

# 83 Lustrells Crescent

**BH2020/03291**



**Brighton & Hove  
City Council**

# Application Description

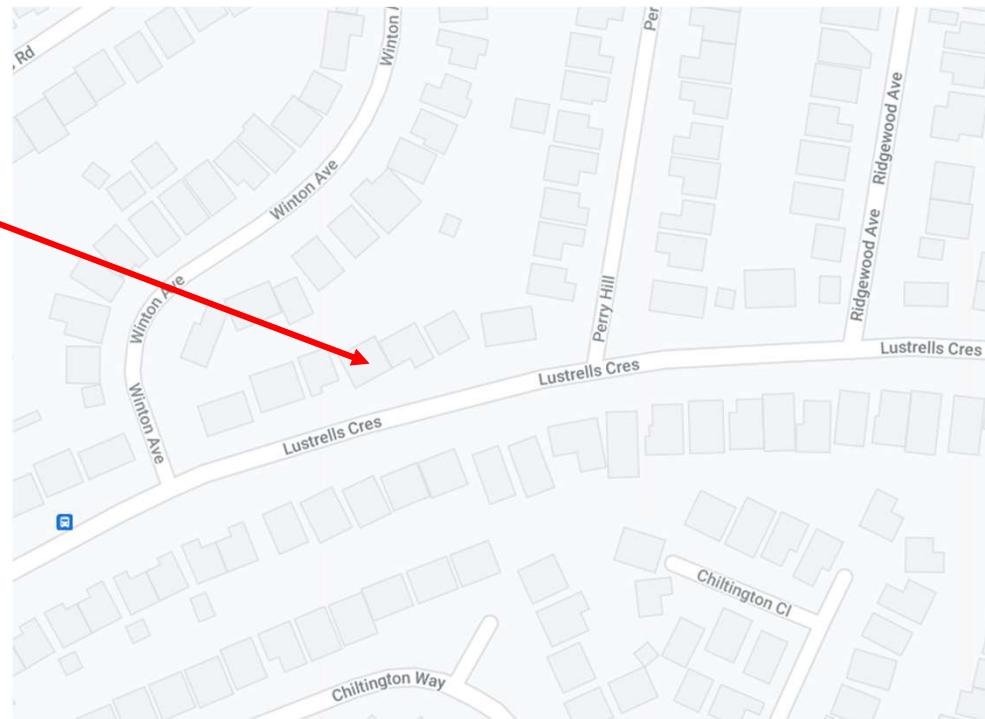
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- Erection of 2no dormer windows and 1no rooflight to the front elevation, 1no dormer to the rear elevation, replacement of existing tiles with grey concrete tiles and replacement of the existing windows with grey windows (part-retrospective).

# Map of application site

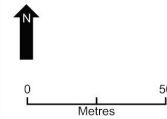
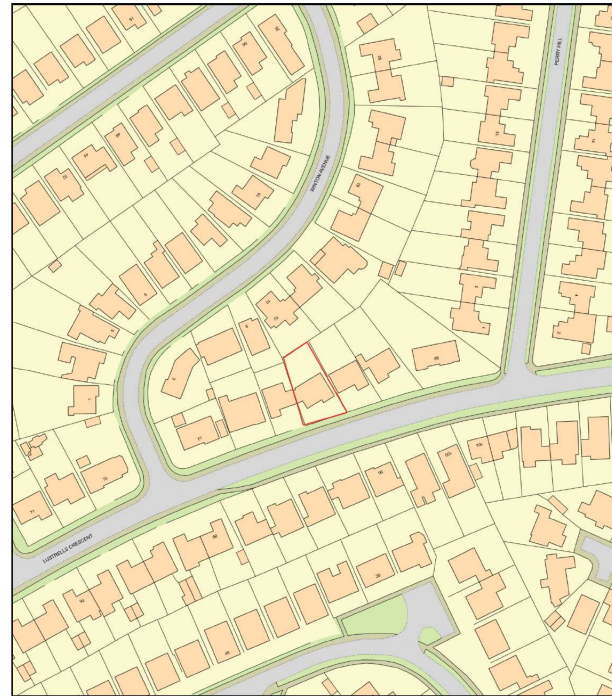
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Application Site



