

# 18 Woodland Way

BH2023/01950



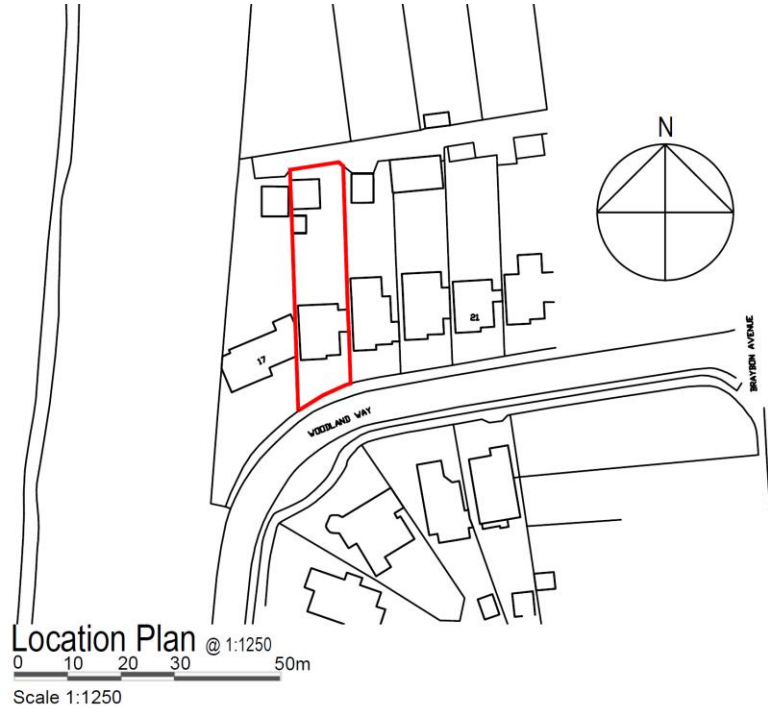
Brighton & Hove  
City Council

# Application Description

---

Replacement of rear garage with a single storey garden annex building, and for the use of this building as a holiday let (sui generis).

