

# 7 Saxon Close

BH2023/00424



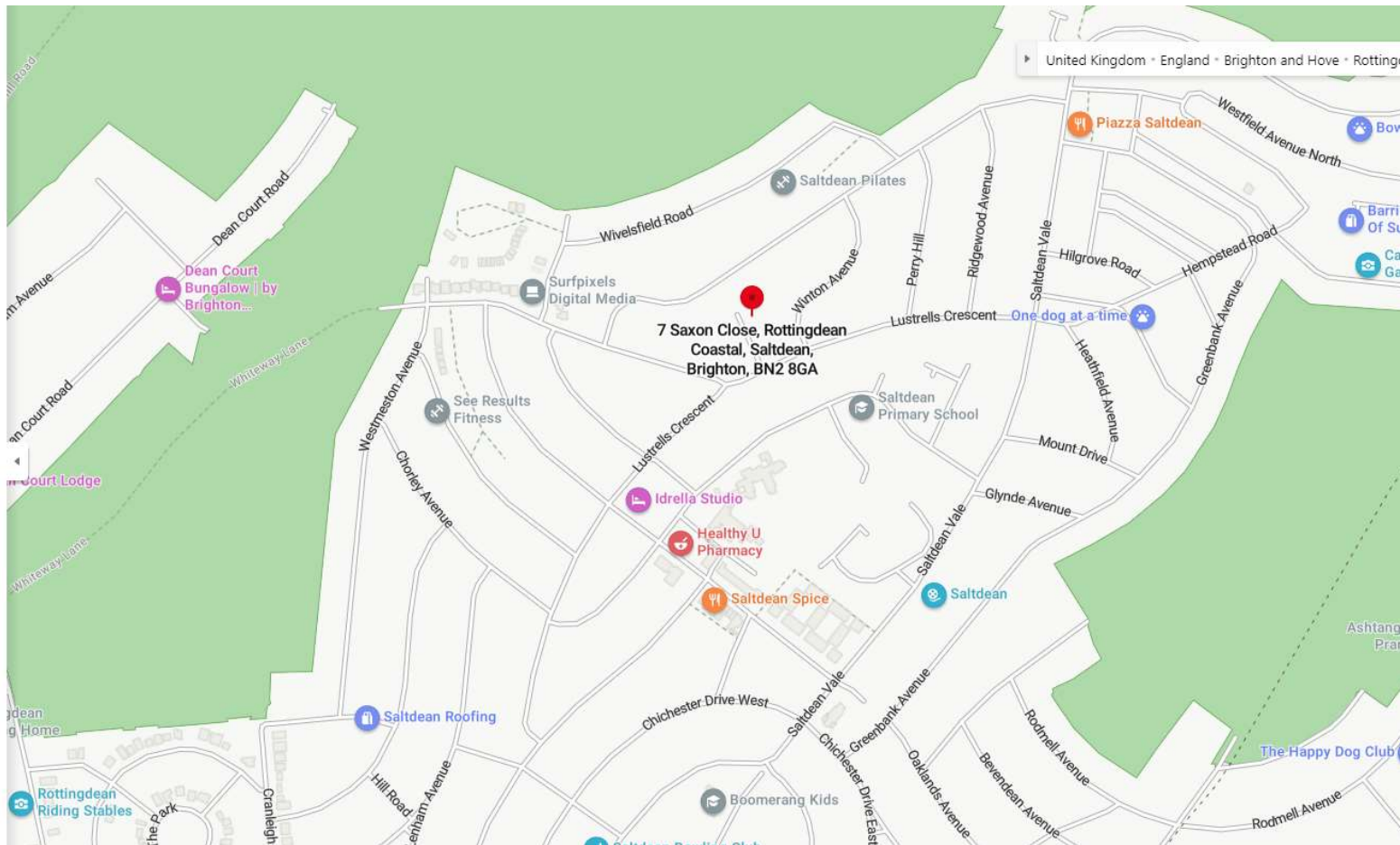
Brighton & Hove  
City Council

# Application Description

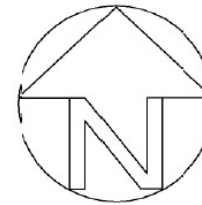
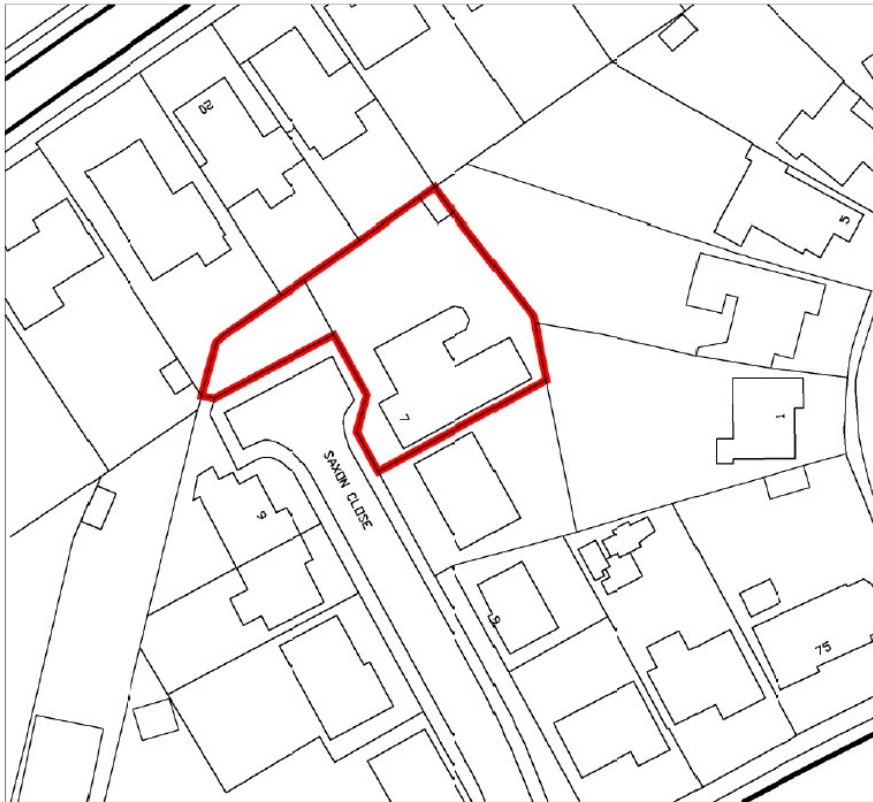
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Erection of 1no detached part 1/part 1.5 storey three bedroom dwelling (C3) with associated parking, bin store and landscaping on land at 7 Saxon Close, including subdivision from 7 Saxon Close.

# Map of application site



# Existing Location Plan



**Existing site location plan**  
Scale 1:1250@A3



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# Aerial photo of site



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City Council



# 3D Aerial photo of site

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# Street photo of site

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7 Saxon Close and side garden



# Photos of side garden

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# More photos of side garden

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# Garden immediately outside 7 Saxon Close

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# Proposed Block Plan



Proposed block plan Scale 1:500@A3



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# Existing Elevations

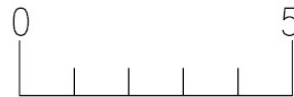
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Front / West Elevation as Existing



Rear / East Elevation as Existing



04



# Existing Street Scene

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SAXON CLOSE STREET SCENE



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# Proposed Front Elevation



Proposed west contextual elevation to Saxon close Scale 1:100@A3

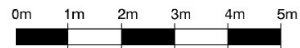


# Proposed Rear Elevation

15



Proposed east elevation CC Scale 1:100@A3



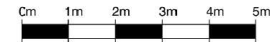
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# Contextual Front Elevation

