

167

30 Bennett Drive

BH2022/03139

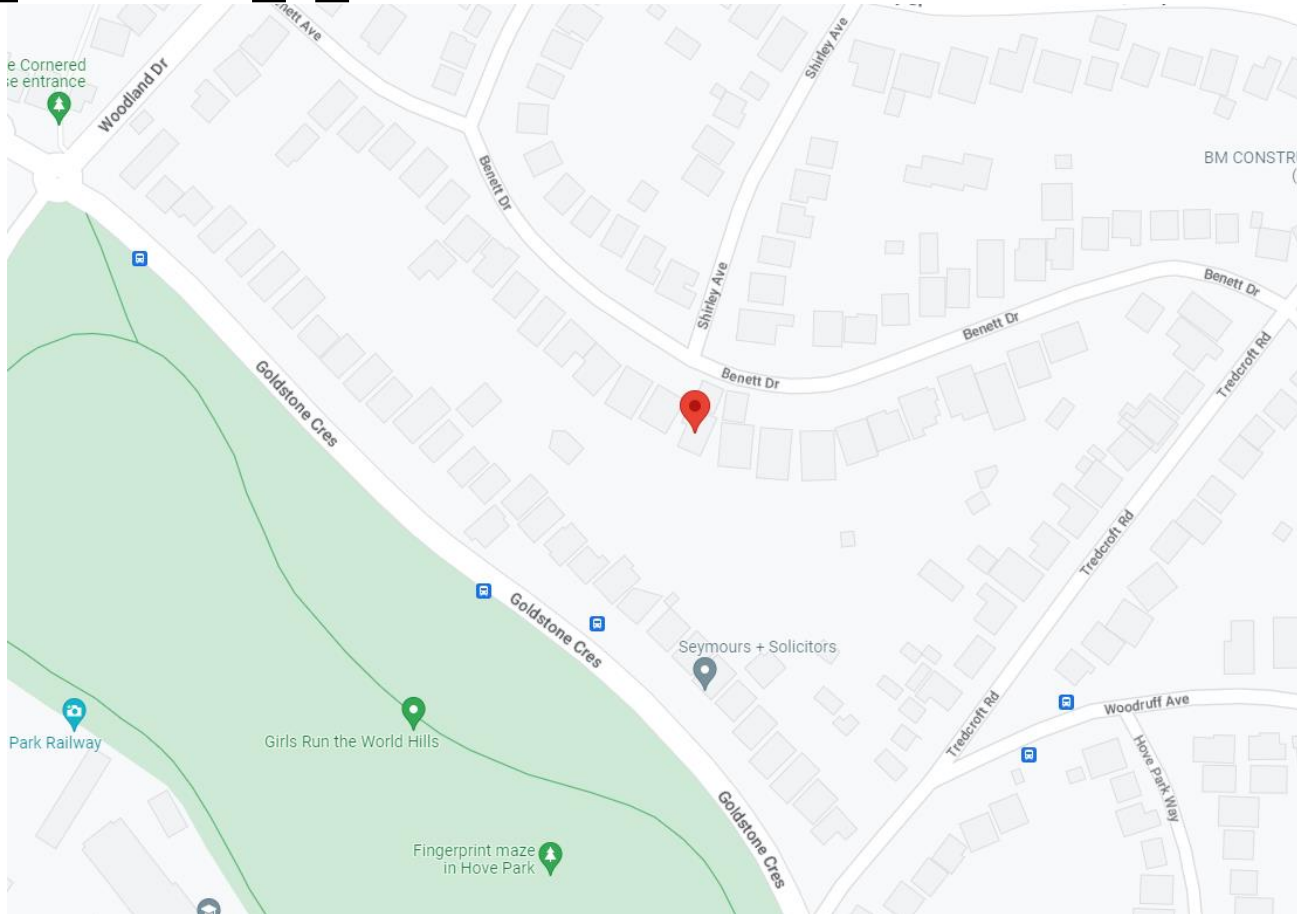


Brighton & Hove
City Council

Application Description

- Demolition of existing garage and rear conservatory and erection of a single storey side extension, and single storey rear extension with balcony above. Roof alterations incorporating extensions, side rooflights and 2no. front dormers.

