

10-12 New Church Road

BH2023/01305

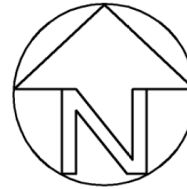
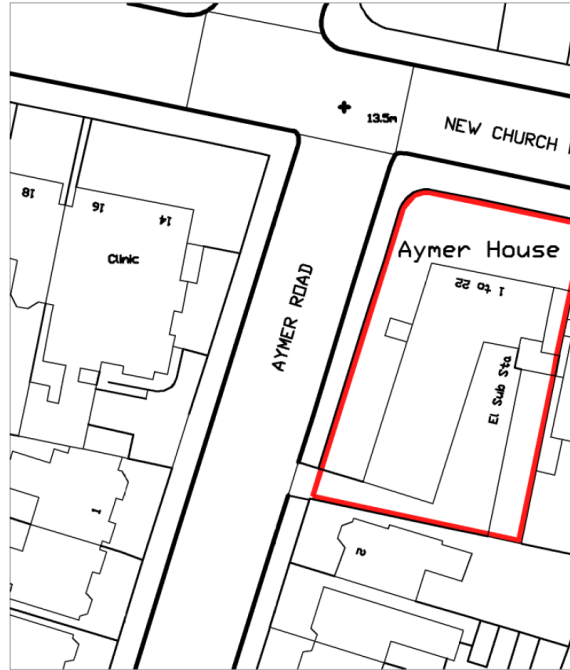


Brighton & Hove
City Council

Application Description

- Demolition of car port and erection of garage block.

