

18 Valley Drive

BH2020/03287



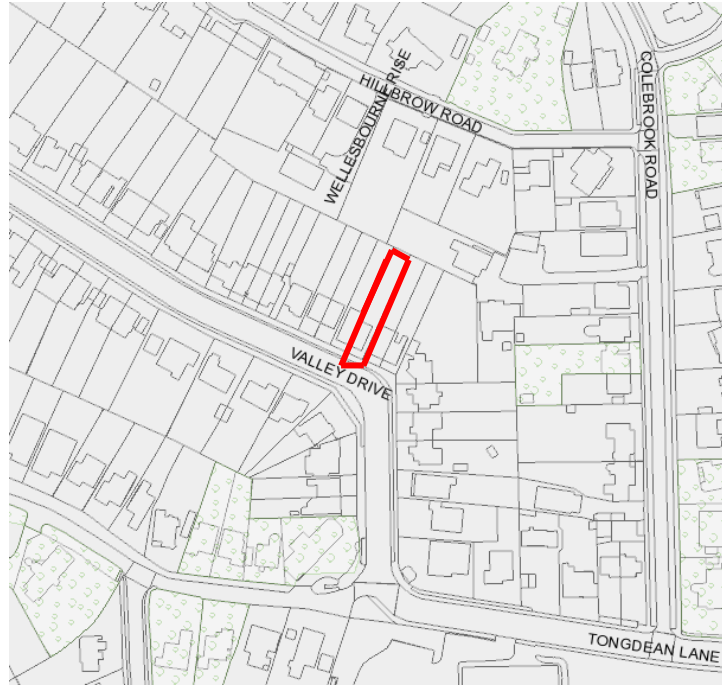
Brighton & Hove
City Council

Application Description

Erection of folly in rear garden.



