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# 22A Wilbury Crescent

## BH2025/01442

5<sup>th</sup> November 2025

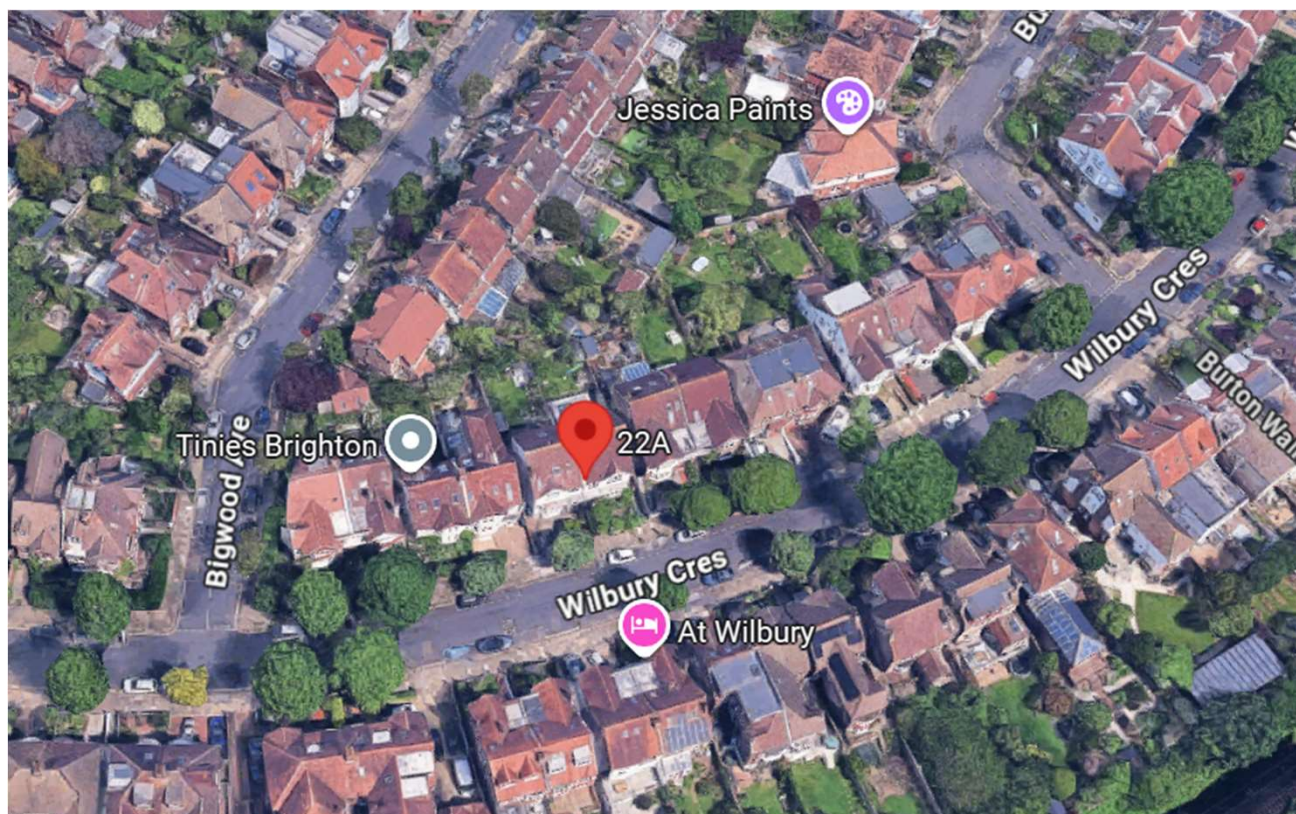


Brighton & Hove  
City Council

# Application Description

- Alterations to the roof including a flat roofed rear dormer, fitment of 2no. Velux rooflights to the front roof slope with new fenestration at the rear.

