

1

Cedar Centre, Lynchet Close

BH2021/03029



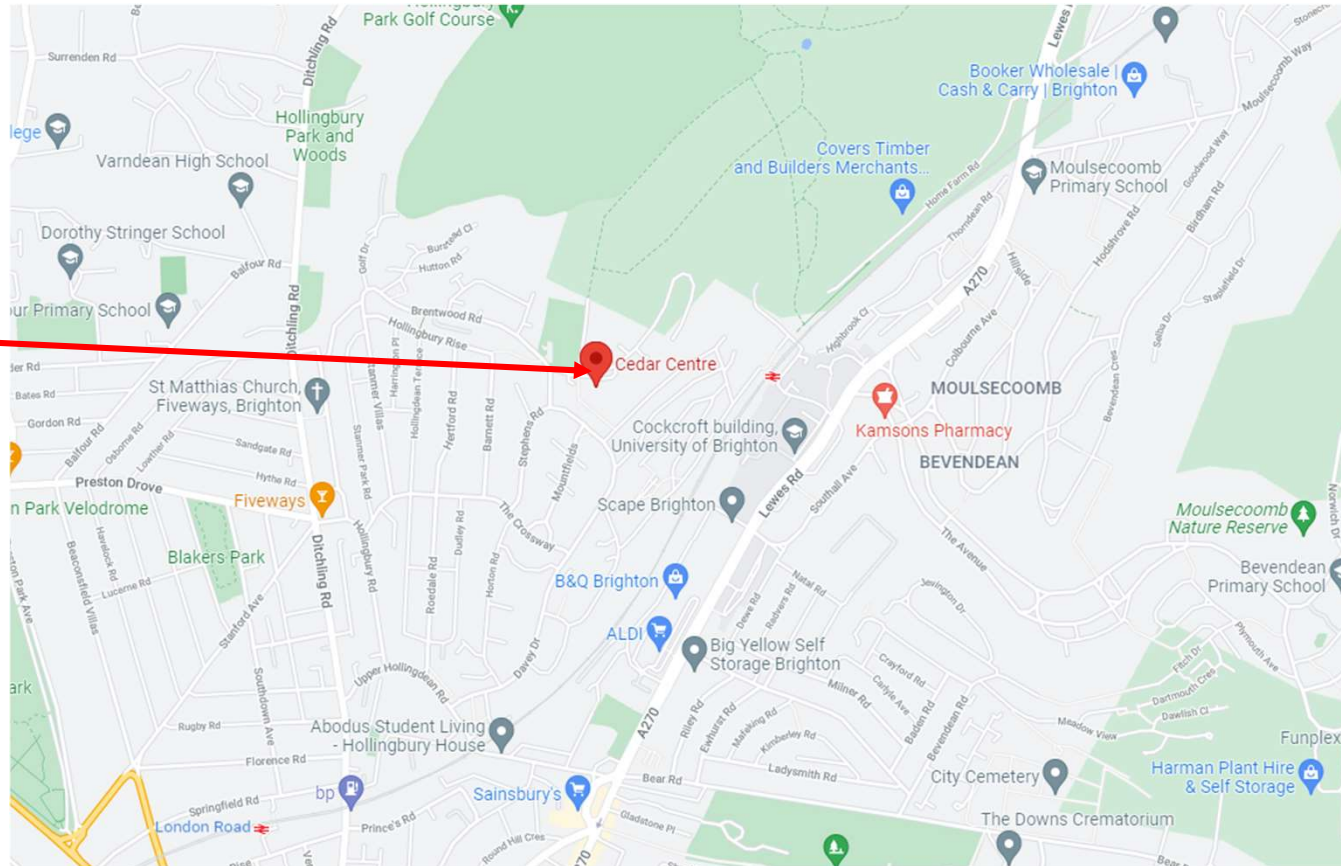
Brighton & Hove
City Council

Application Description

- Extension and re-modelling of the existing school building including erection of a first floor extension, new perimeter fencing, revised parking layout and refurbishment of elevations.

