

PLANNING COMMITTEE ADDENDUM Presentation – Item K

2.00PM, WEDNESDAY, 1 DECEMBER 2021

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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K	BH2021/02310 - 83 Mile Oak Road, Portslade - Householder Planning Consent	1 - 20

83 Mile Oak Road

BH2021/02310



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City Council**

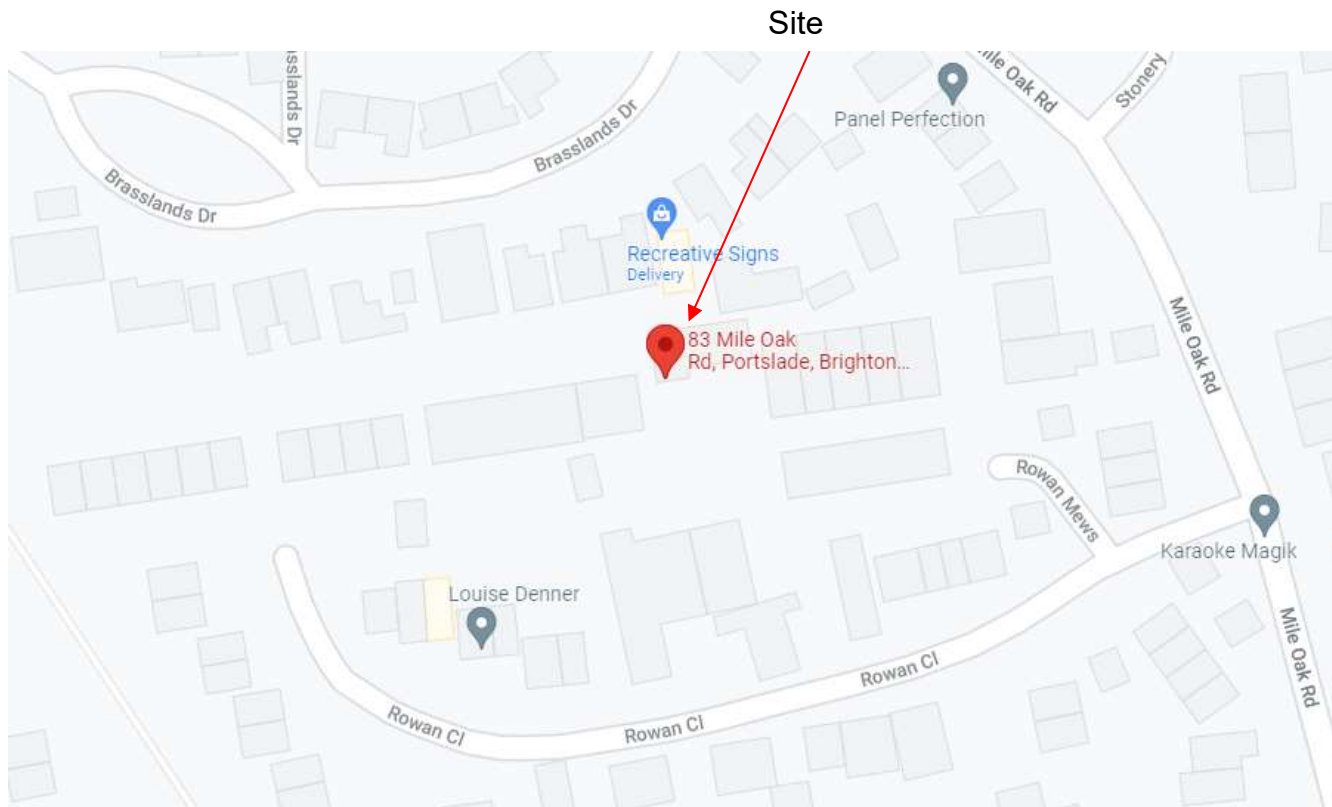
Application Description

- Erection of part single part two storey extension to create additional floor with revised fenestration and associated works.

