

10 Roedean Crescent

BH2021/03117

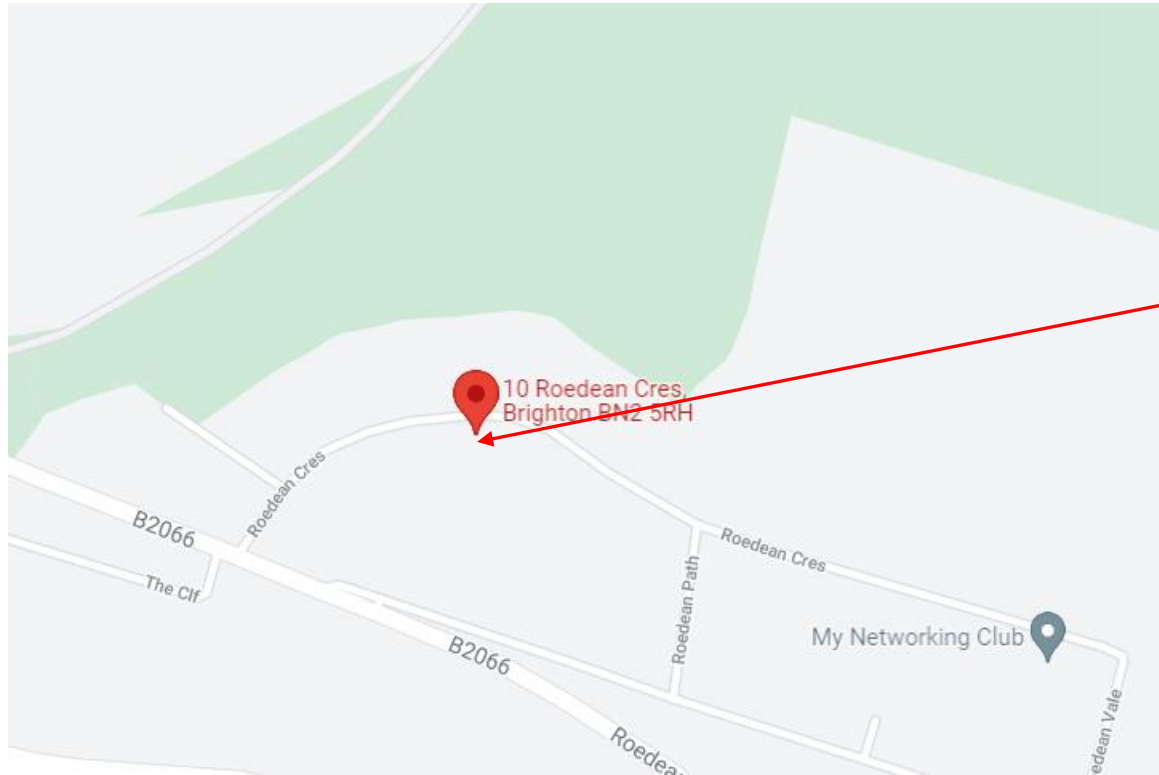


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Application Description

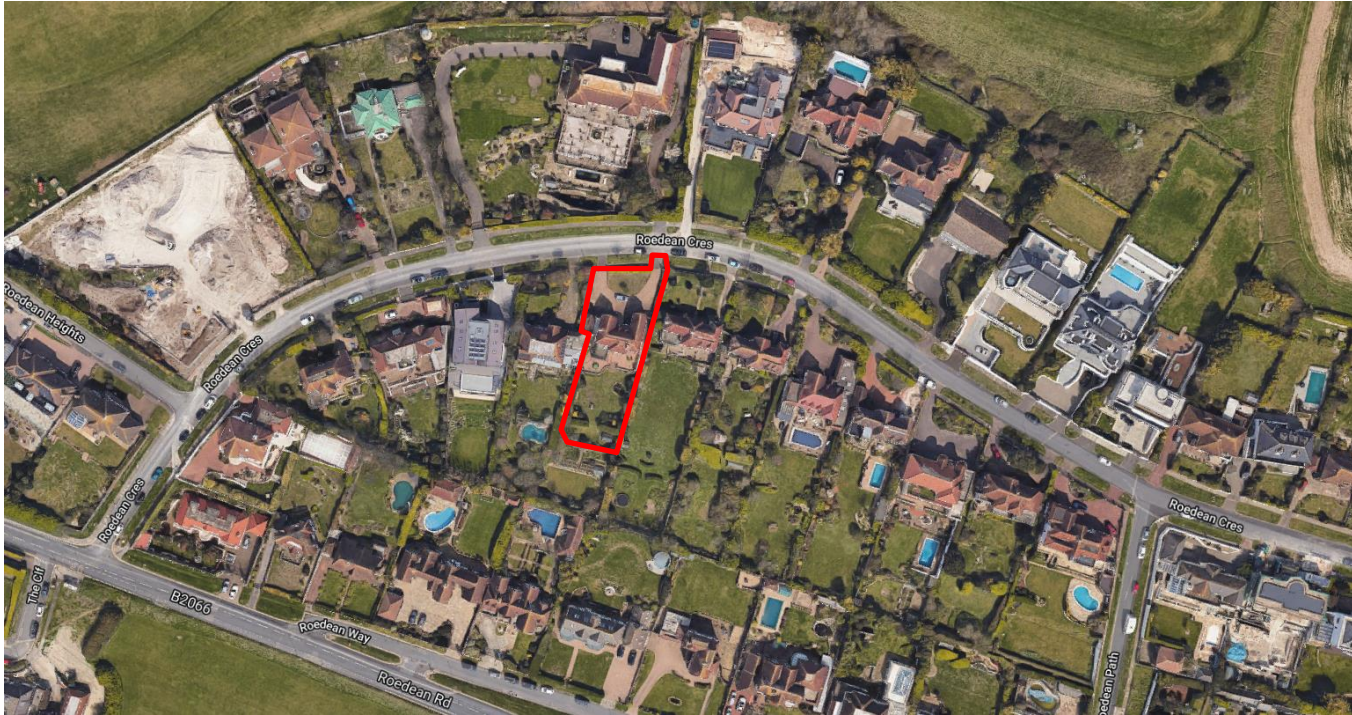
- Demolition of existing dwelling and erection of a five-bedroom house (C3) including excavation of lower ground floor, vehicle lift, landscaping and associated works.