Map of application site



Aerial photo(s) of site



170

3D Aerial photo of site



Street photo(s) of site



172

Other photo(s) of site



- Proximity of no. 32 Benett Drive's solar panels to no. 30 Benett Drive

Other photos of site – existing rear



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Existing Block Plan



Existing block plan Scale 1:500@A3

0m 5m 10m 15m 20m 25m 30m 35m 40m 45m 50m

Proposed Block Plan



Proposed block plan Scale 1:500@A3



176

14B

Existing Front Elevation



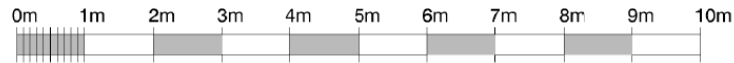
Front Elevation (north)



Proposed Front Elevation



Front Elevation (north)



178

12A

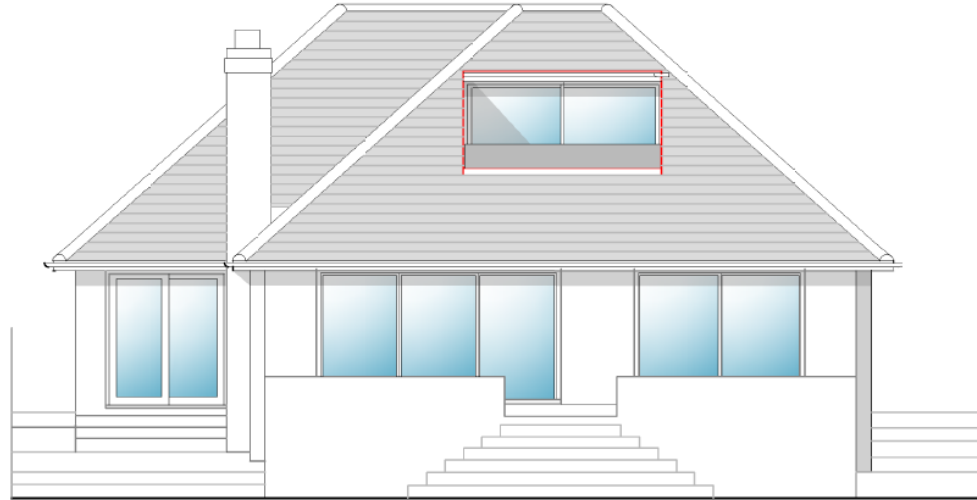
Existing Rear Elevation



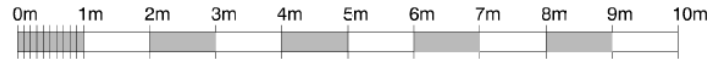
Rear Elevation (south)



Proposed Rear Elevation



Rear Elevation (scuth)



