

13 Pembroke Crescent

BH2020/02557



**Brighton & Hove
City Council**

Application Description

- Erection of a single storey detached garden room outbuilding to rear.
(part-retrospective)



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Location Plan



01 SITE PLAN

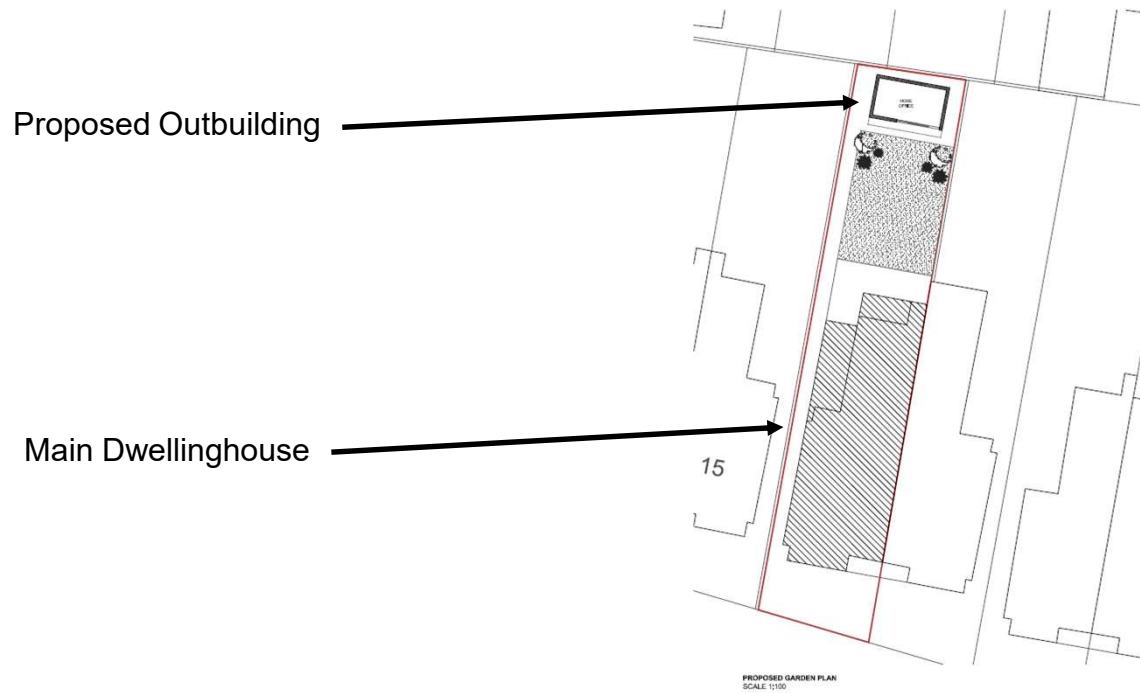
1:1250 25 50 75 100 125 m

3

001



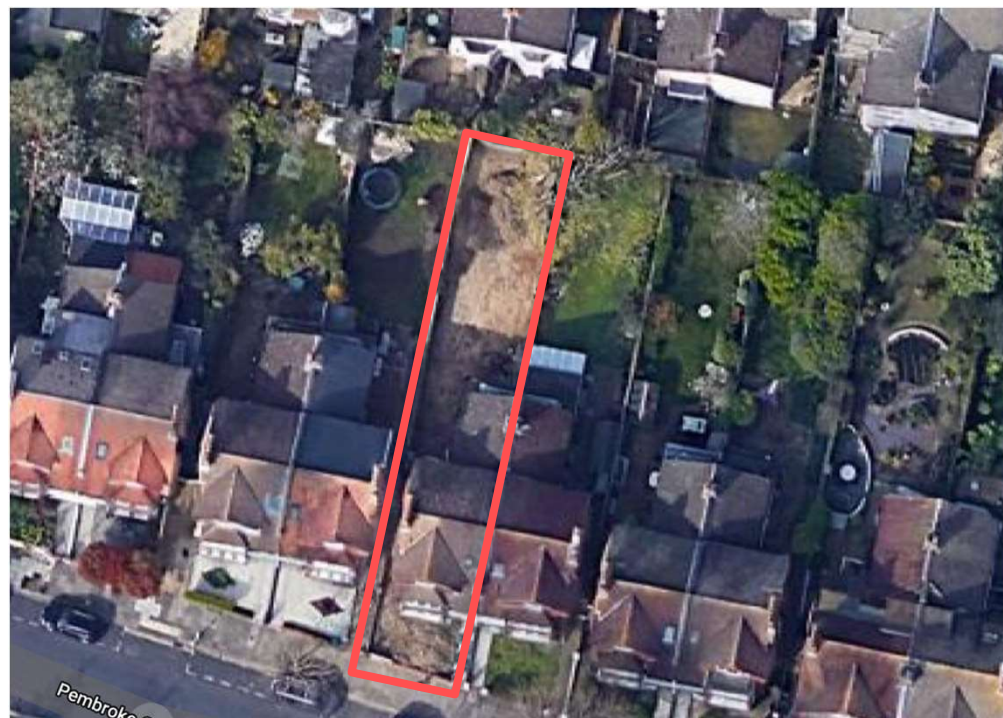
Map of application site



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Aerial photo(s) of site



