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Land Adjacent Hillside, Ovingdean Road

BH2022/00287



Brighton & Hove
City Council

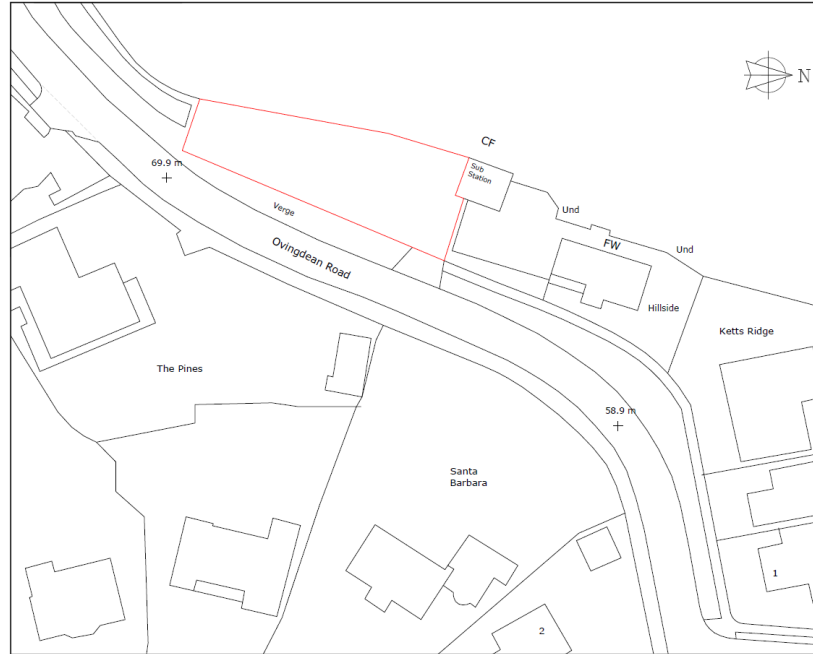
Application Description

- Reserved Matters pursuant to outline application BH2019/03135 for approval of layout, scale, appearance and landscaping relating to the erection of 1no. dwelling (C3).