180

13A

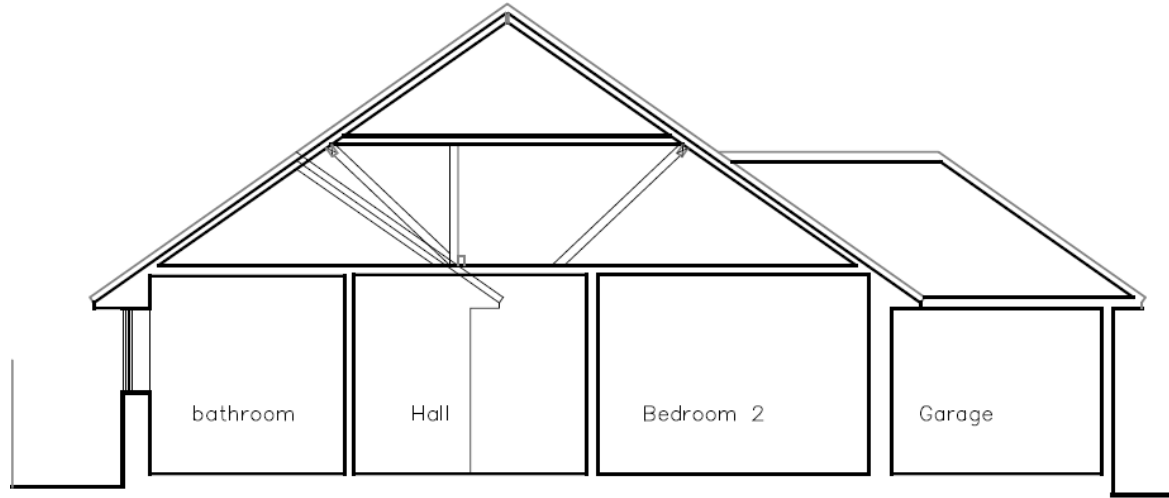
Contextual Front Elevation



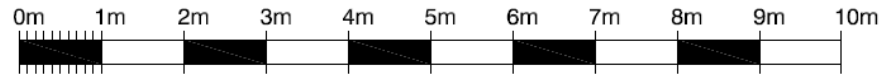
181

ID

Existing Site Section(s)



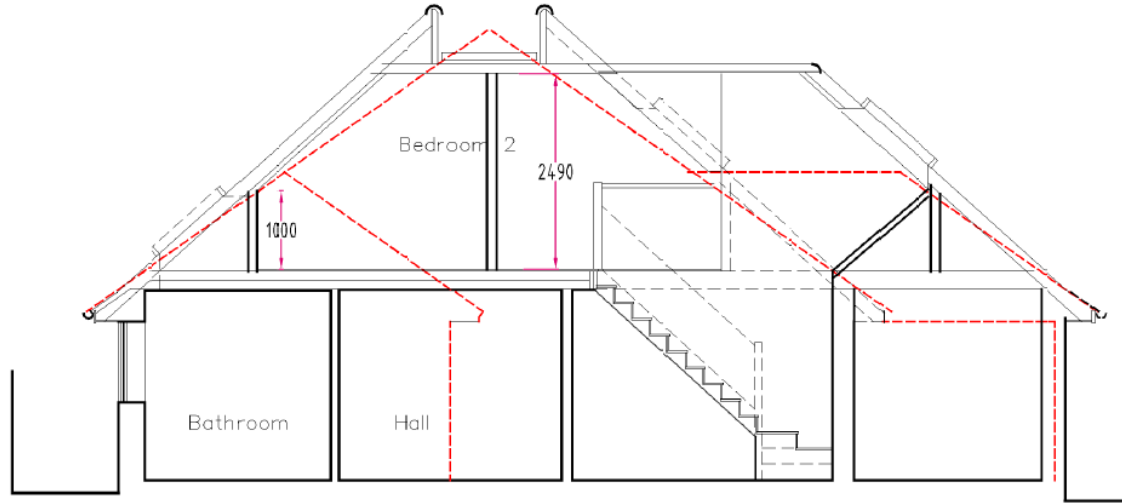
Section AA



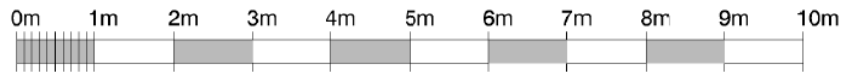
182

03

Proposed Site Section(s)

