

# Garages, Dunster Close

**BH2020/00673**



**Brighton & Hove  
City Council**

# Application Description

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- **Erection of 2no semi-detached dwellings (C3) comprising of 1no. two bedroom house and 1no. three bedroom house.**

# Existing Location Plan



3

2005\_GA\_001



# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Street photo(s) of site

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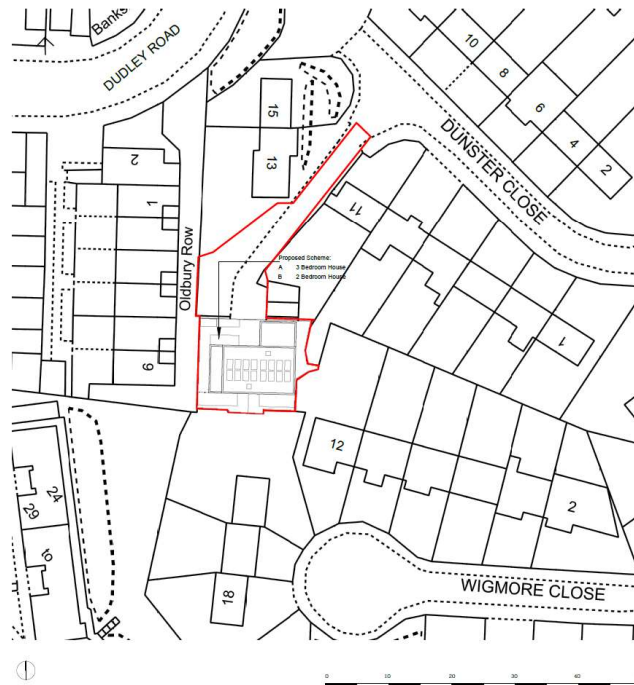
# Other photo(s) of site

