

# 48 Sandgate Road

BH2022/01277



Brighton & Hove  
City Council

# Application Description

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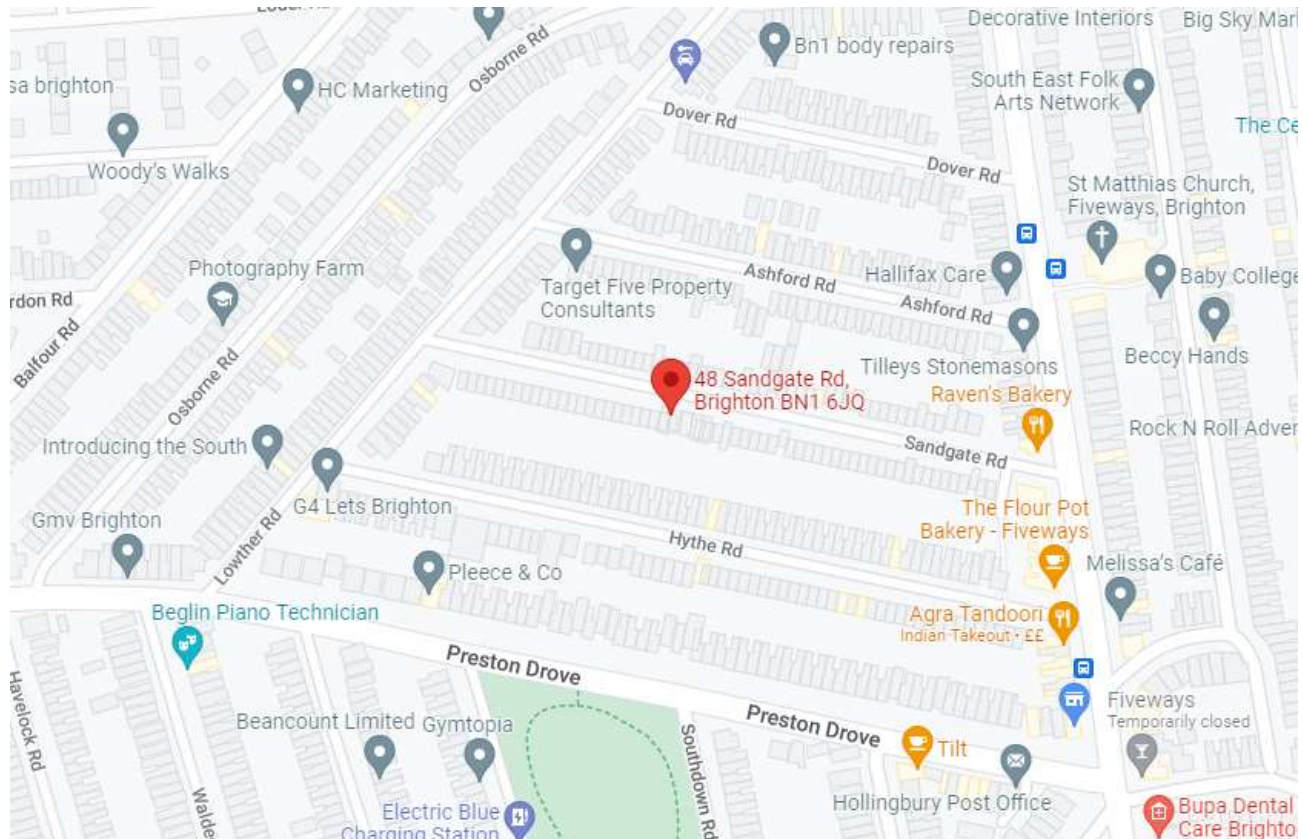
Erection of part single part 2 storey rear extension with raised decking area.