Map of application site



Application Site

Aerial photo(s) of site



4

3D Aerial photo of site



Street photo of site



Photo of front elevation of the site



Photo of front elevation of the site



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Relationship with No. 12



Relationship with No. 8



Photo of rear elevation of the site



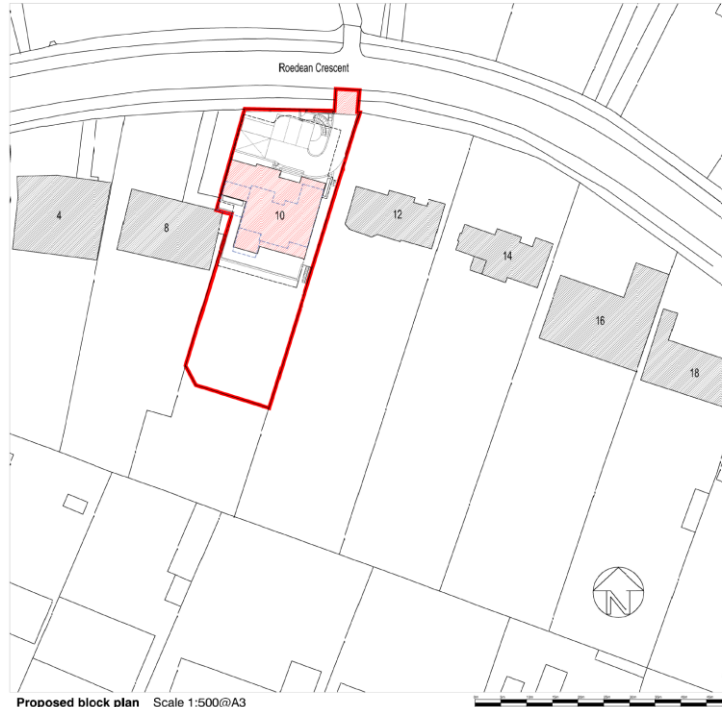
Existing Location Plan



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

Existing site location plan

Proposed Block Plan



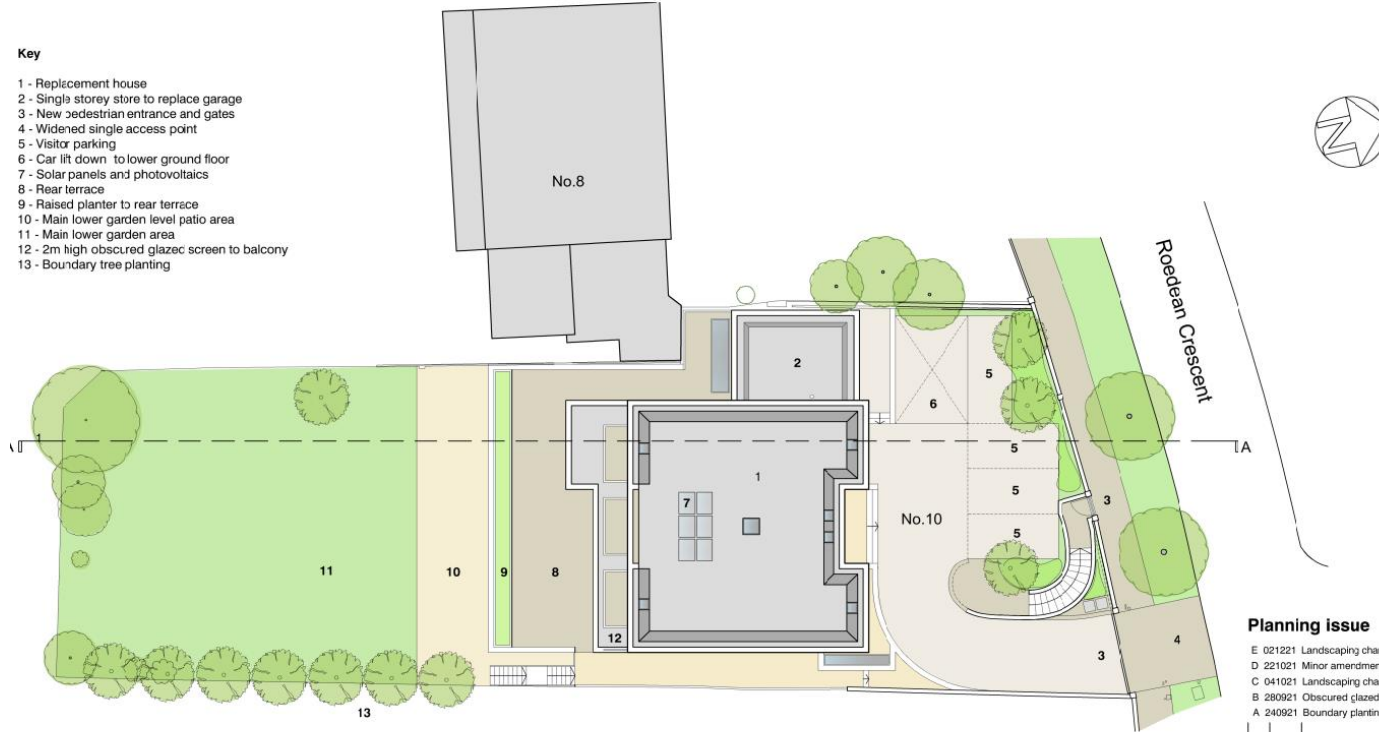
Proposed block plan Scale 1:500@A3



Proposed Site Plan

Key

- 1 - Replacement house
- 2 - Single storey store to replace garage
- 3 - New pedestrian entrance and gates
- 4 - Widened single access point
- 5 - Visitor parking
- 6 - Car lift down to lower ground floor
- 7 - Solar panels and photovoltaics
- 8 - Rear terrace
- 9 - Raised planter to rear terrace
- 10 - Main lower garden level patio area
- 11 - Main lower garden area
- 12 - 2m high obscured glazed screen to balcony
- 13 - Boundary tree planting



