

56 And 58 Barn Rise

BH2021/00320



**Brighton & Hove
City Council**

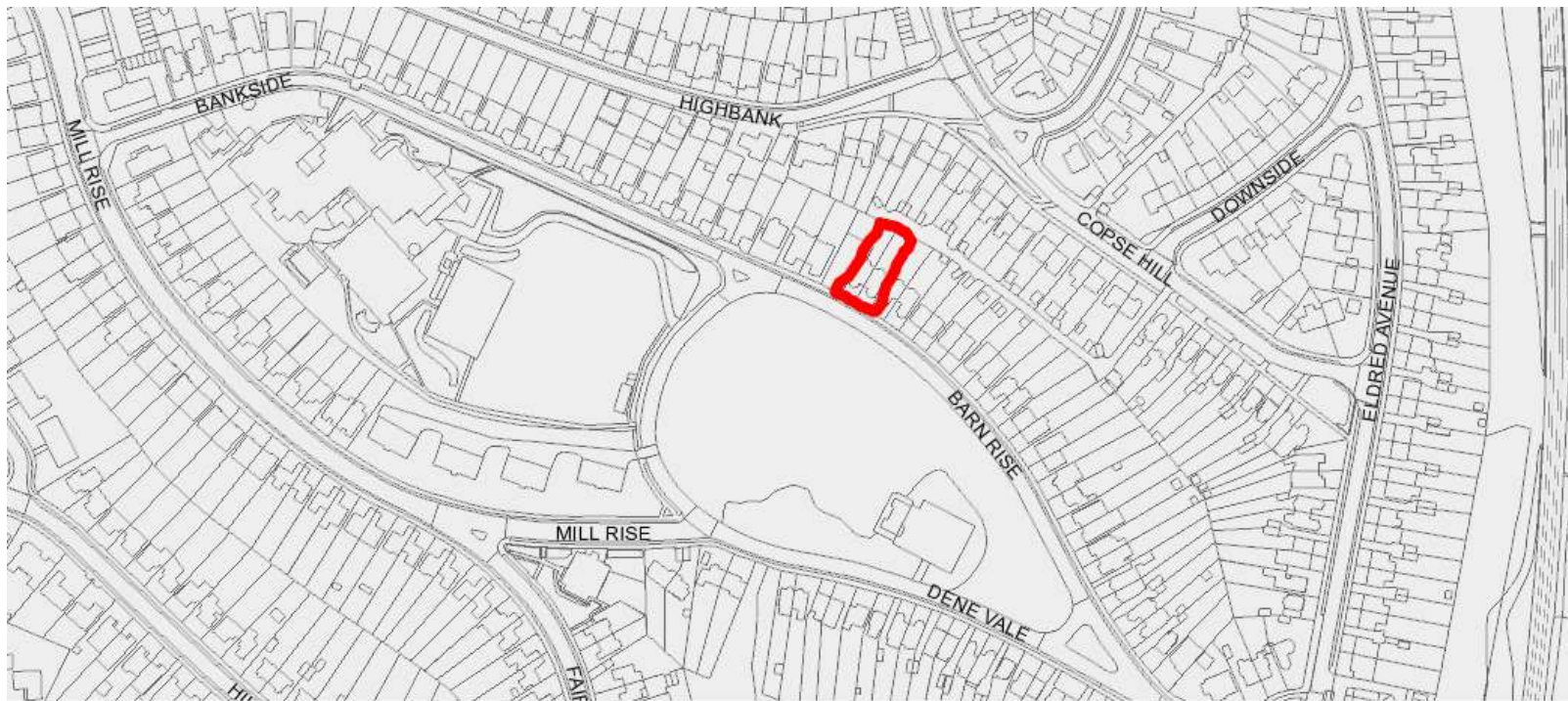
Application Description

- Remodelling of existing dwellings incorporating ground floor and first floor extensions to create an additional storey, side rooflights, front balconies & rear terraces at first floor level, landscaping with associated alterations.



