

Former Electricity Substation, Land to rear of Highcroft Lodge, Highcroft Villas

BH2021/03177



Brighton & Hove
City Council

Application Description

- Change of use from electricity substation to form indoor personal recreation space (Sui Generis) with erection of single storey outbuilding and associated alterations.

Location Plan



3

E010

Aerial photo(s) of site



3D Aerial photo of site



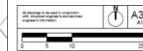
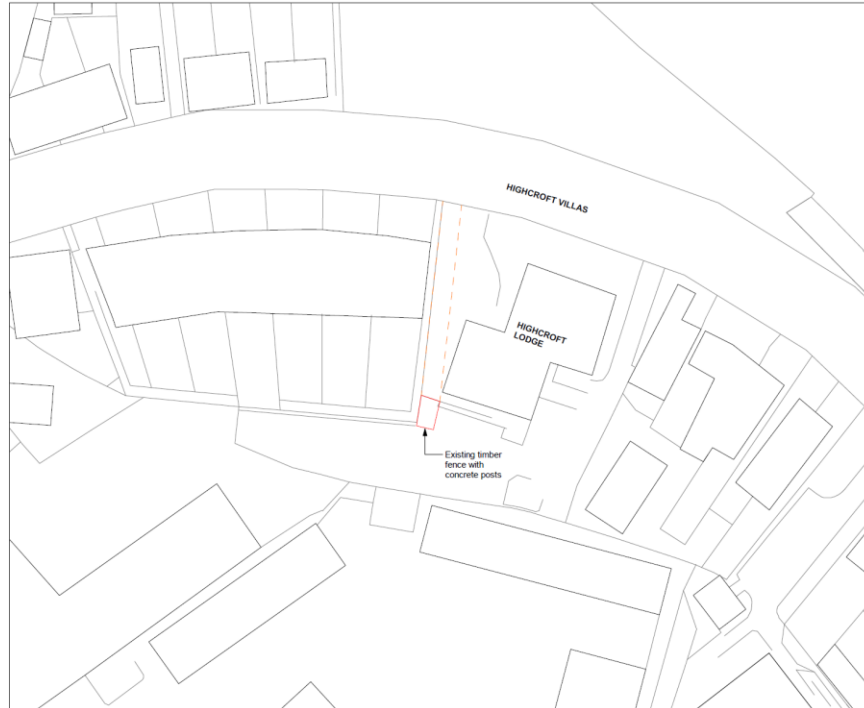
Street photo(s) of site