Planning issue

- E 021221 Landscaping changes
- D 221021 Minor amendments to steps
- C 041021 Landscaping changes
- B 280921 Obscured glazed screen added
- A 240921 Boundary planting added

rev	date
These drawings should be approved by local Authority	
No alterations to be made from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without the permission of the Architects.	
client David and Lisa Brierley	
project 10 Roedean Crescent Brighton	
drawing Proposed site plan	
scale Shown @ A3	date January 2020



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Proposed Front Elevation

Planning drawings taken from
application reference BH2021/02056

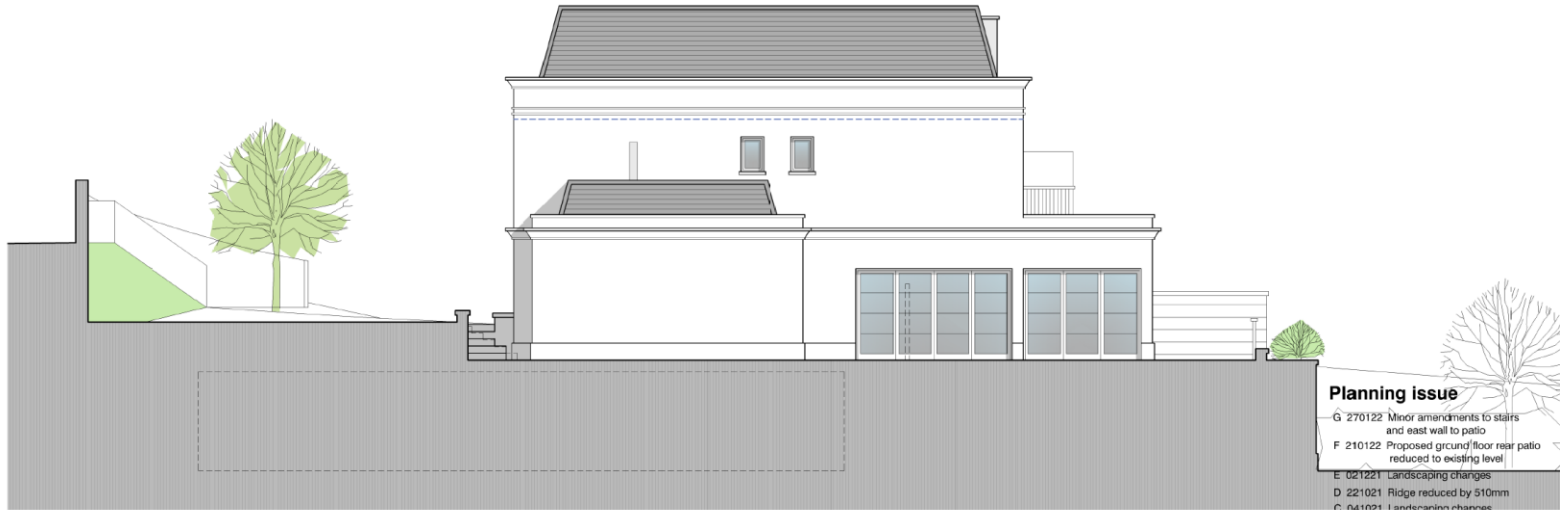


Proposed front / north elevation Scale 1:100@A3



Proposed West Elevation

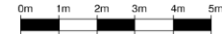
16



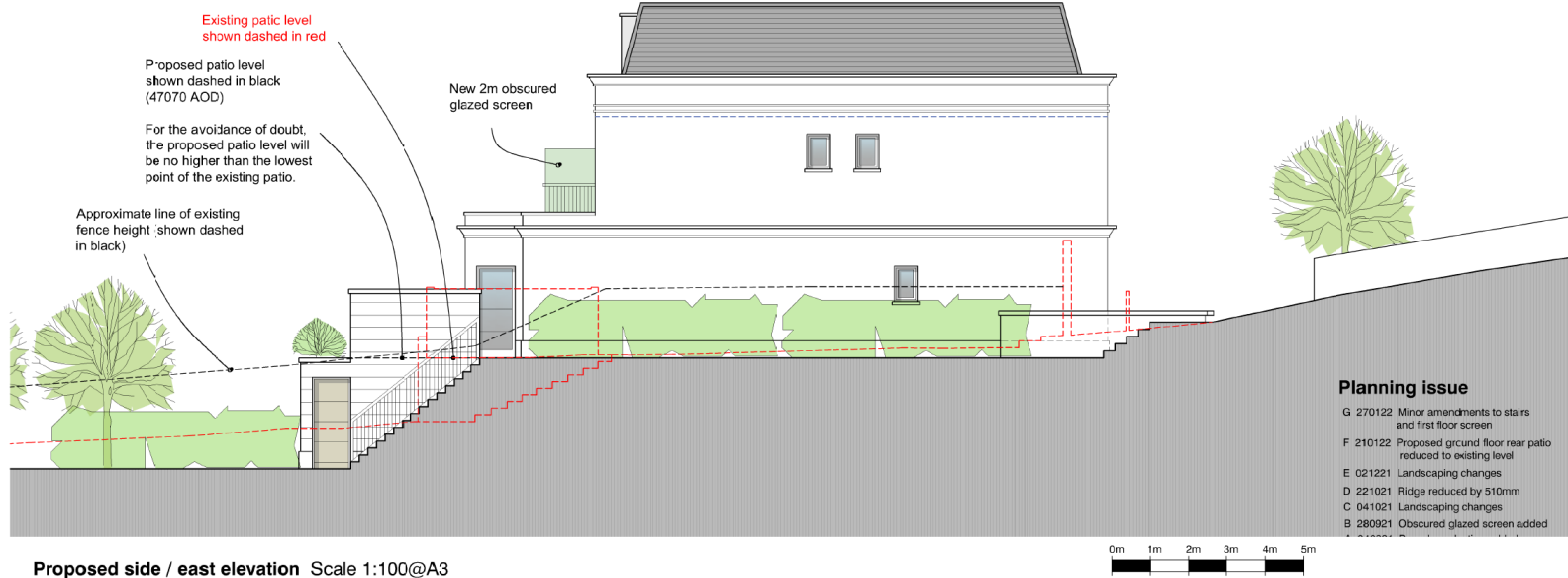
Planning issue

- G 270122 Minor amendments to stairs and east wall to patio
- F 210122 Proposed ground floor rear patio reduced to existing level
- E 021221 Landscaping changes
- D 221021 Ridge reduced by 510mm
- C 041021 Landscaping changes

Proposed side / west elevation Scale 1:100@A3



Proposed East Elevation

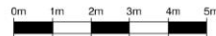


Proposed Rear Elevation

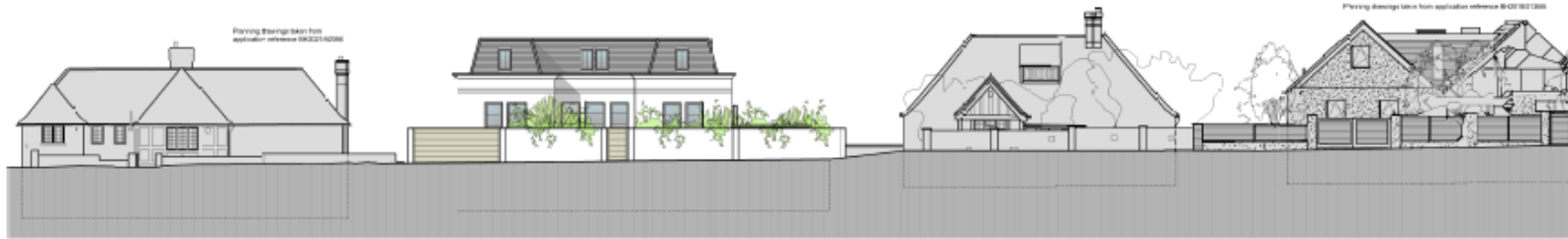
Planning drawings taken from application reference BH2021/02056