Map of application site



Location Plan



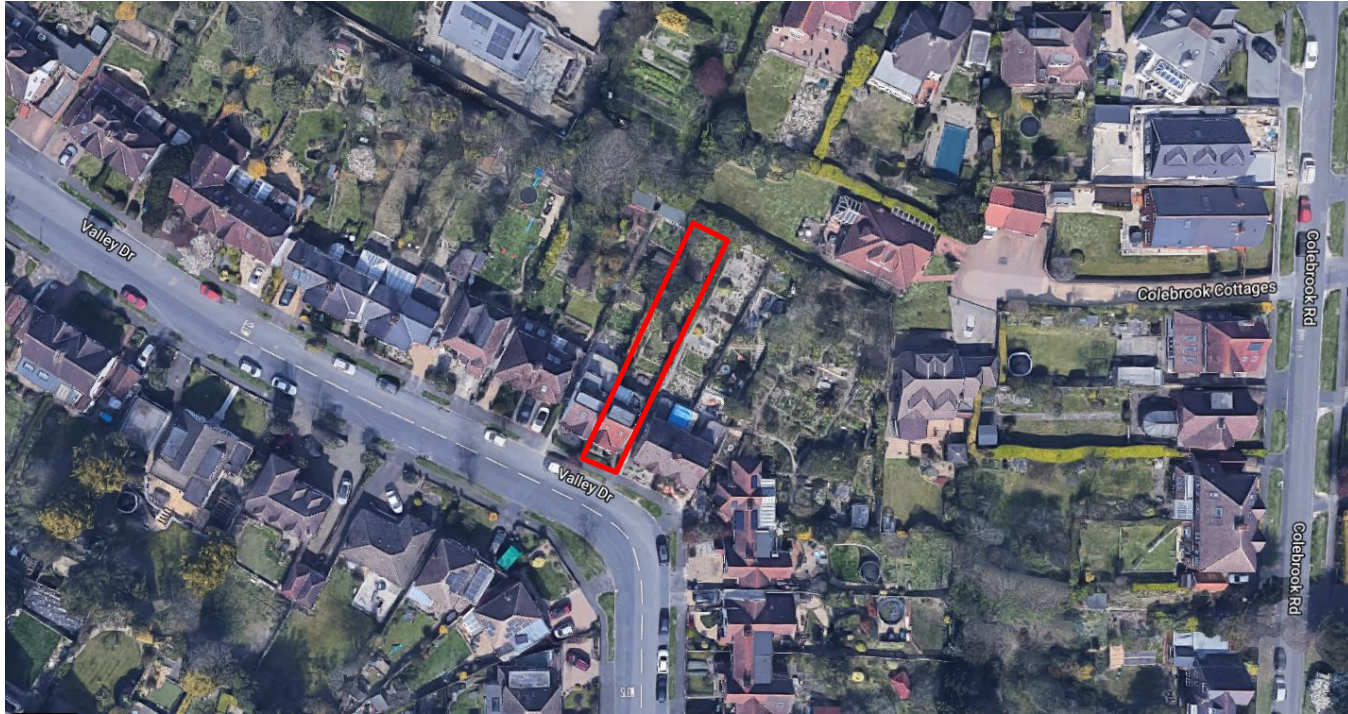
Location of proposed folly

02 Location Plan
Scale:1:1250

1:1250 @ A1 - Scale in Metres



Aerial photo(s) of site



3D Aerial photo of site



Photos from Site Visit on 21.04.21



Area of proposed folly with mock up showing the level of the raised platform (lower string) and the top of the structure (higher string).



View up the rear garden

Photos from Site Visit on 21.04.21



View of the boundary between the application site and the neighbouring property 16 Valley Drive



View towards 16 Valley Drive

Photos from Site Visit on 21.04.21



View of the boundary between the application site and the neighbouring property 20 Valley Drive

