

29 **Flints, Ovingdean Road**

BH2021/03276 and BH2021/03277

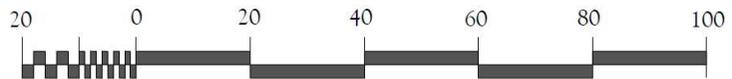
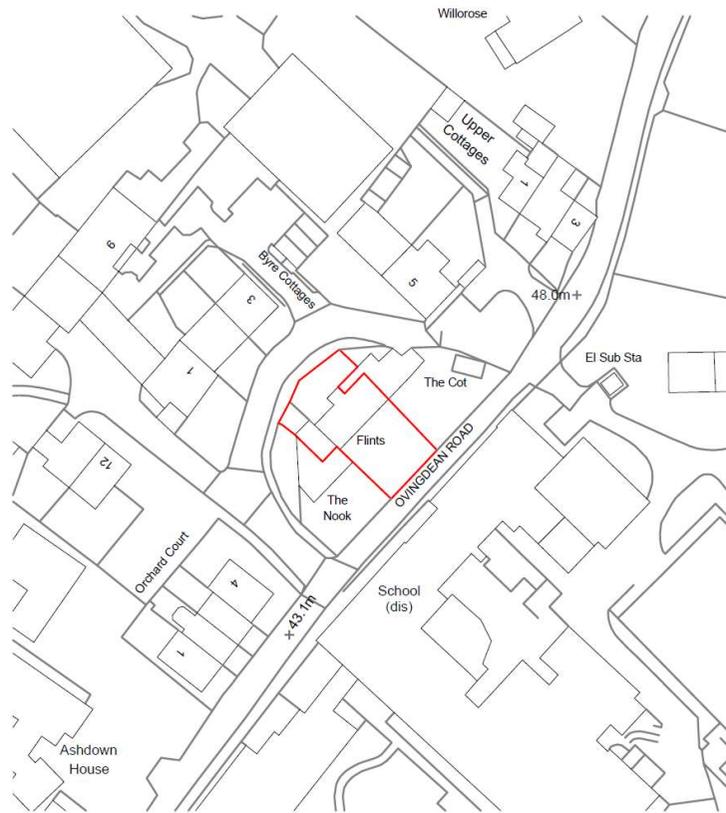


**Brighton & Hove
City Council**

Application Description

- BH2021/03276 – Full Planning Application - Relocation of existing rear porch door, replacement of existing front rooflight with larger rooflight and internal alterations to layout.
- BH2021/03277 – Listed Building Consent Application - Relocation of existing rear porch door, replacement of existing front rooflight with larger rooflight, the replacement of all existing windows with double-glazed windows and internal alterations to layout.

Existing Location Plan



1:1250 Scale Bar:

LOCATION PLAN (1:1250)