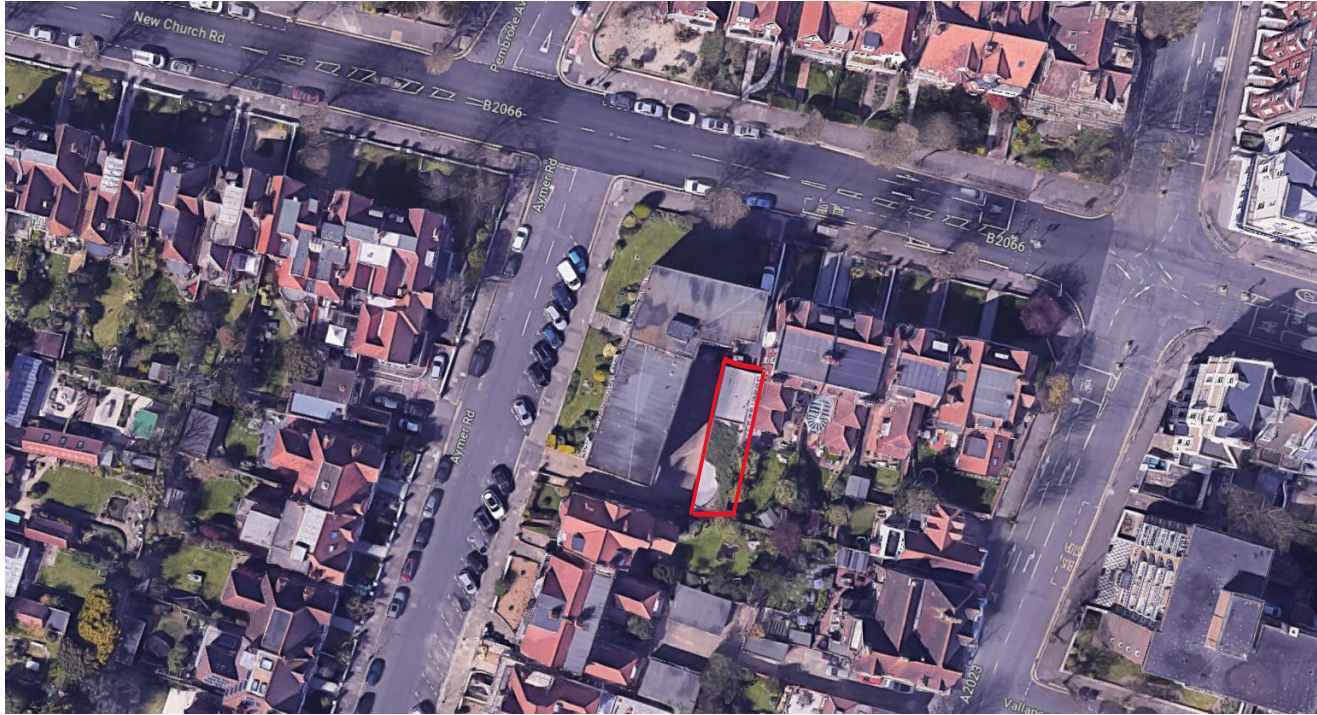
Location Plan



Existing site location plan
Scale 1:1250@A3



Aerial photo(s) of site

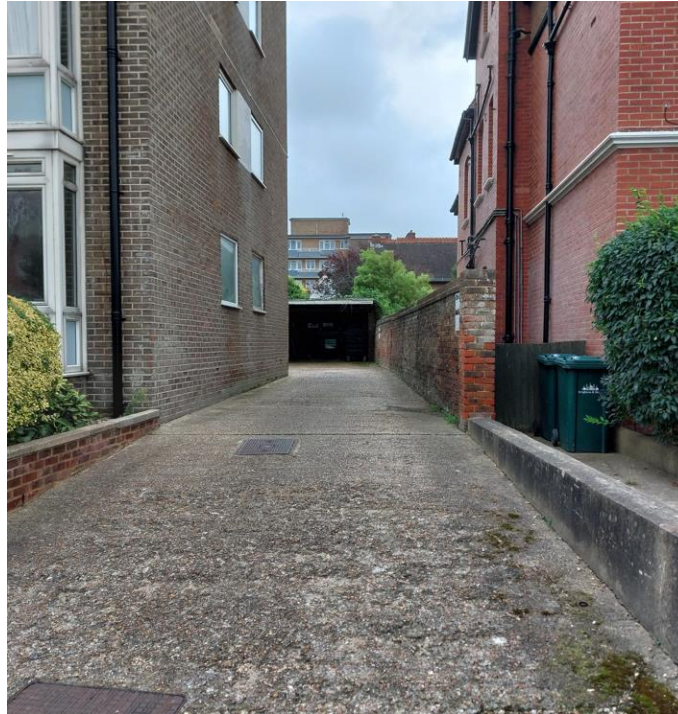


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3D Aerial photo of site



Street photo(s) of site



Other photo(s) of site



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Other photo(s) of site

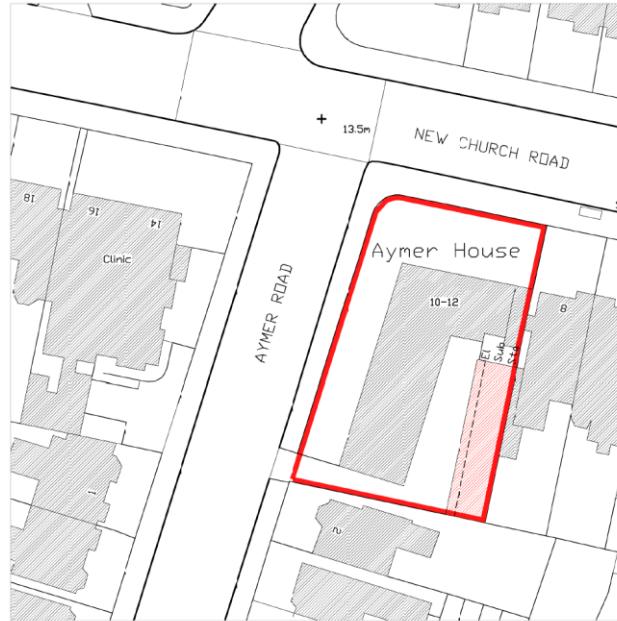


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Other photo(s) of site



Proposed Block Plan



Proposed block plan Scale 1:500@A3

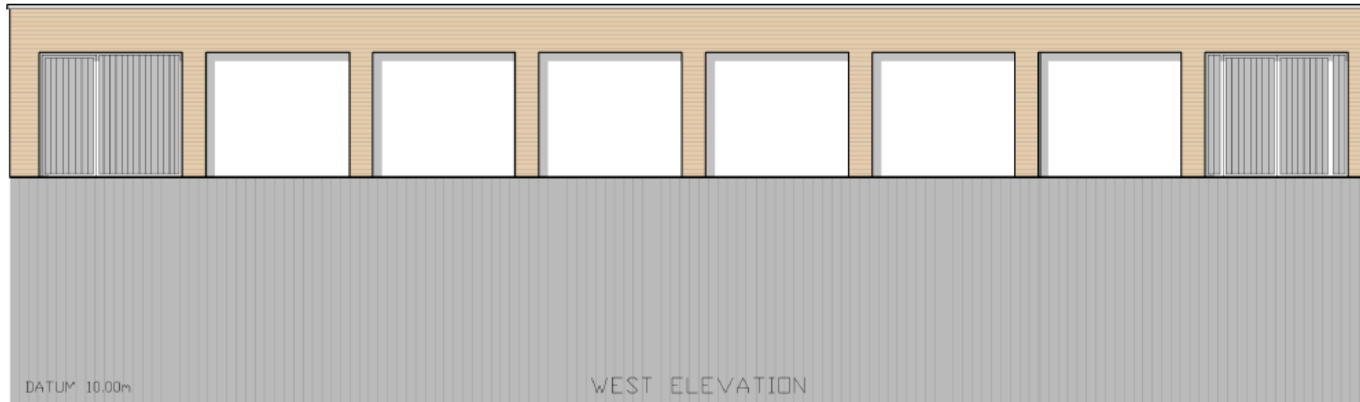


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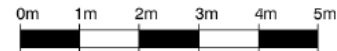
Number of units

