

PLANNING COMMITTEE ADDENDUM Item C Presentation

2.00PM, WEDNESDAY, 6 APRIL 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
C	BH2021/02805 - Land to the Rear of 28-30 Longhill Road - Full Planning	1 - 18

Land To The Rear Of 28-30 Longhill Road

BH2021/02805

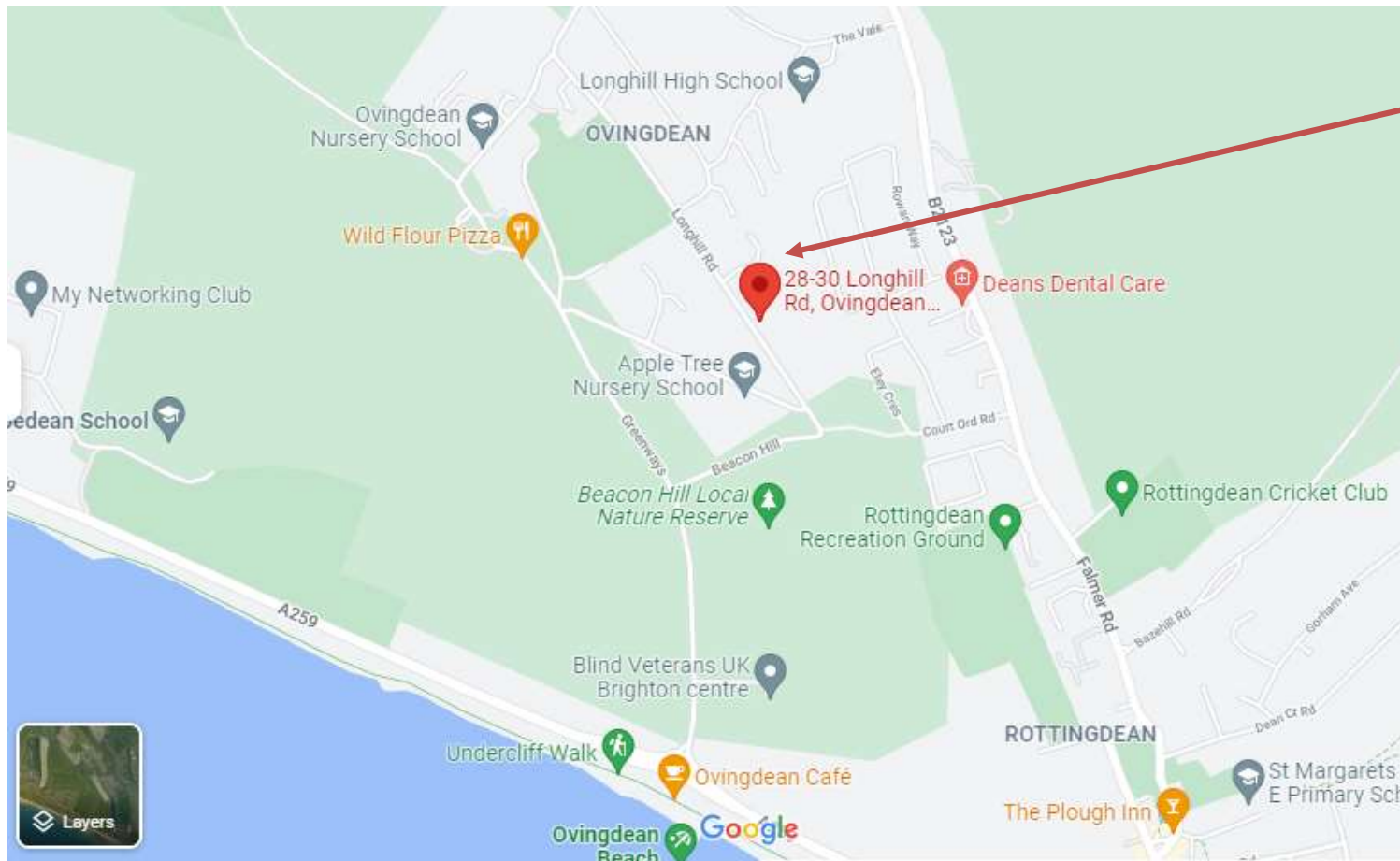


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City Council

Application Description

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