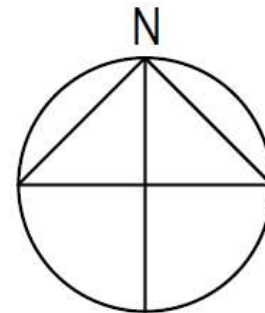
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# Map of application site

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# Existing Location Plan



Location Plan @ 1:1250  
0 10 20 30 50m  
Scale 1:1250

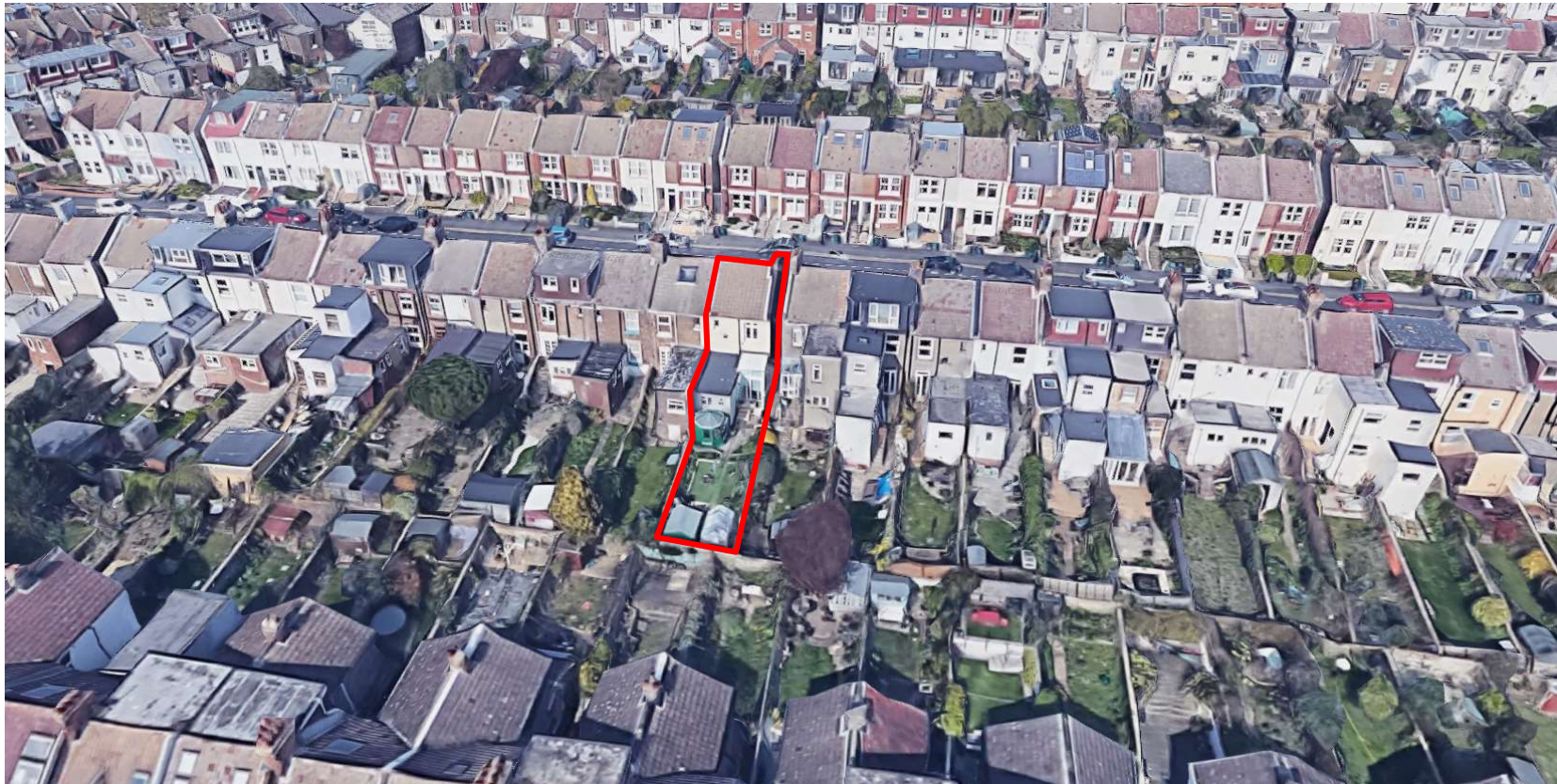
ADC 1436/LP

# Aerial photo(s) of site



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# 3D Aerial photo of site



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# Street photo of site

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Google Street view, October 2020 (Application site in middle, No.48)



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# Other photos of site



Existing conservatory in context with rear projection at no. 50.



