

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 4 NOVEMBER 2020

VIRTUALLY VIA MICROSOFT TEAMS

Presentation Application G

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ADDENDUM

ITEM		Page
H	BH2020/02305 -Dental Surgery, 4 New Barn Road, Rottingdean, Brighton - Full Planning RECOMMENDATION – REFUSE <i>Ward Affected: Rottingdean Coastal</i>	1 - 28

1

Dental Surgery, 4 New Barn Road

BH2020/02305



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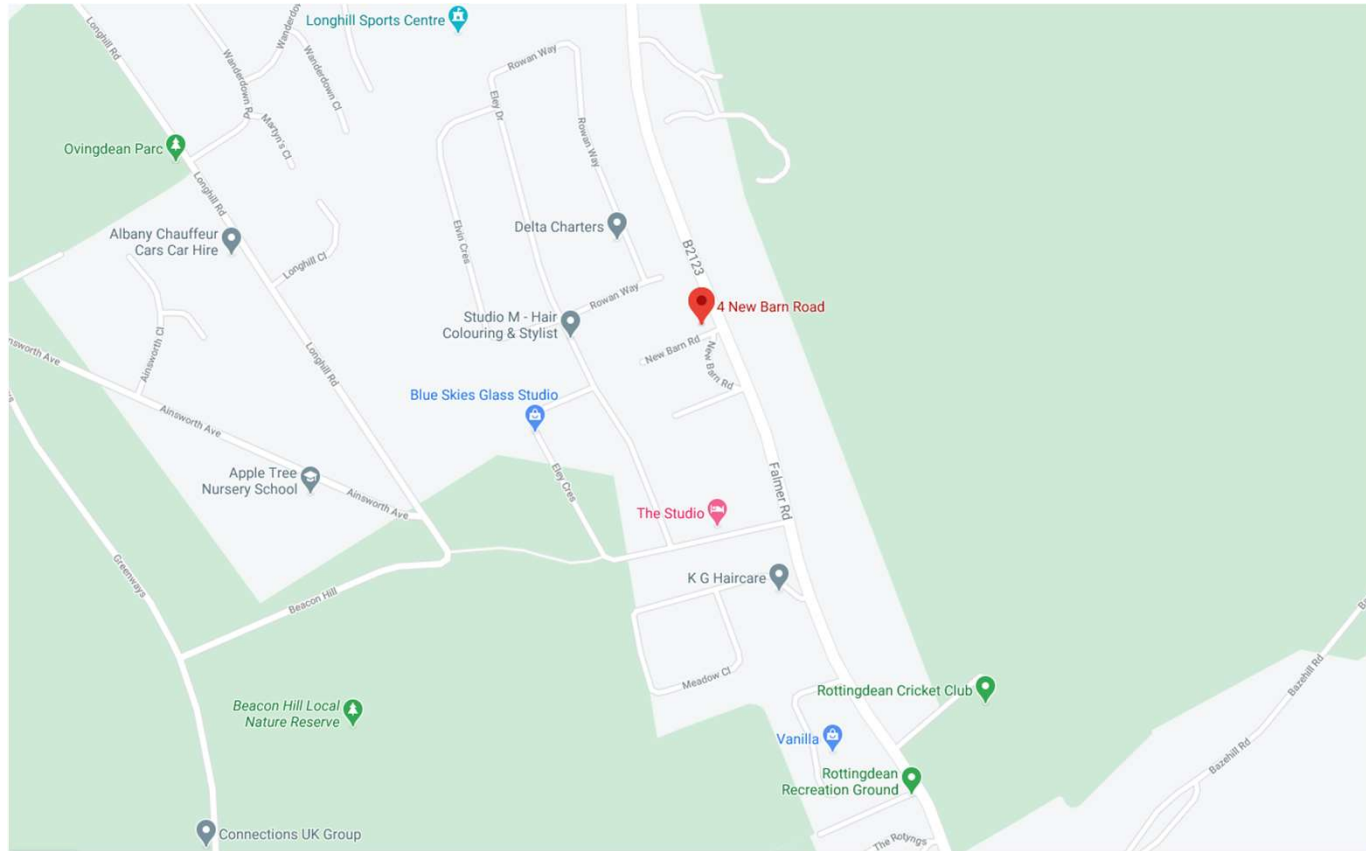
Application Description