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Map of application site



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Existing Location Plan



1802/P/001/ A

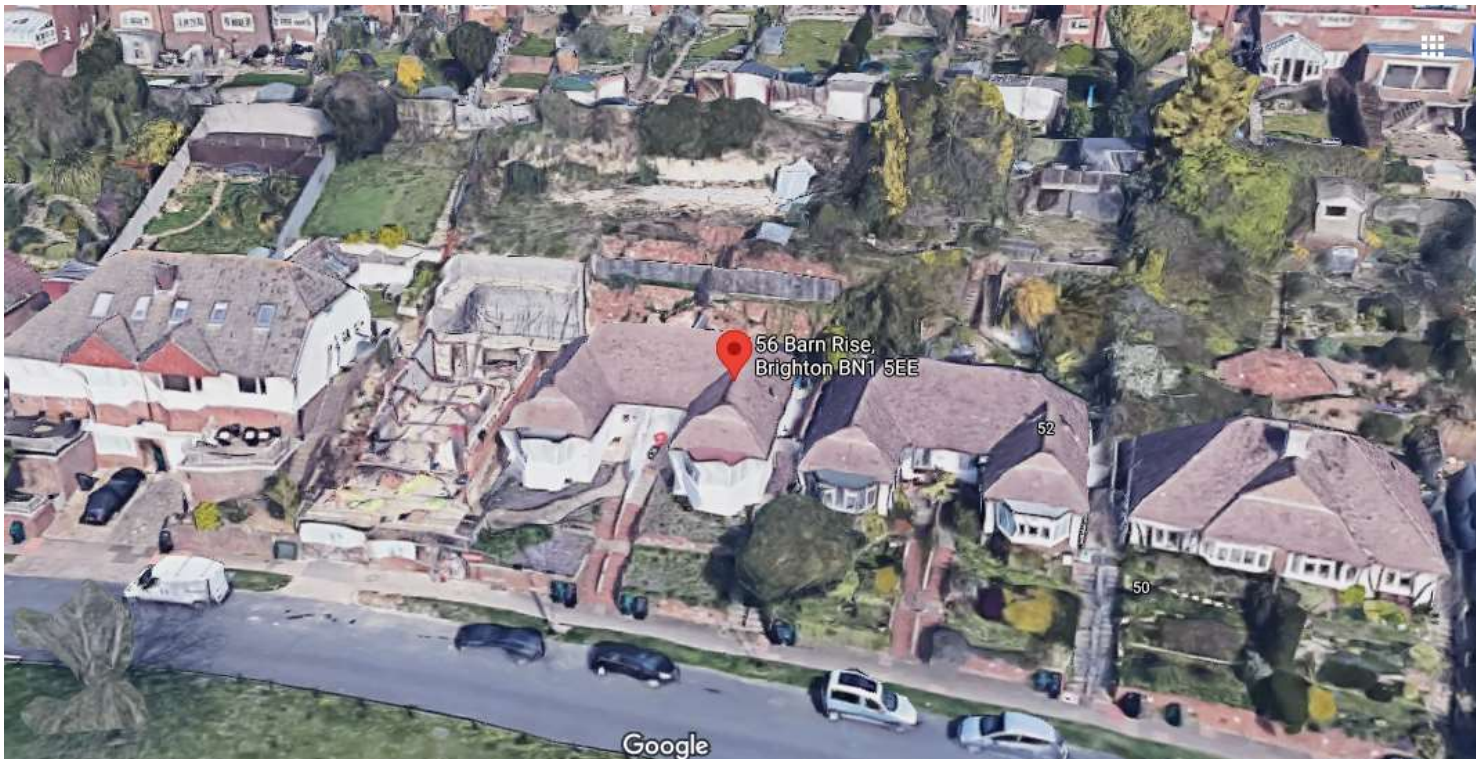


Aerial view of site



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3D Aerial view of site



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3D Aerial view of site



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Street photo of site



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Street photo of site



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Other photo(s) of site



Google



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Other photo(s) of site