Aerial photo(s) of site



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3D Aerial photo of site



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Photos of site

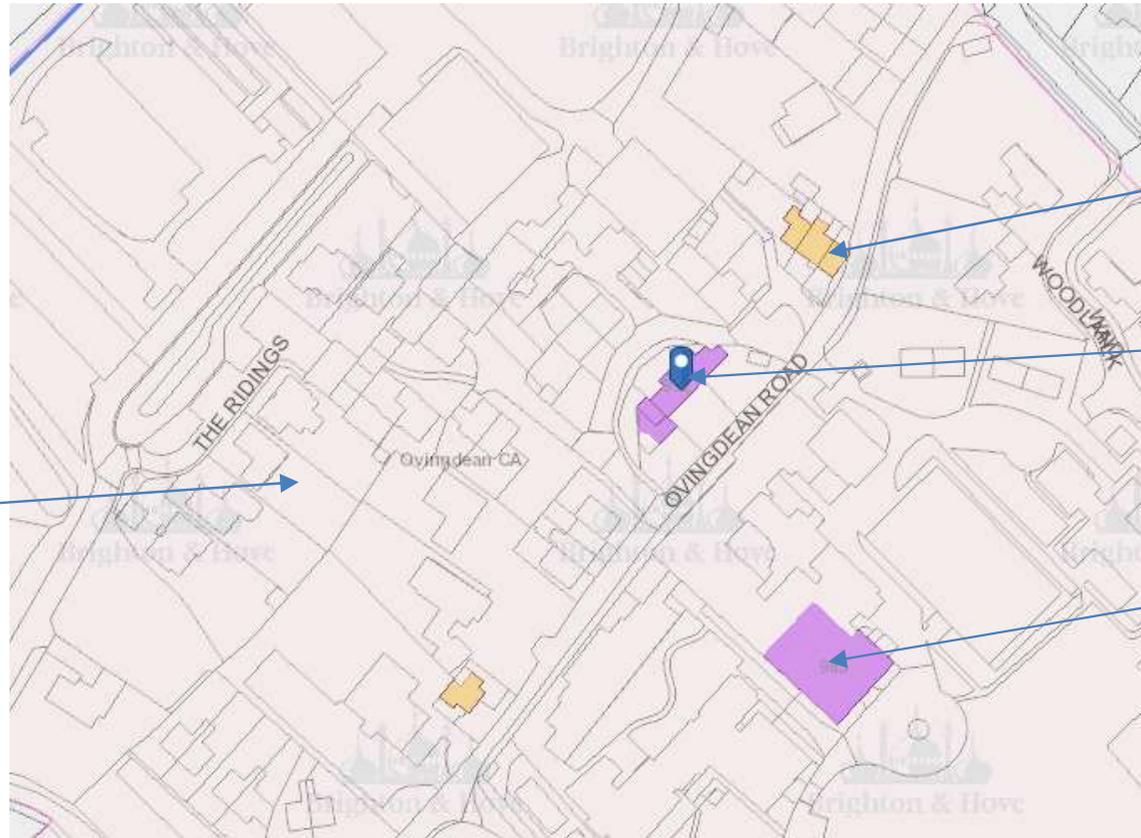