# Existing Location Plan

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03-1020-05



# Aerial photo(s) of site

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# 3D Aerial photo of site

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# Street photos of the site



# Photos of the wider streetscene



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# Photo of rear elevation

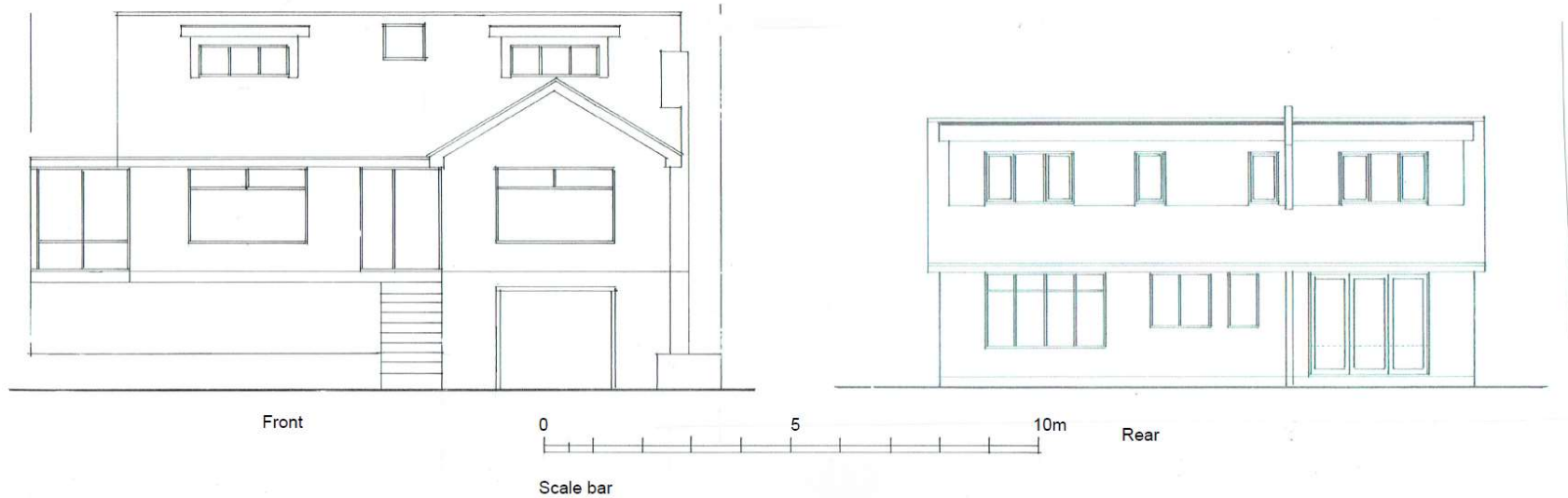
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# Proposed Front & Rear Elevations

Roof in concrete interlocking grey tiles, dormer cheeks in grey plain concrete tiles  
New and existing windows/doors/rooflights in grey aluminium



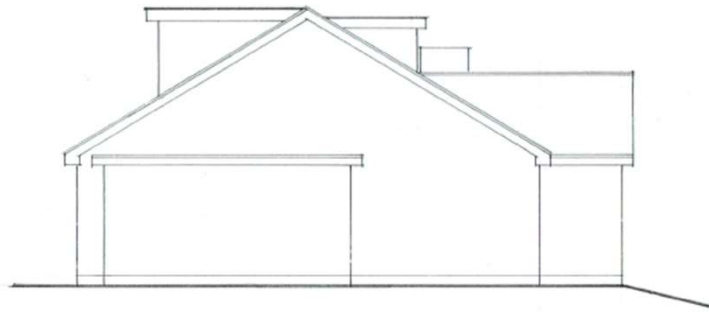
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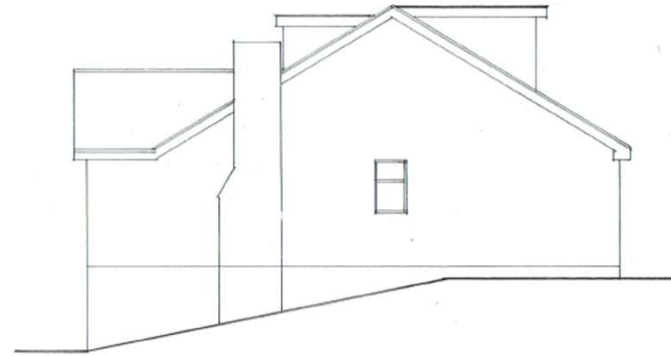


