

Nevill Court, Nevill Road

BH2021/02074

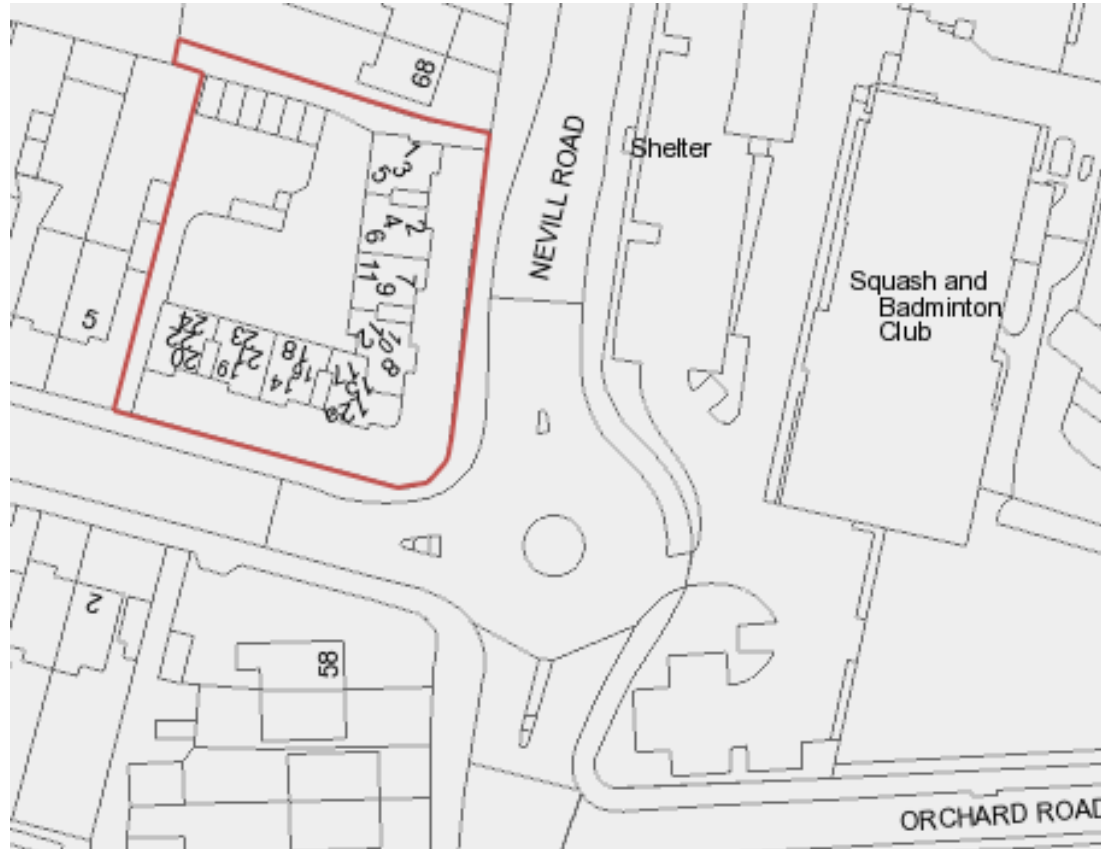


**Brighton & Hove
City Council**

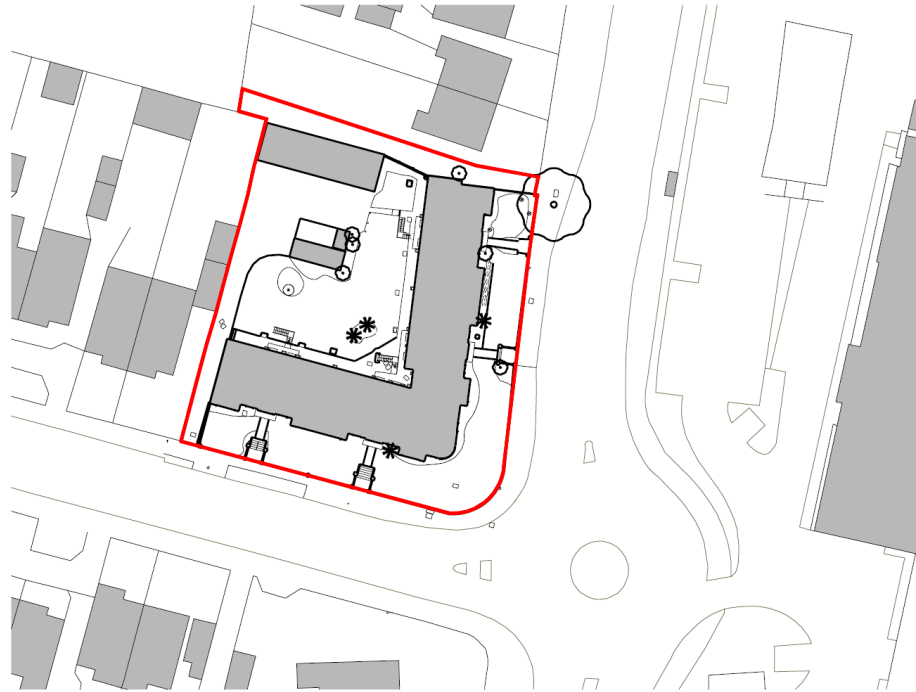
Application Description

- Proposed roof extension with 12 PV panels to provide additional 4no. one bedroom flats and 3no. two bedroom flats with balconies, cycle parking and landscaping.

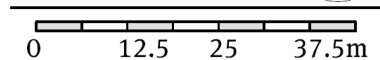
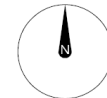
Map of application site