Map of application site



Application Site

Existing Location Plan



4

A.01 A

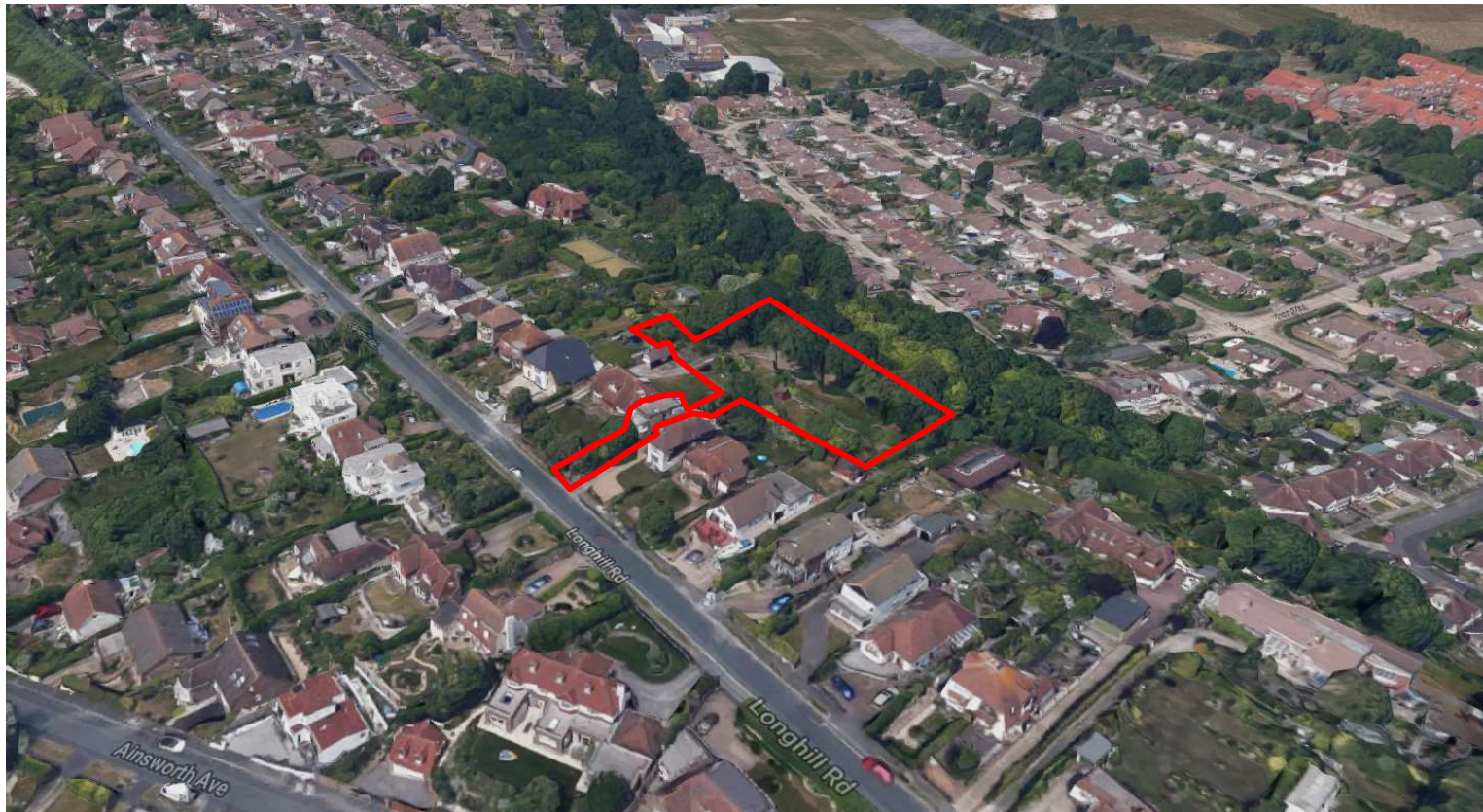


Aerial photo(s) of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

From Longhill Road showing site access

No.28

No.26



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Other photo(s) of site



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 photos of site



