

31 Wanderdown Road

BH2025/00150

4th June 2025



Brighton & Hove
City Council

Application Description

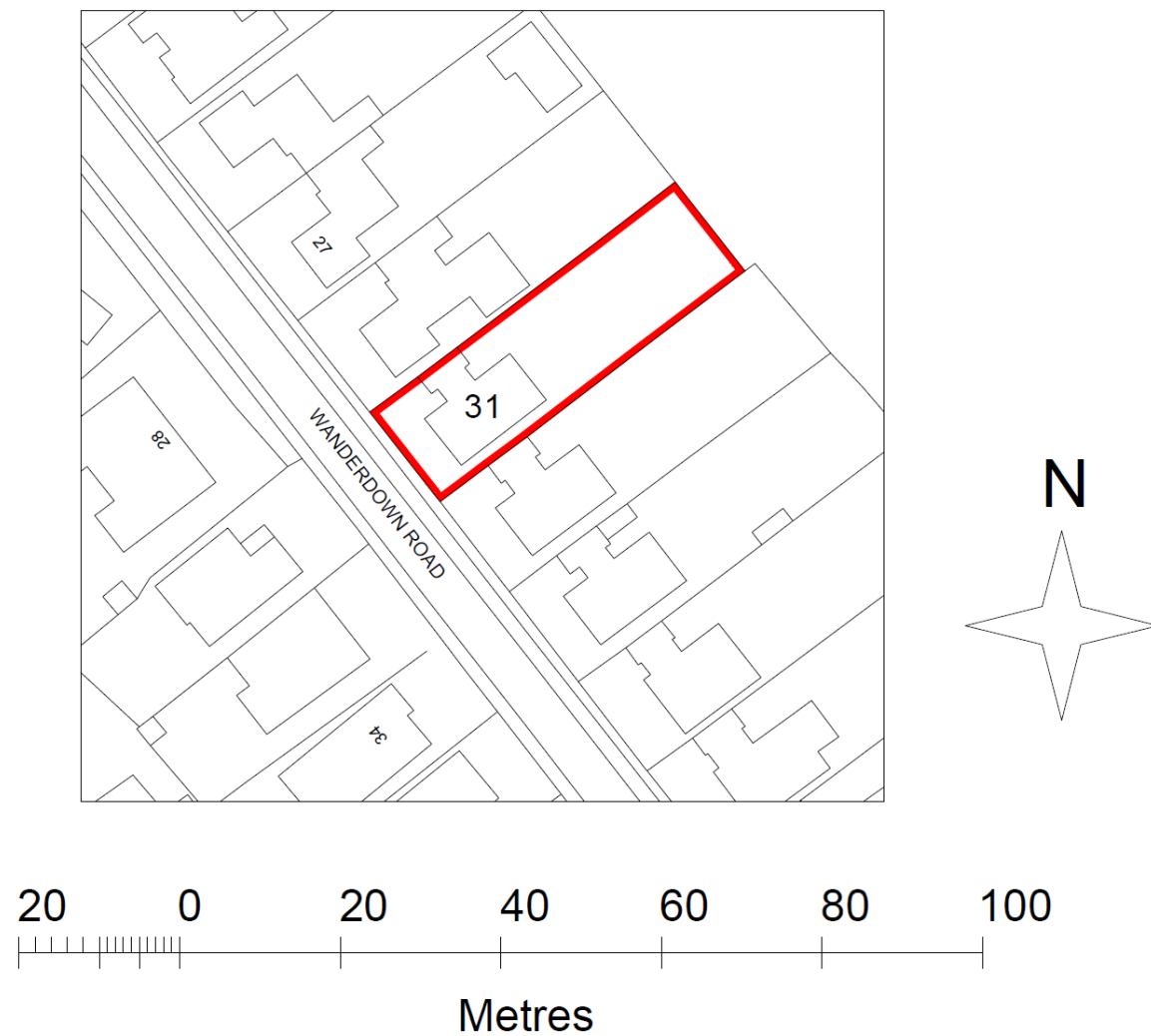
- ▶ Single-storey rear and side extensions, extended front porch with a new canopy and associated alterations. (Amended description and drawings)