Existing Location Plan



01 OS Map
1:1250@A3



4

98-001

Aerial photo of site



3D Aerial photo of site



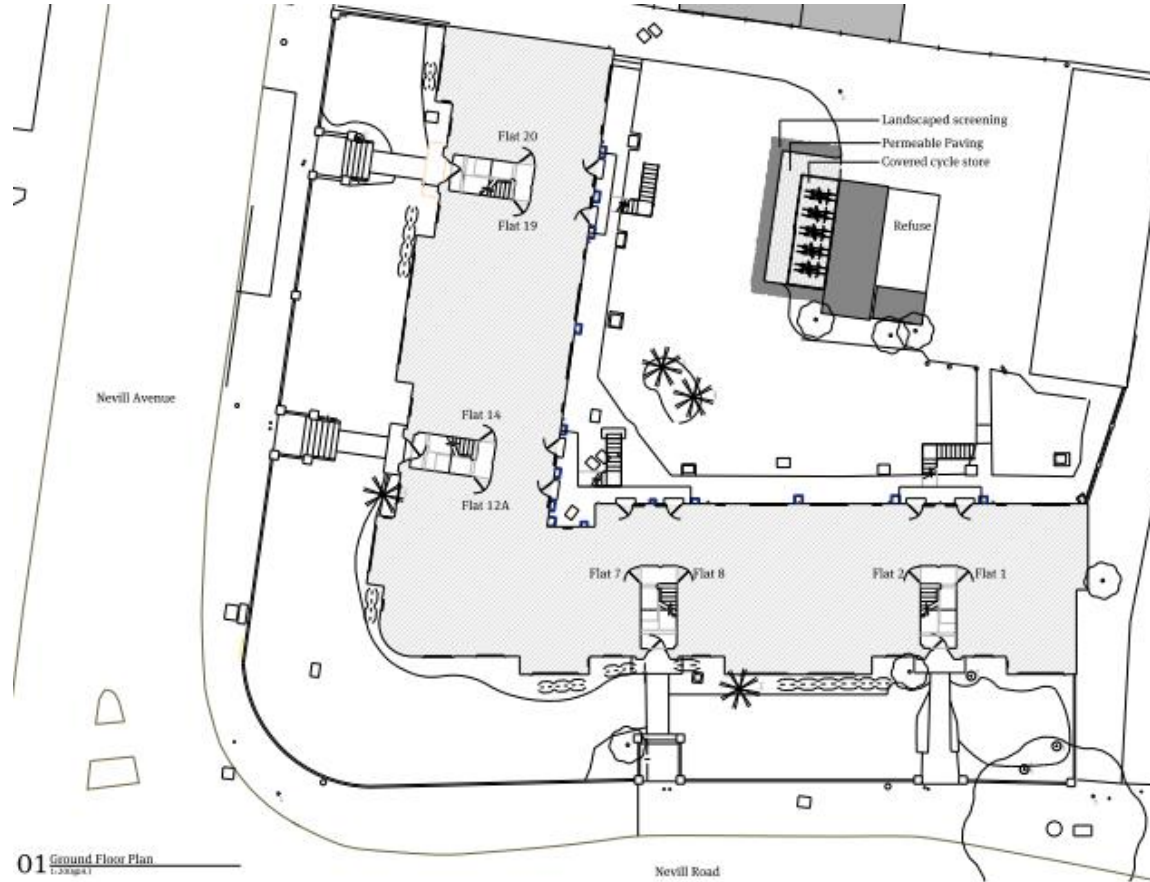
Street photo of south elevation



Street photo of east elevation

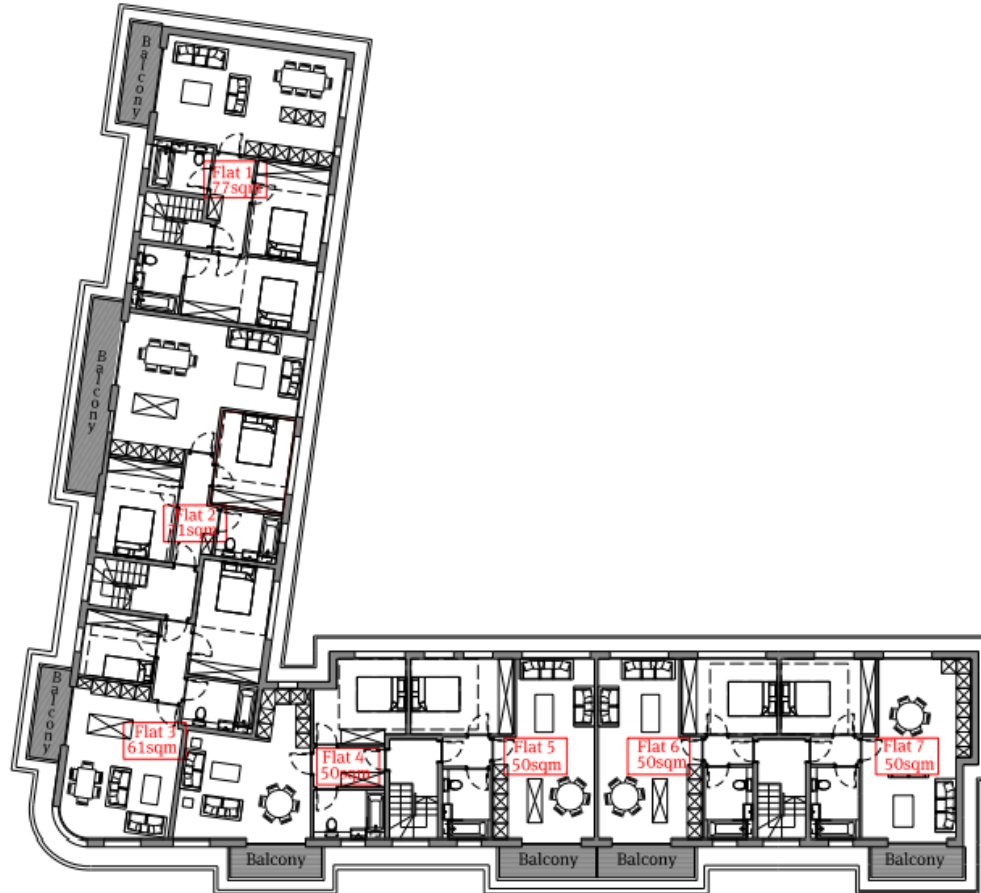


Proposed Ground Floor Plan



6

Proposed Third Floor Plan



10

00-203 P05

Existing Front (South) Elevation

11



Proposed Front (South) Elevation

12



68 Nevill Road

02 Nevill Avenue
1:200@A3

Nevill Court

0 2 4 6 m



Existing Side (East) Elevation

13



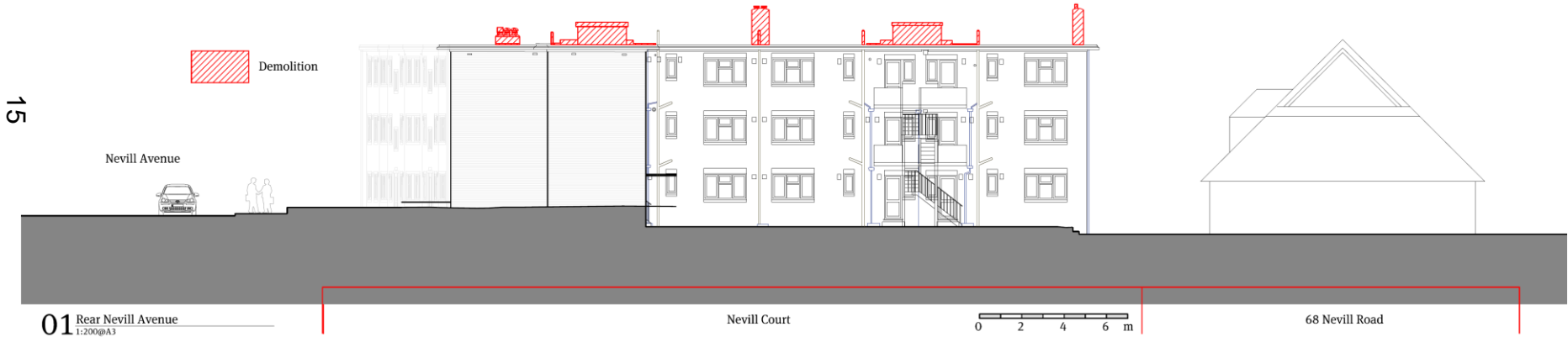
Proposed Side (East) Elevation



- 1) VM250C Quartz Slab mounting system (existing)
- 2) Brick to match existing
- 3) Metal cladding, to match colour of top floor existing
- 4) White handling
- 5) Aluminium Sliding Glass Window - Colour to match Cladding



Existing Rear (North) Elevation