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Other photo(s) of site



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Photos from rear



VIEW SOUTHWEST FROM UPPER LEVEL OF SITE



VIEW WEST FROM UPPER LEVEL OF SITE

Photos from rear



SHARED ACCESS DRIVEWAY TO REAR OF SITE



STEPPED ACCESS TO REAR GARDENS



REAR OF EXISTING BUNGALOWS

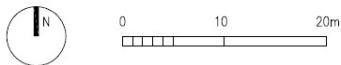


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Proposed Block Plan



Barn Rise Playground
public open space



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1802/P/001/ A



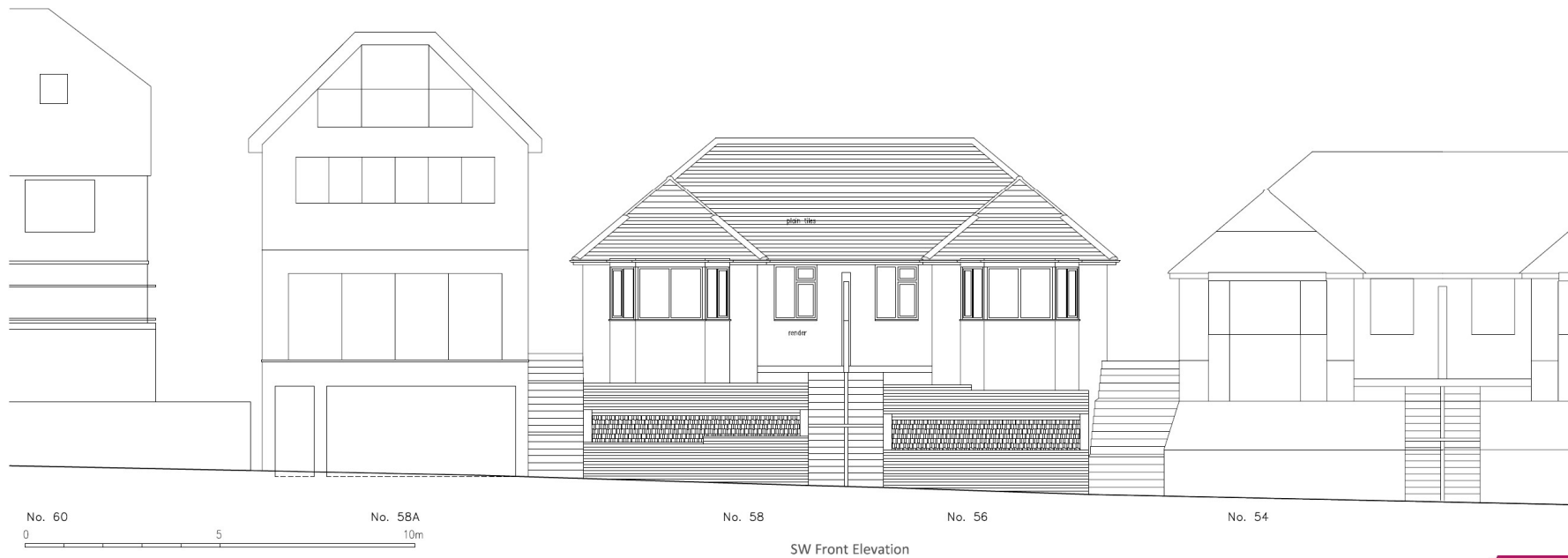
Split of uses/Number of units

- Remodelling of two existing semi-detached bungalows (2 bedrooms) to provide two 4-bedroomed houses



