Ditchling Court, 136A Ditchling Road

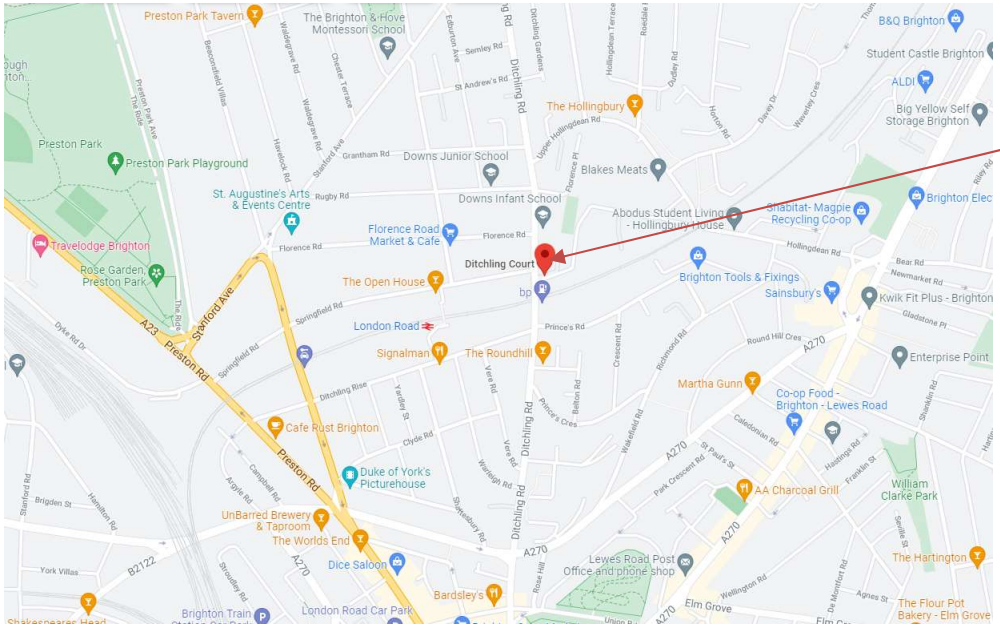
BH2021/02084

Brighton & Hove City Council

Application description

- Variation of condition 1 of application BH2018/02054
  (Erection of two storey extension and the creation of 7no flats, revised fenestration and other associated works)
  to allow an increase in height of 1.7m to the approved height of the development.

Map of application site



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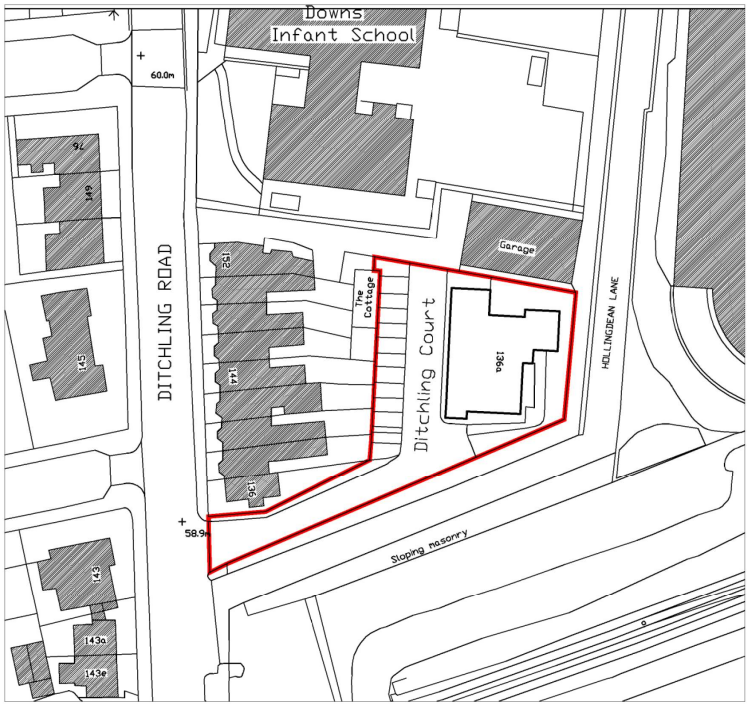
Location Plan