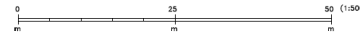
Map of application site



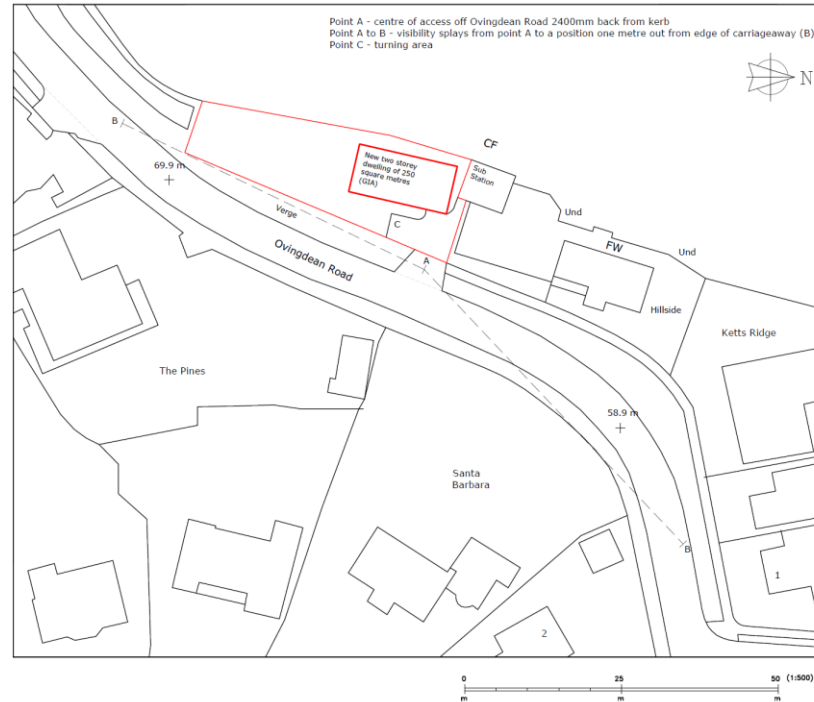
Existing Location Plan



Point A - centre of access off Ovingdean Road 2400mm back from kerb



Proposed Location Plan



Street photos of site



Street photos of site

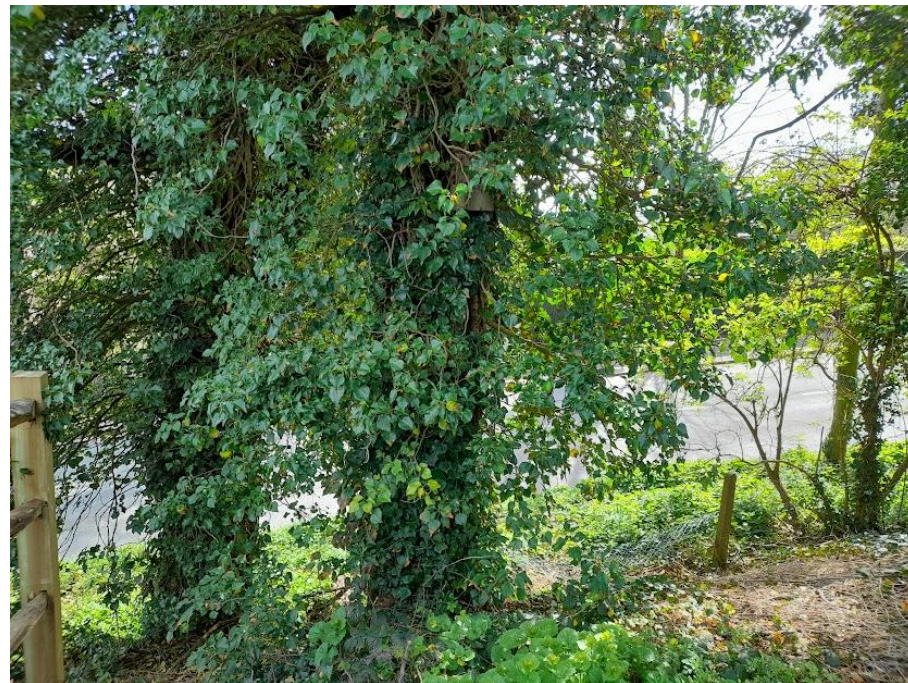


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Street photos of site



View of road from site



View eastwards through site



View southwards through site



View northwards through site



View of northern boundary



View of site from rear garden of Hillside



View of rear garden of Hillside from site



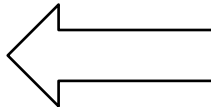
View of substation



Trees



Chainsaw damage to a tree on site



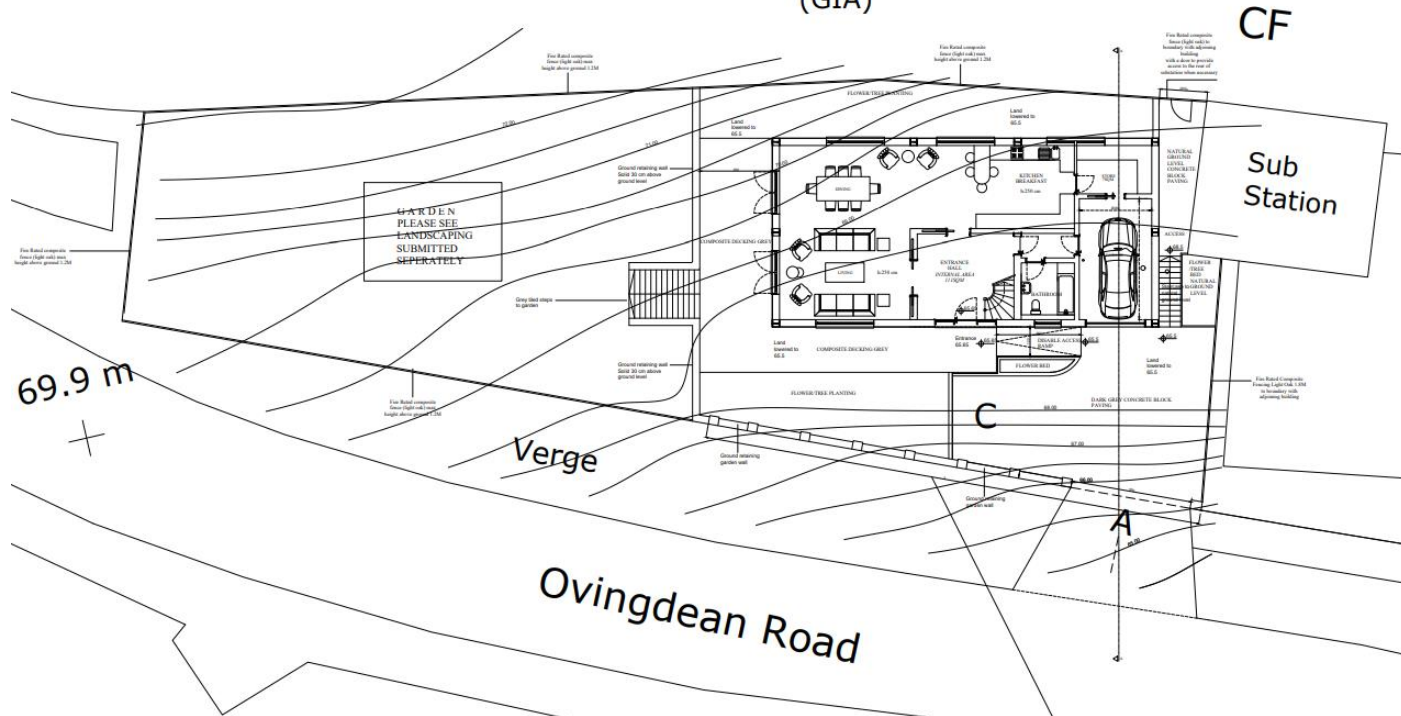
A felled tree on site

Felled tree branches



Proposed Block Plan

New two storey dwelling of 250 square metres (GIA)