- Erection of first floor extension.
- To provide additional floorspace for Dental Surgery (Use Class D1)



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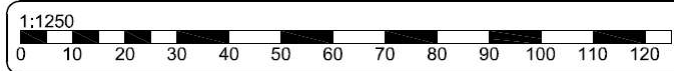
Map of application site



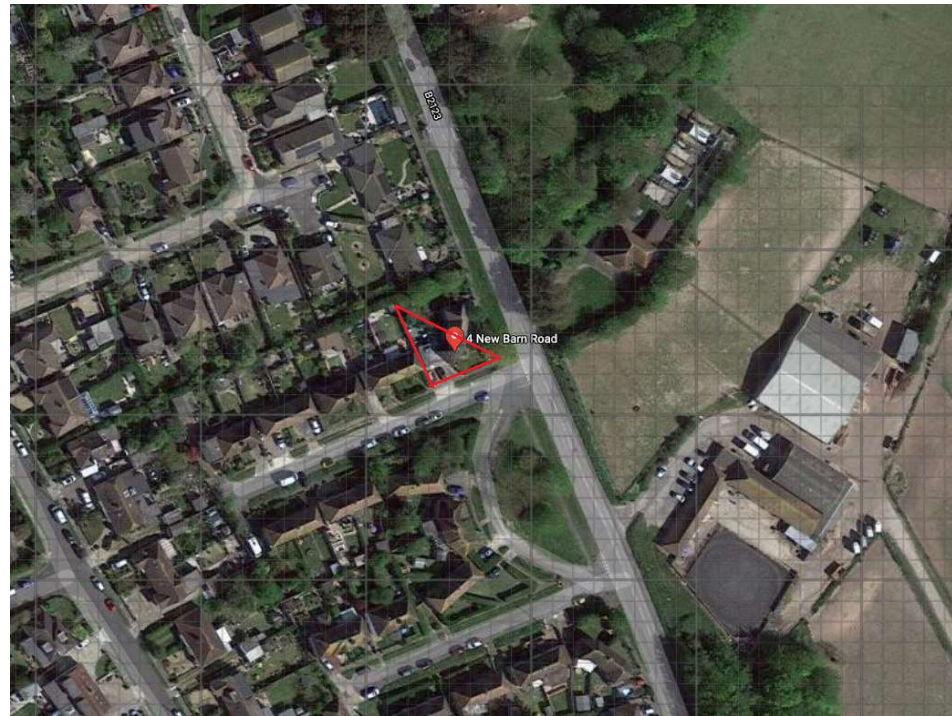
Existing Location Plan



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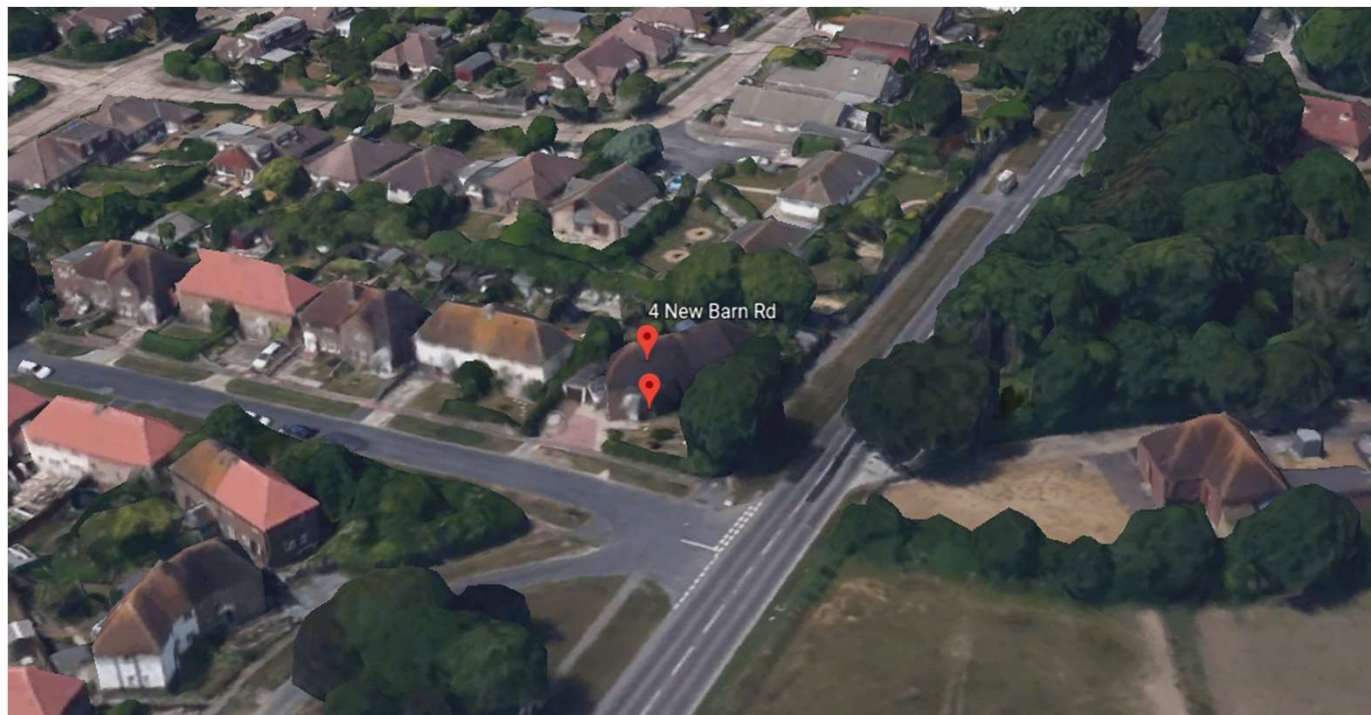


