

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 10 MARCH 2021

VIRTUAL

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ADDENDUM

ITEM		Page
N	BH2020/03127 - 74 Dean Court Road, Rottingdean, Brighton BN2 7DJ - Householder Planning Consent	1 - 20

74 Dean Court Road

BH2020/03127



**Brighton & Hove
City Council**

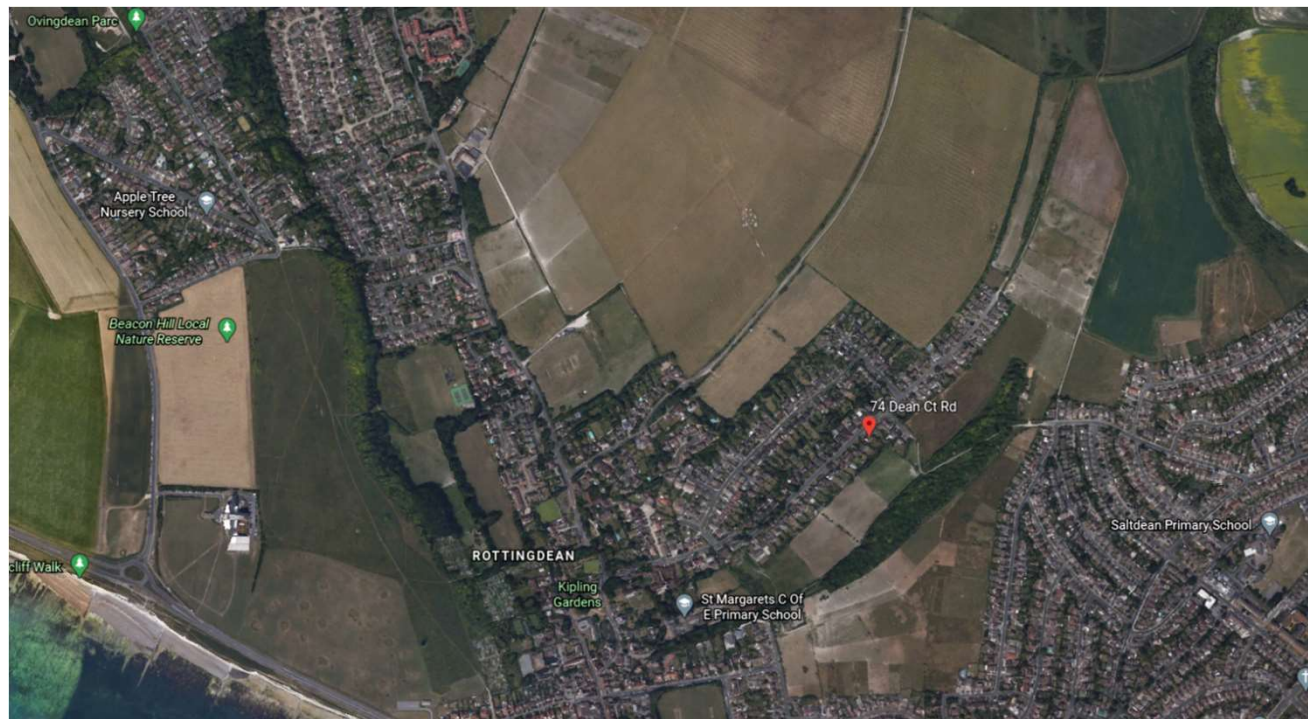
Application Description

- Erection of playhouse in rear garden (part retrospective).



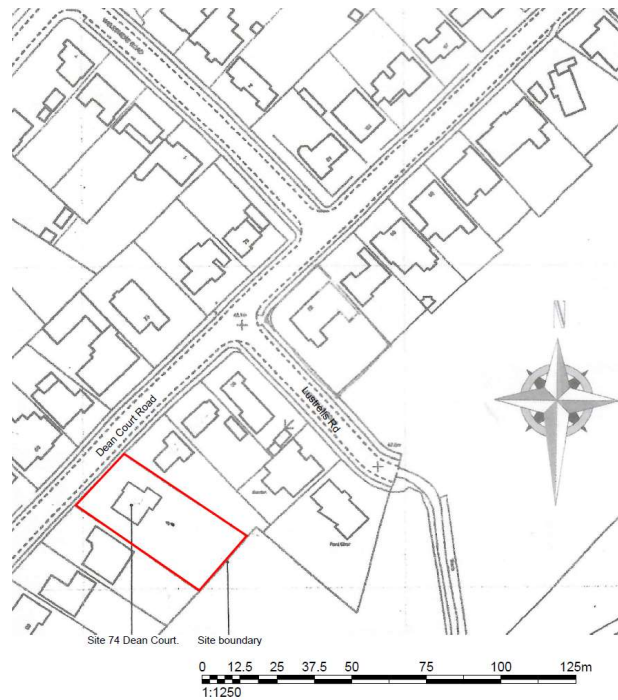
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Map of application site