Figure 2 – Existing front elevation



Figure 3 – Existing rear elevation



Surrounding Area



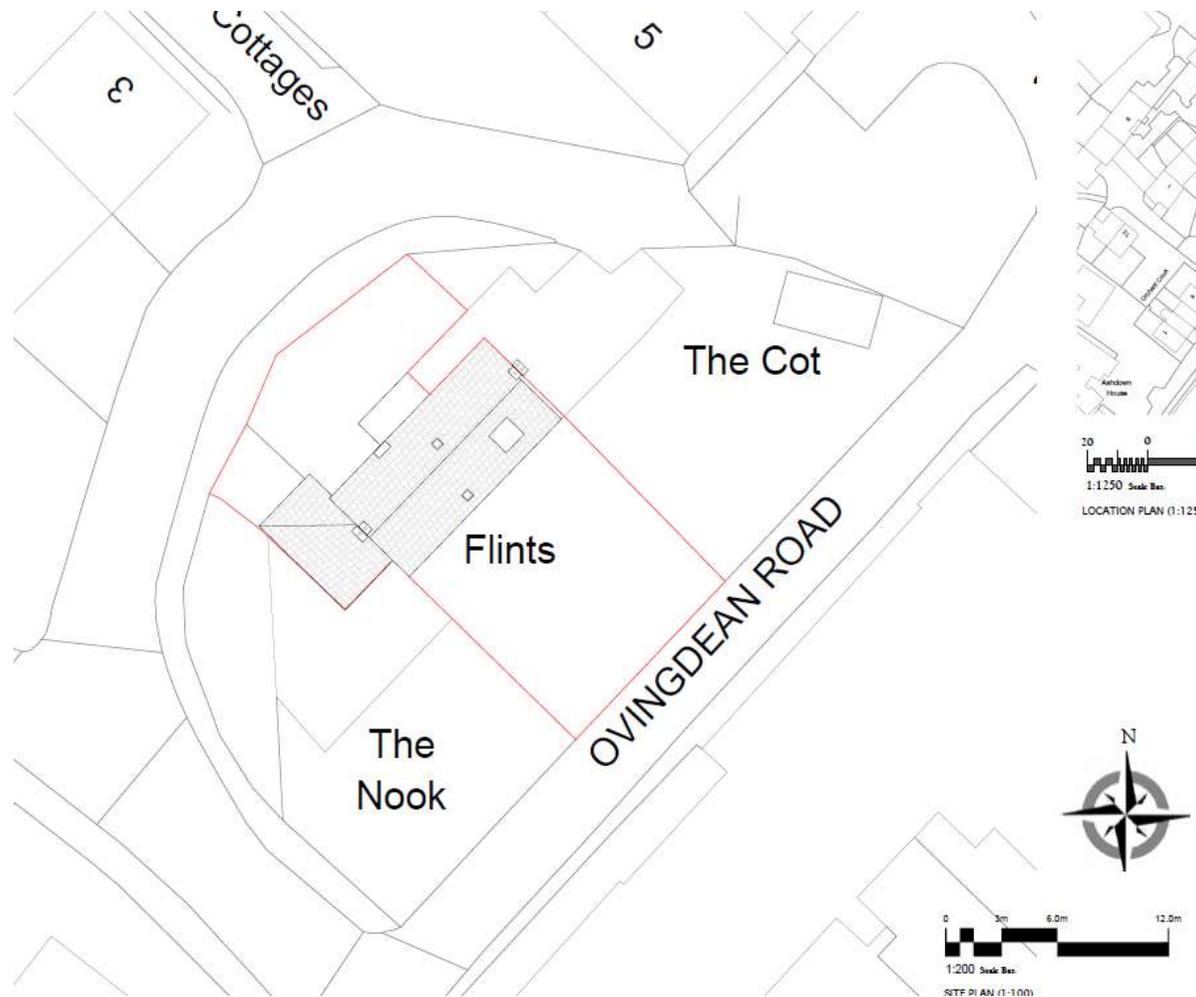
Orange Buildings = Locally Listed Buildings