# Map of Application Site



# Location Plan



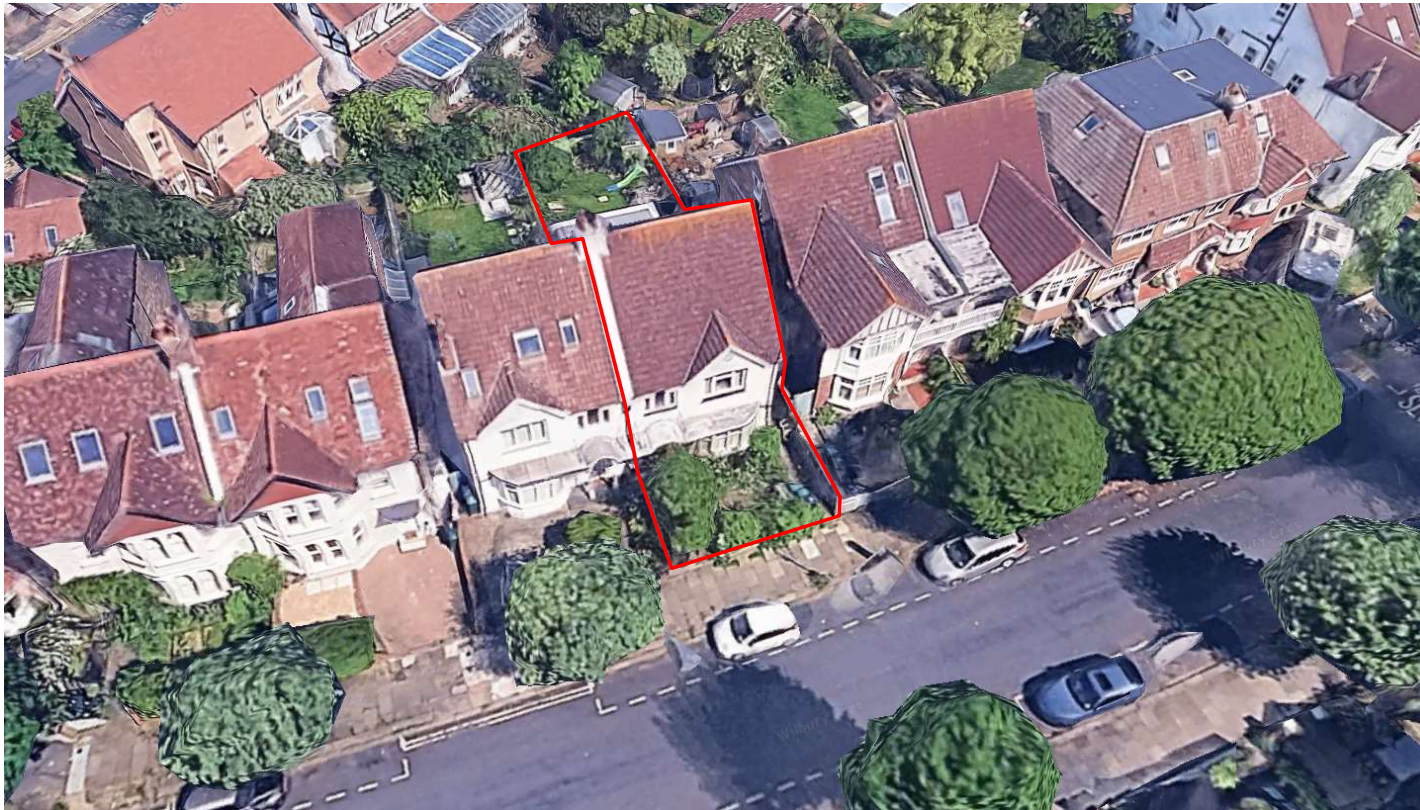


# Aerial Photo of Site



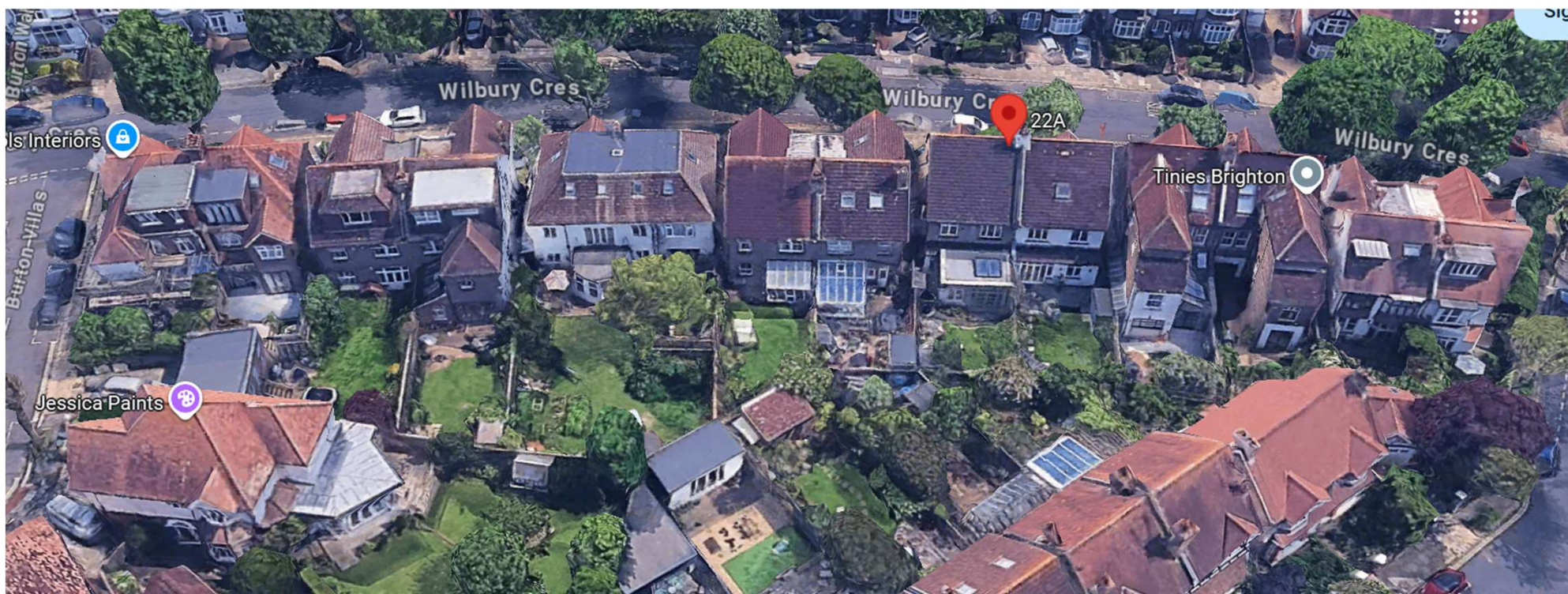