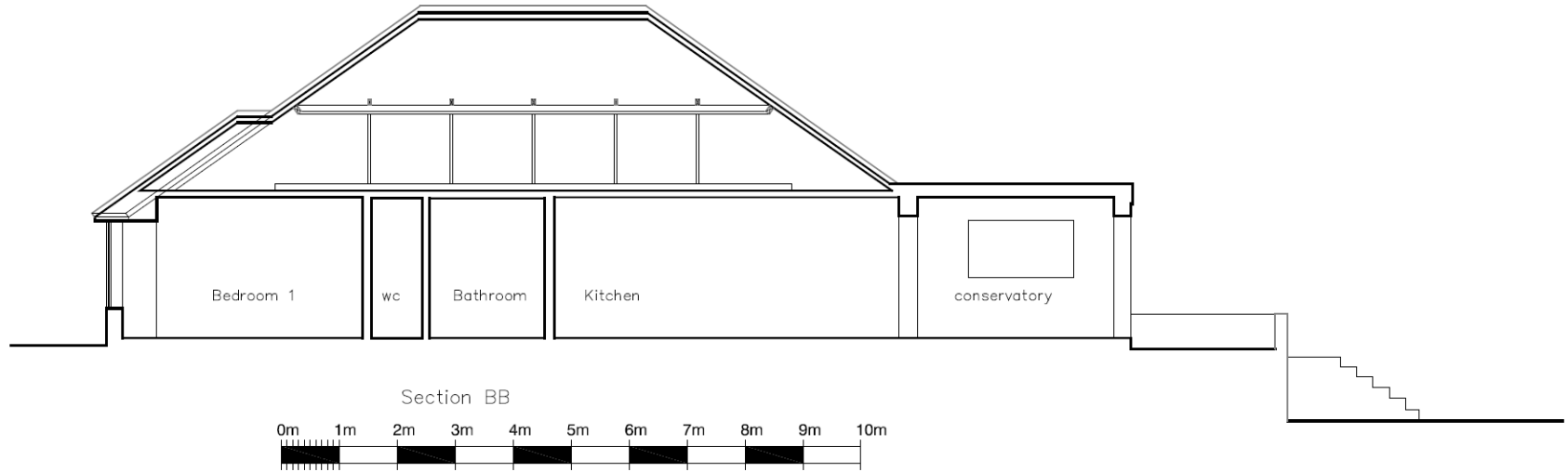


Section AA



Existing Site Section(s)