Looking toward Hythe Road properties

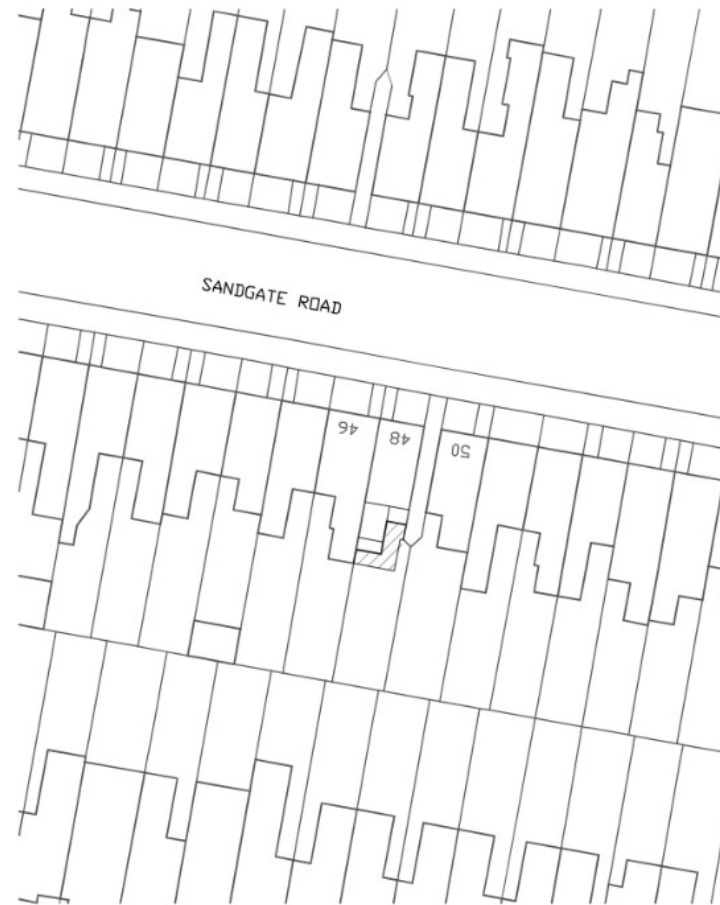


# Other photo of site



Existing rear elevation

# Proposed Block Plan



Block Plan @ 1:500

0 10 25m

Scale 1:500



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# Existing Front/Rear Elevations