Site

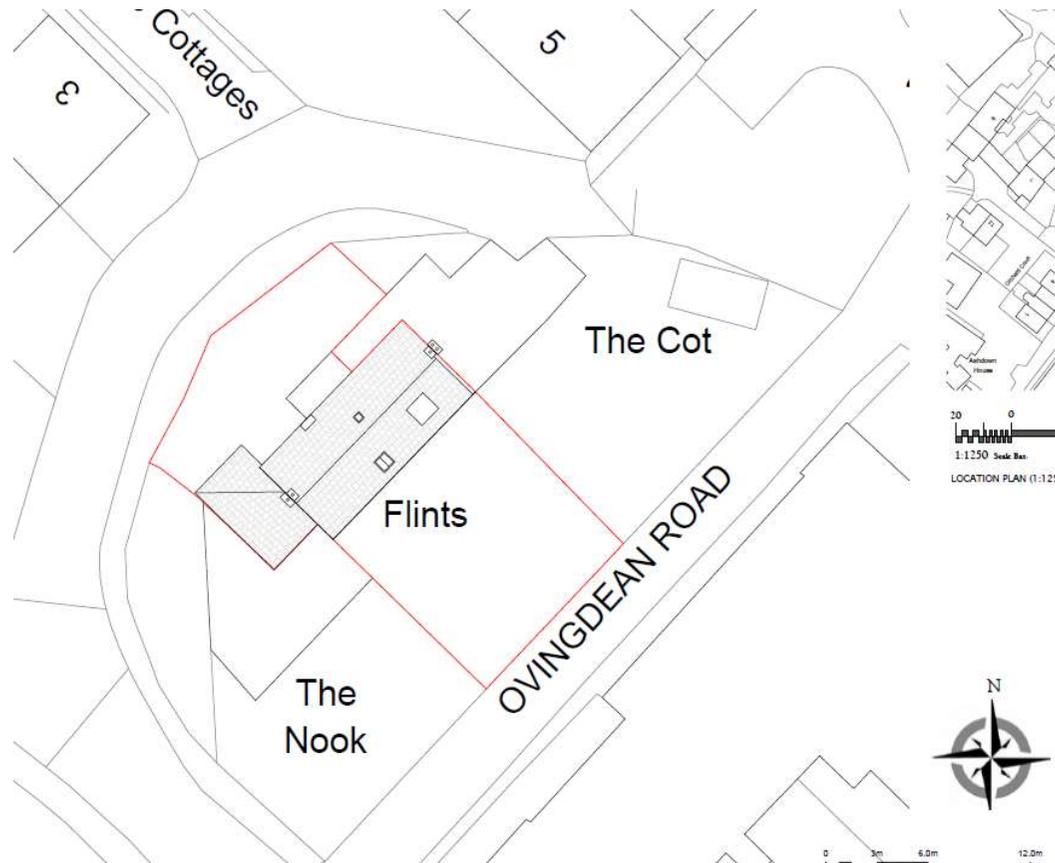
Purple Buildings = Listed Buildings

Pink = Conservation Area

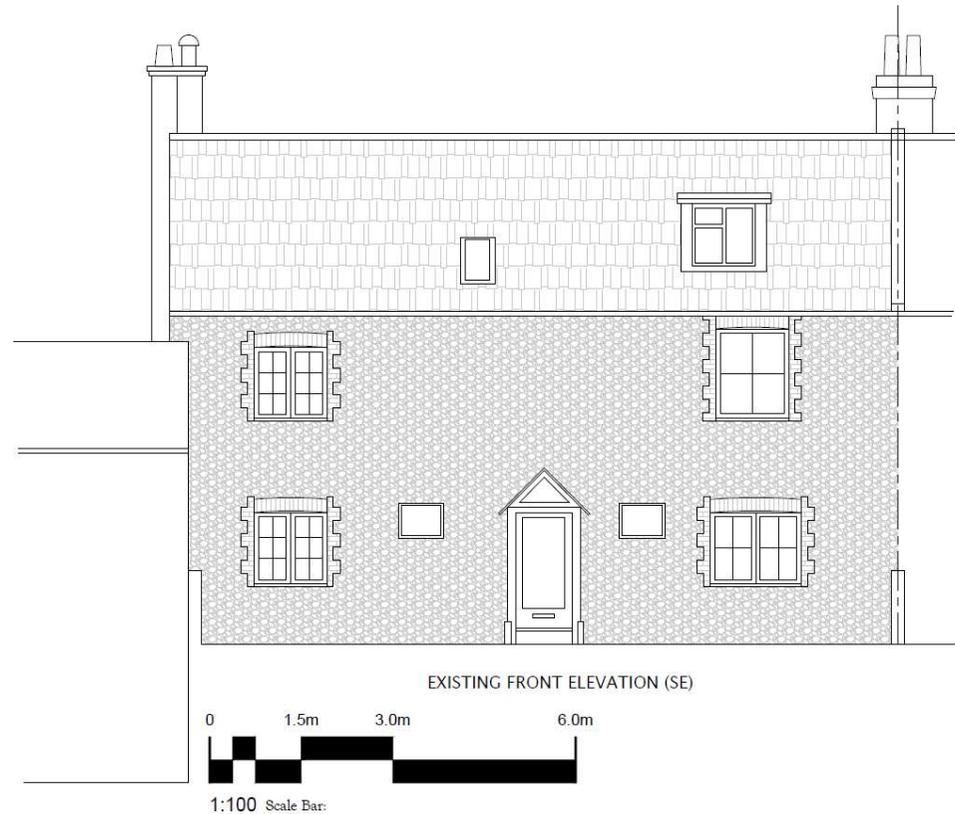
Existing Block Plan



Proposed Block Plan