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3D Aerial photo of site



Street photo(s) of site



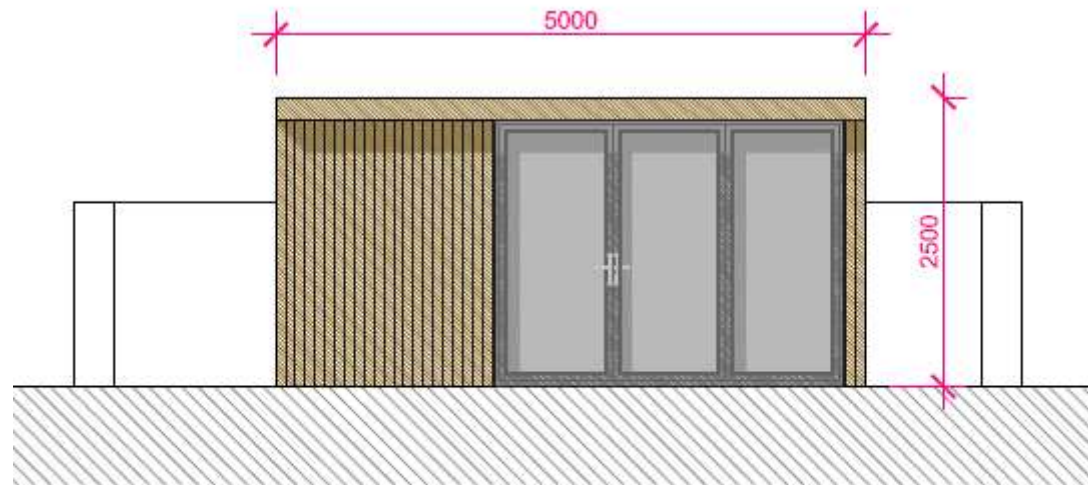
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Other photo(s) of site



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Proposed Front Elevation (facing garden/dwelling)



PROPOSED FRONT ELEVATION
SCALE 1:50

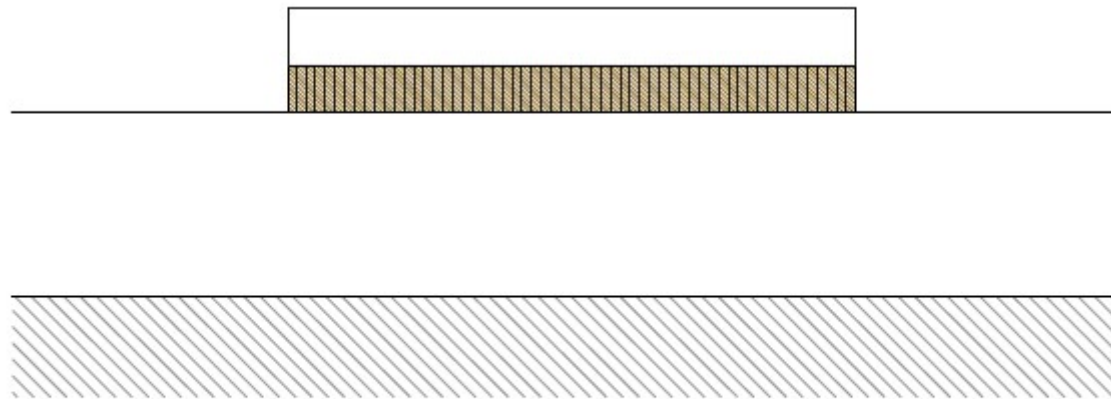


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ID



Proposed Rear Elevation (from neighbouring garden to north)