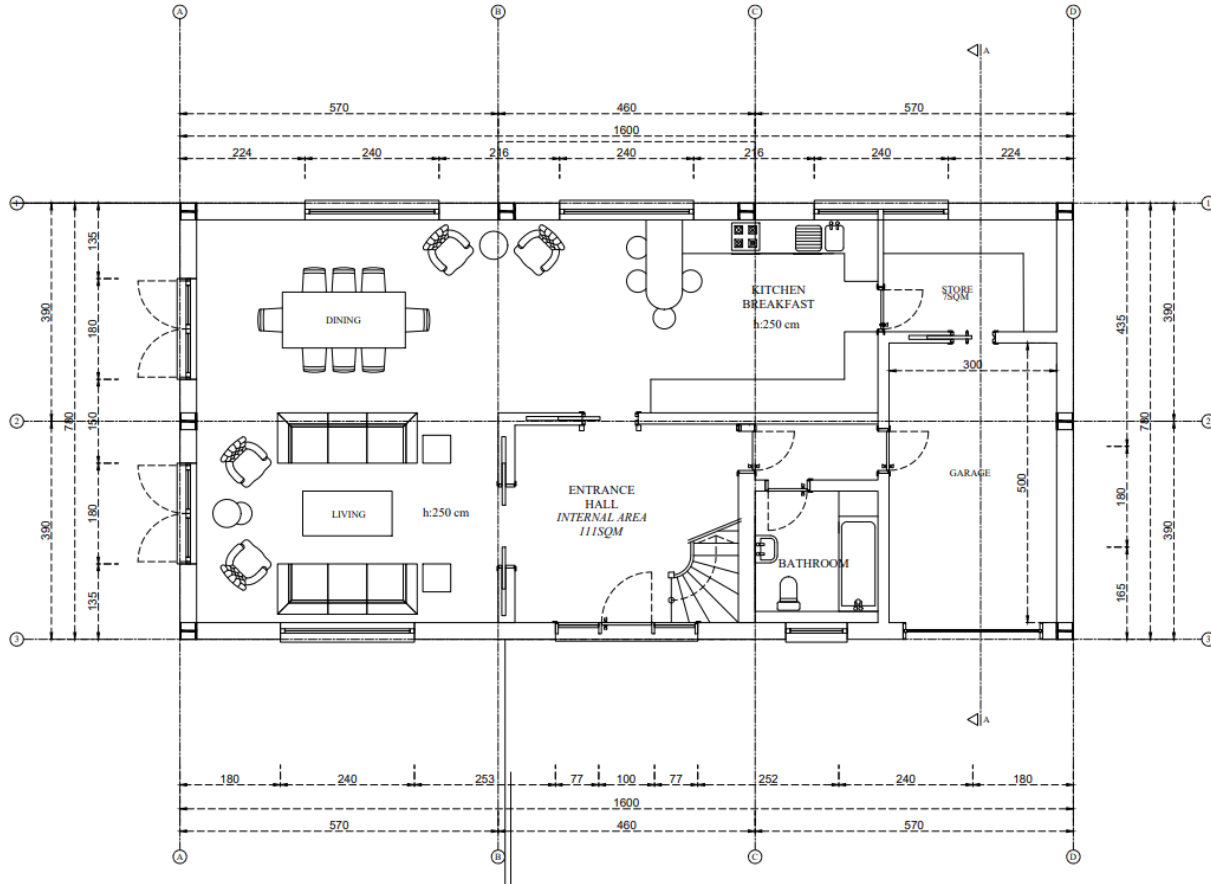
47

69.9 m

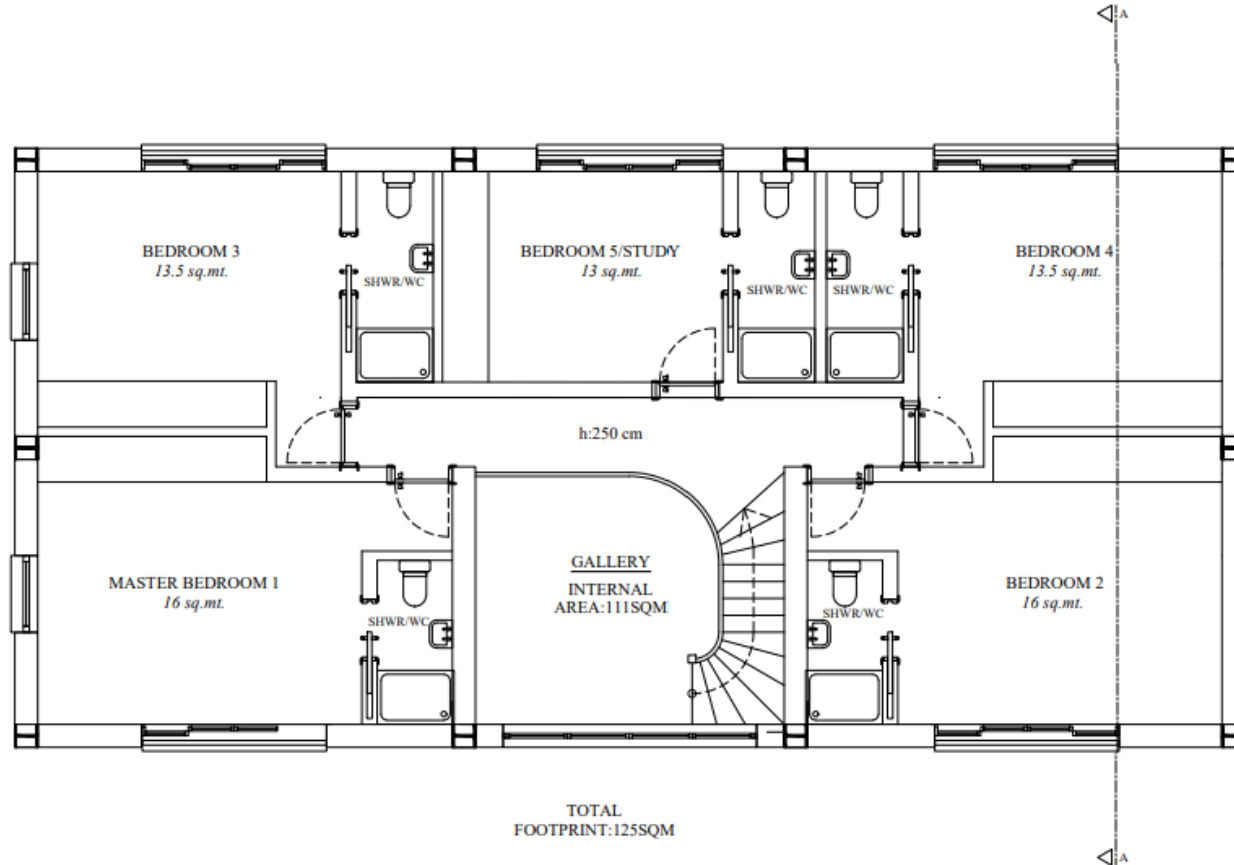
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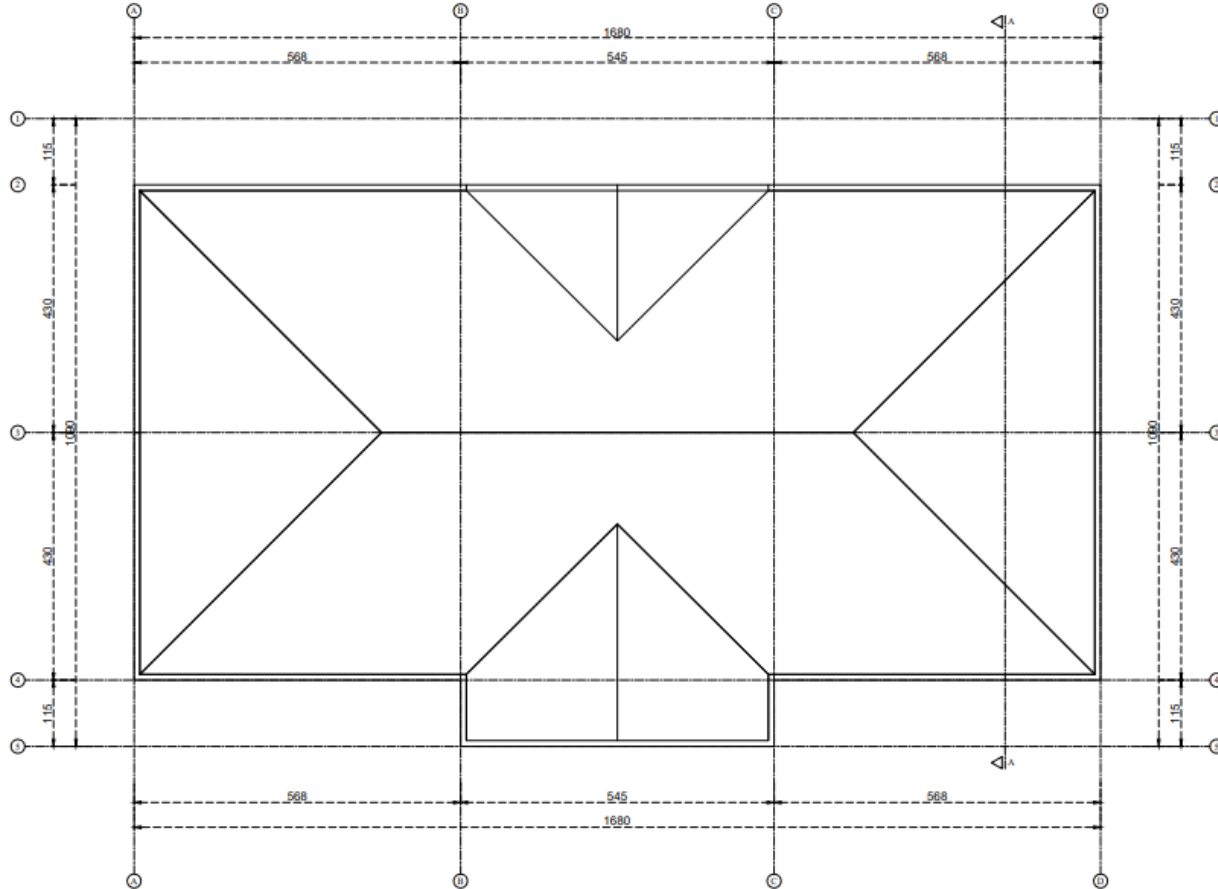
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan



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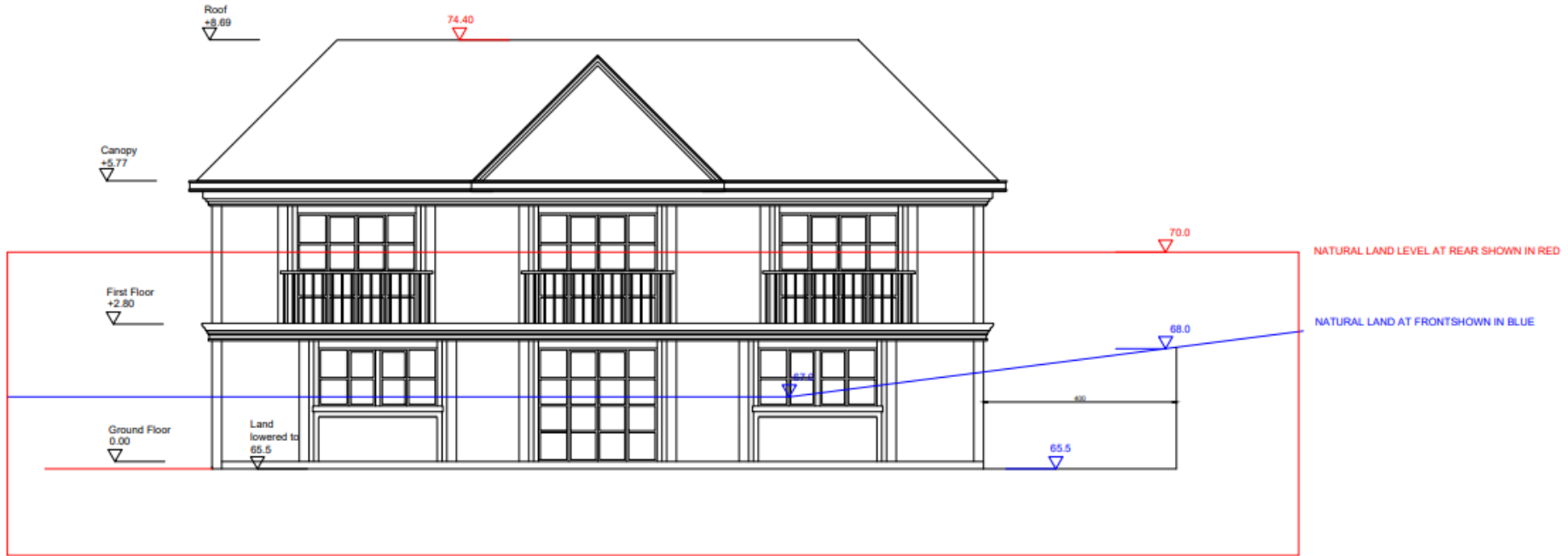