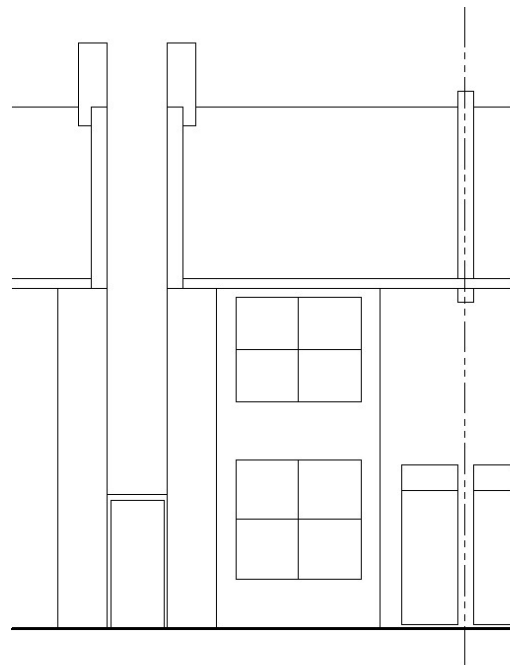


0 1 2 3 5m 10m  
Scale 1:100

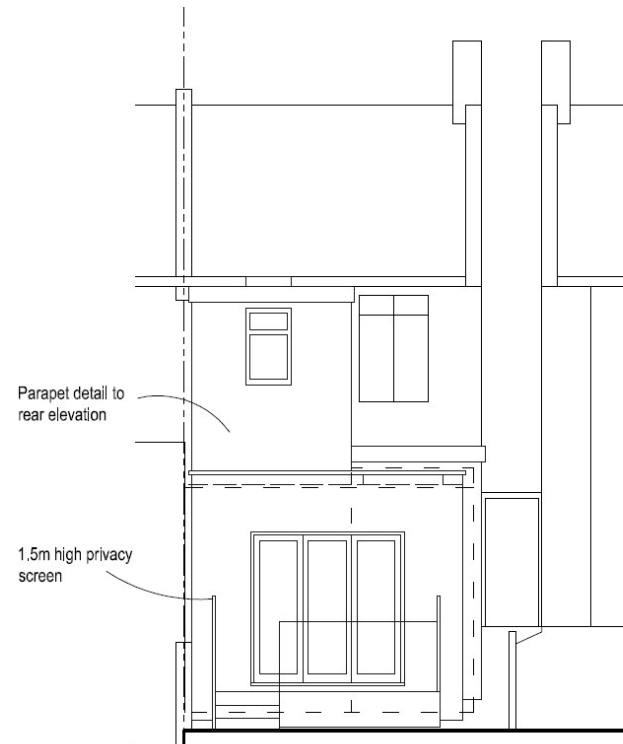
157

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# Proposed Front/Rear Elevations



