

The Mews House, Adelaide Mansions

BH2021/00426



**Brighton & Hove
City Council**

Application Description

- Permission is sought for the erection of a garden room on the roof with a roof terrace. Consent is also sought for the installation of replacement aluminium windows and doors to the first-floor balcony and a new lower ground floor flue on the East elevation.

Planning History

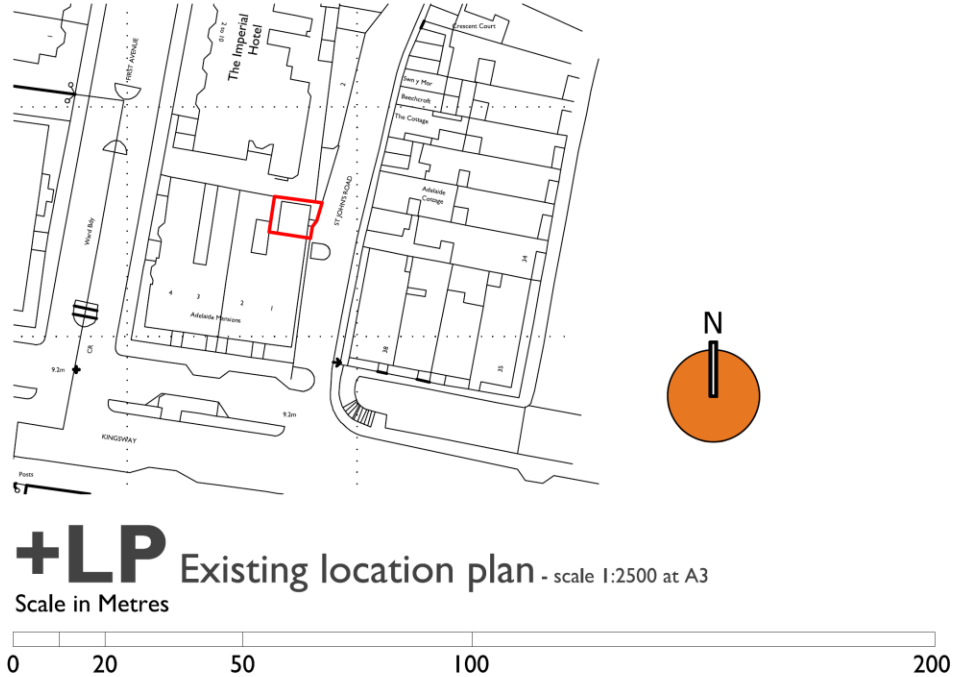
- **BH2014/01865** - Application for removal of condition 2 of BH2014/00106 (Internal alterations to layout of second floor) which states that no works shall take place until full details of the external vent have been submitted to and approved in writing by the Local Planning Authority. Approved.
- **BH2014/00106** - Internal alterations to layout of second floor. Approved.
- **BH2009/00162** - Erection of garden room on roof. Approved.

