

2

# Rowan House, 12 Rowan Close

BH2023/02647

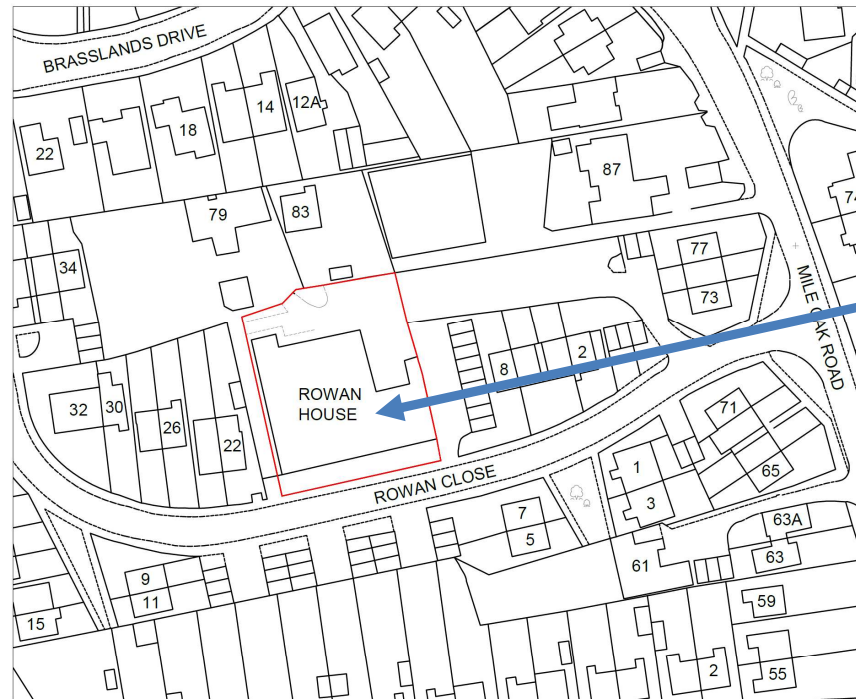


Brighton & Hove  
City Council

# Application Description

- Erection of additional storey to provide 2no two bedroom flats (C3) with associated alterations to ground level external refuse and cycle provision.