Existing Location plan Scale 1:1250 @A3

0m 10m 20m 30m 40m 50m

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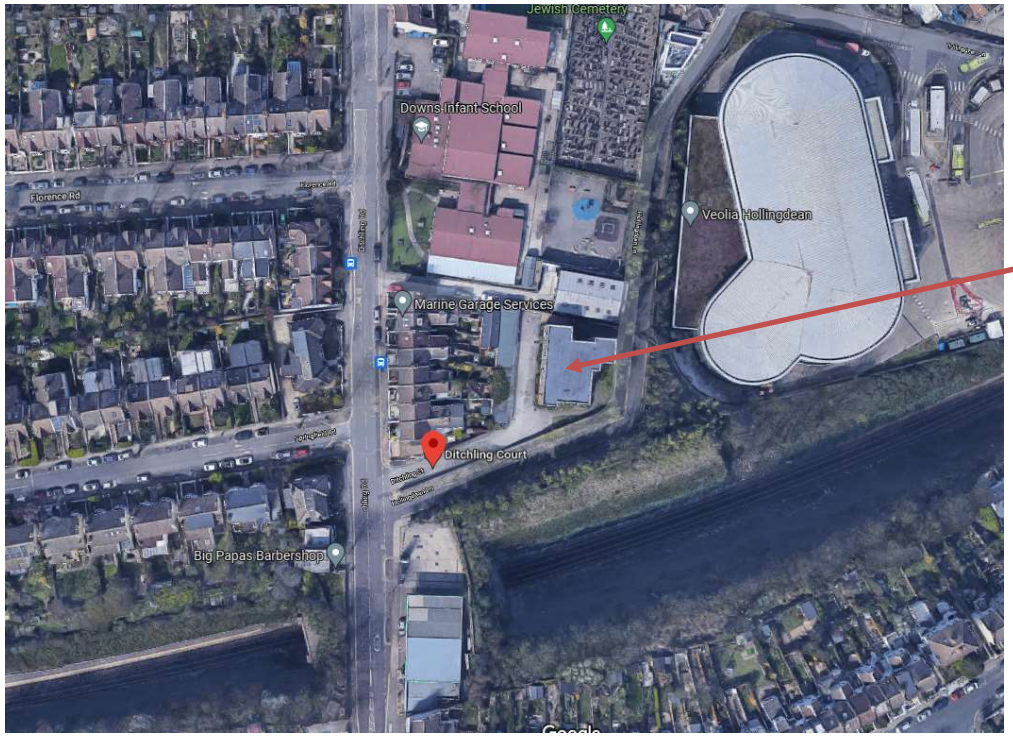
10A

Aerial photo(s) of site



3D Aerial photo of site

Application site

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Street photo of the site

Rear of properties on Ditchling Road

Ditchling Court

Photo taken at the entrance of the site on Ditchling Road

Photo of the site

Photo taken form the top of the entrance road looking North

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Photo of the site

Photos taken within the site towards the rear of properties on Ditchling Road.

Photo of the site

Ditchling Court

Photo taken from outside No.152 Ditchling Road looking East.

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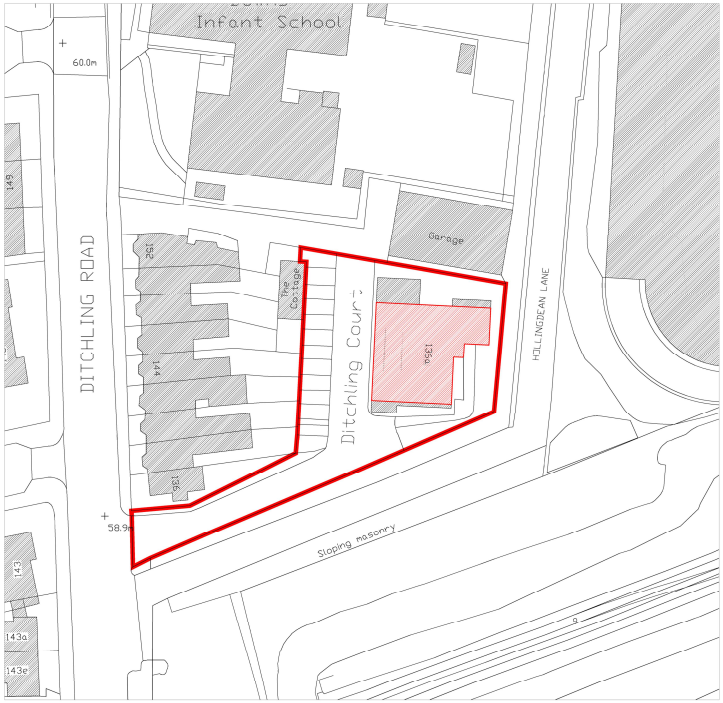
Proposed Block Plan