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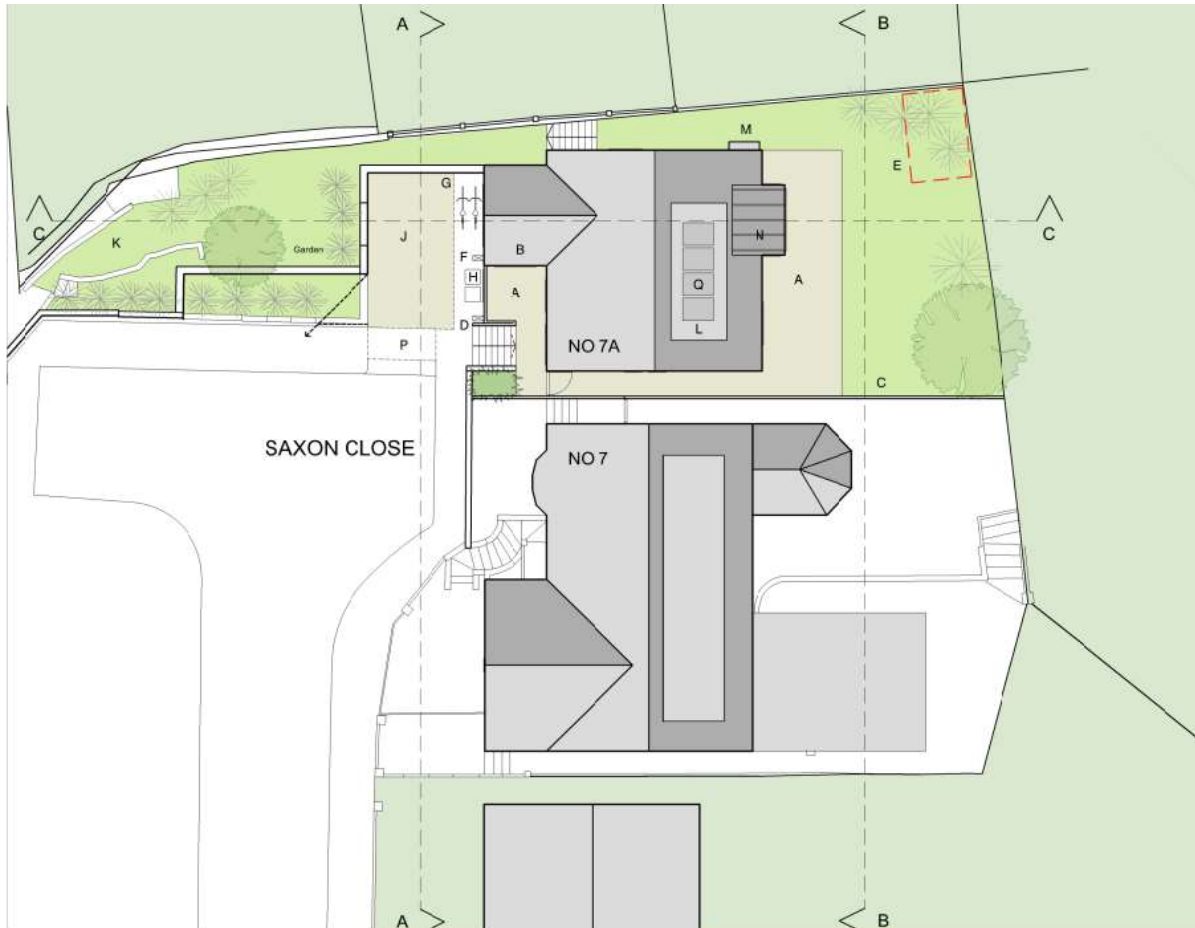
Proposed west contextual elevation to Saxon close Scale 1:100@A3



TA 1398 14C



# Proposed Site Layout



## key

- A Patio terrace
- B Pitched gable end roof
- C Timber dividing fence
- D Access stair with elec supply for stair lift
- E Existing outbuilding removed
- F Electric vehicle charging point
- G Cycle parking
- H Bins/recycling
- J Parking area
- K Existing terrace garden
- L Flat roof dormer
- M Air source heat pump
- N Standing seam roof to rear bay
- P Vehicle crossover with with 2m x 2m visibility splay
- Q Solar panels

