

4 Keymer Road

BH2021/01013

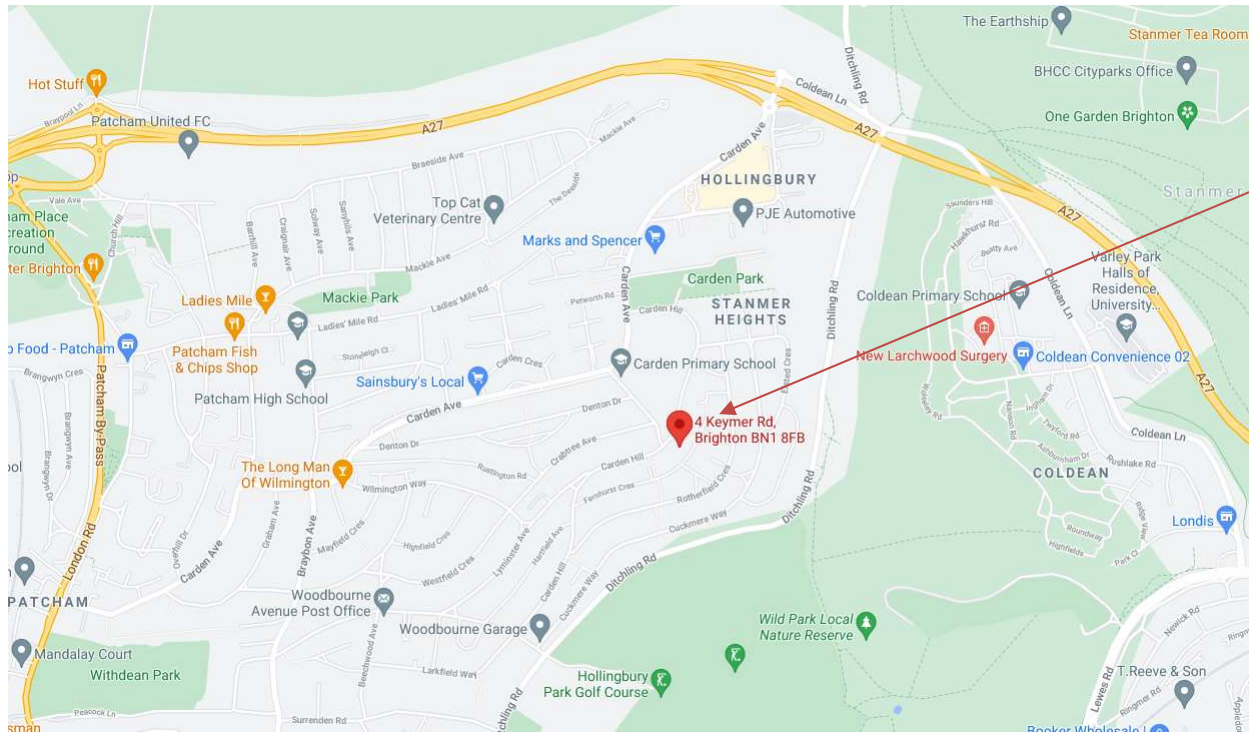


**Brighton & Hove
City Council**

Application Description

Erection of a two storey two bedroom attached dwelling (C3).