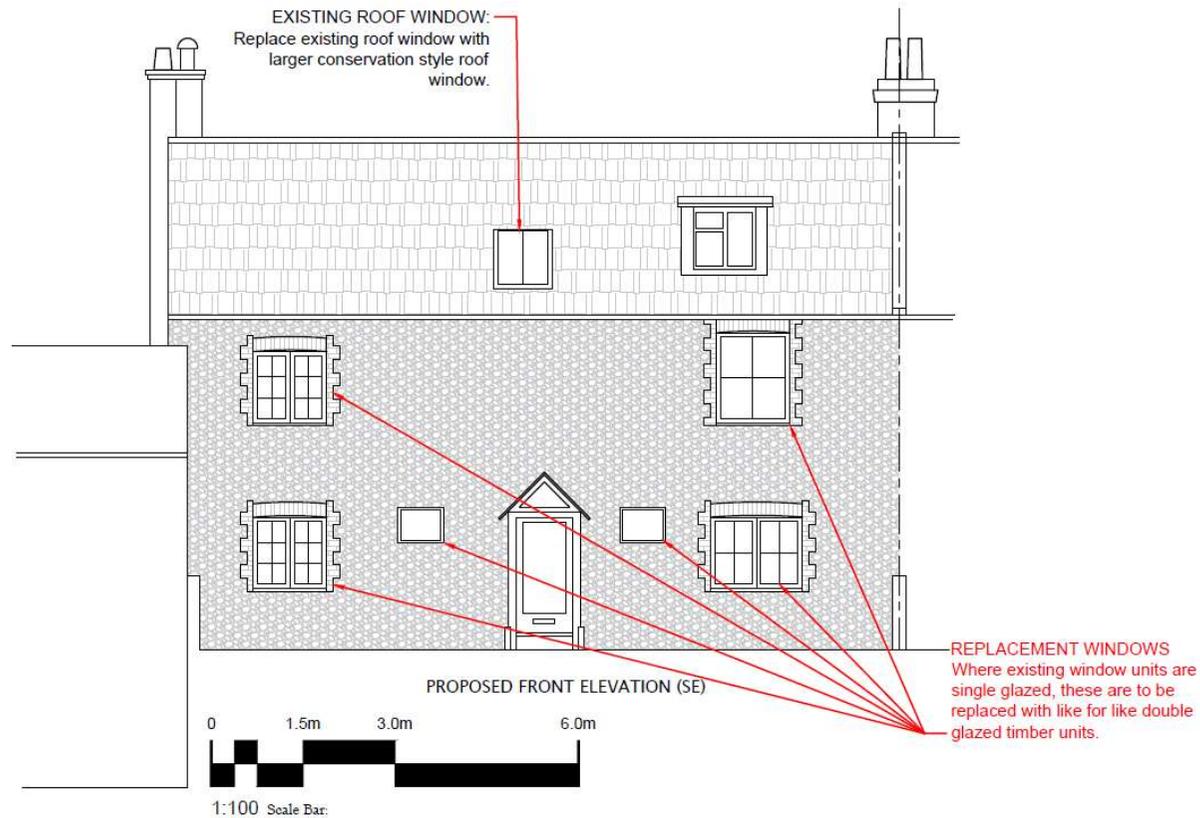
Existing Front Elevation



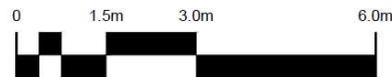
38

SP-0220.03

Proposed Front Elevation



Existing Rear Elevation



1:100 Scale Bar:

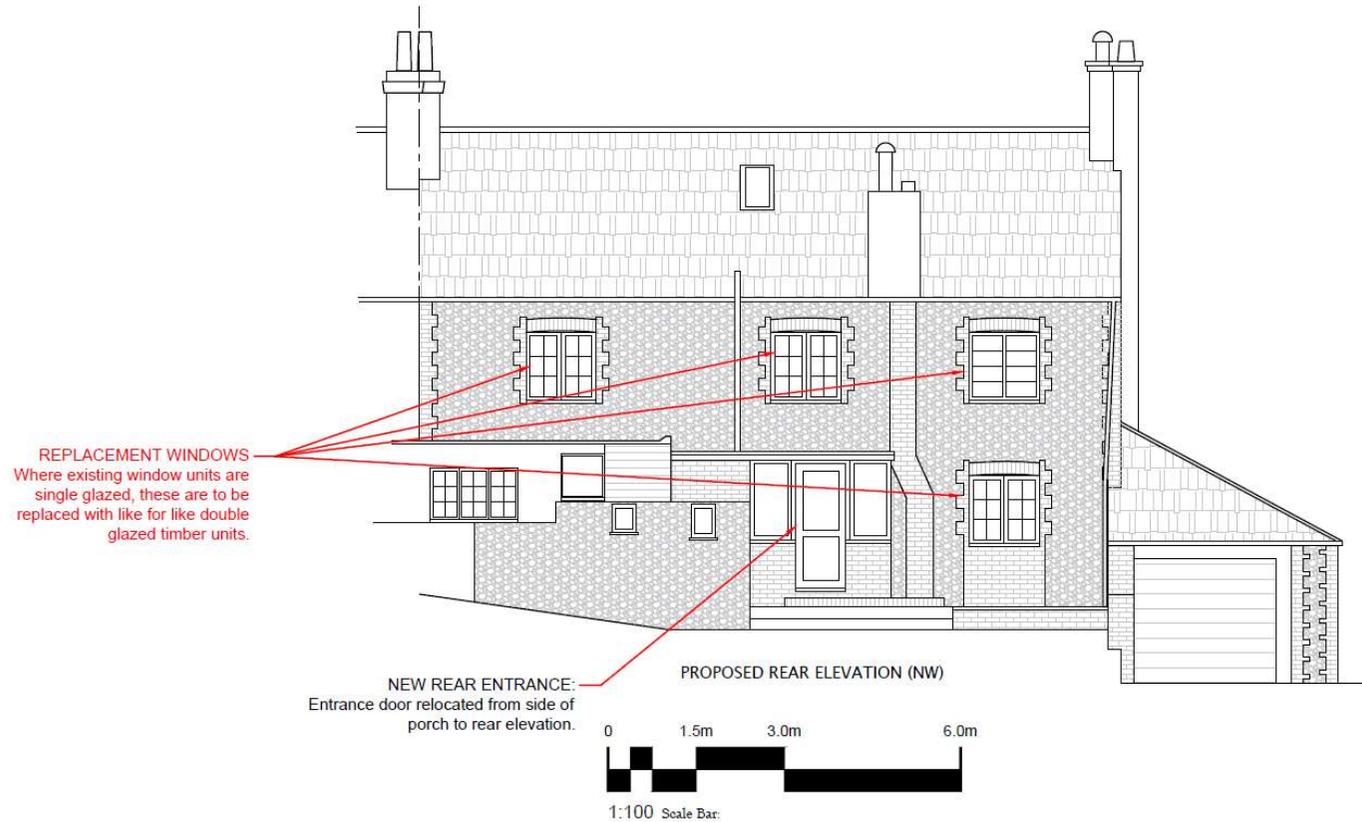


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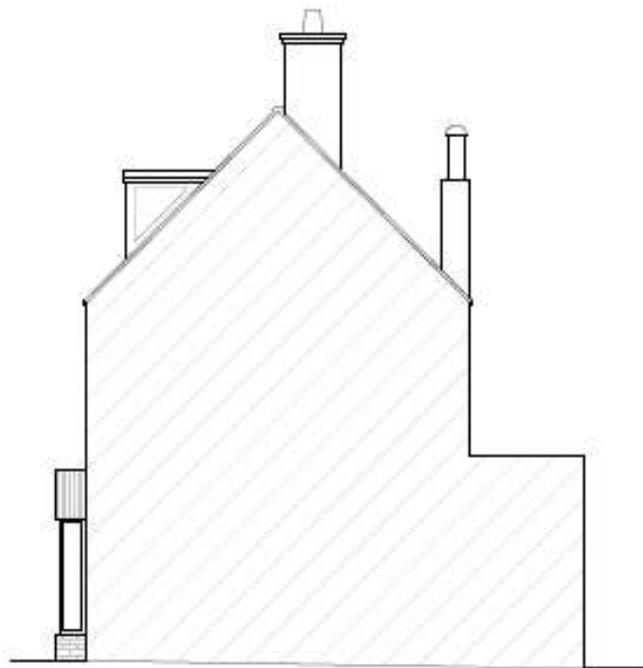
Proposed Rear Elevation

41

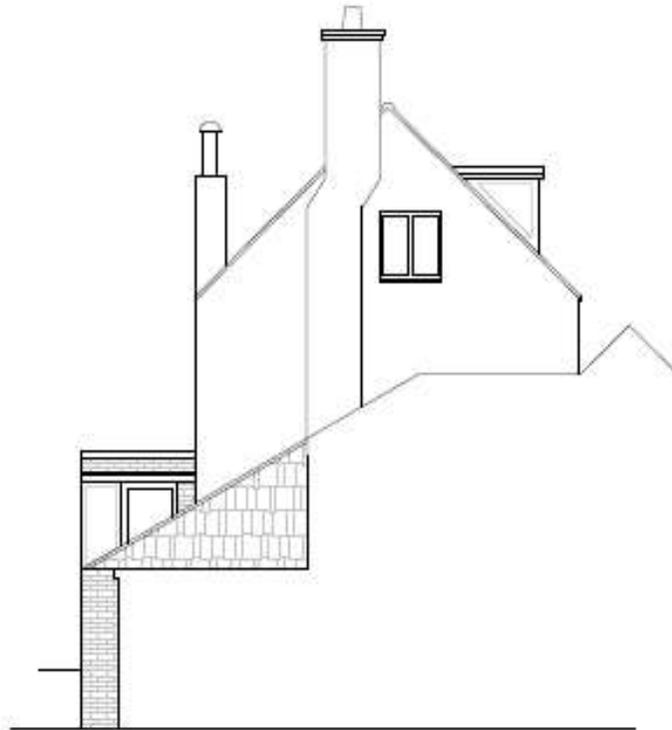


SP-0220.06 REV B

Existing Side Elevation



EXISTING SIDE ELEVATION (NE)