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Existing Front Elevation



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2009/P/003



Proposed Front Elevation

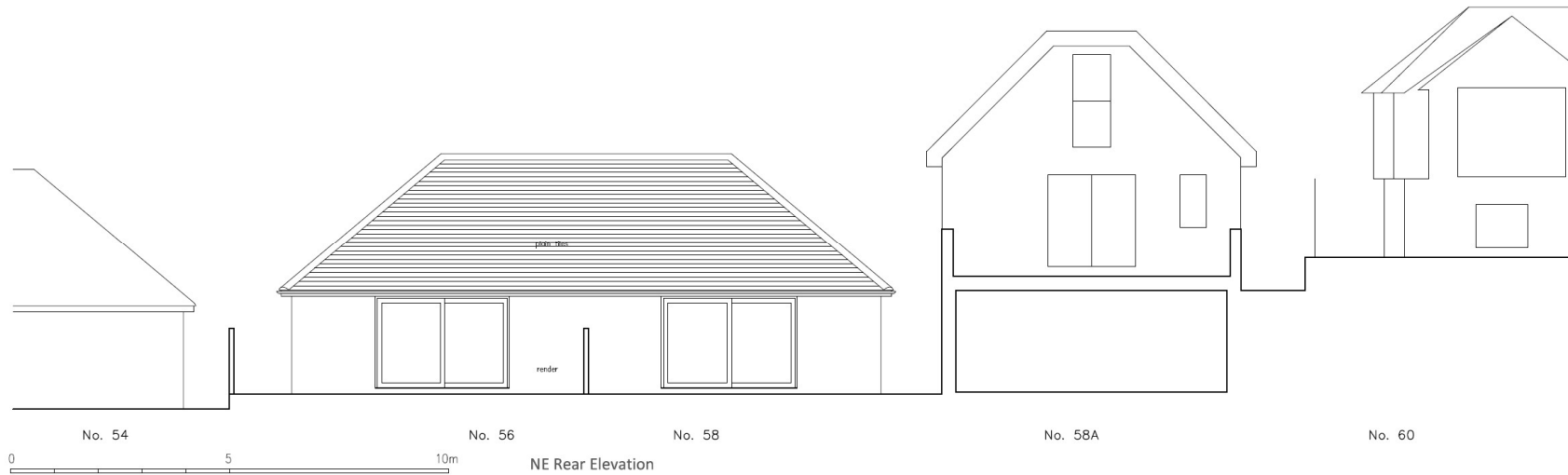