# Existing Location Plan



Site

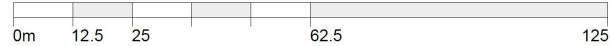


1

PLAN

SITE LOCATION PLAN

SCALE



65

001 P1



# Aerial photo of site



Site



Brighton & Hove  
City Council



# 3D Aerial photo of site



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# Street photos of site

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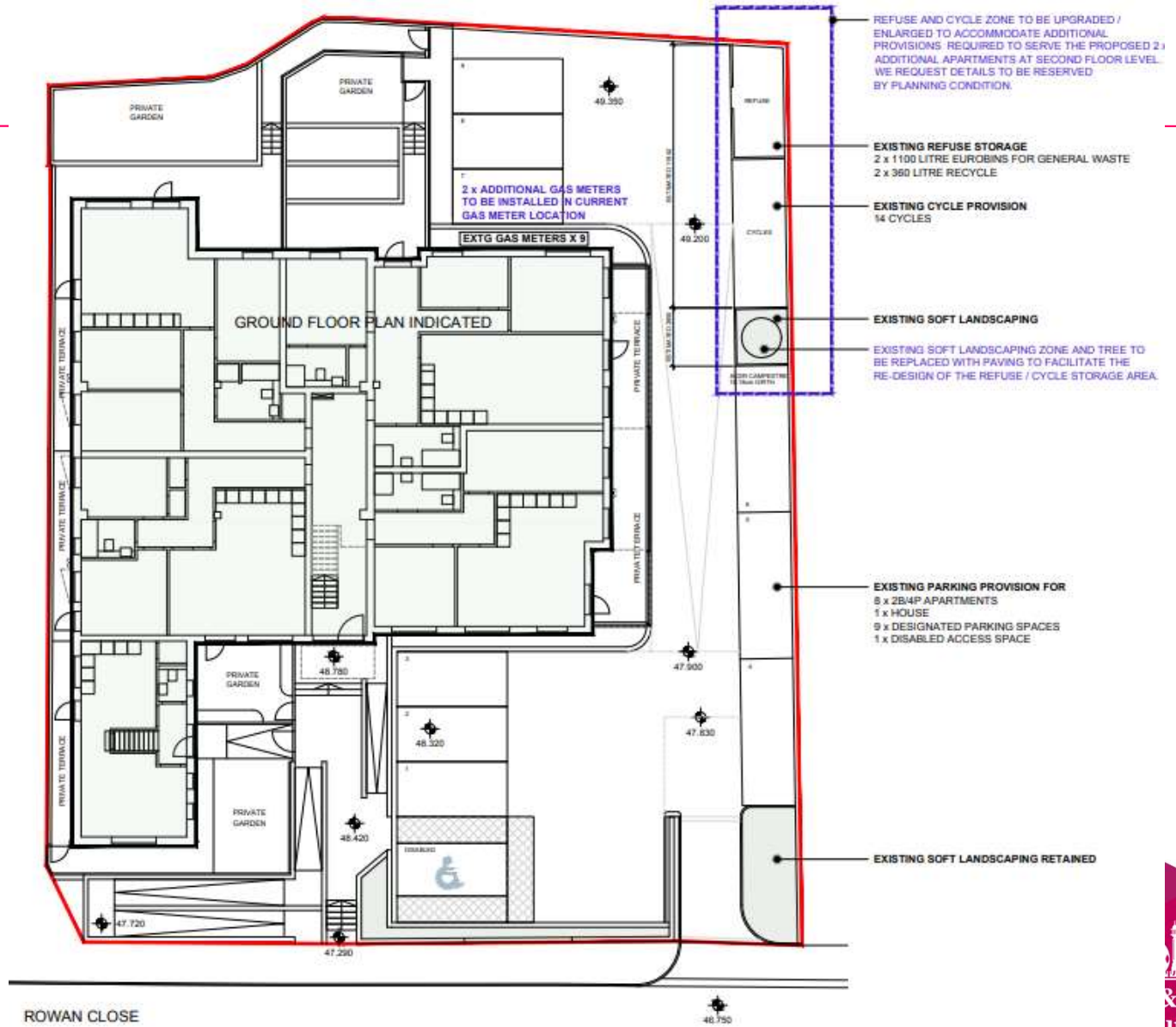
68



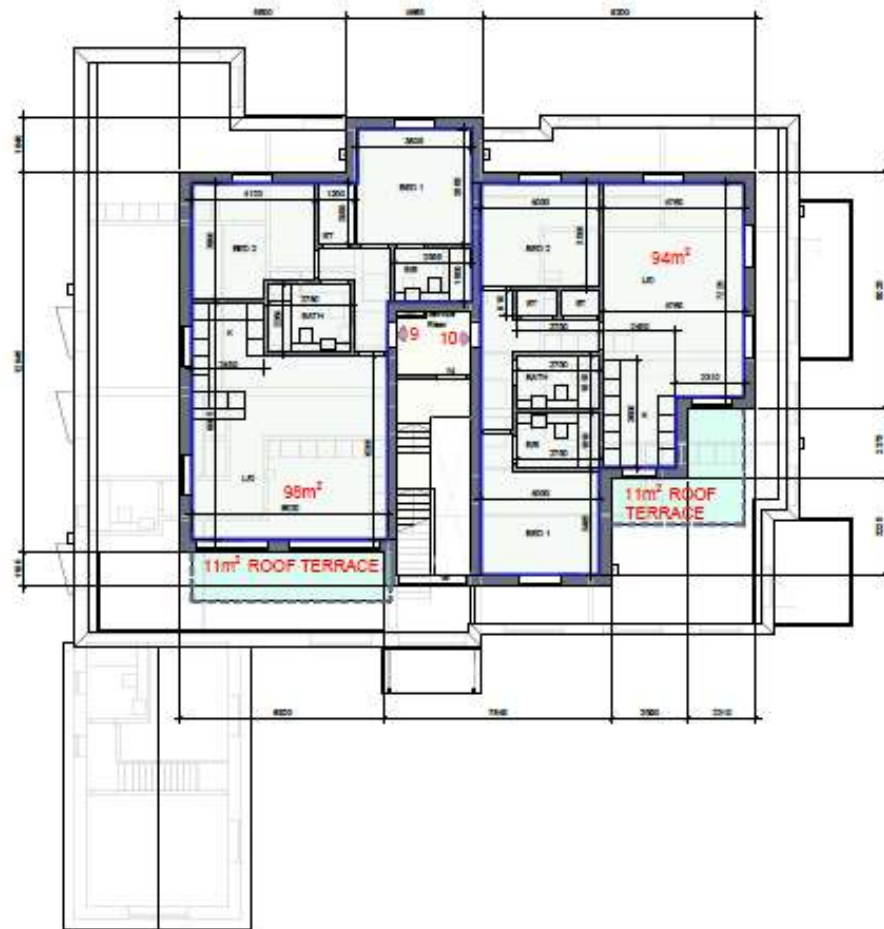
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# Proposed Block Plan