Proposed Rear (North) Elevation

16



01 Rear Nevill Avenue
1:200@A3

Nevill Court

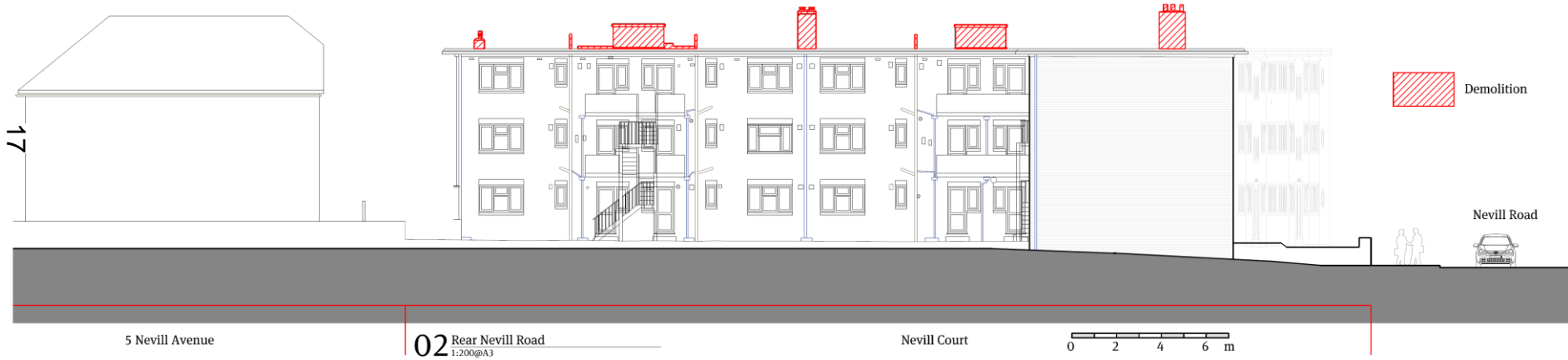
0 2 4 6 m

68 Nevill Road

Ground to Second Windows to remain as existing



Existing Rear (West) Elevation



Proposed Rear (West) Elevation

18



00-221 P03



Proposed Visual



19

00-401 P04

Proposed Visual from Nevill Road



20

00 403 P01

Proposed Visual from Nevill Avenue



21

00 402 P01

Number of units

- 4 x one bedroom, two person flats
- 2 x two bedroom, four person flats
- 1 x two bedroom, three person flats

Key Considerations in the Application

- Principle of development
- Design
- Landscaping and biodiversity
- Impact on neighbouring amenity
- Impact on highways
- Standard of accommodation
- Sustainability

S106 table

- An affordable housing contribution of £135,750 is due in line with City Plan Part One Policy CP20 and the Council's Developer Contributions Guidance. This shall be secured by a legal agreement to be agreed after the committee meeting.

Conclusion and Planning Balance

- The proposals would provide seven good quality dwellings in Hove, sustainability and biodiversity net gains, and it would generate some economic activity during construction work and from the spending in the local economy of the future occupiers; which are relatively significant benefits of the proposal. The LPA supports the high quality design of the extension, which would not have a significantly adverse impact on neighbouring amenity or on highways safety whilst providing an acceptable standard of accommodation. The proposal is therefore recommended for approval, subject to conditions and a legal agreement to secure an affordable housing contribution.

