

**Avon Court,  
12 Dallington Road  
BH2020/00325**



**Brighton & Hove  
City Council**

# Application Description

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Planning permission is sought for the raising of ridge height involving a new roof construction, together with two front dormers and three rear roof extensions to form an additional two bedroom dwelling (Use Class C3).



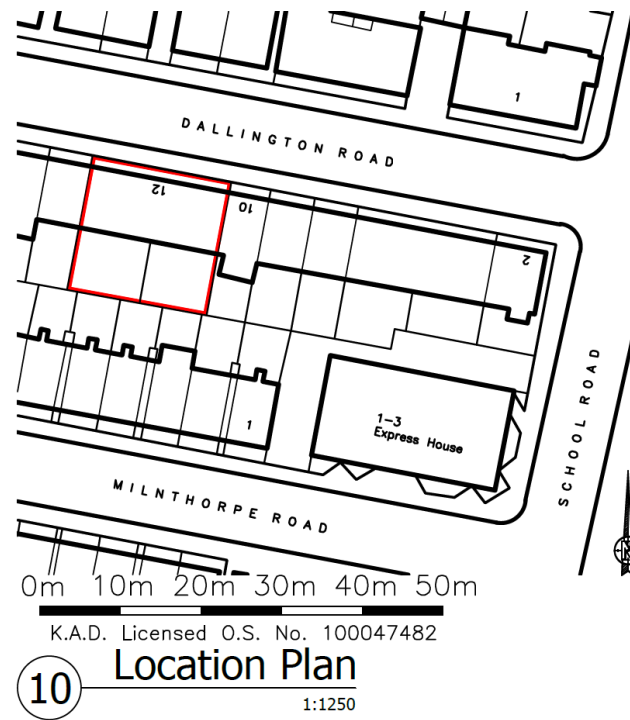
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# Map of application site