Photo of substation enclosure

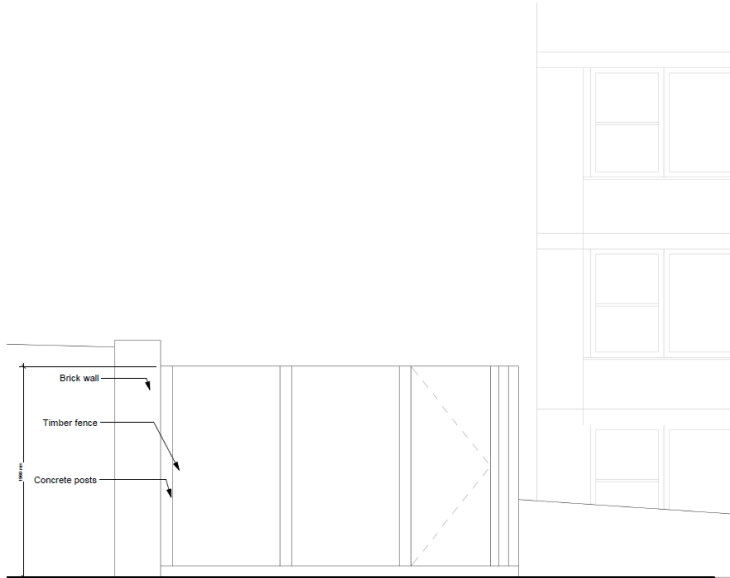


Block Plan

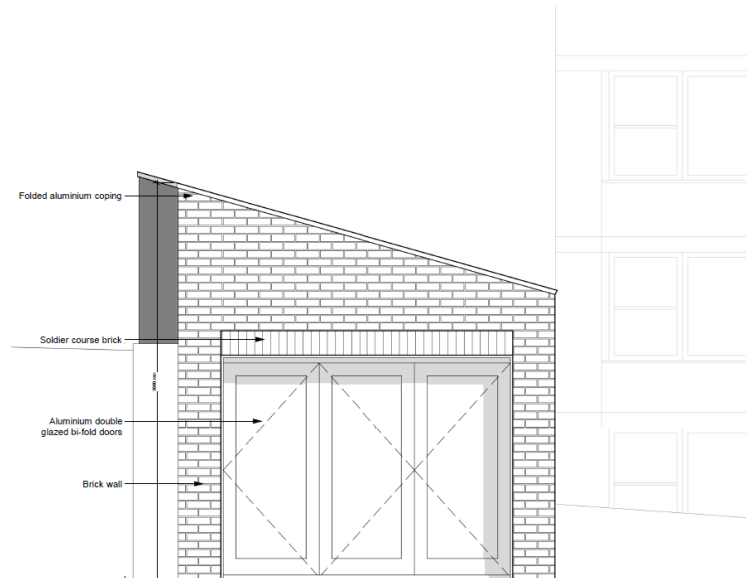


Front Elevations

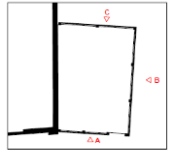
6



A - Existing Front Elevation
1 : 25



A - Proposed Front Elevation
1 : 25



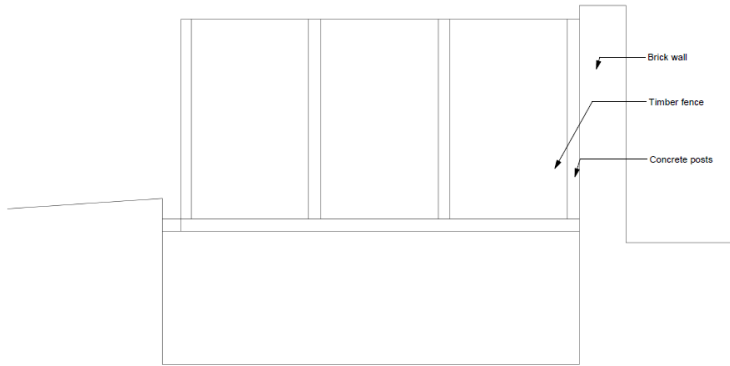
All drawings to be read in conjunction with structural engineer's and services engineer's information.

