

83 Mile Oak Road

BH2020/02316



**Brighton & Hove
City Council**

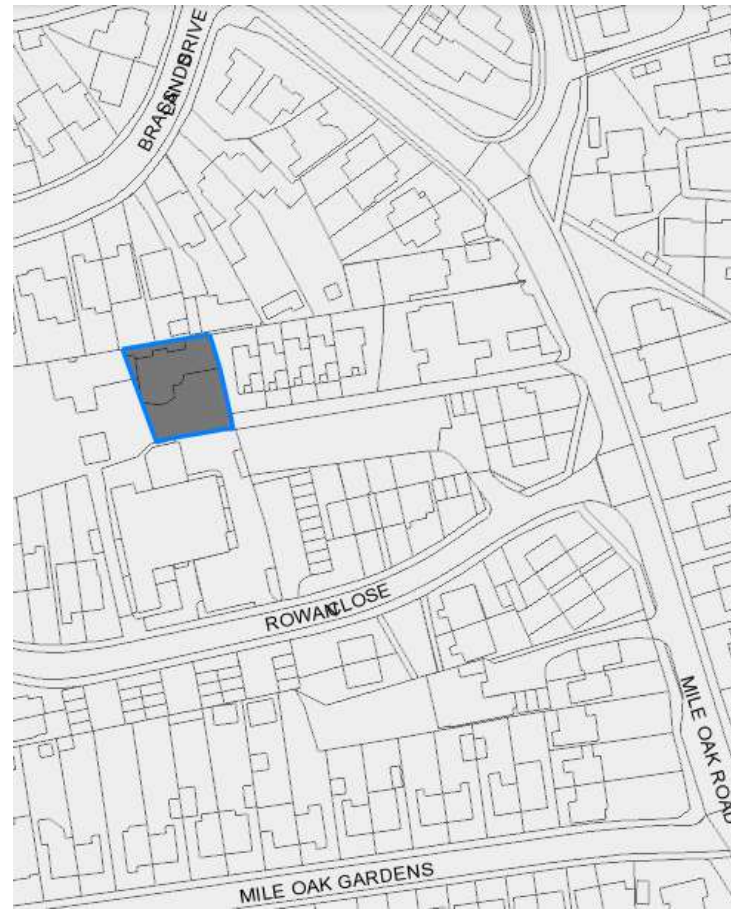
Application Description

- Outline application with all matters reserved for demolition of existing dwelling and erection of 2no two storey, three bedroom dwellinghouses (C3).

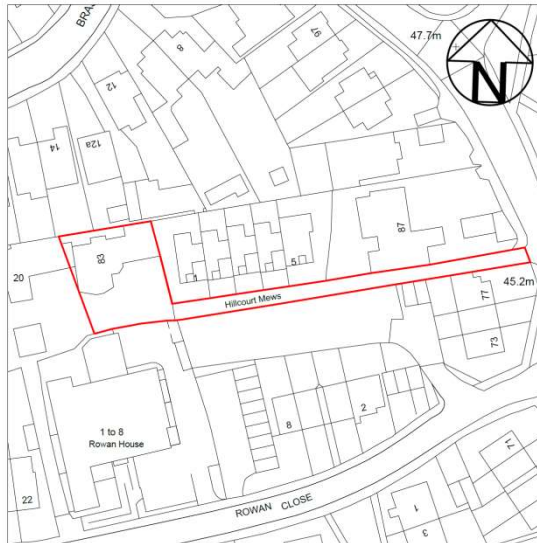


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Map of application site

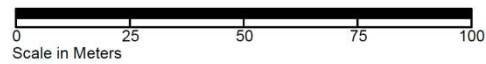


Existing Location Plan



Location Plan (Existing)