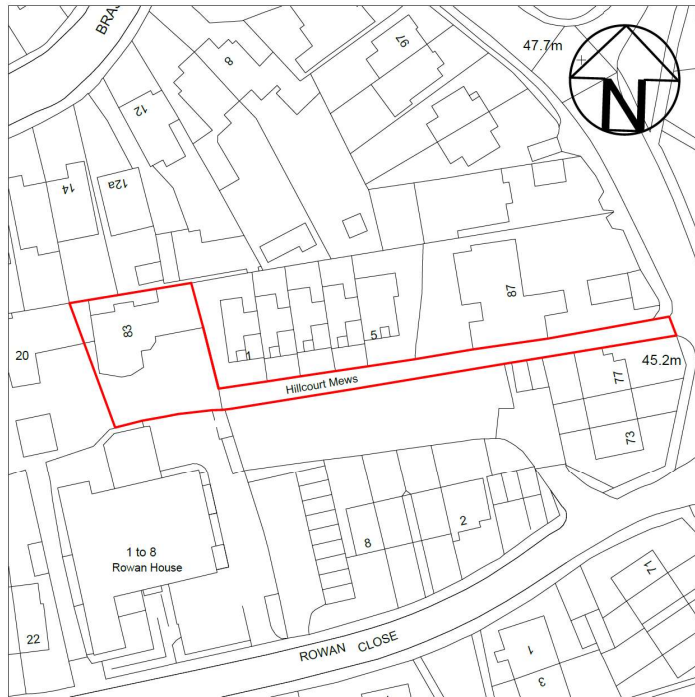


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Map of application site

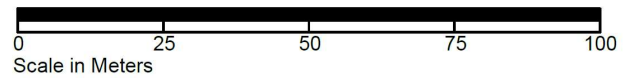


Location Plan



Location Plan (Existing)