Map of Application Site



Site

Location Plan

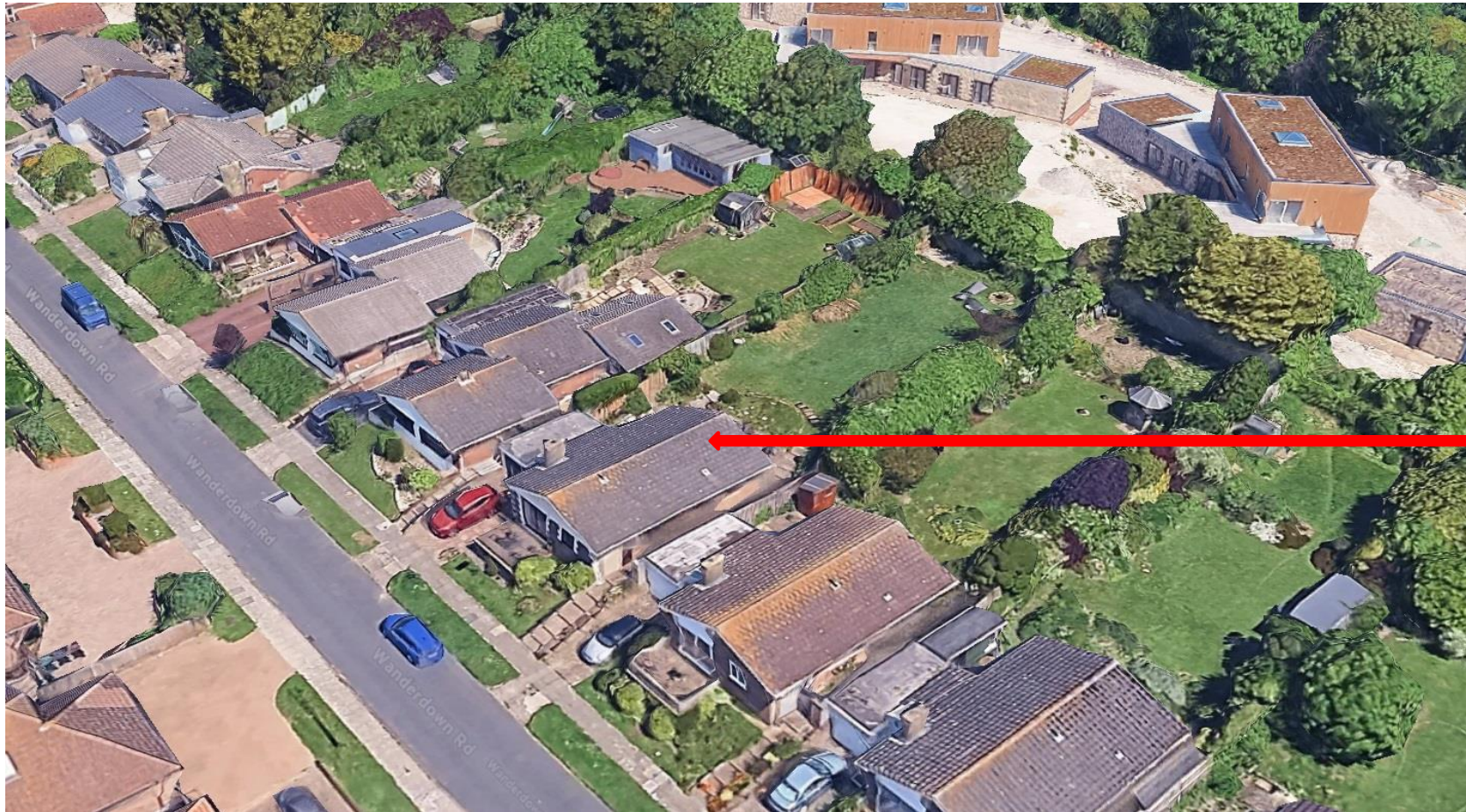


Aerial Photo of Site



site

3D Aerial Photo of Site



site

