

7 Woodland Drive

BH2020/02285

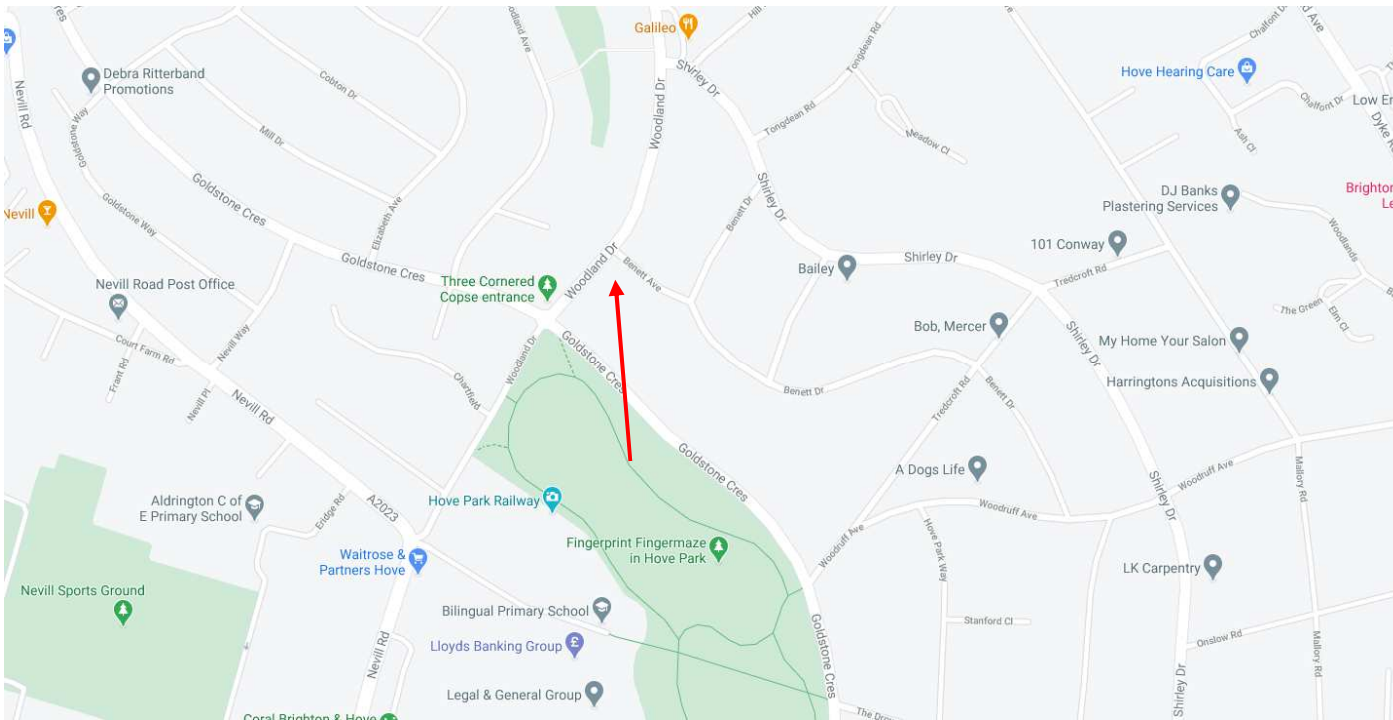


**Brighton & Hove
City Council**

Application Description

- Erection of 1no two bedroom detached house (C3) to rear of existing dwelling, incorporating new vehicular crossover and associated landscaping and parking.

Map of application site



Location Plan



1 Location Plan
Scale: 1:1250



19036-001



Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



Street photo(s) of site



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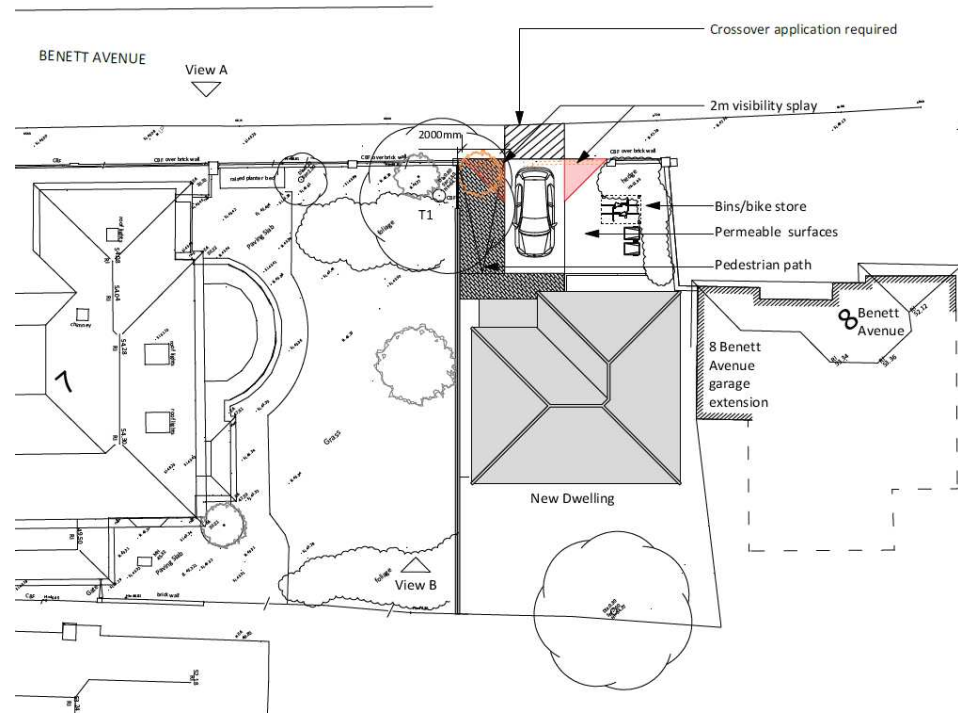
Street photo(s) of site



