

74A Hollingbury Road

BH2020/03549

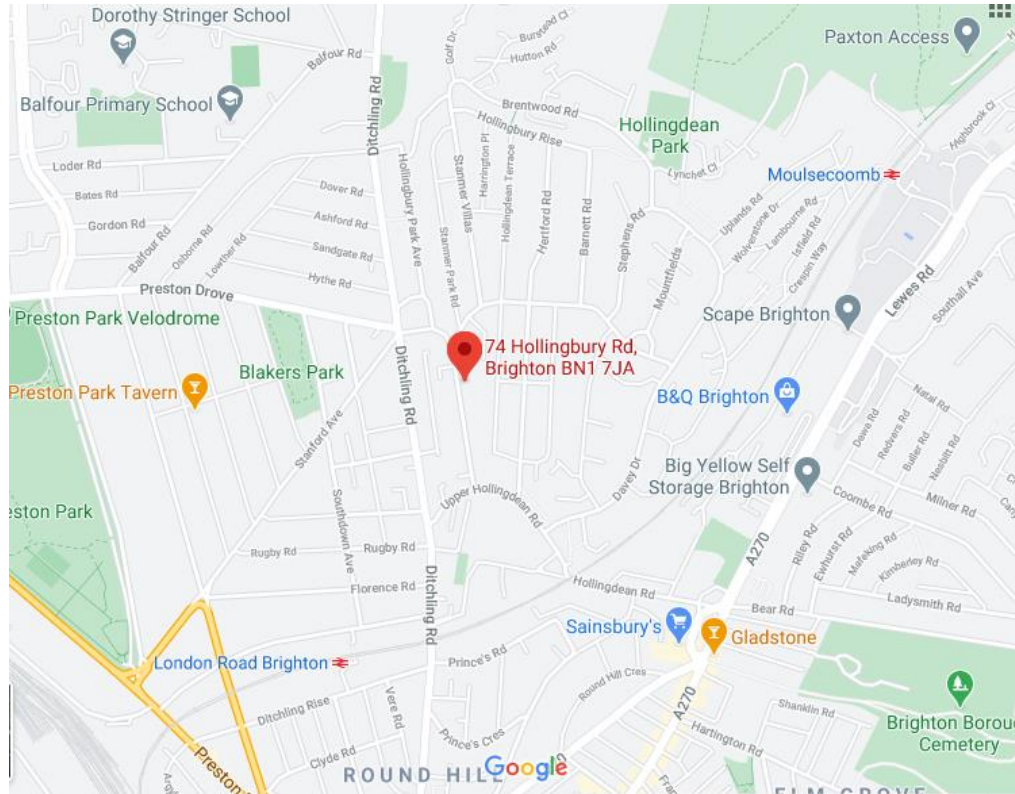


Brighton & Hove
City Council

Application Description

- Demolition of the existing dwelling and double garage and erection of 4no four bedroom split-level houses (C3) and associated works.

Map of application site



Existing Location Plan



4

001C

Aerial photo(s) of site



3D Aerial photo of site



Photos of site



View from the top of the existing access road (Hollingbury Road)