18



2009/P/202/ A



Existing Rear Elevation

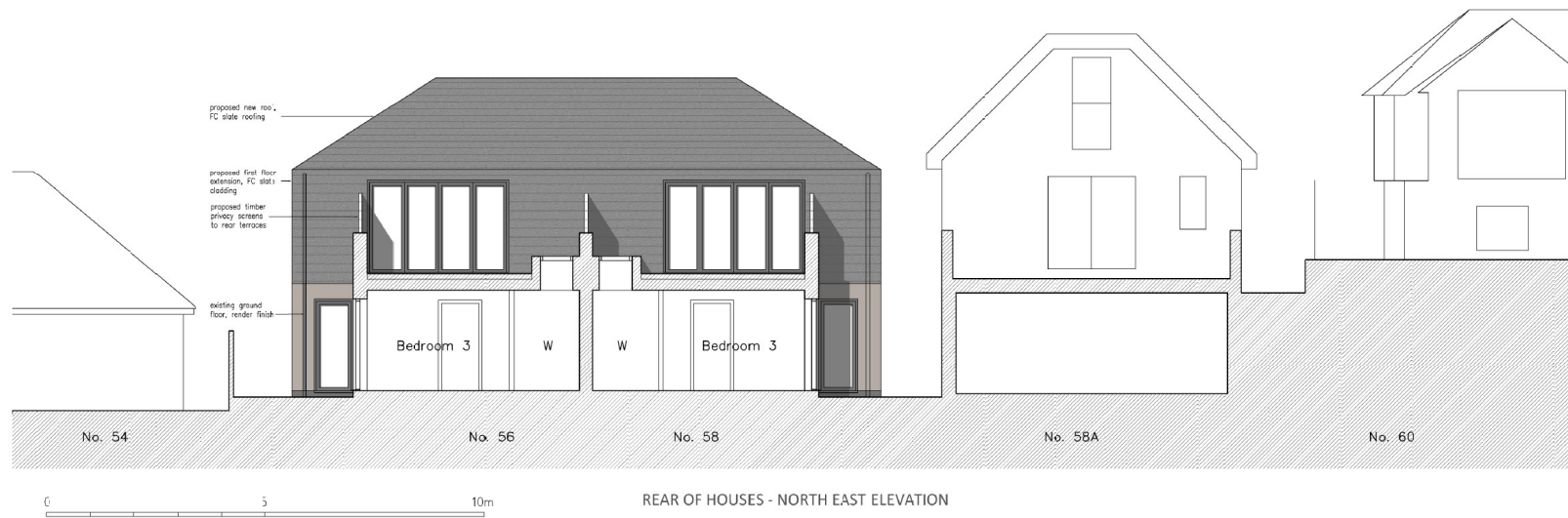


19

2009/P/003

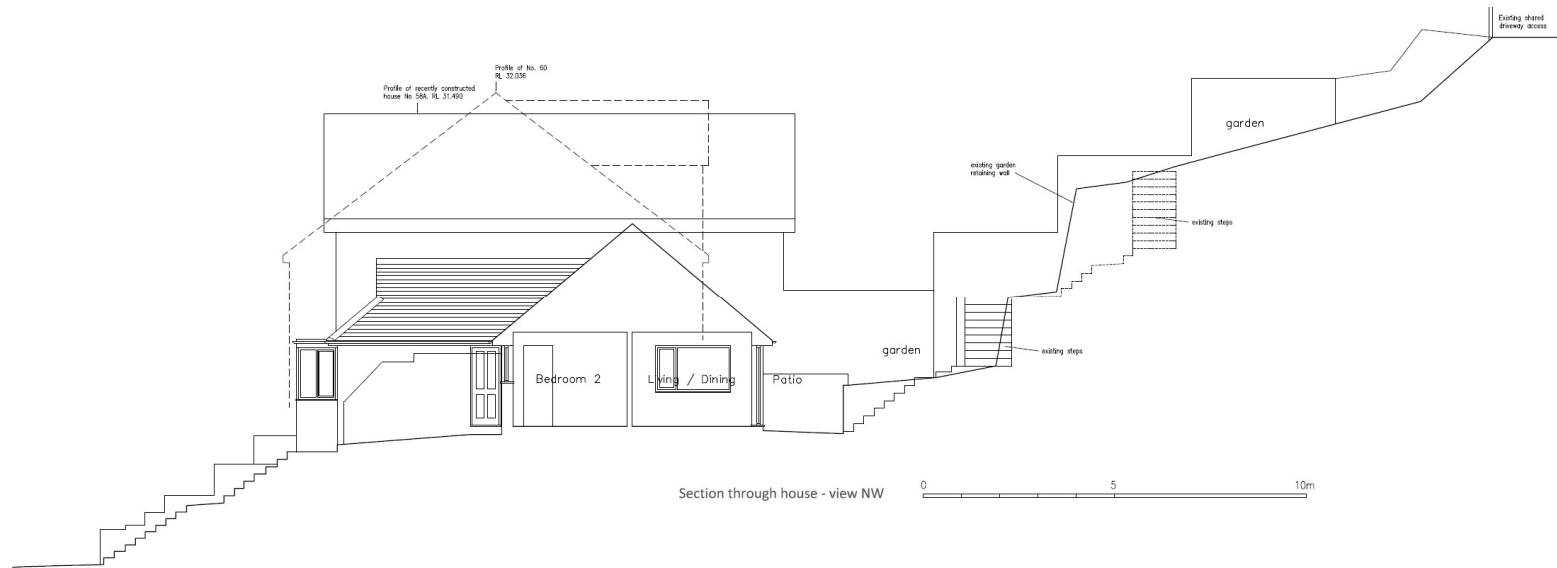


Proposed Rear Elevation



2009/P/205/ A

Existing Site Section(s)