Map of application site

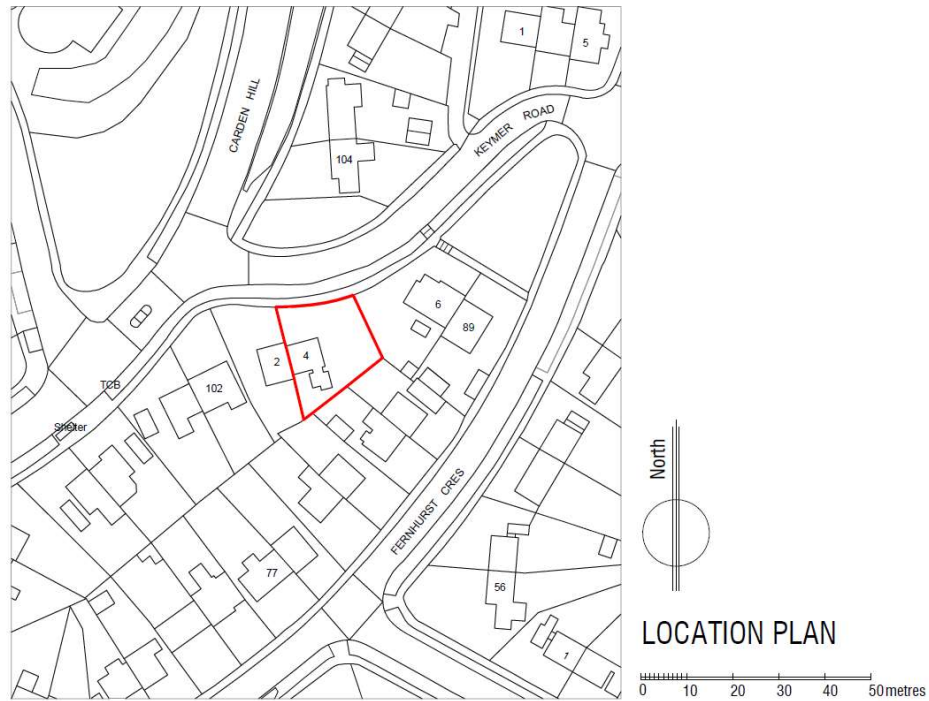


Application site



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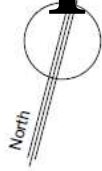
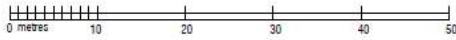
Existing Location Plan



A000



Proposed Location Plan



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ID

Aerial photo(s) of site



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3D Aerial photo of site from the rear



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View from Carden Hill/Keymer Road junction



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City Council

View from Keymer Road



Application site



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View of application site



Properties to the rear of the site

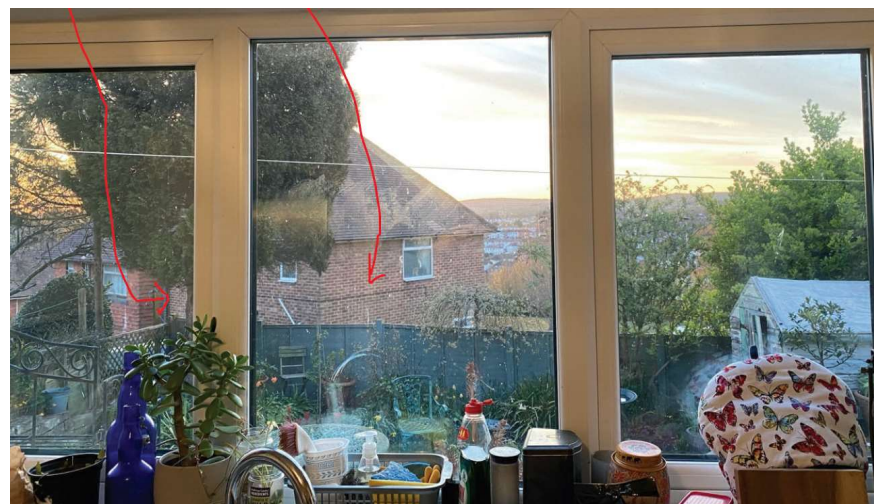


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Photos from the rear on Fernhurst Crescent



