

# 39 Crescent Drive North

BH2021/03143



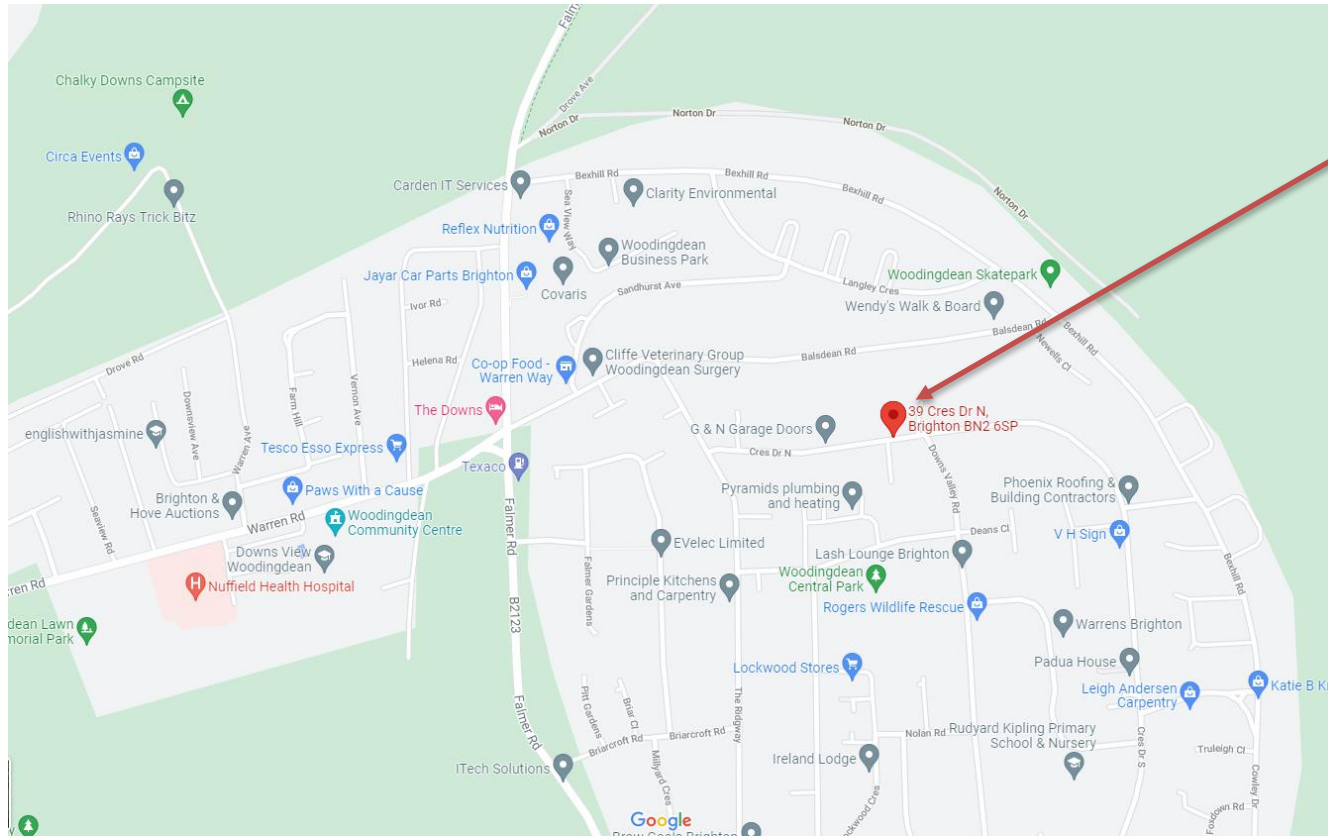
Brighton & Hove  
City Council

# Application Description

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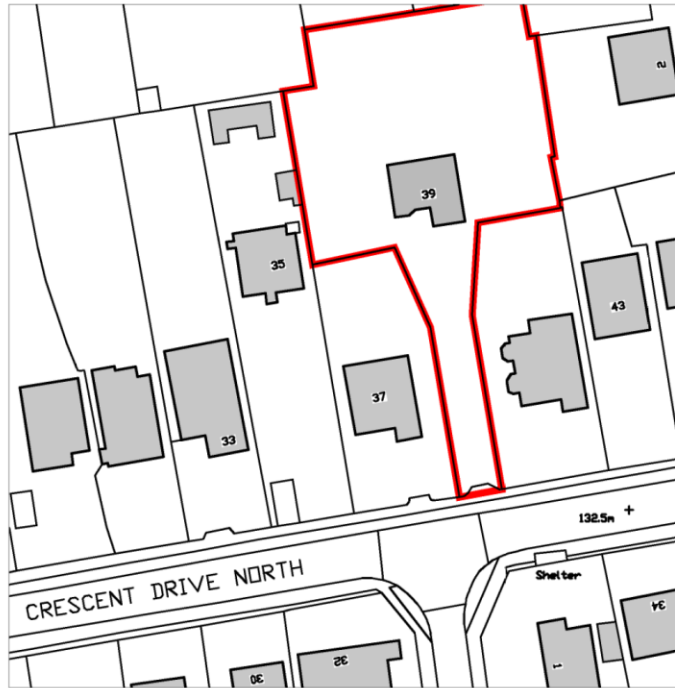
- Demolition of existing dwelling and outbuildings and erection of 4no. new two-storey dwellinghouses (C3) with parking, landscaping and associated works

