

78 Waldegrave Road

BH2022/02779



Brighton & Hove
City Council

Application Description

- Erection of single storey side return extension with rooflights to the rear.



Location Plan



LOCATION PLAN 1:1250

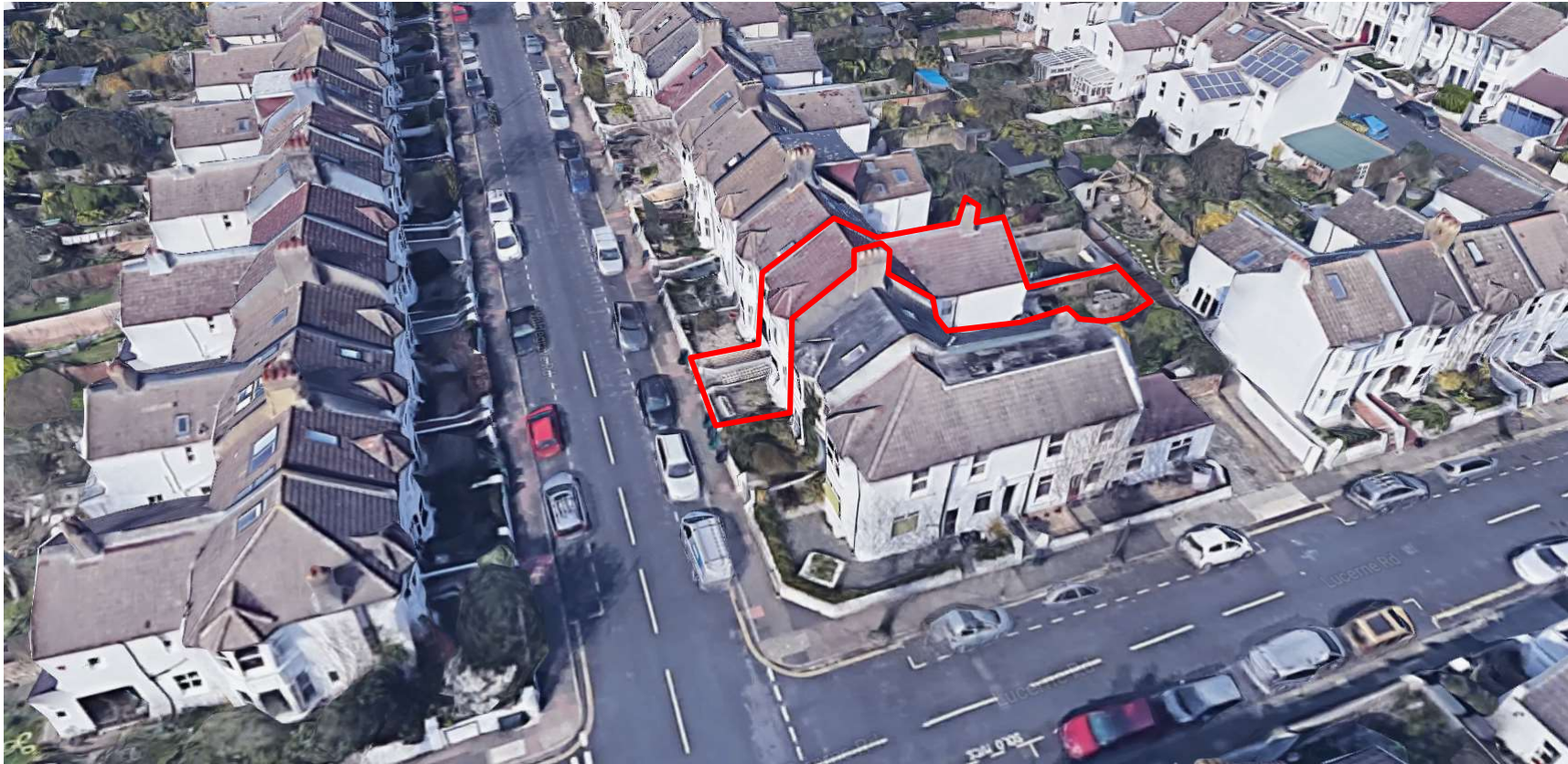


Aerial photo of site



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3D Aerial photo of site



