

# **PLANNING COMMITTEE ADDENDUM Item K Presentation**

**2.00PM, WEDNESDAY, 10 MARCH 2021**

**VIRTUAL**

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# ADDENDUM

ITEM		Page
K	BH2020/02835 - Land To The Rear of 28-30 Longhill Road, Brighton BN2 7BE - Full Planning	1 - 20

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# Land To The Rear Of 28-30 Longhill Road BH2020/02835



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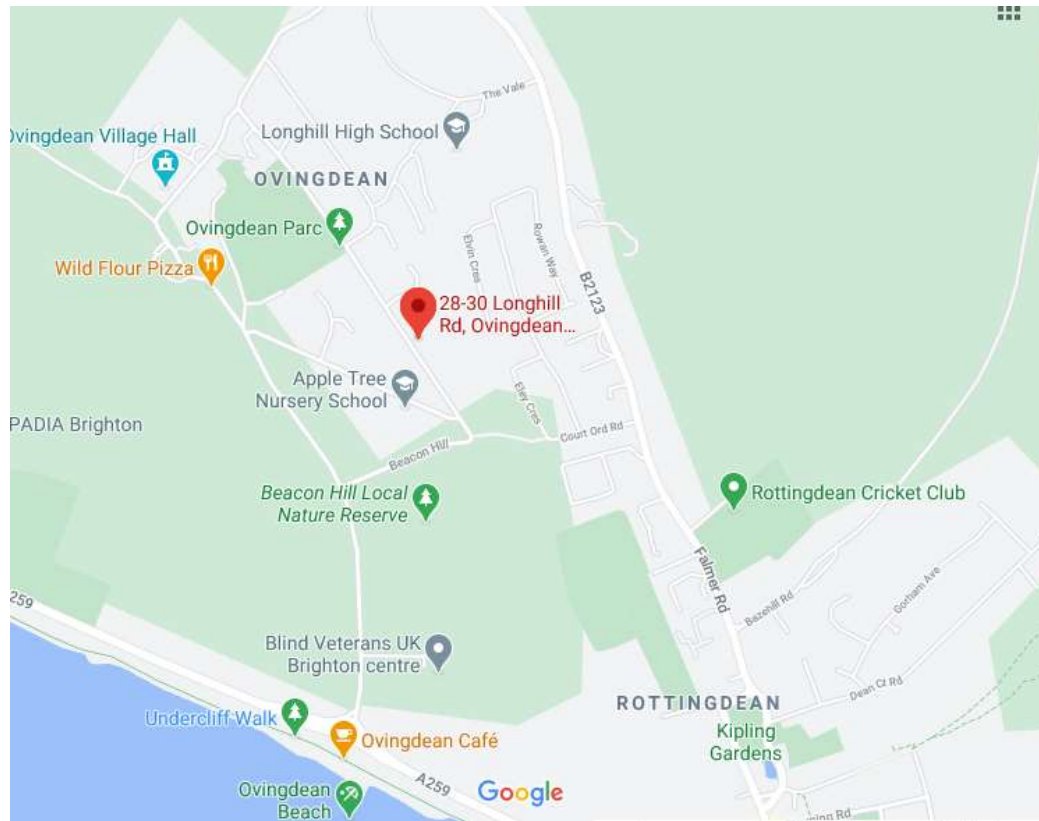
# Application Description

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Erection of 4no. three bedroom two storey houses with new vehicular access, car parking, cycle parking and refuse storage facilities.