Map of application site

Application Site



Existing Location Plan



4

001



Proposed Location Plan



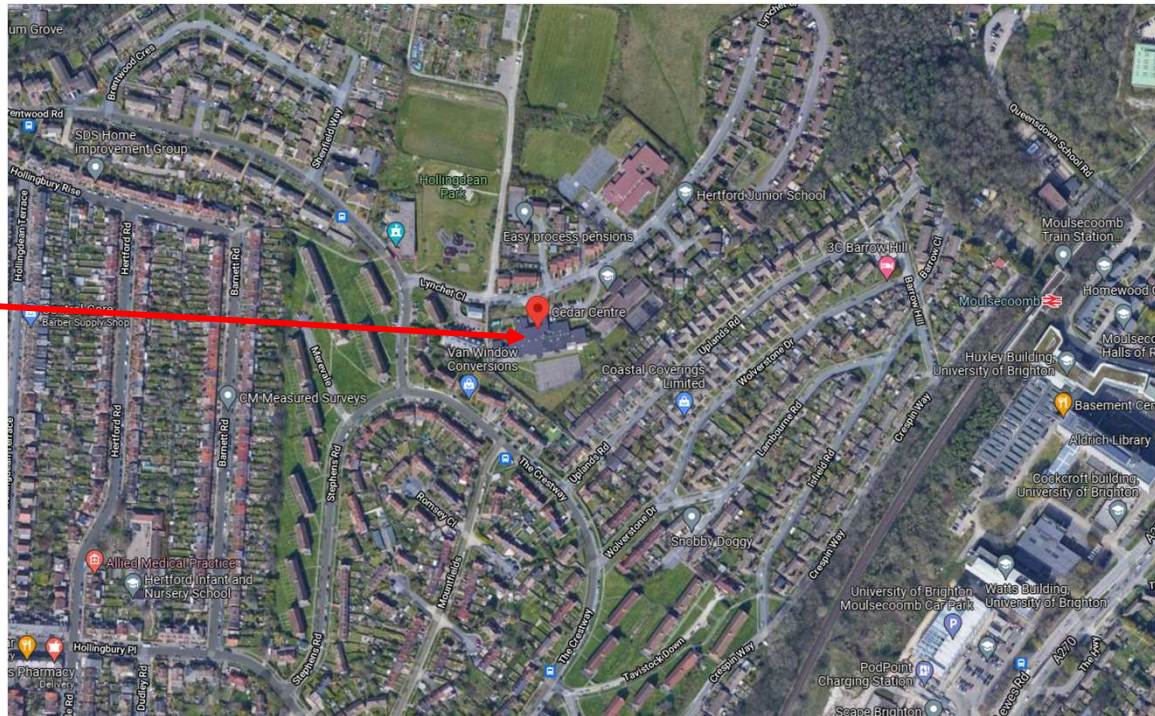
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002



