

78 Hangleton Valley Drive

BH2021/01272

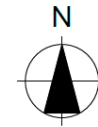


Brighton & Hove
City Council

Application Description

- **Erection of single storey rear extension. Roof alterations incorporating double hip to gable roof extension, front & rear dormers and 2no front rooflights.**

Existing Location Plan



LOCATION PLAN 1:1250



2103-P-01A

Aerial photo(s) of site



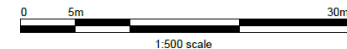
3D Aerial photo of site



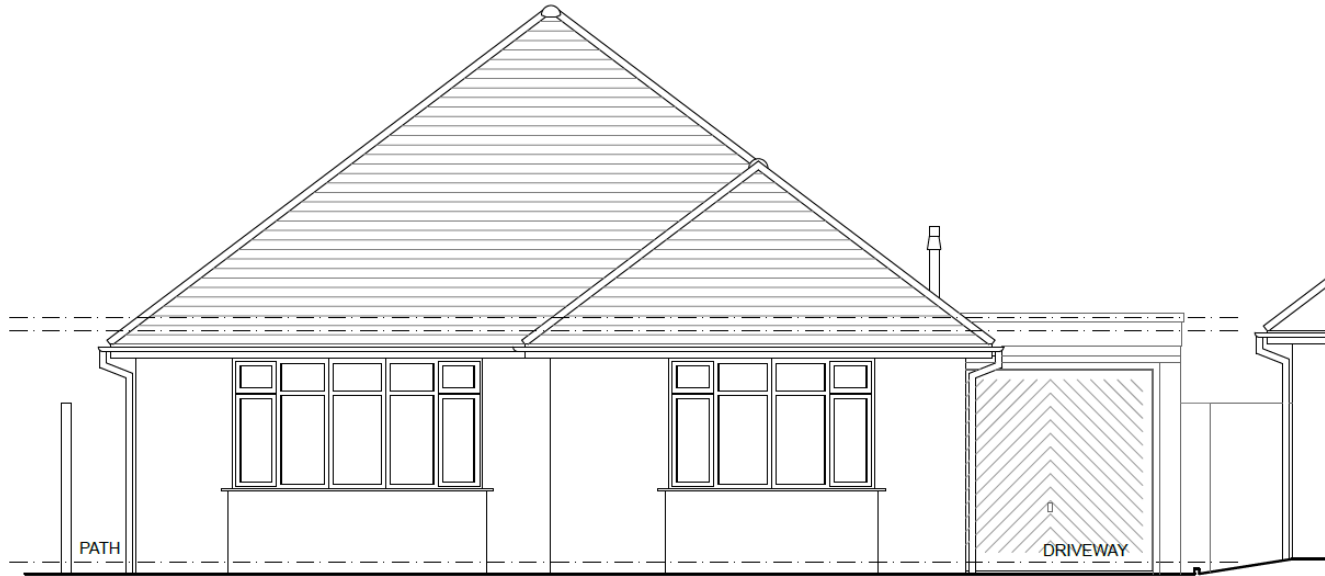
Block Plan



