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54 Waterloo Street

BH2022/03823

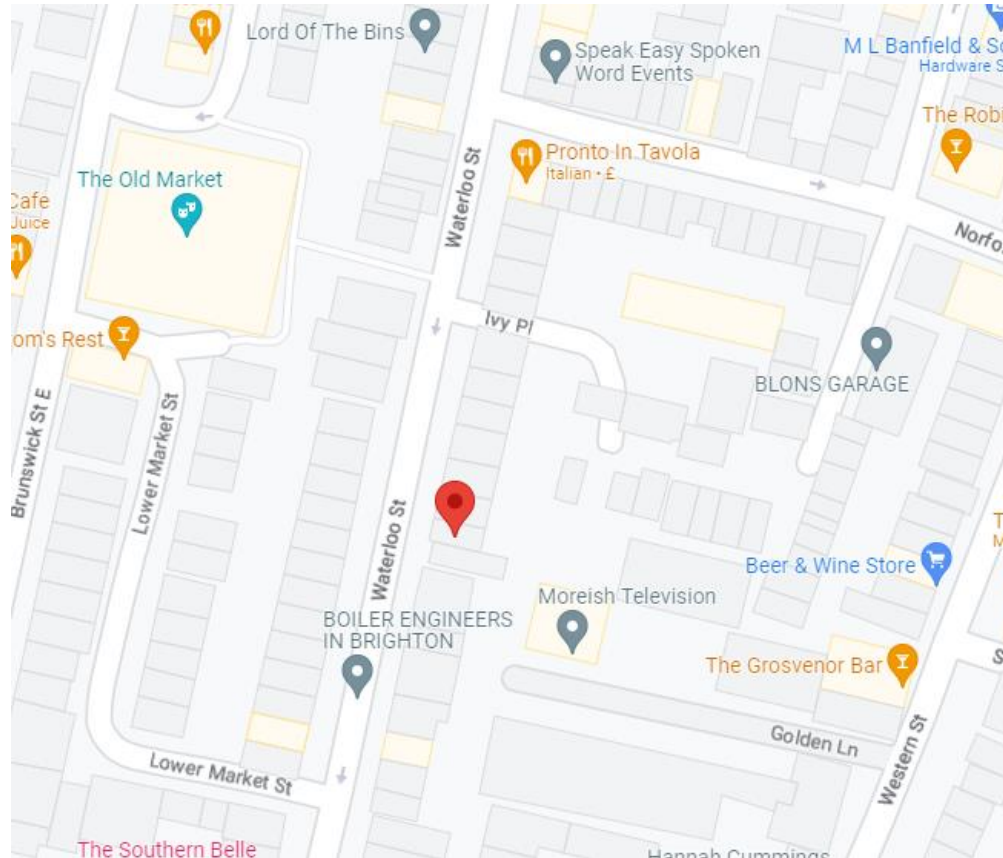


Brighton & Hove
City Council

Application Description

- Erection of two storey rear extension with roof terrace above, alterations to existing roof terrace including addition of glazed staircase enclosure and replacement balustrading & decking, reinstatement of balustrading to first floor front elevation.

