

# PLANNING COMMITTEE ADDENDUM

**2.00PM, WEDNESDAY, 10 FEBRUARY 2021**

**VIRTUAL**

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# ADDENDUM

**ITEM**

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# 7 Woodland Drive

**BH2020/02285**



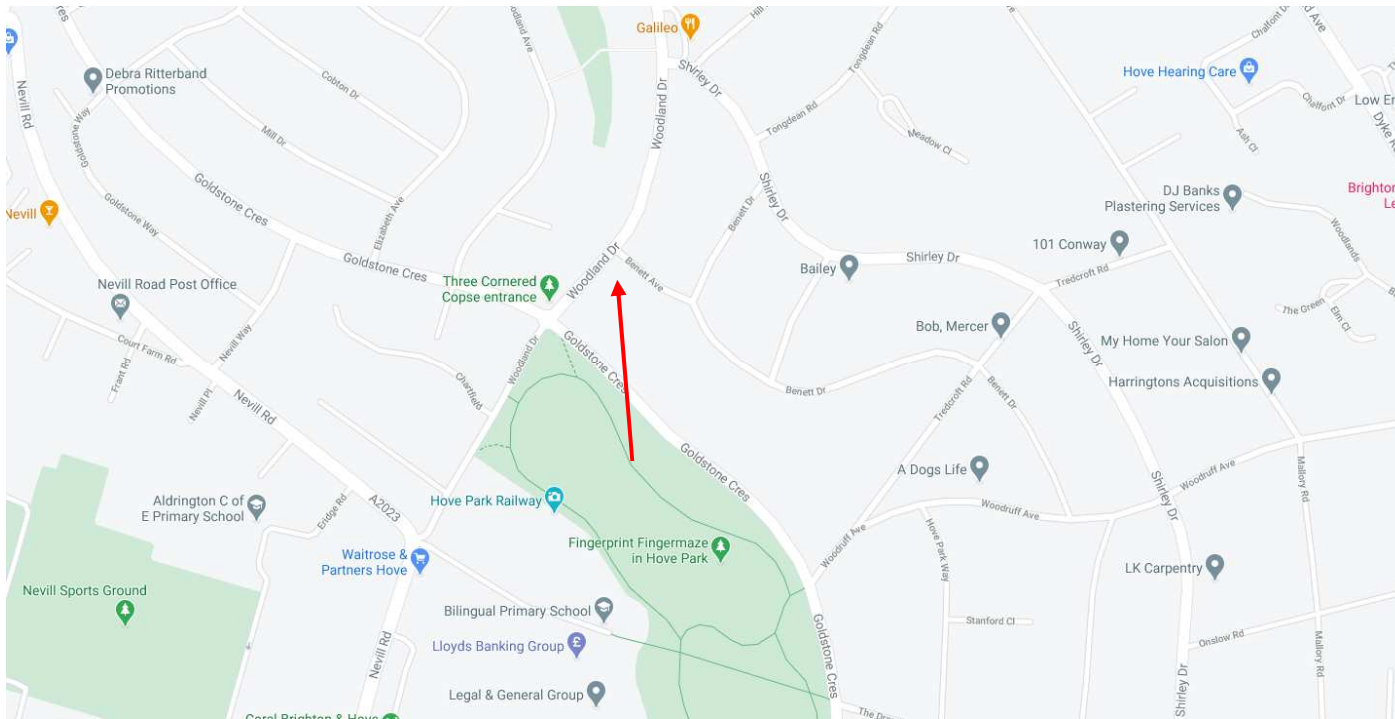
**Brighton & Hove  
City Council**

# Application Description

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- Erection of 1no two bedroom detached house (C3) to rear of existing dwelling, incorporating new vehicular crossover and associated landscaping and parking.

