

9 The Village Barn

BH2023/00953



**Brighton & Hove
City Council**

Application Description

- Roof alterations incorporating the addition of solar panels and rooflights;
- Installation of glazed roof to atrium.

Existing Location Plan



55

ID

Aerial photo of site



Locally
Listed Barn



Brighton & Hove
City Council

3D Aerial photo of site



Site Photos - Front



Site Photos - Rear

59



Locally listed barn - opposite



View of roofslope from street



Existing Elevations



North (Rear elevation)

2000mm

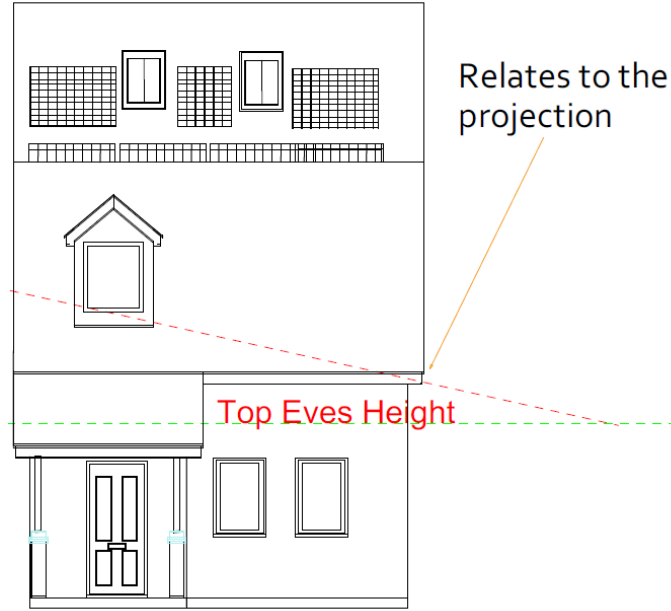
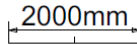
South (Front elevation)

Proposed Elevations

63



North (Rear elevation)



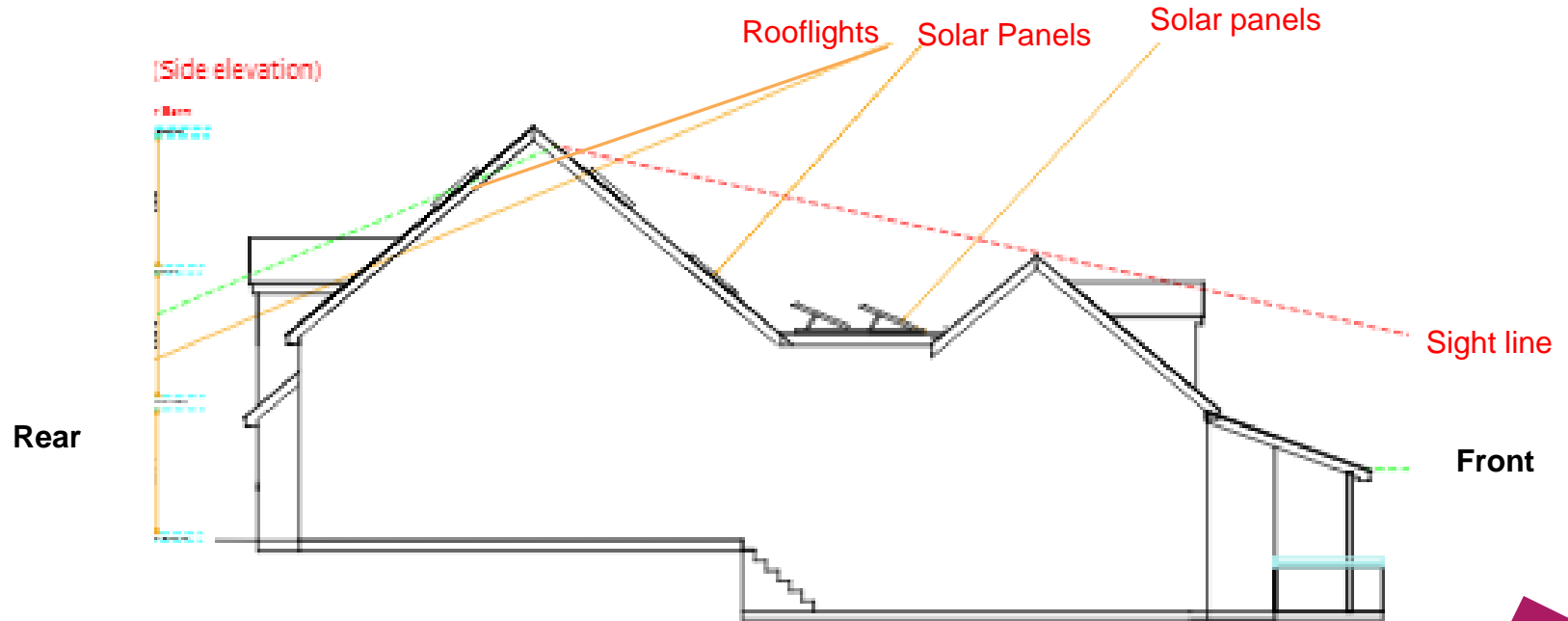
Relates to the slight line projection

Top Eves Height

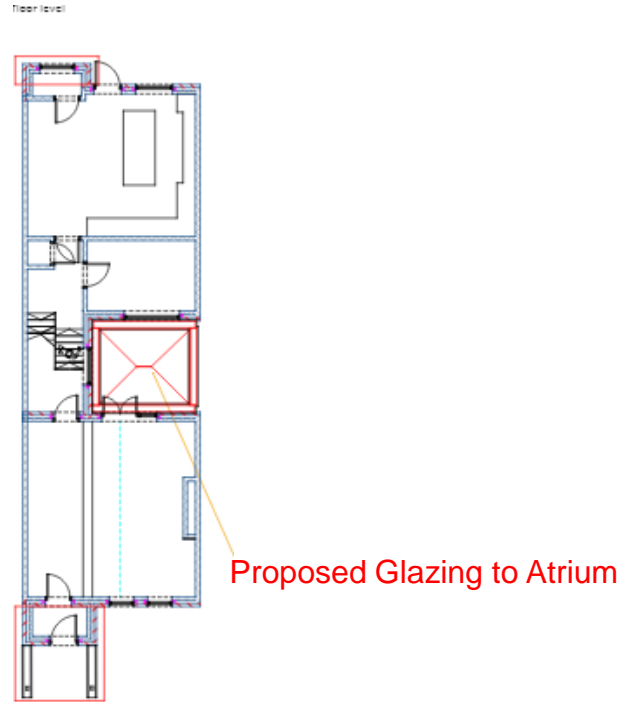
South (Front elevation)

ID

Proposed Side Elevation



Proposed Ground Floor – Glazing to Atrium



Representations

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

- Out of character with locale
- Impact on heritage assets
- Loss of symmetry
- Impact on slate rooflines
- Impact on views
- Sets a precedent for further development

Key Considerations

- Impact on heritage assets – conservation area and adjacent locally listed barn;
- Impact on neighbour amenity;
- Sustainability issues.

Conclusion and Planning Balance

- The roof alterations would be barely visible at ground level or in context with the adjacent locally listed barn or conservation area;
- The level of harm caused to the heritage assets would clearly be very minor and less than substantial under the terms of the NPPF;
- The proposal would positively contribute towards meeting the objectives of the City Plan policies in terms of energy efficiency and renewables;
- The benefits of the scheme are considered to far outweigh the very minor impact on the heritage assets;
- Approval recommended subject to obscure glazing/ non-opening front rooflights to protect neighbour privacy.