Taken within the site looking south



Taken within the site looking south east

Photo of the site



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Proposed Site Plan



Approved scheme BH2020/02835 March 2021



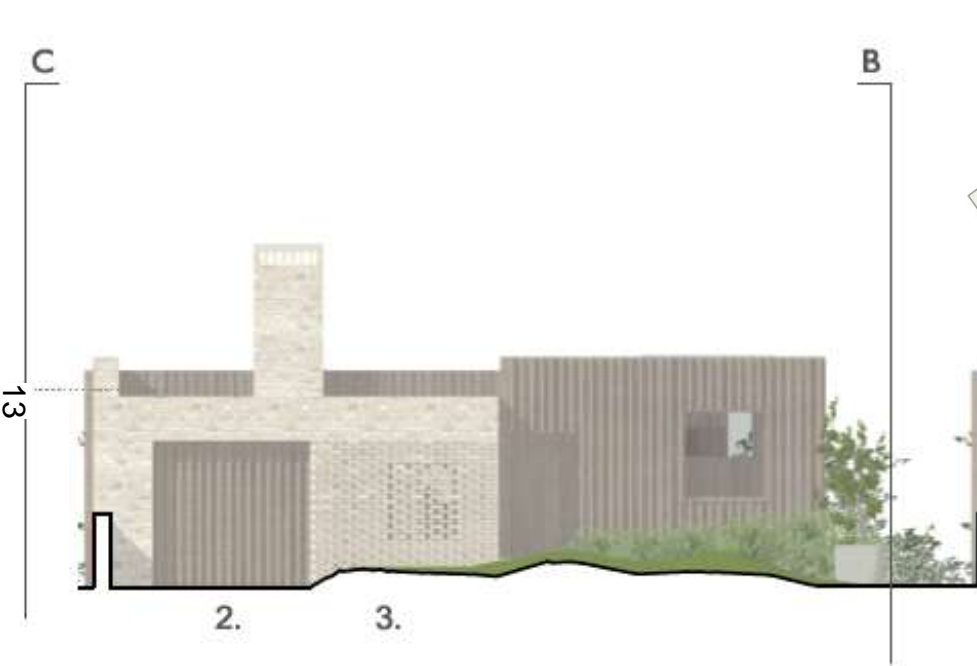
Currently proposed site plan

A.02

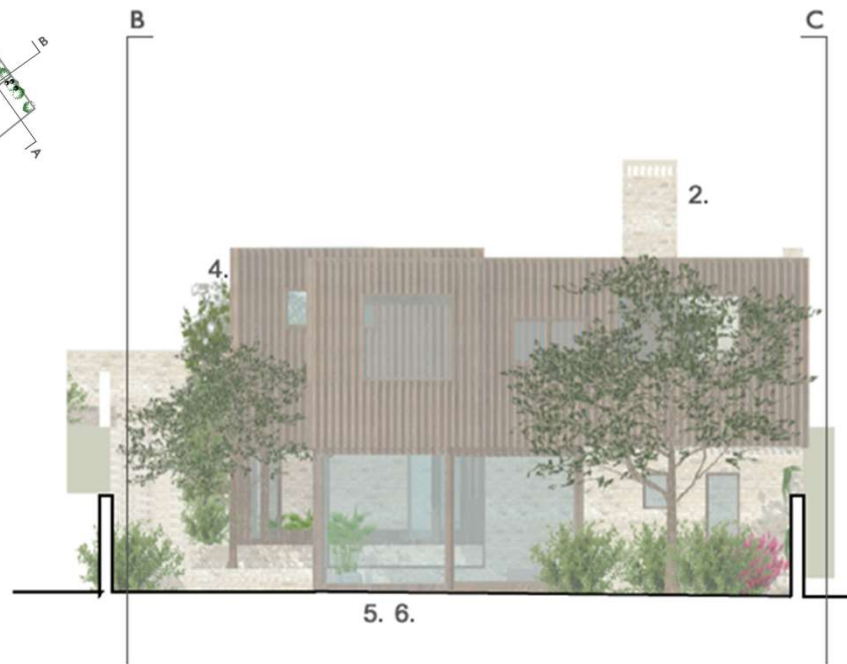
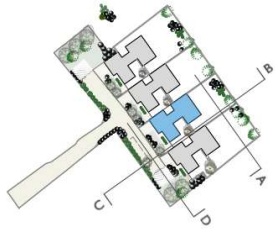
Contextual Elevation of approved application BH2020/02835