Aerial photo(s) of site



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3D Aerial photo of site



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SD1

Street photo(s) of site



Front view of surgery attached to number 4

Street Scene Showing Neighbours



Unattached Neighbour



Extended Street Scene



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Opposite Street Scene



Rear view of Surgery with garden and conservatory of number 4

- Rear Conservatory abutting existing Dental Surgery.



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Rear view from neighbours



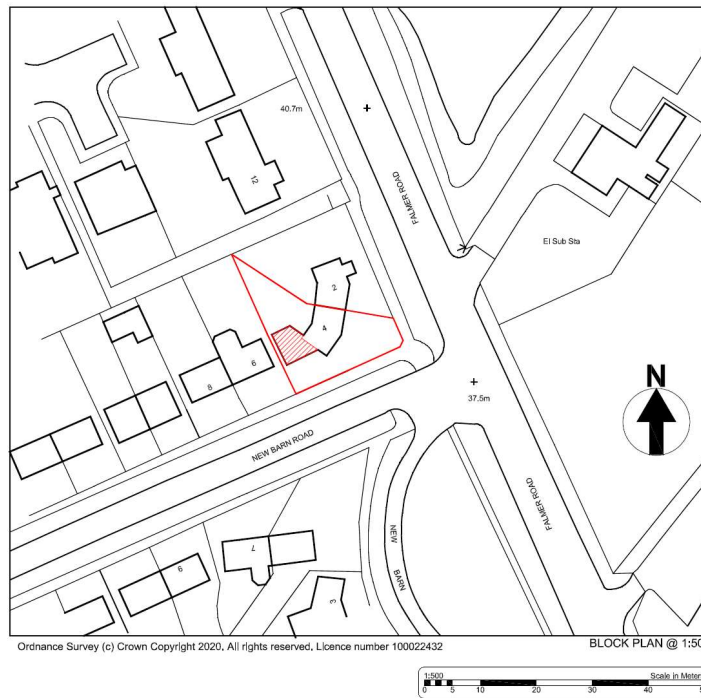
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Rear view



Existing Dental Surgery.

