

141

28 Herbert Road

BH2025/02245

5th November 2025

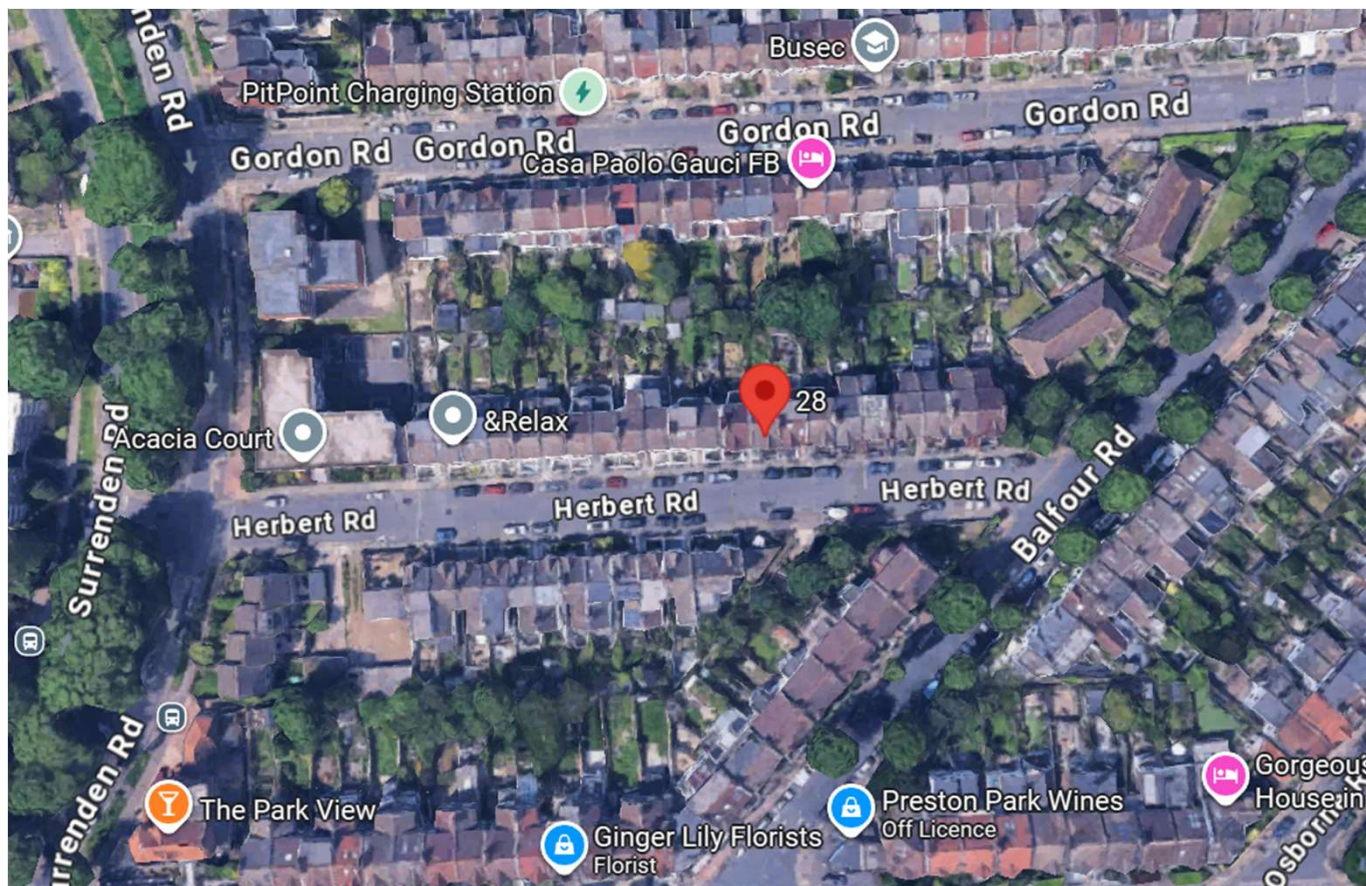


Brighton & Hove
City Council

Application Description

- ▶ Loft conversion with rear dormer and 3no. front rooflights.

