

PLANNING COMMITTEE ADDENDUM Item I Presentation

2.00PM, WEDNESDAY, 10 MARCH 2021

VIRTUAL

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ADDENDUM

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Land Adjoining 12 Dunster Close

BH2020/00674



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Application Description

- **Erection of two storey building comprising 1no. semi-detached four bedroom house and 2no. one bedroom flats (C3).**



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Existing Location Plan



2006_GA_001



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



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Other photo(s) of site



Proposed Block Plan



Number of units

- 1no. 4 bedroom house
- 2no. 1 bedroom flats



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Proposed Front Elevation



10

2006_GA_310



Proposed Rear Elevation



11

2006_GA_320



Proposed Side Elevations



Proposed Contextual Front Elevation



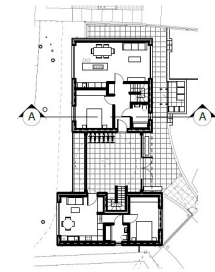
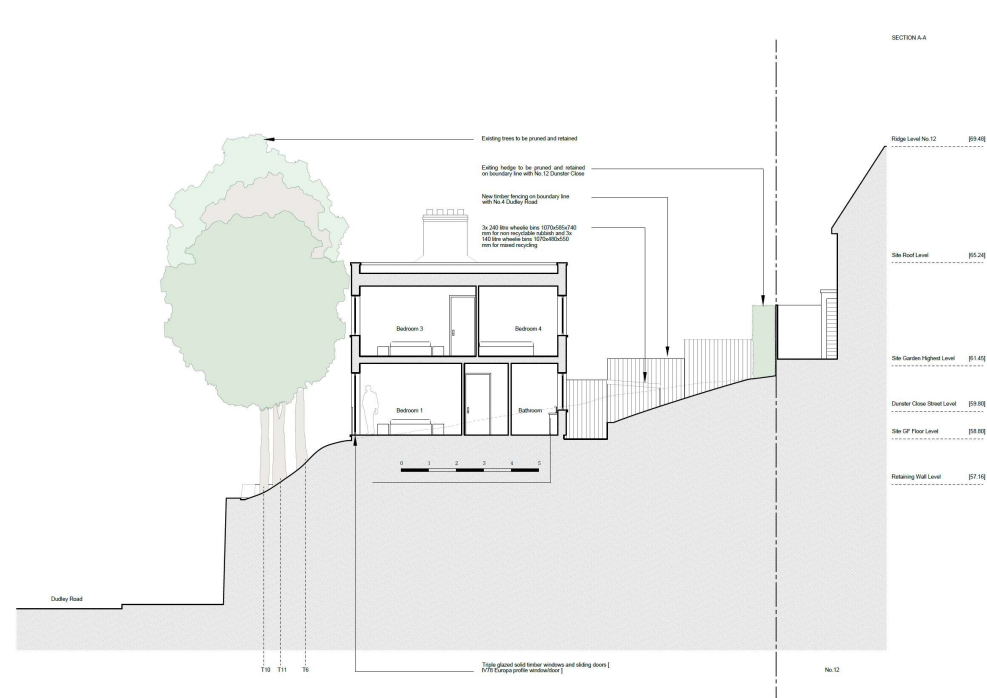
13

2006_GA_300



Proposed Site Section(s)

14



2006_GA_200



Proposed Visual(s)



Visualisation showing the proposed front elevation as viewed from Dunster Close. The low garden fence and gate is designed to provide a safe play area away from traffic turning at the end of Dunster Close cul-de-sac whilst retaining the existing feel of open green space and the view of the trees over the proposed building.

Key Considerations in the Application

- Principle of development
- Design, Appearance and Layout
- Housing Mix
- Residential Amenity
- Highways / Transport Issues
- Arboriculture and Ecology
- Sustainability
- Sewerage



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Conclusion and Planning Balance

- Great weight given to unmet housing need.
- Proposal aims to provide homes for those on low incomes, but would be agreed with Brighton & Hove City Council as landowner outside of the planning process.
- No on-site parking provided - could result in overspill parking on local roads including Dunster Close, but considered acceptable in terms of highway capacity and road safety.
- Site is constrained, degree of impact on neighbouring properties, but considered acceptable.



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Conclusion and Planning Balance

- Loss of seven sycamore trees would have an impact on visual amenity not considered worthy of a Tree Preservation Order, habitat can be recreated.
- Benefits of the scheme, namely the provision of housing, considered to outweigh any negative impacts.
- Proposed development would comply with the NPPF, relevant policies within the City Plan Part One, the emerging policies in City Plan Part 2, and retained policies in the Brighton & Hove Local Plan 2005.
- **Recommend Approval.**