Street Photo of Site



Front elevation

Street Photo of Site



Street Photo of Site

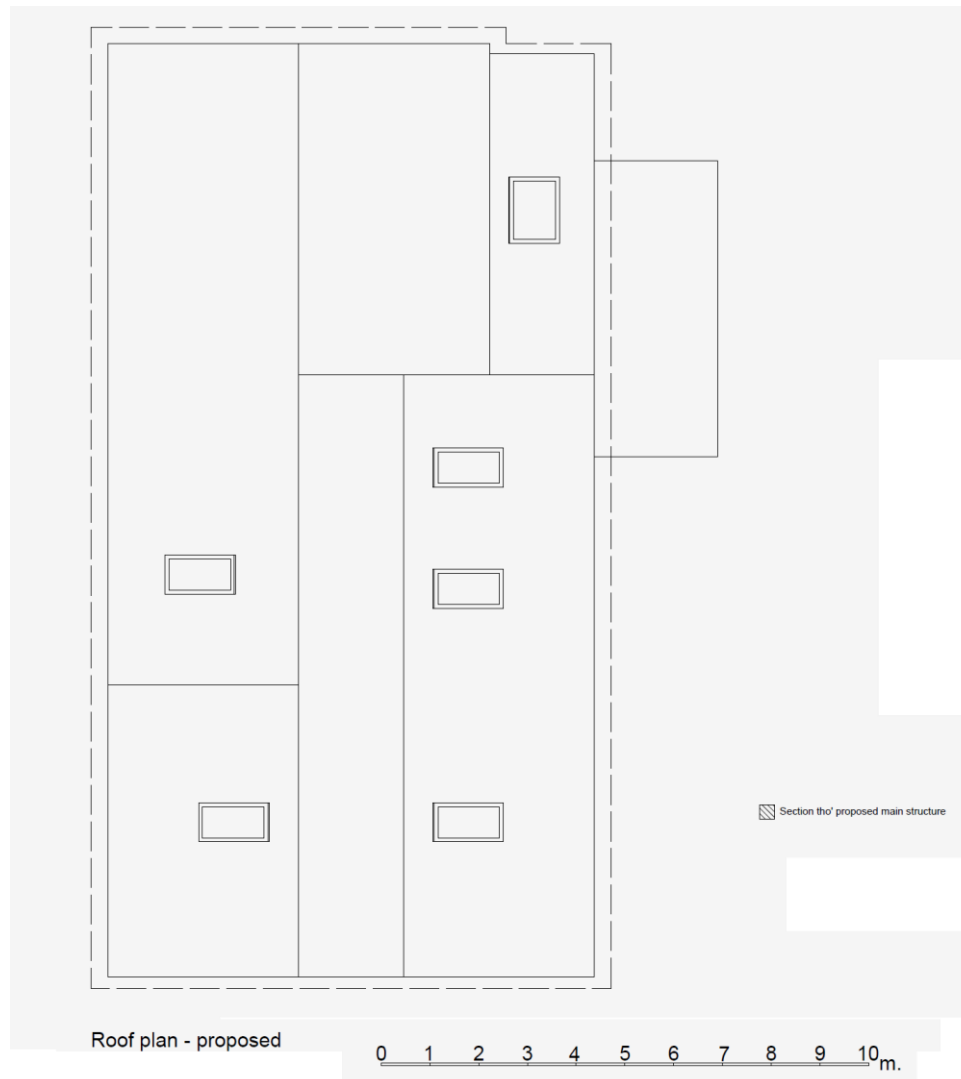


Front elevation - facing southeast

