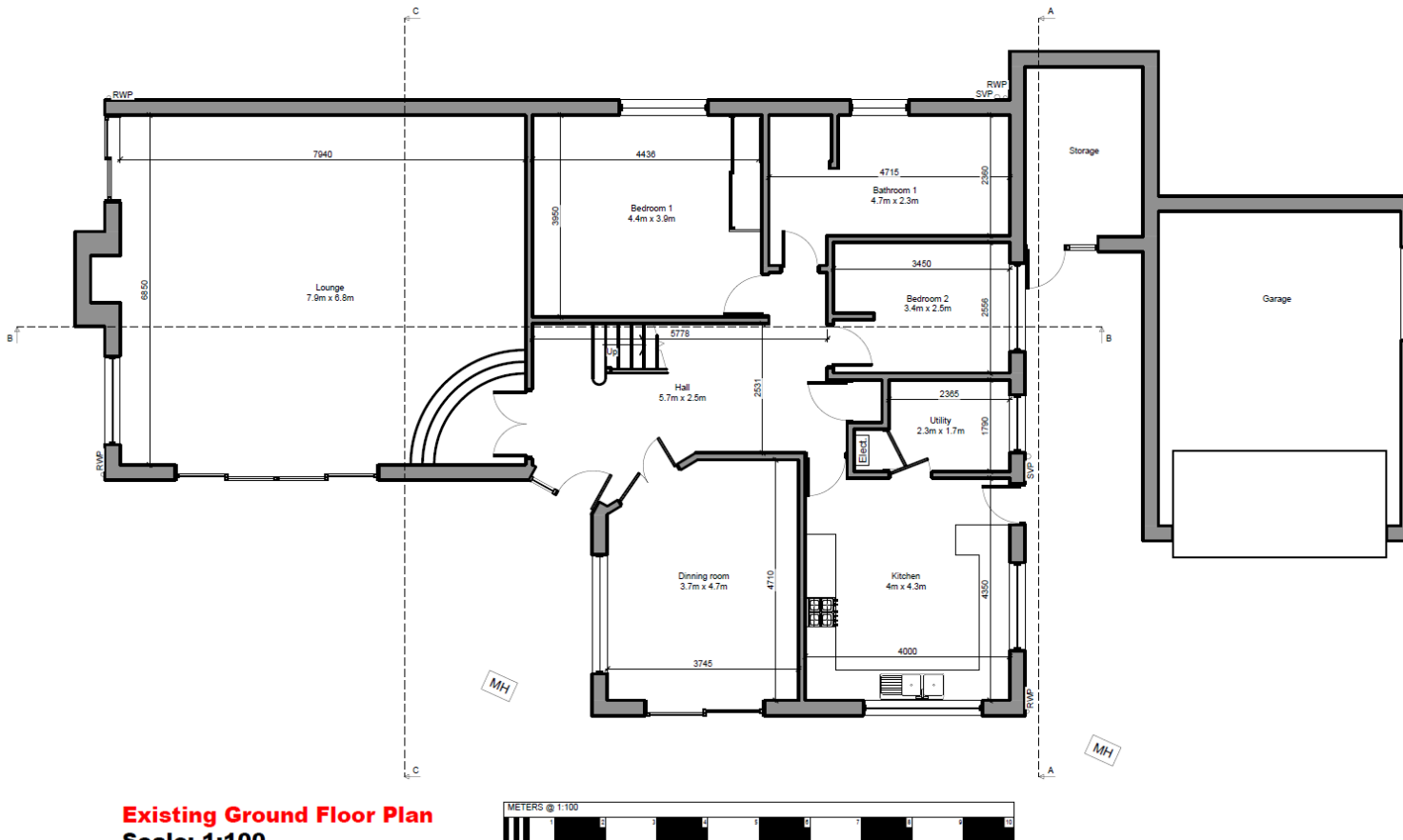


Existing West Elevation
Scale: 1:100

150

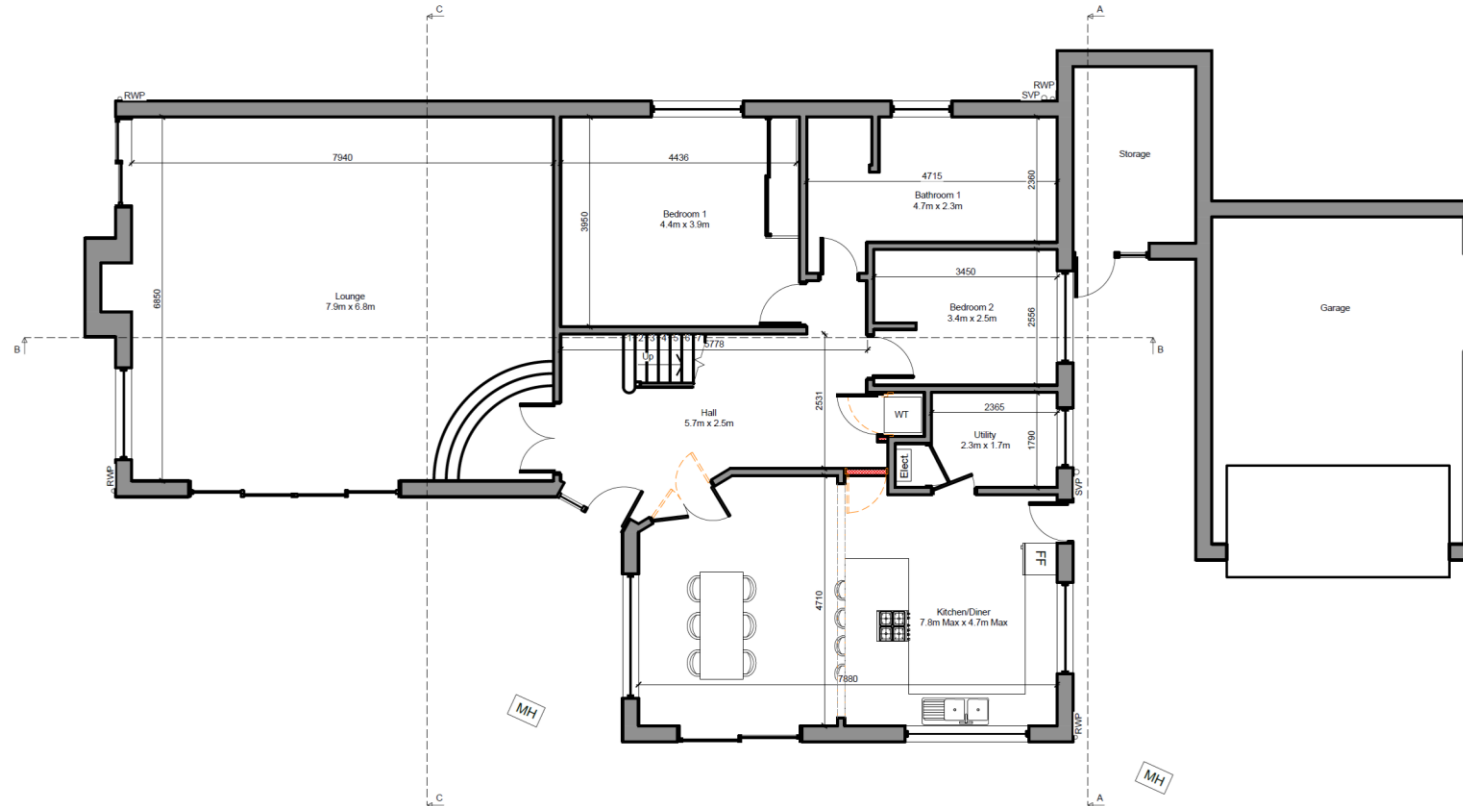


Existing Ground Floor Plan



Existing Ground Floor Plan
Scale: 1:100

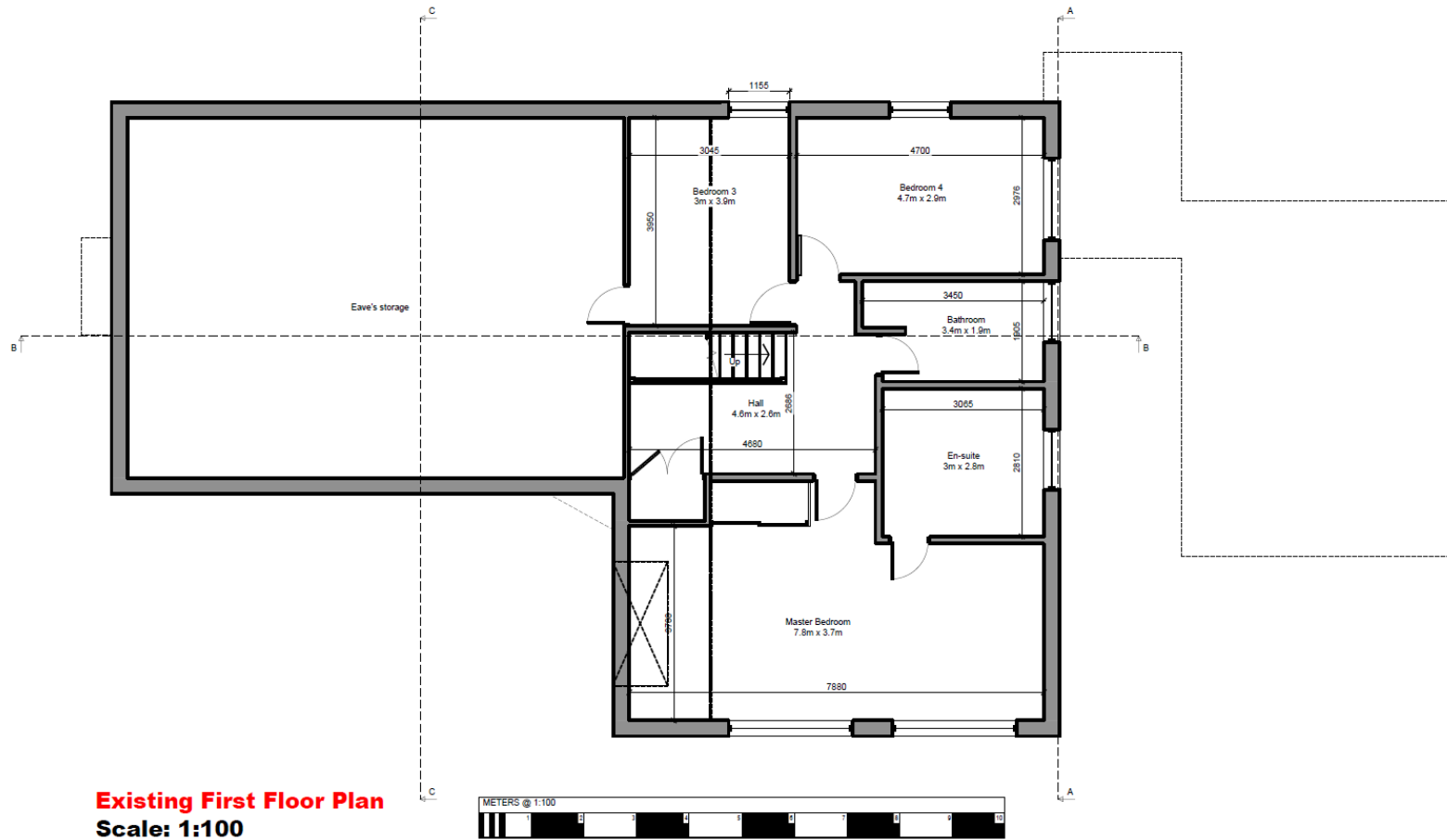
Proposed Ground Floor Plan