Front (North) Elevation @ 1:100

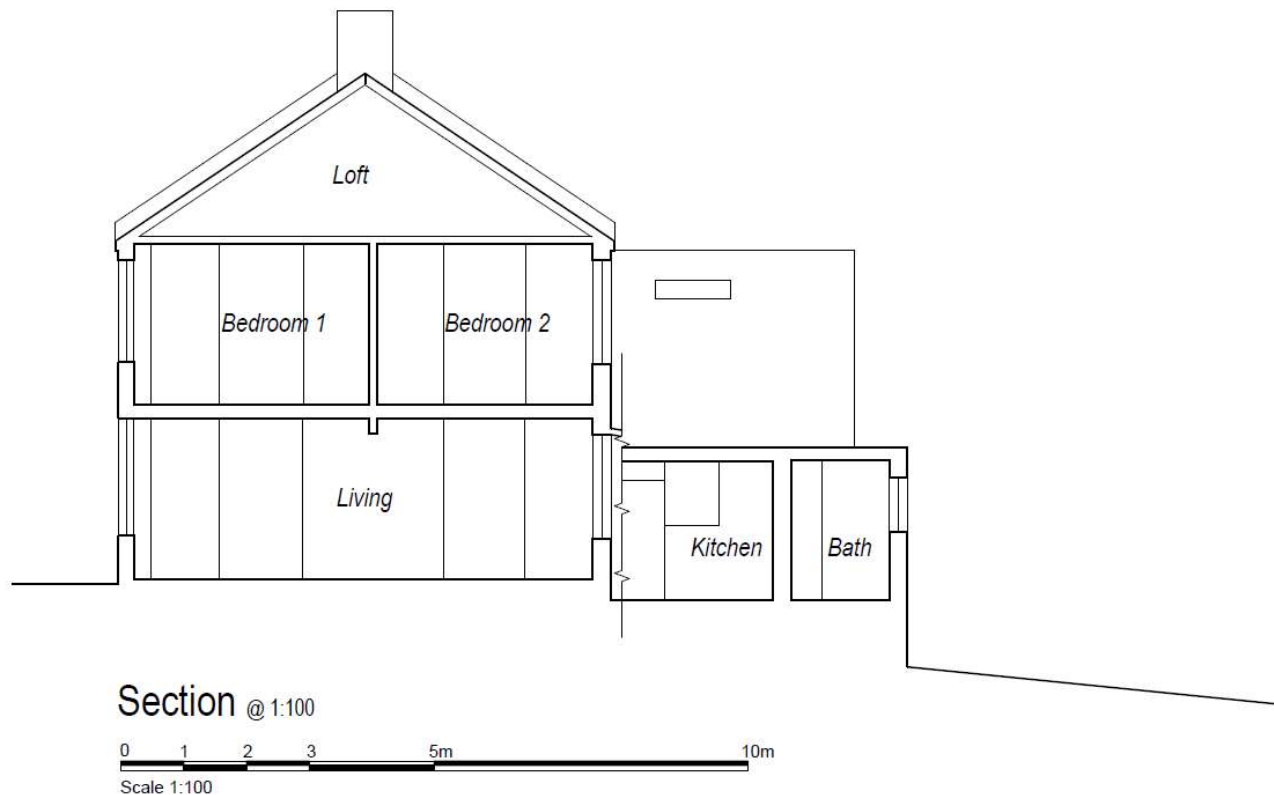


Rear (South) Elevation @ 1:100

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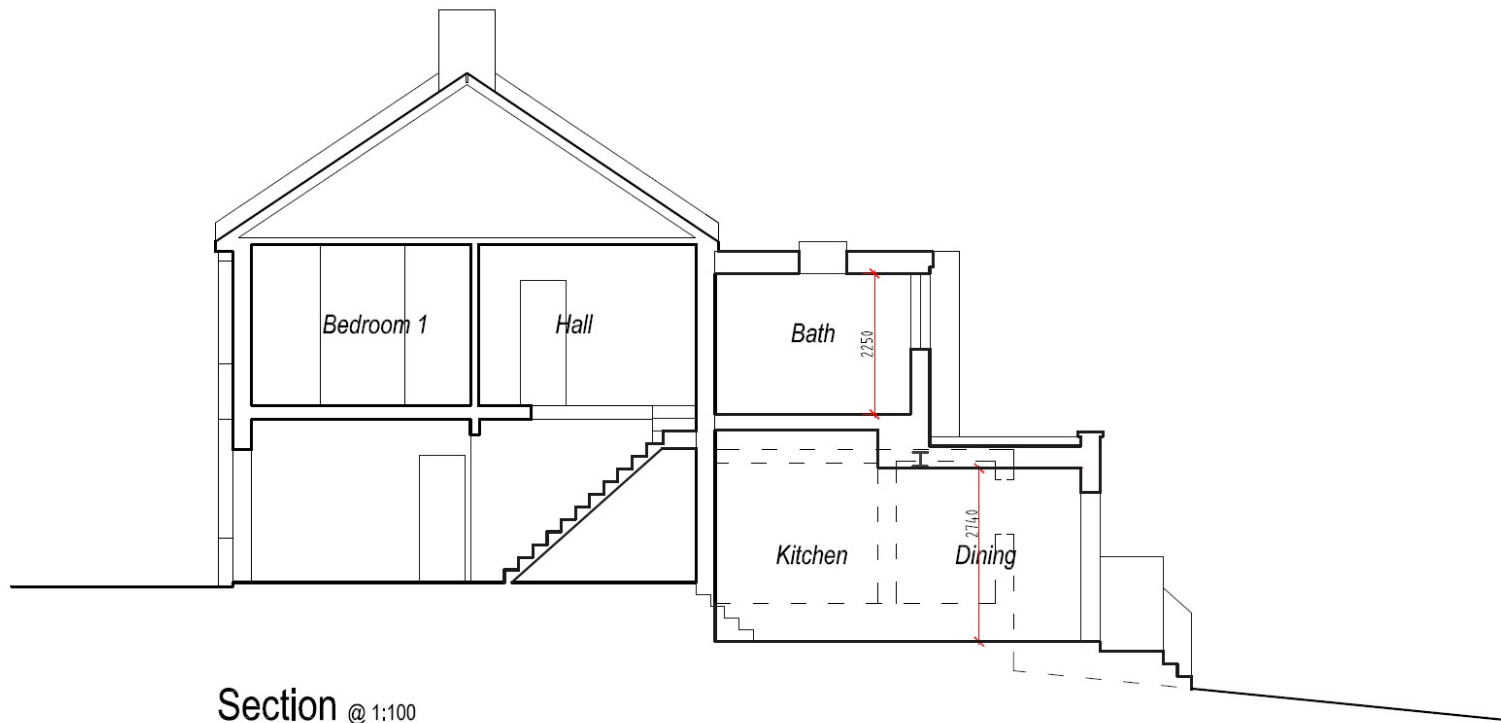
# Existing Site Section(s)



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# Proposed Site Section(s)



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# **Key Considerations in the Application**

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- Design and Appearance
- Neighbour Amenity



# Conclusion and Planning Balance

- The proposed extensions are considered suitable additions to the property and would be consistent with other rear enlargements within the street.
- The proposed materials would match those used in the construction of the existing building.
- The extensions would not result in significant harmful impacts on neighbours.

Recommendation: **Approve**