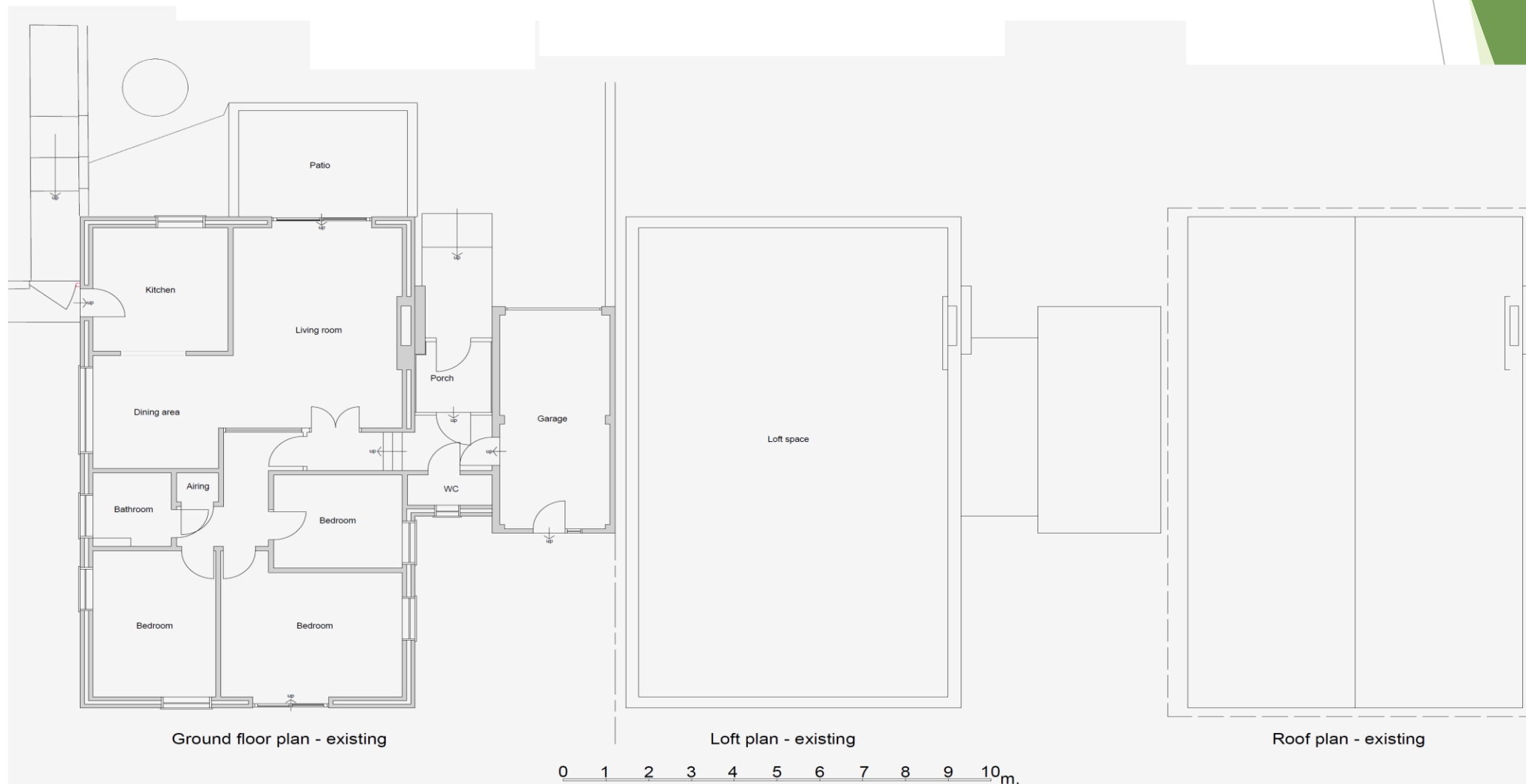
Block Plan



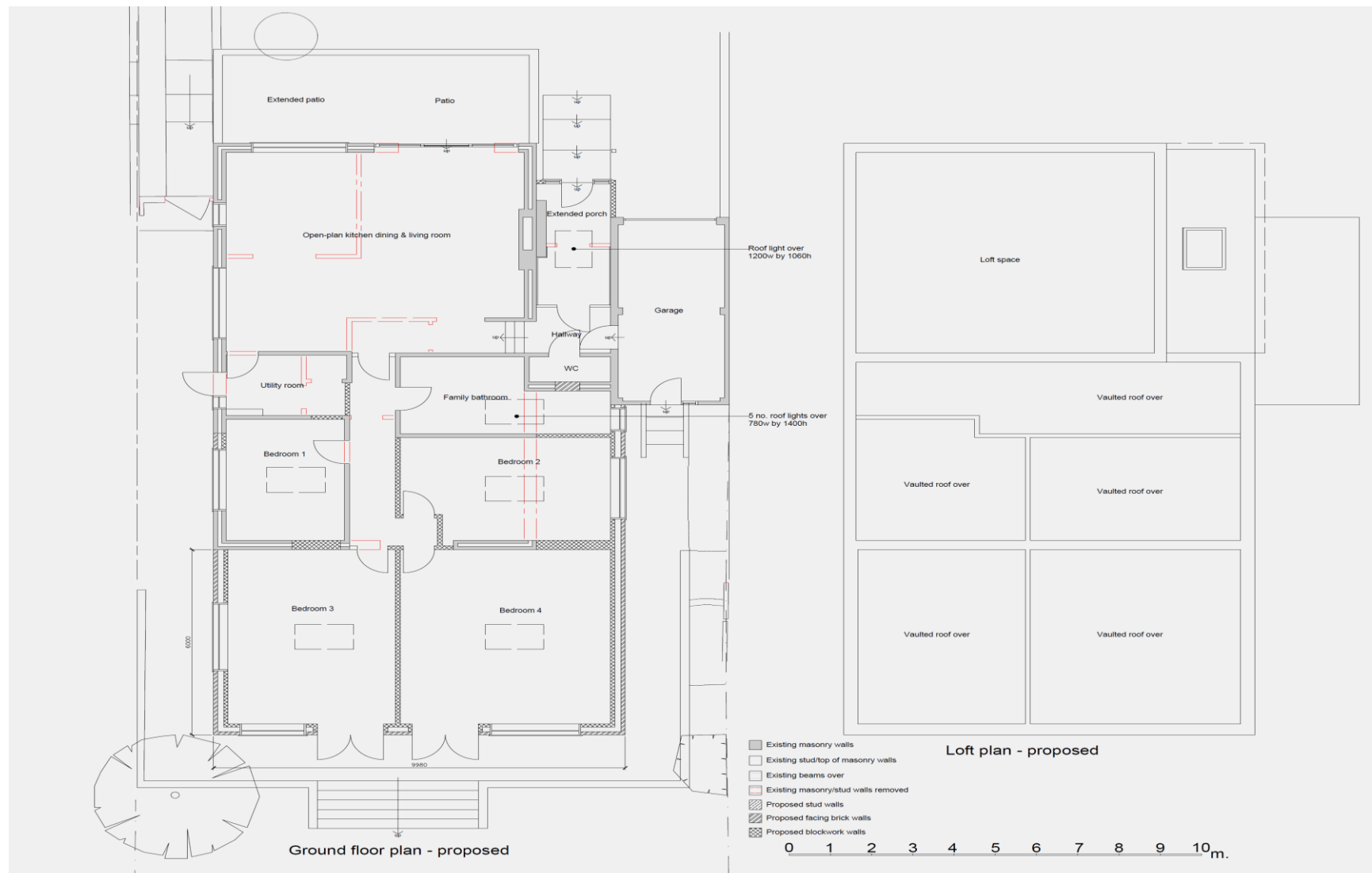
Proposed Roof Plan



Existing Ground Floor and Loft Plans



Proposed Ground Floor and Loft Plans



Existing & Proposed Streetscene



No. 29 Wanderdown Road

No. 31 Wanderdown Road (the property)