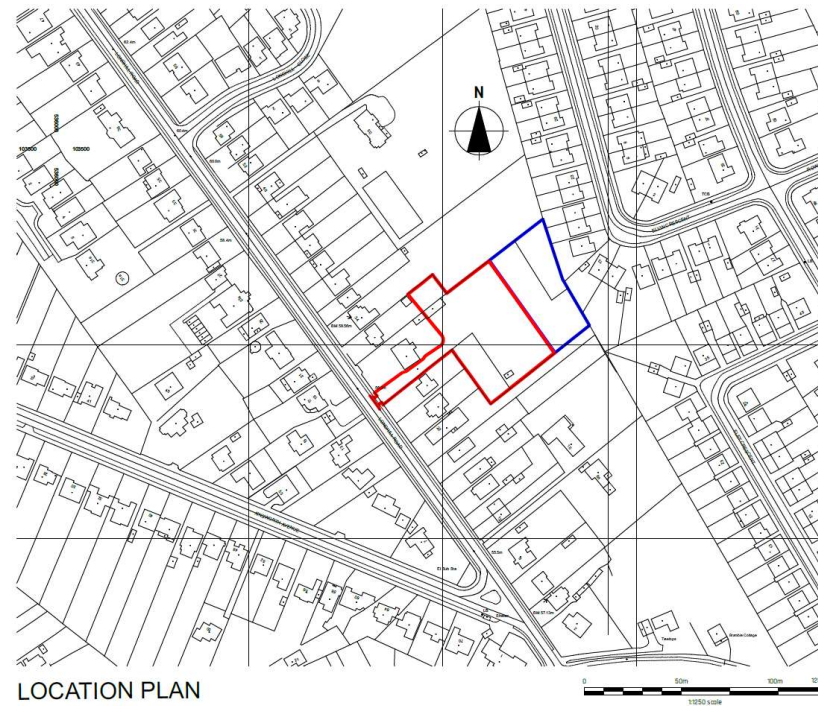
# Map of application site

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# Existing Location Plan

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4

001B



# Proposed Location Plan

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5

ID





# Aerial photo(s) of site

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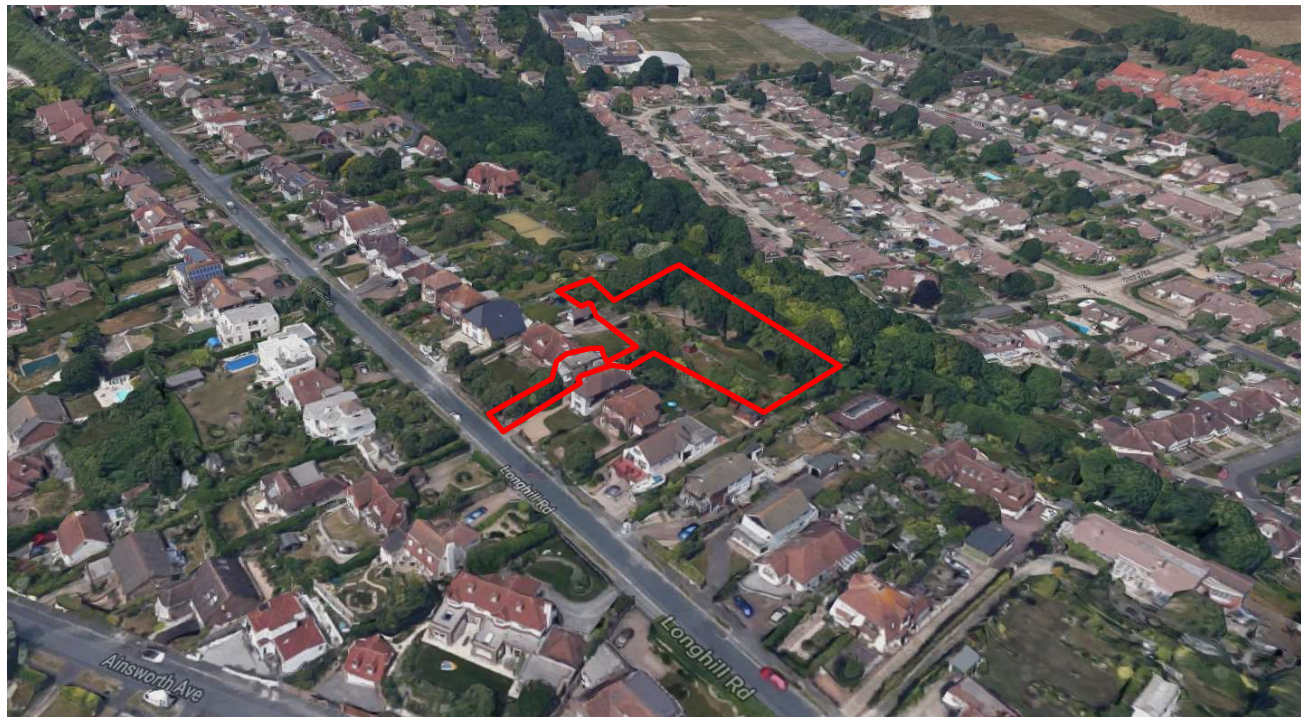


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# 3D Aerial photo of site

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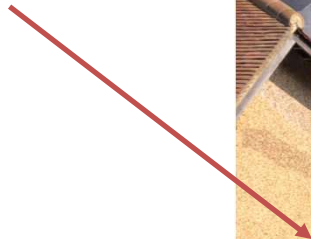


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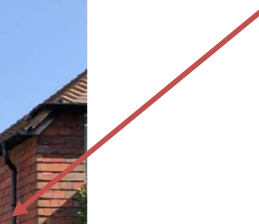
ES1

# From Longhill Road showing site access

No.28



No.26



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# Other photos of site

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Taken within the site towards the rear of properties front Longhill Road



Taken from the bottom of the proposed access to the North



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# Other photo(s) of site



Taken within the site looking south



Taken within the site looking south  
east

# Photo of site

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# Proposed Front Elevation



South West Elevation 1:100  
0 5m 10m  
1:100 scale

13

007A



# Proposed Rear Elevation



North East Elevation

1:100



14

007A



# Contextual Elevations

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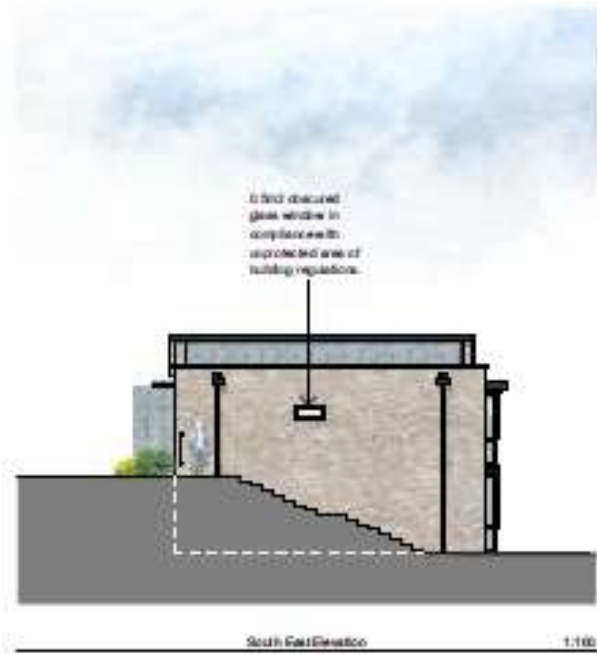


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ID



# Proposed side elevations



16

ID

# Proposed floor plans



# Proposed Visual(s)

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# Key Considerations in the Application

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



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# Conclusion and Planning Balance

- Extant permission for the construction of two detached dwellings (BH2015/04378) so principle considered acceptable.
- Number, layout, form and finish of the proposed dwellings considered appropriate.
- Would provide a high standard of accommodation
- Acceptable impact on the amenities of adjacent occupiers.
- Subject to conditions, the development is appropriate in terms of impact on highways, ecology and arboriculture.
- **Recommend: Approve**