Proposed Front and rear elevation



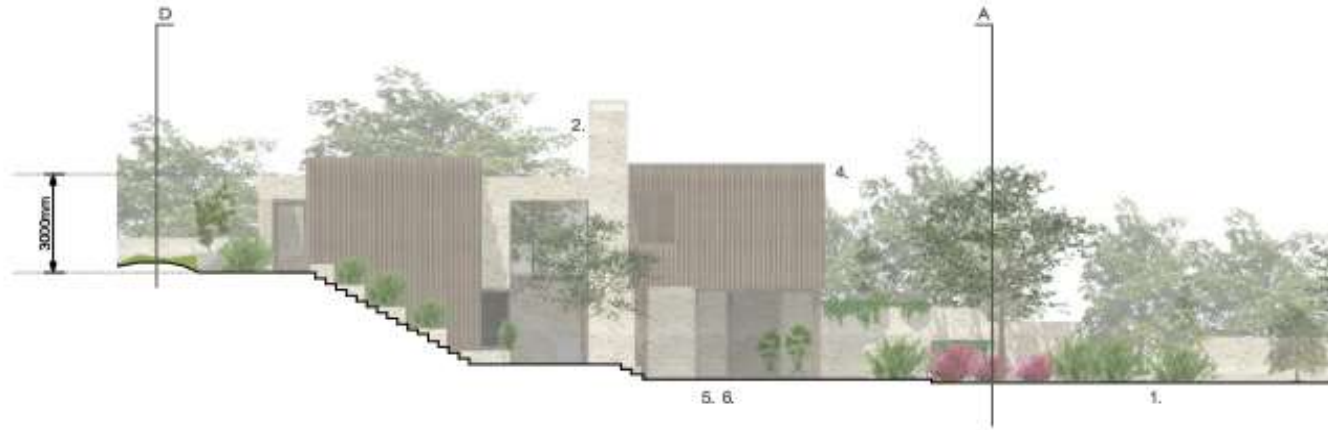
SECTION D - SOUTH WEST (FRONT) ELEVATION



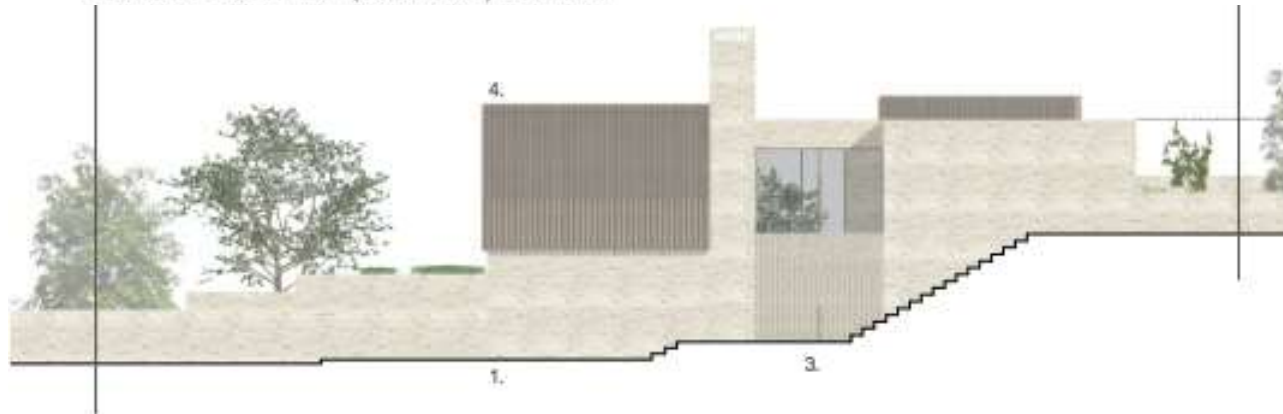
SECTION A - NORTH EAST (REAR) ELEVATION

A.05 A

Proposed side elevations



SECTION B - SOUTH EAST (COURTYARD) ELEVATION



SECTION C - NORTH WEST ELEVATION

Proposed floor plans



Key Considerations in the Application

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

Conclusion and Planning Balance

- Extant permission for the construction of four detached dwellings (BH2020/02835) 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**