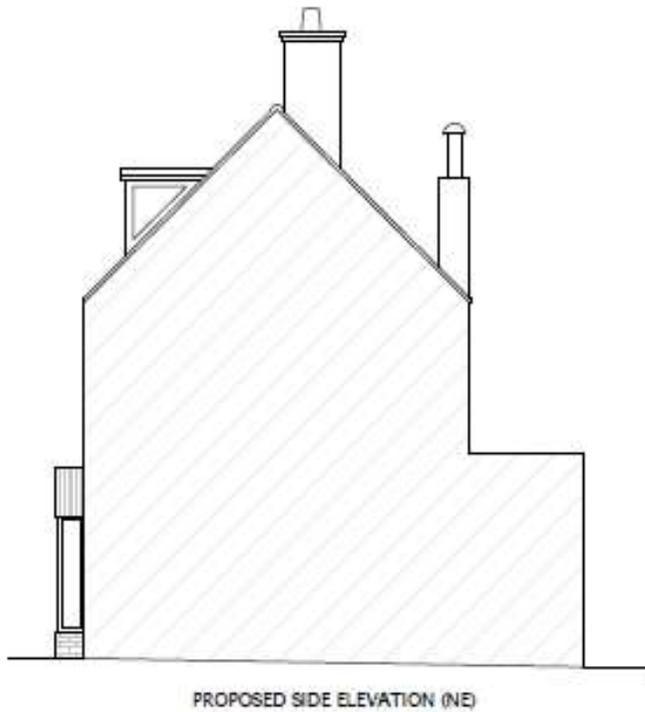
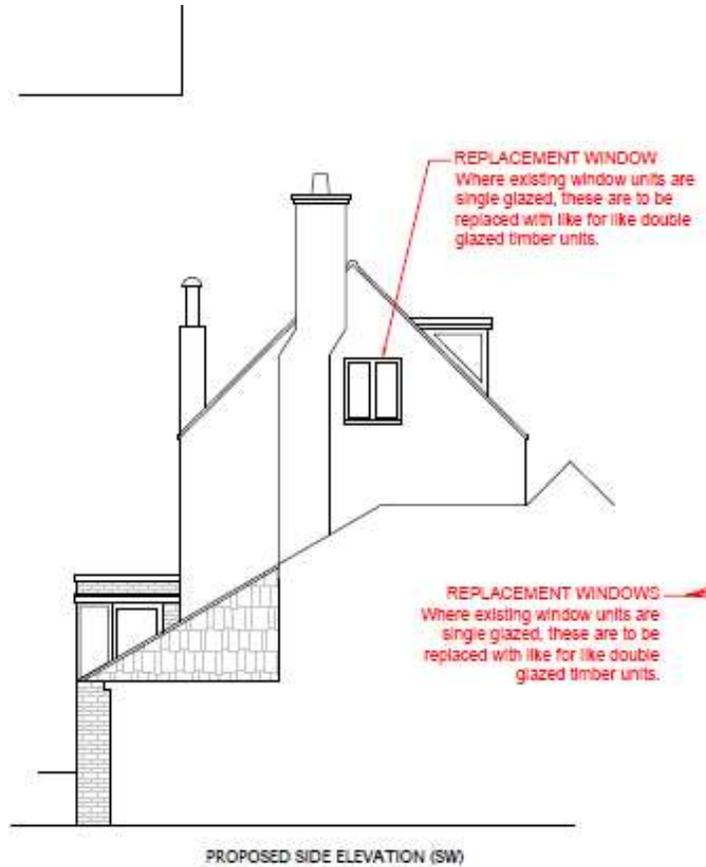


EXISTING SIDE ELEVATION (SW)

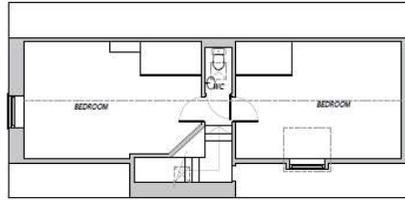


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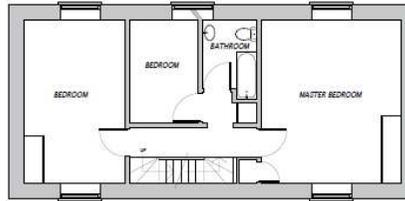
Proposed Side Elevations



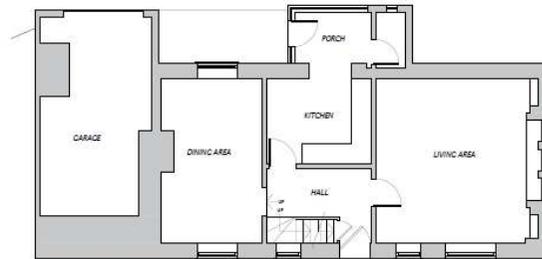
Existing Internal Layout



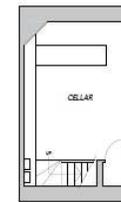
EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