- 6 x single car garages (net increase of +2)
- 1 x cycle parking store
- 1 x refuse & recycling store

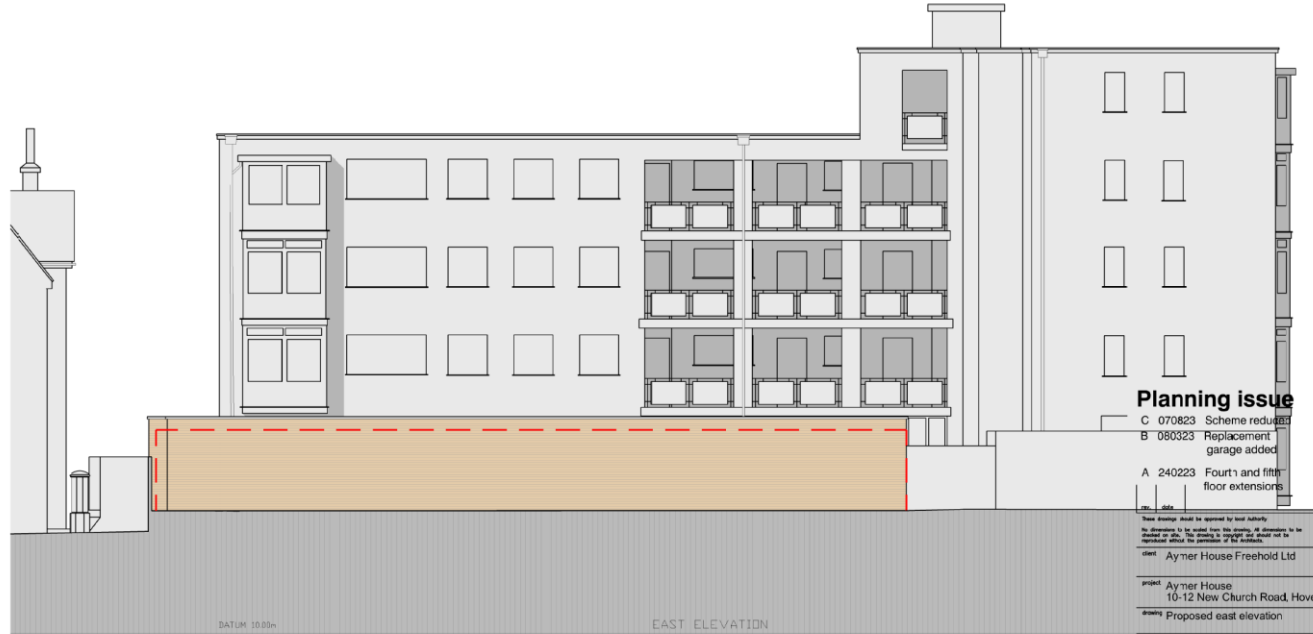
Proposed Front Elevation (Garages)