Proposed Block Plan



Existing Front Elevation

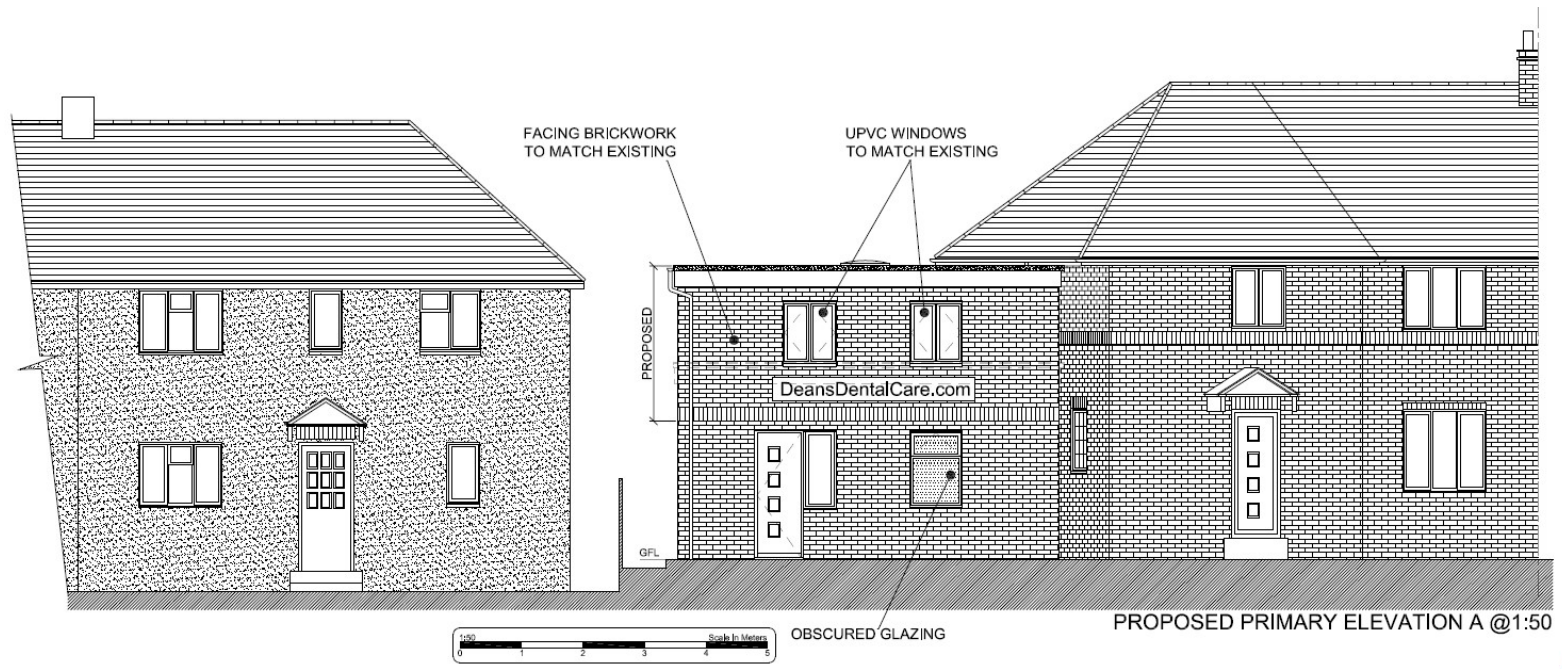


18

101



Proposed Front Elevation



19

102A



Existing Rear Elevation



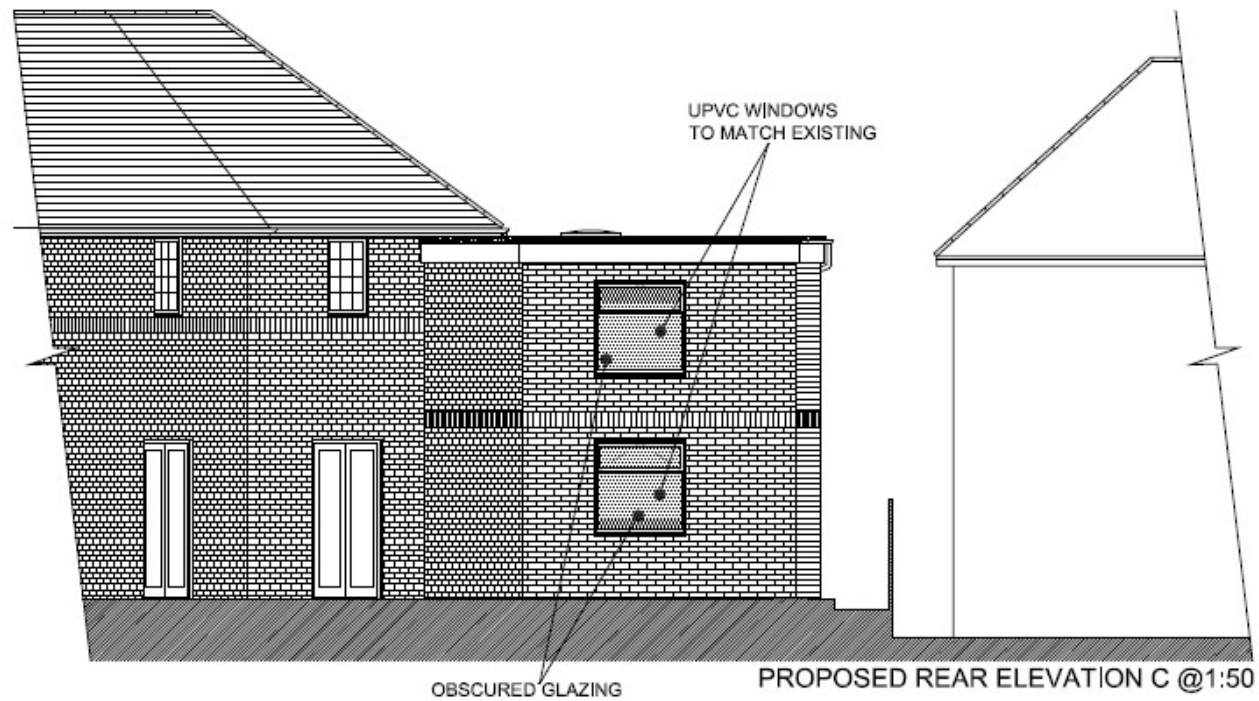
EXISTING REAR ELEVATION C @1:50

20

103



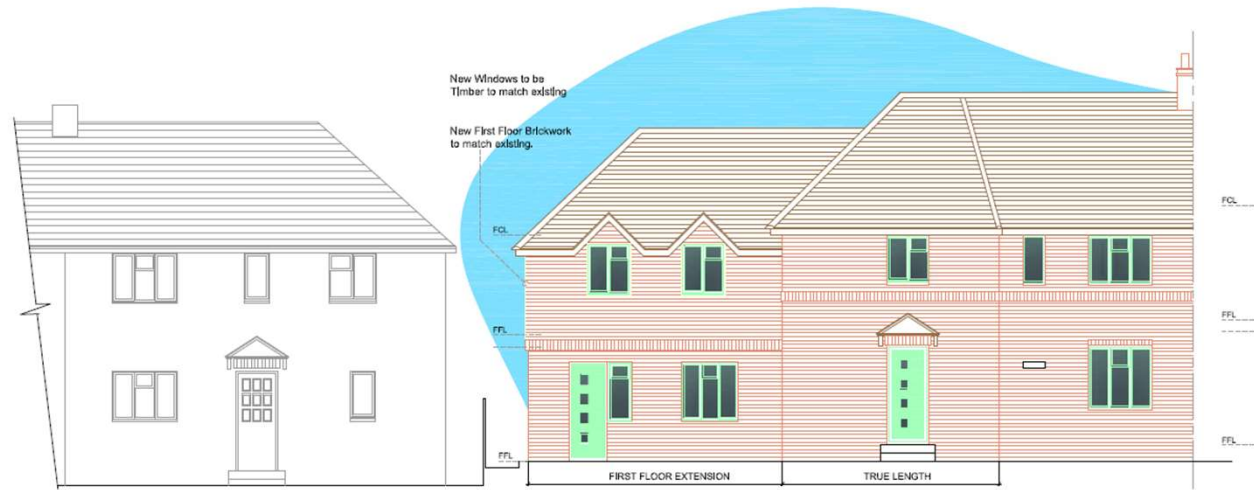
Proposed Rear Elevation



21

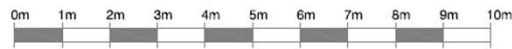
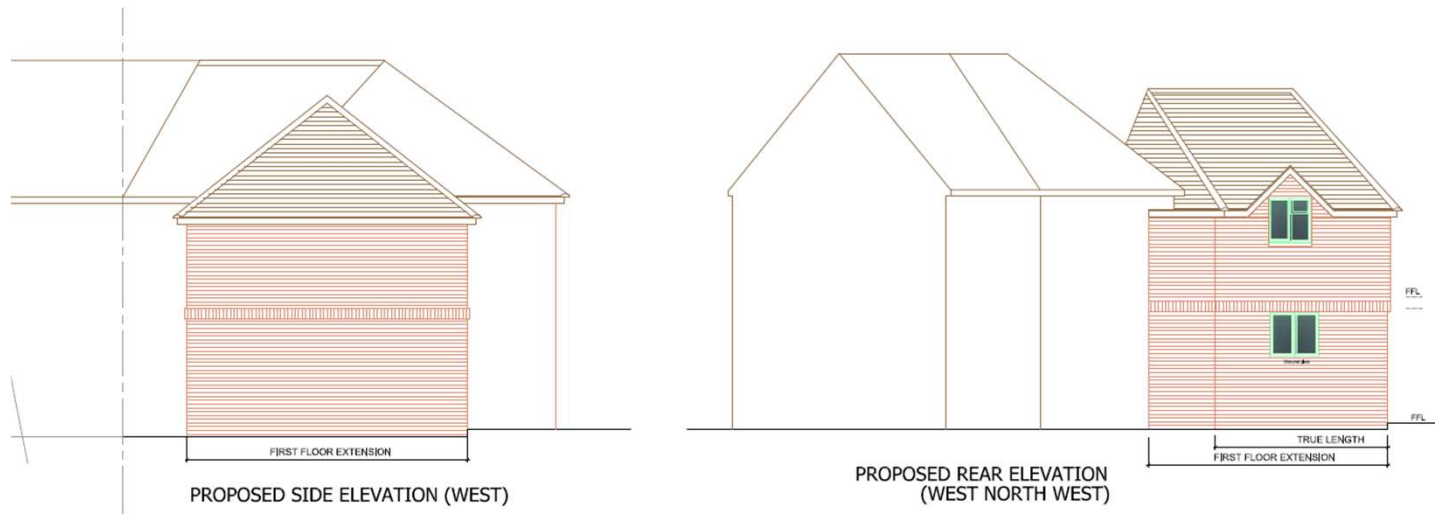
103

Refused scheme at Appeal



PROPOSED FRONT ELEVATION (SOUTH EAST)

Refused scheme at Appeal



Refused Appeal Scheme Inspector Comments - Character

- The proposed extension, by contrast, would significantly increase the bulk of the building and it would be visually more prominent due to its height.
- due to the angle of the extension footprint in relation to the parent building and the way the existing and proposed roofs would have to join, it would have an awkward relationship with the main house and would thus be out of keeping.



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Refused Appeal Scheme Inspector Comments - Character