Proposed Front Elevation



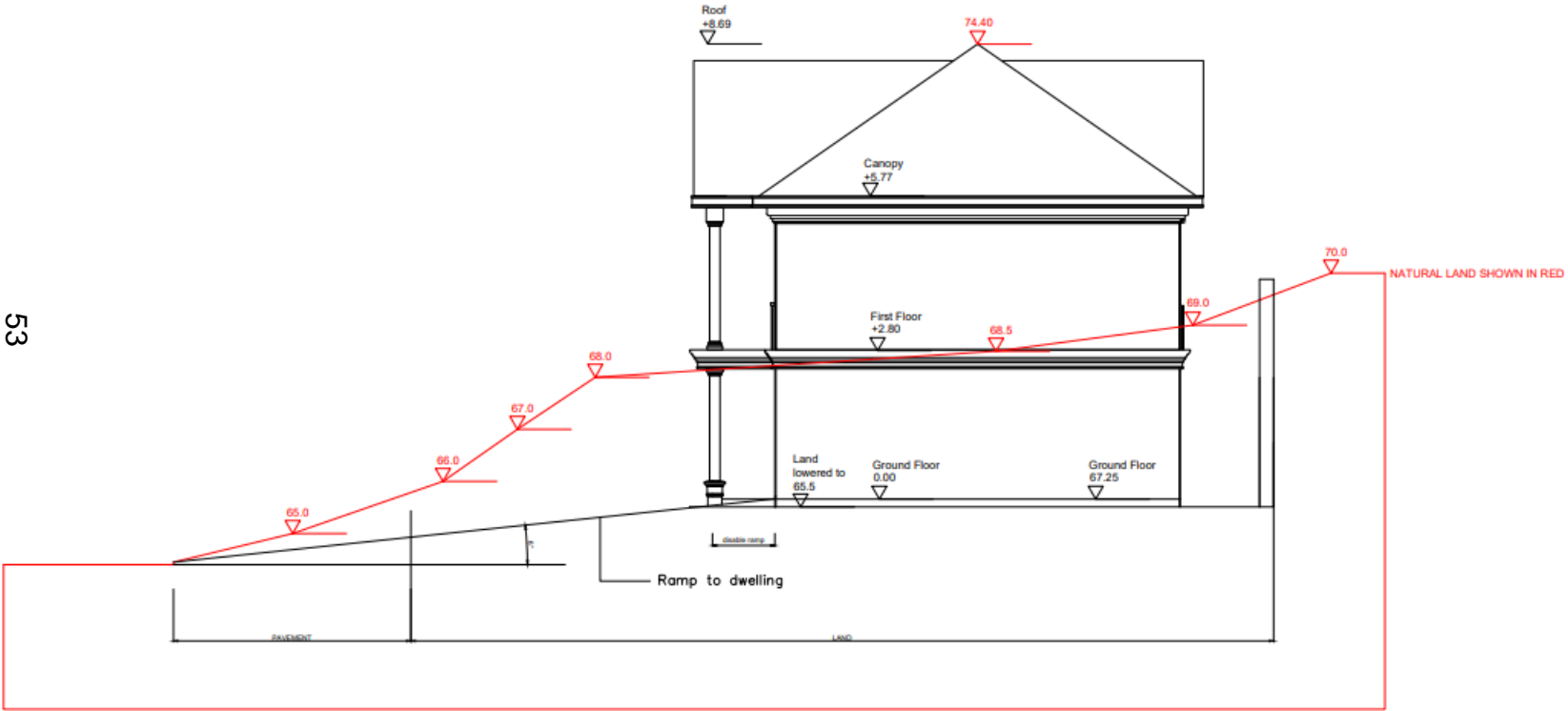
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Proposed Rear Elevation