# 3D Aerial Photo of Site





# 3D Aerial Photo of the rear elevations of Wilbury Crescent



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# Street Photo of Site

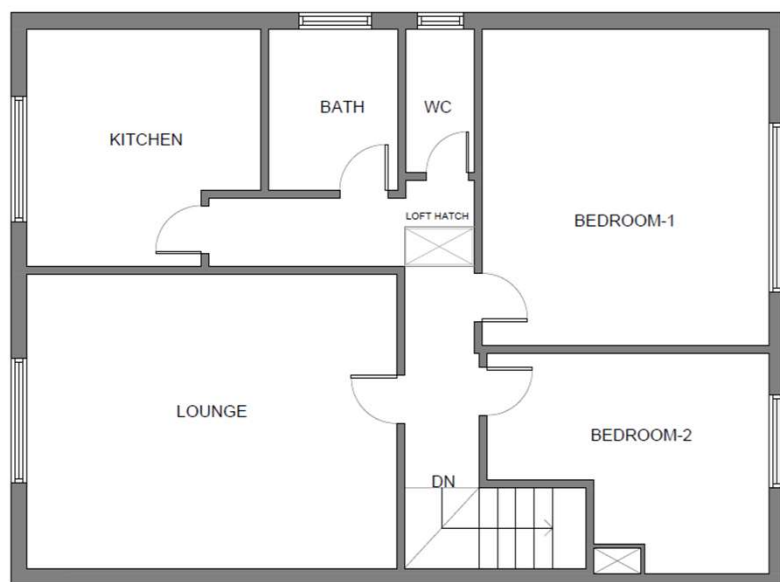




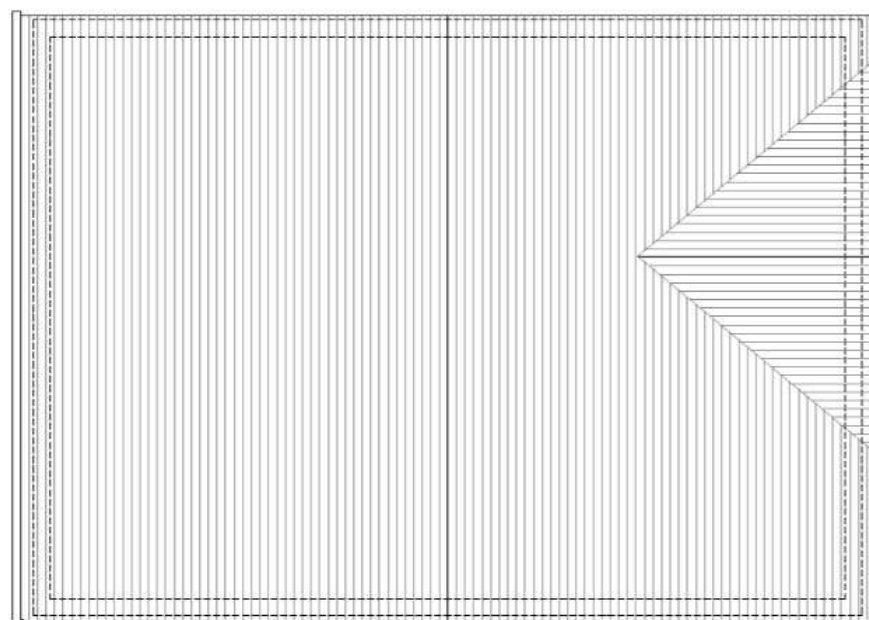
# Rear Elevation



# Existing Floor Plan & Roof Plan



FIRST FLOOR PLAN (SCALE 1:50)