Proposed Block plan Scale 1:500 @A3

10A

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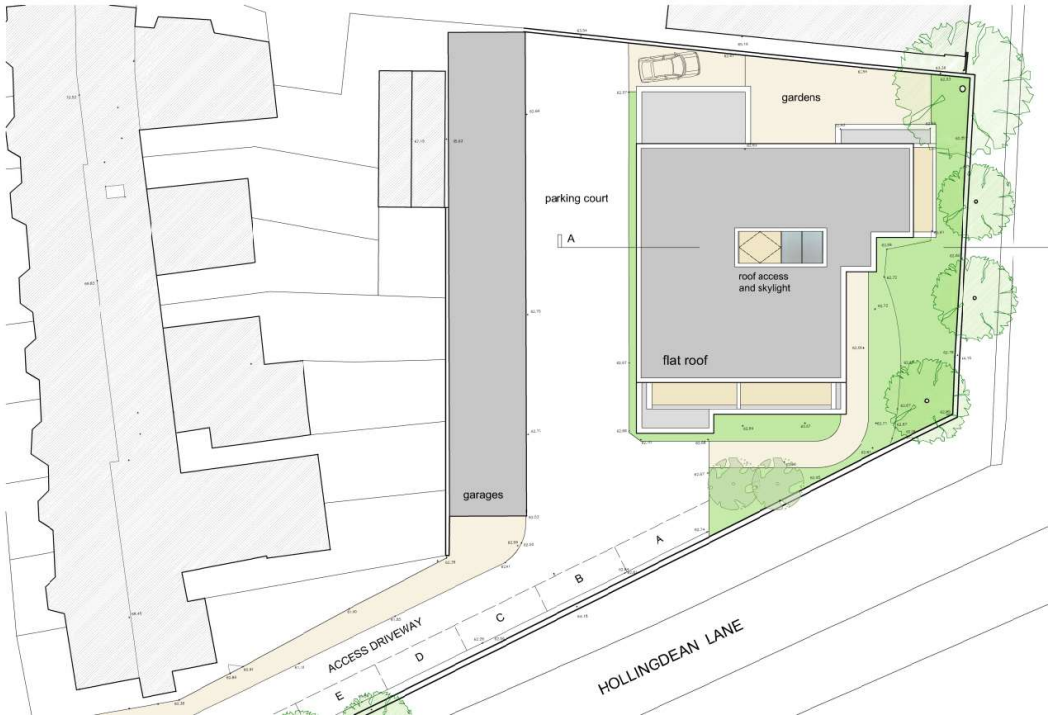
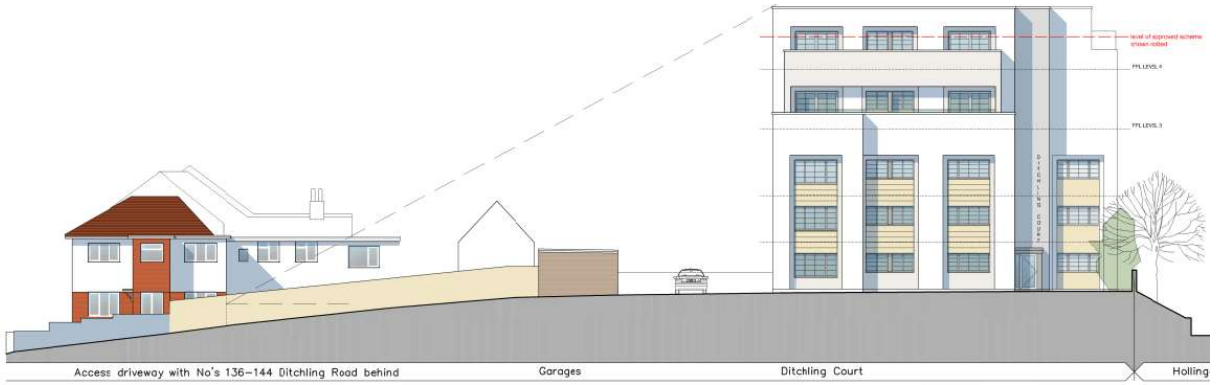
Proposed Site Plan