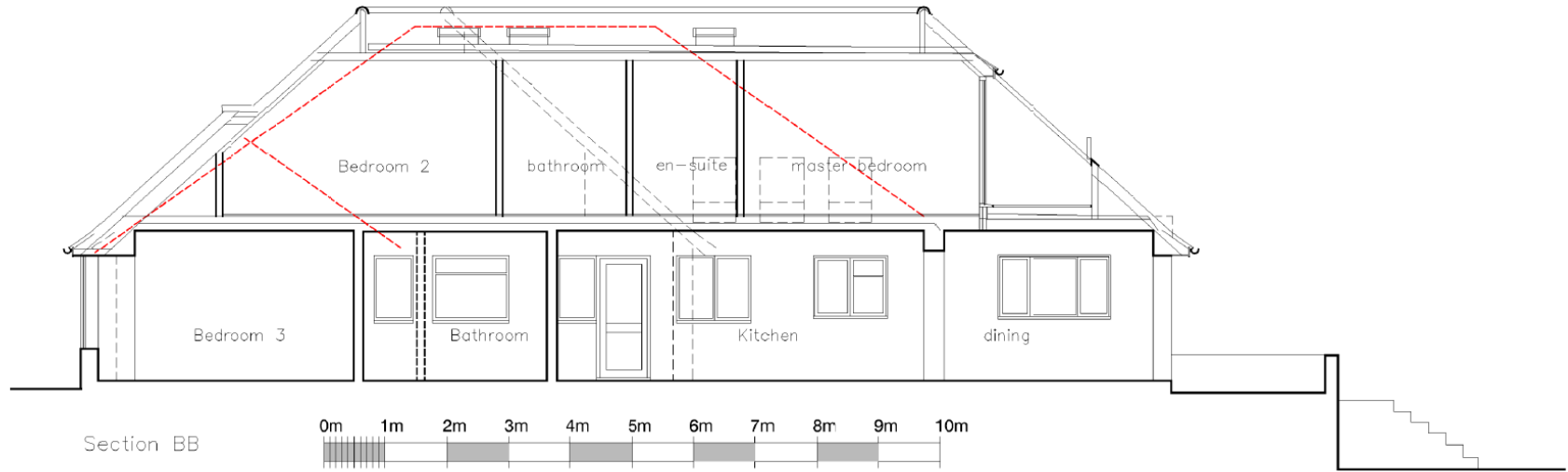
184



03

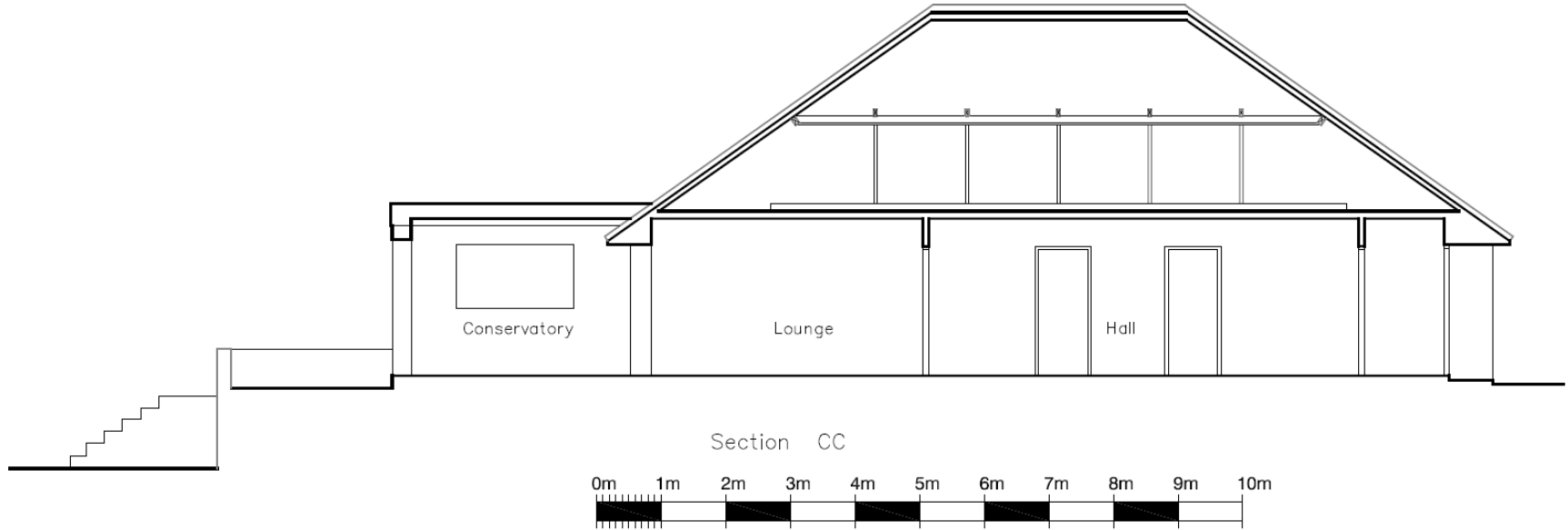
Proposed Site Section(s)

185



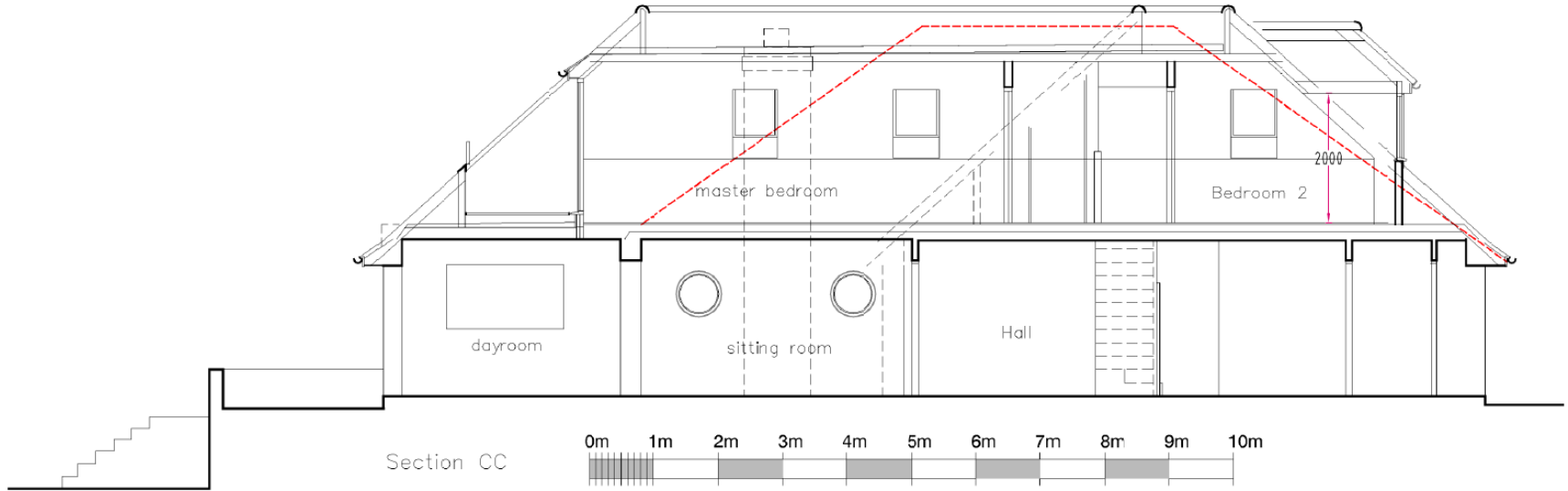
Existing Site Section(s)