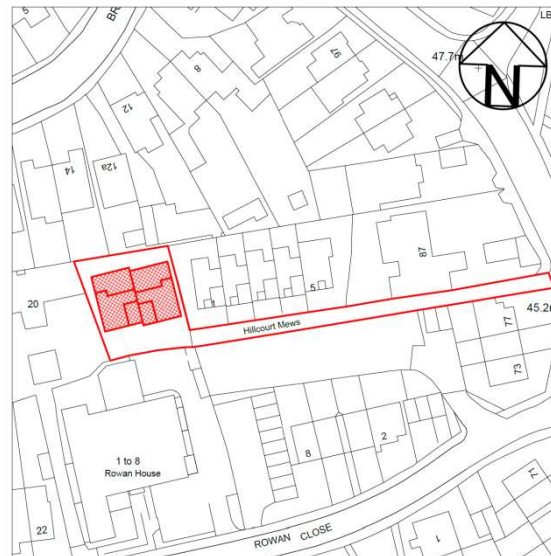
Scale 1:1250 @A3



2020/0013-01 A

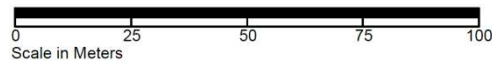


Proposed Location Plan



Location Plan (Proposed)

Scale 1:1250 @A3



2020/0013-01 A



Aerial photo of site



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3D Aerial photo of site



Street photos of site



Photos of rear of site



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Photos of entrance to site



Photos of entrance to site

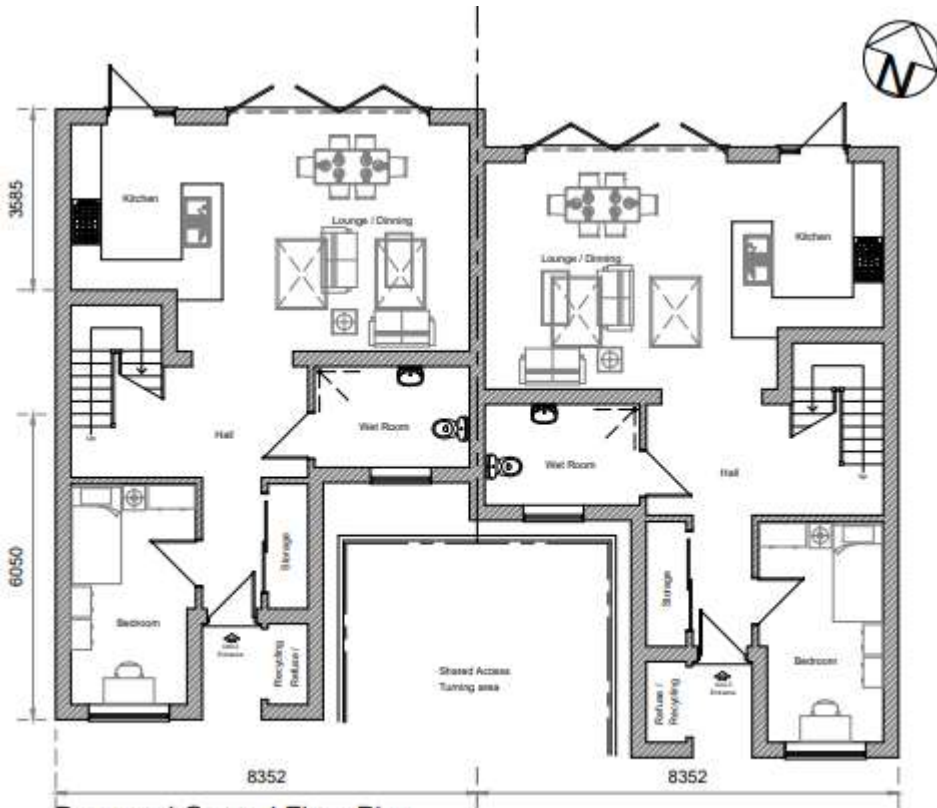


11

Photos of neighbouring development

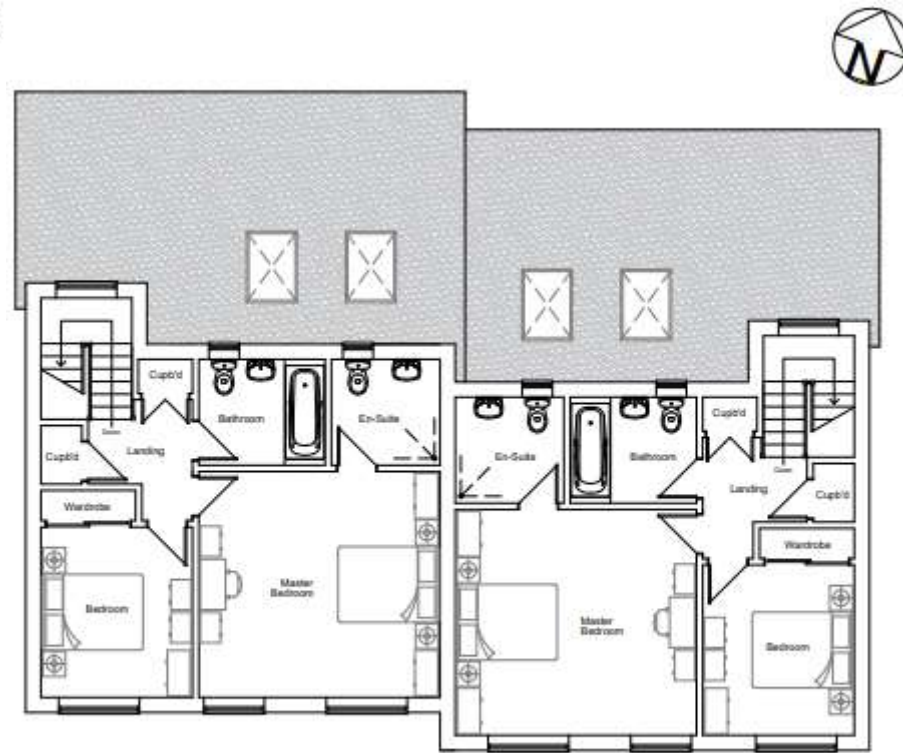


Proposed Floor Plans (Indicative)



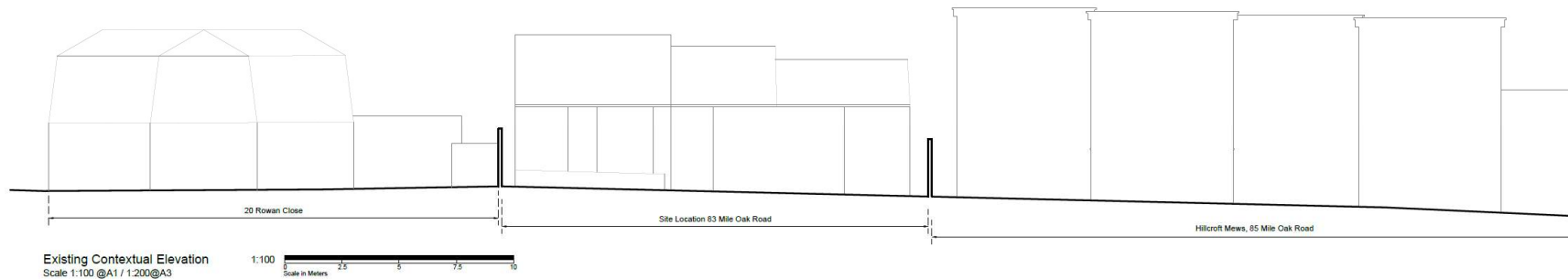
Proposed Ground Floor Plan
Scale 1:100 @A1 / 1:200@A3

2020/0013-04 B



Proposed First Floor Plan
Scale 1:100 @A1 / 1:200@A3

Contextual Existing Elevation



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

1:100
Scale in Meters 0 2.5 5 7.5 10

2020/0013-02 A

Contextual Proposed Elevation (Indicative)



15

2020/0013-02 A



Proposed Front Elevation (Indicative)



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

2020/0013-04 B

Proposed Rear Elevation (Indicative)



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

2020/0013-04 B

Key Considerations in the Application

- Principle of development;
- Character of the area;
- Access (albeit it is a reserved matter); and
- Neighbouring amenity.



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Conclusion and Planning Balance

- Two new family dwellinghouses provided;
- Appropriate density of development;
- No harm to character of the neighbourhood;
- Suitable scale and massing;
- No adverse impact on highways safety or on neighbouring amenity;
- Recommendation: **Approve**