Proposed rear / south elevation Scale 1:100@A3



Contextual Front Elevation – incl. approved development at no. 6 & 12



19 Proposed street elevation Scale 1:200@A3



Proposed street elevation showing current application to no.12 and approval to no.6 Scale 1:200@A3

Contextual Rear Elevation - incl. approved development at no. 12



Proposed rear / south elevation Scale 1:200@A3



Proposed rear / south elevation showing current application to no.12 Scale 1:200@A3

Comparison Rear Elevation

Planning drawings taken from application reference BH2021/02056

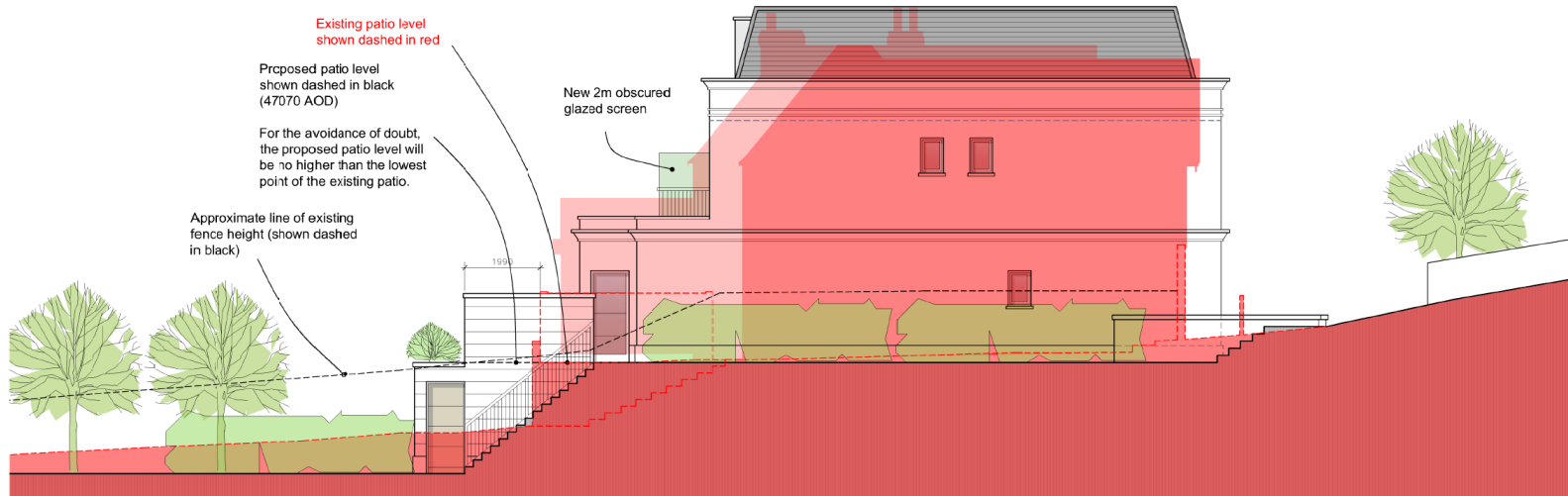


Proposed comparison rear / south elevation Scale 1:100@A3



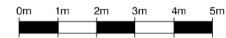
Comparison Side Elevation

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Proposed section BB showing comparison side / east elevation Scale 1:100@A3

Refer to drawing 10 for section reference



Key Considerations in the Application

- Principle of development
- Design and appearance
- Standard of accommodation
- Impact on neighbour amenity
- Transport

Conclusion and Planning Balance

- Design and appearance considered acceptable
- Would provide an acceptable standard of accommodation
- No resulting harmful impacts on neighbouring amenity
- Acceptable in terms of impact on highway
- **Recommendation: Approve**



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