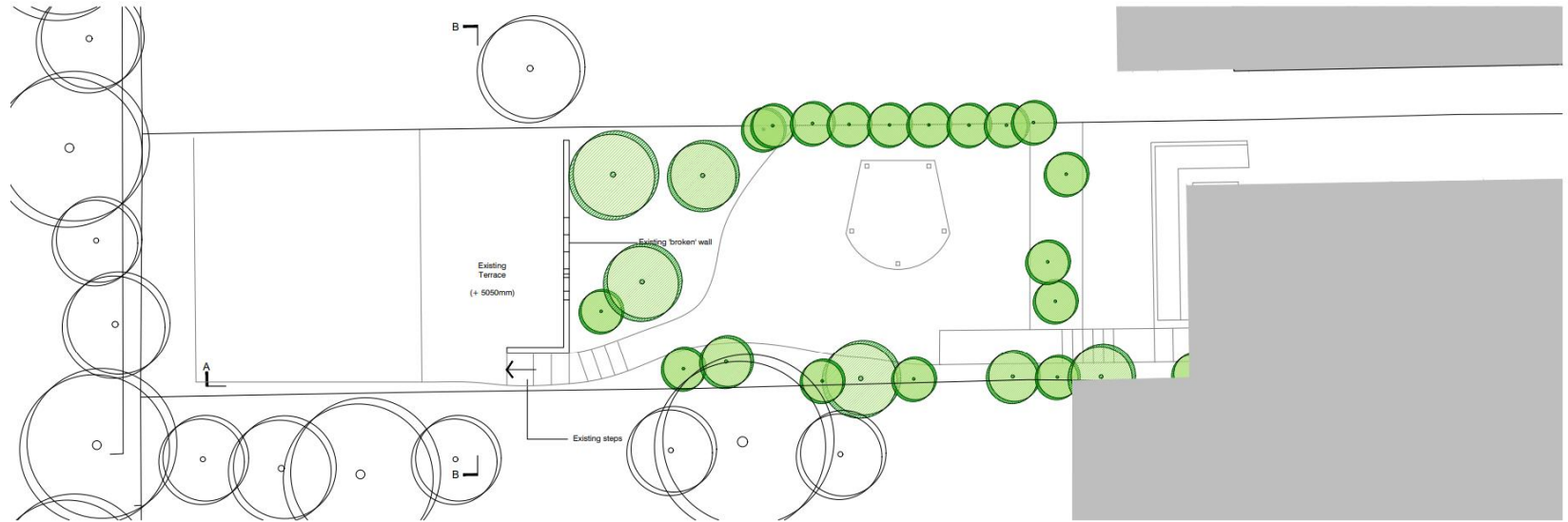


View towards 20 Valley Drive

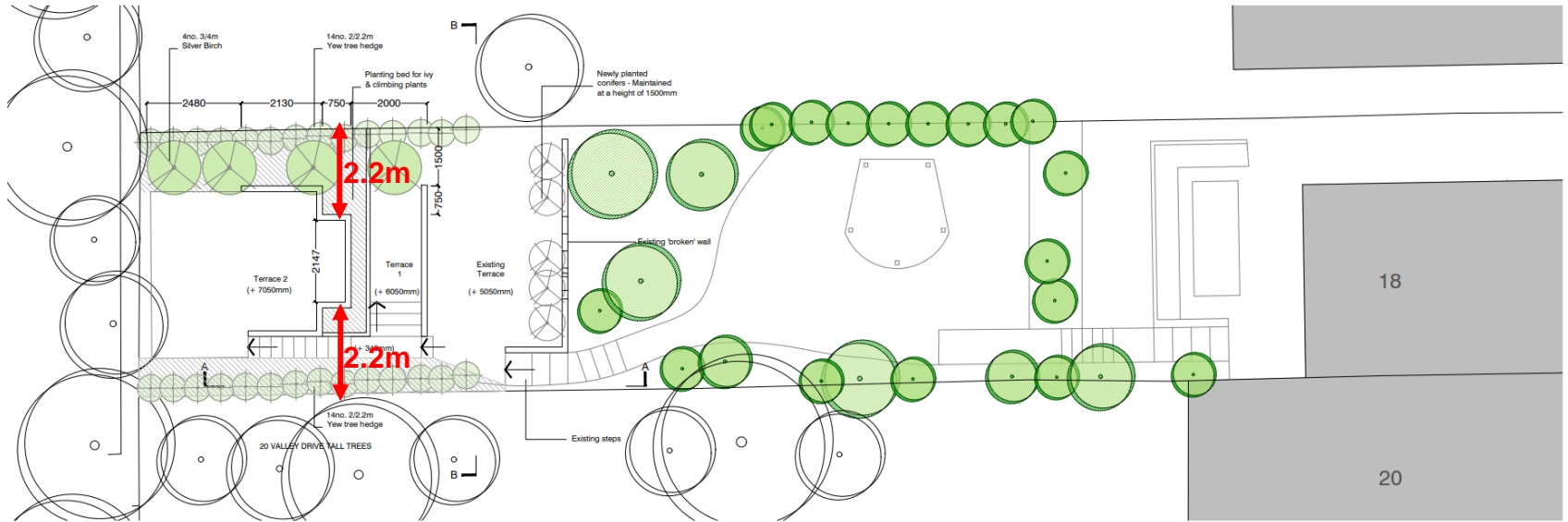
6

ID

