

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 4 NOVEMBER 2020

VIRTUALLY VIA MICROSOFT TEAMS

Presentation Application D

Agendas and minutes are published on the council's website www.brighton-hove.gov.uk. Agendas are available to view five working days prior to the meeting date.

Electronic agendas can also be accessed through our meetings app available through [ModernGov: iOS/Windows/Android](#)

This agenda and all accompanying reports are printed on recycled paper

ADDENDUM

ITEM		Page
D	BH2020/02557- 13 Pembroke Crescent, Hove - Householder Planning Consent RECOMMENDATION – GRANT <i>Ward Affected: Westbourne</i>	1 - 14

13 Pembroke Crescent

BH2020/02557



**Brighton & Hove
City Council**

Application Description

- Erection of a single storey detached garden room outbuilding to rear.
(part-retrospective)



Brighton & Hove
City Council

Location Plan



01 SITE PLAN

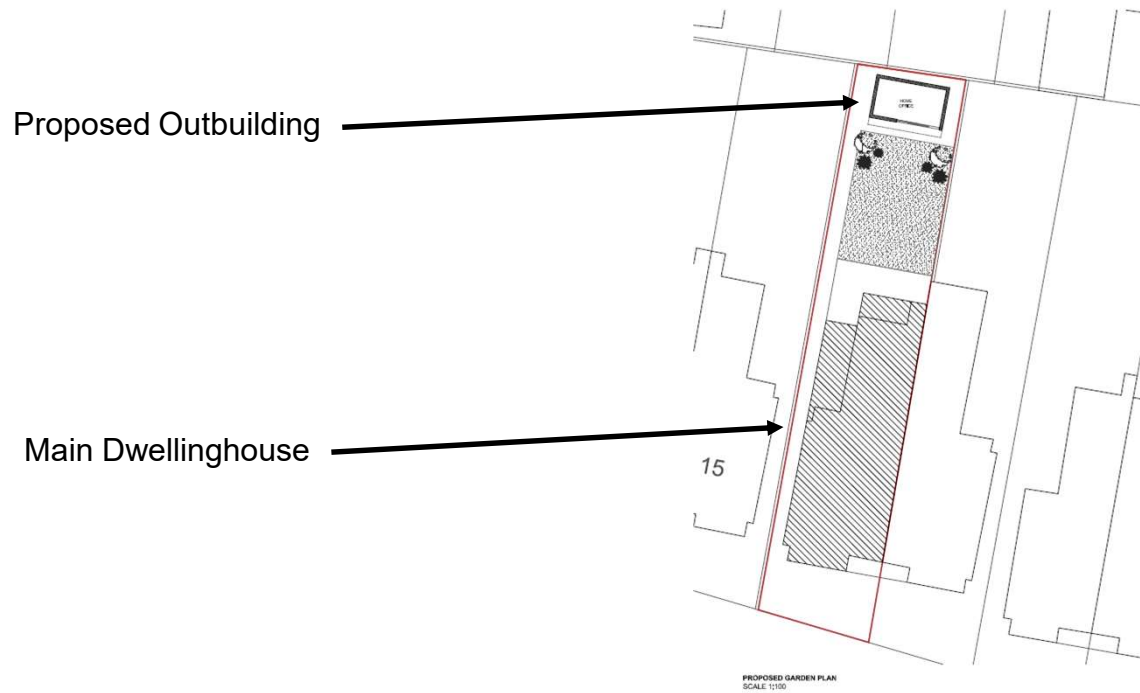
1:1250 25 50 75 100 125 m

3

001

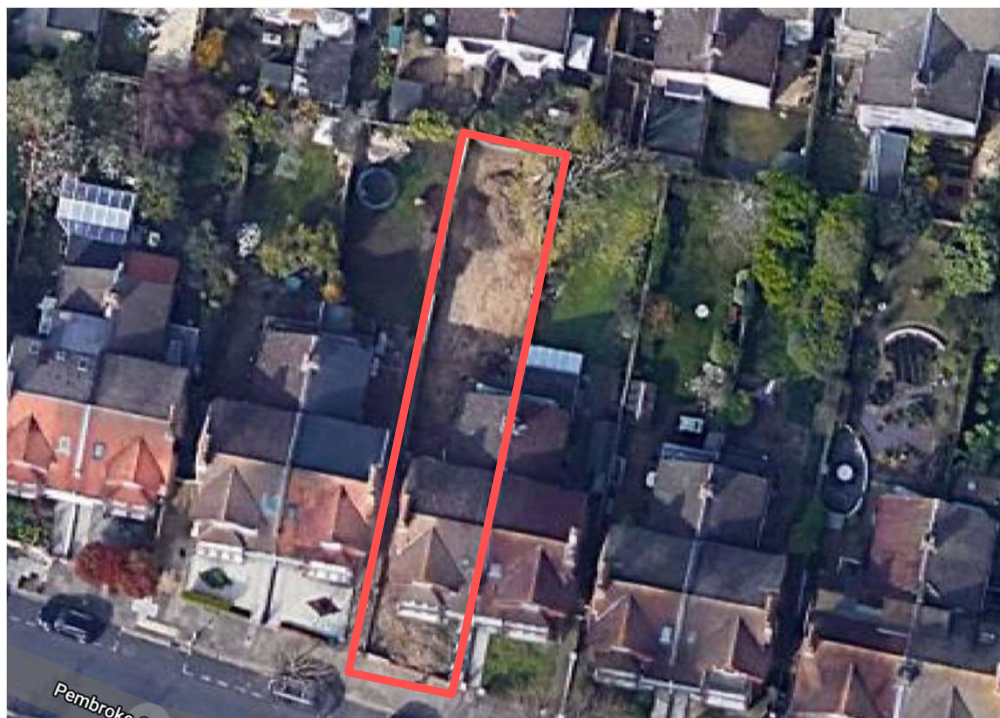


Map of application site



4

Aerial photo(s) of site

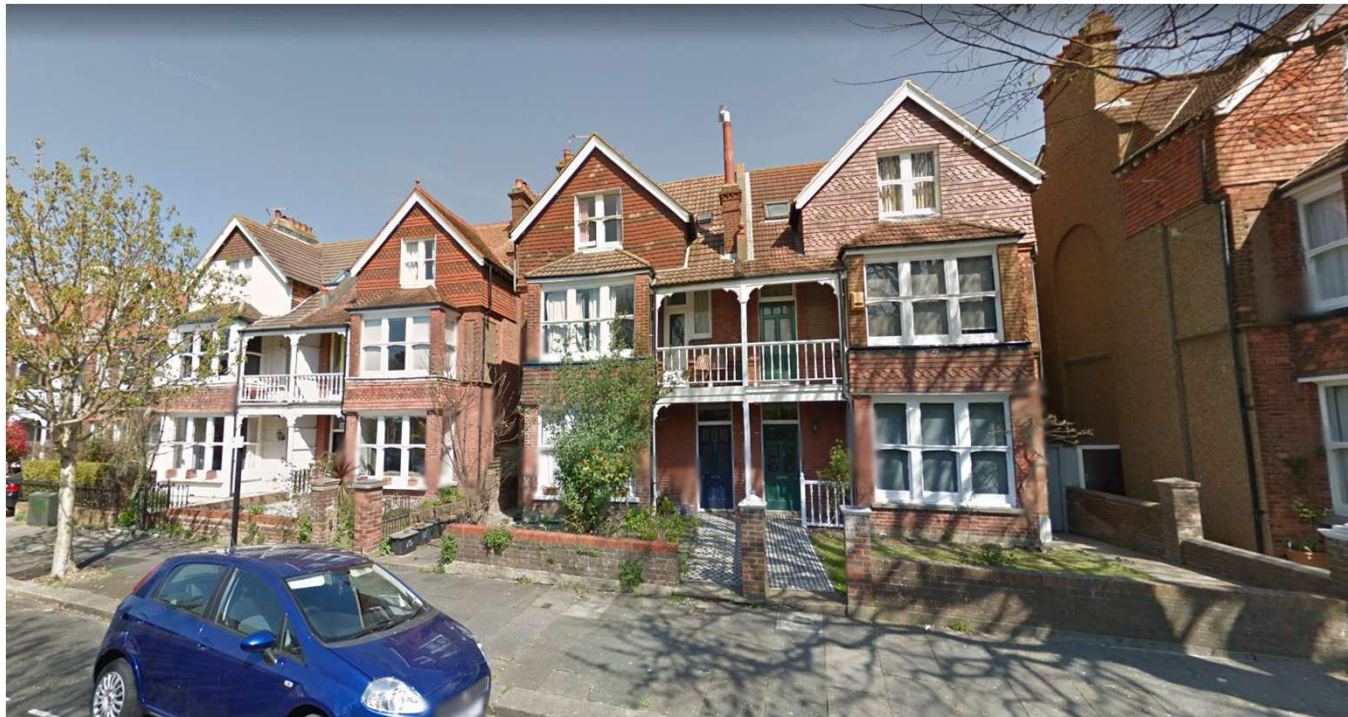


Brighton & Hove
City Council

3D Aerial photo of site



Street photo(s) of site



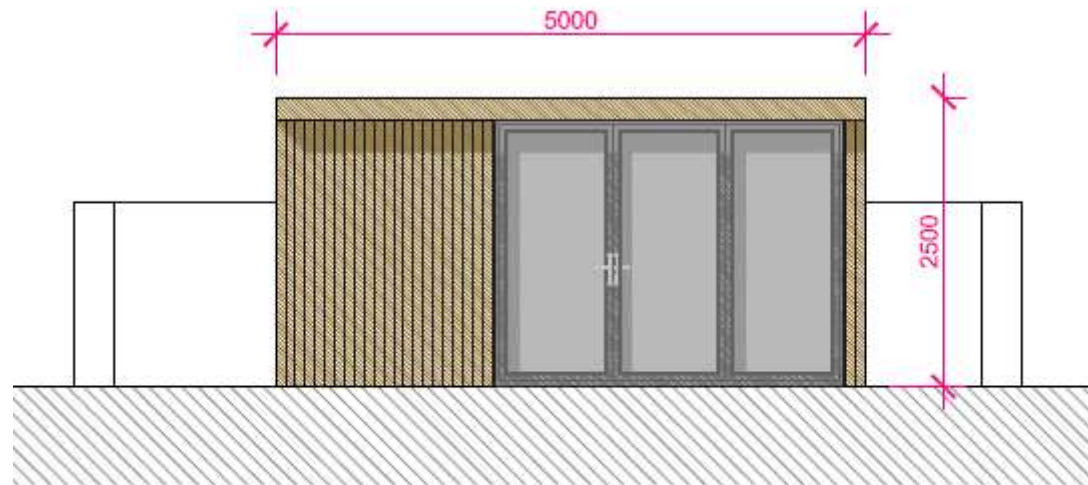
Brighton & Hove
City Council

Other photo(s) of site



Brighton & Hove
City Council

Proposed Front Elevation (facing garden/dwelling)



PROPOSED FRONT ELEVATION
SCALE 1:50

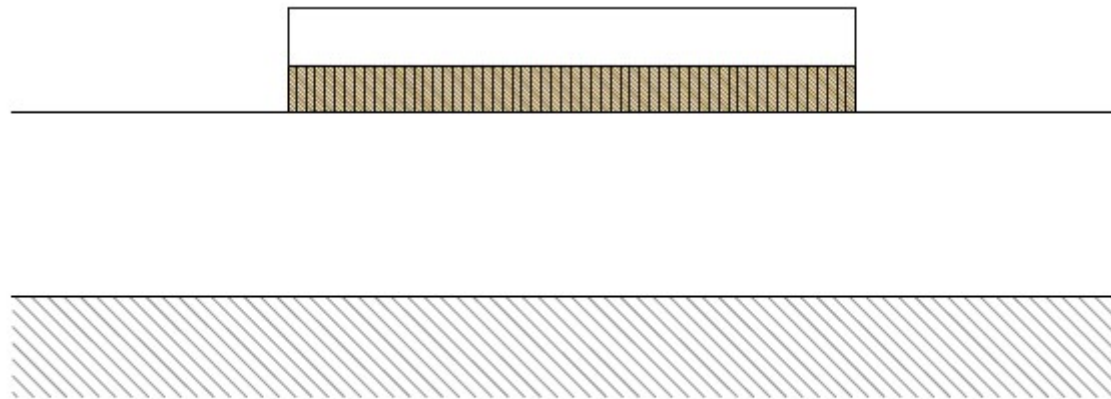


6

ID



Proposed Rear Elevation (from neighbouring garden to north)



PROPOSED REAR ELEVATION
SCALE 1:50



10

ID



Proposed Side Elevation



11

ID

Key Considerations in the Application

- Design and appearance of the outbuilding
- The potential impacts on the amenities of neighbouring residents
- The potential impact on the significance of the Pembroke & Princes conservation area

Conclusion and Planning Balance

- No objections from Heritage or Arboriculture Officers.
- Design and scale of the outbuilding considered proportionate to host site, not highly visible from public realm.
- Outbuilding not considered to cause any significant harm to amenities of neighbours, either in terms of loss of light or loss of privacy.

Recommendation: **Approve**