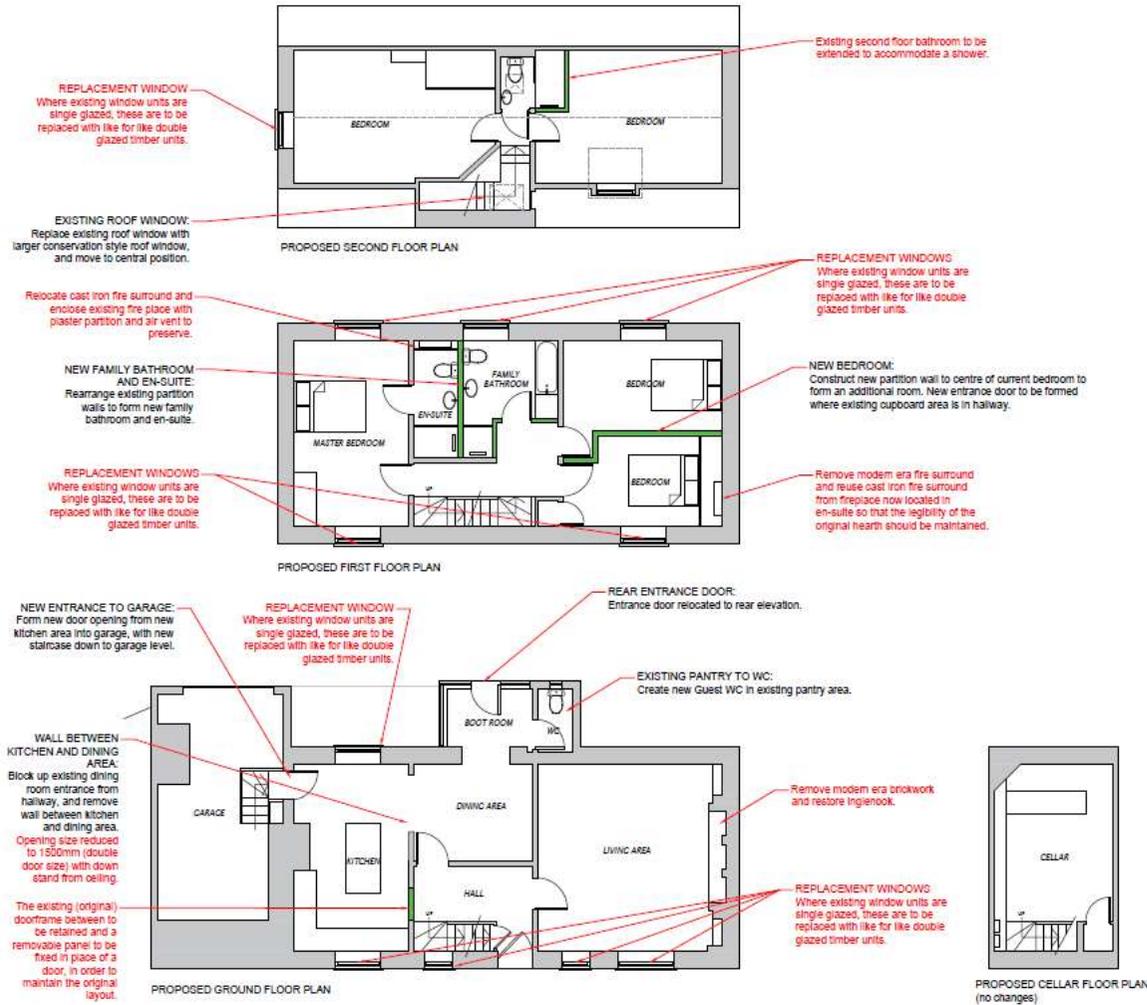


EXISTING GROUND FLOOR PLAN



EXISTING CELLAR FLOOR PLAN

Proposed Internal Layout



Key Considerations

BH2021/03276 (planning application)

- Visual amenity impacts on host property, setting of other Listed/Locally Listed Buildings and the wider Conservation Area
- Impacts on neighbouring amenity

BH2021/03277 (Listed Building Consent)

- Impacts on historic character on the host property and the character of the wider area

Conclusion and Planning Balance

- No adverse harm to the historic character and appearance of the host Listed property
- No adverse harm to the surrounding Listed/locally Listed Buildings or the wider Conservation Area
- No adverse harm to neighbouring amenity
- **Recommend: Approve planning application BH2021/03276 and Listed Building Consent application BH2021/03277**