BLOCK PLAN 1:500

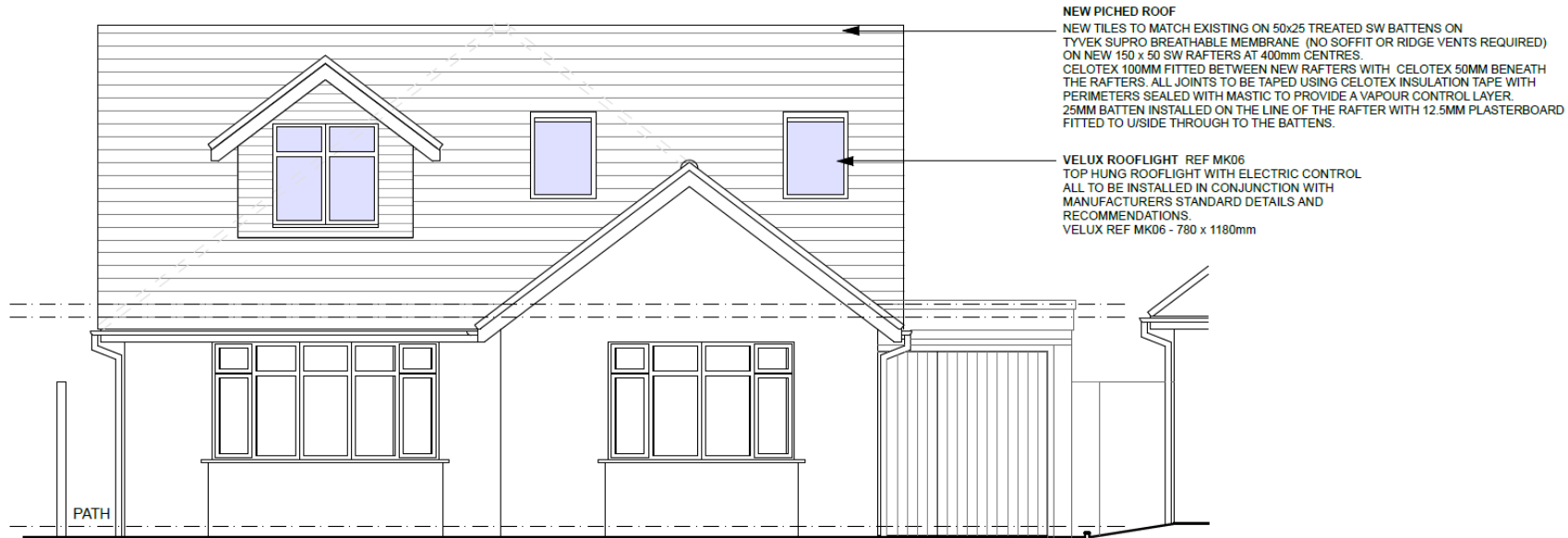


Existing Front Elevation



FRONT ELEVATION

Proposed Front Elevation



2103-P-04B

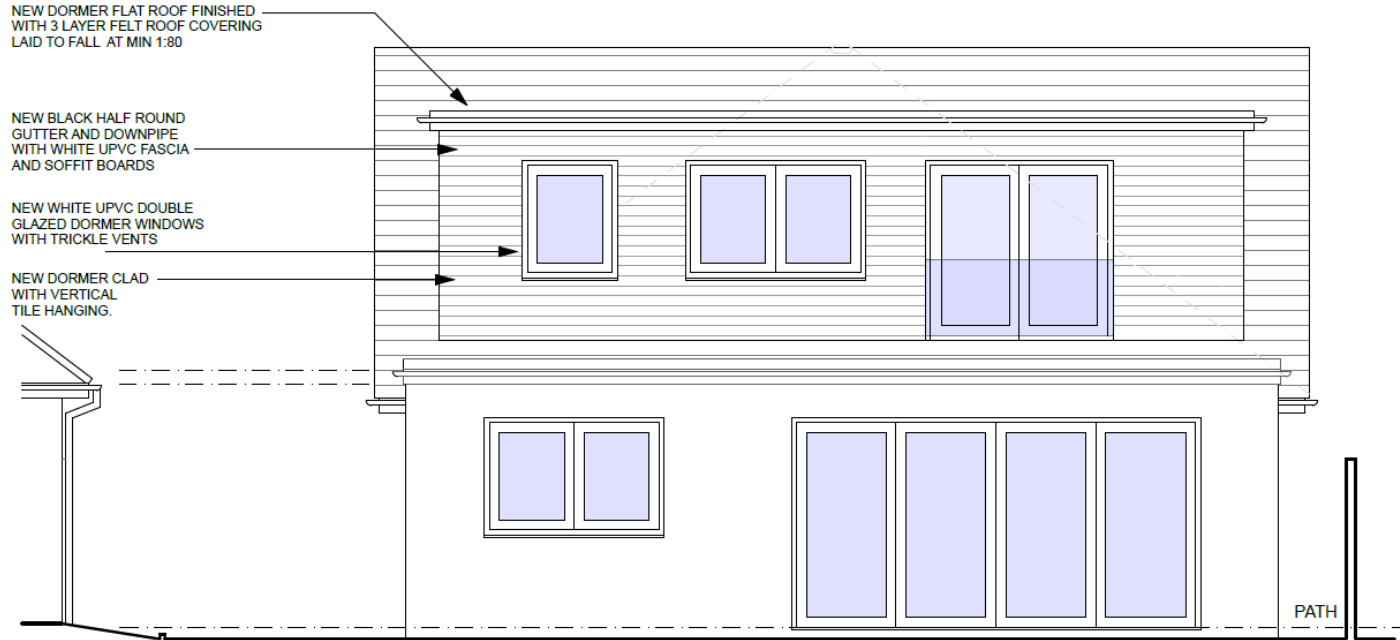
Existing Rear Elevation



REAR ELEVATION

Proposed Rear Elevation

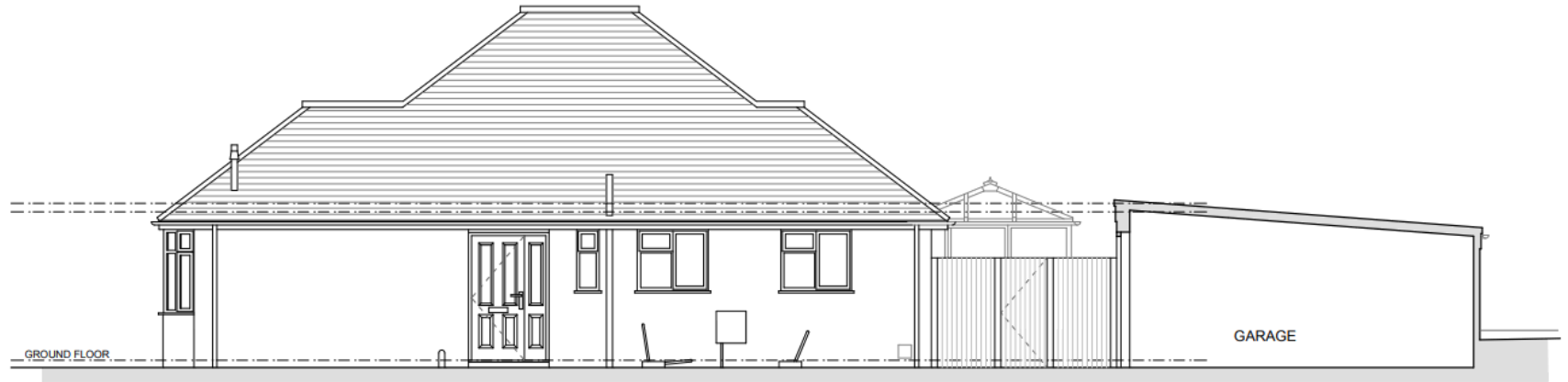
10



2103-P-04B

Existing North Side Elevation

11



Proposed North Side Elevation

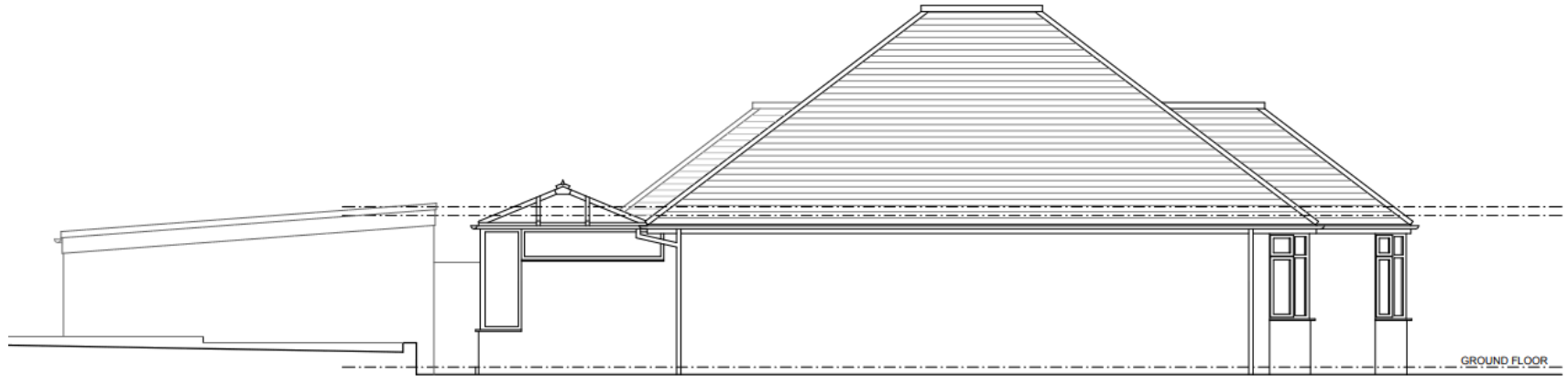
EATED SW BATTENS ON
SOFFIT OR RIDGE VENTS REQUIRED)
TRES.
TERS WITH CELOTEX 50MM BENEATH