# Map of application site



Application site

# Existing Location Plan



Site Location plan



# Aerial photo(s) of site



# 3D Aerial photo of site



# Photos of the site

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View looking west towards No. 35A

# Photo of the site

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View looking east towards 2 Tree Tops Close



# Photo of the site

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View from Crescent Drive North

# Photo of the site

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View from an existing first floor window to the south

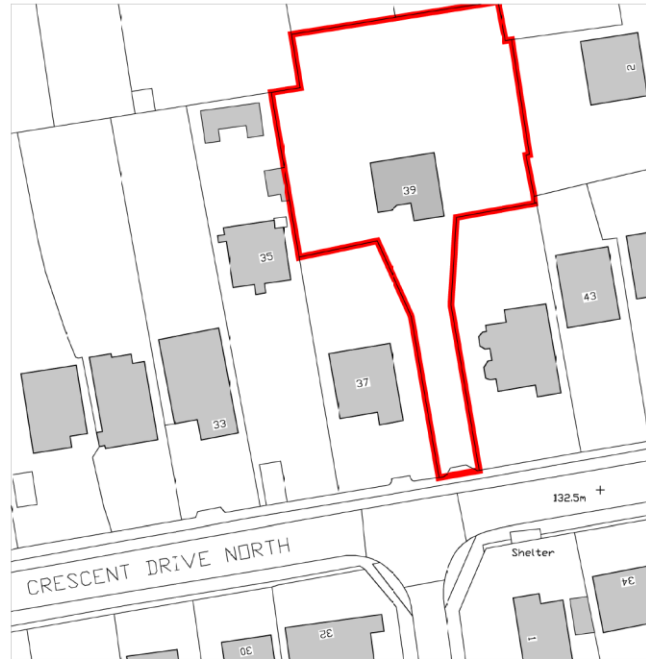
# Photo of the site

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View looking towards the north (rear)

