

**Flat 6B,
6 St Aubyns Gardens
BH2022/00612**



**Brighton & Hove
City Council**

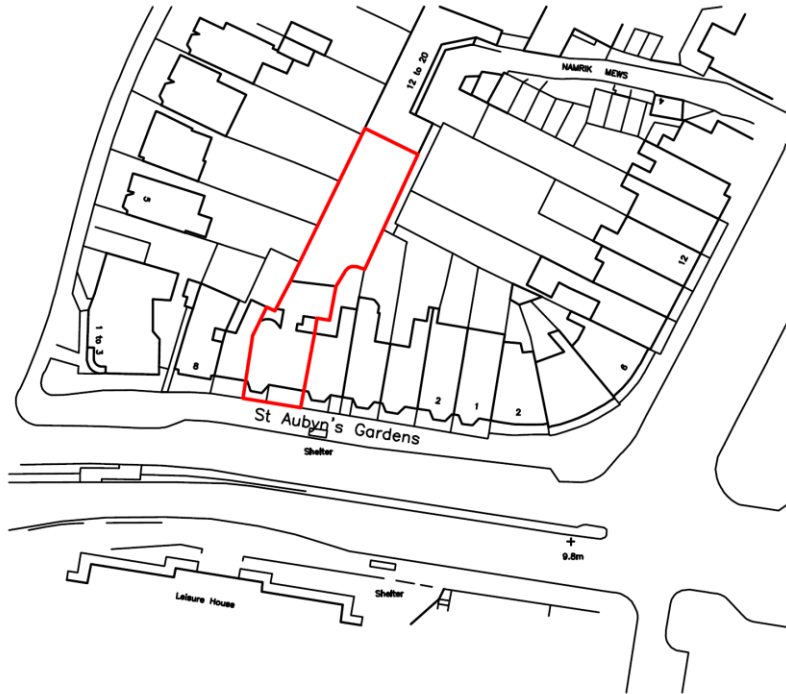
Application Description

- Erection of single storey outbuilding to rear, with additional bedroom and storage for Flat 6B. (Retrospective)