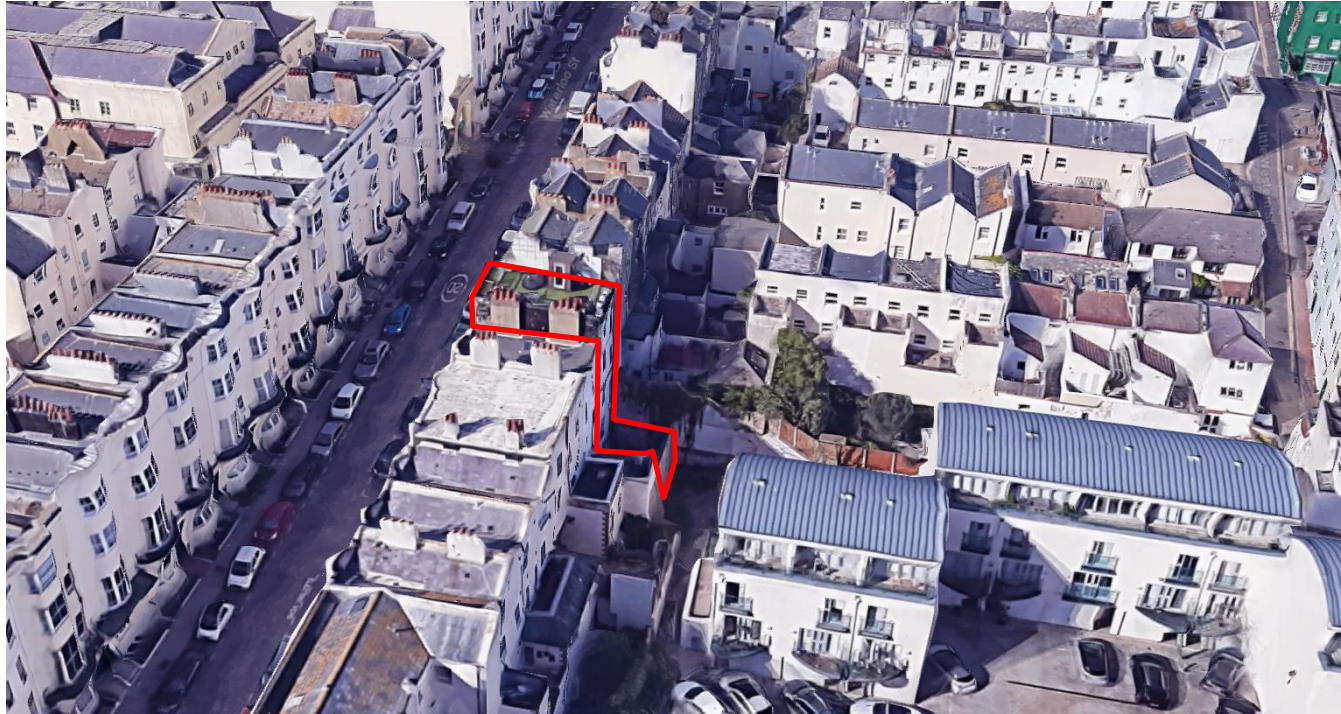
Map of application site



Aerial photo(s) of site



3D Aerial photo of site



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Street photo(s) of site



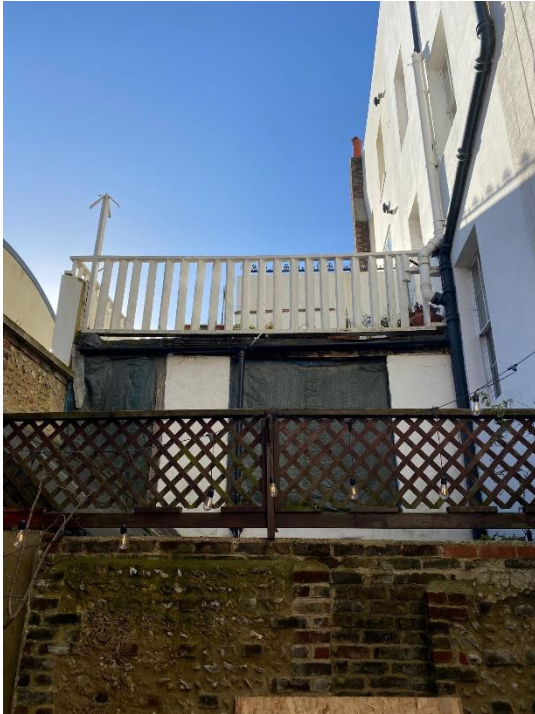
154

Other photo(s) of site



- Rear boundary wall with no. 53 Waterloo Street and proposed location of two storey extension