Map of Application Site



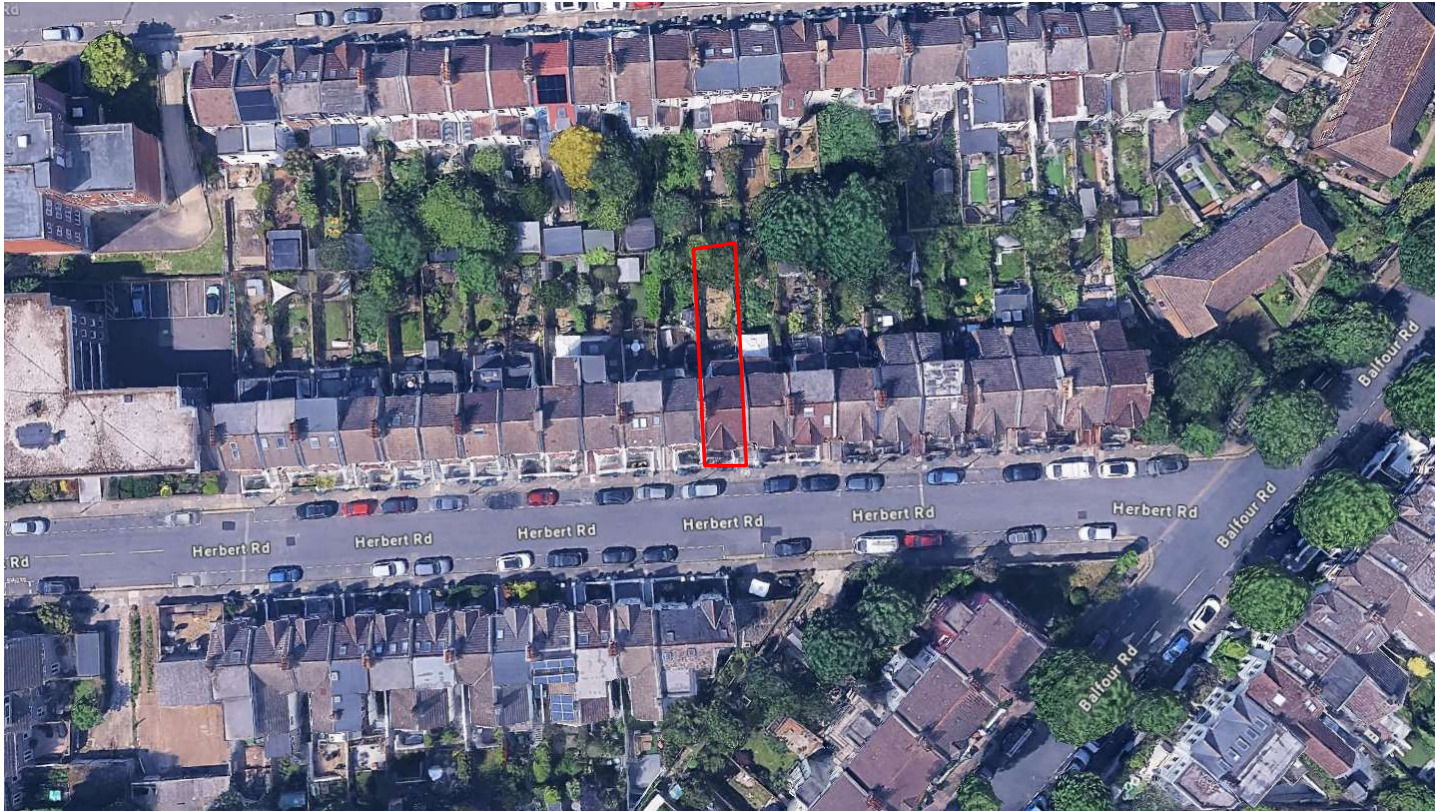
Location Plan



Location Plan

1:1250

Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Rear Elevation



Dormers present at the rear of the site on Gordon Road

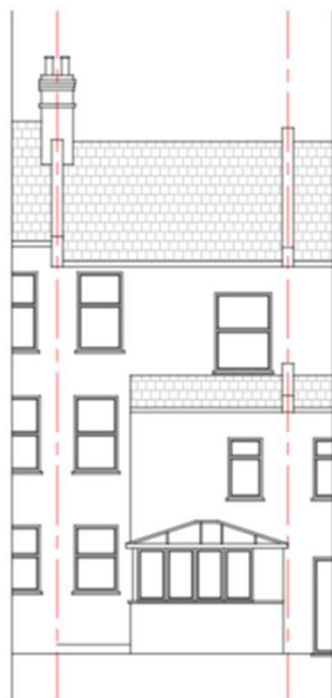


Existing & Proposed elevations

150



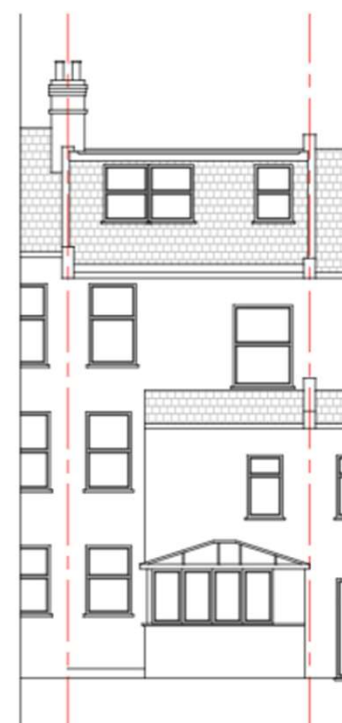