View from site up the access road towards the rear of Hollingbury Road

Other photos of site



View of the existing dwelling from the south at Mid-terrace garden level



Views towards No.68A to the south

Photos to the rear of the site



Photos from within the site overlooking Hollingdean Terrace

Proposed Block Plan



10

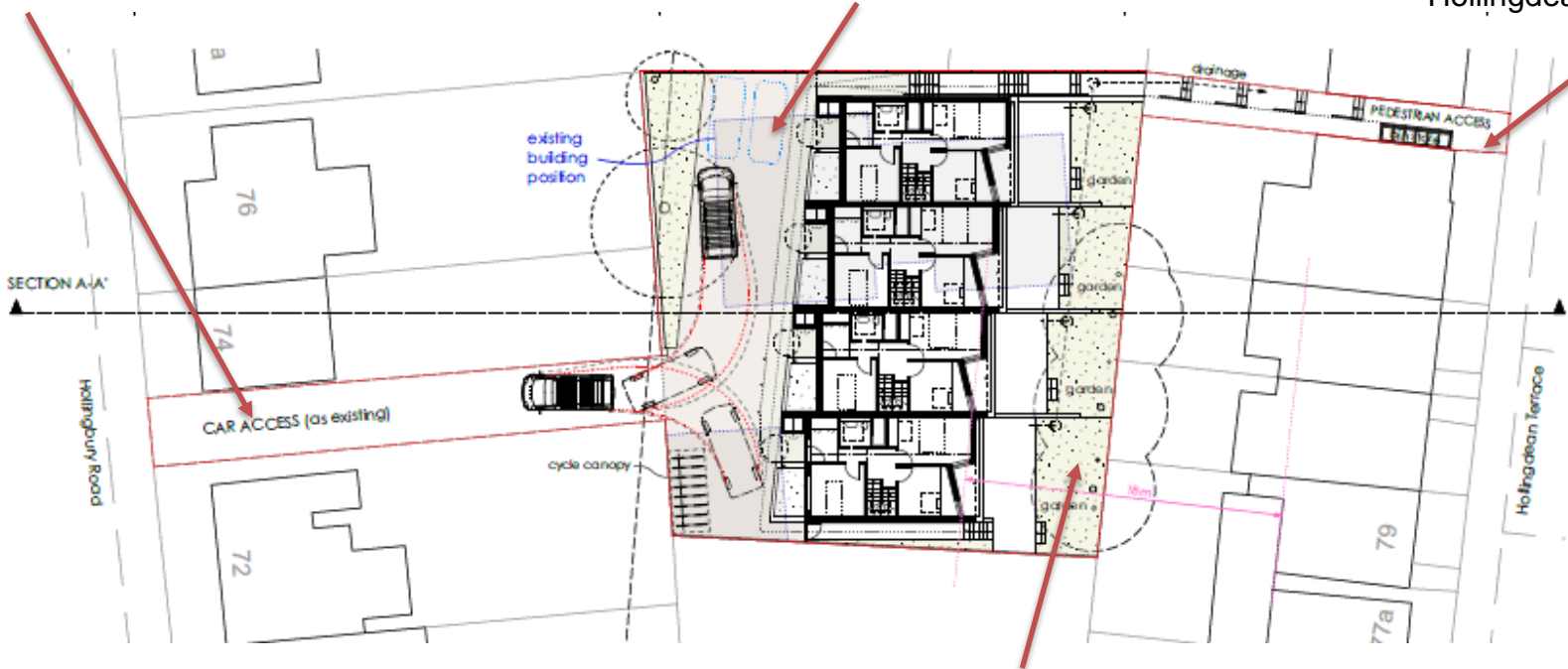
001C

Proposed site plan

Vehicle access as existing

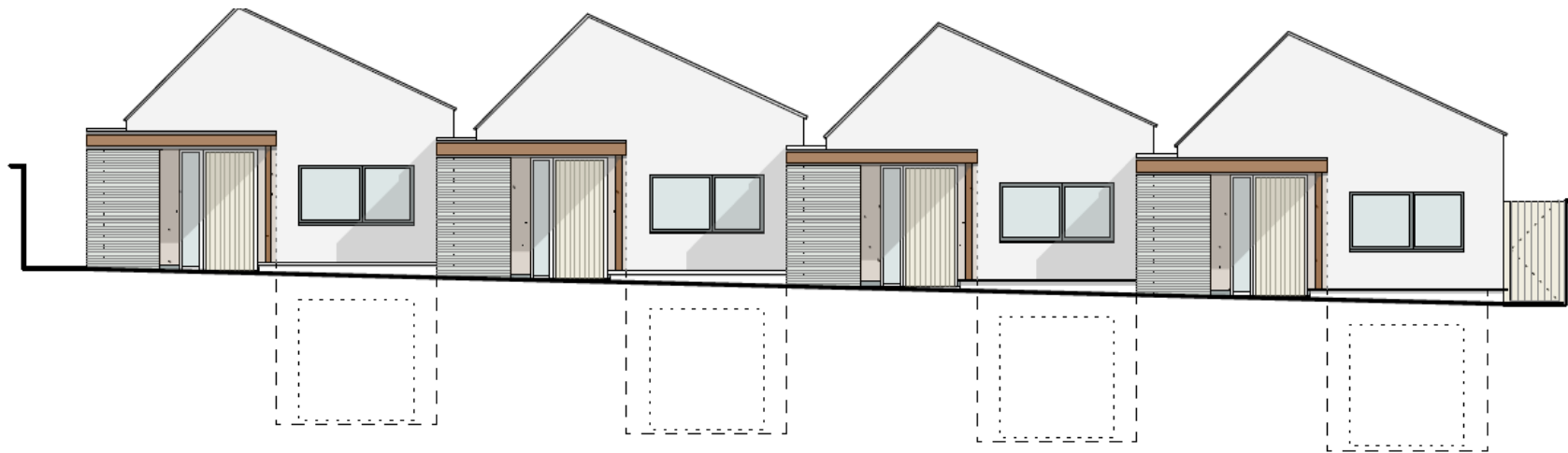
Off-street parking for two vehicles only

