

Henge Way

BH2021/03074



Brighton & Hove
City Council

Application Description

Erection of two storey dwellinghouse (C3) with hardstanding and creation of vehicle crossover (retrospective: required due to non-compliance with Condition 1 of BH2019/01409)

Location Plan



35

1190/L/1

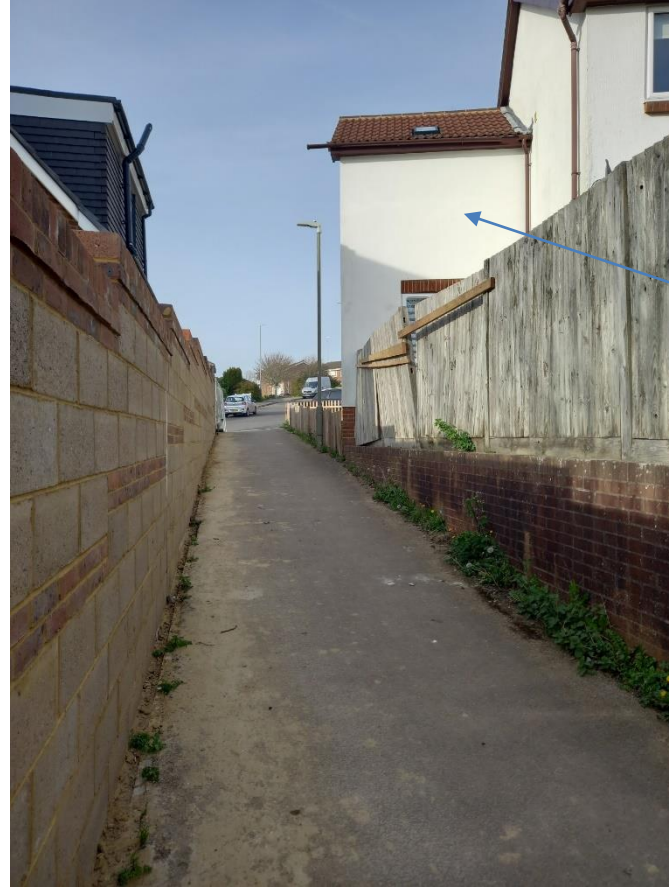
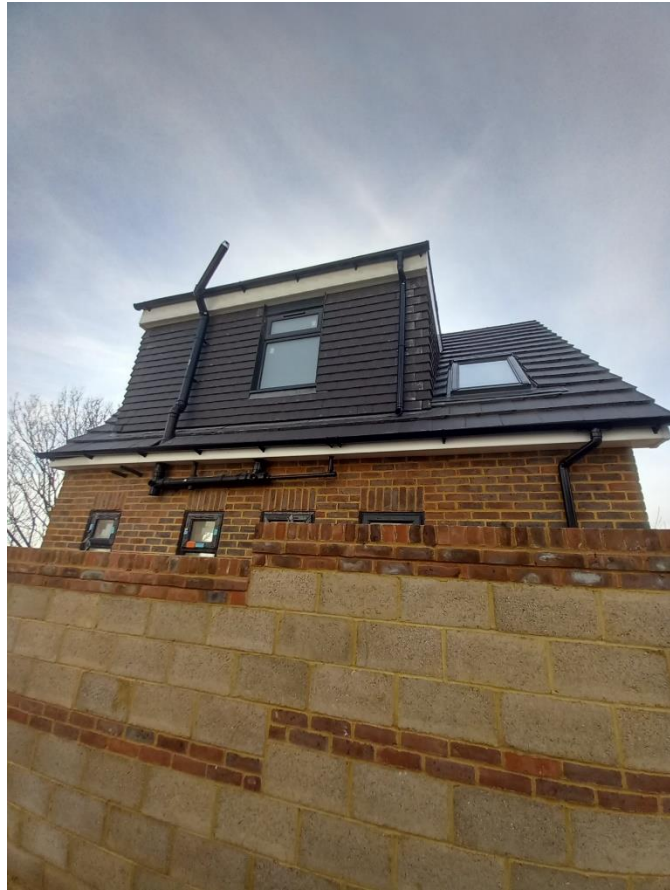
Aerial photo(s) of site before development commenced