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3D Aerial photo of site



Brighton & Hove
City Council

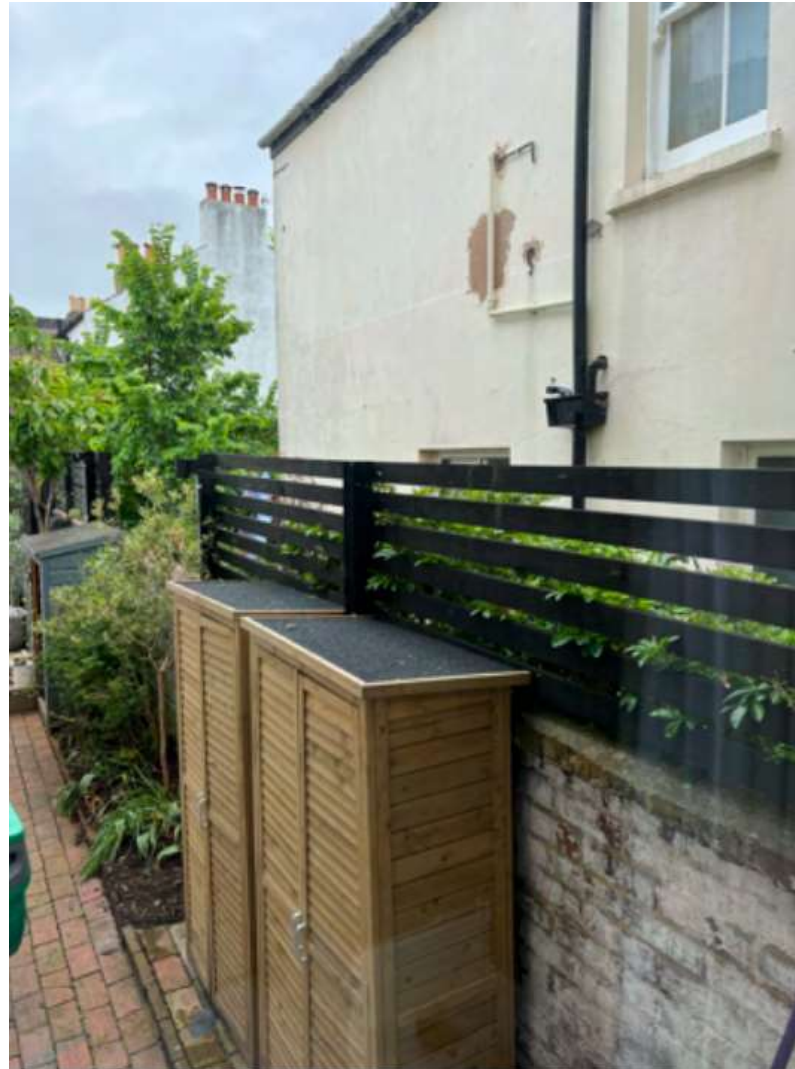
Street photo of site from Lucerne Road



Other photos of site



Other photos of site



Other photos of site



Existing Block Plan



BLOCK PLAN 1:500