# Map of application site



# Location Plan



1 Location Plan  
Scale: 1:1250



19036-001



# Aerial photo(s) of site



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City Council

# 3D Aerial photo of site

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# Street photo(s) of site

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# Street photo(s) of site

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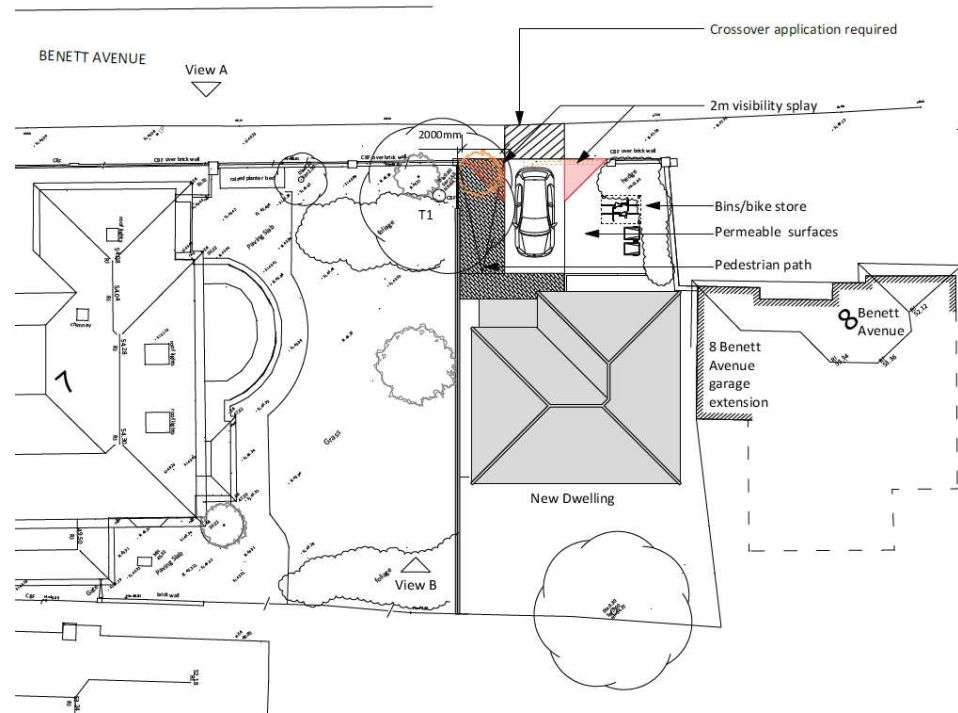
# Street photo(s) of site



# Proposed Block Plan



# Proposed Site Plan



# Proposed Front and Rear Elevations



1 Proposed Front Elevation  
Scale: 1:100



2 Proposed Rear Elevation  
Scale: 1:100

19036-006A

# Proposed Side Elevations

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4 Proposed Side Elevation  
Scale: 1:100

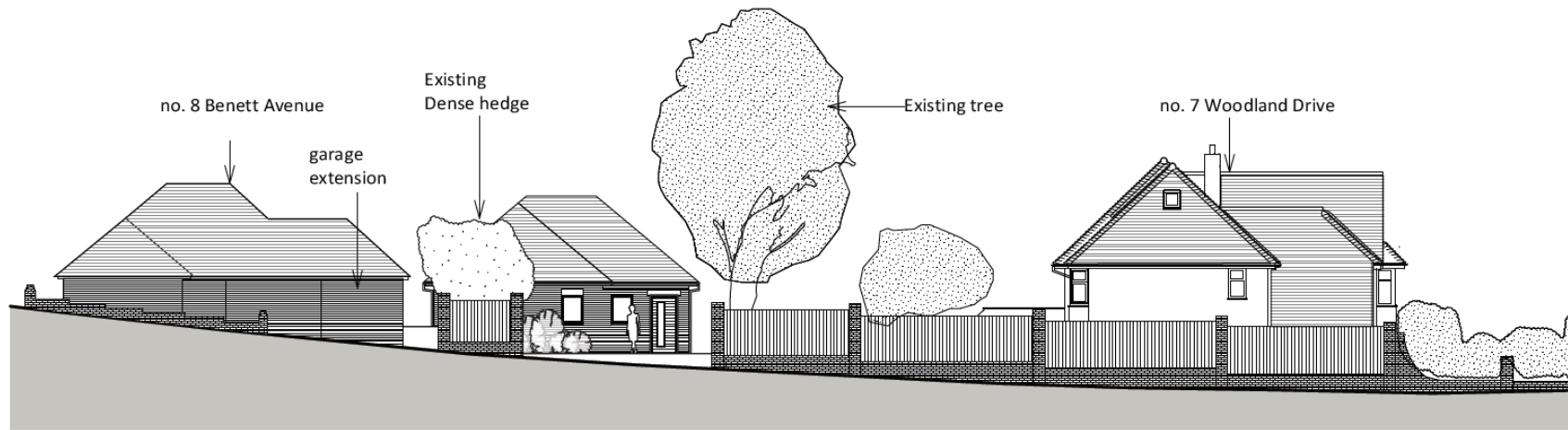


3 Proposed Side Elevation  
Scale: 1:100

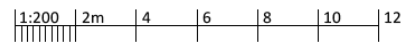
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# Proposed Contextual Front Elevation



