

# 17 Old Shoreham Road

BH2023/01254



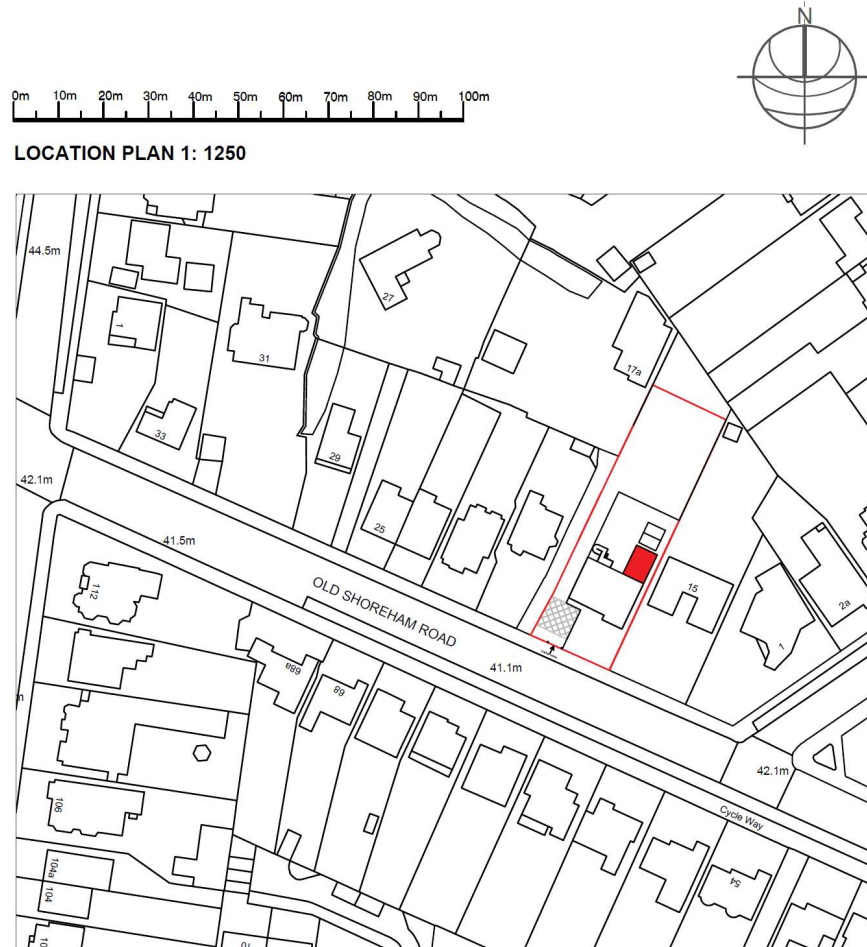
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City Council

# Application Description

- Erection of a two storey dwelling (C3) over ground and lower ground floors on land to rear of existing care home (C2) and demolition of two storey west wing, erection of single storey rear extension, revised fenestration and alterations to an existing rear external fire escape, erection of summer house to rear, landscaping and associated works to the care home and access to the dwelling to the rear. (part-retrospective).



# Location Plan



# Aerial photo of site

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# 3D Aerial photo of site

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# View 17 Old Shoreham Road





# Rear Elevation of Care Home

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53

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# Dwelling to the Rear

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# Boundary between Driveway Access and Care Home Garden