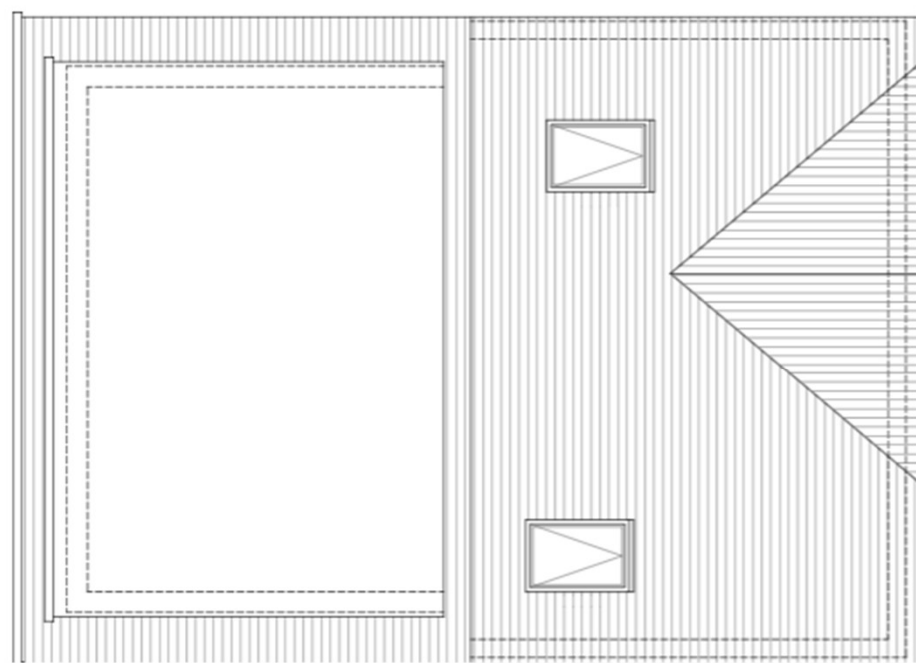


ROOF PLAN (SCALE 1:50)



