

1

# Land Adjoining 12 Dunster Close

**BH2020/00674**



**Brighton & Hove  
City Council**

# Application Description

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- **Erection of two storey building comprising 1no. semi-detached four bedroom house and 2no. one bedroom flats (C3).**



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# Existing Location Plan



3

2006\_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





# Number of units

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- 1no. 4 bedroom house
- 2no. 1 bedroom flats



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# Proposed Front Elevation



10

2006\_GA\_310



# Proposed Rear Elevation



2006\_GA\_320



# Proposed Side Elevations



# Proposed Contextual Front Elevation



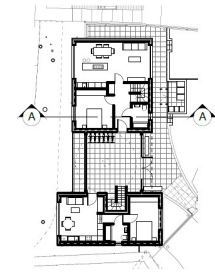
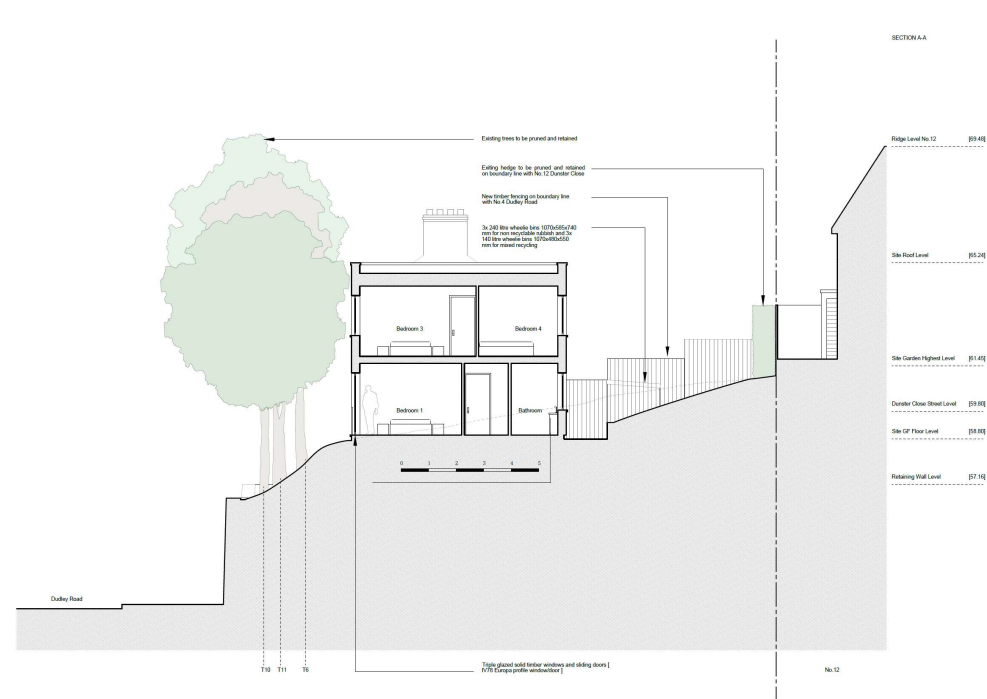
13

2006\_GA\_300



# Proposed Site Section(s)

14



2006\_GA\_200



# Proposed Visual(s)

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Visualisation showing the proposed front elevation as viewed from Dunster Close. The low garden fence and gate is designed to provide a safe play area away from traffic turning at the end of Dunster Close cul-de-sac whilst retaining the existing feel of open green space and the view of the trees over the proposed building.

# 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
- Sewerage



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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

- Loss of seven sycamore trees would have an impact on visual amenity not considered worthy of a Tree Preservation Order, habitat can be recreated.
- 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.**