Proposed Ground Floor Plan
Scale: 1:100



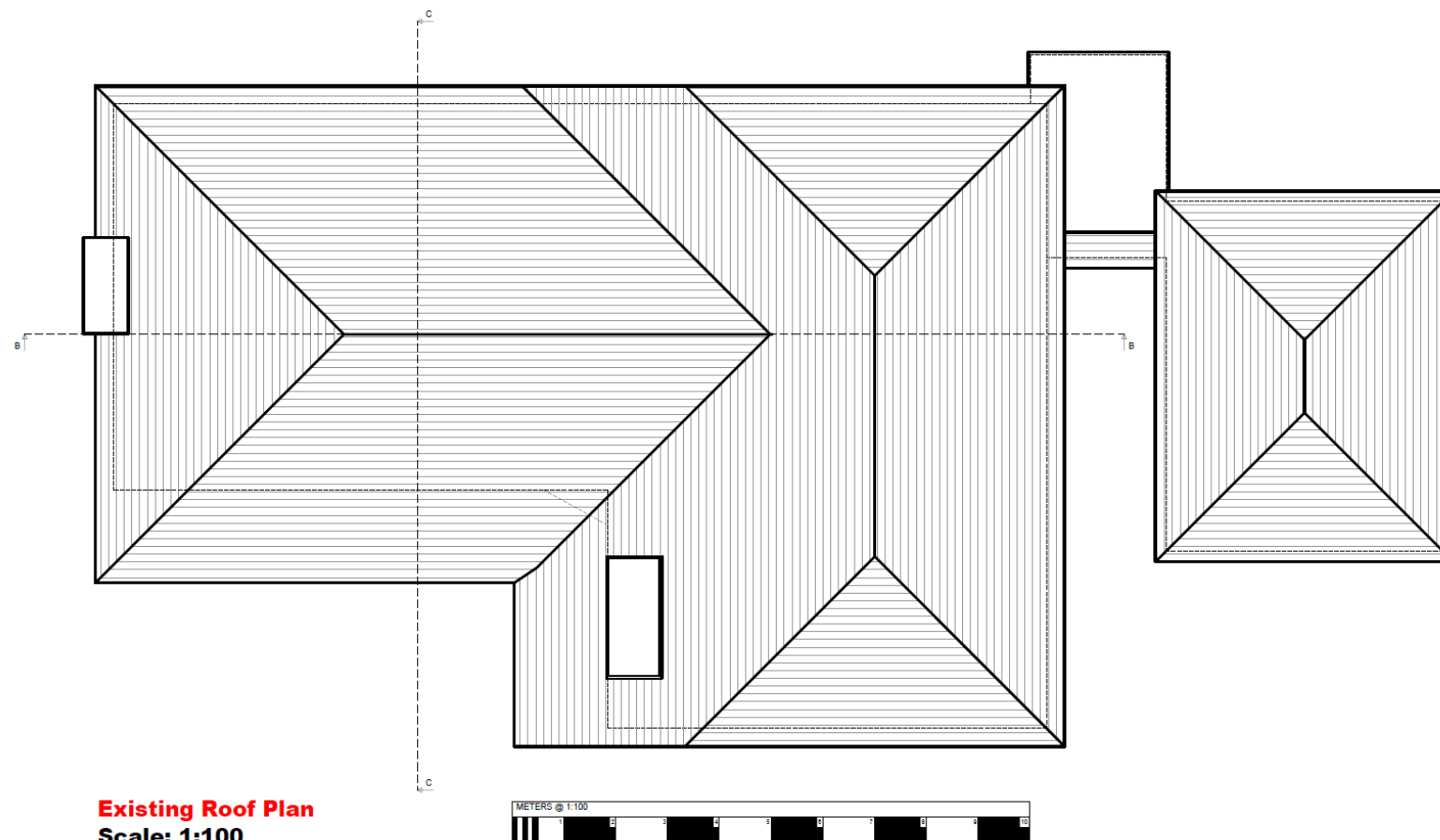
Existing 1st Floor Plan



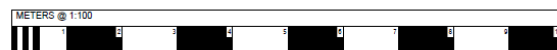
154



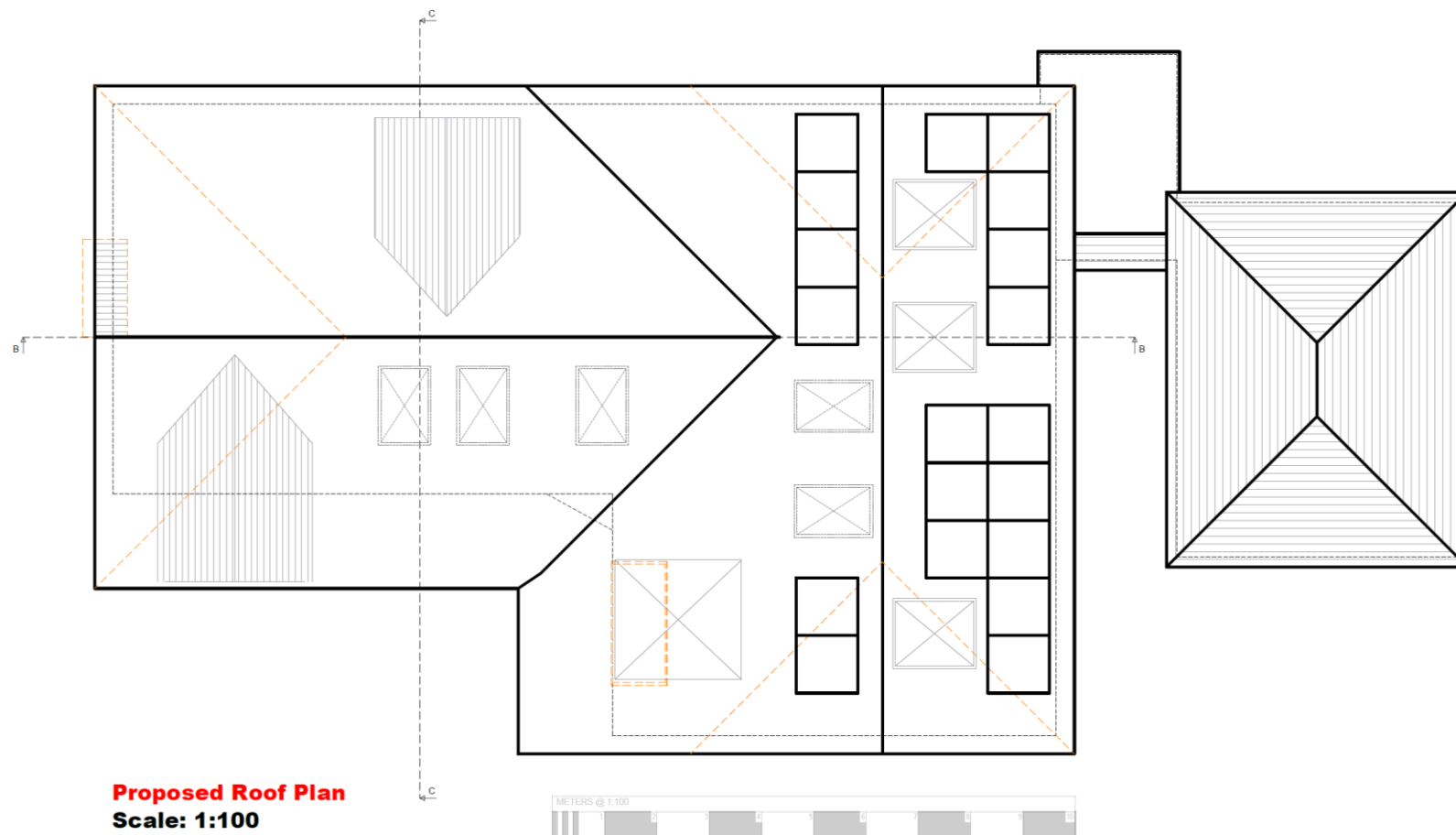
Existing Roof Plan



Existing Roof Plan
Scale: 1:100