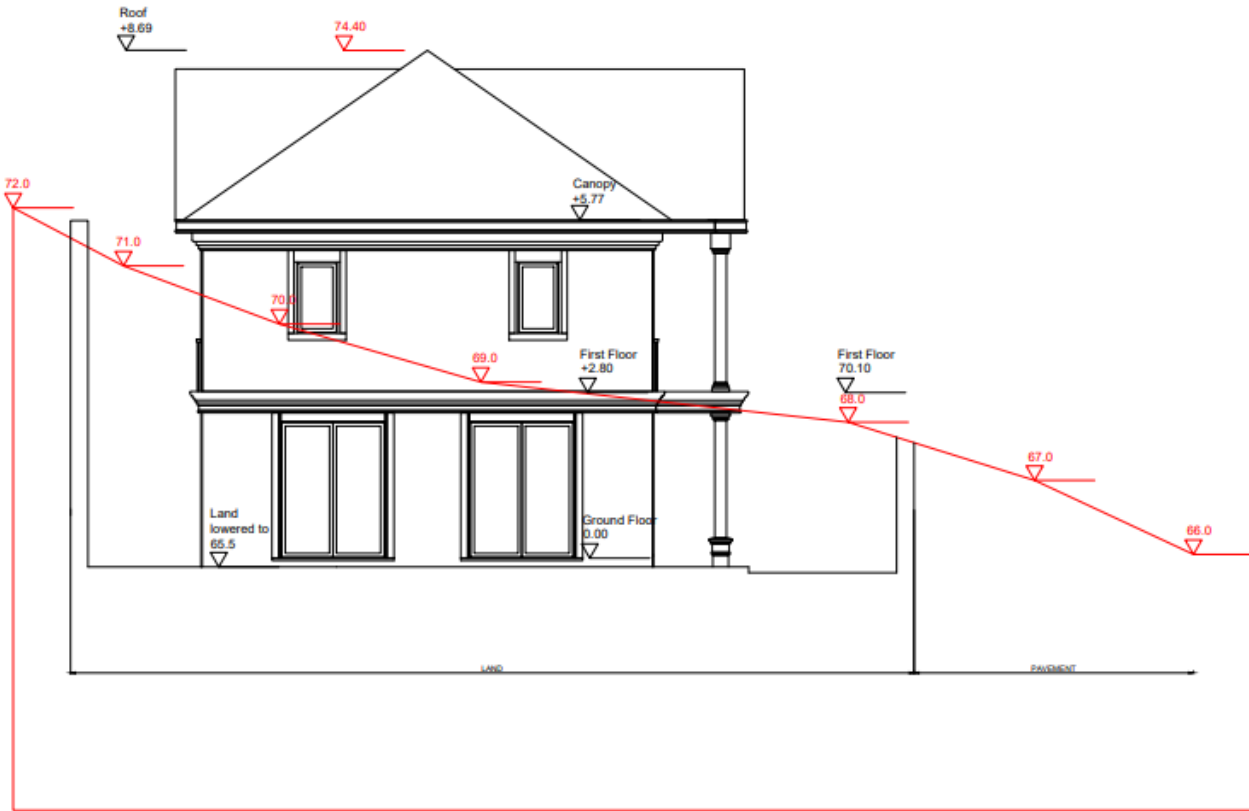
Proposed Right Side Elevation

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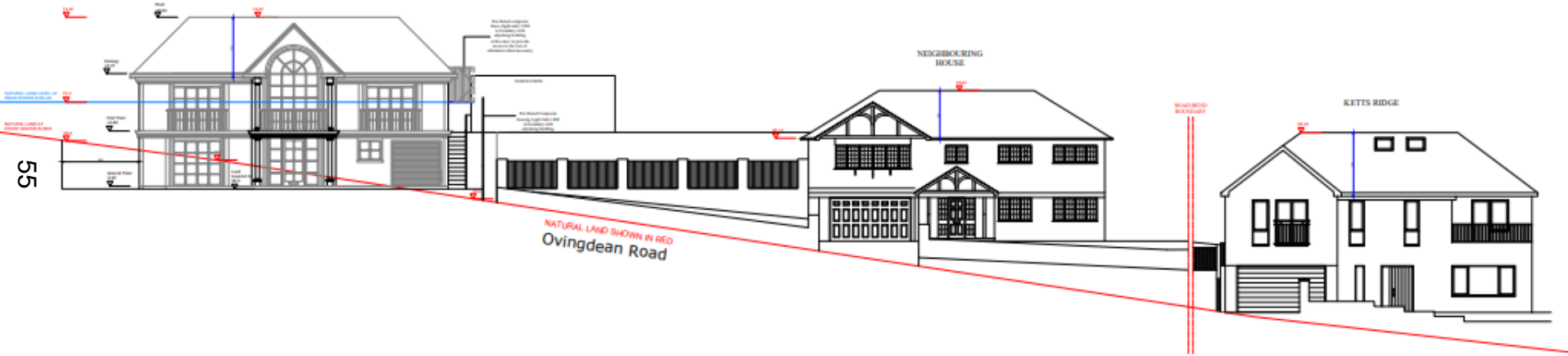