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Existing Location Plan



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LP-001-REV A



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



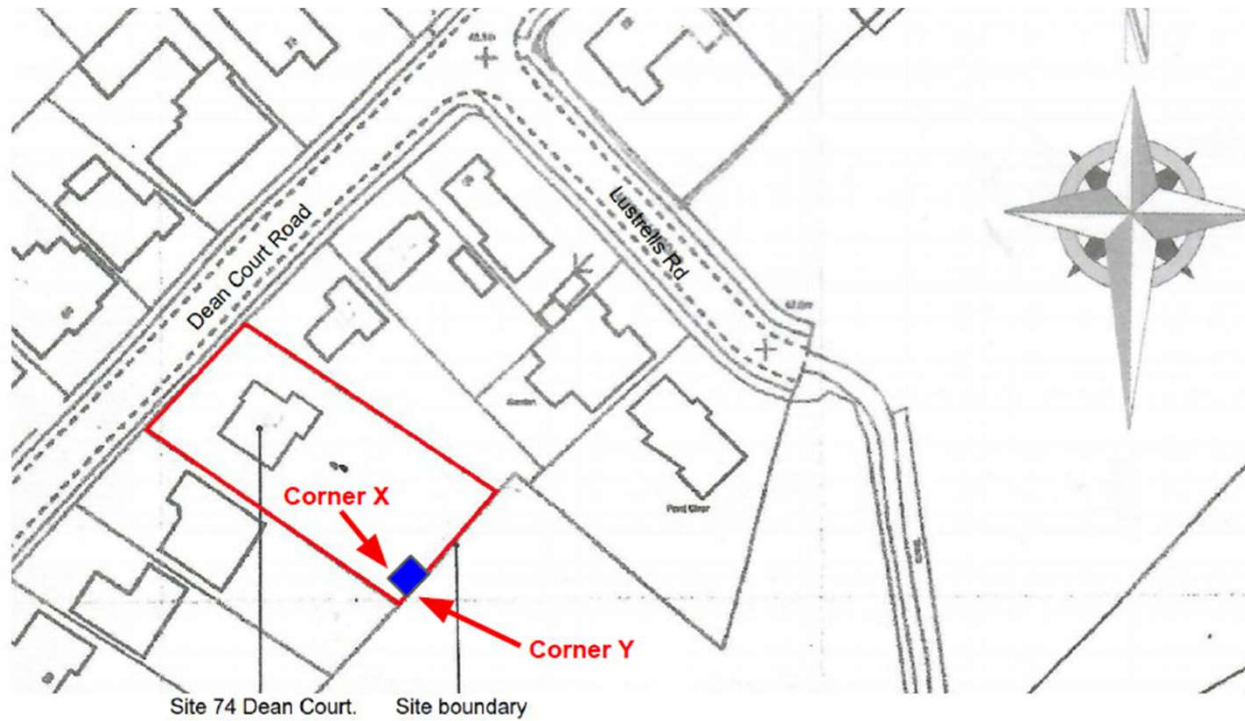
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Rear Aerial view