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# Proposed Block Plan



8

ID





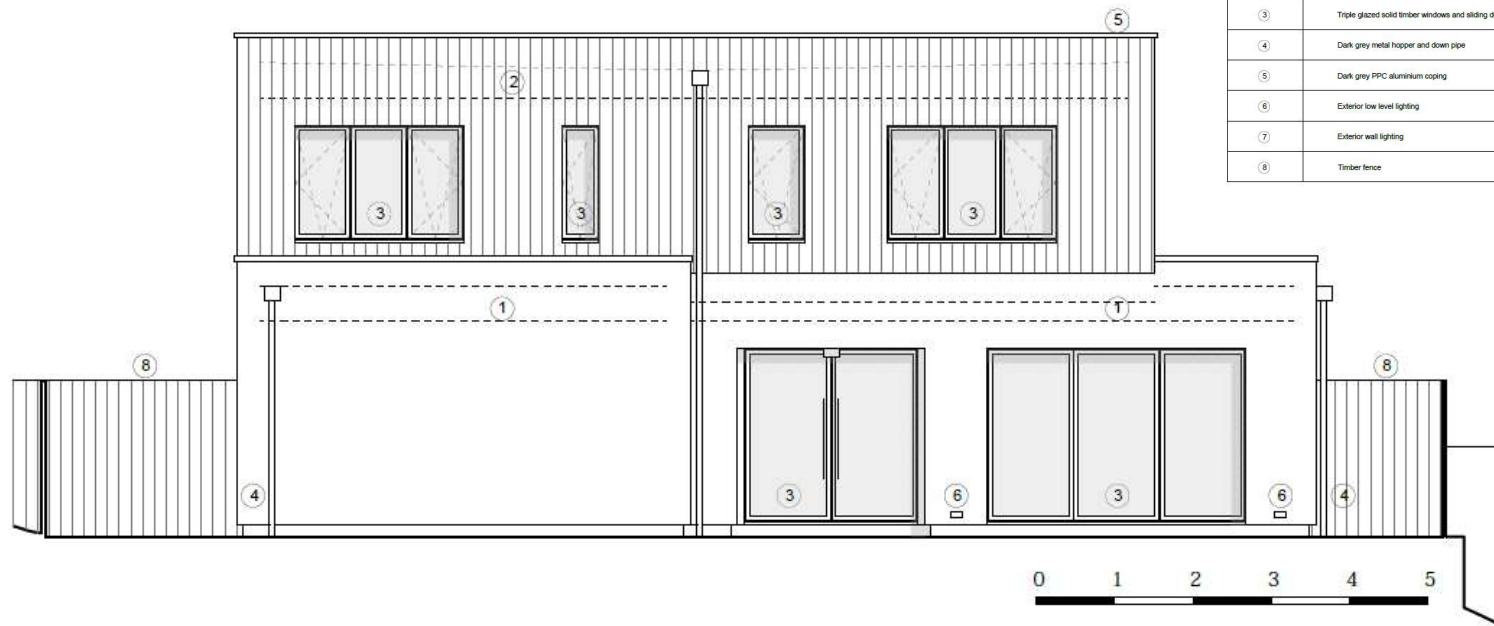
# **Number of units**

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- **1no. two bedroom house**
- **1no. three bedroom house**

# Proposed Front (northern) Elevation

①	Light grey external render finish to ground floor
②	External timber cladding to first floor [ Siberian Larch ]
③	Triple glazed solid timber windows and sliding doors [ 1478 Europa profile window/door ]
④	Dark grey metal hopper and down pipe
⑤	Dark grey PPC aluminium coping
⑥	Exterior low level lighting
⑦	Exterior wall lighting
⑧	Timber fence