Map of application site



Existing Location Plan

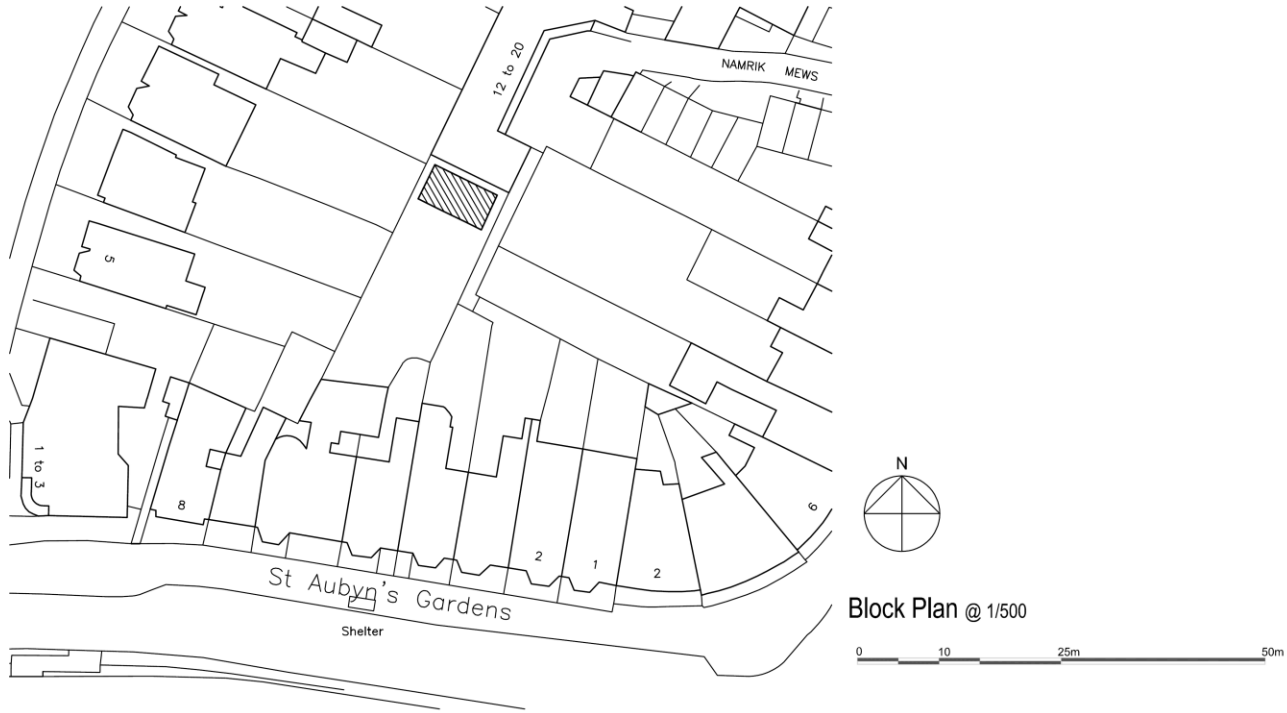


0 10 20 30 50m

Scale 1:1250

Location Plan @ 1/1250

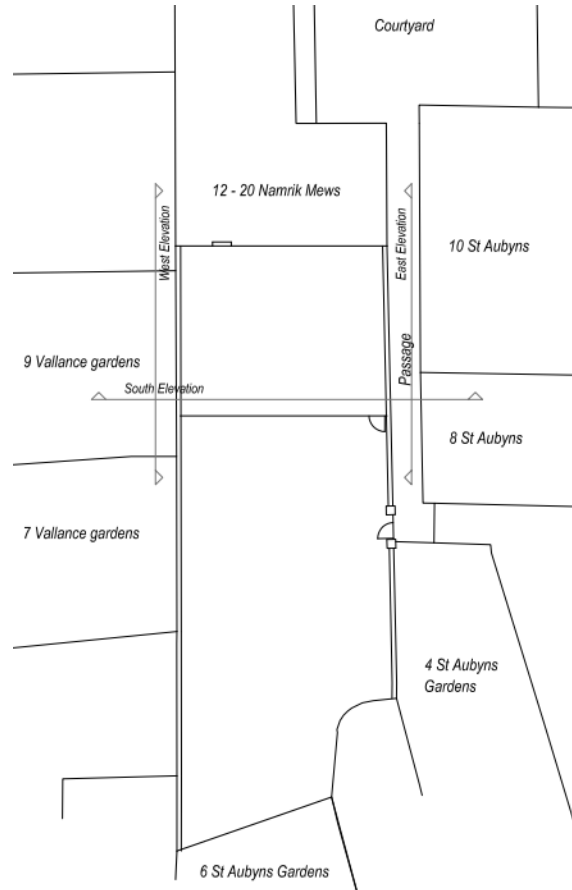
Existing Block Plan



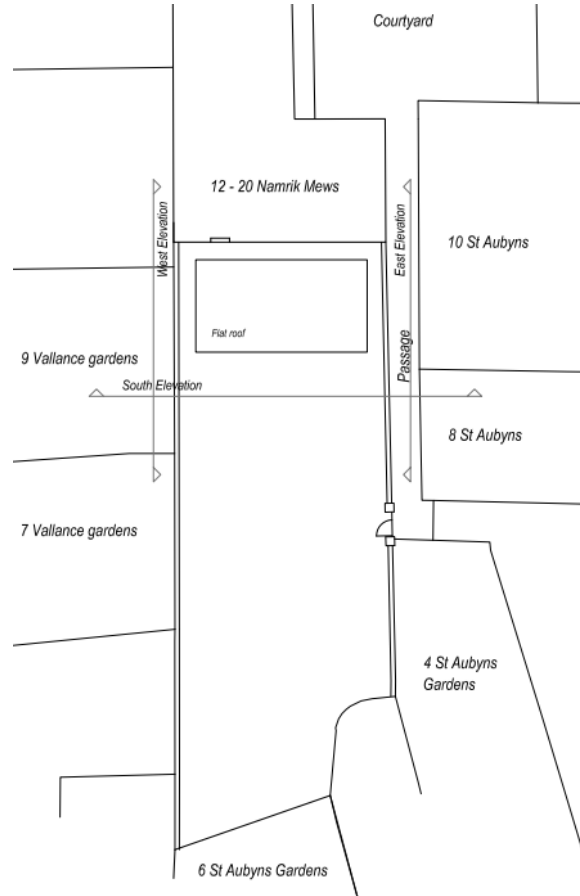
93



Pre-Existing Site Plan



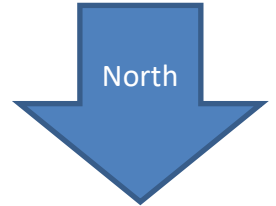
Existing Site Plan



Aerial photo(s) of site



3D Aerial photo of site



Front (south) elevation photos

98



Rear (north) elevation photo



West elevation photos



Internal photos

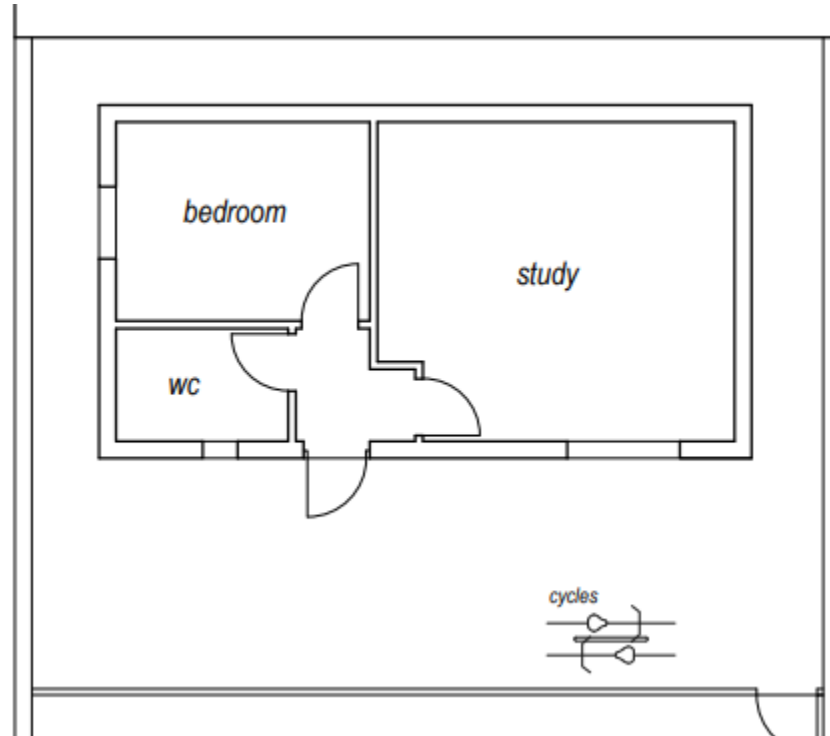
101



Internal photos



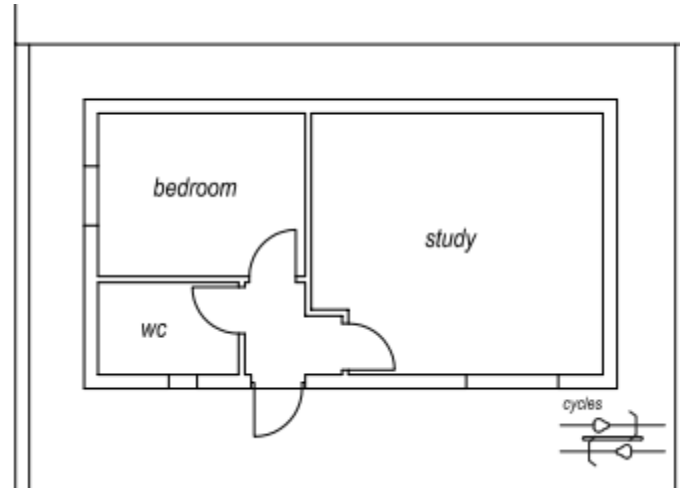
Pre-Existing Floor Plan



103