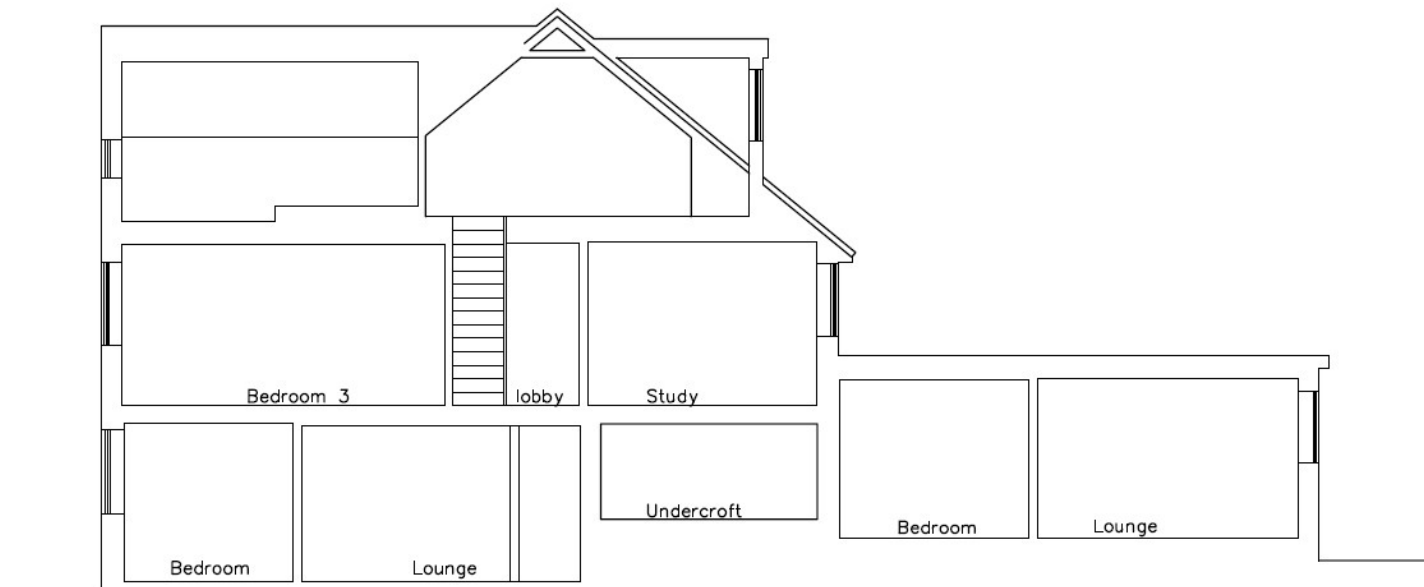
Proposed site layout Scale 1:200@A3

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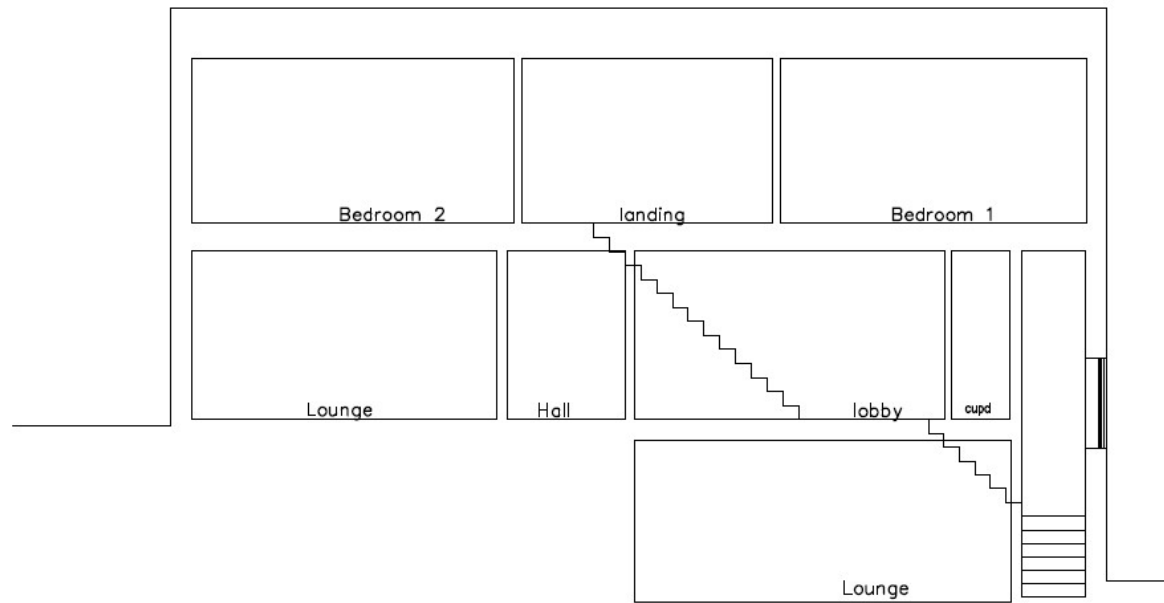
# Existing Site Section



Section AA as Existing  
(see drawings 01 & 02 for section references)