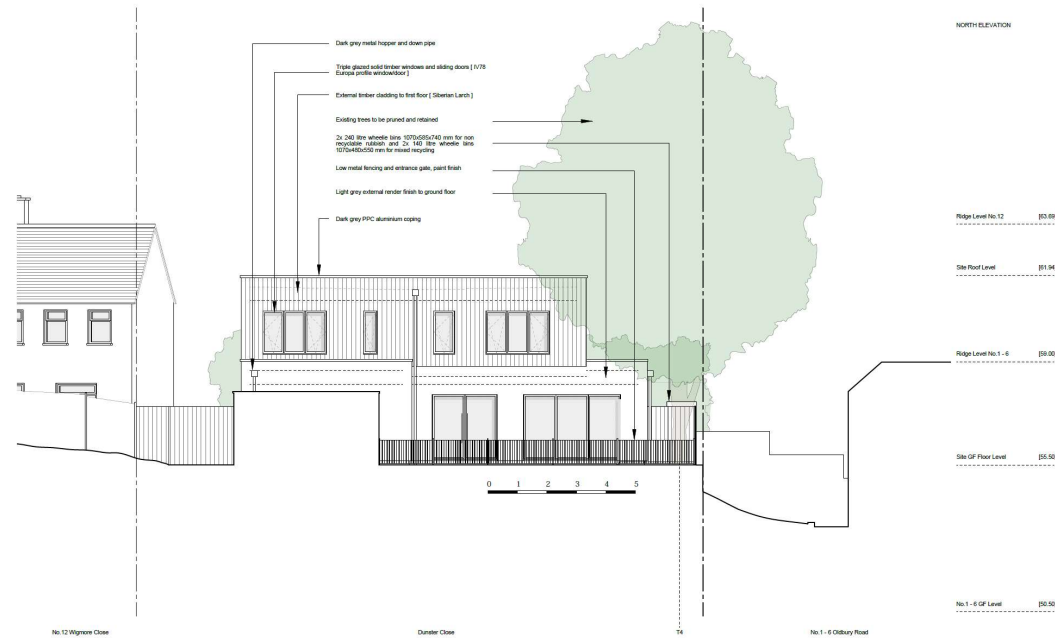


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2005\_GA\_310



# Proposed Contextual Front Elevation

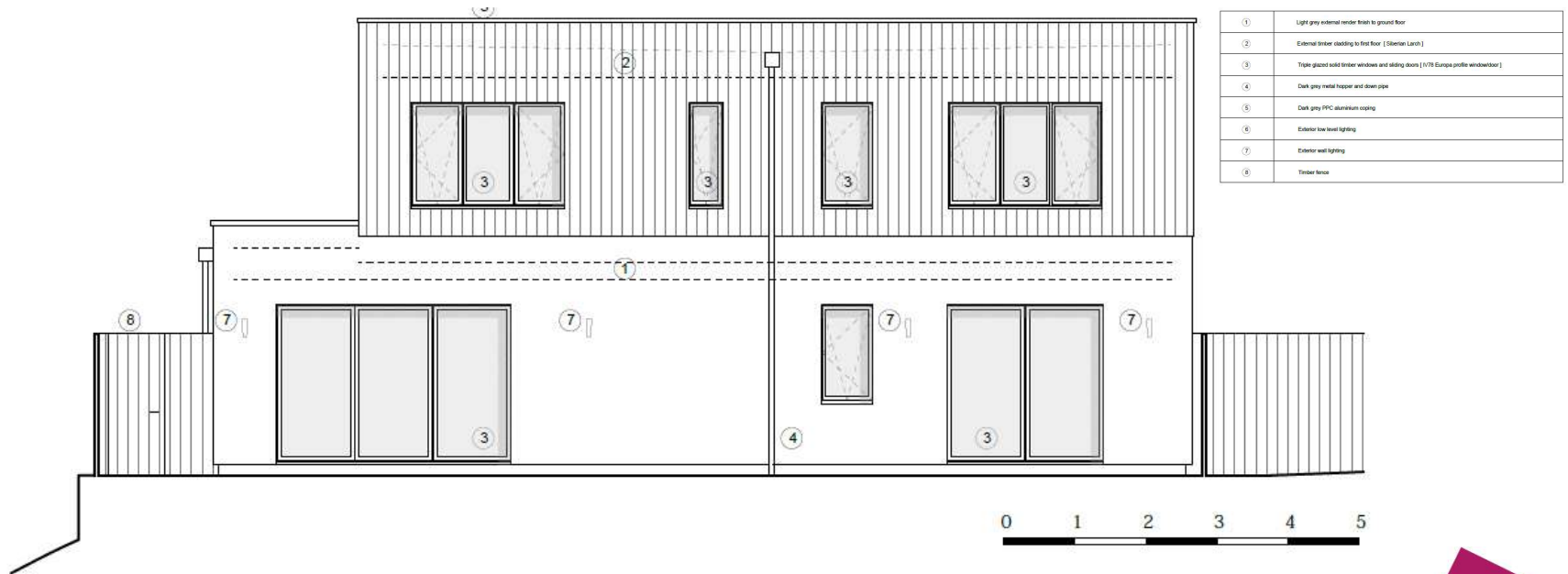


11

2005\_GA\_300



# Proposed Rear Elevation



12

2005\_GA-320



# Proposed Contextual Rear Elevation



13

2005\_GA-320



# Proposed Side Elevations

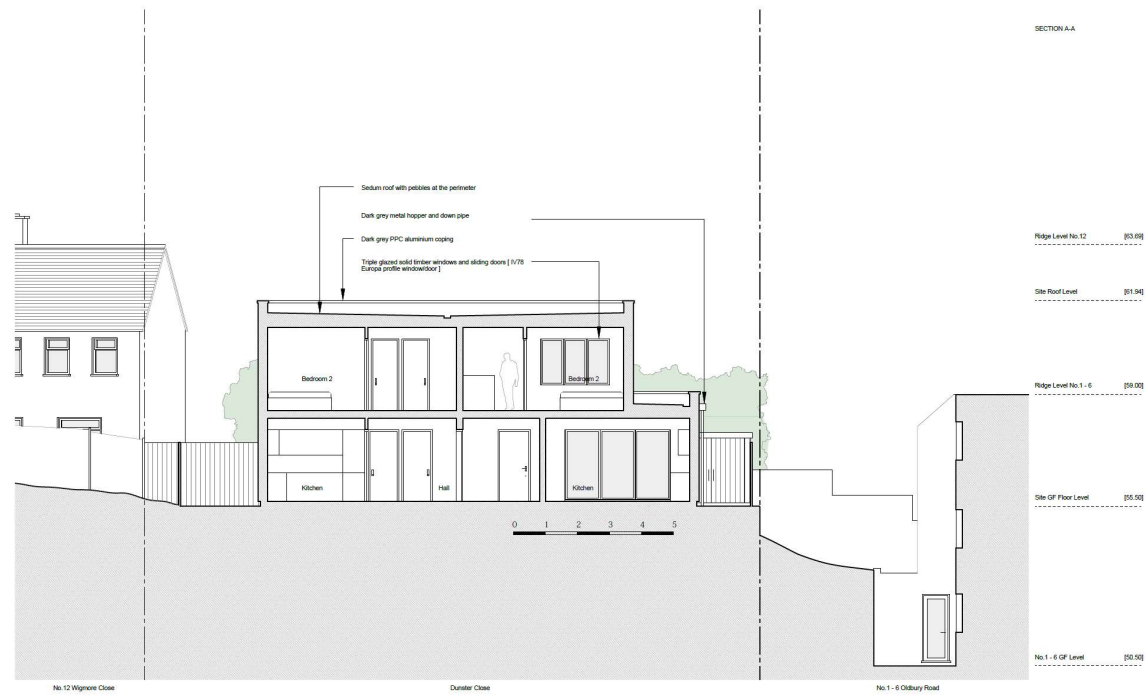


14

2005\_GA\_330, 2005\_GA\_340



# Proposed Site Section(s)

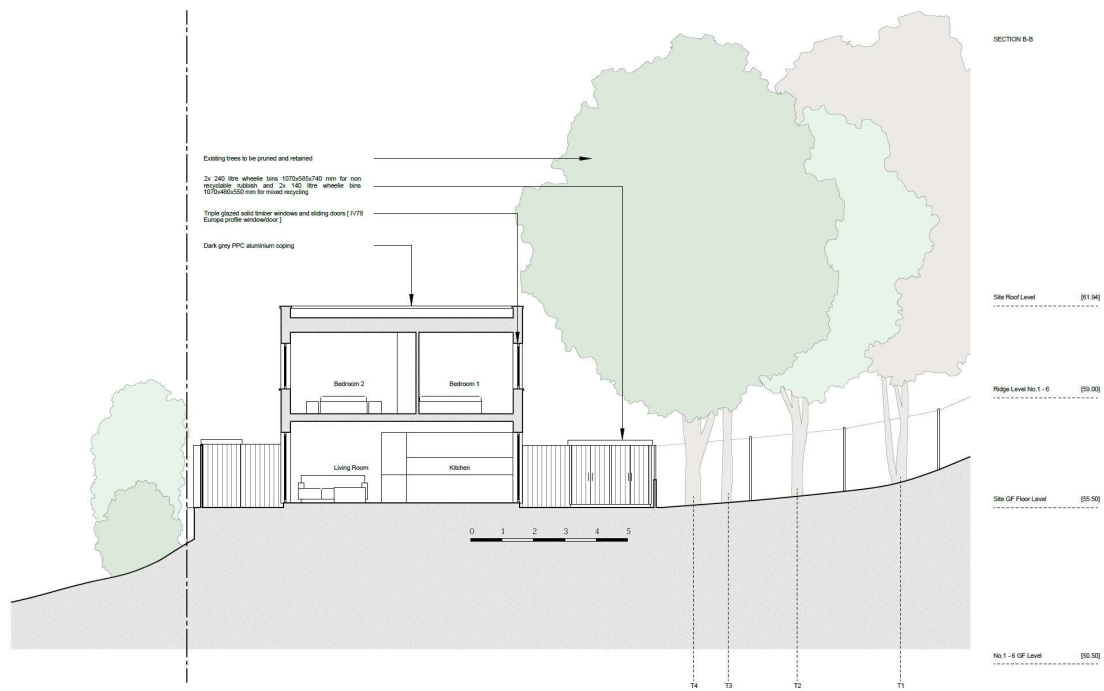


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2005\_GA\_200



# Proposed Site Section(s)





# Proposed Visual(s)

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Visualisation showing the proposed front elevation and inset entrance door. The low garden fence and gate is designed to provide a safe play area away from the drive where vehicle access is still required to the remaining garages belonging to No. 11 Dunster Close. However the driveway is part of the site with vegetable planters along the wide verge.



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# Massing Diagram

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# Key Considerations in the Application

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



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# Conclusion and Planning Balance

- Great weight given to unmet housing need.
- Proposal aims to provide homes for those on low incomes, but would be agreed with Brighton & Hove City Council as landowner outside of the planning process.
- No on-site parking provided - could result in overspill parking on local roads including Dunster Close, but considered acceptable in terms of highway capacity and road safety.
- Site is constrained, degree of impact on neighbouring properties, but considered acceptable.



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# Conclusion and Planning Balance

- Benefits of the scheme, namely the provision of housing, considered to outweigh any negative impacts.
- Proposed development would comply with the NPPF, relevant policies within the City Plan Part One, the emerging policies in City Plan Part 2, and retained policies in the Brighton & Hove Local Plan 2005.
- **Recommend Approval.**