Other photo(s) of site



- No. 55 Waterloo Street's existing two storey outrigger and roof terrace

Existing Elevations



West Elevation
As Existing
1:100

East Elevation
As Existing
1:100

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4046-02 B

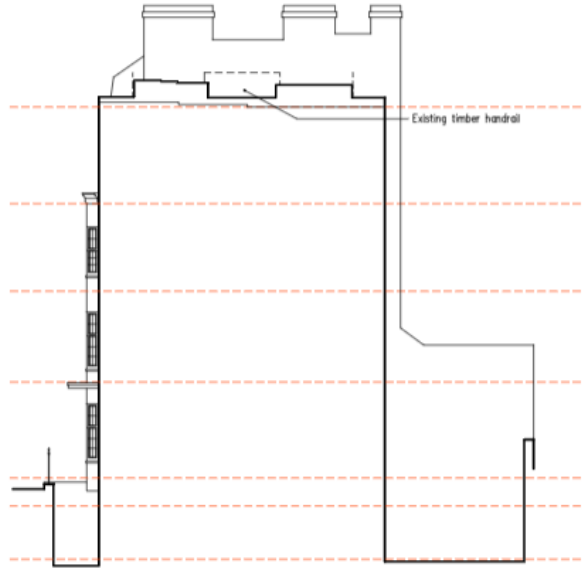
Proposed Elevation

159



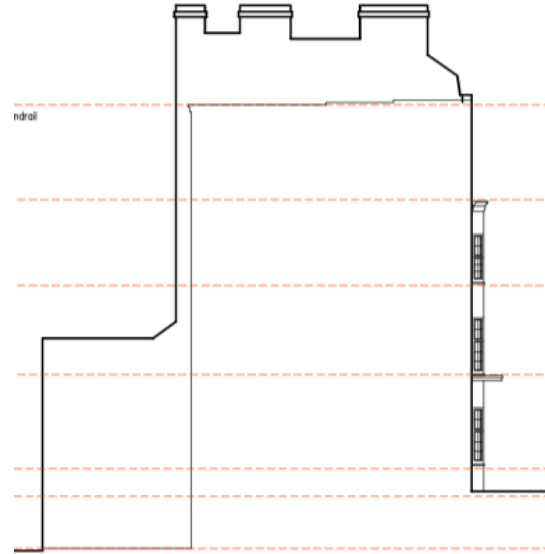
4046-04 E

Existing south and north Elevations



South Elevation

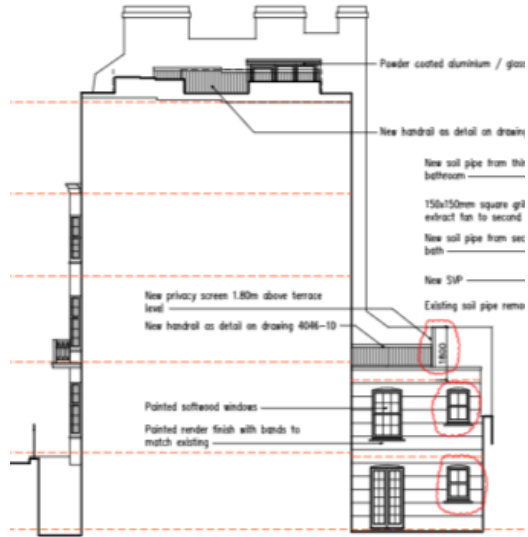
As Existing
1:100



North Elevation