# Existing Site Section

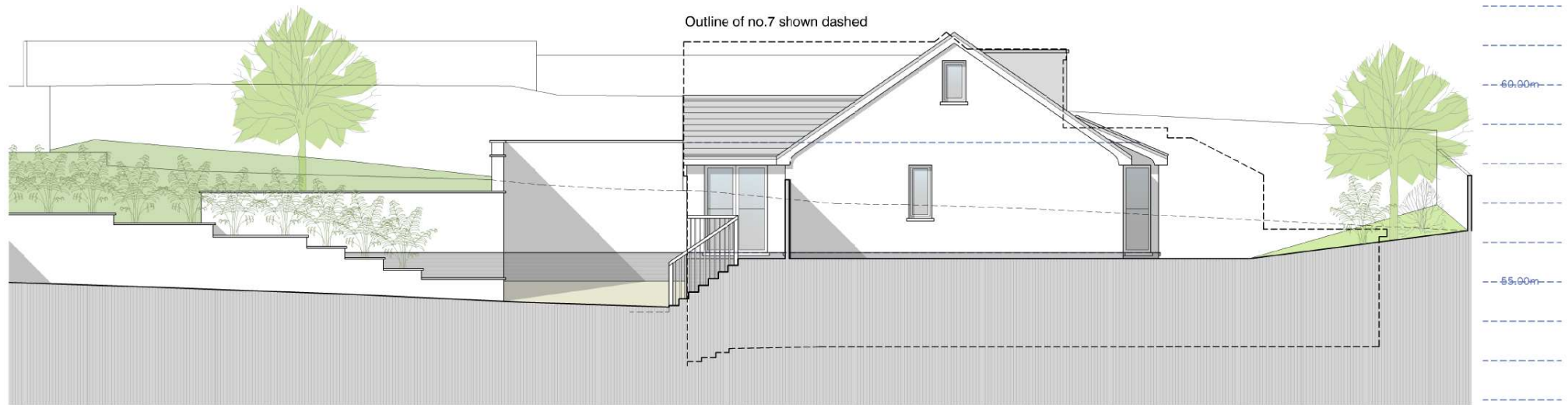


Section BB as Existing  
(see drawings 01 & 02 for section references)

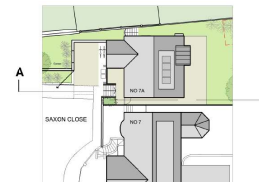




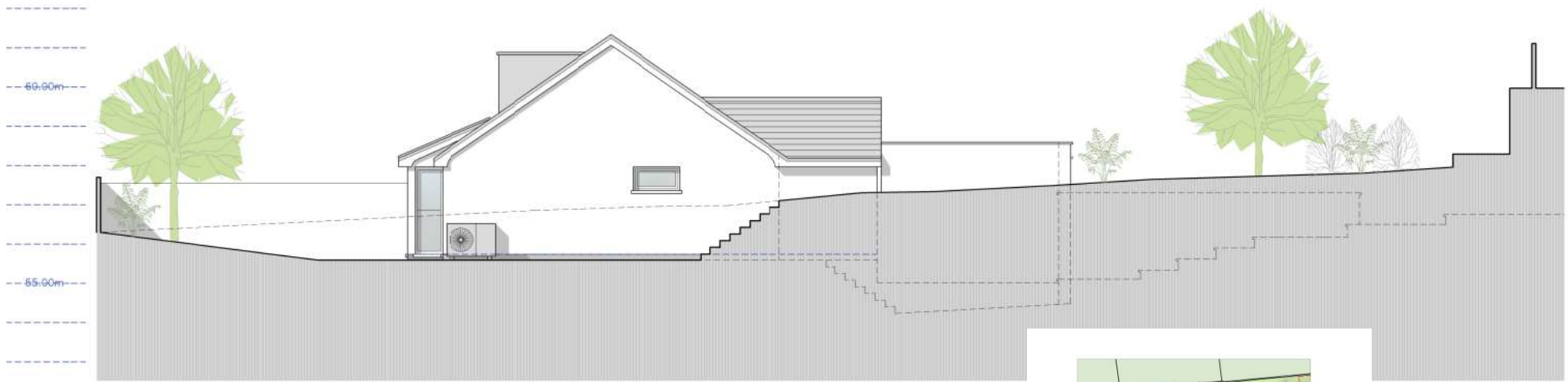
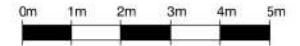
# Proposed Site Section AA