Aerial photo of site

Application Site

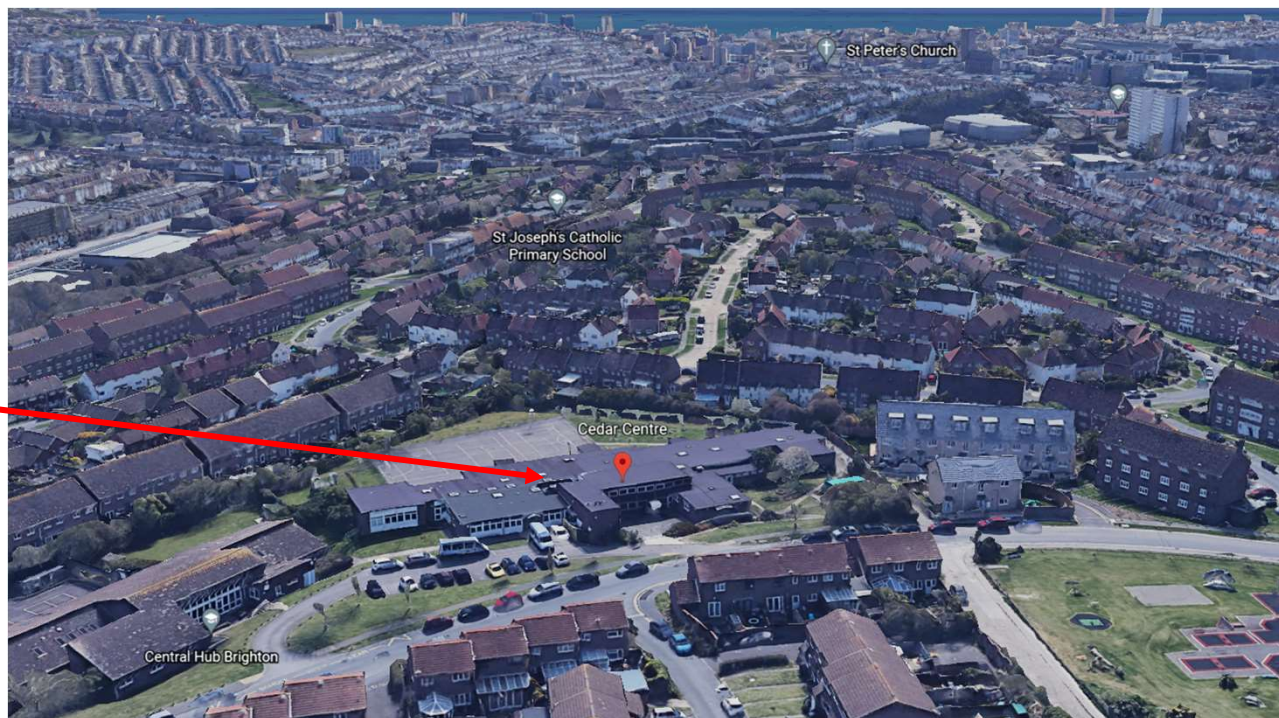


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3D Aerial photo of site Looking South

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Application Site



3D Aerial photo of site Looking North



Application Site



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Street photo of site looking East



Street photo of site looking West



Street photos of site looking South



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Street photos of site looking South



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Street Scene Opposite Entrance



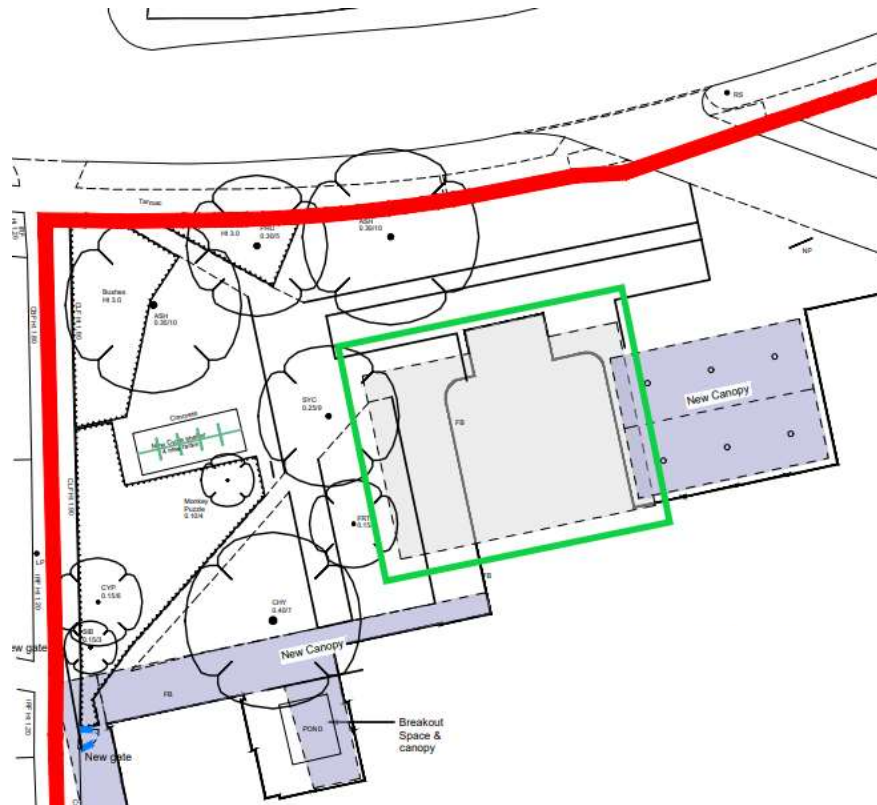
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Rear photos of site



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New two storey element highlighted in Green