- It would lead to a loss of symmetry between the corner pairs of semi-detached properties on the entrance to the residential estate. It would also fill the gap at first floor level between Nos. 4 and 6. This would harm the existing pattern of development and open character of the estate.
- I conclude that the proposed extension would significantly harm the character and appearance of the host property and surrounding area

Refused Appeal Scheme Inspector Comments – Living Conditions

- The proposed extension would project beyond the rear elevation of the building. Due to its length and height, this would have an enclosing effect on the host property.
- The increase in height of the building directly adjacent to the conservatory would have an overbearing impact on this room. There would be harm to the living conditions of the occupants of No. 4 arising from this.
- I conclude that the proposed development would cause material harm to the living conditions of occupants of 4 New Barn Road, with regard to outlook but not with regard to privacy.



Key Considerations in the Application

- The design/appearance of the proposal and the impact on the character and appearance of the host property and surrounding area.
- The potential impact on the living conditions and amenity of the attached property.

Conclusion and Planning Balance

- The proposed development would be of detriment to the character and appearance of the existing dwelling, the New Barn Road and Falmer Road streetscene and the wider area. As such the proposal is contrary to policy QD14 of the Brighton and Hove Local Plan and CP12 of the Brighton and Hove City Plan Part One.
- The proposed development, by reason of its projection and increased bulk beyond the rear elevation of the host property would result in an unneighbourly development, with detrimental outlook and overbearing effects on number 4 New Barn Road. The development is considered contrary to policy QD27 of the Brighton and Hove Local Plan.
- The application is considered contrary to QD14 & QD27 and is recommended to **Refuse**