Proposed front / west elevation Scale 1:100@A3



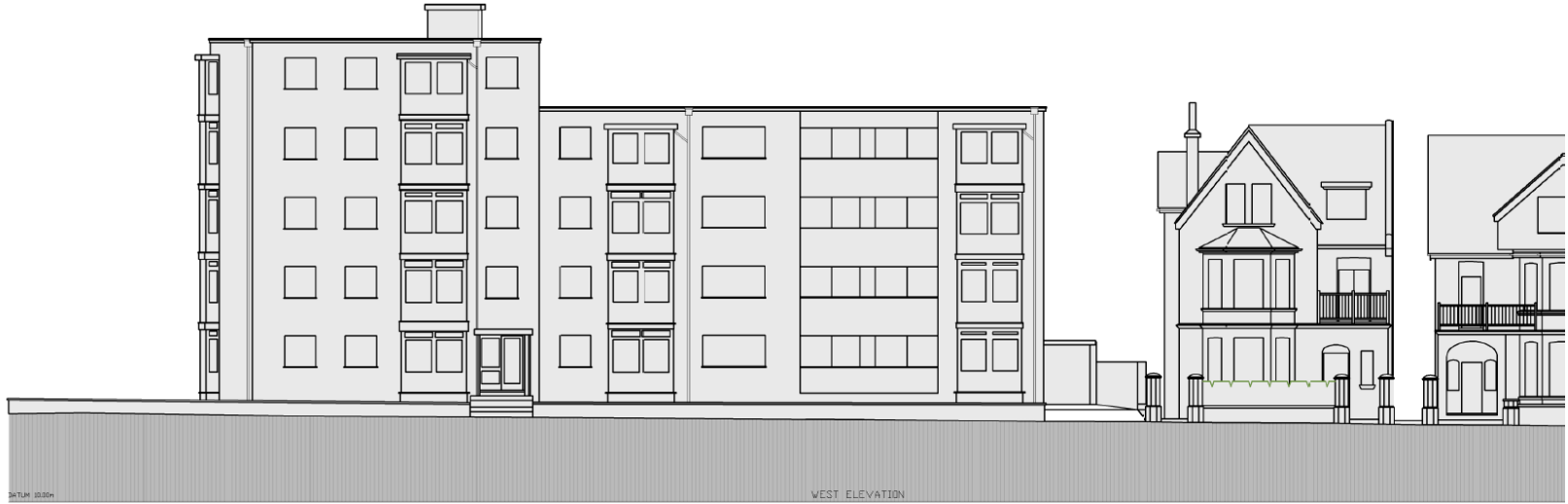
Proposed Rear Elevation



Proposed east elevation Scale 1:100@A3

Existing Contextual Front Elevation

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Existing Aymer Road / west facing street elevation Scale 1:200@A3

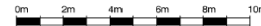


Proposed Contextual Front Elevation

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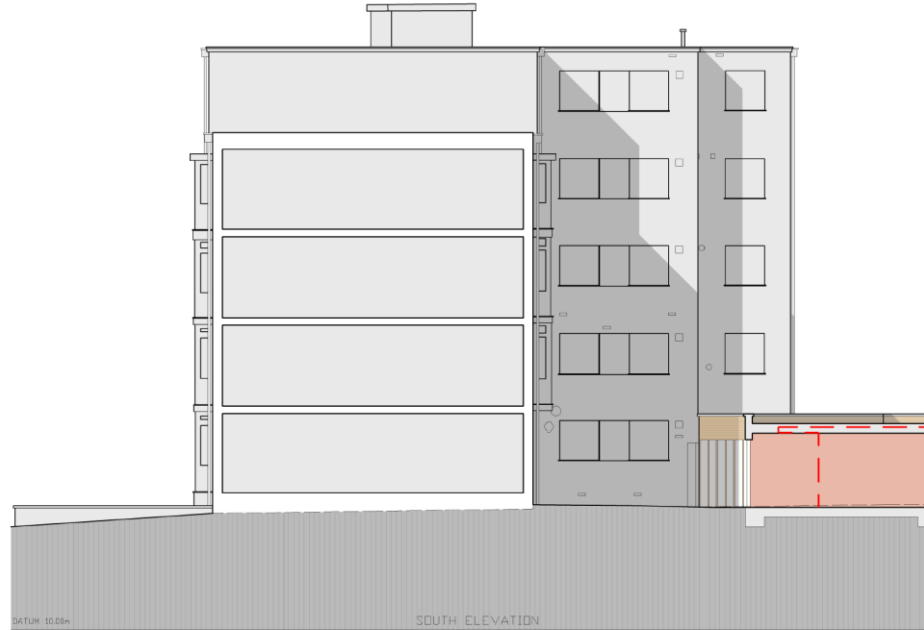


Proposed Aymer Road / west facing street elevation Scale 1:200@A3

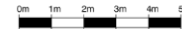


Proposed Site Section(s)

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Proposed cross section AA Scale 1:100@A3
See drawing TA 1478 - 12 & 13 for section reference



Representations

Thirteen (13) representations have been received between 4th and 15th June, objecting to the initial proposal on the following grounds:

- Loss of sunlight, privacy, and views due additional storeys
- Additional storeys will cause visual harm to the significance of the conservation area.
- Additional residential units will cause additional parking stress and noise.

It should be noted that none of the objections received specify the garage block as a concern.

Following the amendment to the application, reducing the schedule of works down to include only the erection of the garage block and a further consultation period, no further representations have been received.

Key Considerations in the Application

- Design and Appearance
- Impact on Amenity
- Impact on Highway Safety

Conclusion and Planning Balance

- Considered to be an improvement both in terms of appearance and functionality.
- Increased impact on amenities of adjacent occupiers due to greater height/scale, but harm is not considered to be significant or to outweigh the benefits of the scheme.