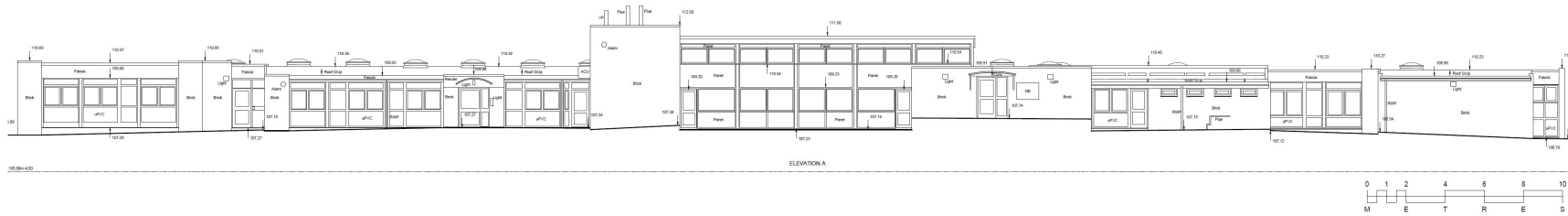


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004



Existing & Proposed Front Elevation

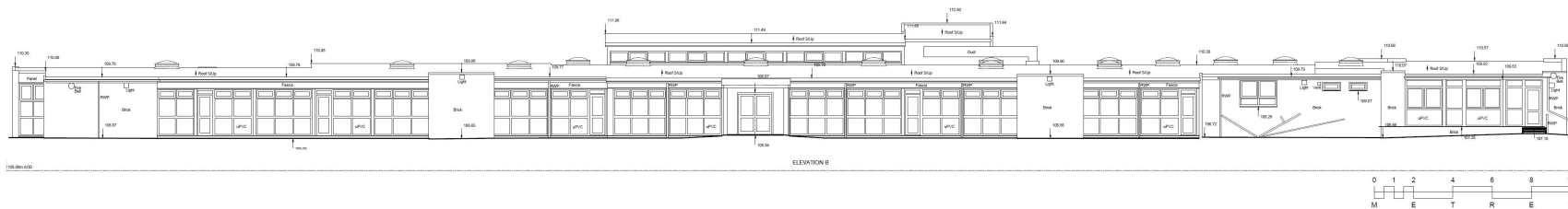


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013



Existing & Proposed Rear Elevation

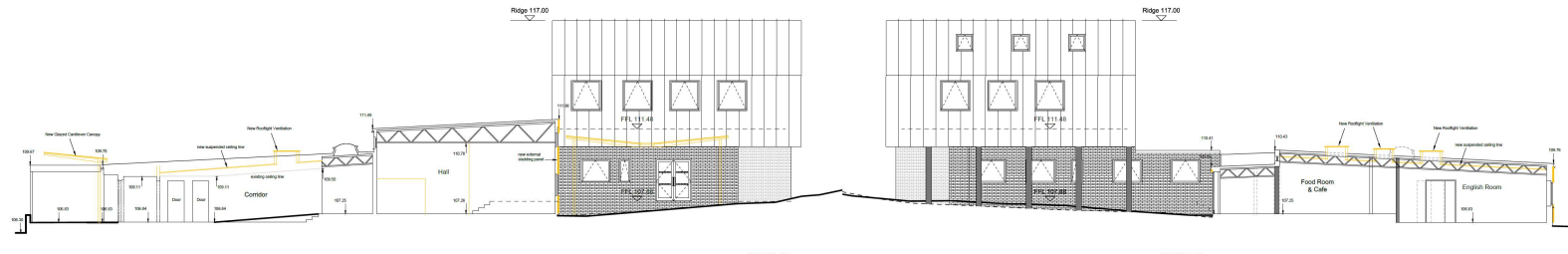


17

013

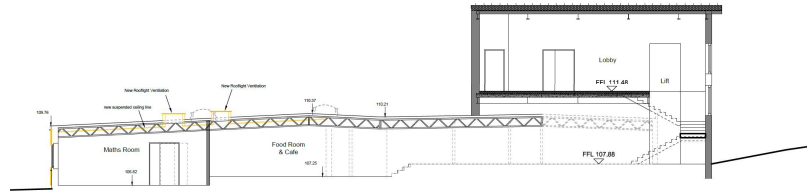


Proposed Site Section(s)

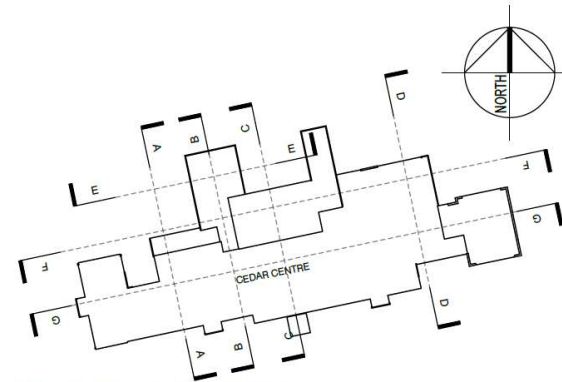


SECTION C-C

SECTION A-A



SECTION B-B



SECTION KEY: (not to scale)



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Proposed Visual(s)



19

19-2



Proposed Visual(s)



20

19-3



Proposed Visual(s)



21

19-4



Key Considerations in the Application

- Impact on appearance and character of existing property and wider area.
- Impact on amenities of adjacent occupiers.
- Highway issues

Conclusion and Planning Balance

- Proposal considered not to be adversely harmful to character and appearance of the host property or wider streetscene
- No significant adverse harm to neighbouring amenity.
- No adverse highway issues subject to compliance with recommended conditions
- **Recommendation: Approve**