3D Aerial photo of site - before development commenced



Eastern side elevation of property and context with no. 2 Brackenbury Close



2
Brackenbury
Close

Rear elevation



2
Brackenbury
Close

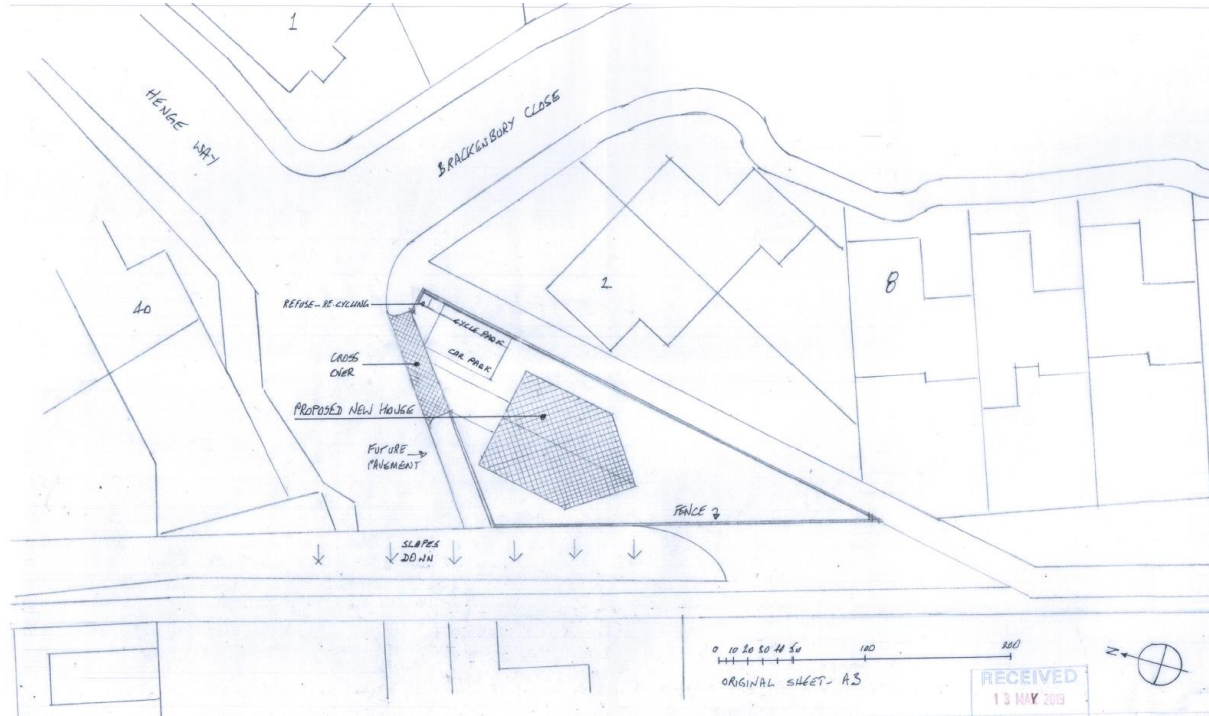
Front and western side elevation and context with no. 2 Brackenbury Close