# Driveway Access





# Neighbouring Properties



No. 17A

57

No. 19

No. 15

Application Site



# Block Plan

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BLOCK PLAN 1: 500

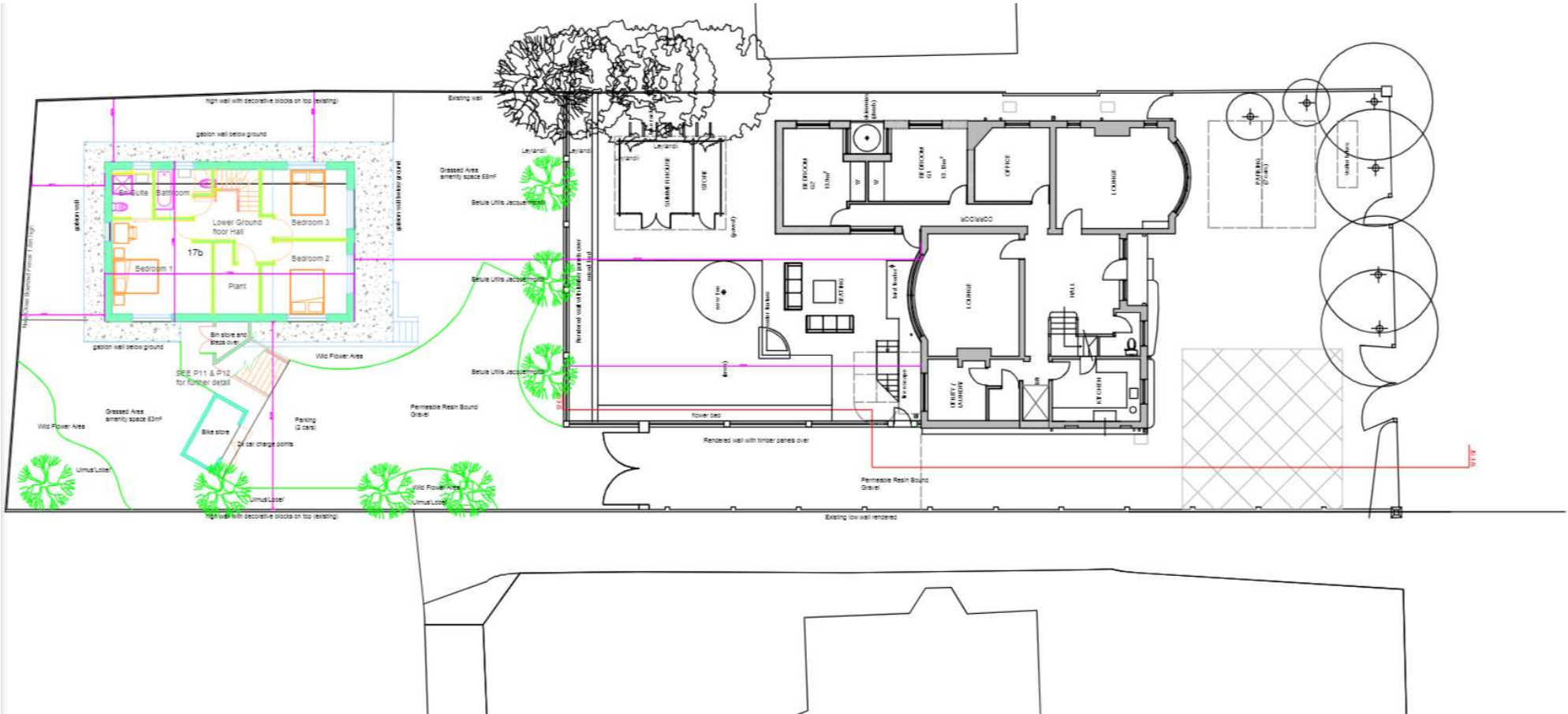


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# Site Layout Plan



59

# Front Elevation - Care Home