No. 33 Wanderdown Road

Front (south west) elevation - existing



No. 29 Wanderdown Road

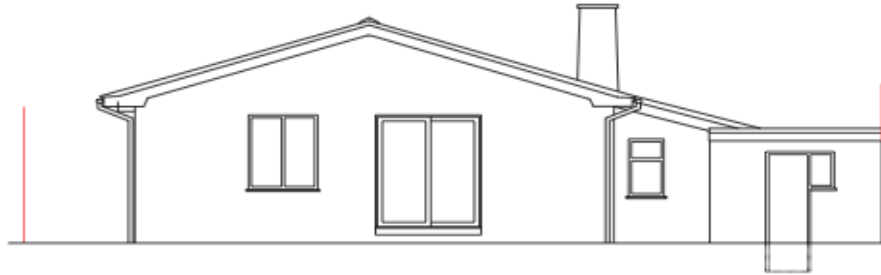
No. 31 Wanderdown Road (the property)

No. 33 Wanderdown Road

Front (south west) elevation - proposed

0 1 2 3 4 5 6 7 8 9 10m.

Existing & Proposed Rear Elevation

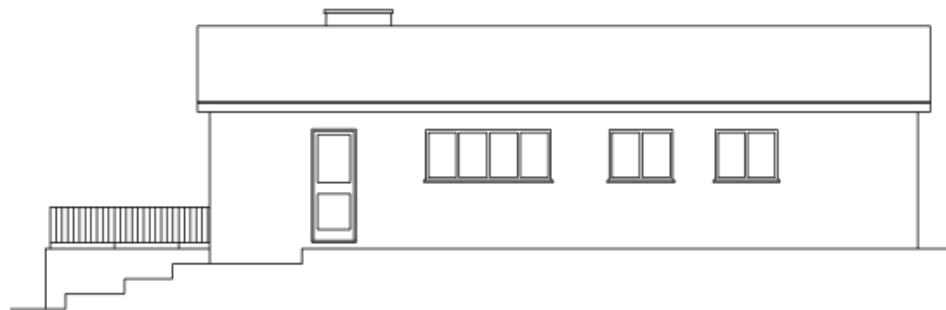


Rear (north east) elevation - existing

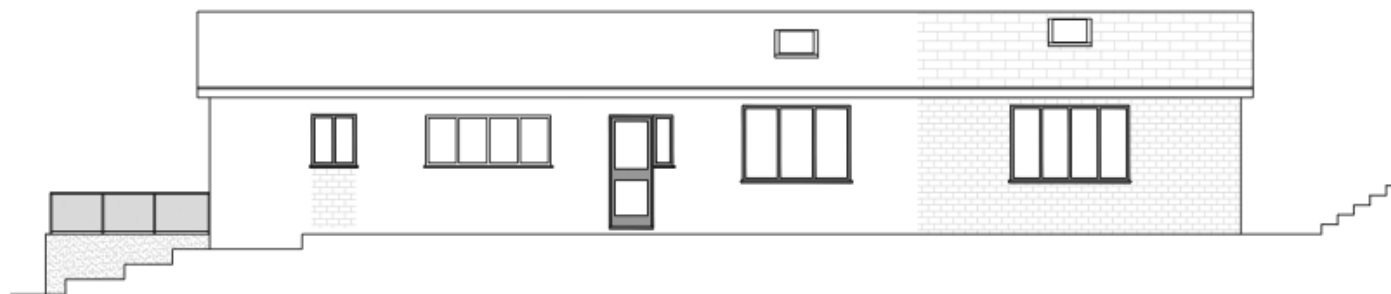


Rear (north east) elevation - proposed

Existing & Proposed Side Elevations

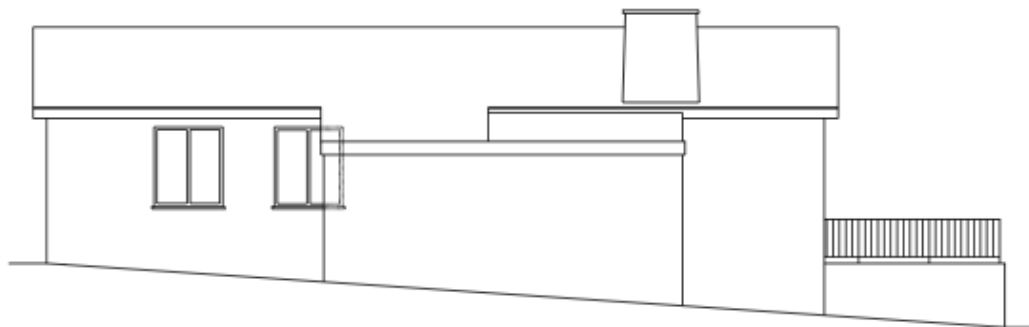


Side (south east) elevation - existing

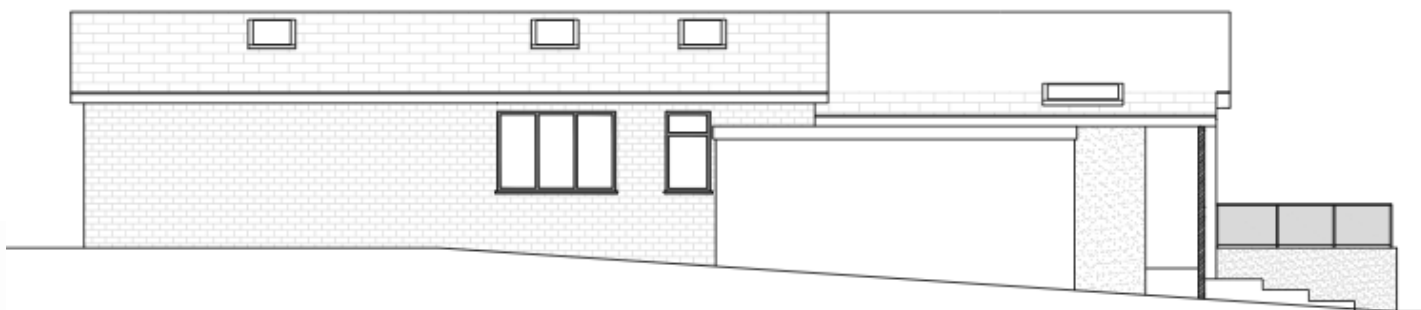


Side (south east) elevation - proposed

Existing & Proposed Side Elevations



Side (north west) elevation - existing



Side (north west) elevation - proposed

Representations (on scheme pre-amendments)

- ▶ Ten (10) letters have been received objecting for the following reasons:
 - ▶ Inappropriate height of development/large dominant structure
 - ▶ Noise
 - ▶ Overdevelopment
 - ▶ Restriction of view
 - ▶ Loss of privacy/overlooking
 - ▶ Loss of sunlight/overshadowing
 - ▶ Overbearing
- ▶ Two (2) letters have been received in support on the following grounds:
 - ▶ Enhances the property
 - ▶ No impact

Representations - Re-consultation on amended drawings

Five (5) letters have been received in the re-consultation period:

- Two (2) from previous objectors which have now withdrawn
- Two (2) from previous supporters and one (1) new supporter.
- *It should be noted that most of the objections received relate to elements of the design which have since been removed such as the loft conversion and raising of the ridge.*

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity of neighbours

Conclusion and Planning Balance

- ▶ Unacceptable roof works including raising of ridge height removed from design and application
- ▶ Design, scale and appearance of revised scheme sympathetic to main dwelling and streetscene
- ▶ Revised scheme has acceptable impact on the amenity of neighbours
- ▶ Recommendation: Approval