FRONT ELEVATION (1:50)



REAR ELEVATION (1:50)



FRONT ELEVATION (1:50)

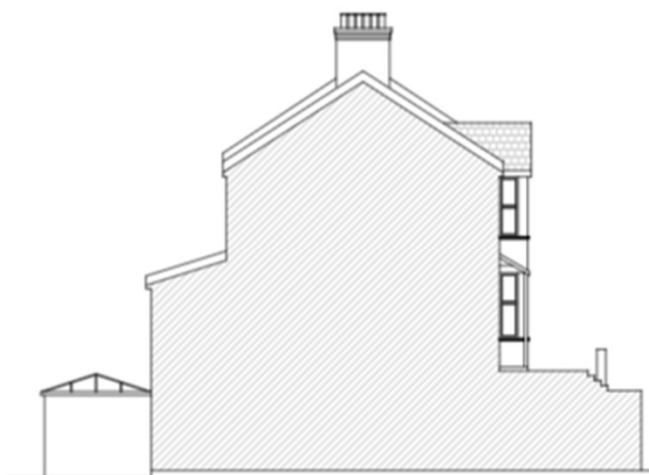


REAR ELEVATION (1:50)

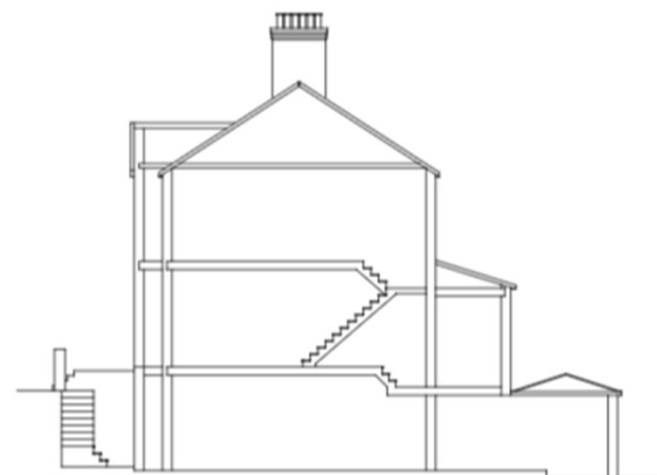
Existing Side Elevations & Section



RIGHT SIDE ELEVATION (1:100)



LEFT SIDE ELEVATION (1:100)

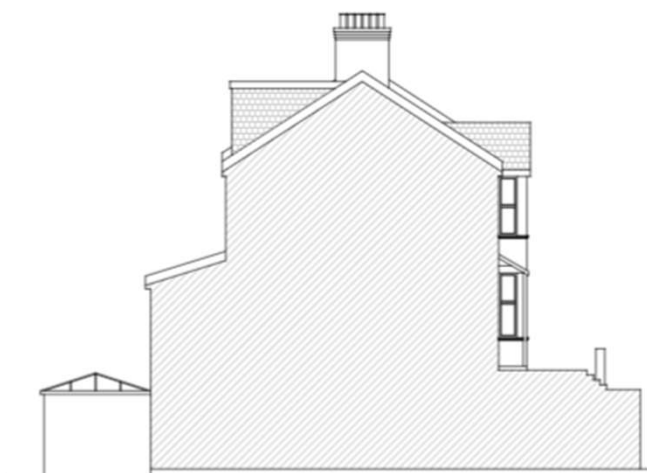


RIGHT SIDE SECTION (1:100)