Scale 1:1250 @A3



2021/0022-01 A



Aerial photo of site

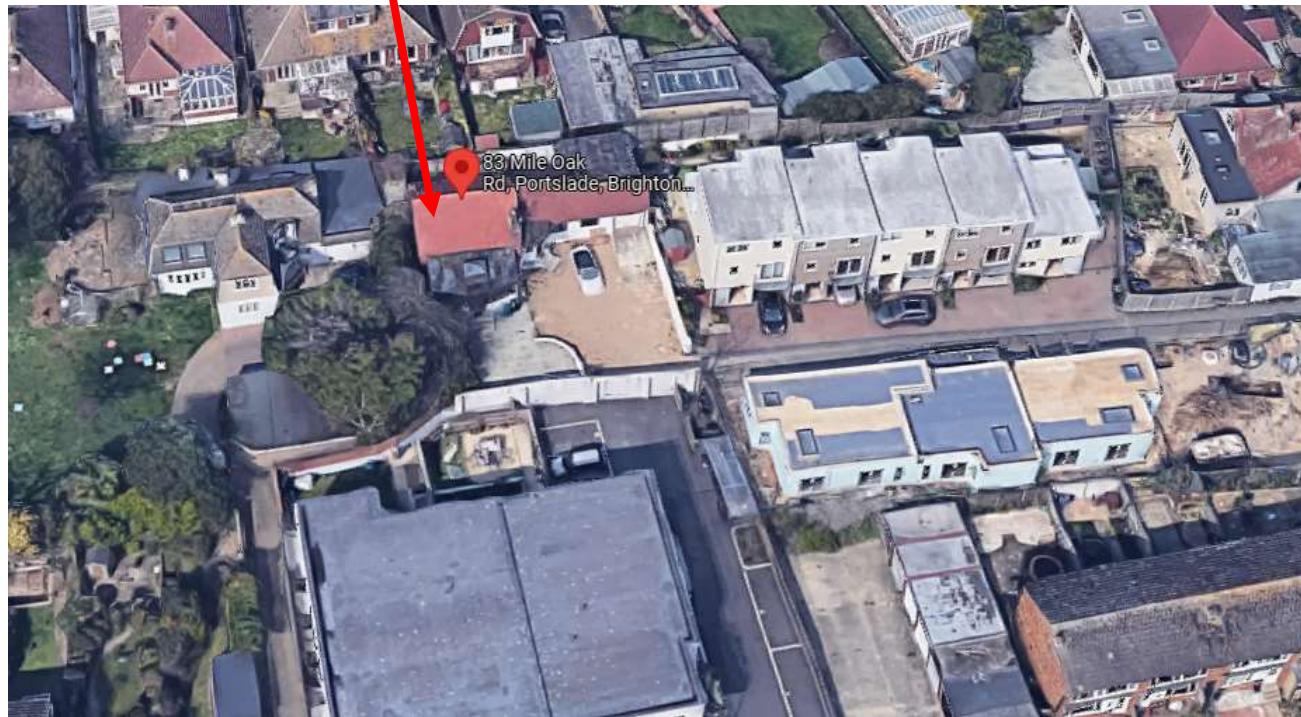
Site



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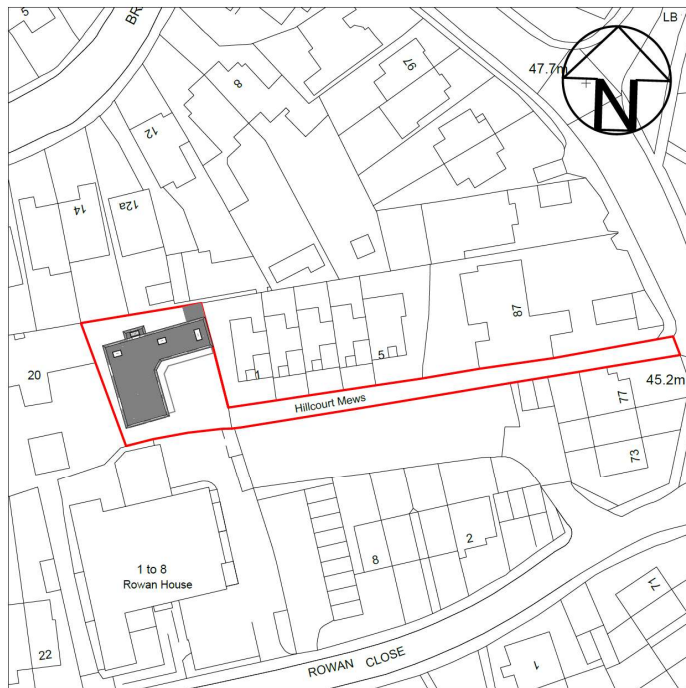
Aerial photo of site