# Proposed floor plan



70



# Existing Front Elevation



021 P1

# Proposed Front Elevation



72

021 P1

# Existing Rear Elevation



023 P1



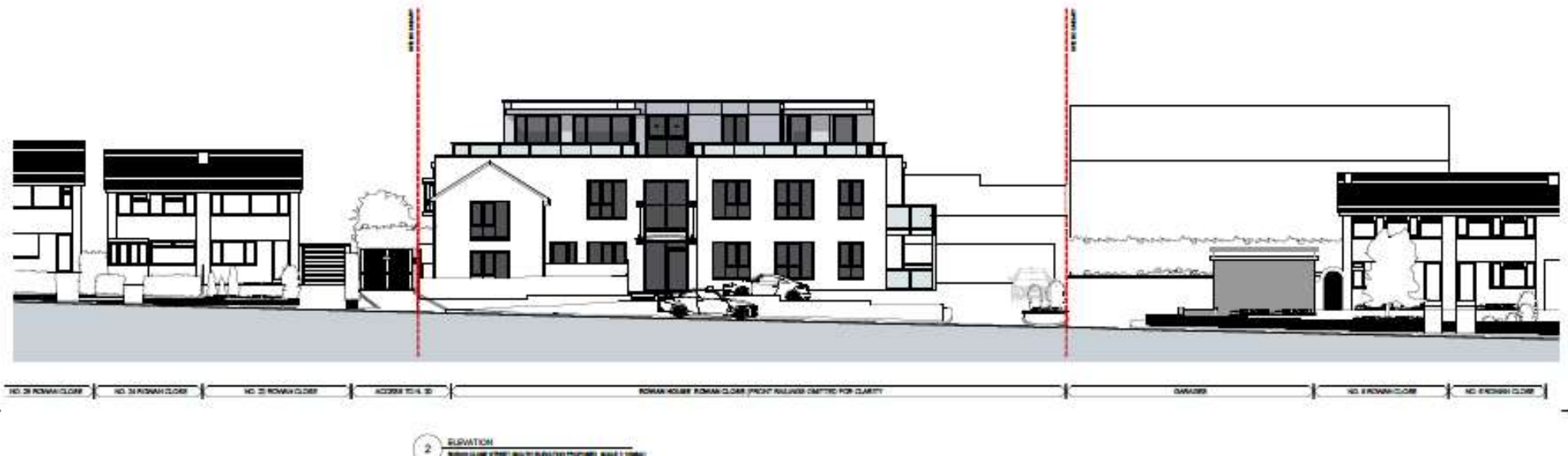
# Proposed Rear Elevation



023 P1

# Proposed Contextual Front Elevation

75



ID

# Visualisations



VIEW FROM ROWAN CLOSE EXISTING



VIEW FROM ROWAN CLOSE PROPOSED





# Number of units

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- The additional storey would create 2no two bedroom flats.



# Representations

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**Twelve (12)** objections received raising the following issues:

- Overdevelopment
- Out of character
- Pressure on local services such as schools, GPs and other community amenities
- Increase in parking
- Road safety
- Increase in noise and disturbance
- Environmental impact from construction process
- Structural concerns
- Impact on sewerage
- Property value
- Overshadowing
- Loss of privacy
- Additional bins causing smells

# **Key Considerations in the Application**

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- Design and visual appearance of the proposal
- Impact on neighbouring amenity
- Transport
- Landscaping



# Conclusion and Planning Balance

- Additional storey is considered a modest extension to the building that would be subservient in scale and design and would not harm the character and appearance of the site or the streetscene.
- Extension would be set in from the edges of the building reducing overlooking and loss of outlook.
- Would provide two additional dwellings that would have a good standard of accommodation.
- No significant impact on highway safety.

**Recommendation: Approve**