N
A1
A3

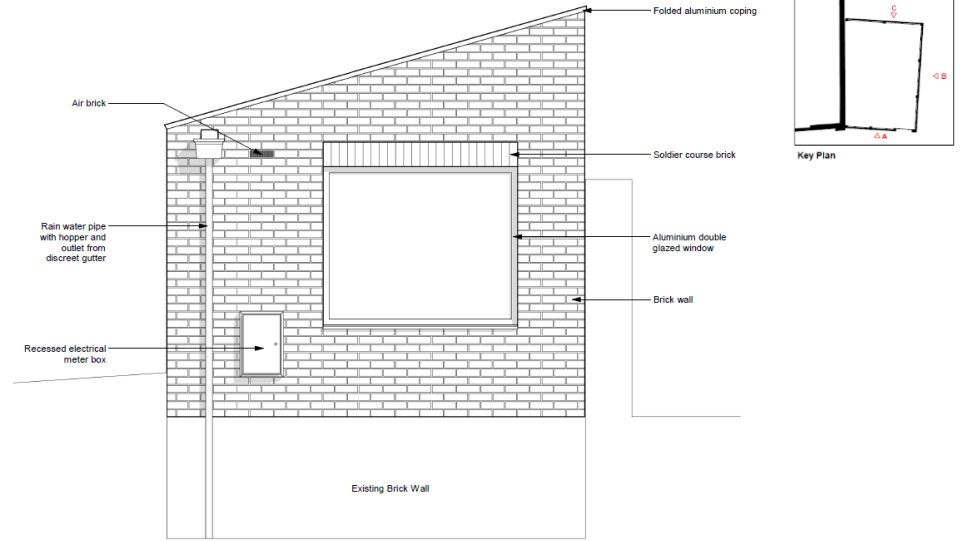
0m 0.5 1 2m

Rear Elevations

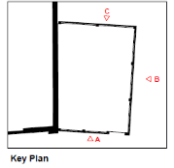
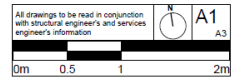
10



C - Existing Rear Elevation
1 : 25

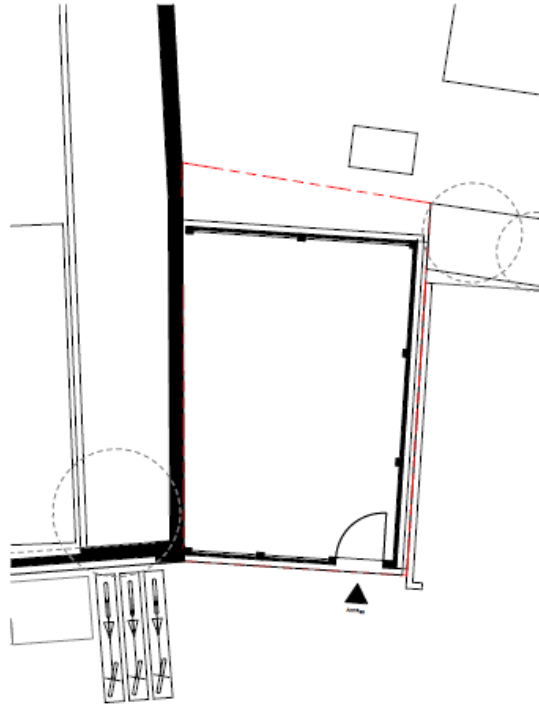


C - Proposed Rear Elevation
1 : 25

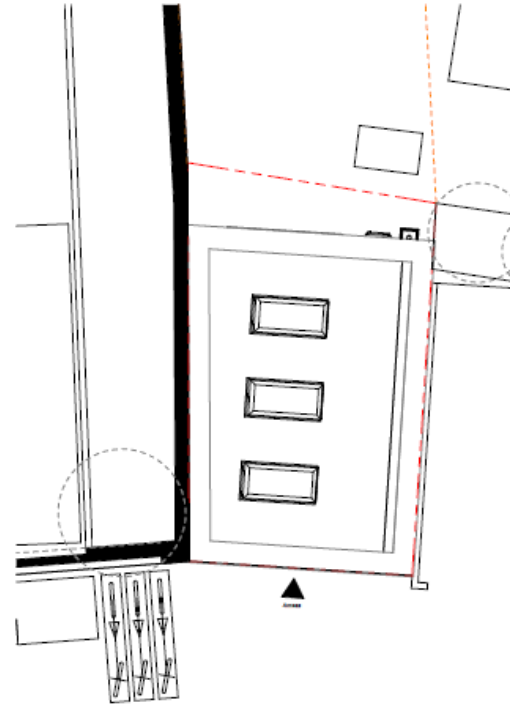


Roof plans

11



00 - Existing Roof Plan
1:25



00 - Proposed Roof Plan
1:25

Proposed Visual(s)



Key Considerations in the Application

- Design and appearance
- Impact on neighbour amenity

Conclusion and Planning Balance

- The proposal is to use the building for activities which would be compatible with the residential setting (i.e. home office, hobby room etc), and which would not give rise to harmful noise/disturbance.
- The height, bulk, positioning and footprint of the building means that there would not be any significant harm to occupiers of Highcroft Lodge in terms of loss of outlook, overshadowing or increased sense of enclosure.
- The building would be well designed, and would be of a scale which would be subordinate to the adjacent Highcroft Lodge. Details of materials would be secured by condition.