1 Proposed Elevation A  
Scale: 1:200



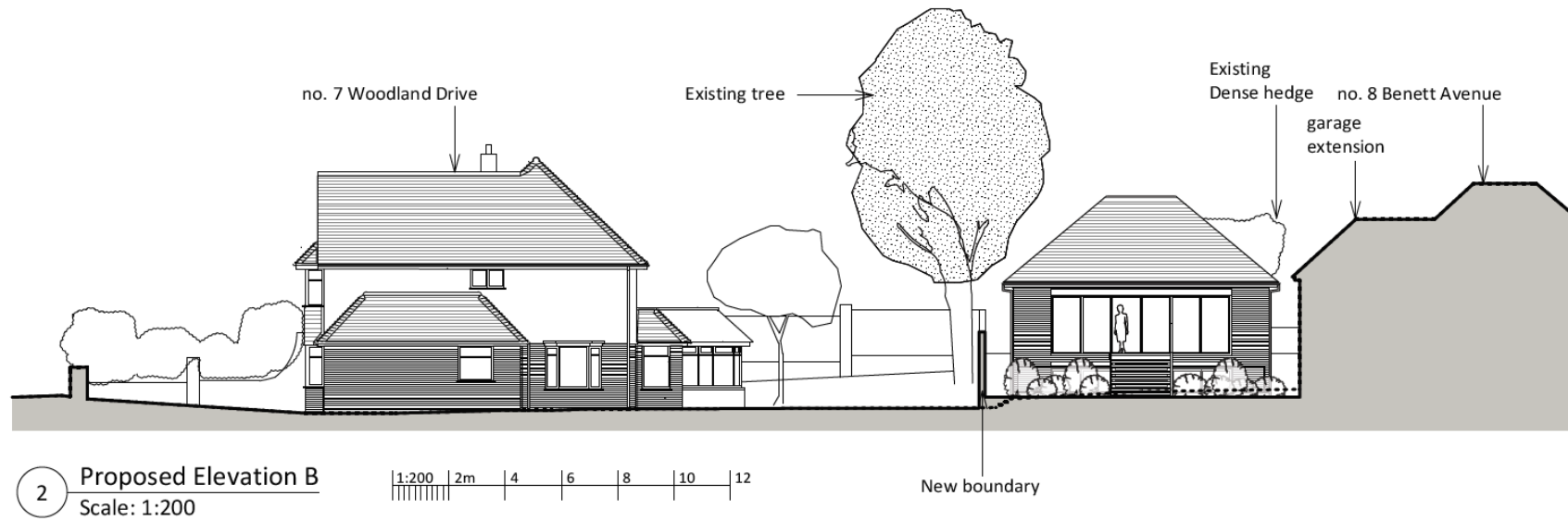
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# Proposed Contextual Rear Elevation



19036-007A

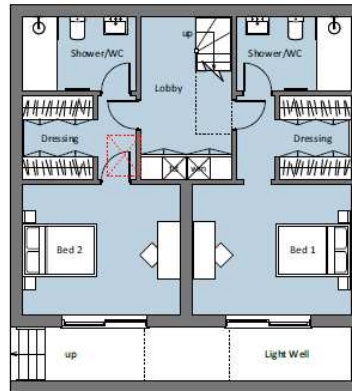


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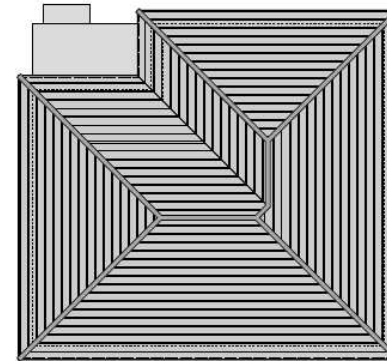
# Proposed Plans



1 Proposed Ground Floor Plan  
Scale: 1:100



2 Proposed Lower Ground Floor Plan  
Scale: 1:100



3 Proposed Roof Plan  
Scale: 1:100

# Key Considerations in the Application

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- Principle of development
- Previous appeal decision
- Provision of an additional dwelling
- Design and appearance
- Impact on neighbouring amenity
- Standard of accommodation
- Arboriculture
- Sustainable transport



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# Conclusion and Planning Balance

- Principle of development considered acceptable on balance, in view of previous appeal decision and the need for additional housing.
- Proposed design considered acceptable and to have responded positively to the previous refused applications and dismissed appeal.
- No significant concerns regarding impact on neighbouring amenity and standard of accommodation to be provided.
- Concerns regarding the impact on the protected tree just outside the site can be satisfactorily addressed through the recommended conditions.
- Transport impact considered acceptable.
- **The proposal is therefore recommended for approval.**