# Existing Location Plan



85

# Aerial photo(s) of site



# 3D Aerial photo of site

---



# Street photo(s) of site

Unmade access road leading to rear of site



# Other photo(s) of site

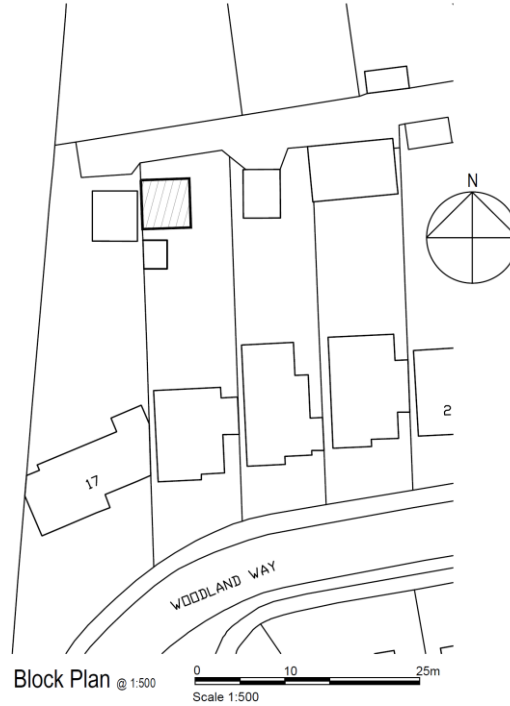
Existing garage to be replaced



# Existing Block Plan

---

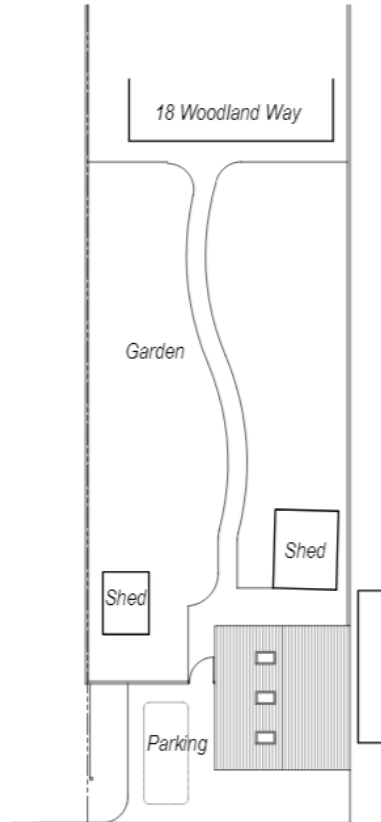
06





# Proposed Block Plan

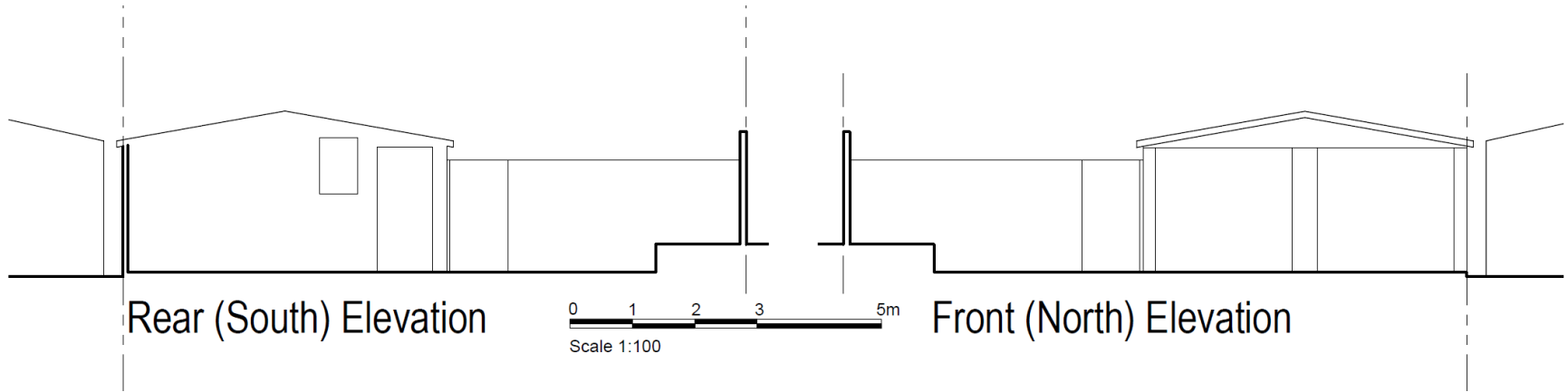
---



# Existing Elevations

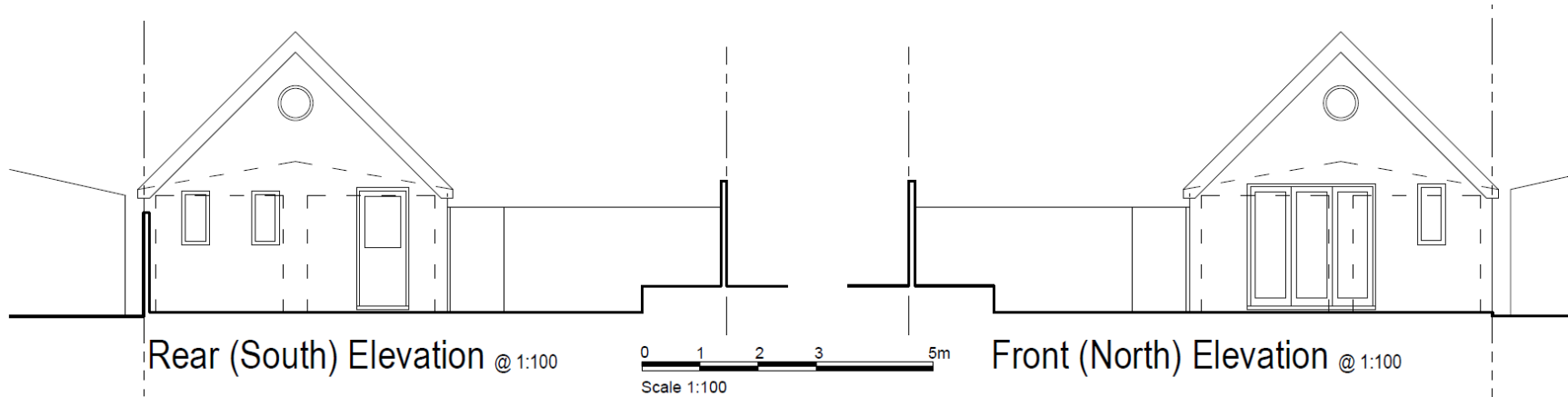
---

92

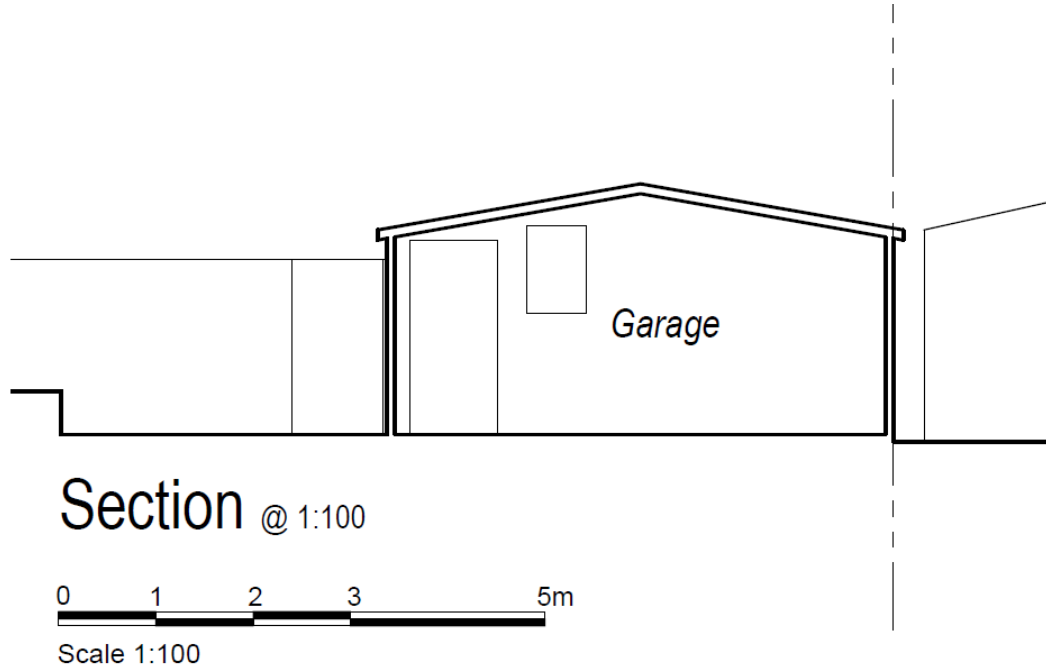


# Proposed Elevations

93

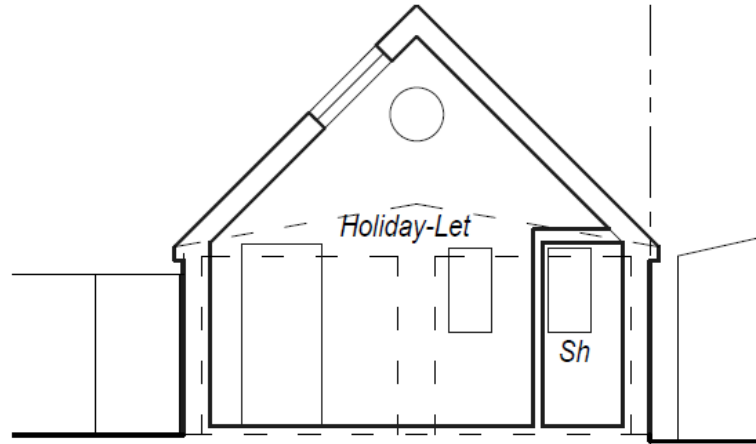


# Existing Site Section(s)

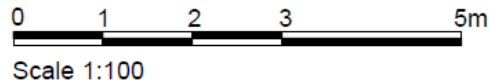