Proposed Left Side Elevation

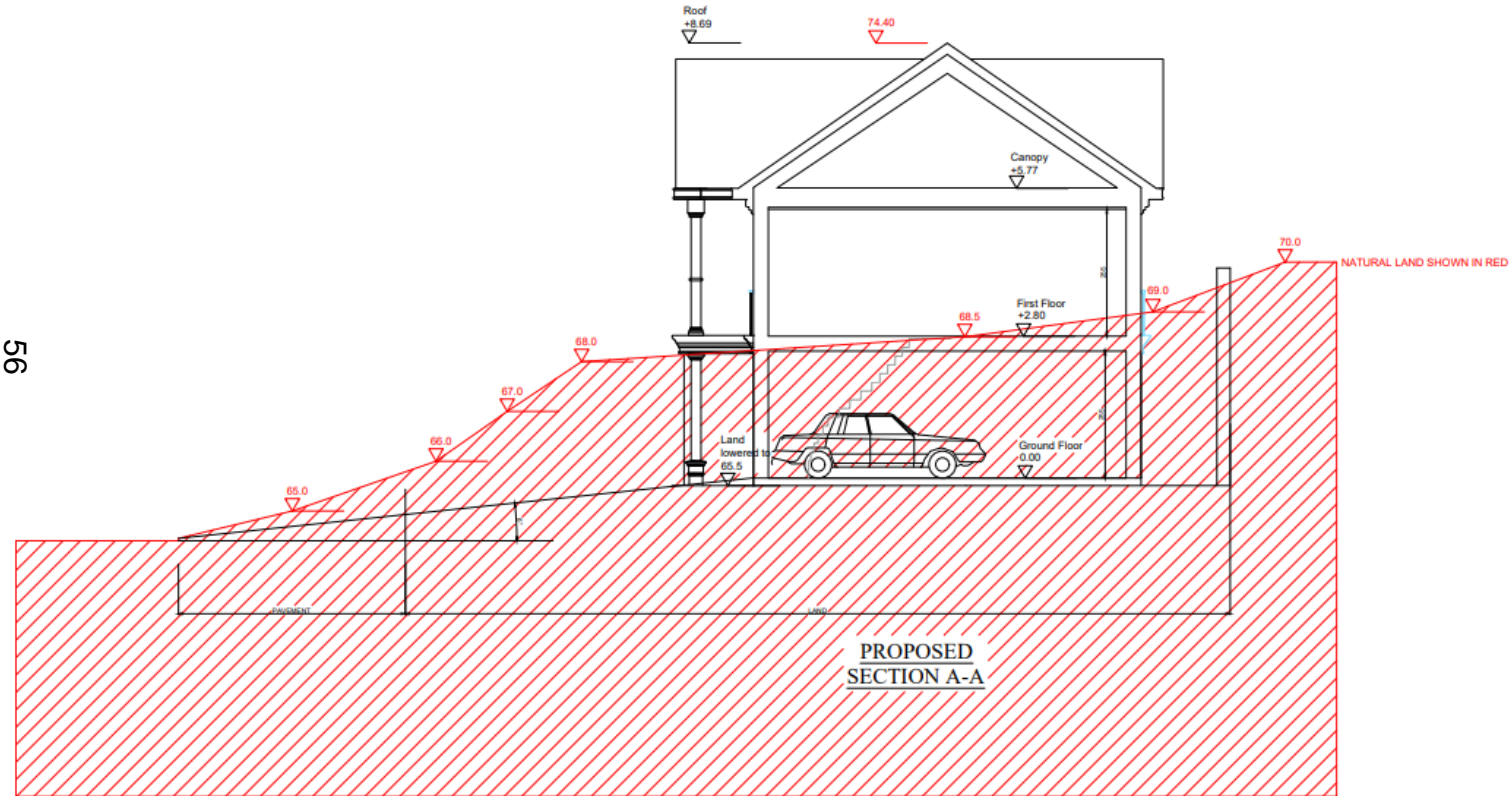
54



Contextual Front Elevation

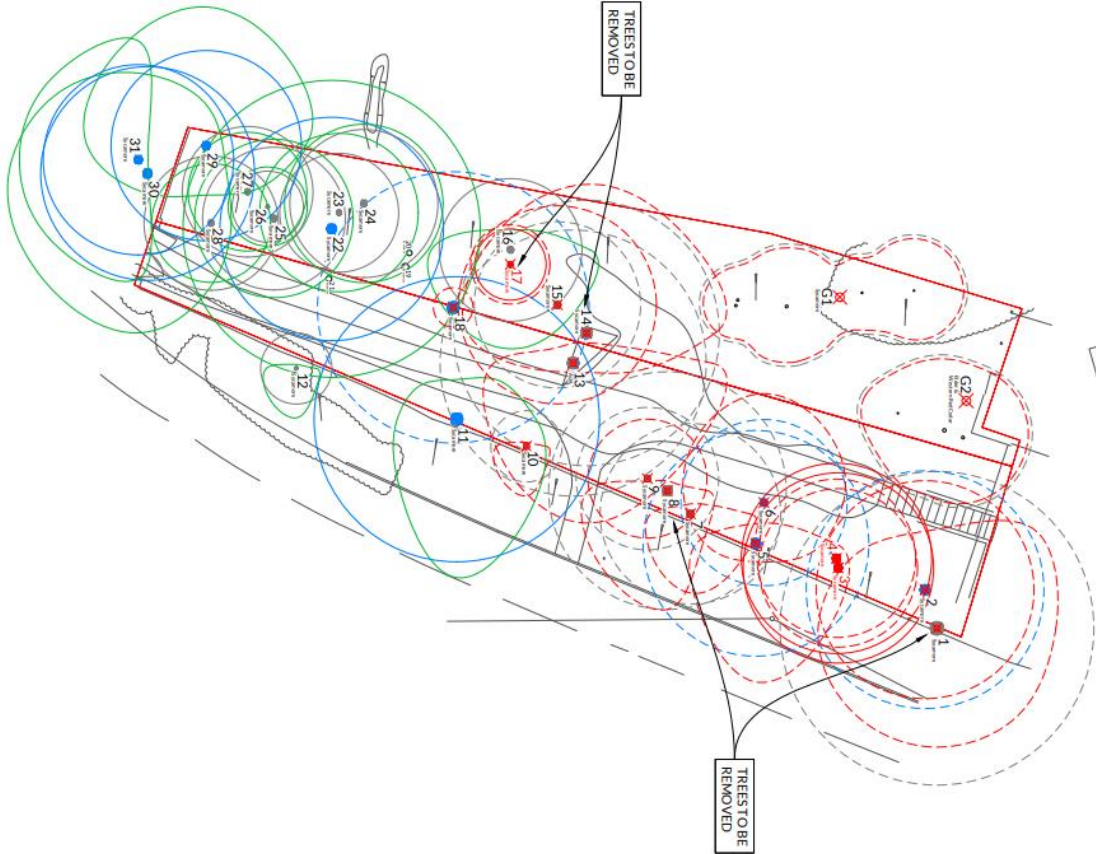


Proposed Site Section



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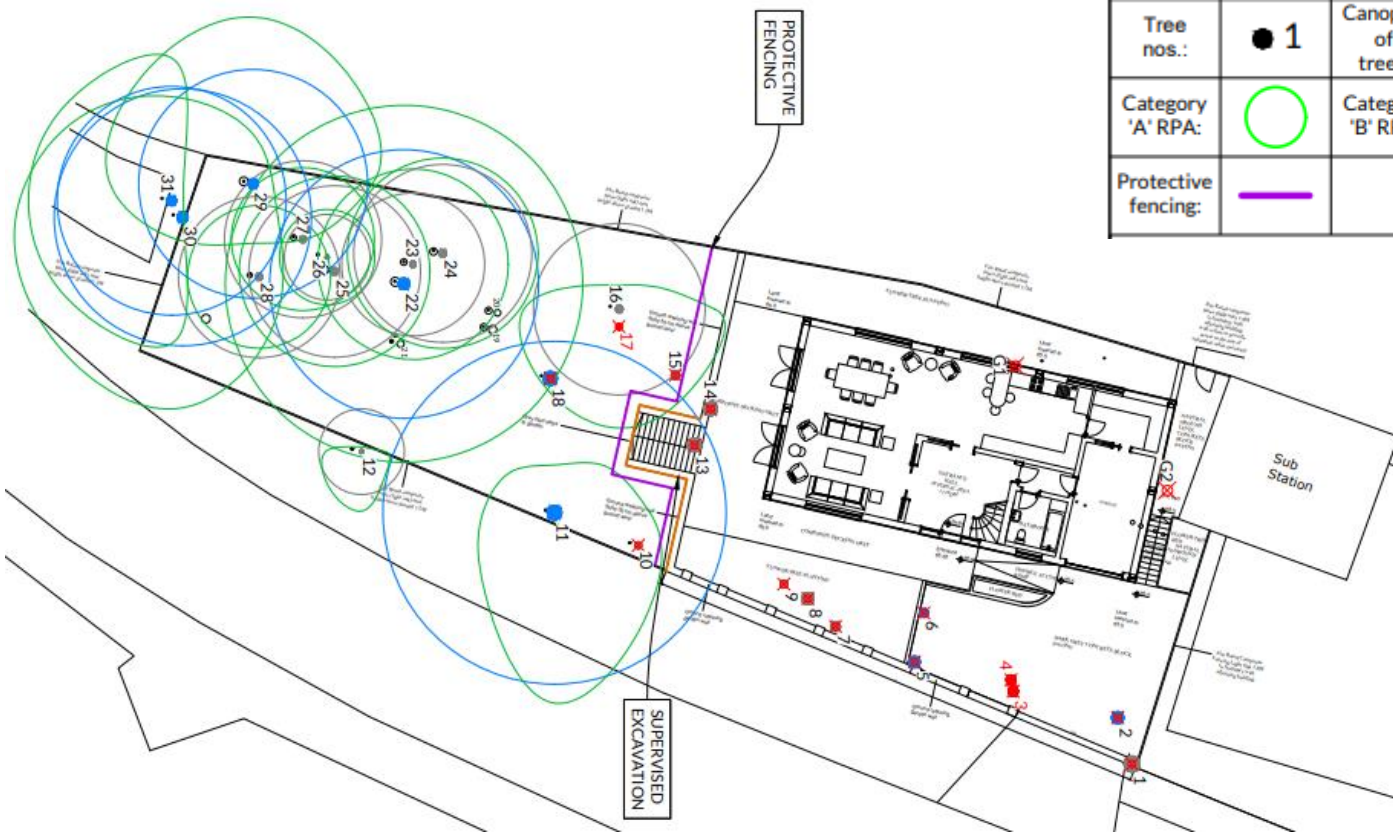
Existing Site Plan showing tree removals