# Proposed Side Elevations

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Side

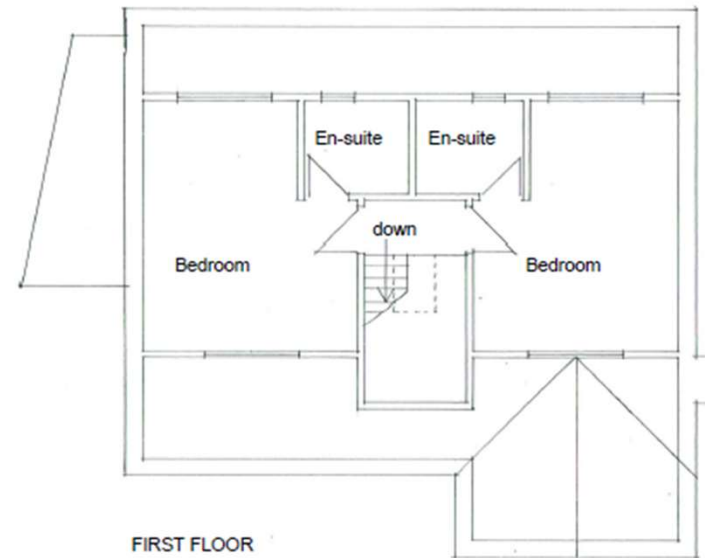
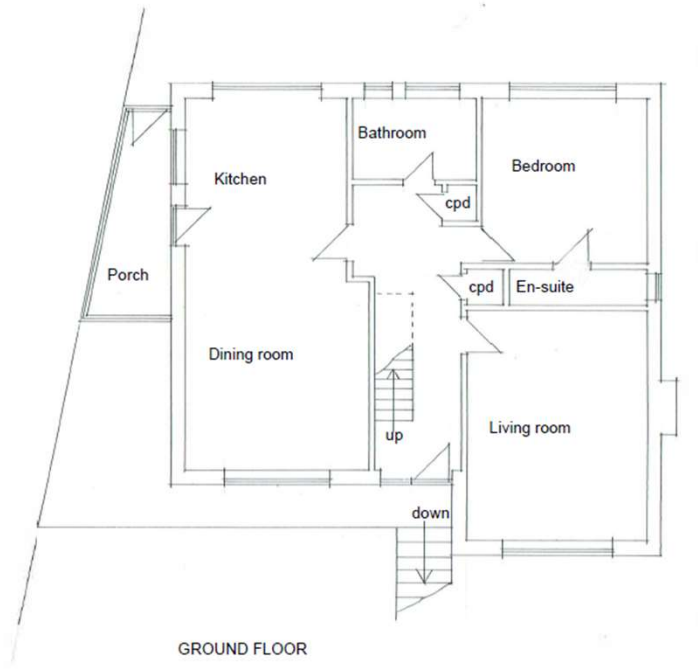


Side

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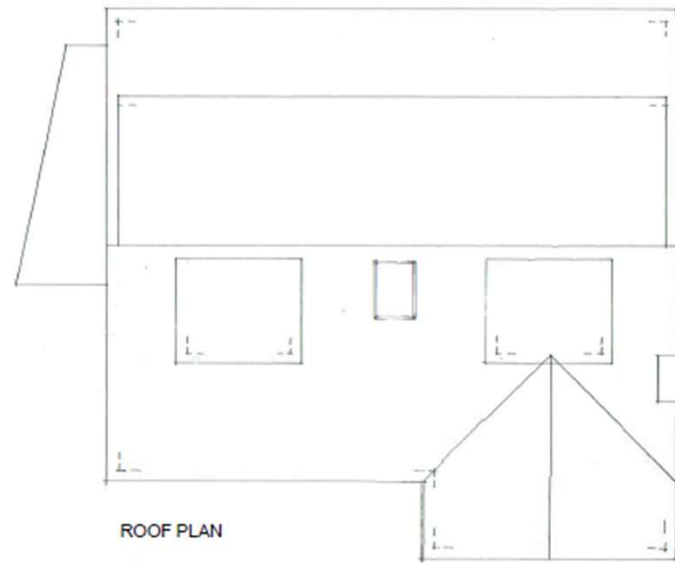
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# Proposed Floorplans



# Proposed Roof Plan

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# **Key Considerations in the Application**

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- Design and appearance
- Impact on neighbouring amenity



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# Conclusion and Planning Balance

- The design and appearance of the overall scheme is considered acceptable.
- The front and rear dormers are not considered to cause significant harm to amenities of neighbours.
- **Recommend: Approve**