Proposed Block Plan



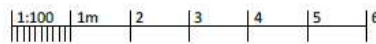
Proposed Site Plan



Proposed Front and Rear Elevations



1 Proposed Front Elevation
Scale: 1:100



2 Proposed Rear Elevation
Scale: 1:100

19036-006A

Proposed Side Elevations

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4 Proposed Side Elevation
Scale: 1:100



3 Proposed Side Elevation
Scale: 1:100

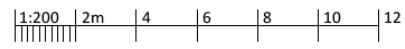
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Proposed Contextual Front Elevation



1 Proposed Elevation A
Scale: 1:200

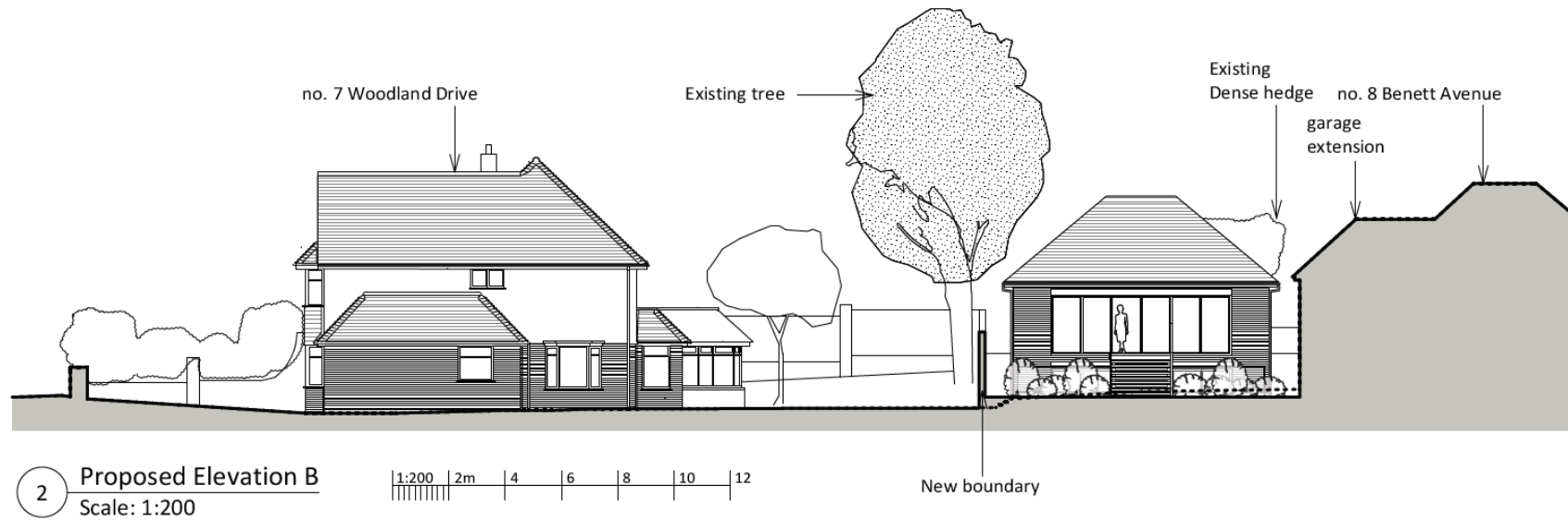


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Proposed Contextual Rear Elevation



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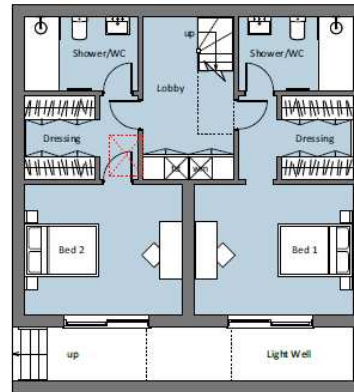
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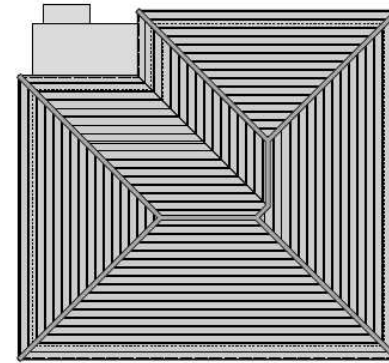
Proposed Plans



1 Proposed Ground Floor Plan
Scale: 1:100



2 Proposed Lower Ground Floor Plan
Scale: 1:100



3 Proposed Roof Plan
Scale: 1:100

Key Considerations in the Application

- Principle of development
- Previous appeal decision
- Provision of an additional dwelling
- Design and appearance
- Impact on neighbouring amenity
- Standard of accommodation
- Arboriculture
- Sustainable transport



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Conclusion and Planning Balance

- Principle of development considered acceptable on balance, in view of previous appeal decision and the need for additional housing.
- Proposed design considered acceptable and to have responded positively to the previous refused applications and dismissed appeal.
- No significant concerns regarding impact on neighbouring amenity and standard of accommodation to be provided.
- Concerns regarding the impact on the protected tree just outside the site can be satisfactorily addressed through the recommended conditions.
- Transport impact considered acceptable.
- **The proposal is therefore recommended for approval.**