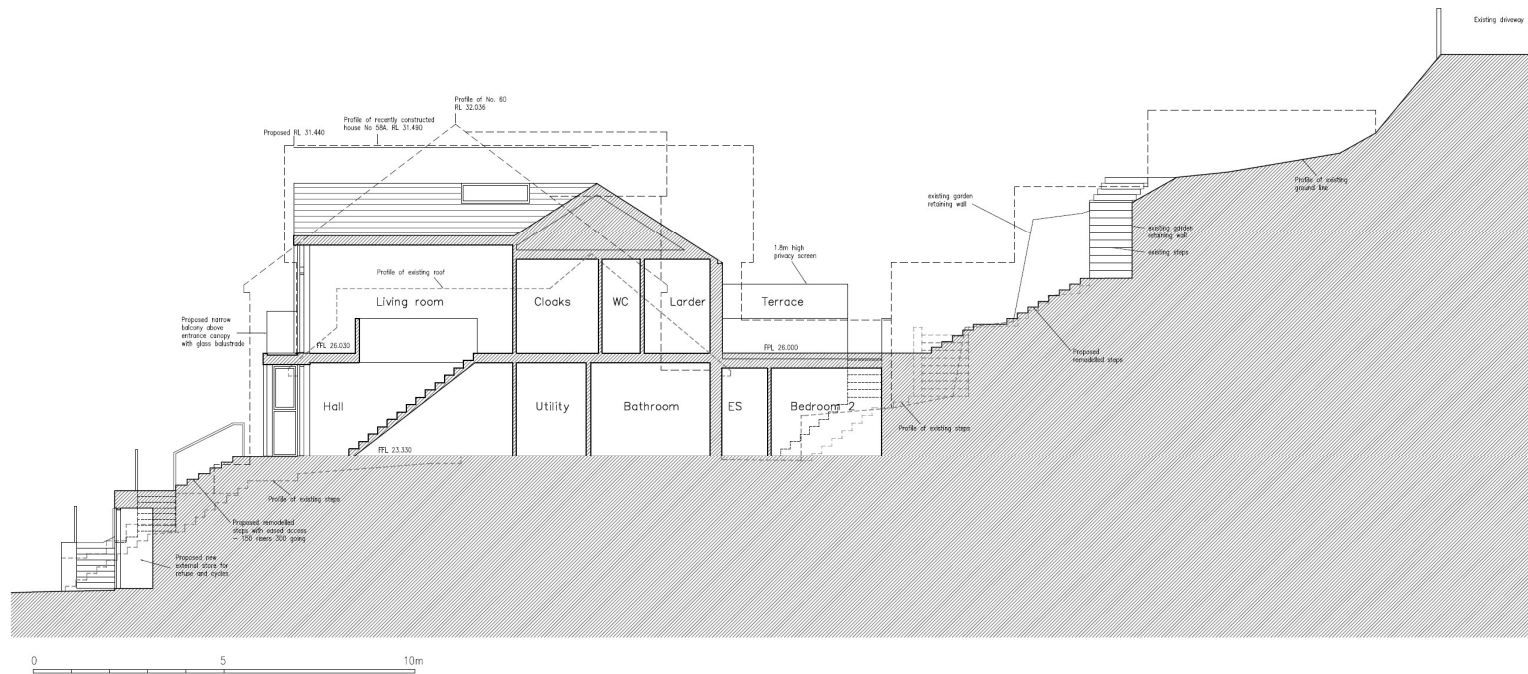


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2009/P/003



Proposed Site Section(s)