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Proposed Location Plan



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ID

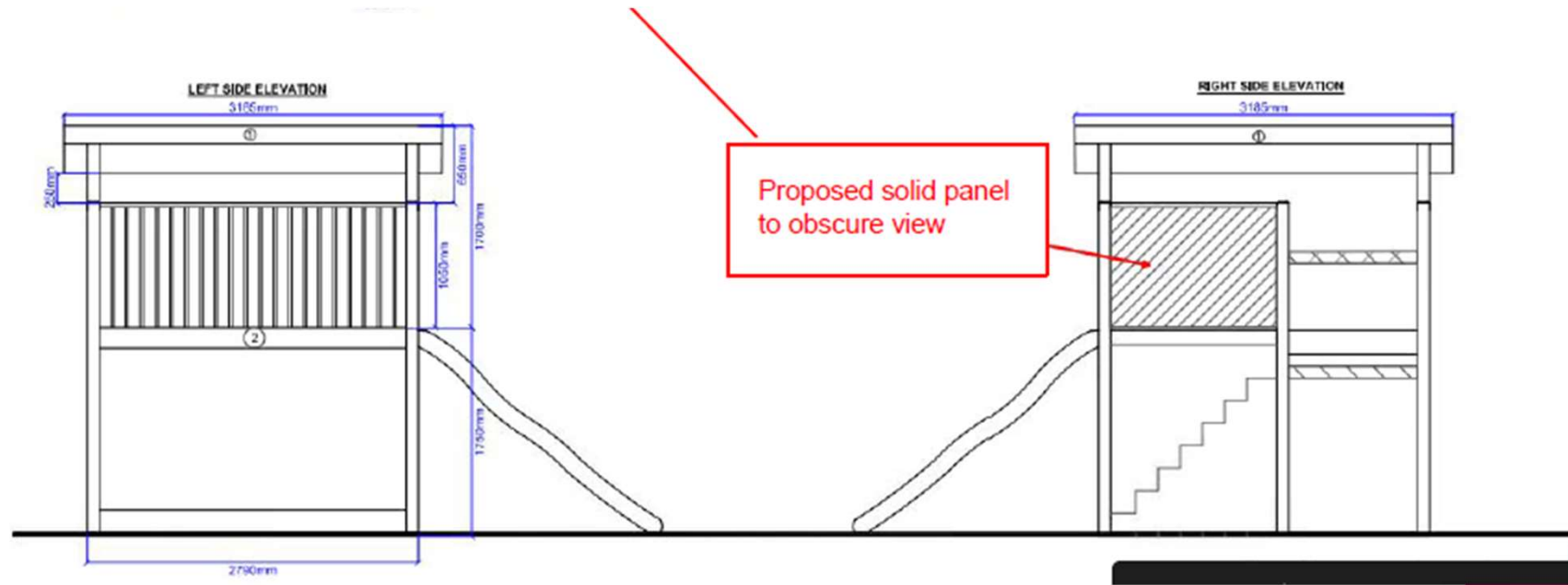


View of platform from host garden



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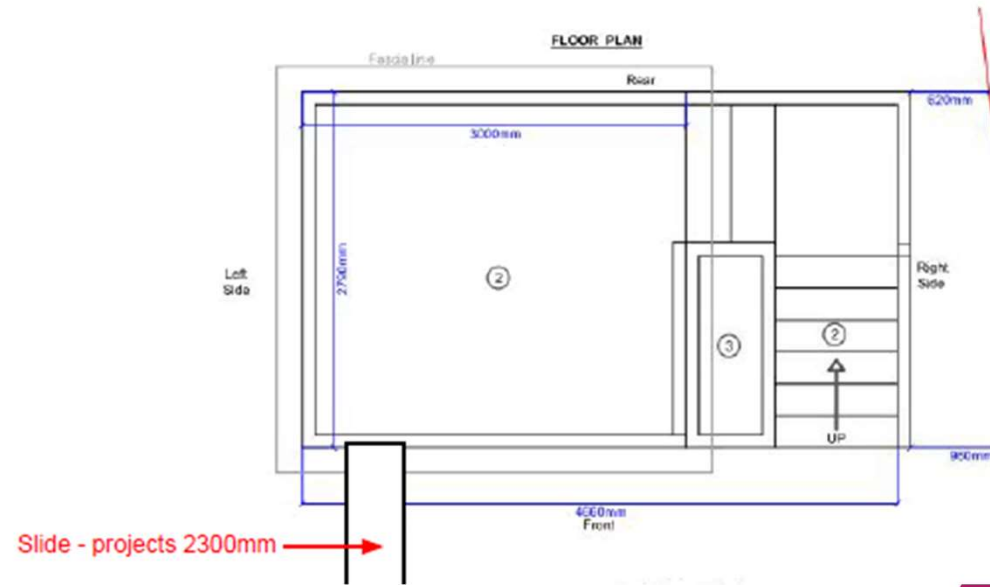
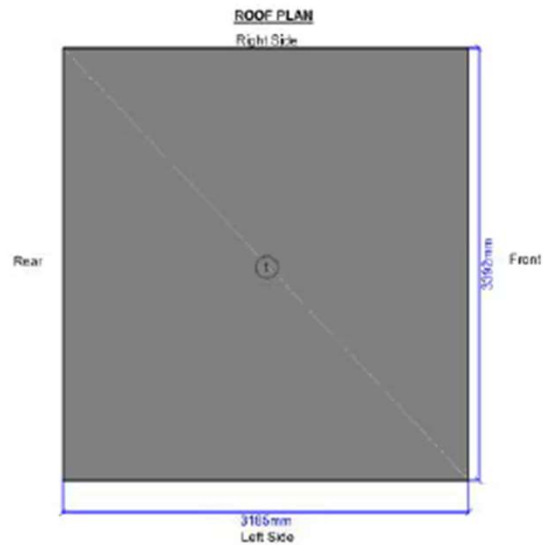
Proposed Elevations



