

# Land South Of Ovingdean Road

BH2021/01031



Brighton & Hove  
City Council

# Application Description

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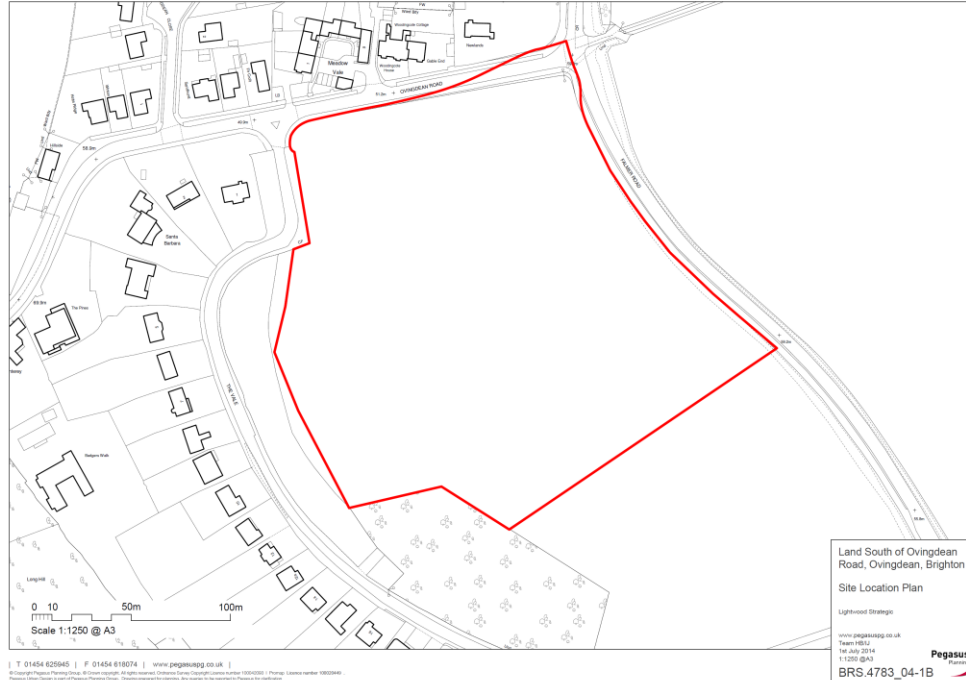
Reserved Matters application pursuant to outline approval BH2016/05530 amended by BH2020/02836 for approval of appearance relating to the construction of 45no dwellings.

# Map of application site



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# Location Plan



T 01454 625945 | F 01454 618074 | www.pegasusag.co.uk  
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BRS.4783\_04-1B

# Aerial photo(s) of site

Ovingdean Road

Falmer Road



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# 3D Aerial photo of site

Ovingdean Road

Falmer Road



# View From Falmer Road (East)



# View From Ovingdean Road (North-West)

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# Dwellings within Local Area



Listed building, part of the Church & Manor Character area



Listed building in front of the Hog Croft Field



Tythe Barn, 18th century, listed building



Panoramic photo of the oldest buildings associated with the Church. Those buildings form a compact cluster of prestigious buildings, and are the surviving part of the village's medieval civio centre.

# Dwellings within Local Area



Listed building, part of the Church & Manor Character area



Falmer Rd, Rottlingdean, wider context



Byre Cottages, Listed buildings



50 & 52 Greenways



Beacon Court, mix of Listed buildings and new build development



Ovingdean Grange, Locally Listed building



Ovingdean Hall, Listed building



The Rectory, Listed building

# Dwellings within Local Area



Listed building, part of the Church & Manor Character area



Ovingdean Grange, Locally Listed building



Ovingdean Hall, Listed building



Building by Greenways, within conservation area



View of The Ridings, Byre Cottages and Orchard Court



Meadow Vale, Ovingdean Rd,

# Approved Site Plan

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ID

# Plot 1 – Proposed Front Elevation

13



Front Elevation



# Plot 1 - Proposed Rear Elevation

14



Rear Elevation



# Plot 2 – Proposed Front Elevation



# Plot 2 - Proposed Rear Elevation



Rear Elevation



16



# Plots 7-8 – Proposed Front Elevation

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Front Elevation

# Plots 7-8 – Proposed Rear Elevation

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Rear Elevation

# Plots 10-13 – Proposed Front Elevation

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Front Elevation

# Plots 10-13 – Proposed Rear Elevation

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Rear Elevation



# Plots 14-16 – Proposed Front Elevation

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Front Elevation

# Plots 14-16 – Proposed Rear Elevation

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Rear Elevation

# Plots 33-35 – Proposed Front Elevation

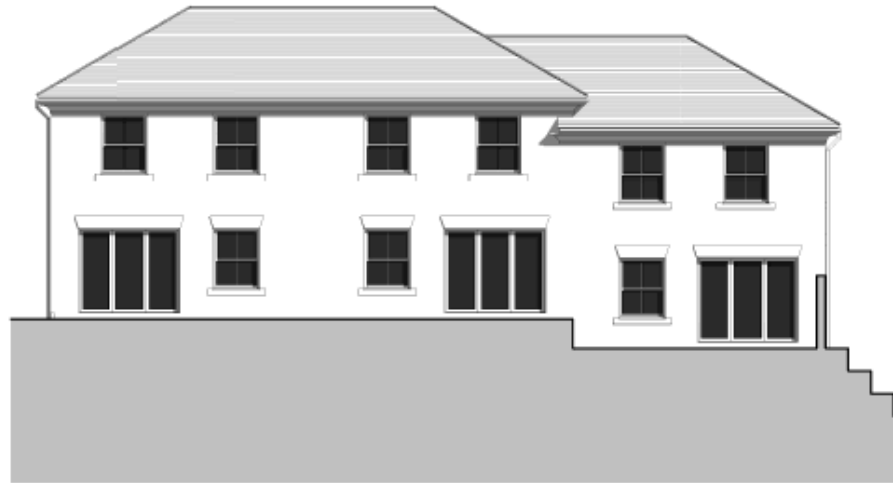
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Front Elevation

# Plots 33-35 – Proposed Rear Elevation

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Rear Elevation



# Proposed 3D Visual

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VIEW 01 | From Site Entrance | (Left to right) Plot 44-45, 04-03 & 02



# Proposed 3D Visual



VIEW 02 | From Ovingdean Road | (Left to right) Plot 01 & 06



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# Proposed 3D Visual



VIEW 03 | From Horse Paddocks | (Left to right) Plot 44-45, 43, 06, 05 & 04-03



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# Proposed 3D Visual



VIEW 04 | (Left to right) Plot 10-13 & 07-09



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# Proposed 3D Visual



# Proposed 3D Visual



VIEW 07 | From Informal Open Space | (Left to right) Plot 30, 29 - 31, 32, 25-26, 21-24, 32 & 31



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# Proposed 3D Ariel View

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VIEW 08 | Aerial View



# Key Considerations in the Application

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- Design and Appearance of the proposed development.



# Conclusion and Planning Balance

33 The Design and Appearance of the proposed dwellings is considered appropriate for the site and the surrounding context.

**Recommendation: Approve**