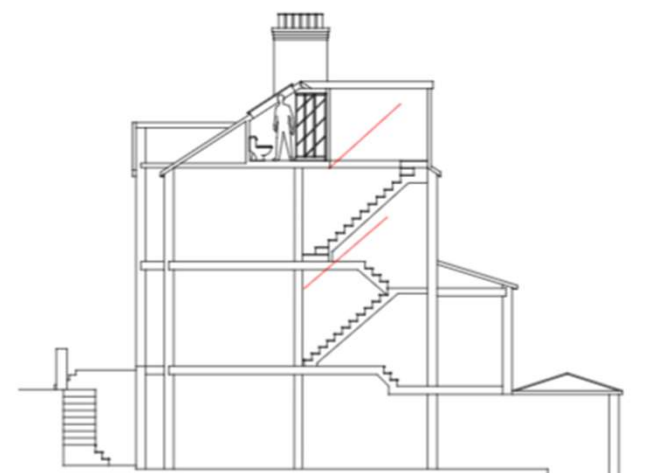
Proposed Side Elevations & Sections



RIGHT SIDE ELEVATION (1:100)

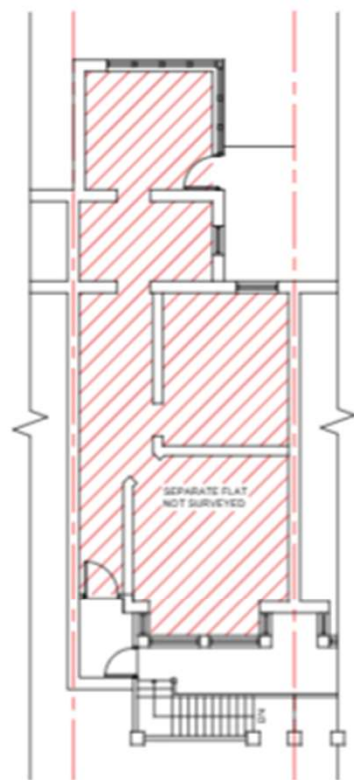


LEFT SIDE ELEVATION (1:100)

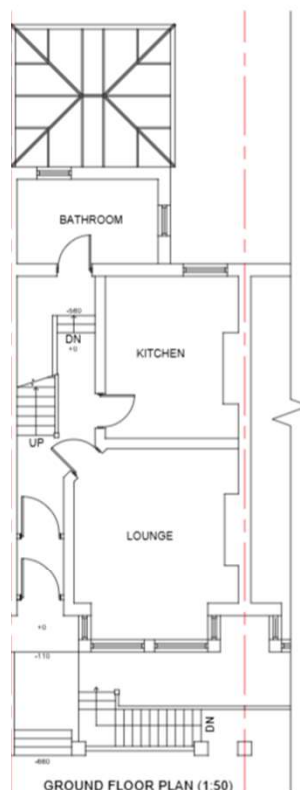


RIGHT SIDE SECTION (1:100)

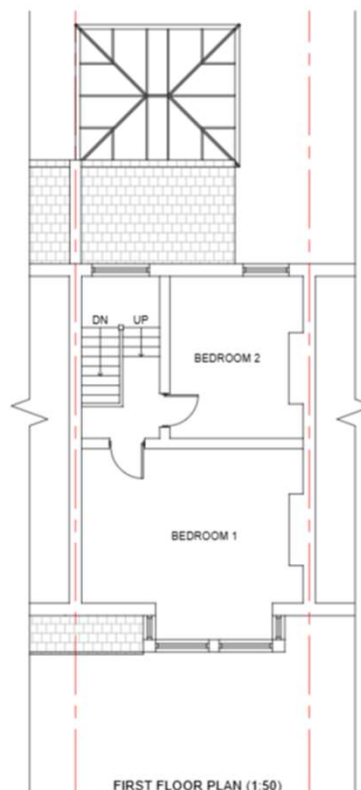
Existing Floor Plan



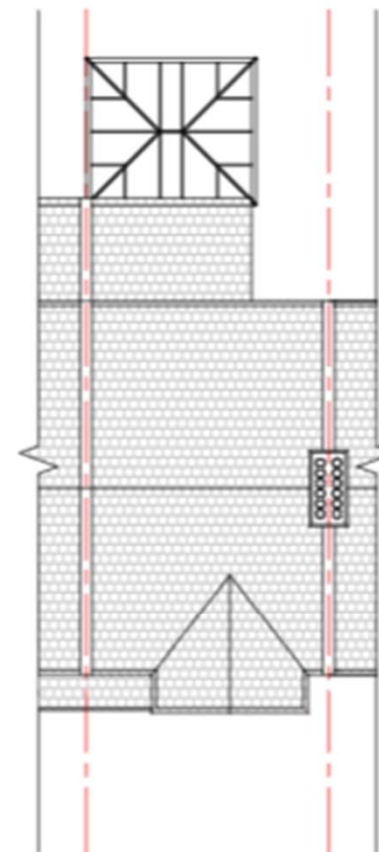
BELOW GROUND FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:50)