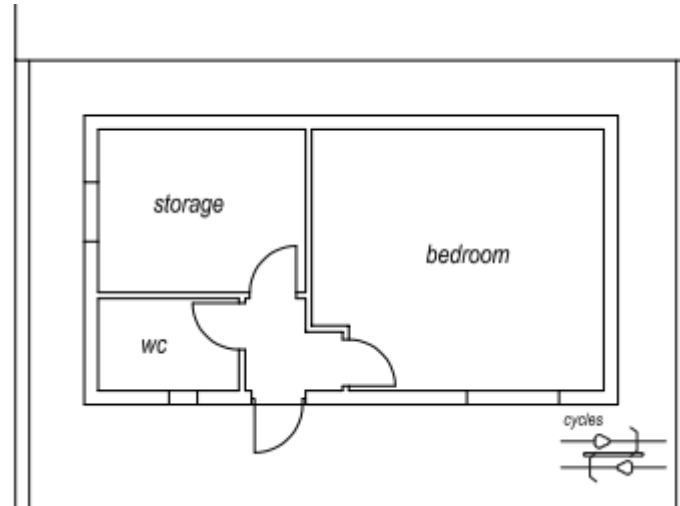
ADC1345/A03

Existing Floor Plan



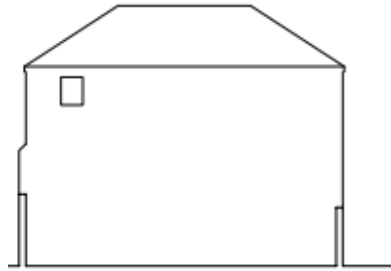
104

Proposed Floor Plan



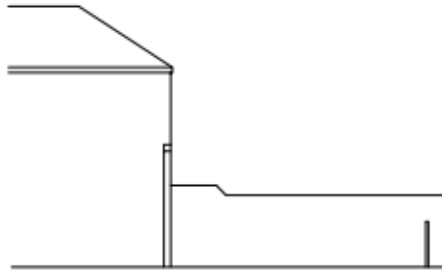
105

Pre-Existing Elevations

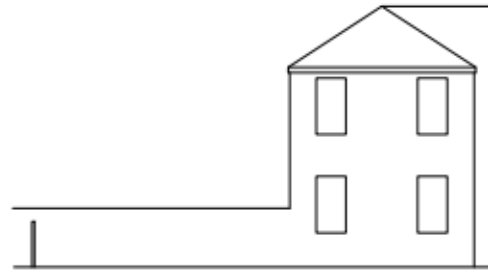


South Elevation @ 1:200

0 2 4 6 10m
Scale 1:200



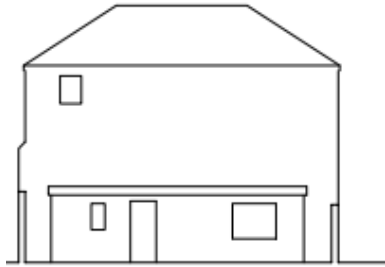
West Elevation @ 1:200



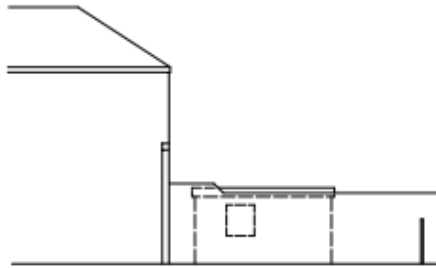
East Elevation @ 1:200

Existing Elevations

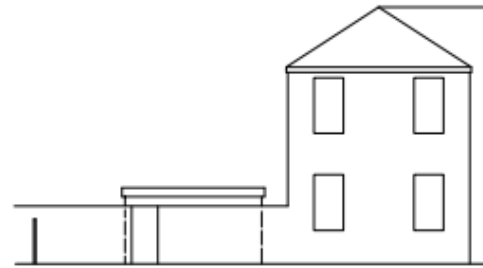
0 2 4 6 10m
Scale 1:200



South Elevation @ 1:200



West Elevation @ 1:200



East Elevation @ 1:200

Key Considerations in the Application

- Principle of development
- Design and impact on heritage assets
- Impact on biodiversity
- Impact on neighbouring amenity
- Standard of accommodation

Conclusion and Planning Balance

- The proposal would retain sufficient garden space for the studio dwelling.
- There are no design-based objections or harmful impact on heritage assets given the discreet location of the outbuilding.
- The proposal would result in a biodiversity net gain.
- The application would not have an adverse impact on neighbouring amenity subject to conditions.
- The extension to the existing studio dwelling offers an acceptable standard of accommodation to future residents.
- As such, it is recommended for approval.

