

3 Merston Close

BH2024/03089

2nd April 2025



Brighton & Hove
City Council

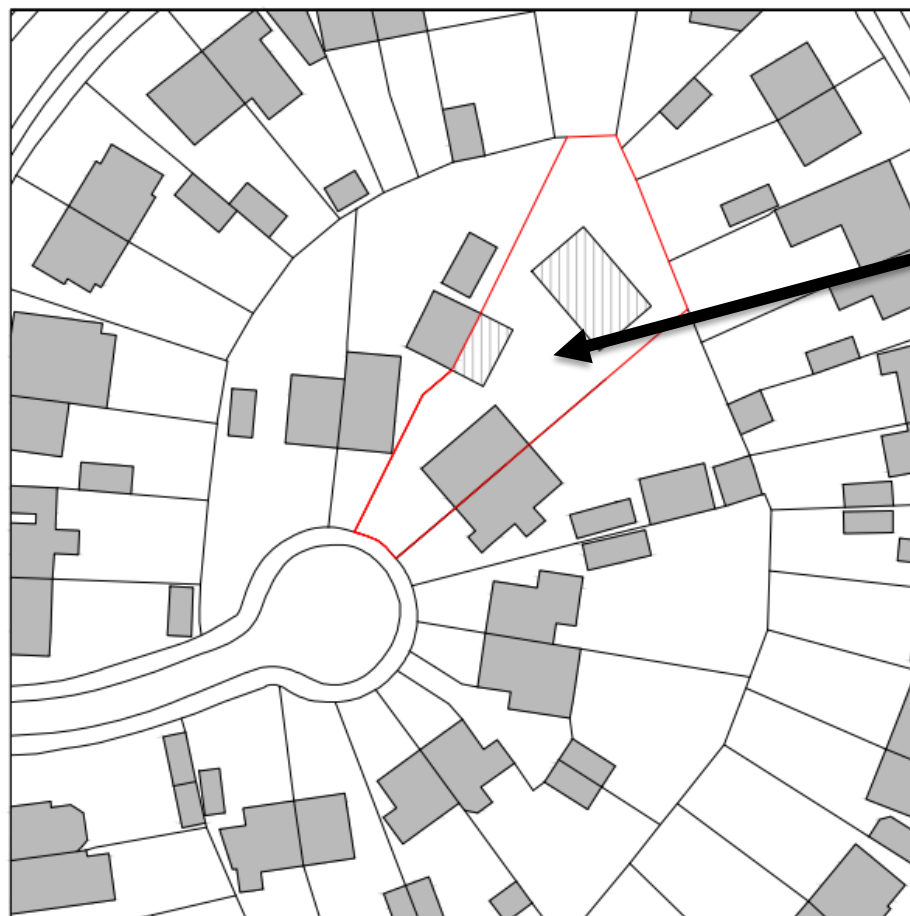
Application Description

- Demolition of side extension, porch and garage to existing dwelling and erection of 1no new dwellinghouse (C3) to rear with carport and associated landscaping.