40



2
Brackenbury
Close

Block Plan



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1190/B/1B

Elevations

42



Side Elevation



Front Elevation

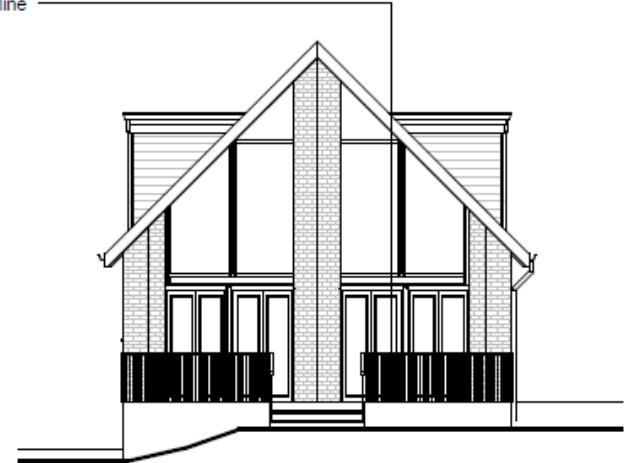
Elevations

43



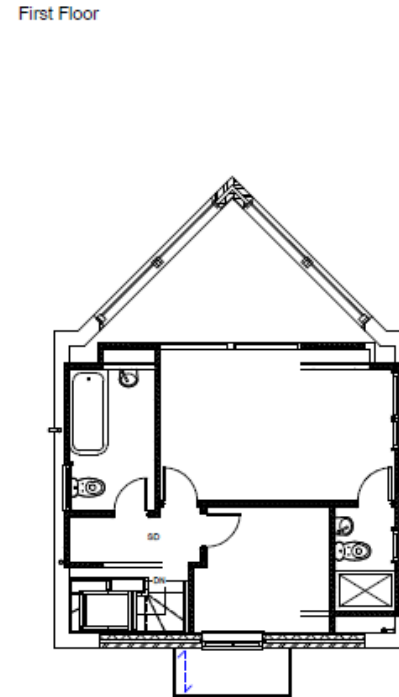
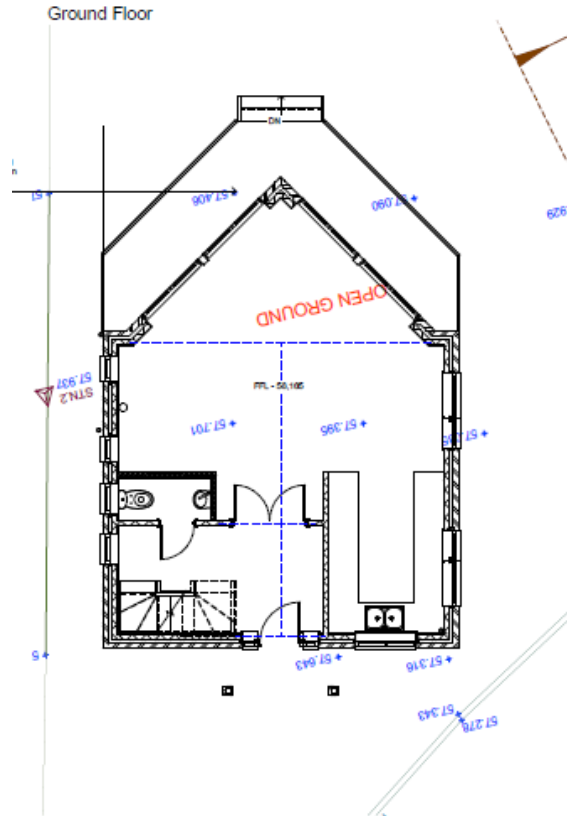
Side Elevation

Proposed raised decking with 900mm high guarding and steps to ground level. Steps to have min 250mm treads and max 150mm risers with a 900mm high handrail above pitch line

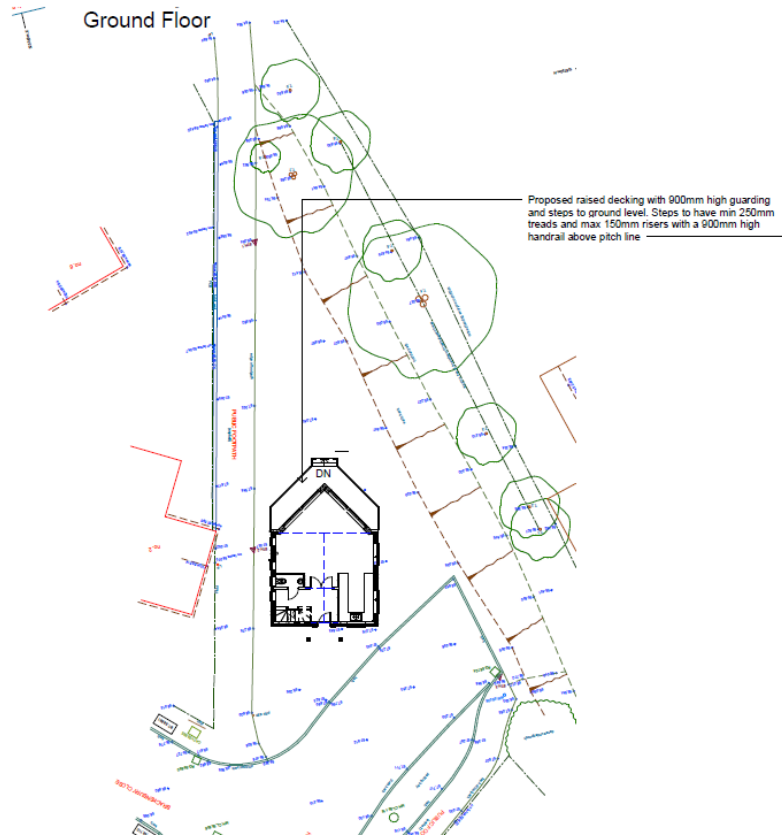


Rear Elevation

Floor Plans



Site Plan



Streetscene Context

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Approved Elevation Plans



Key Considerations in the Application

The main considerations in the determination of this application relate to;

- the principle of the development,
- the impacts of the revised land levels,
- alterations to the appearance of the property in order to accommodate the differing topography from that shown in the approved plans, and
- Impacts upon neighbouring amenity

Conclusion and Planning Balance

- Views of planning inspectorate are a material consideration in the assessment of this application
- Principle of 1 dwelling on the site allowed on appeal under application BH2019/01409'
- Layout, form and finish of the proposed dwellings considered appropriate with the correct land levels,
- No adverse impact upon the visual amenity of the site or wider area,
- Would provide a good standard of accommodation,
- No adverse impacts on the amenities of adjacent occupiers,
- Subject to conditions, the development is appropriate in terms of impact on highways and sustainability.

Recommend: Approve

