

# 83 Mile Oak Road

**BH2021/02310**



**Brighton & Hove  
City Council**

# Application Description

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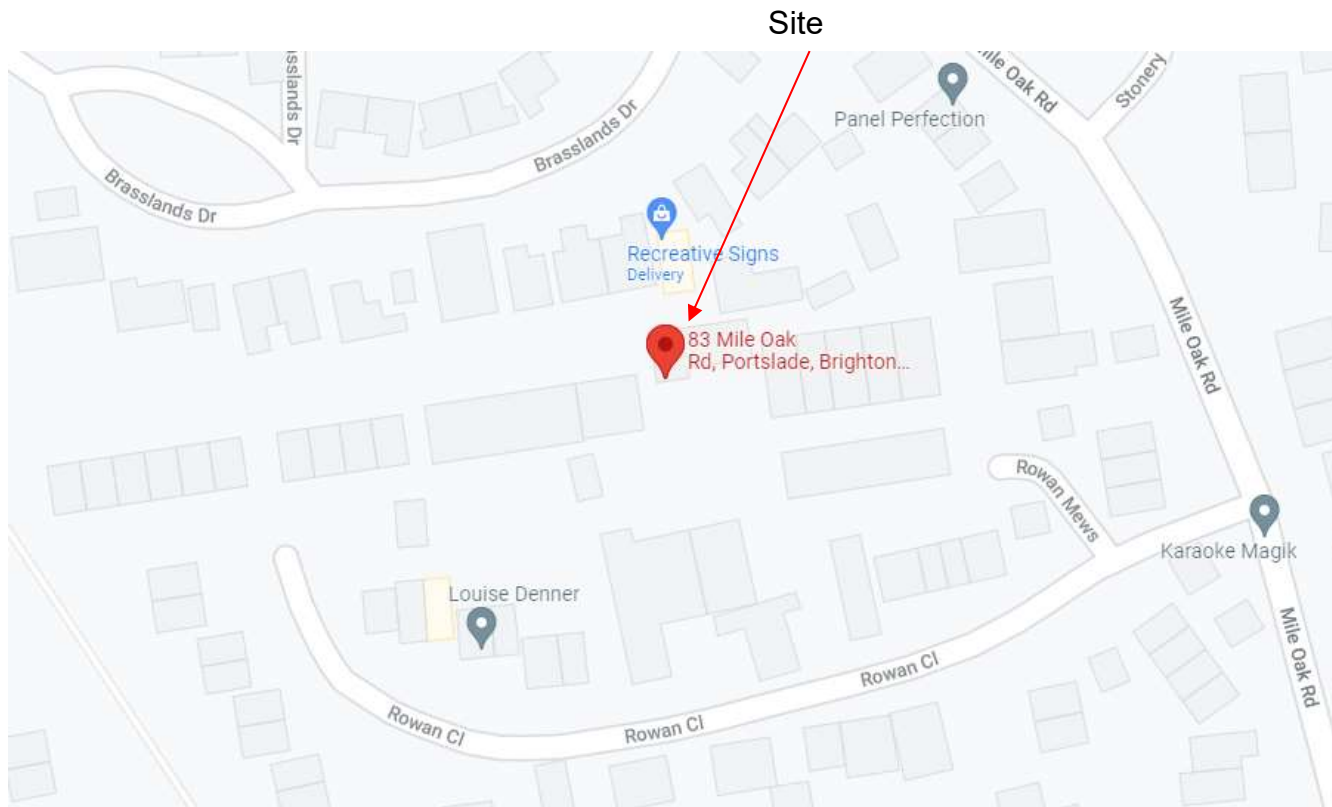
- Erection of part single part two storey extension to create additional floor with revised fenestration and associated works.



