

13 Hailsham Avenue

BH2023/01135



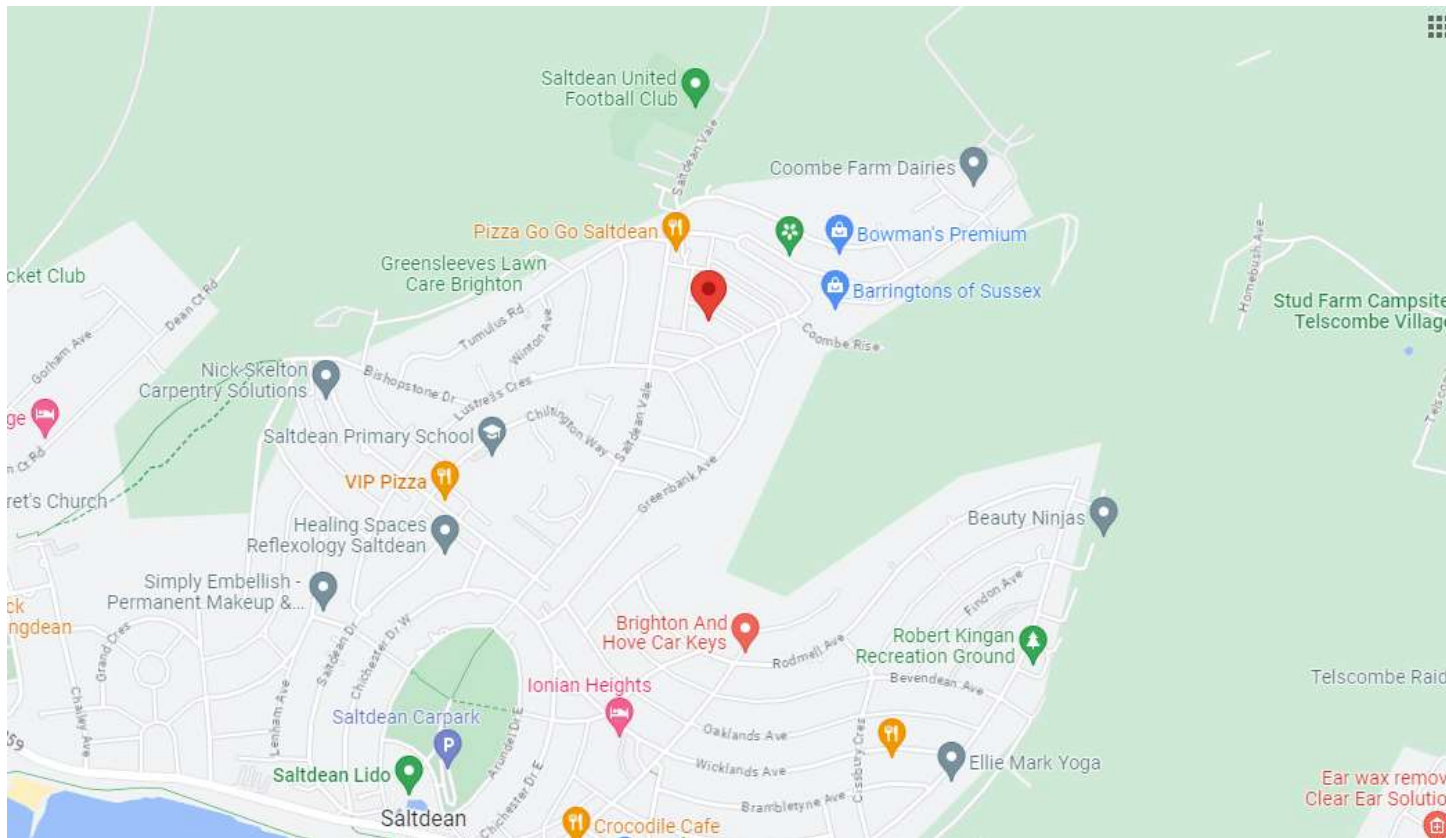
**Brighton & Hove
City Council**

Application Description

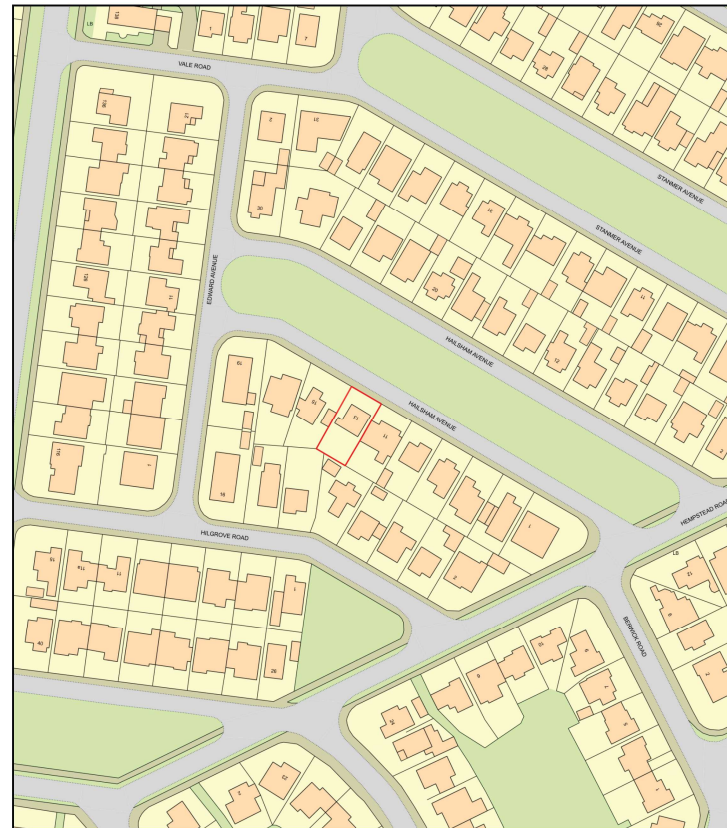
Erection of single storey side extension.

The application seeks permission for the erection of a single storey side extension which would feature a new false pitched roof and two new rooflights. The proposed extension would be located on the western side of the dwelling and would measure approximately 2.3 metres in width, 8.1 metres in length, and 3.8 metres in height. The extension would run the full depth of the dwelling and be constructed in materials to match those approved under planning application BH2022/02324.