Site

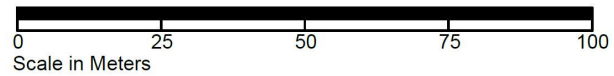


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Proposed Site Plan



Location Plan (Proposed)
Scale 1:1250 @A3



2021/0022-01 A



Existing Front Elevation



2021/0021-03 A

Proposed Front Elevation



2021/0021-05 A

Existing Rear Elevation

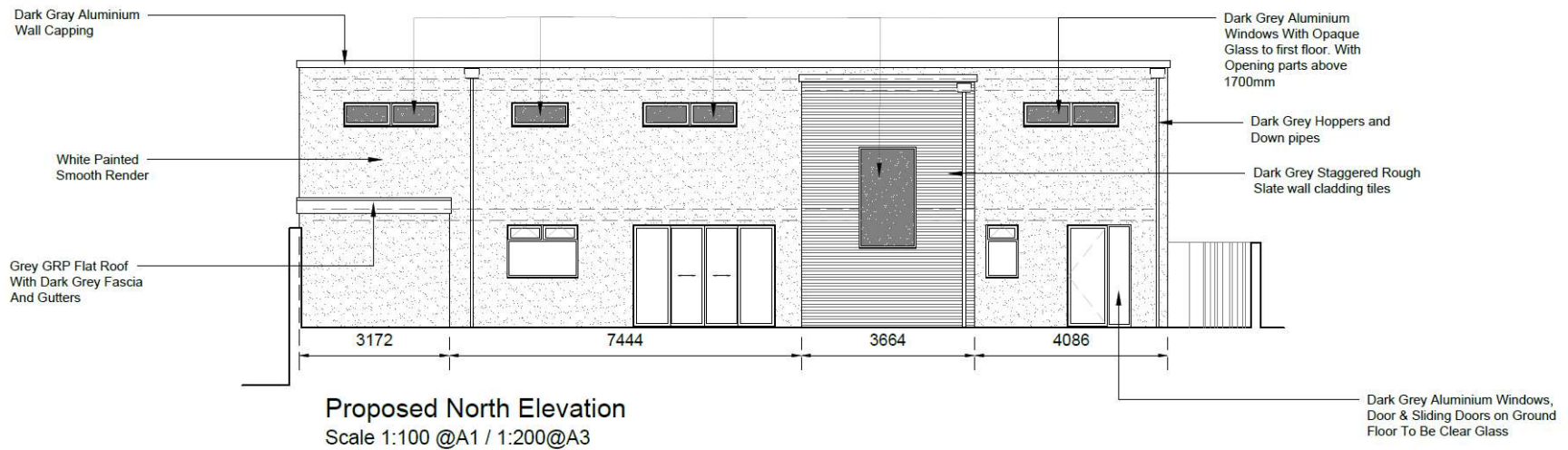


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2021/0021-03 A



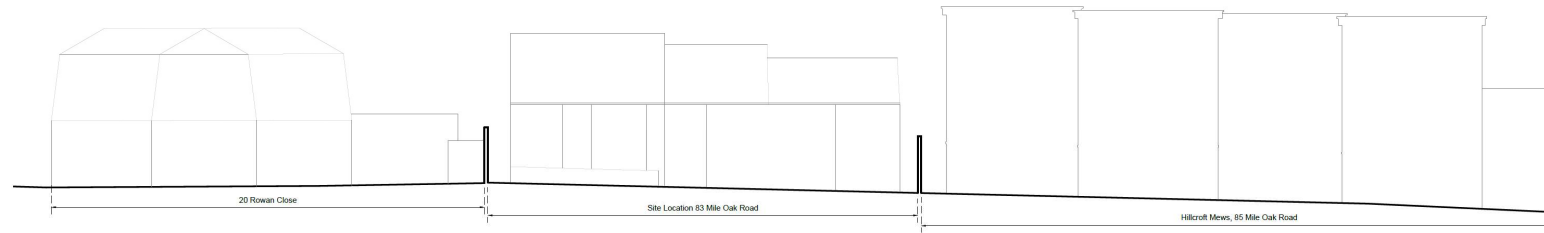
Proposed Rear Elevation



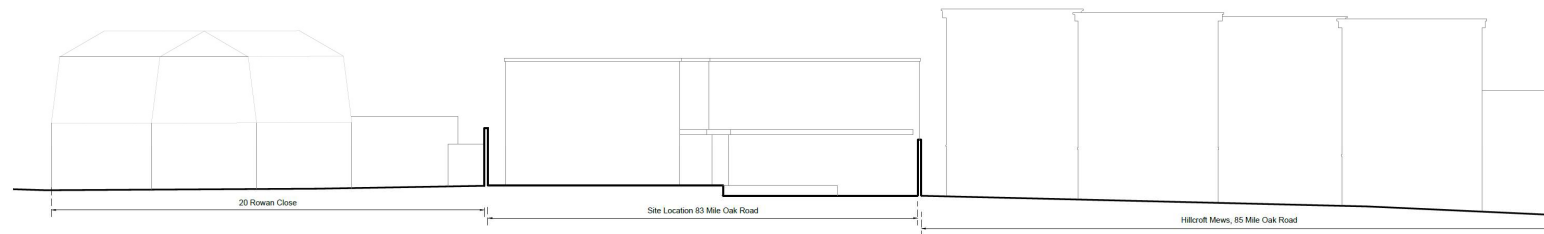
2021/0021-05 A



Contextual Elevations



Existing Contextual Elevation
Scale 1:100 @A1 / 1:200@A3



Proposed Contextual Elevation
Scale 1:100 @A1 / 1:200@A3

Scale in Meters 0 2.5 5 7.5 10

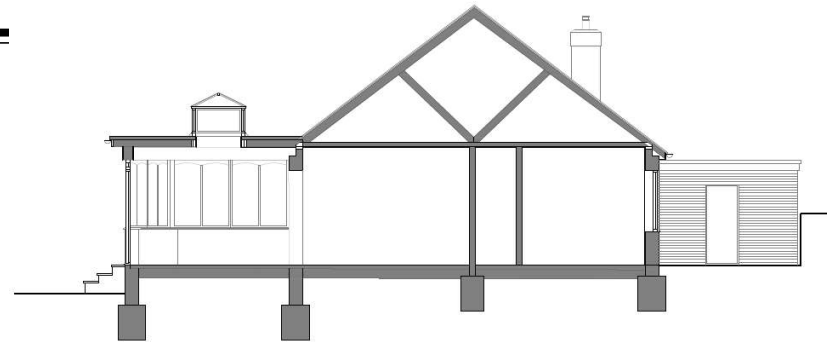
2021/0021-02 A

Existing Site Section(s)

13



Existing Section A-A
Scale 1:100 @A1 / 1:200@A3



Existing Section B-B
Scale 1:100 @A1 / 1:200@A3



2021/0021-03 A

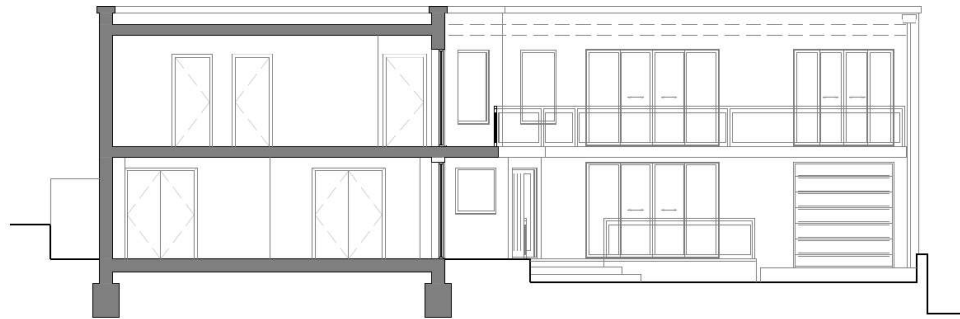


Proposed Site Section(s)

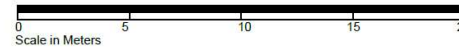
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Proposed Section B-B
Scale 1:100 @A1 / 1:200@A3



Proposed Section A-A
Scale 1:100 @A1 / 1:200@A3



2021/0021-04 A



Proposed Visual(s)



Proposed Front Visual 1

2021/0021-05 A



Proposed Visual(s)



Proposed Rear Visual 1

2021/0021-05 A



Proposed Visual(s)



Proposed Rear Visual 2

2021/0021-05 A

Key Considerations in the Application

- Principle of proposal: fall-back position – app BH2020/02316 for two dwellings on the site with similar built form to that proposed
- Impact on appearance and character of the application property, streetscene and wider area
- Impact on amenities of adjacent occupiers

Conclusion and Planning Balance

- Proposal not considered to be harm visual character and appearance of the host property, streetscene or wider streetscene
- Some increase in overshadowing of neighbours to north, but not significant, particularly relative to extant consent.
- Conditions are proposed to protect against overlooking.
- **Recommendation: Approve**