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# Existing Location Plan

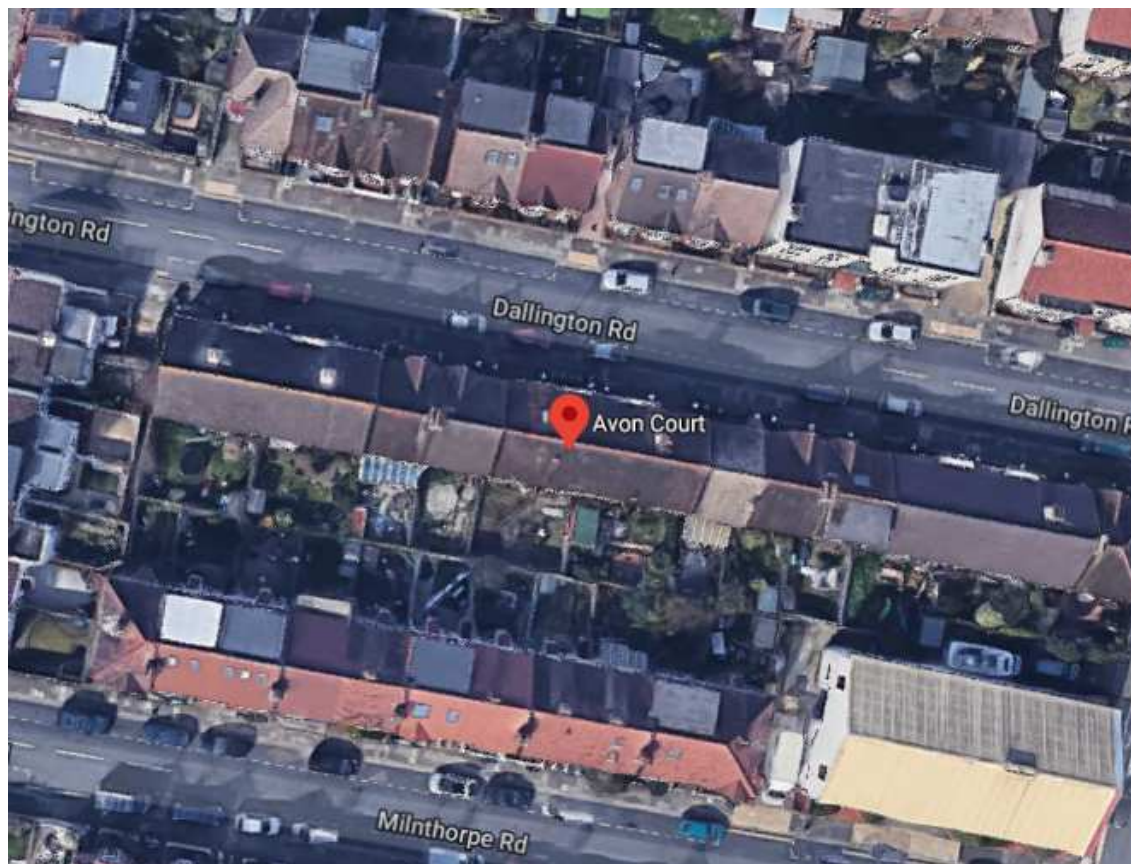


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# Aerial photo of site



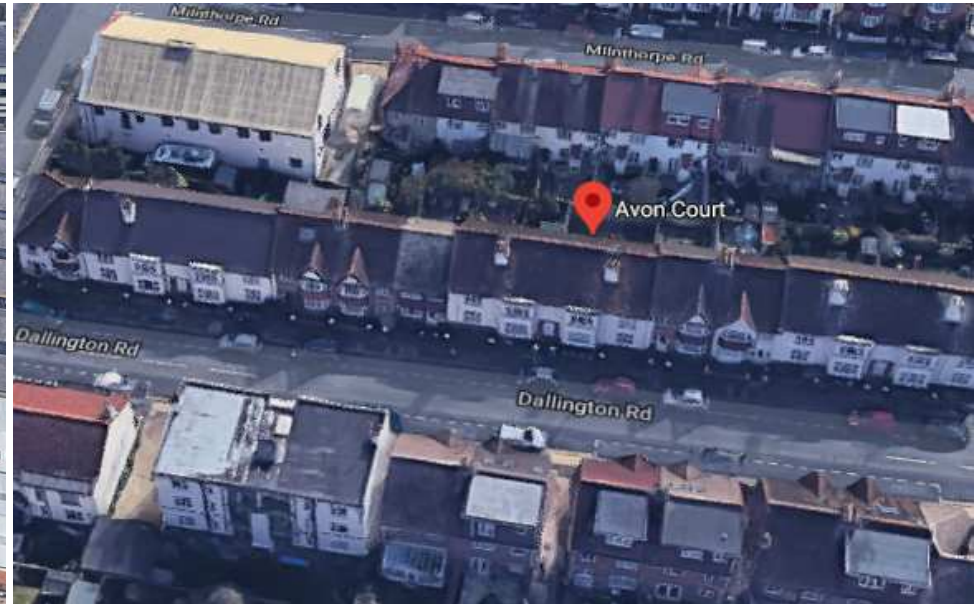
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# 3D Aerial photos of site