Photograph taken from the rear garden of No.87



Photograph taken from the ground floor kitchen of No.87

Photos provided by neighbours

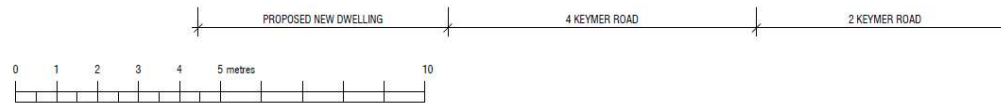
Proposed Front Elevation

No.4 No.2



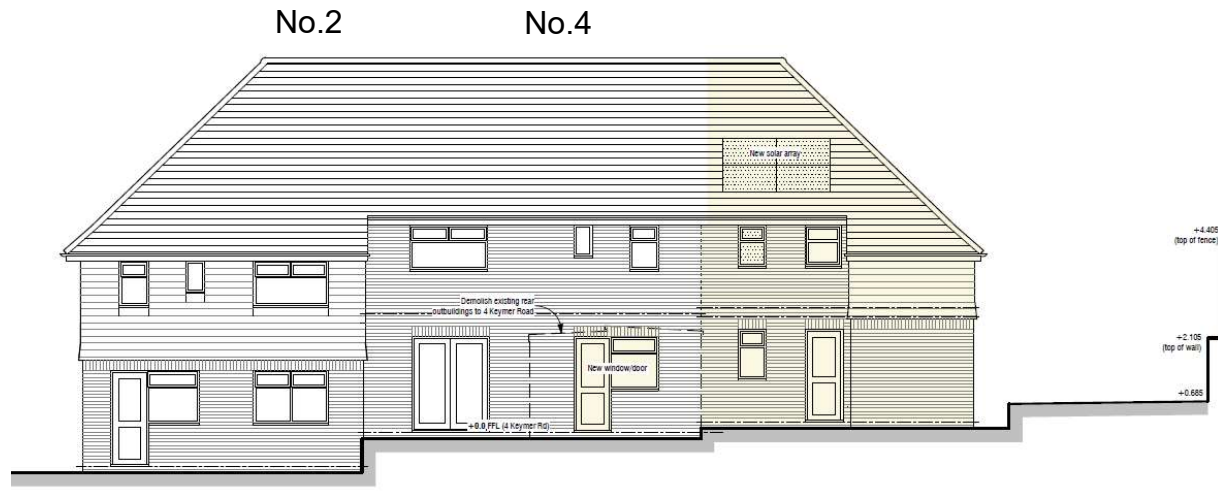
STREET SCENE 1:100

NORTH (FRONT) ELEVATION



200A

Proposed Rear Elevation



SOUTH (REAR) ELEVATION



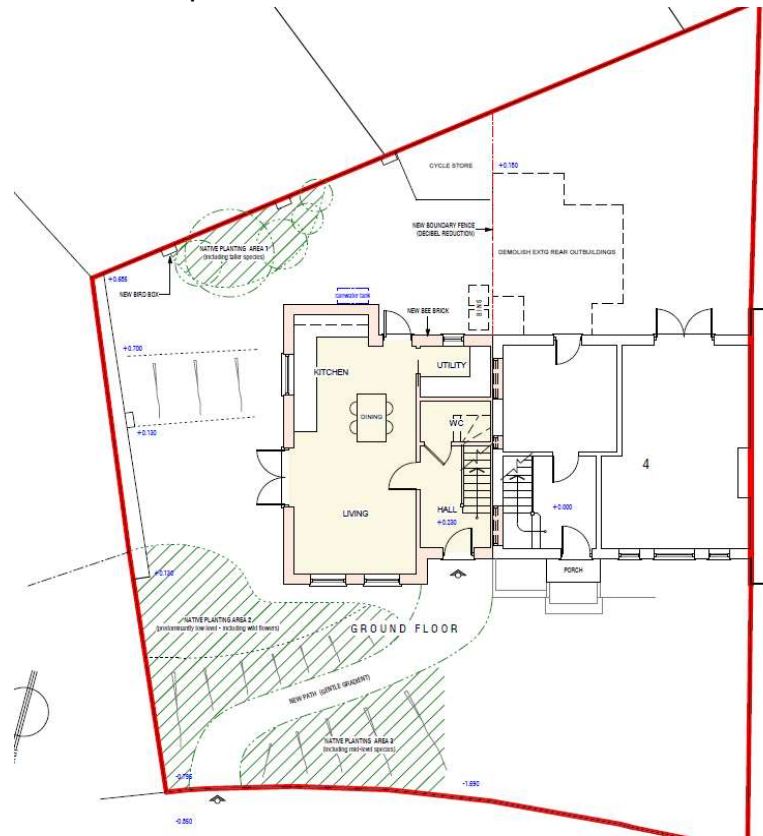
14

200A

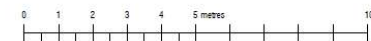
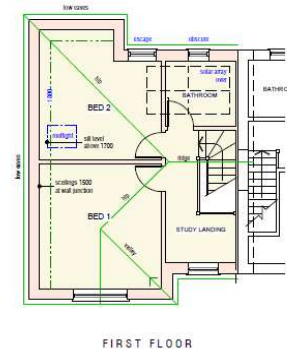


Proposed floor plans

Proposed Ground Floor



Proposed first floor



Previous applications

BH2016/05748 Refused February 2017



BH2017/02490 Refused March 2018



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Key Considerations in the Application

- Planning History
- Design and appearance
- Impact on amenity
- Standard of accommodation
- Impact on highways



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Conclusion and Planning Balance

- This application addresses the previous reasons for refusal.
- The new dwelling would form an acceptable addition that would not harm the character of the surrounding area.
- The new dwelling would provide an acceptable standard of accommodation.
- There would be no significant harm to neighbouring amenity.
- There is no objection on highway grounds.
- The application is therefore recommended for **approval**.



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