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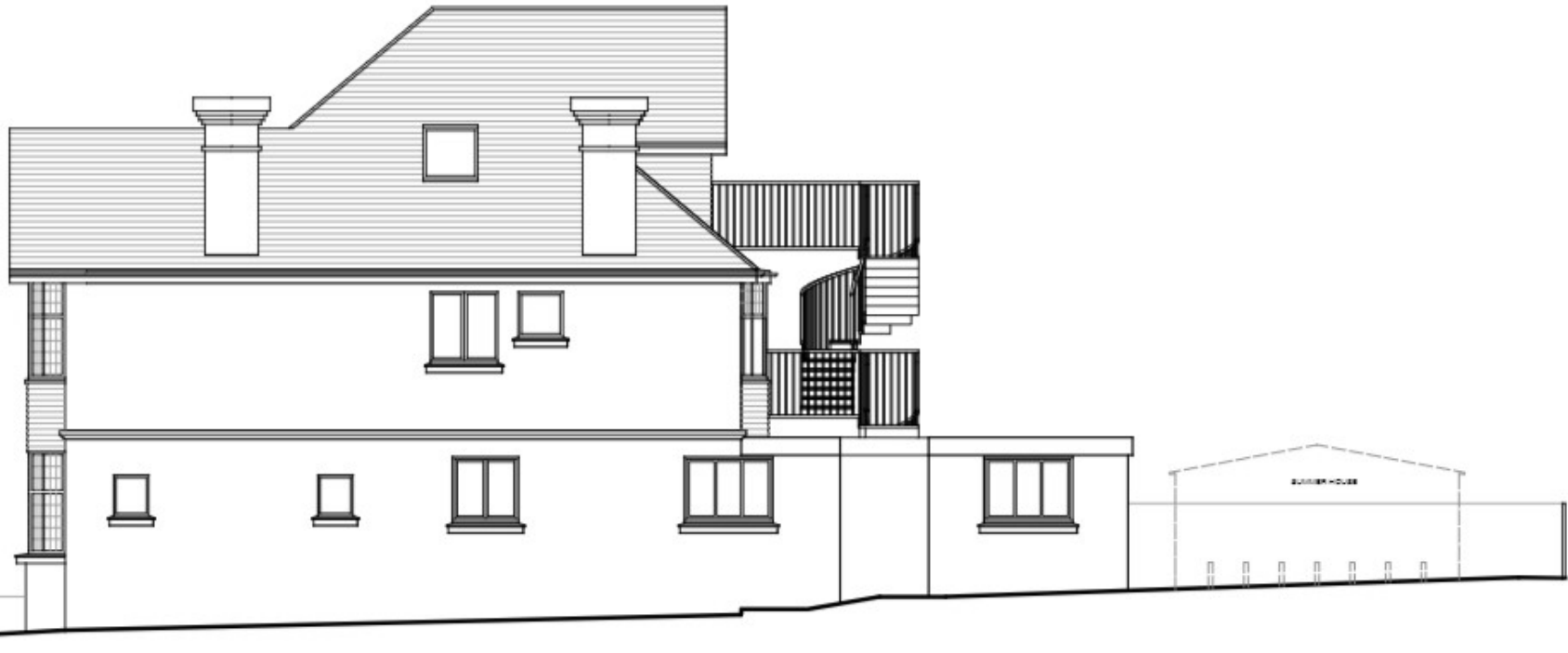
P6 F



# Proposed Rear Elevation - Care Home



# Proposed Side (East) Elevation - Care Home



0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

For Statutory applications only you may scale this drawing



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# Proposed Side (West) Elevation - Care Home