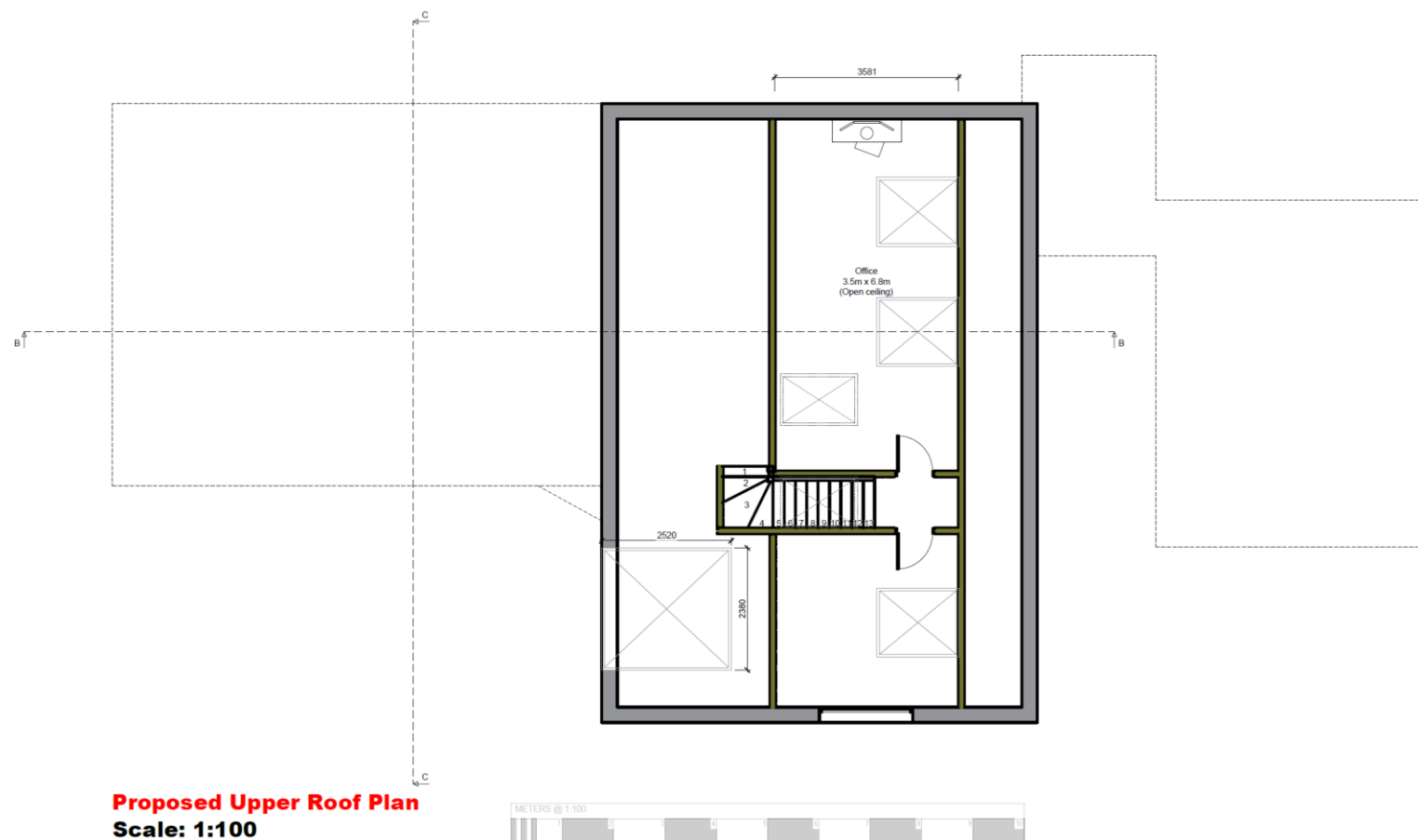


Proposed Roof Plan



PL1 C

Proposed Upper Roof Plan



Representations

- ▶ Seven objections on the basis of:
- ▶ Overlooking/loss of privacy
- ▶ Noise disturbance
- ▶ Not in keeping with conservation area
- ▶ Overbearing dominant design
- ▶ UPVC windows not appropriate

Re-consultation Representations

- ▶ **Five objections** were received from previous objectors raising no additional material considerations.
- ▶ **One representation** was received from a previous objector confirming that they no longer have any objection.
- ▶ **One additional representation** was received neither objecting to nor supporting the planning application

Key Considerations

- ▶ Design and appearance
- ▶ Impact on heritage assets
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ No significant harm to the setting of the surrounding heritage assets given secluded location of site.
- ▶ Amended design has reduced loss of privacy and overall amenity impact and as such is considered acceptable in this regard.
- ▶ **Recommend: Approval**