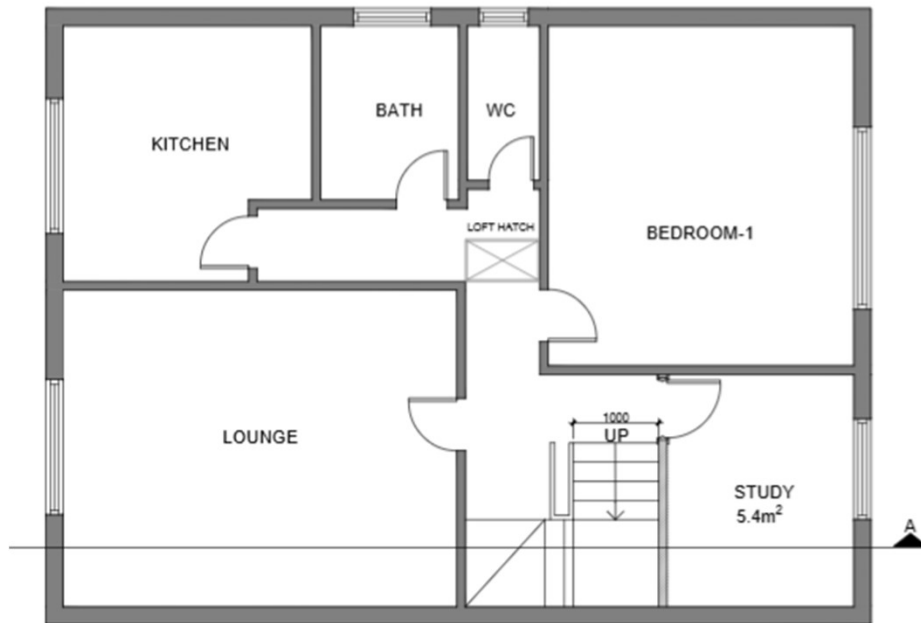


# Proposed Roof Plan

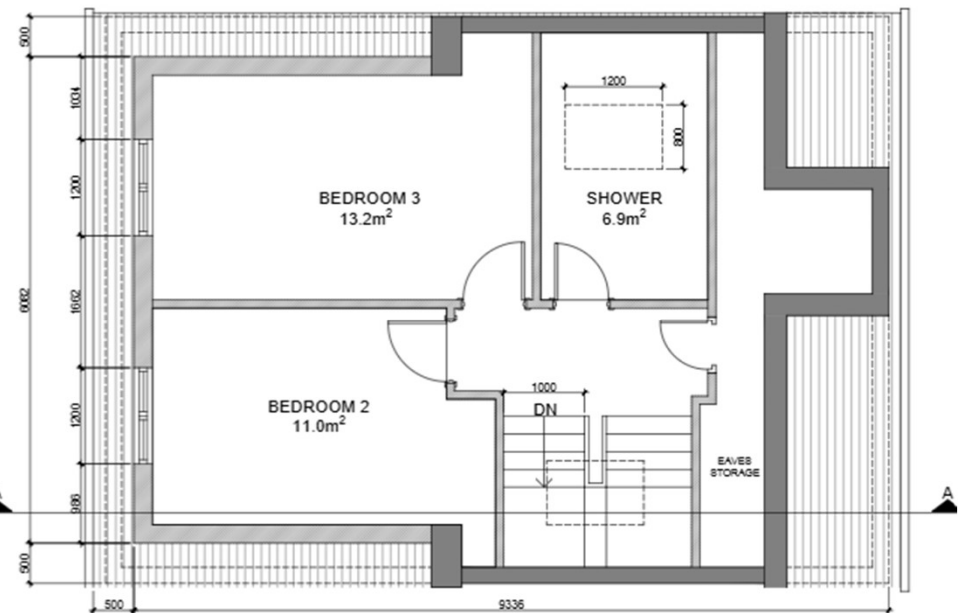


ROOF PLAN (SCALE 1:50)

# Proposed Floor Plans



FIRST FLOOR PLAN (SCALE 1:50)  
62.2m<sup>2</sup> Internal Area



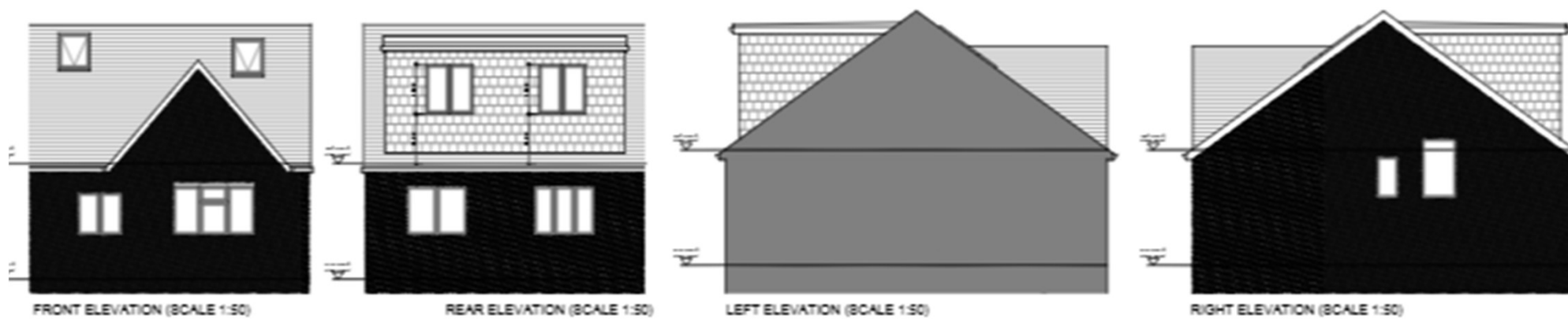
LOFT FLOOR PLAN (SCALE 1:50)  
41.4m<sup>2</sup> Internal Area