Existing Garden Plan



Proposed Garden Plan

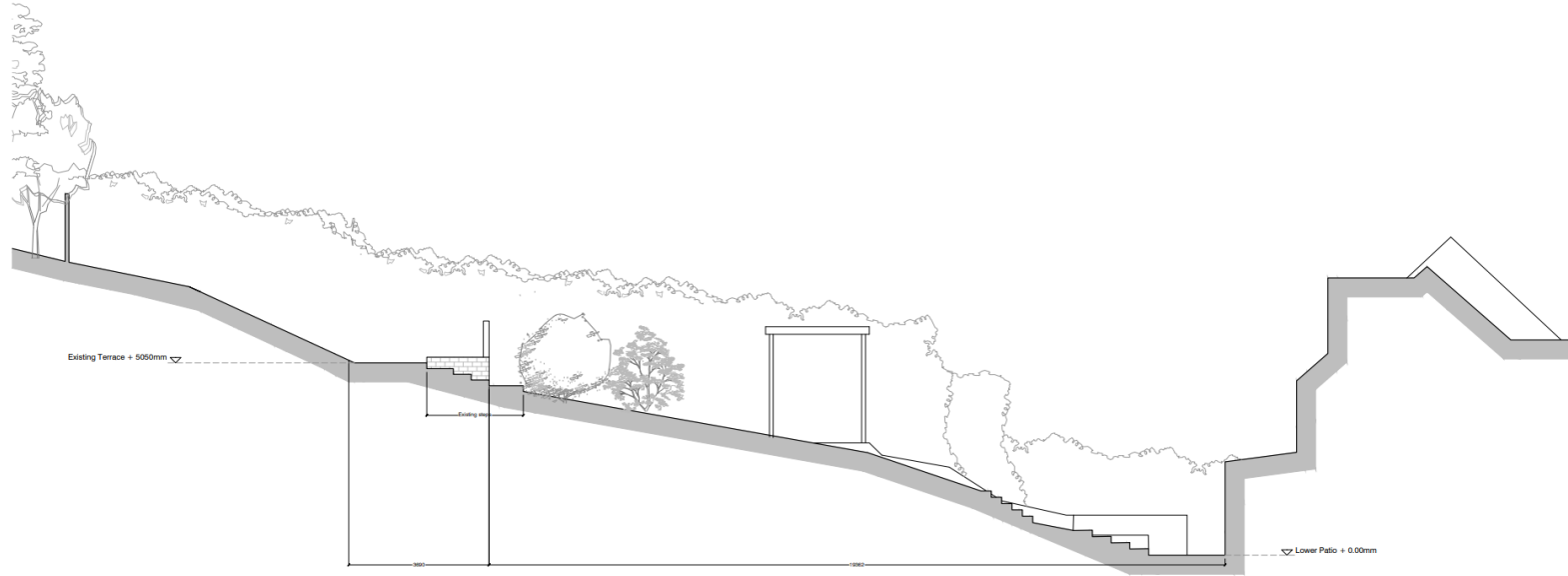


Gap to the adjacent boundaries