Tree nos.:	● 1	Canopies of trees:		Trees to be removed:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:				Supervised excavation:	

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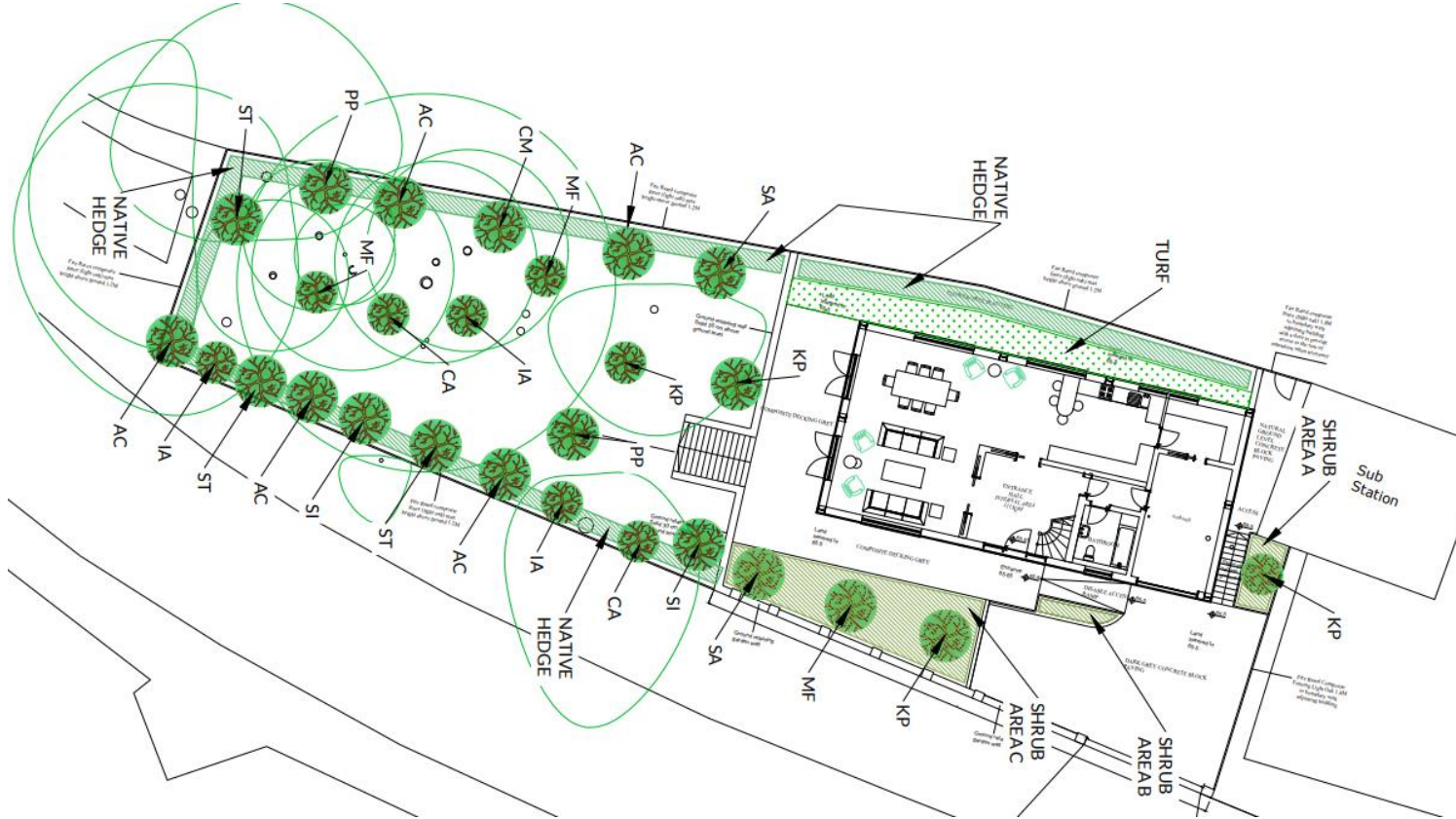
Proposed Landscaping Plan



Tree nos.:	● 1	Canopies of trees:		Trees to be removed:	
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:				Supervised excavation:	

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Proposed Landscaping Plan



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Key Considerations in the Application

- Layout
- Scale
- Appearance
- Landscaping



Conclusion and Planning Balance

- The proposal is considered to be acceptable and would not result in a significant deviation from the scheme approved at the outline stage.
- The layout on site and internally provides a good standard of accommodation.
- The scale is in keeping with neighbouring dwellings.
- The appearance would not be incongruous.
- The landscaping is considered to be high quality and sufficient to mitigate against the loss of 21 trees.
- It would provide an additional unit of residential accommodation in Ovingdean to meet a recognised need.