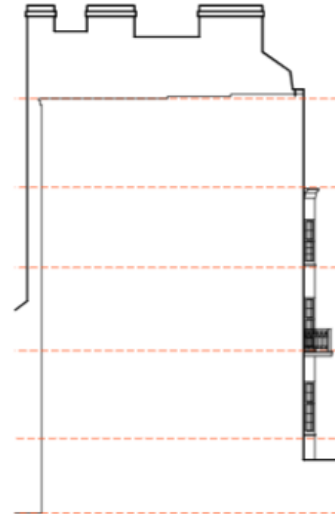
As Existing
1:100

Proposed south and north Elevations



South Elevation

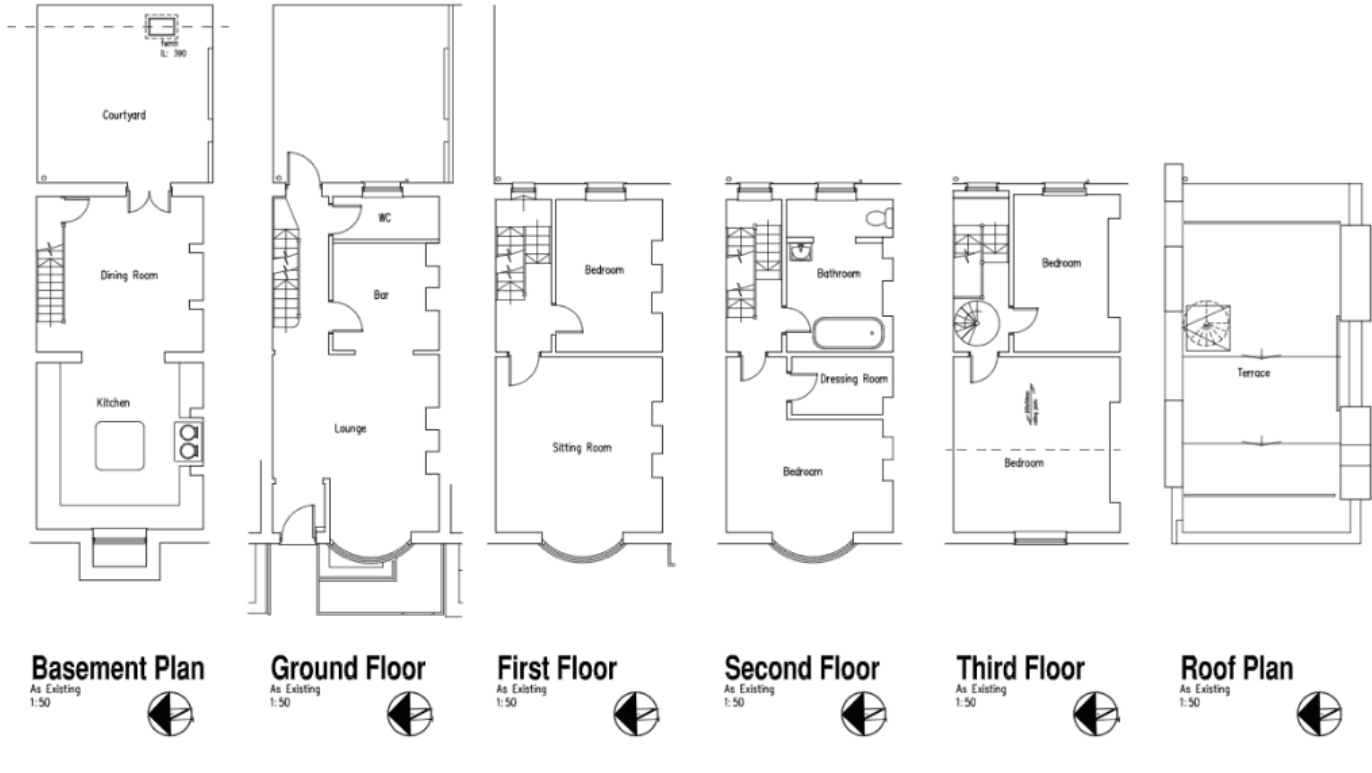
As Proposed
1:100



North Elevation

As Proposed
1:100

Existing Floorplans

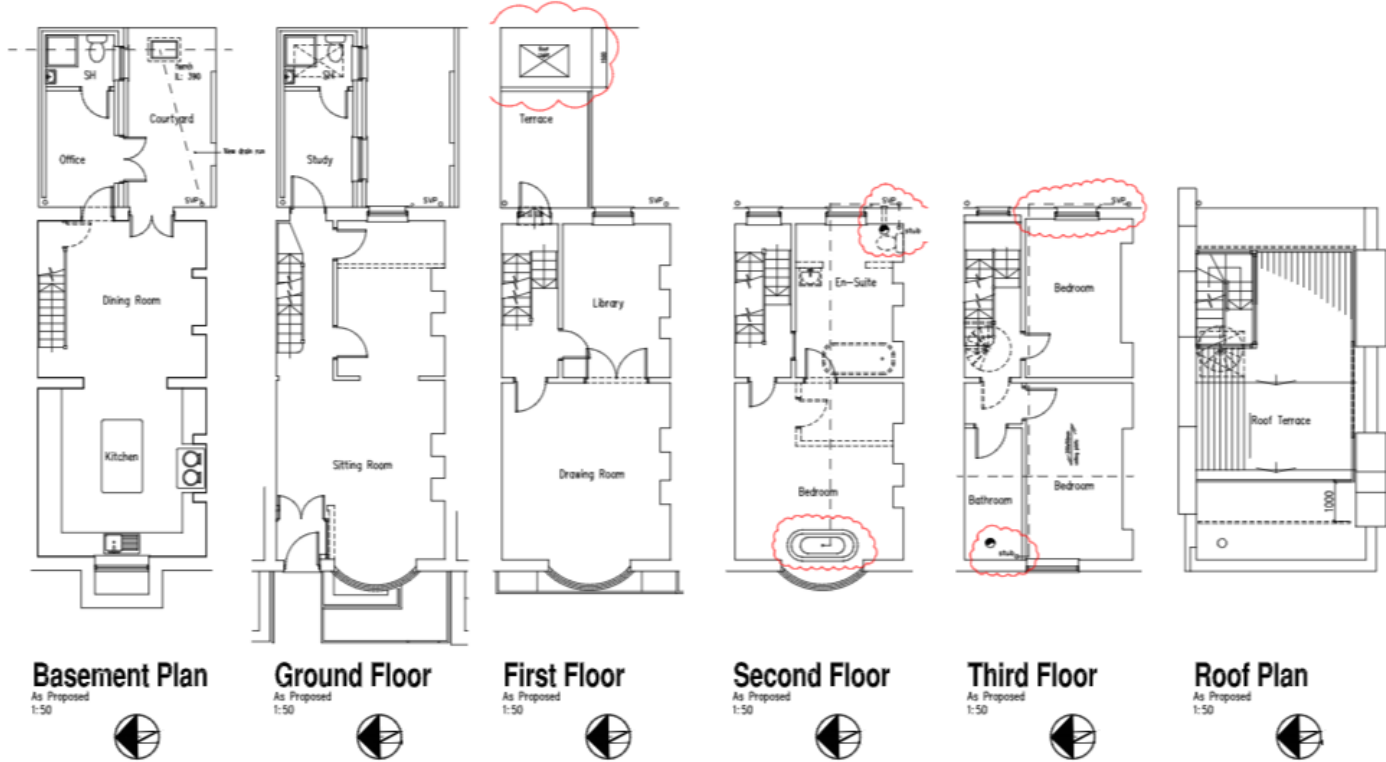


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ID

Proposed Floorplans

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ID

Key Considerations in the Application

- Design and appearance
- Impact to Listed Building
- Impact to Conservation Area
- Impact on Amenity

Conclusion and Planning Balance

- Design considered acceptable and complies with policies DM18 and DM21 of Brighton and Hove City Plan Part 2 and SPD12 guidance.
- Impact on Listed Building and Conservation Area acceptable and complies with policies DM26 and DM37 and SPD09 guidance.
- Impact on amenity of neighbouring residents considered acceptable and complies with policies DM20 of Brighton and Hove City Plan Part Two.
- Recommend: **Approve**