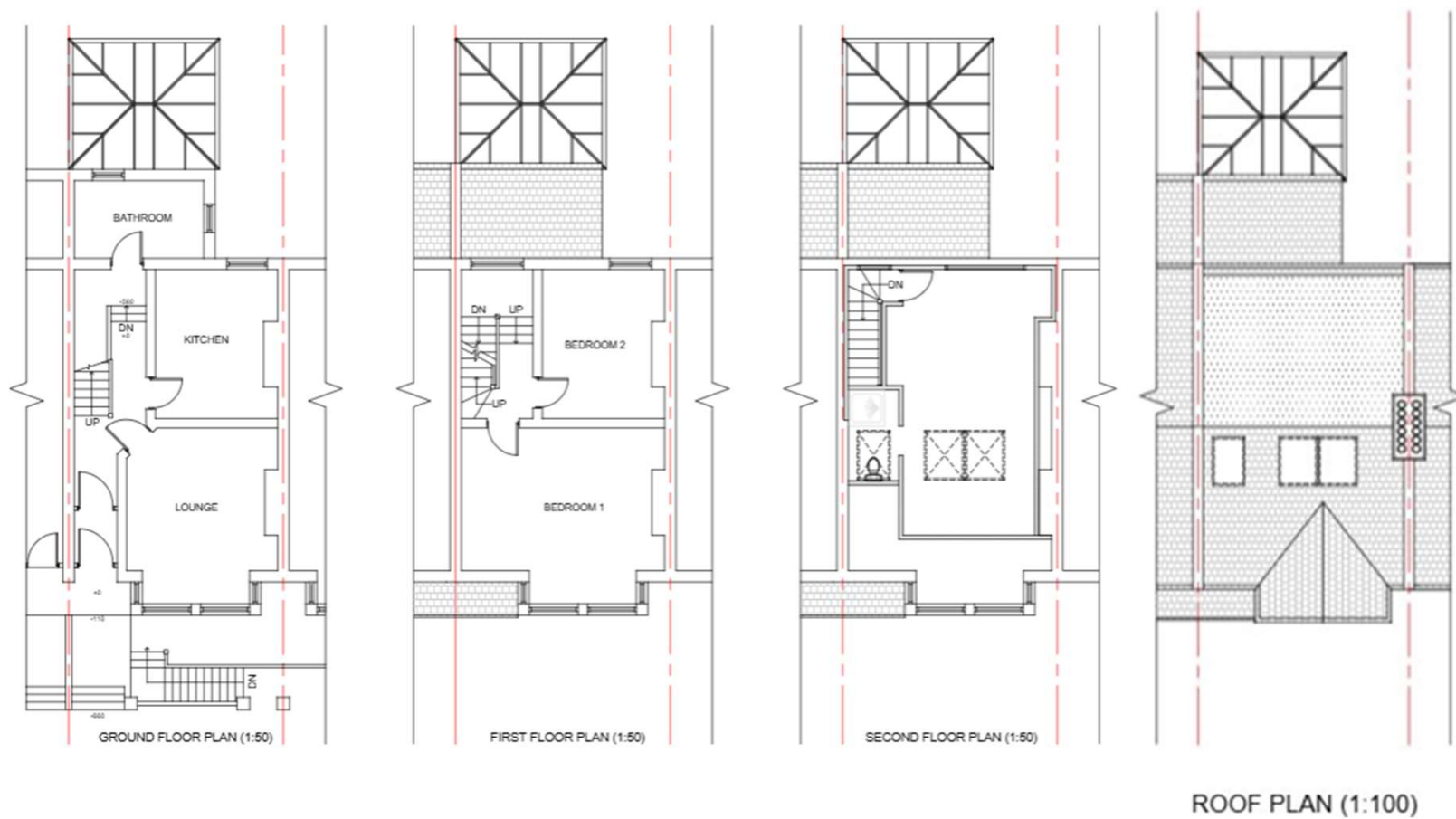


FIRST FLOOR PLAN (1:50)



ROOF PLAN (1:100)

Proposed Floor Plan



Representations

► None received

Key Considerations

- ▶ Design and Appearance of the proposal
 - ▶ Impact on the Neighbouring Amenity
 - ▶ Standard of Accommodation
-
- ▶ This application has been referred to Planning Committee for a decision as the applicant is a relative of a member of staff.

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**

