

295 Dyke Road

BH2021/04003



**Brighton & Hove
City Council**

Application Description

- Outline Application with some matters reserved for the erection of 1no single dwelling on land to the rear of existing dwelling, including enlargement of existing vehicular crossover and creation of access driveway to southern boundary.

Existing Location Plan



47

2110(10)000B



Aerial photo of site



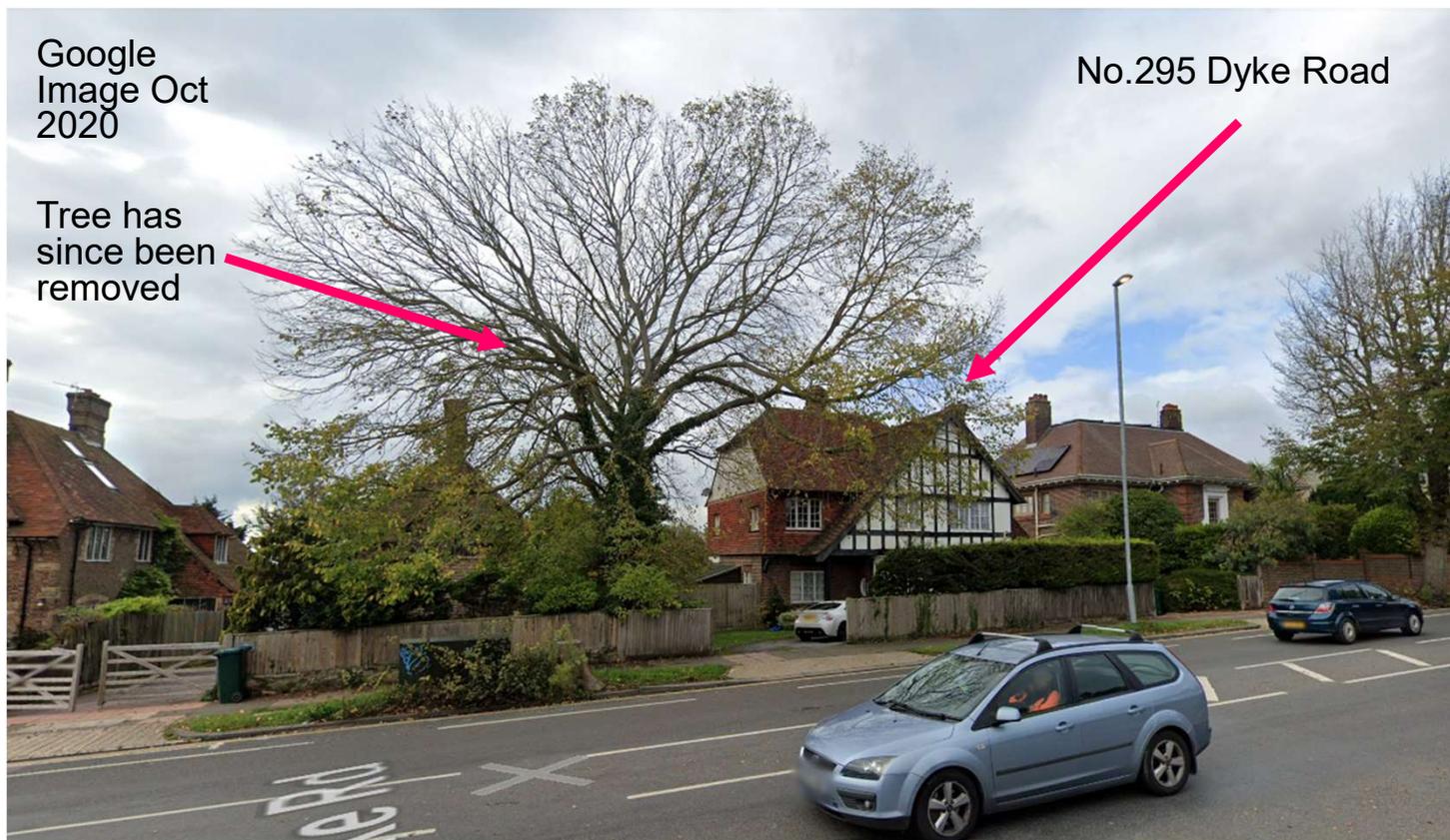
Brighton & Hove
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3D Aerial photo of site



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Street photo of site



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Other photo(s) of site

Tree Stump



Photograph taken
December 2021



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Proposed Block Plan



52

2110(10)000B

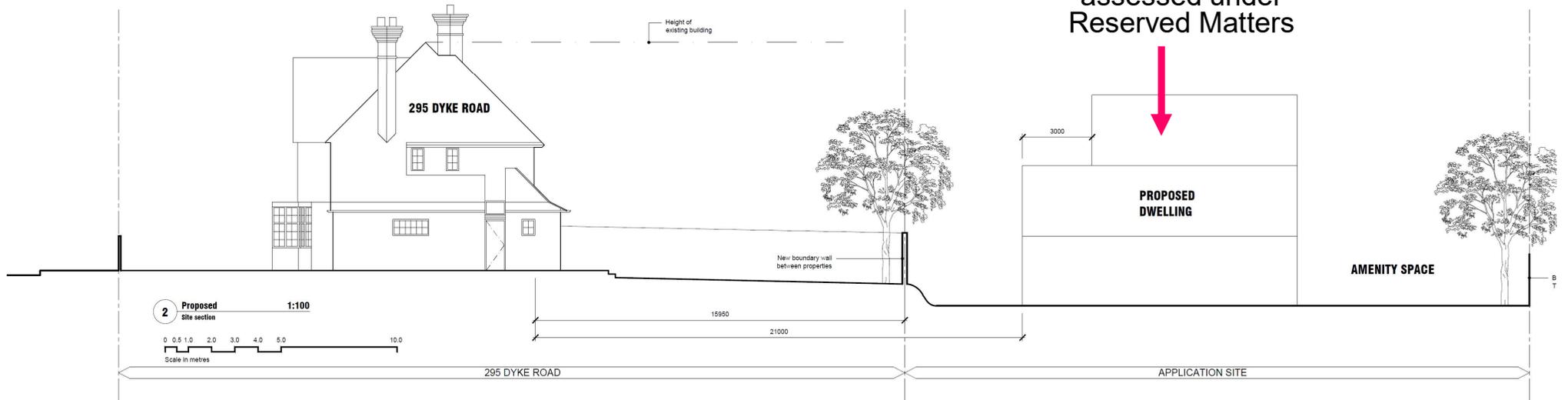
Existing Site Section



2110(40)000B

Proposed Site Section

Indicative Image
Only
Appearance to be
assessed under
Reserved Matters



54

2110(40)000B

Key Considerations in the Application

- Principle of subdivision of the site
(Previously agreed)
- Access to/from the site
(Amended from previous Outline Permission)

Conclusion and Planning Balance

- The principle of development has been previously agreed.
- No significant changes in the time since previous outline permission granted.
- Amended accessway considered acceptable.