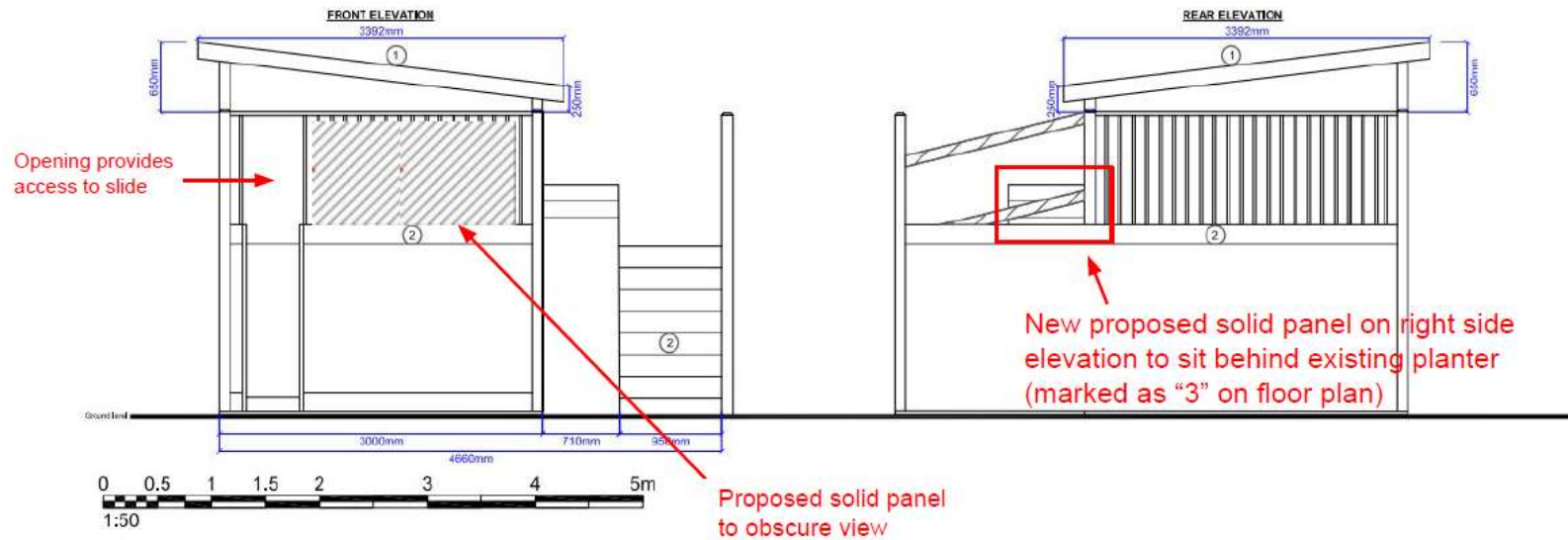
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PP-004-REV B

Proposed roof and floor plan



Proposed Elevations



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PP-004-REV B



Front Elevation (Looking East)



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Side Elevation (looking South)



Looking south from platform



View south and west from platform –over neighbours garden



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View west and north from platform –over host garden



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Key Considerations in the Application

- Impact on the amenity of surrounding residents
- Impact on character of the area and the South Down National Park
- Use of the structure

Conclusion and Planning Balance

- Structure small scale and placed in a large garden.
- No significant harm to neighbouring amenity or South Downs National Park (SDNP).
- Design mitigates potential for unacceptable overlooking or noise.
- Designed with material and scale sympathetic to the SDNP.
- **Recommend: Approve**