94

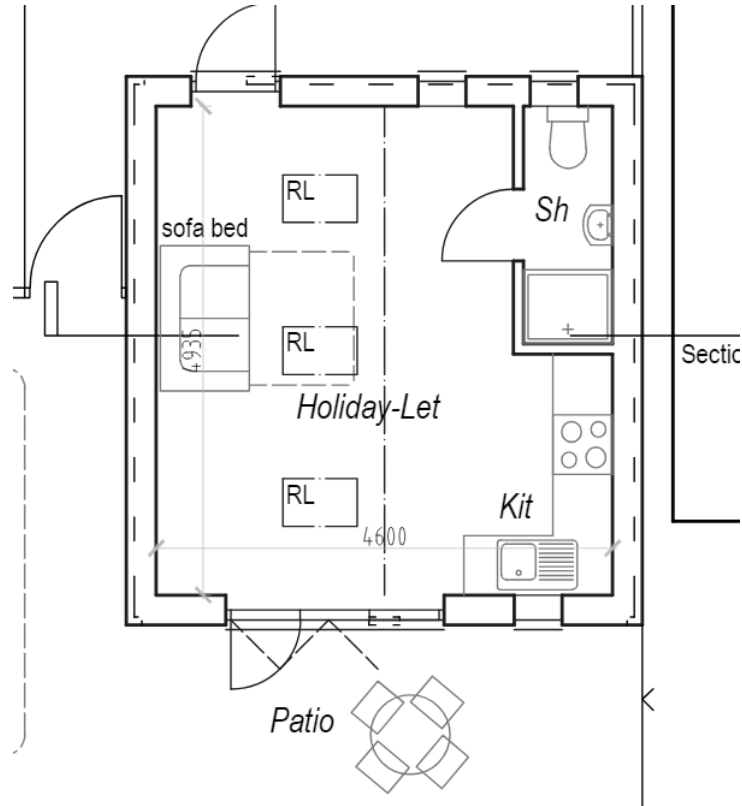
# Proposed Site Section(s)



Section @ 1:100



# Proposed Floorplan



96

ID

# Representations

---

**Six (6) letters of objection:**

- Additional traffic
- Noise
- Loss of privacy
- Out of character for neighbourhood
- Use of private track
- Drainage and sewage capacity
- Precedent for similar developments
- Anti-social behaviour from holiday let occupiers

# Key Considerations in the Application

---

- Principle of development
- Design and appearance
- Impact upon neighbours
- Transport



# Conclusion and Planning Balance

---

- Provision of 'wide ranging' types of visitor accommodation supported by Policy CP6
- The proposal would not be visible from the public realm, however it is nevertheless considered acceptable in terms of design and appearance.
- Modest scale of building is considered to limit the potential noise disturbance generated by the proposed use. Conditions are recommended to limit occupancy to a maximum of two (2).
- Location does not lend itself to 'party house' use
- Vehicle movements and comings and goings are considered unlikely to significantly increase compared to current use as a double garage.
- Transport team have raised no objection to the loss of the two garage spaces.
- Approval is therefore recommended, subject to conditions.