Existing Location Plan



Proposed Block Plan



Aerial Photo of Site



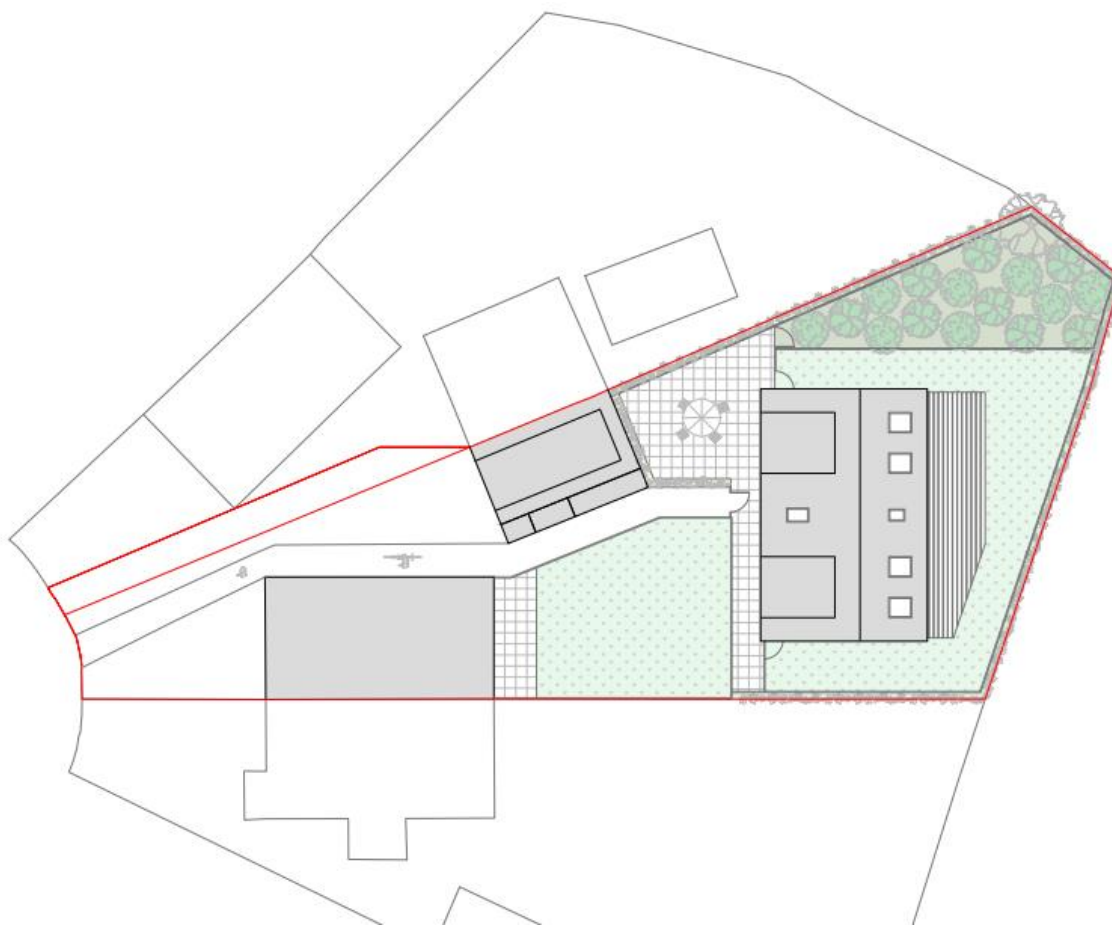
3D Aerial Photo of Site



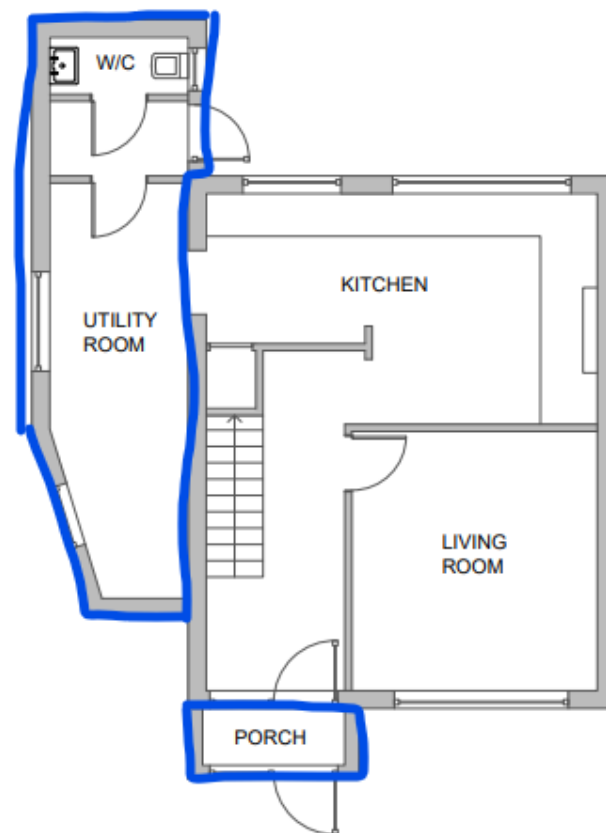
Street Photo of Site



Proposed Site Plan



Parts to be demolished



EXISTING GROUND FLOOR PLAN

Proposed Front & Rear Elevations

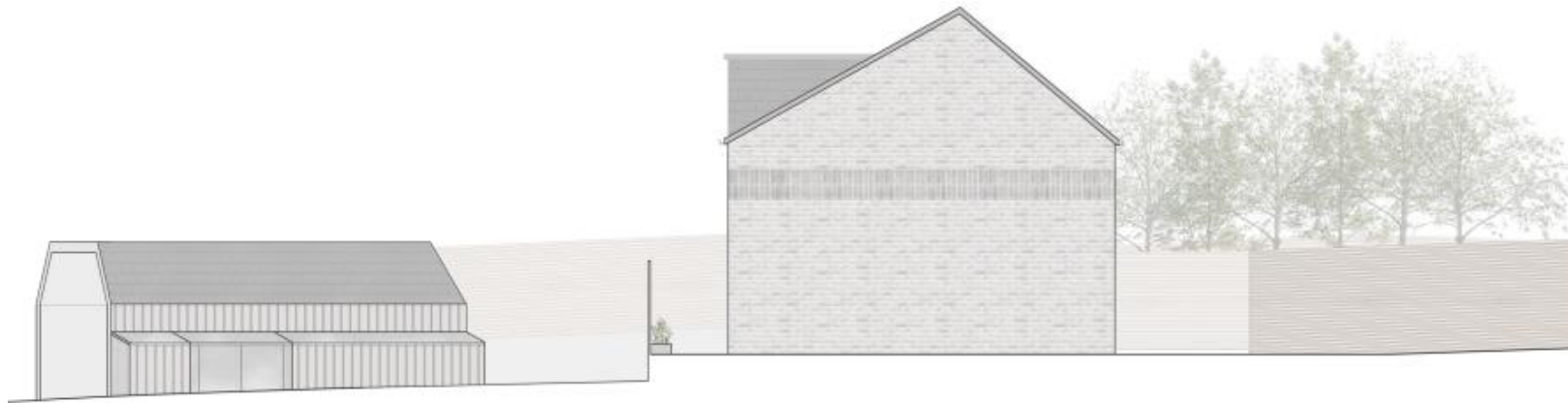


PROPOSED FRONT ELEVATION

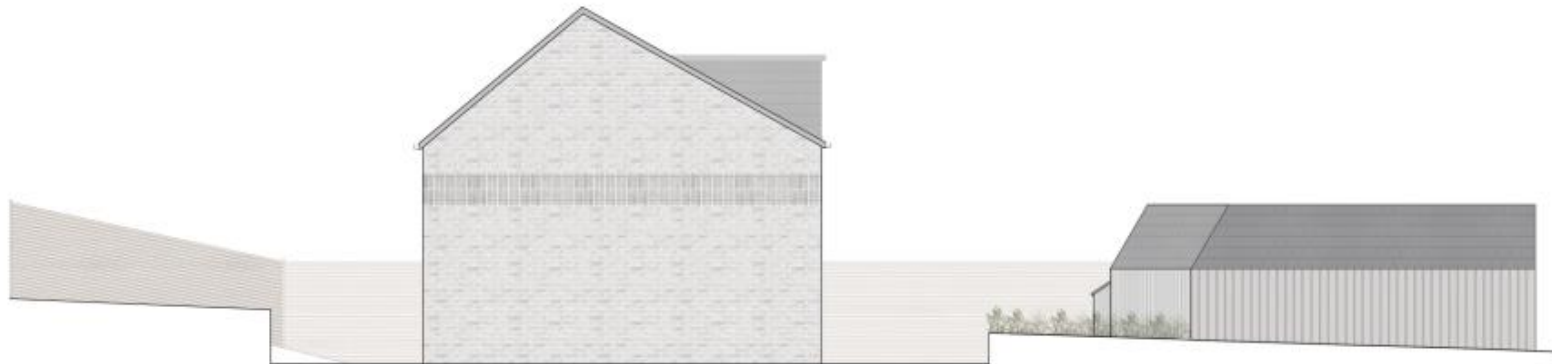


PROPOSED REAR ELEVATION

Proposed Side Elevations

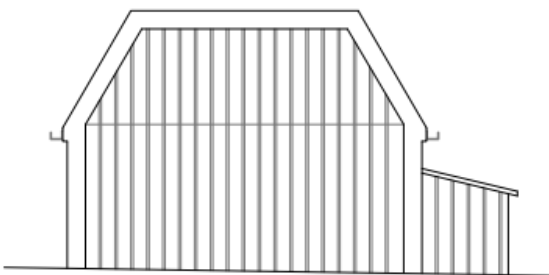


PROPOSED SOUTH EAST ELEVATION

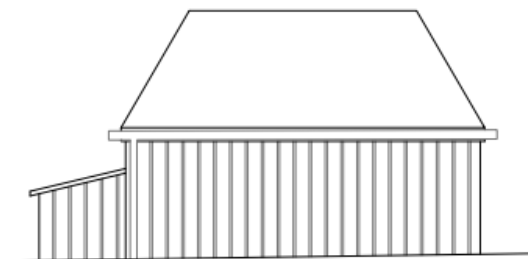


PROPOSED NORTH WEST ELEVATION

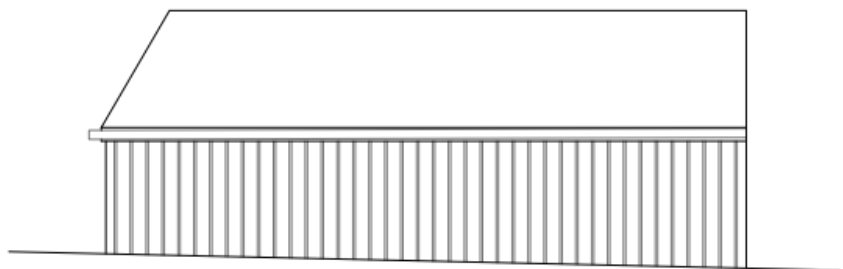