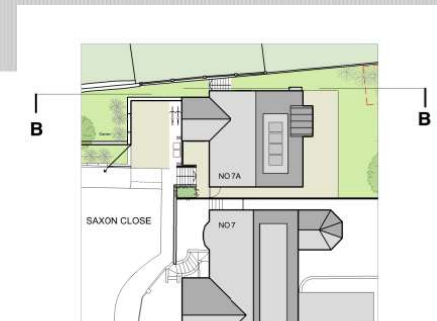
Proposed sectional south elevation AA Scale 1:100@A3



# Proposed Site Section BB



Proposed sectional north elevation BB Scale 1:100@A3

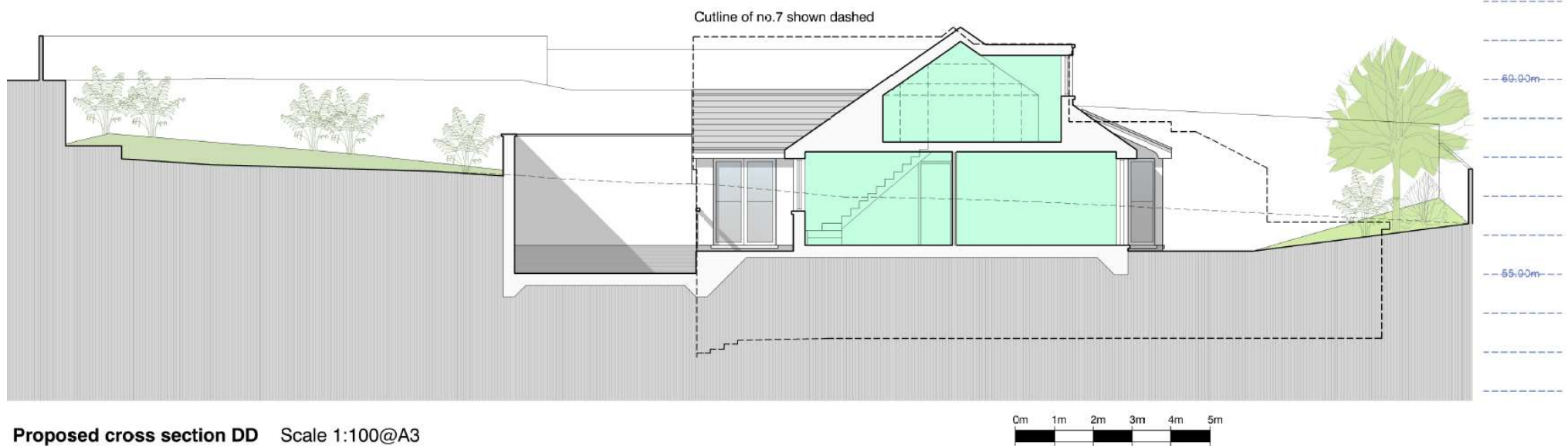


key plan

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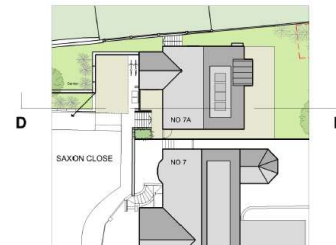


# Proposed Site Section DD



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# Proposed Contextual West (Street) Elevation