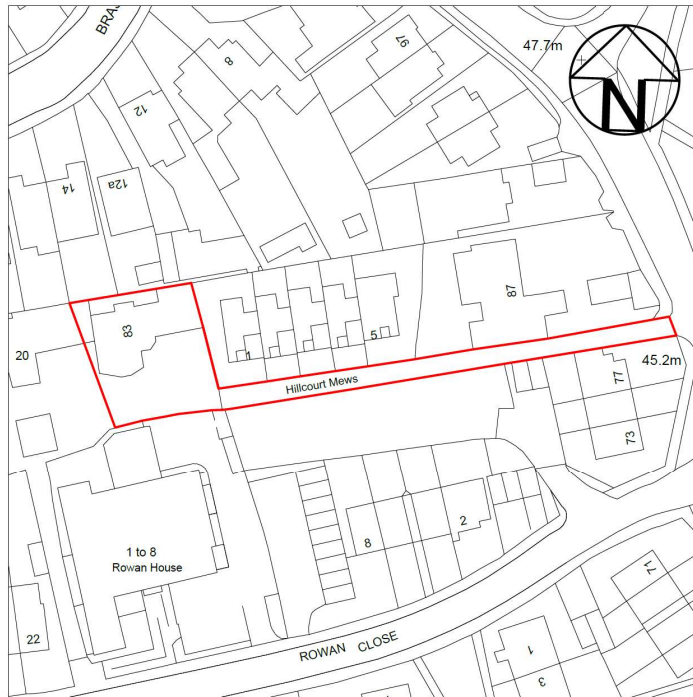
Brighton & Hove  
City Council

# Map of application site

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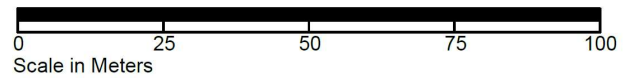


# Location Plan



Location Plan (Existing)

Scale 1:1250 @A3



2021/0022-01 A



# Aerial photo of site

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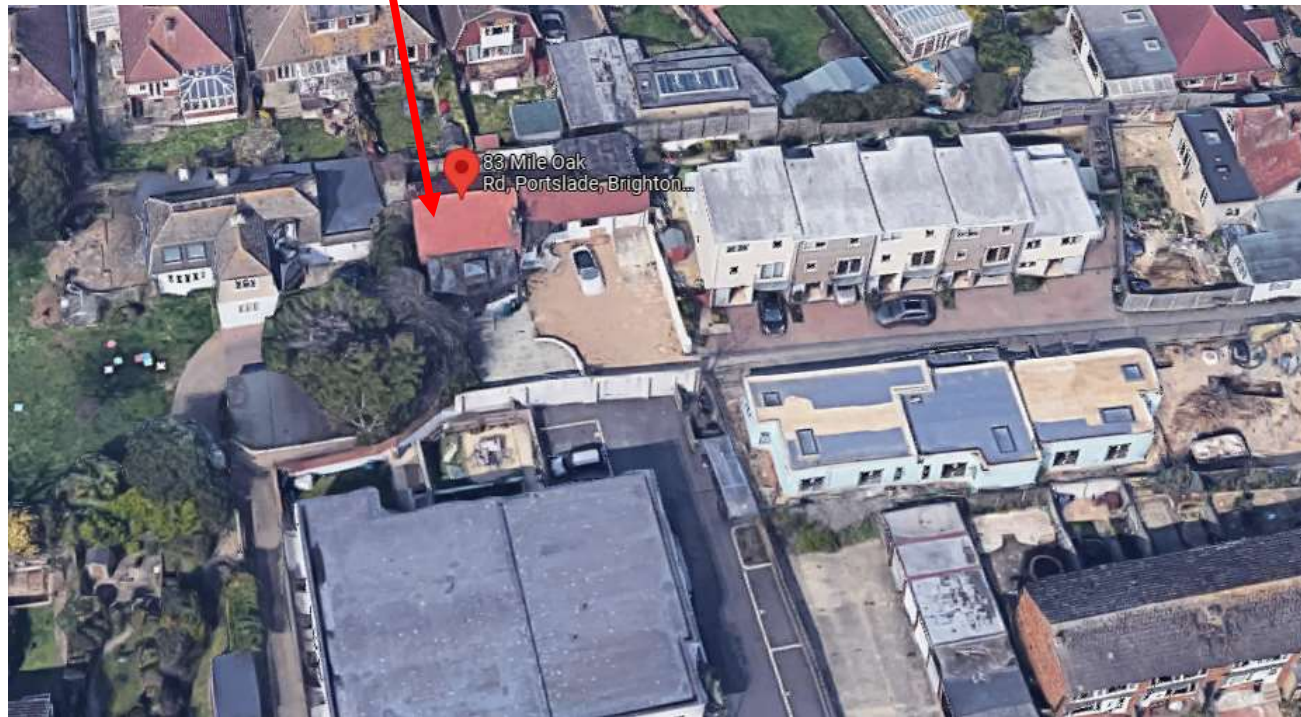
Site