# Existing Elevations

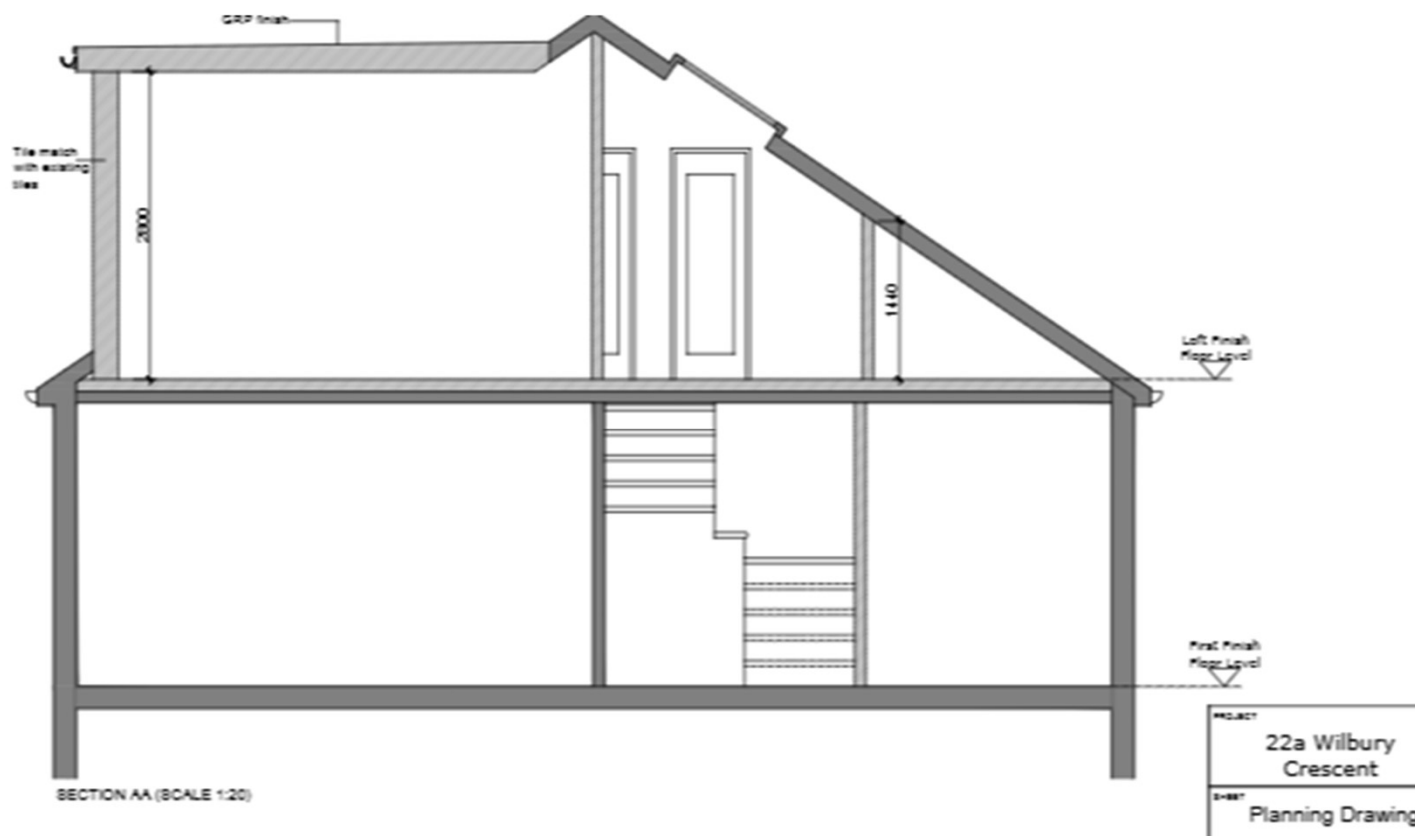


# Proposed Elevations





# Proposed Section



# Representations

- ▶ Overlooking and loss of privacy
- ▶ Overbearing
- ▶ Noise
- ▶ Insufficient parking
- ▶ Overdevelopment of the site
- ▶ Loss of light/ Overshadowing
- ▶ Detrimental effect on property value



# Key Considerations

- ▶ The impact the proposed development would have on the appearance of the building
- ▶ The impact of the proposed development on the neighbouring amenity
- ▶ The standard of accommodation offered for the existing and future occupiers

# Conclusion and Planning Balance

- ▶ The proposed development would not cause harm to the appearance of the building or street scene.
- ▶ The design and scale of the dormer is considered appropriate considering the context of the site.
- ▶ The proposed development would have suitable accommodation for future residents.
- ▶ The proposed development would not have a detrimental impact on the neighbouring amenity.
- ▶ **Recommend: Approval**