186

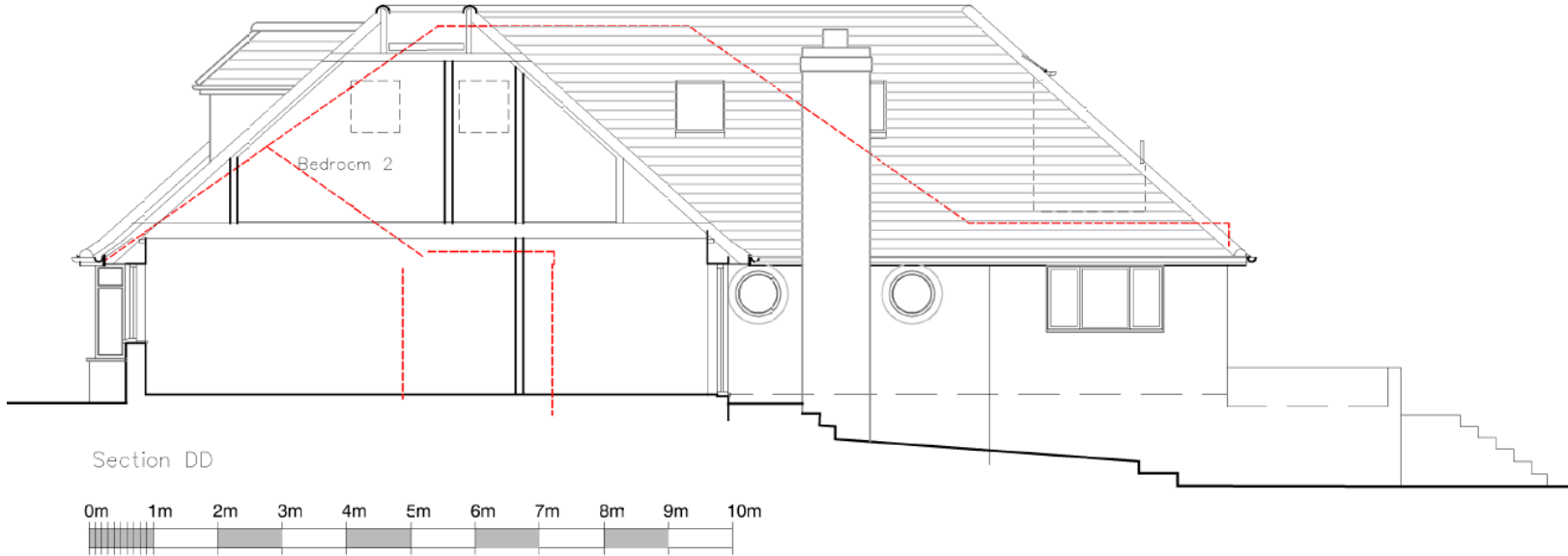


Proposed Site Section(s)

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Proposed Site Section(s)



Key Considerations in the Application

- Design and appearance
- Impact on Amenity
- Impact to no. 32 Benett Drive's solar panels

Conclusion and Planning Balance

- Design considered acceptable and complies with policies DM18 and DM21 of Brighton and Hove City Plan Part 2 and SPD12 guidance.
- Impact on amenity of neighbouring residents considered acceptable and complies with policies DM20 of Brighton and Hove City Plan Part Two.
- Impact to neighbours solar panels is acceptable as demonstrated in the sunlight assessment.
- Recommend: **Approve**