from the highest element of the folly is 2.2m



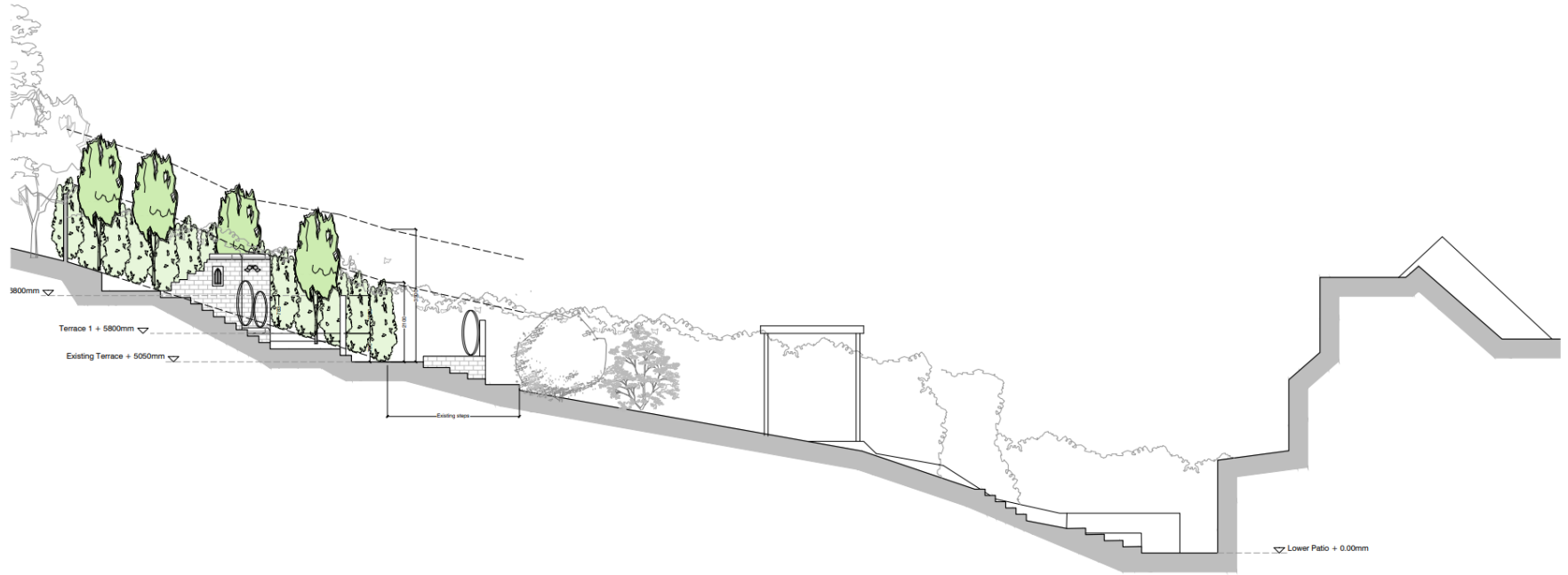
Existing Garden Elevation

12