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2009/P/201/ A



Proposed side (S/E) elevation



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Proposed (N/W) elevation

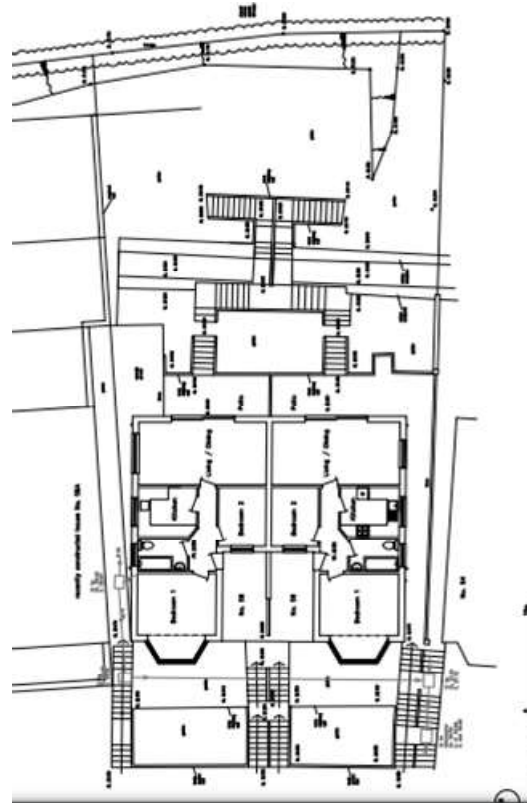


Proposed rear elevation

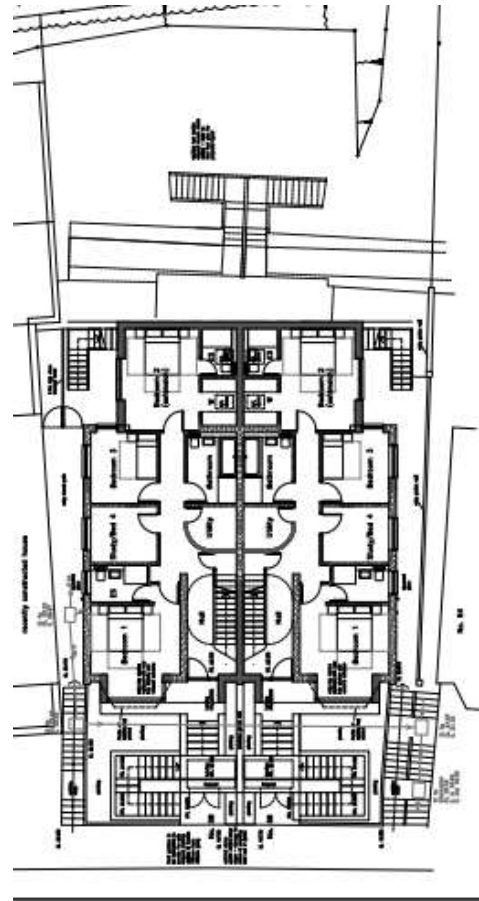


REAR OF HOUSES - NORTH EAST ELEVATION

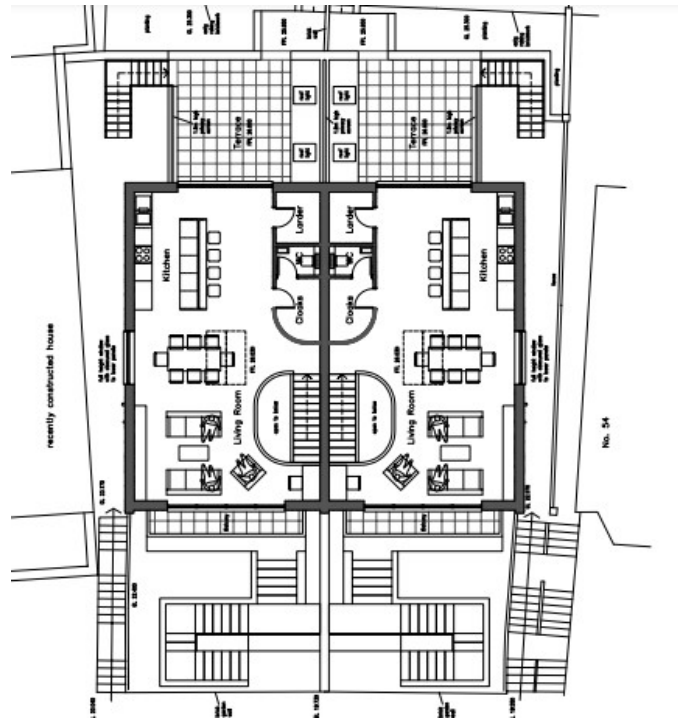
Existing site plan/floor plan



Proposed floorplans (ground)



Proposed floorplans (first)



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Existing and proposed visual(s)



VIEW OF SITE FROM SOUTH AS EXISTING



Existing and proposed visual(s)



VIEW OF SITE FROM SOUTHWEST AS EXISTING



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Key Considerations

- Design and Appearance
- Residential amenity



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Conclusion and Planning Balance

- The application no longer includes the raised garden room and parking area originally proposed to the rear and reduces the height of the dwellings.
- Whilst a contemporary design, the character of the area is mixed and can accommodate the proposal without harm
- The additional storey acts as a transition from the height of the houses to the n/w and the bungalows to the s/w
- The proposal has only a relatively modest extended footprint compared to existing and would not harm residential amenity
- **Approval** is therefore recommended.