Map of application site



Existing Location Plan



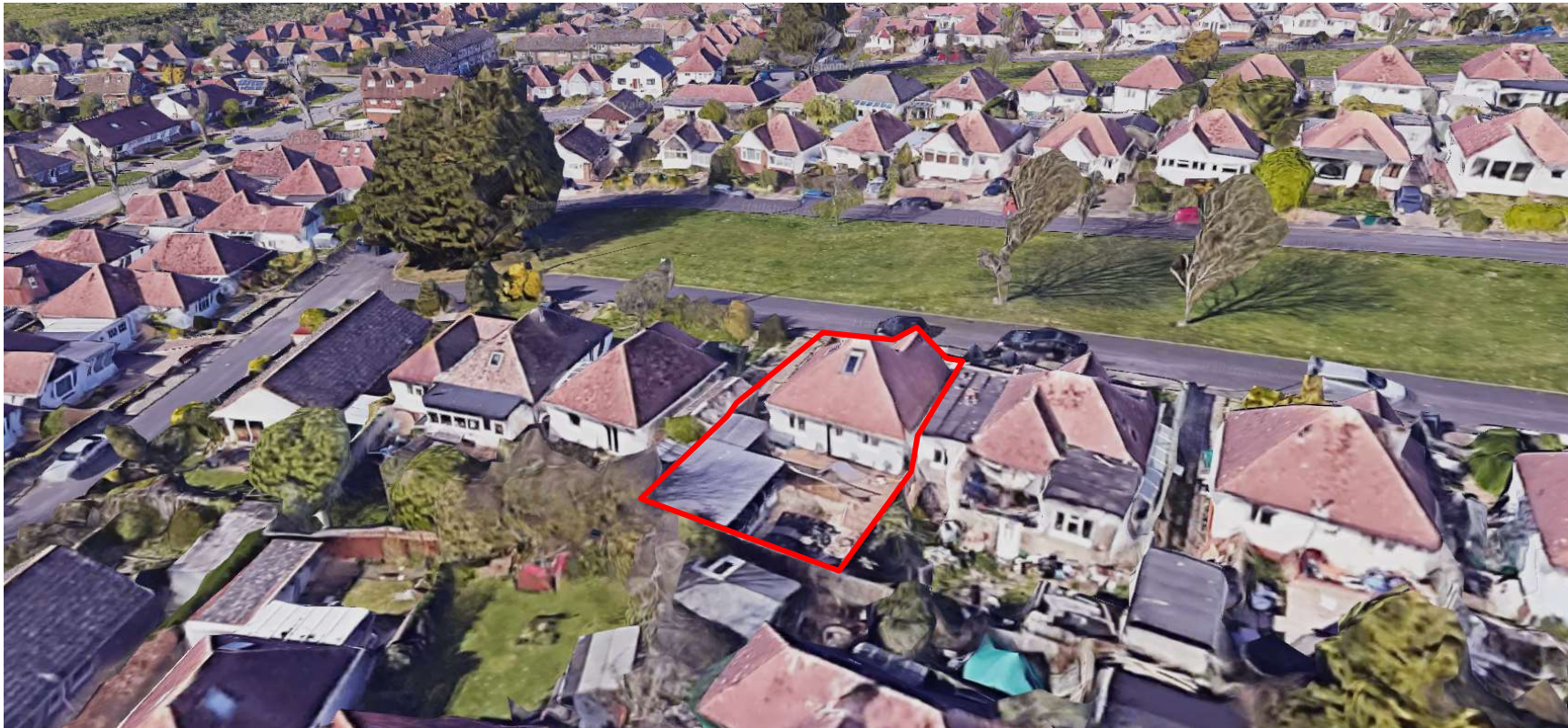
0 50
Metres

Aerial photo(s) of site



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3D Aerial photo of site



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Street photo(s) of site



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Other photo(s) of site