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# Aerial photo of site

Site



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# Existing Front Elevation



2021/0021-03 A

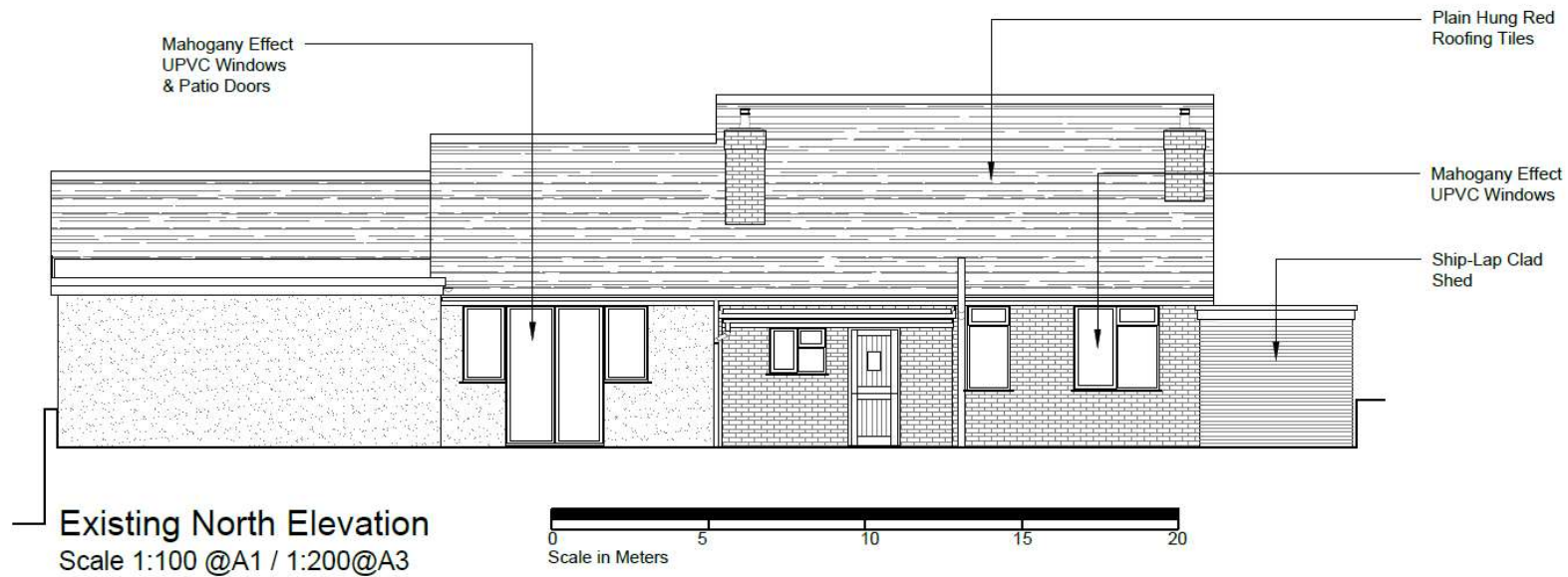


# Proposed Front Elevation



2021/0021-05 A

# Existing Rear Elevation

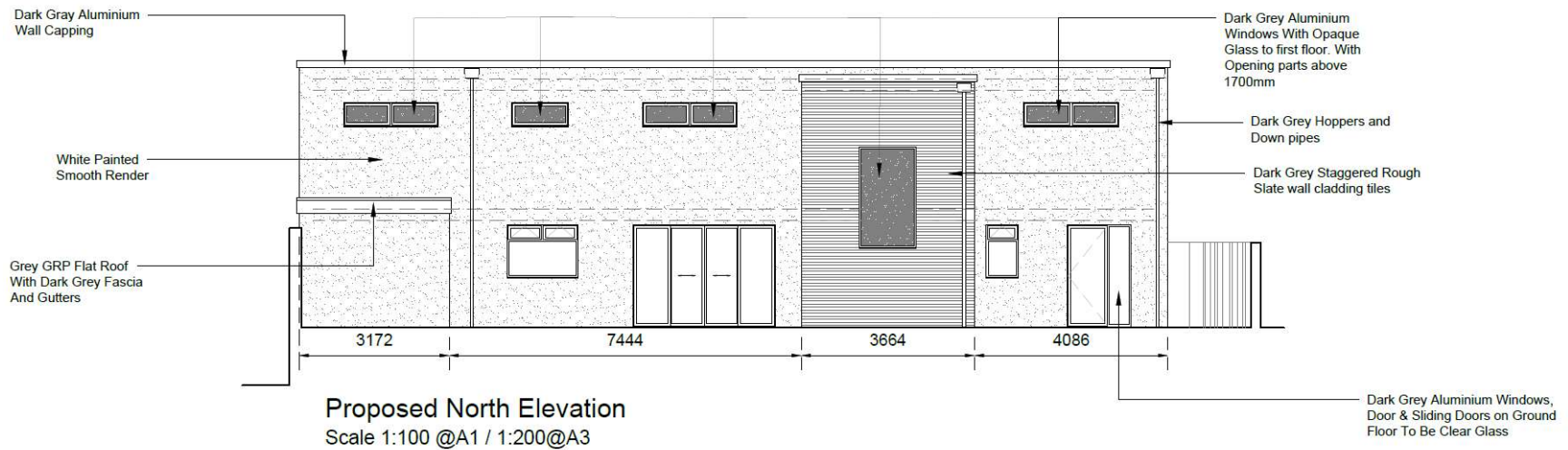


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2021/0021-03 A



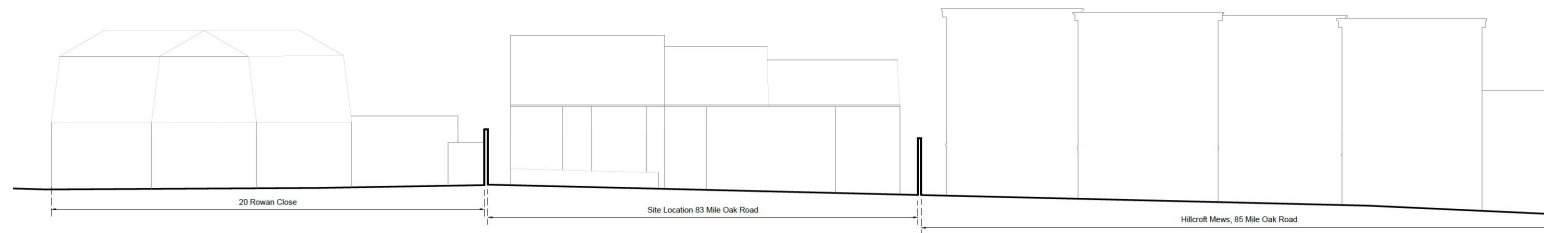
# Proposed Rear Elevation



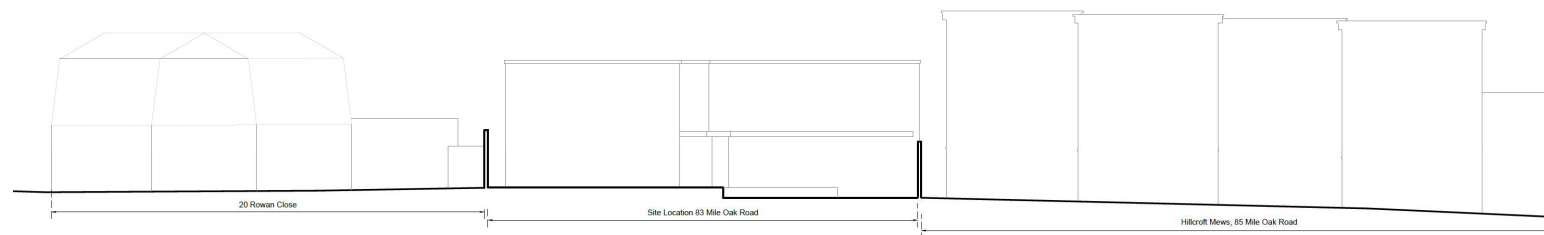
2021/0021-05 A



# Contextual Elevations



Existing Contextual Elevation  
Scale 1:100 @A1 / 1:200@A3



Proposed Contextual Elevation  
Scale 1:100 @A1 / 1:200@A3



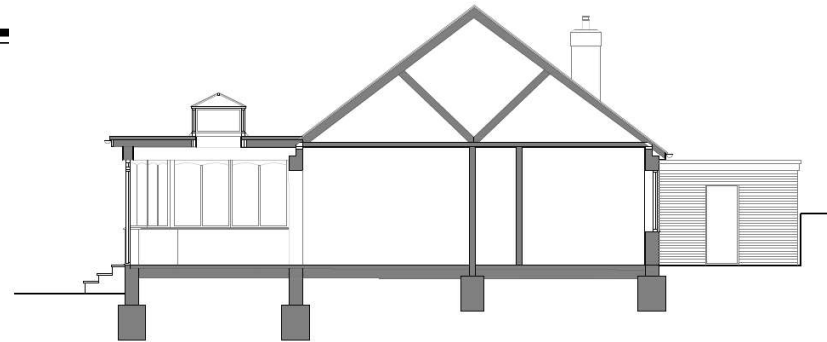