# Existing Block Plan



Existing block plan Scale 1:500 @A3



# Refused application BH2017/01216



# Proposed Block Plan



Proposed block plan Scale 1:500 @A3



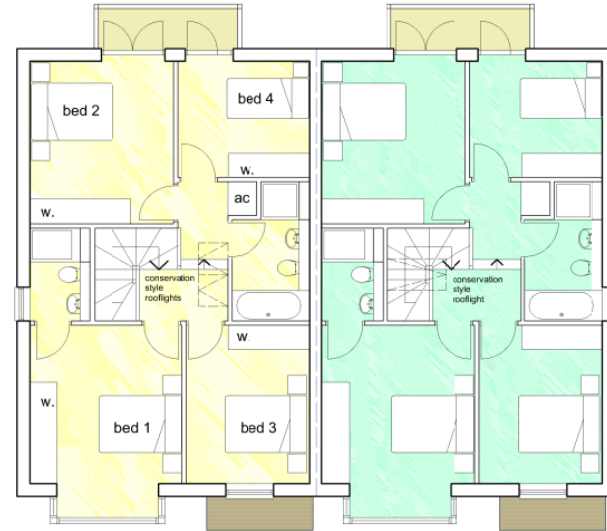
14

10

# Proposed floor plans



Ground floor plan



First floor plan



# Proposed Front Elevation



theme BH/2016/05291

Proposed front (south) elevation scale 1:100 @A3

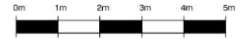


# Proposed Rear Elevation

17

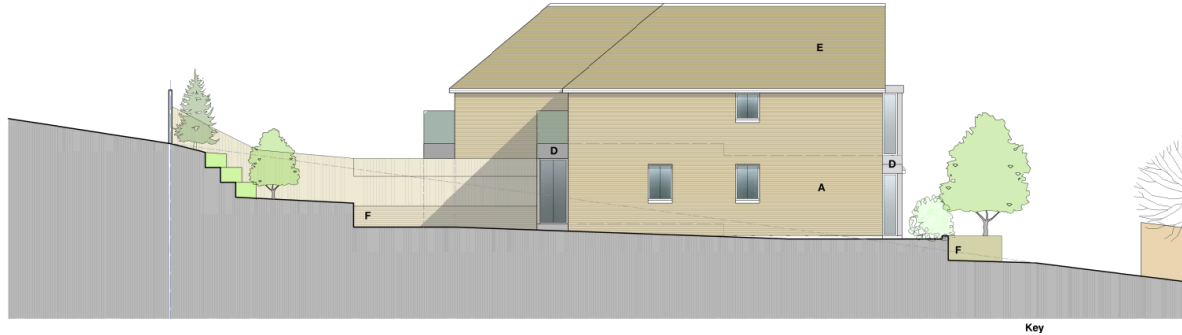


Proposed rear (north) elevation to gardens scale 1:100 @A3

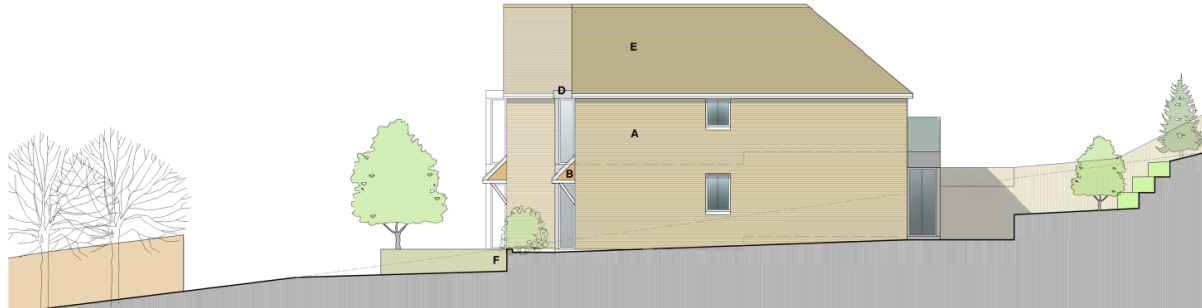


# Proposed side elevations

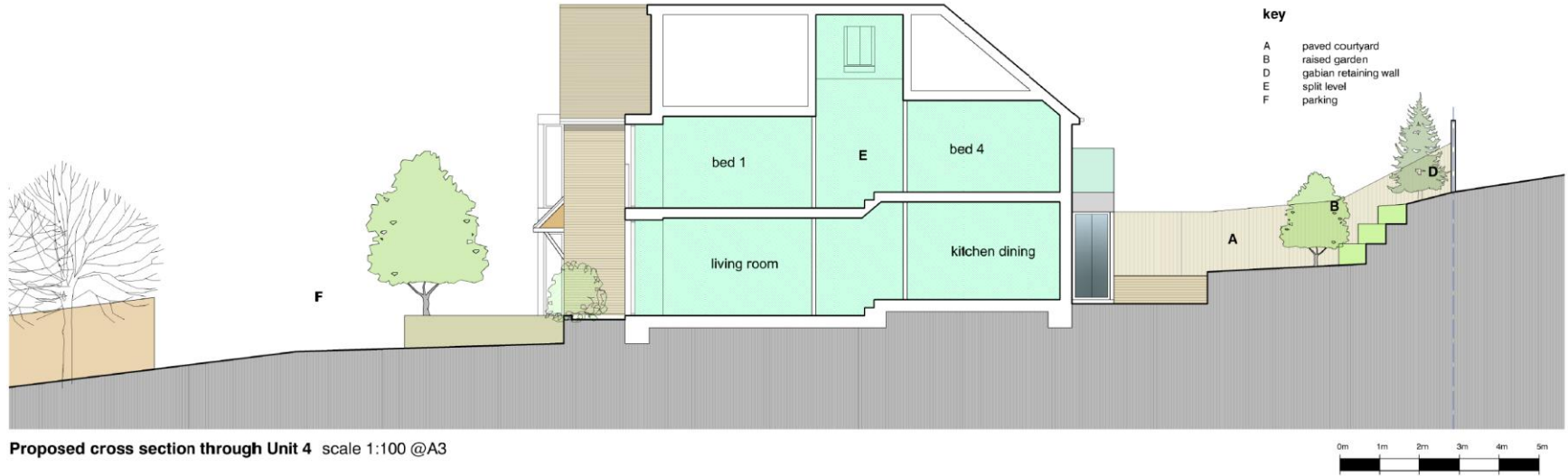
West



East



# Proposed Site Section(s)



# Key Considerations in the Application

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- Principle of development
- Design and appearance
- Standard of accommodation
- Neighbour Amenity
- Transport

# Conclusion and Planning Balance

- The application addresses the concerns raised by the appeal inspector in relation to application BH2017/01216.
- The number, layout and appearance of the proposed dwellings is considered acceptable.
- The proposals would provide an acceptable standard of accommodation.
- No significant harmful impact would result to neighbouring amenity.
- Subject to conditions, the development is appropriate in terms of impact on highways.
- **Recommendation is therefore to approve.**

