

The Pines, Furze Hill

BH2020/02776



Brighton & Hove
City Council

Application Description

Alterations to create 7no additional bedrooms (C2) to include erection of single storey front extension with terrace to replace existing conservatory, two storey extension to the East elevation, two storey extension to the West elevation with associated landscaping and works.

Existing Location Plan



Ordnance Survey, (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

Aerial photo(s) of site



3D Aerial photo of site



Brighton & Hove
City Council

Street photo(s) of site



Other photo(s) of site



Main frontage to Furze Hill.



Main frontage with extension visible.



East gable to the rear.



East elevation visible from Furze Hill



Existing street scene.



Courtyard materials and treatment.

Existing Site Plan



8

Proposed Block Plan



6

Existing Front Elevation



009

Proposed Front Elevation

11



023A

Existing Rear Elevation



Proposed Rear Elevation

13



023A

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Sustainable Transport
- Improvements to existing health and care facilities at the site

Conclusion and Planning Balance

- The proposals would provide 7 additional bedrooms to the existing care home and would improve the communal areas.
- The design of the extensions have been improved and incorporated advice given at pre-application stage
- The extensions are sited a sufficient distance from neighbouring properties and would not cause any impact on amenity
- A revised car parking plan is to be secured by condition.