Rear



Front

# Street photos of site

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# Street photos of site





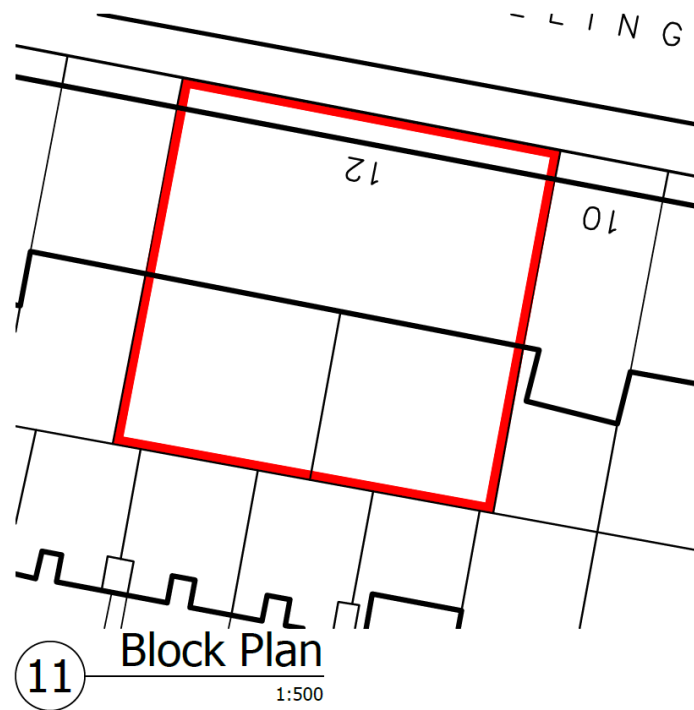
# Photos of rear of site from street



# Photos of rear of site from street



# Existing Block Plan



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# Proposed Front Elevation



- 1. Clay tiles
  - 2. Tile hanging
  - 3. White uPVC windows
  - 4. White uPVC fascias
  - 5. Render
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- F Front dormer 30/03/20 TKP revised
  - E Ridge 20/03/20 TKP revised
  - D Areas & dormers 19/03/20 TKP revised
  - C Areas & dormers 12/03/20 TKP revised
  - B Reduction to 30/01/20 TKP 1no. flat and revisions to roof
  - A Bins/bikes 24/10/19 TKP

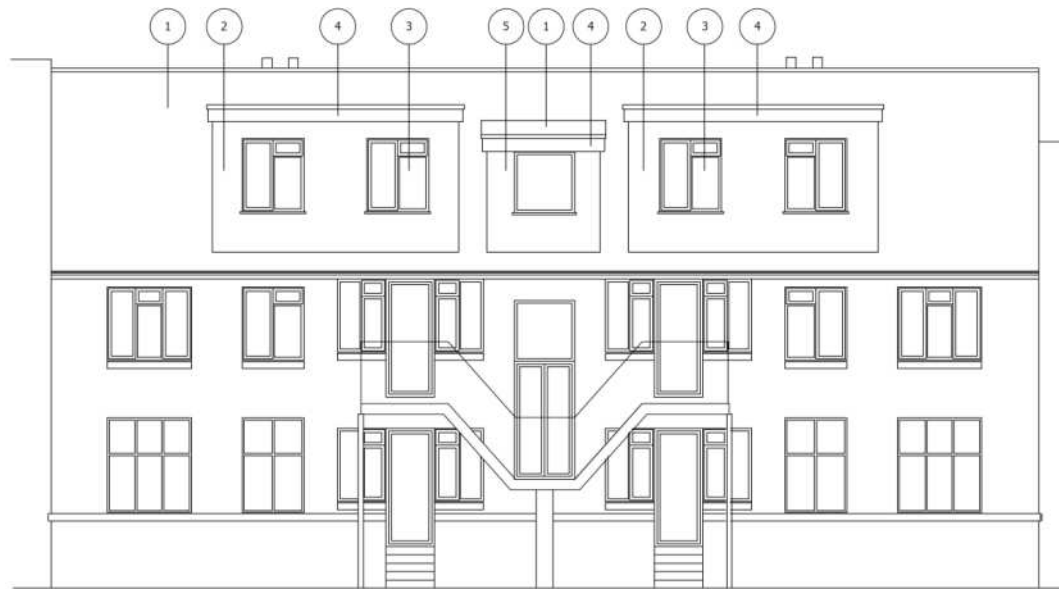
9 Proposed Front Elevation  
Scale: 1:100

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# Proposed Rear Elevation



- 1. Clay tiles
  - 2. Tile hanging
  - 3. White uPVC windows
  - 4. White uPVC fascias
  - 5. Render
- F Front dormer 30/03/20 TKP revised
  - E Ridge 20/03/20 TKP revised
  - D Areas & dormers 19/03/20 TKP revised
  - C Areas & dormers 12/03/20 TKP revised
  - B Reduction to 30/01/20 TKP 1no. flat and revisions to roof
  - A Bins/bikes 24/10/19 TKP

8 Proposed Rear Elevation  
Scale: 1:100

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# Existing and Proposed Streetscenes



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# Key Considerations in the Application

- The principle of development
- The scale, appropriateness and external appearance of the extensions and raised ridge height
- Overlooking of neighbouring properties from the windows within the extensions
- The standard of accommodation offered by the flat
- Car and cycle parking



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# Conclusion and Planning Balance

- Following revisions, the extensions are not considered to be incongruous within the surrounds area and are designed to fit in with and be adequately subordinate to Avon Court.
- No significant additional harm would be caused to neighbouring properties through overlooking or overshadowing.
- The new flat offers acceptable living conditions
- Parking permits would be restricted by condition and a cycle parking space is provided.
- As such, the development is considered to be acceptable and is recommended for approval.