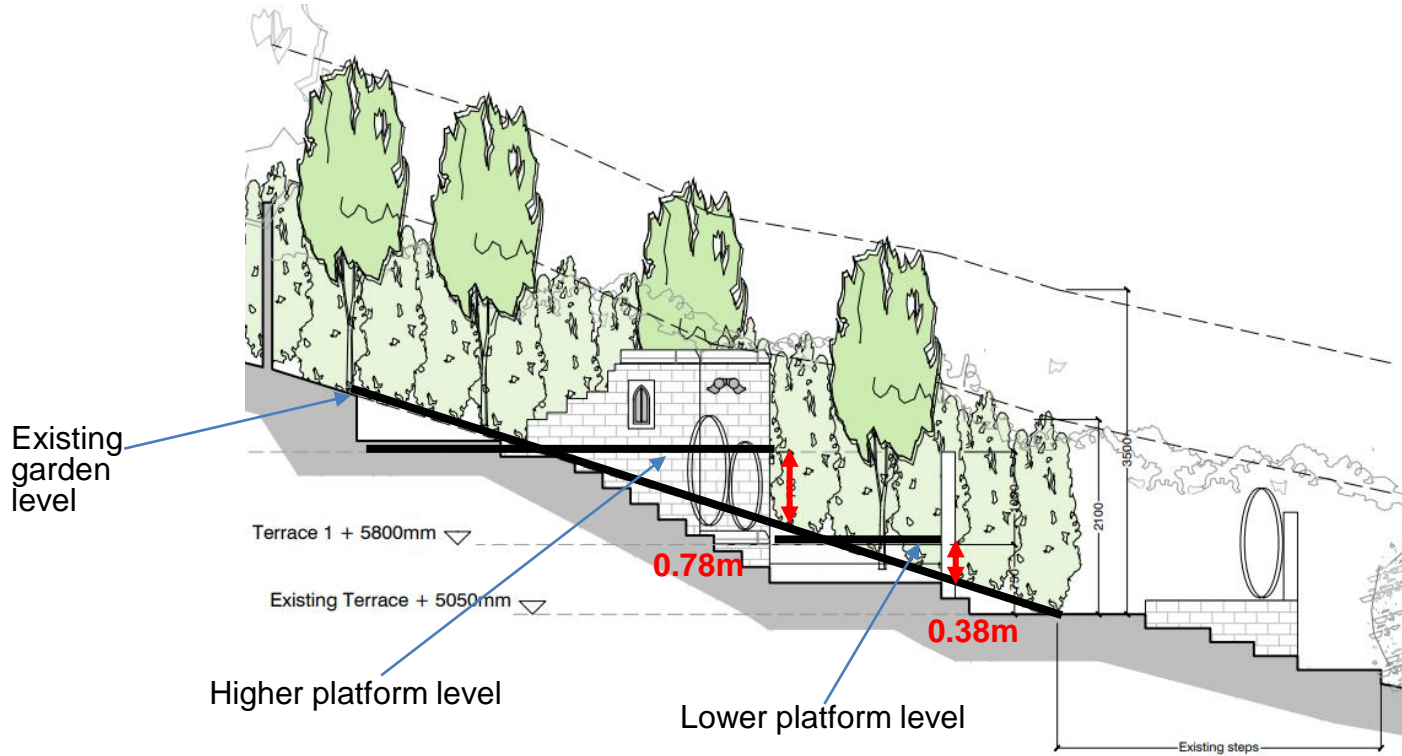
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Proposed Garden elevation