PROPOSED REAR ELEVATION
SCALE 1:50

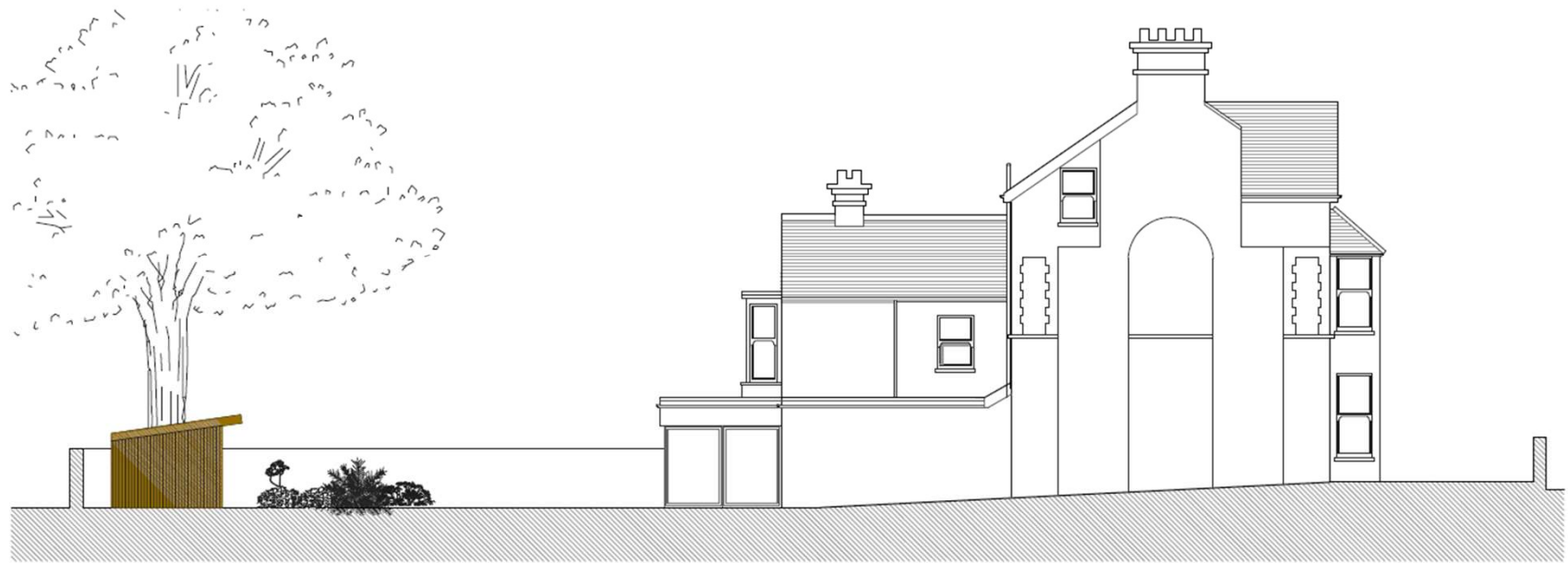


10

ID



Proposed Side Elevation



11

ID

Key Considerations in the Application

- Design and appearance of the outbuilding
- The potential impacts on the amenities of neighbouring residents
- The potential impact on the significance of the Pembroke & Princes conservation area



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Conclusion and Planning Balance

- No objections from Heritage or Arboriculture Officers.
- Design and scale of the outbuilding considered proportionate to host site, not highly visible from public realm.
- Outbuilding not considered to cause any significant harm to amenities of neighbours, either in terms of loss of light or loss of privacy.

Recommendation: **Approve**