66

1928-01A



Proposed Block Plan



D.001A

100

Existing Elevations



1928-02A

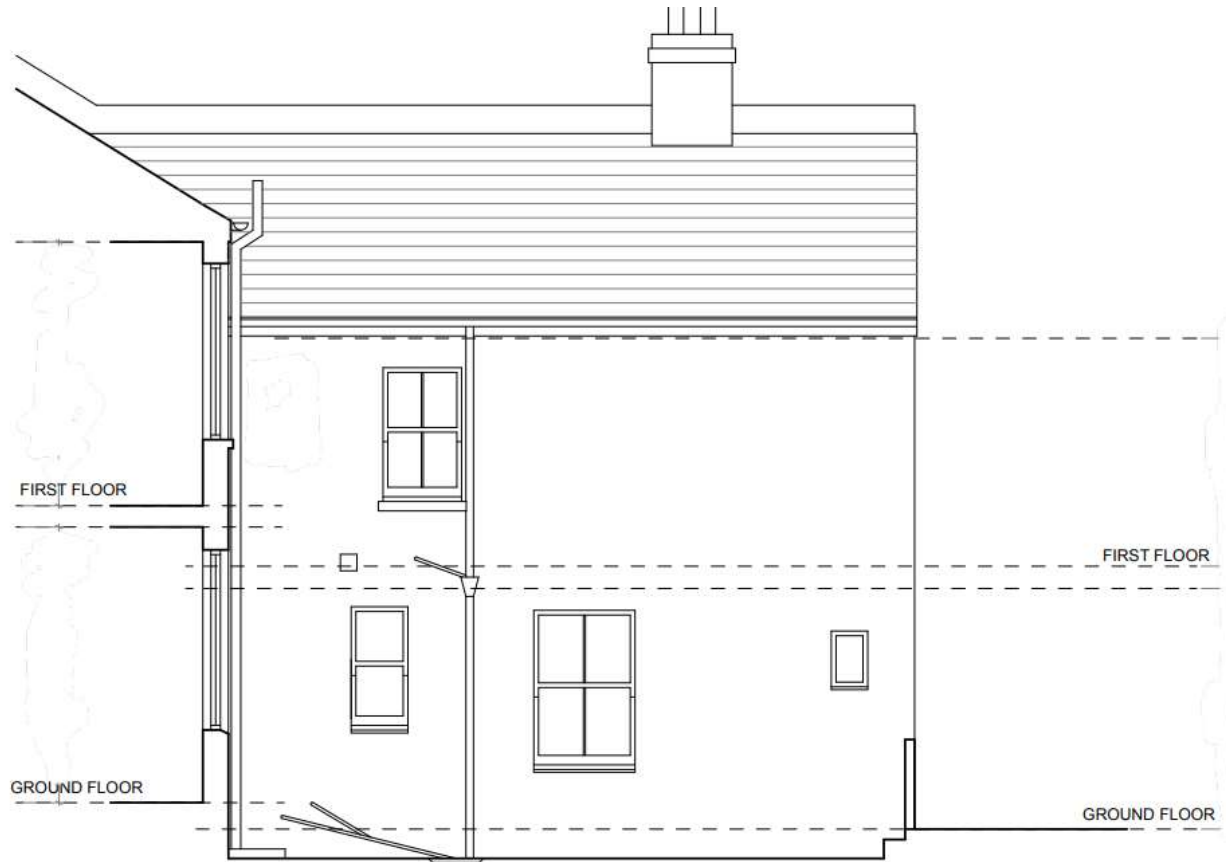
Proposed Elevations

102



D.003A

Existing Side Elevation



SIDE ELEVATION



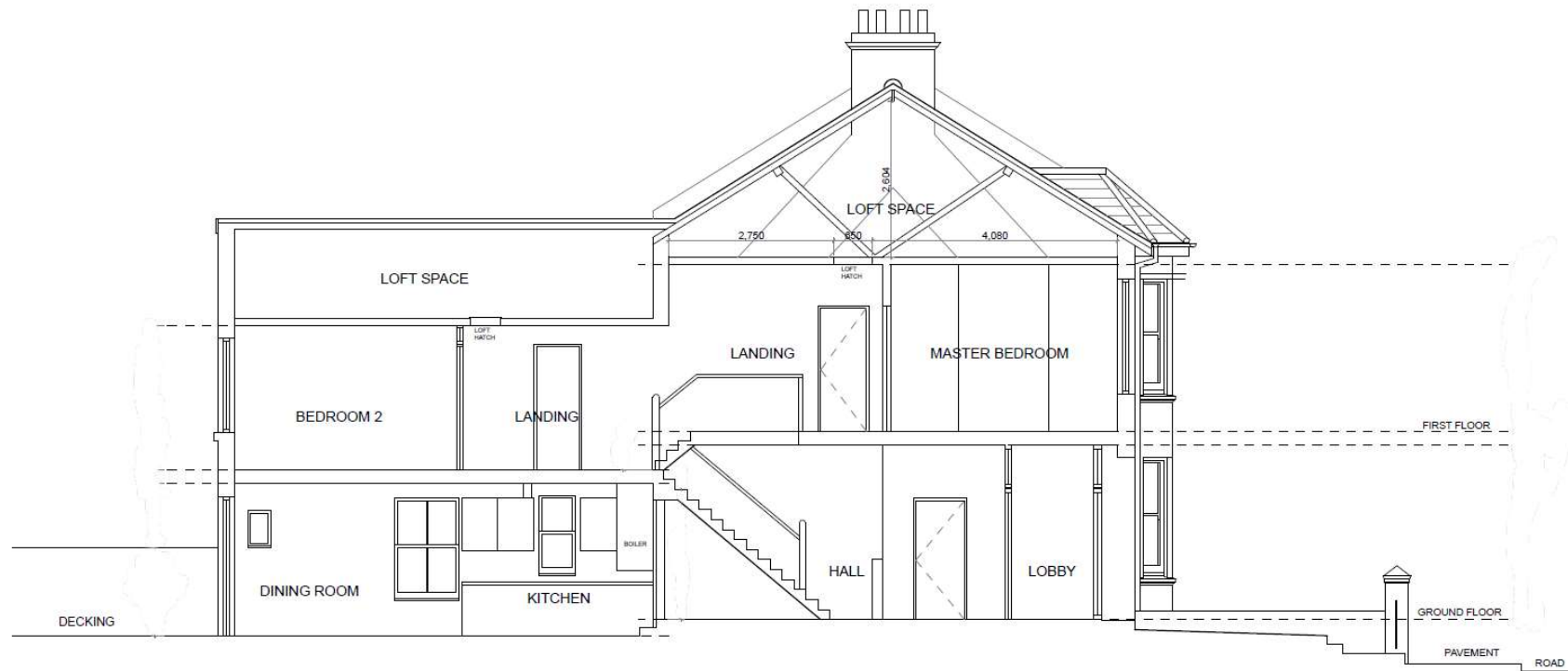
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Proposed Side Elevation