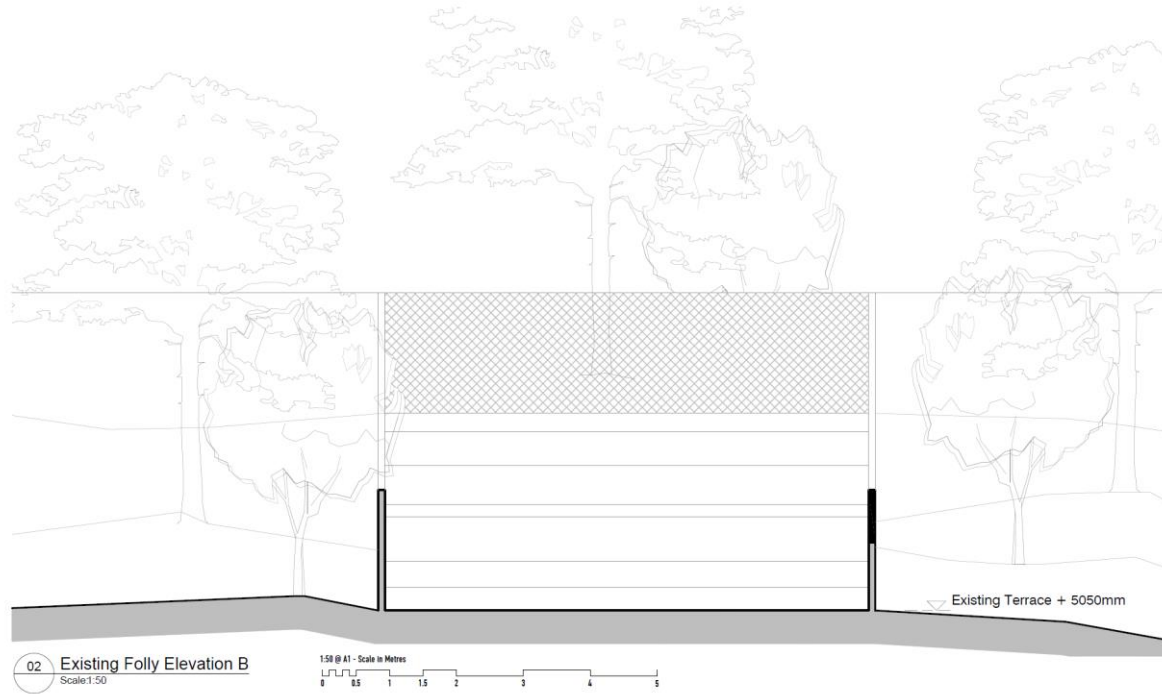
250 E

Proposed Folly Platform heights



14

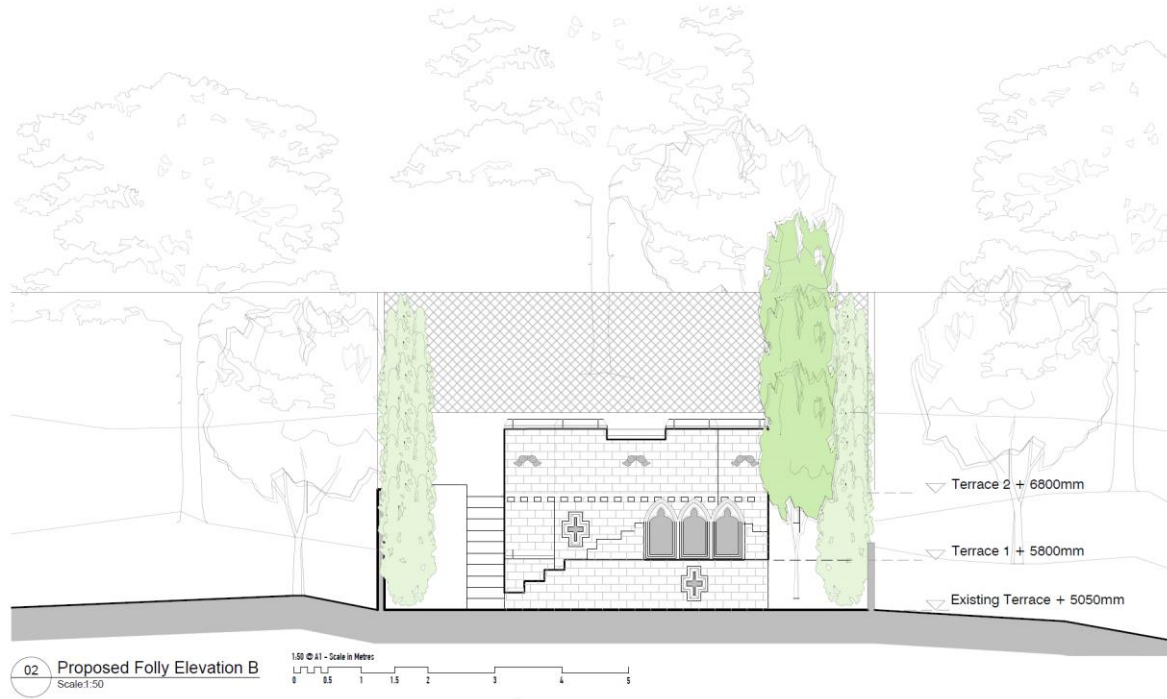
Existing Site Section(s)



15

060

Proposed Site Section(s)



02 Proposed Folly Elevation B
Scale:1:50

1:50 © A1 - Scale in Metres
0 0.5 1 1.5 2 3 4 5

16

250 E

Key Considerations in the Application

- The impact of the proposed structure on the appearance of the site and the wider area.
- The impact on the amenity of the neighbouring properties.

Conclusion and Planning Balance

- The design and detailing of the proposed folly are different from the existing house. In this instance this is considered acceptable. The proposed structure would be separated from the main house by a substantial distance and as such the contrasting style would not present in a jarring manner.
- The location of the proposed folly in the rear garden means that it will not be highly visible from publicly available vantage points. It is acknowledged that the structure will be visible from neighbouring properties. The proposed planting that is to be secured by condition would reduce the prominence of the proposed structure from the neighbouring properties.
- The proposed folly would represent an elevated position for views towards the neighbouring properties. The views towards the rear elevations of the neighbouring houses would not be significantly different from that which already exist. The views towards adjacent areas of the rear gardens would not be significant given the separation from the boundaries and the limited height. The views will be further restricted by the planted screen that is to be secured by condition.

Recommendation – Approve