2021/0021-02 A

# Existing Site Section(s)

13



Existing Section A-A  
Scale 1:100 @A1 / 1:200@A3



Existing Section B-B  
Scale 1:100 @A1 / 1:200@A3



2021/0021-03 A



# Proposed Site Section(s)

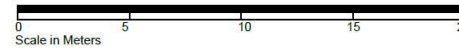
14



Proposed Section B-B  
Scale 1:100 @A1 / 1:200@A3



Proposed Section A-A  
Scale 1:100 @A1 / 1:200@A3



2021/0021-04 A



# Proposed Visual(s)

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Proposed Front Visual 1

2021/0021-05 A



# Proposed Visual(s)

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Proposed Rear Visual 1

2021/0021-05 A



# Proposed Visual(s)

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Proposed Rear Visual 2

2021/0021-05 A

# Key Considerations in the Application

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- Principle of proposal: fall-back position – app BH2020/02316 for two dwellings on the site with similar built form to that proposed
- Impact on appearance and character of the application property, streetscene and wider area
- Impact on amenities of adjacent occupiers

# Conclusion and Planning Balance

- Proposal not considered to be harm visual character and appearance of the host property, streetscene or wider streetscene
- Some increase in overshadowing of neighbours to north, but not significant, particularly relative to extant consent.
- Conditions are proposed to protect against overlooking.
  
- **Recommendation: Approve**