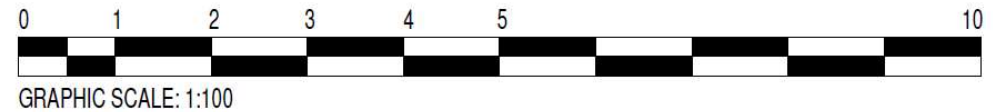




# Proposed Front Elevation (Dwelling)

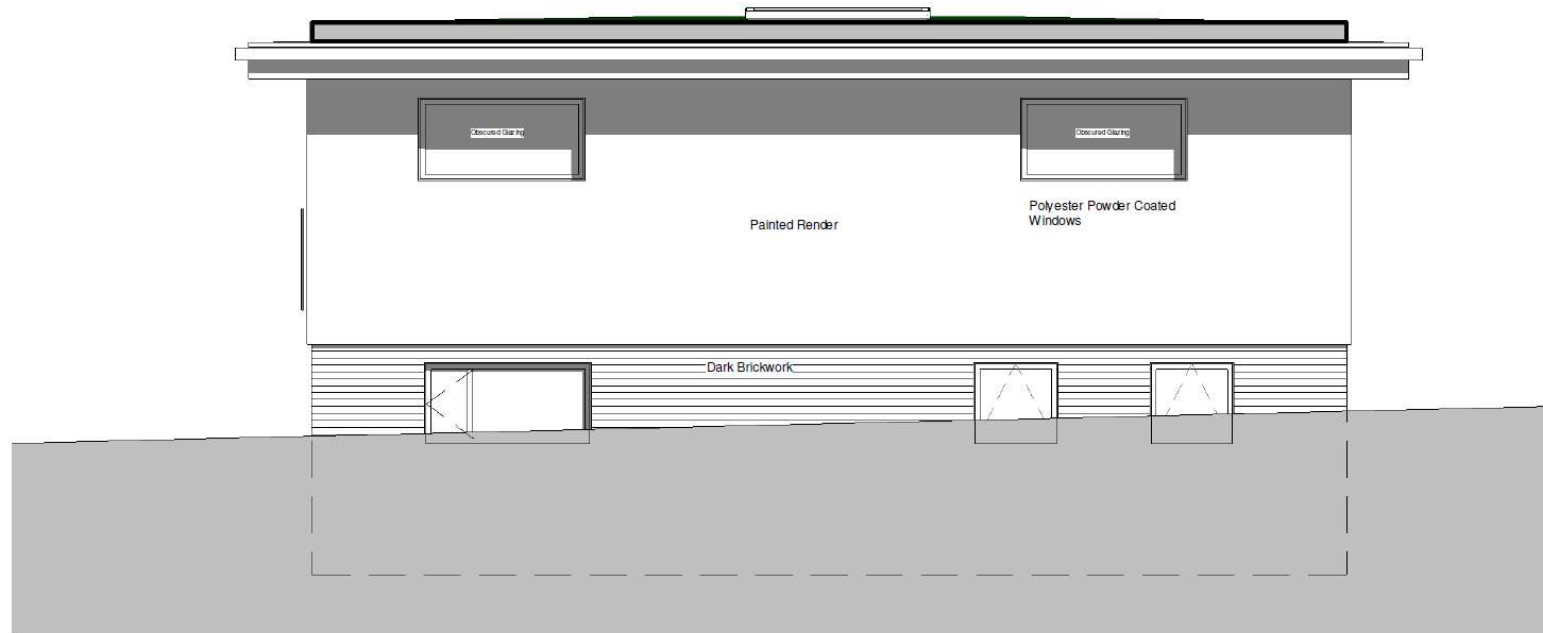


**West Elevation**  
1 : 100



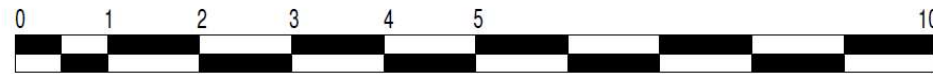
P12 F

# Proposed Rear Elevation (Dwelling)



**East Elevation**

1 : 100



GRAPHIC SCALE: 1:100

P11 F

# Proposed Side Elevations (Dwelling)



**North Elevation**

1 : 100



**South Elevation**

1 : 100



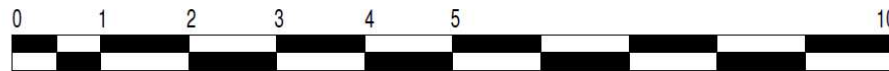
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# Proposed Site Section(s) (Dwelling)



**Section A**



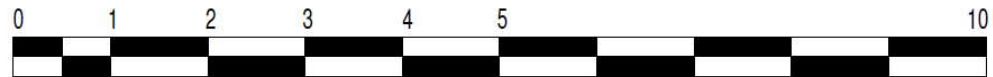
GRAPHIC SCALE: 1:100

# Proposed Site Section(s) (Dwelling)



## Section B

1 : 100



GRAPHIC SCALE: 1:100

# Representations

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**Ten (10) letters** have been received objecting to the proposed development for the following reasons:

- Poor design and materials, lack of green roof
- Overdevelopment of landlocked site, too close to boundaries
- Overshadowing, loss of light, outlook, privacy for neighbours, pollution from driveway
- Impact on residents of Care Home – loss of garden
- Impact on environment - trees/shrubs destroyed, no space for new planting
- Highway impact - access unsafe, traffic, cycling, parking impacts
- Noise and disturbance from building works, safety concerns
- Lack of consultation, accuracy of drawings
- Non-planning application issues: solely for financial gain, developers behave badly and beyond planning permission; party wall and boundary fence issues – private driveway.

**Councillor Bagaen** objects to the application.

# Key Considerations in the Application

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- Acceptability of the amendments to the approved development
- Principle of the relocated driveway
- Principle of the amended garden provision
- Impact on the character and appearance of the area
- Impact on neighbouring amenity
- Standard of Accommodation
- Biodiversity
- Impact on the Highway



# Conclusion and Planning Balance

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- Principle of the erection of a new dwelling and alterations / extension to the Care Home already agreed through the grant of previous planning permissions.
- The amended residential unit, proposed plot and new driveway would be acceptable in terms of the impact on the character and appearance of the surrounding area.
- Standard of Accommodation acceptable. The proposed garden for the dwelling is considered sufficient for the scale of development.
- The impact of the proposed dwelling and works to the Care Home on neighbouring amenity has been considered under previously approved permissions and no significant harm was identified.
- The new driveway would not result in harm to neighbouring amenity.
- Acceptable impact on trees subject to condition.
- Conditions recommended for boundary treatment and landscaping.
- Impact on the highways network acceptable.

**Recommend: Approval**