45 CELOTEX INSULATION TAPE WITH
IDE A VAPOUR CONTROL LAYER.
IE RAFTER WITH 12.5MM PLASTERBOARD
S.

ITROL
H

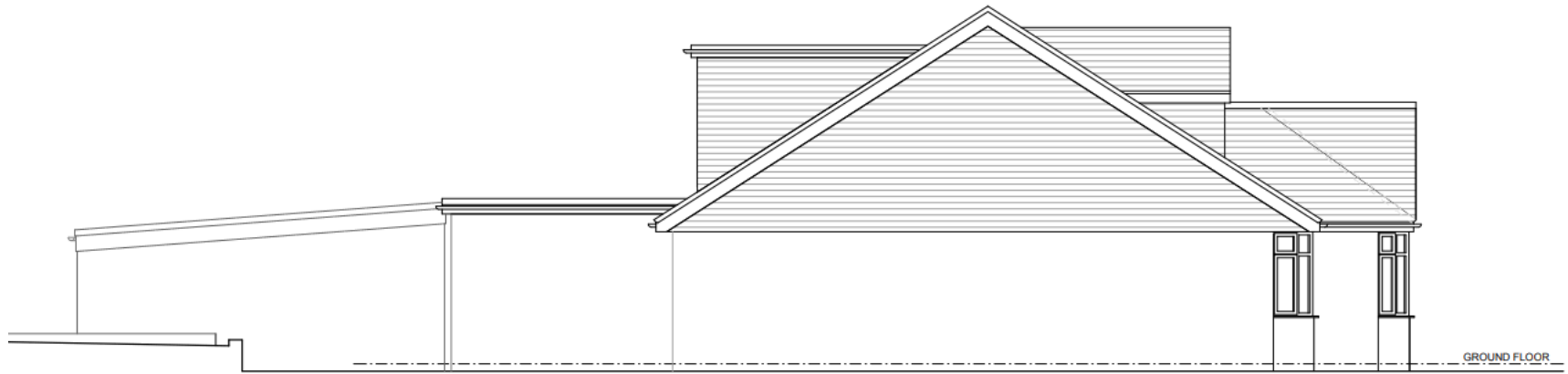
GROUND FLOOR



Existing South Side Elevation



Proposed South Side Elevation



Key Considerations in the Application

- Design and appearance of proposed extensions
- Impact on amenities of neighbouring properties

Conclusion and Planning Balance

- Whilst cumulatively the roof of the property would significantly change as a result of the proposals, it is not considered that the roof extensions, when viewed as a whole, would have an unacceptable impact on the host dwelling.
- The proposed flat-roofed rear extension would be conventional in appearance, would not be excessive in size, and would have no harmful impacts on the appearance of the property.
- It is not considered that the proposed extensions would have an unacceptable impact on the amenities of neighbouring properties.
- It is not considered the proposal would conflict with Development Plan policies.