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Other photo(s) of site



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Proposed Block Plan



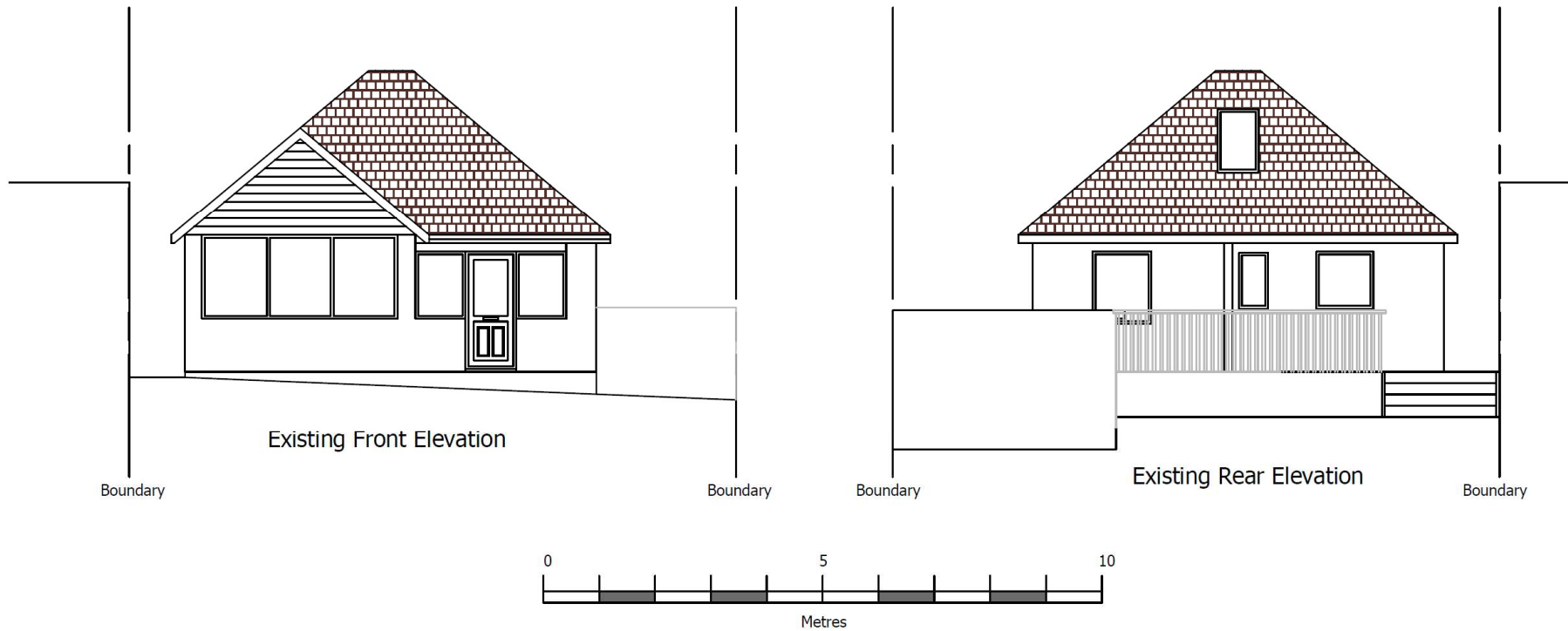
114

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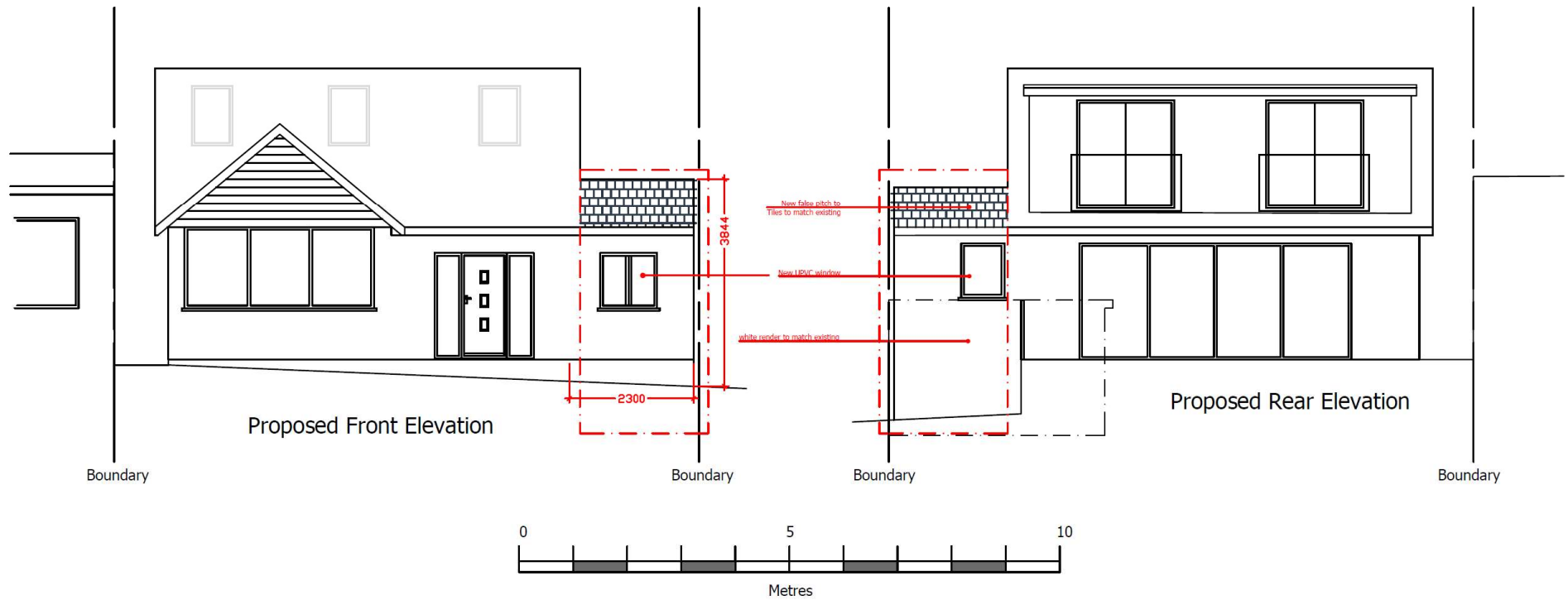
Existing Elevations