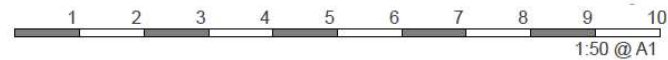


SOUTHERN SECTIONAL ELEVATION

Existing Site Section



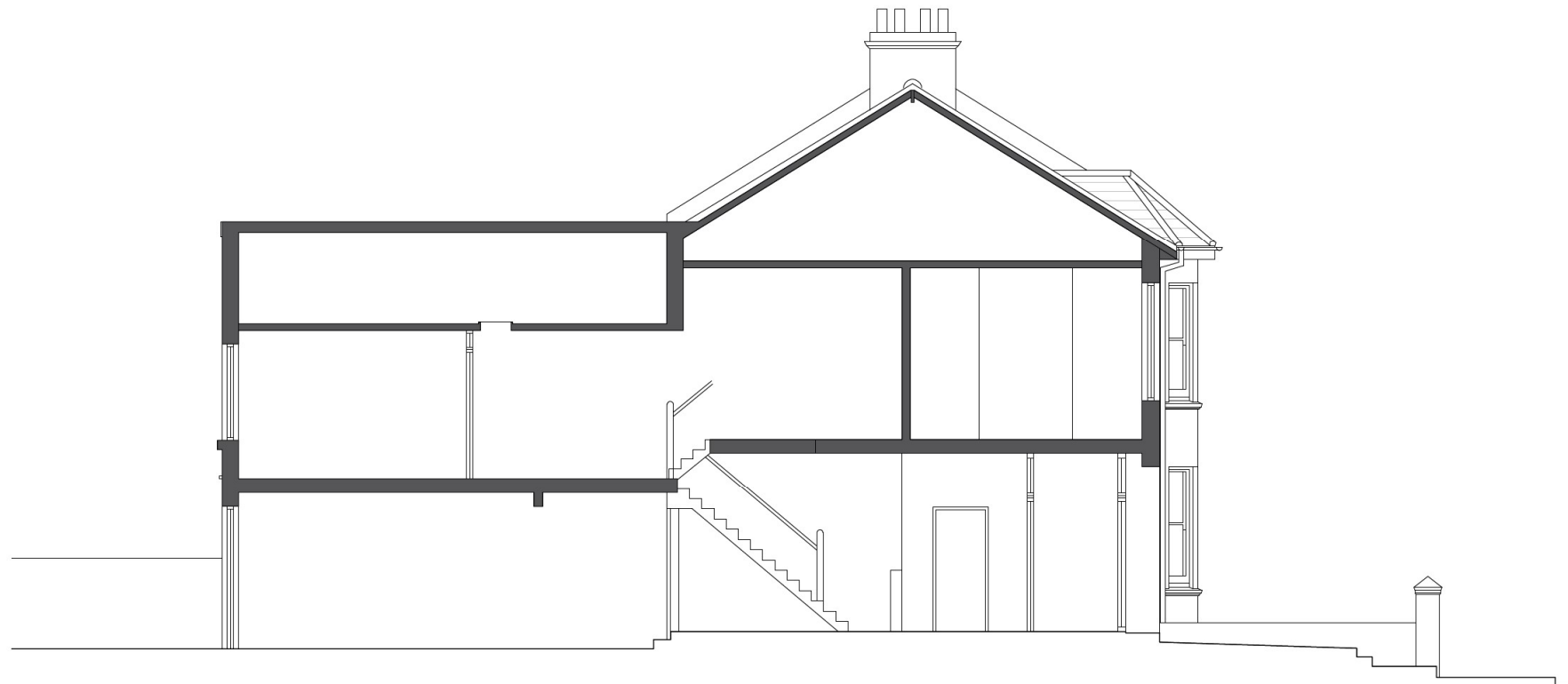
SECTION THROUGH BUILDING



105

1928-02A

Proposed Site Section



SECTION A-A



106

D.003A



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Key Considerations in the Application

- Design and appearance
- Impact on amenity
- Impact on Preston Park Conservation Area

Conclusion and Planning Balance

- Extension well designed and scaled, would relate to the host property.
- Mono-pitched roof design softens impact on adjoining neighbour.
- Amenity impact not significant enough to warrant a refusal of the application.
- The proposed development is therefore recommended for **Approval**.