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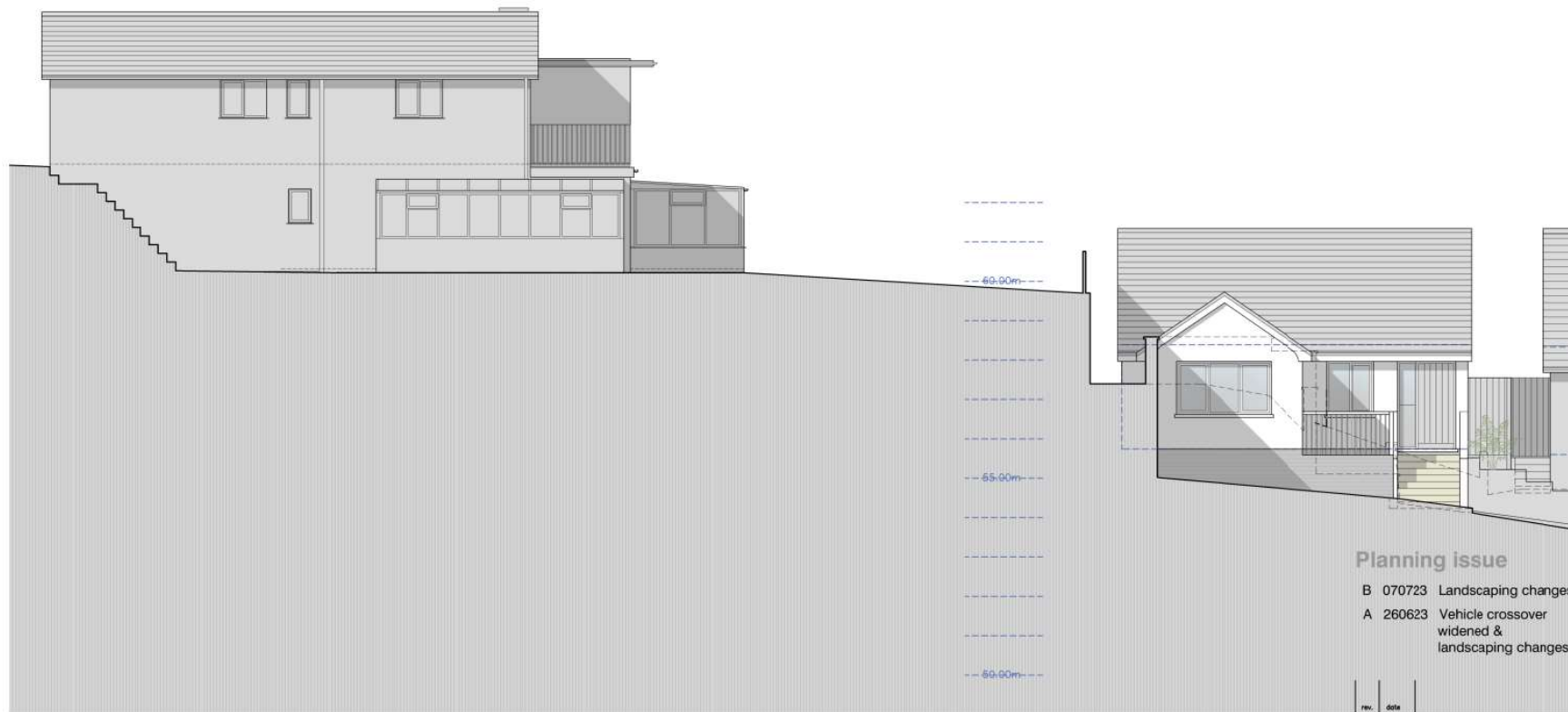
# Proposed Contextual West Elevation



20 Tumulus Road

New dwelling

24



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# Representations

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**Seventeen (17)** letters have been received, objecting to the proposed development for the following reasons:

- Additional traffic.
- Design, height, overdevelopment, Saxon Close has design covenant.
- Amenity – loss of light, view, increased noise, privacy.
- Too close to the boundary.
- Risk of subsidence – impact on retaining wall between Saxon Close/Tumulus Road.
- Flood risk, drainage impacts.
- Precedent for other development in Saltdean.
- Parking pressure, road safety/capacity, refuse lorries will struggle to access.
- Archaeological impacts.
- Impacts during construction.
- Loss of trees, habitat, impact on protected species.
- Schools/doctors full.
- Security risk from flat roof.

**Councillor Fishleigh** has objected to the application and called the application to planning committee. A copy of the representation is attached.

# Key Considerations in the Application

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- Principle of new dwelling and subdivision from 7 Saxon Close.
- Design and Appearance
- Proposed Standard of accommodation for new dwelling
- Impact on neighbours
- Transport matters
- Ecology and Biodiversity impacts



# Community Infrastructure Levy (CIL)

- The development would attract a CIL liability of approximately £23,914.67.



# Conclusion and Planning Balance

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- The subdivision of this side garden from the existing dwelling at 7 Saxon Close would not have a detrimental impact on private outdoor amenity space associated with 7 Saxon Close.
- The position of the dwelling, layout, form and finish is considered appropriate.
- The dwelling would provide a high standard of accommodation.
- Impacts on neighbouring amenity not to a degree that should warrant the refusal of the application.
- The new dwelling would not have a significant impact in terms of parking or impacts on the highway network.
- Subject to conditions, the development is appropriate in terms of impact on highways, archaeology, sustainability and ecology.
- The application is therefore recommended for **approval**.