Map of application site



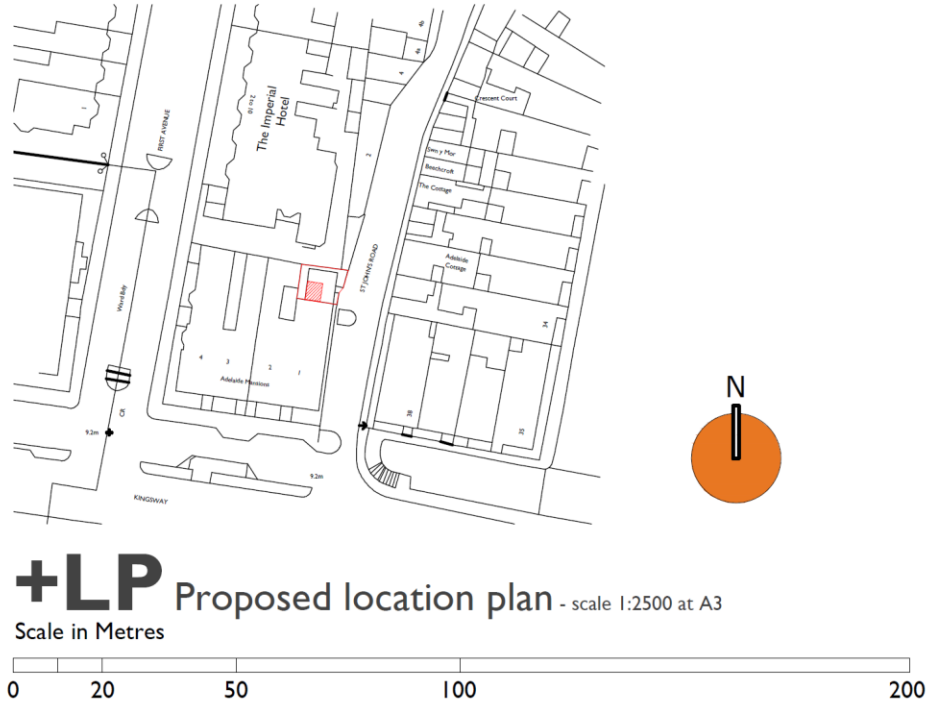
Application Site

Existing Location Plan



+LP Existing location plan - scale 1:2500 at A3
Scale in Metres

Proposed Location Plan

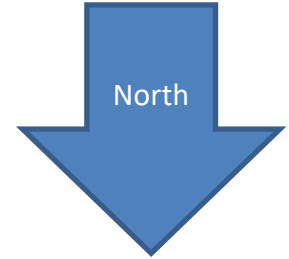


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Aerial photo(s) of site



3D Aerial photo of site



Street photos of site



Street photos of site



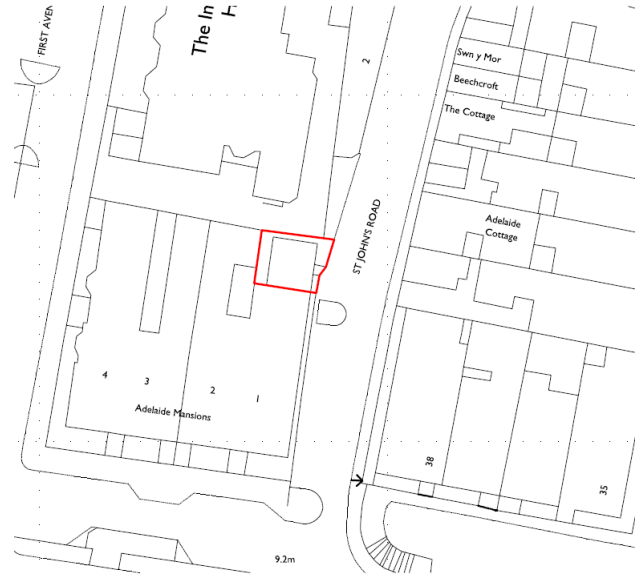
Street photos of site




Photos of rear elevation



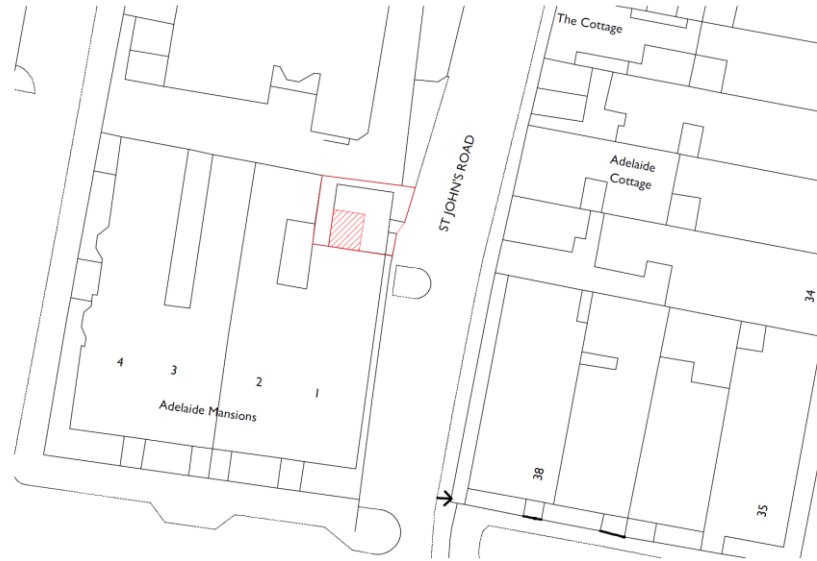
Existing Block Plan



+BP Existing block plan - scale 1:1000 at A3
Scale in Metres



Proposed Block Plan



+BP Proposed block plan - scale 1:1000 at A3
Scale in Metres

A horizontal scale bar with markings at 0, 10, 20, 30, 40, and 50 metres.



Existing Front Elevation



1804-EX-003

Proposed Front Elevation



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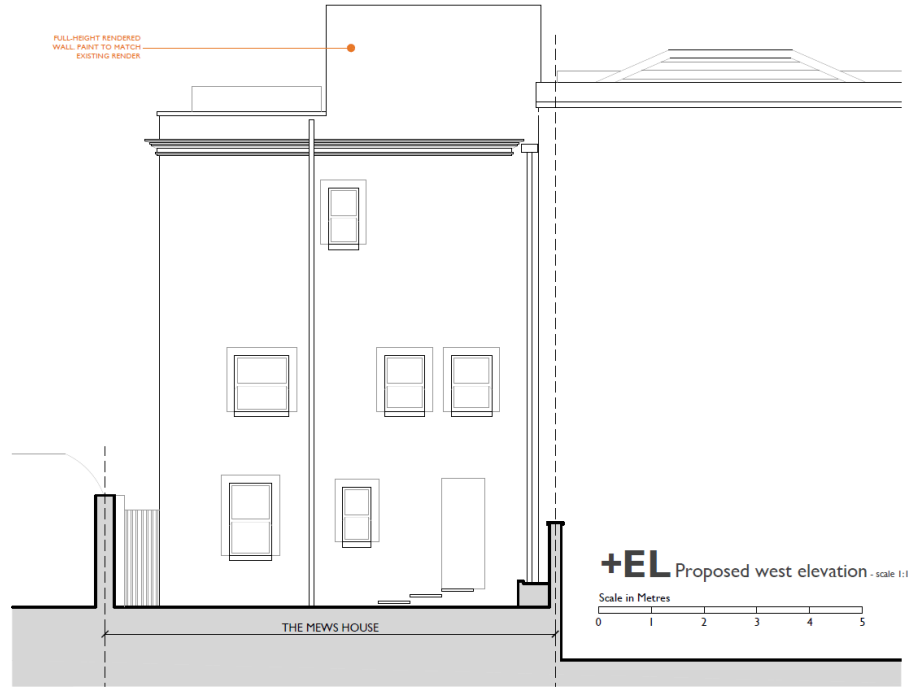
Existing Rear Elevation



17

1804-EX-004

Proposed Rear Elevation



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Proposed Site Section(s)



Proposed Visual(s)



+IM Proposed northern street view - not to scale

1804-PA-015

Proposed Visual(s)

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+IM Proposed southern street view - not to scale

Proposed Visual(s)



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1804-PA-015

Key Considerations in the Application

- Design and appearance
- Impact on adjacent grade II listed building
- Impact on Brunswick Town conservation area
- Impact on neighbouring amenity

Conclusion and Planning Balance

- Design of the structure amended to feature flat roof – reduces its prominence when viewed from the street.
- Glass balustrade amended – repositioned within the parapet and to be conditioned to be frameless. Both reduce visibility.
- The development would have an impact on neighbouring residential amenity, however this impact is not considered harmful enough to warrant a refusal in this instance.
- **Approval** is therefore recommended.