Proposed Car Port Elevations



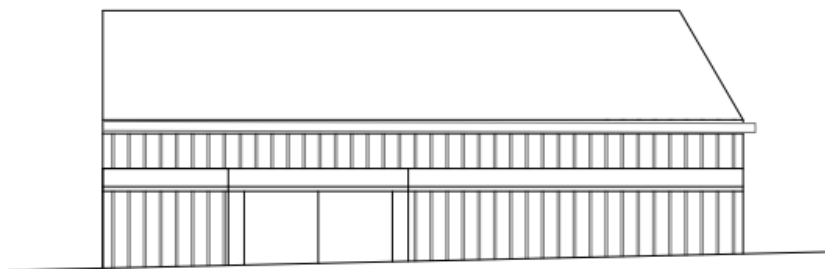
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

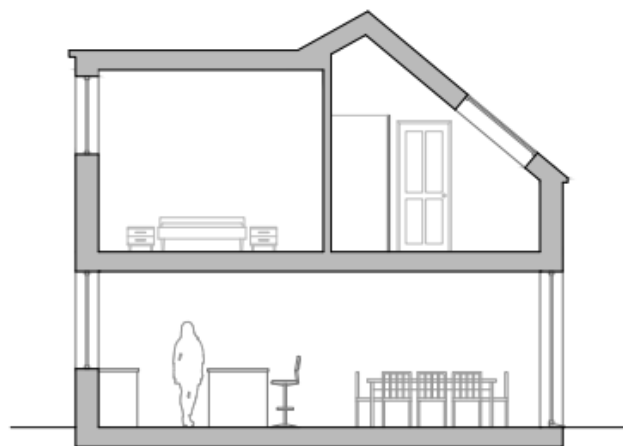


PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

Proposed Sections



PROPOSED CROSS SECTION AA



PROPOSED LONG SECTION BB

Representations

- ▶ Eight objections received, raising the following planning considerations:
 - ▶ - Unsuitable site access for emergency vehicles and waste collection
 - ▶ - Increased highway safety risks, and noise, from additional traffic
 - ▶ - Loss of habitat
 - ▶ - Noise disruption
 - ▶ - Light pollution
 - ▶ - Lack of information regarding drainage

Key Considerations

- ▶ A net gain of one dwelling to housing stock
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation
- ▶ Impact on highway safety

Conclusion and Planning Balance

- ▶ A net gain of one family dwelling, considered to be acceptable in scale and appearance
- ▶ The site is large enough to be subdivided
- ▶ Access would be similar as to the existing garage
- ▶ Habitat loss has already occurred (site was cleared prior to submission), but Biodiversity Net Gain BNG will be provided to mitigate this
- ▶ Impact on local amenities considered to be acceptable in all regards
- ▶ Initial drainage information has been accepted; further information will be secured by condition.