Proposed Contextual Elevations

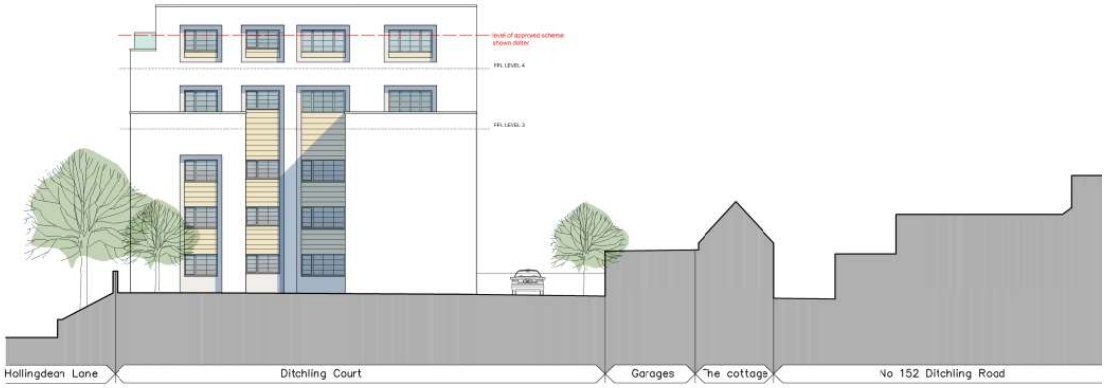


Proposed contextual southern elevation Scale 1:200 @A3

This line shows the approved height of the development

Proposed contextual western elevation Scale 1:200 @A3

Proposed Contextual Elevations

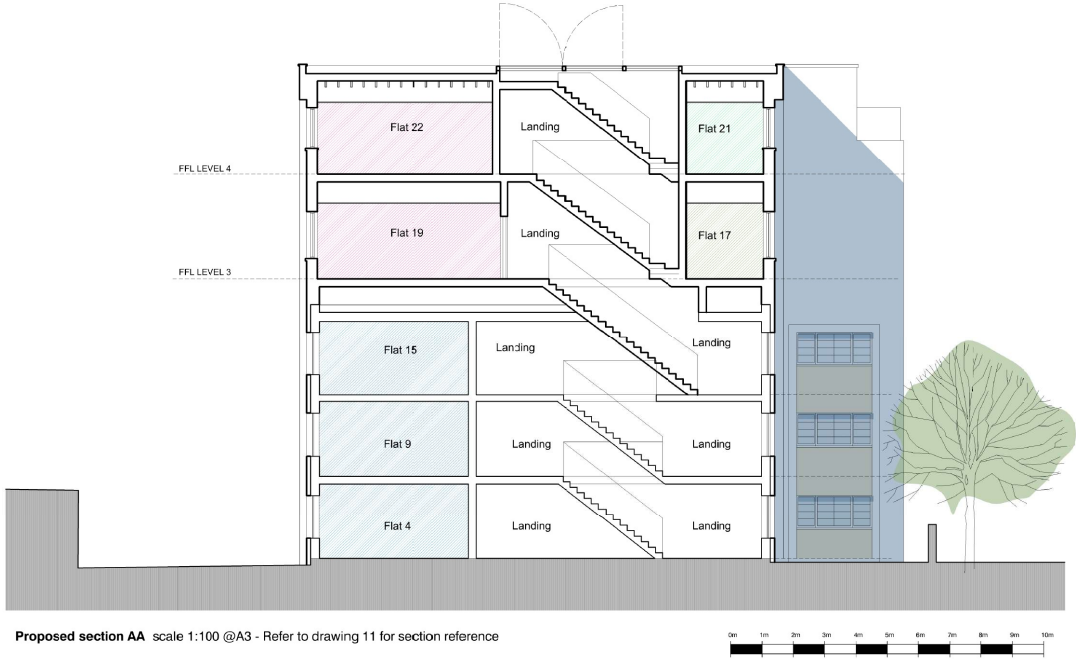


Proposed contextual northern elevation Scale 1:200 @A3

This line shows the approved height of the development

Proposed contextual eastern elevation Scale 1:200 @A3

Proposed Site Section



Proposed section AA scale 1:100 @A3 - Refer to drawing 11 for section reference

20E

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Key Considerations in the Application

- The impact of the changes on design
- The impact of the changes on neighbouring amenity
- The impact of the changes on the standard of accommodation

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Conclusion and Planning Balance

- Amendments to reduce the perceived additional height, ensure that a visual break in the verticality of the building is had.
- An updated sunlight and daylight assessment has been provided which demonstrates that no significant harm would be had to neighbouring amenity.
- The number and size of each unit would remain as per the approved scheme.
- **Recommend: Approve**

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