115



HA-002

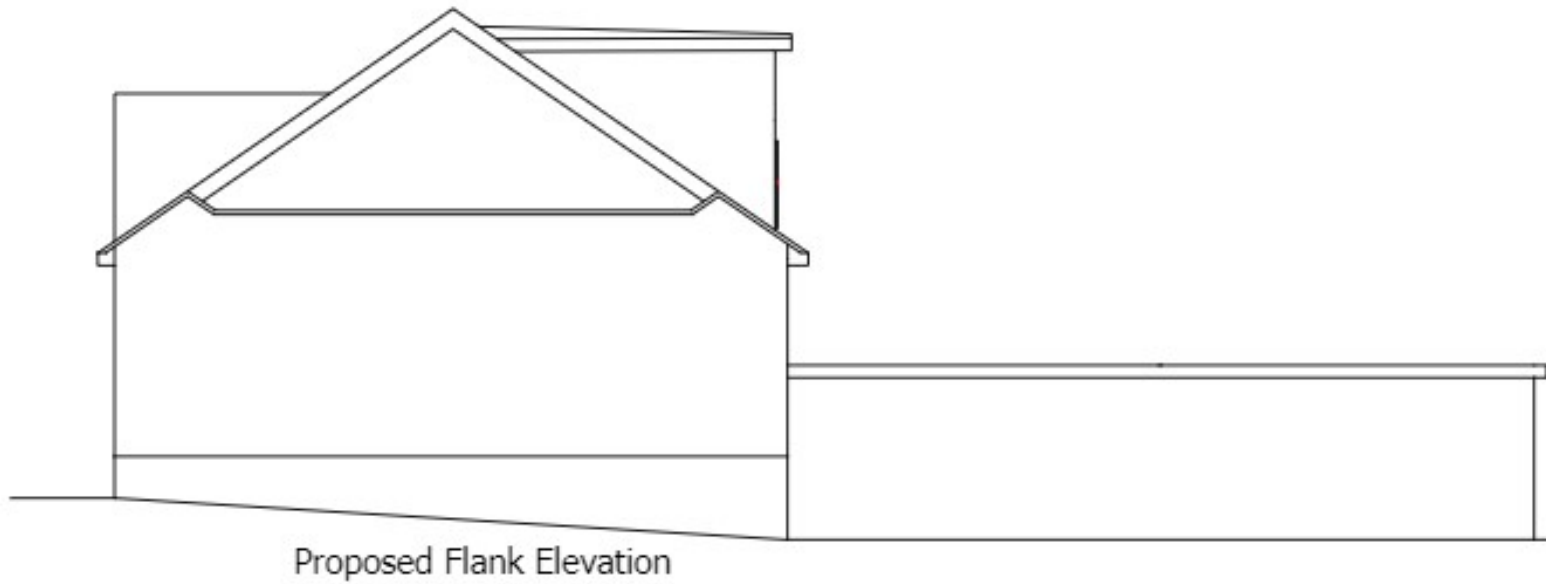
Proposed Elevations



116

HAA-05

Proposed side elevation

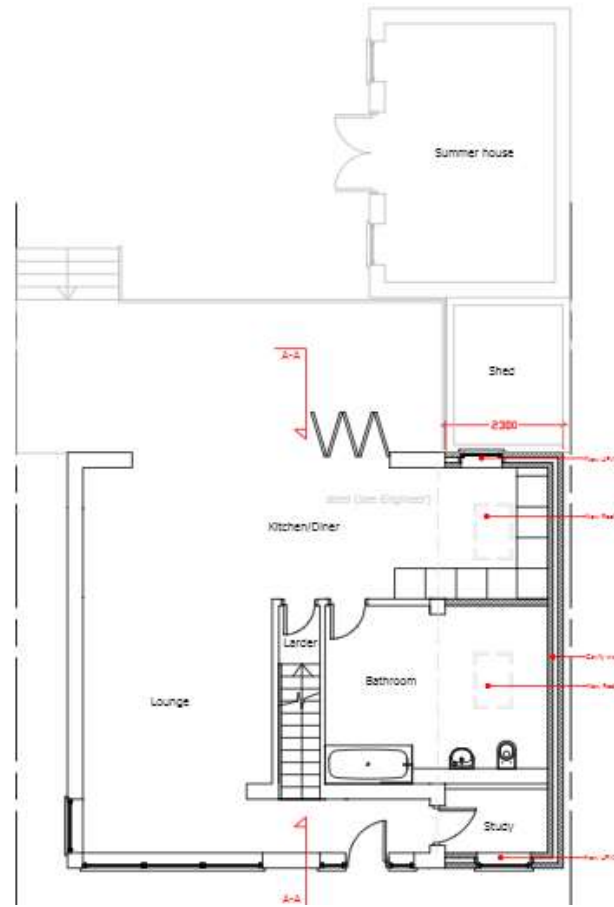
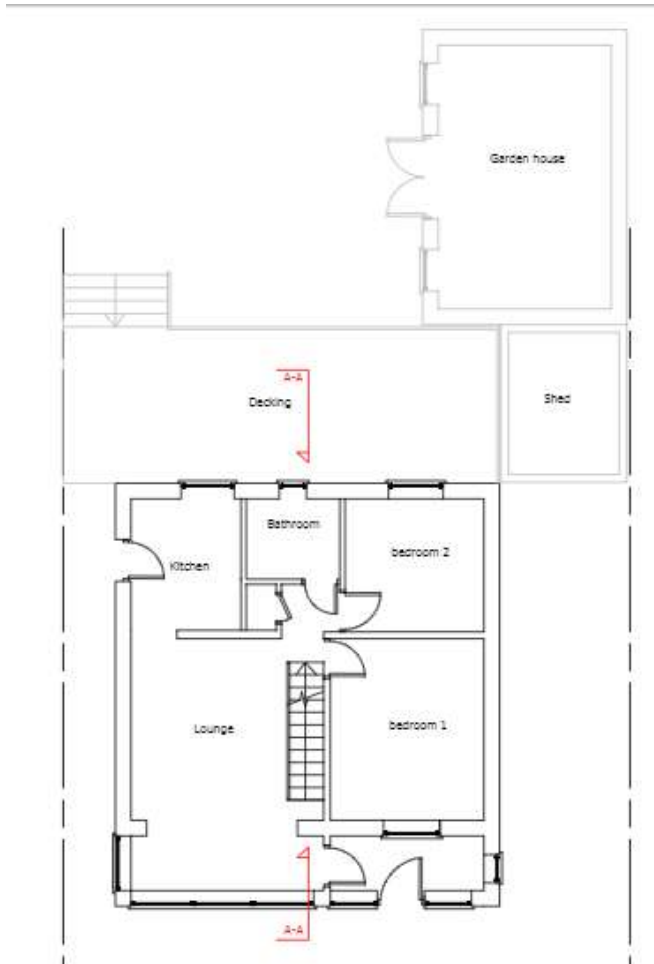


Proposed Flank Elevation

Existing and Proposed Floor Plans

118

ID



Representations

One objection received raising the following issues:

- Overdevelopment
- Poor Design
- Residential Amenity

One comment received from **Councillor Fishleigh** raising concerns regarding overdevelopment and the accuracy of the plans and drawings.

Key Considerations in the Application

- Design and appearance;
- Impact upon residential amenity.

Conclusion and Planning Balance

- Extensions considered to be suitable additions to building that would not harm its appearance or local area;
- Side extension would primarily abut garage/driveway of adjacent dwelling with sufficient separation maintained so limited impact on amenity of occupants.

Recommend: Approval