Designated pedestrian access route from Hollingdean Terrace

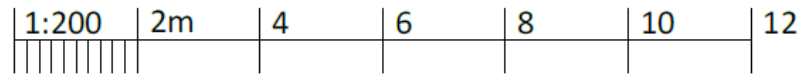


Mature trees to be retained on site

Proposed Front Elevation



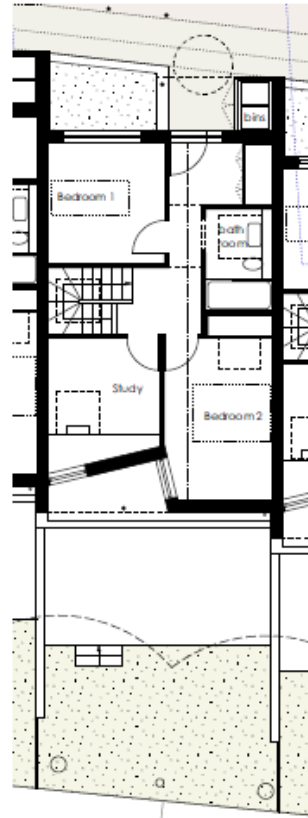
Proposed Front Elevation (West Facing)



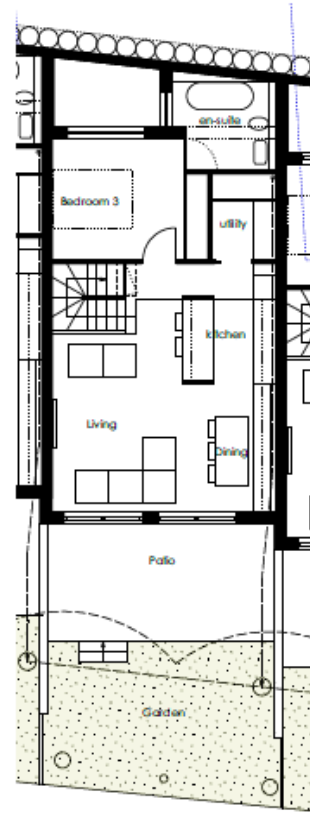
Proposed Rear Elevation



Proposed floor plans

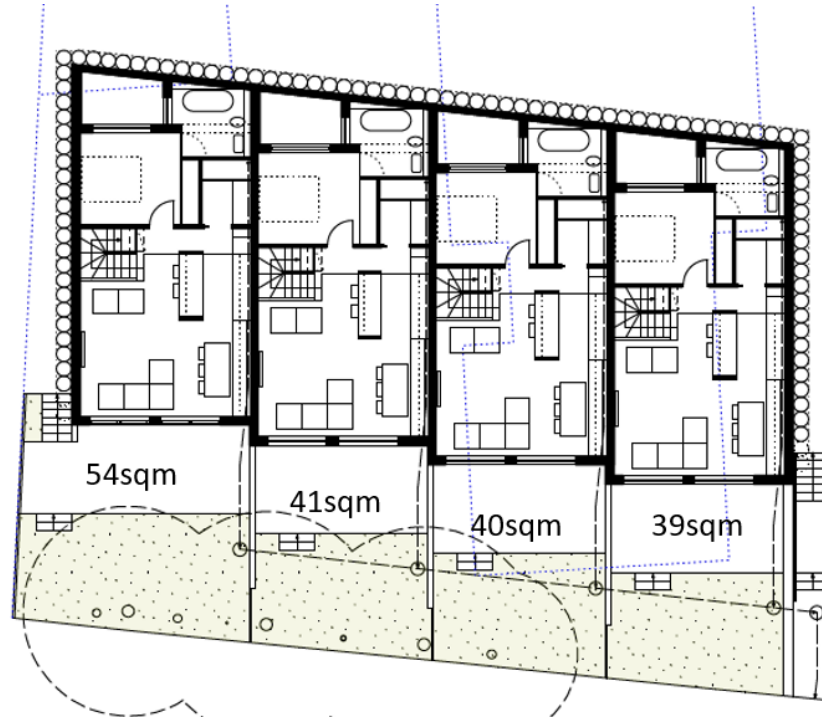


Proposed Upper Ground Floor



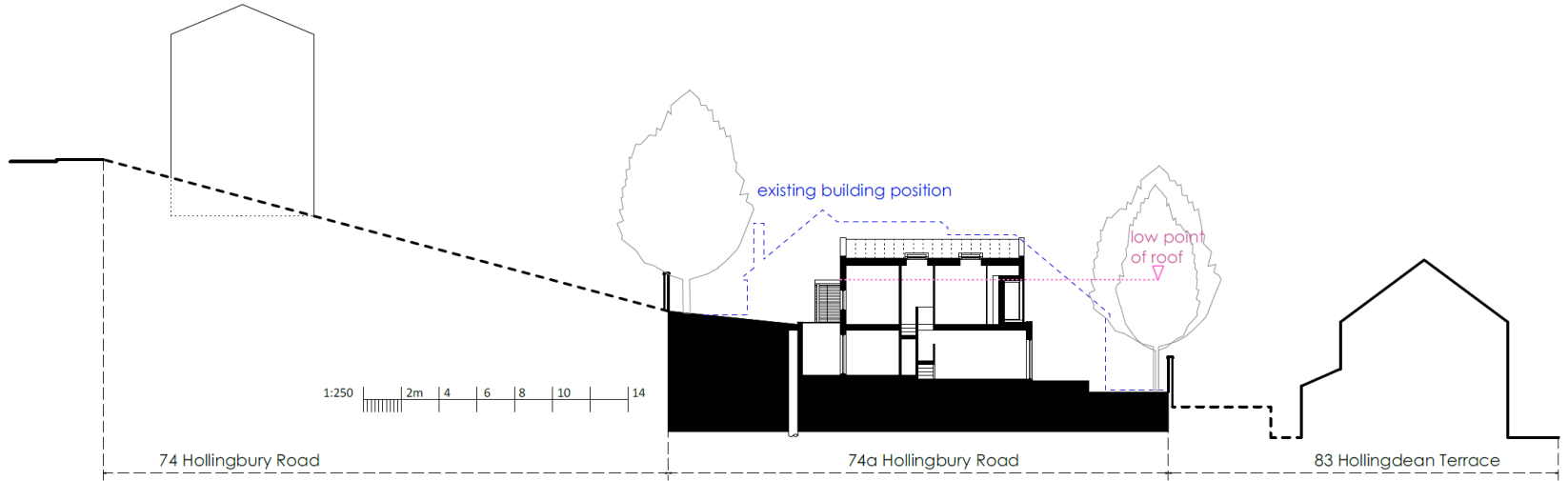
Proposed Lower Ground Floor

Proposed Garden Sizes



Proposed Site Section(s)

16



012D



Key Considerations in the Application

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

Conclusion and Planning Balance

- The number, layout, form and finish of the proposed dwellings is considered appropriate.
- Acceptable impact on the amenities of adjacent occupiers.
- Each property would provide an acceptable standard of accommodation.
- Subject to conditions, the development is appropriate in terms of impact on highways and arboriculture.
- **Recommend: Approve**