

105

The Garden Villa, 11C Montpelier Villas BH2023/03067 (Listed Building Consent)



Brighton & Hove
City Council

Application Description

Erection of single storey side extension at first floor level.

- (Resubmission of previously refused applications (BH2022/03078 & BH2022/03079))
- Design remains the same.
- Concurrent planning application (BH2023/03066)

Previous Reason for Refusal

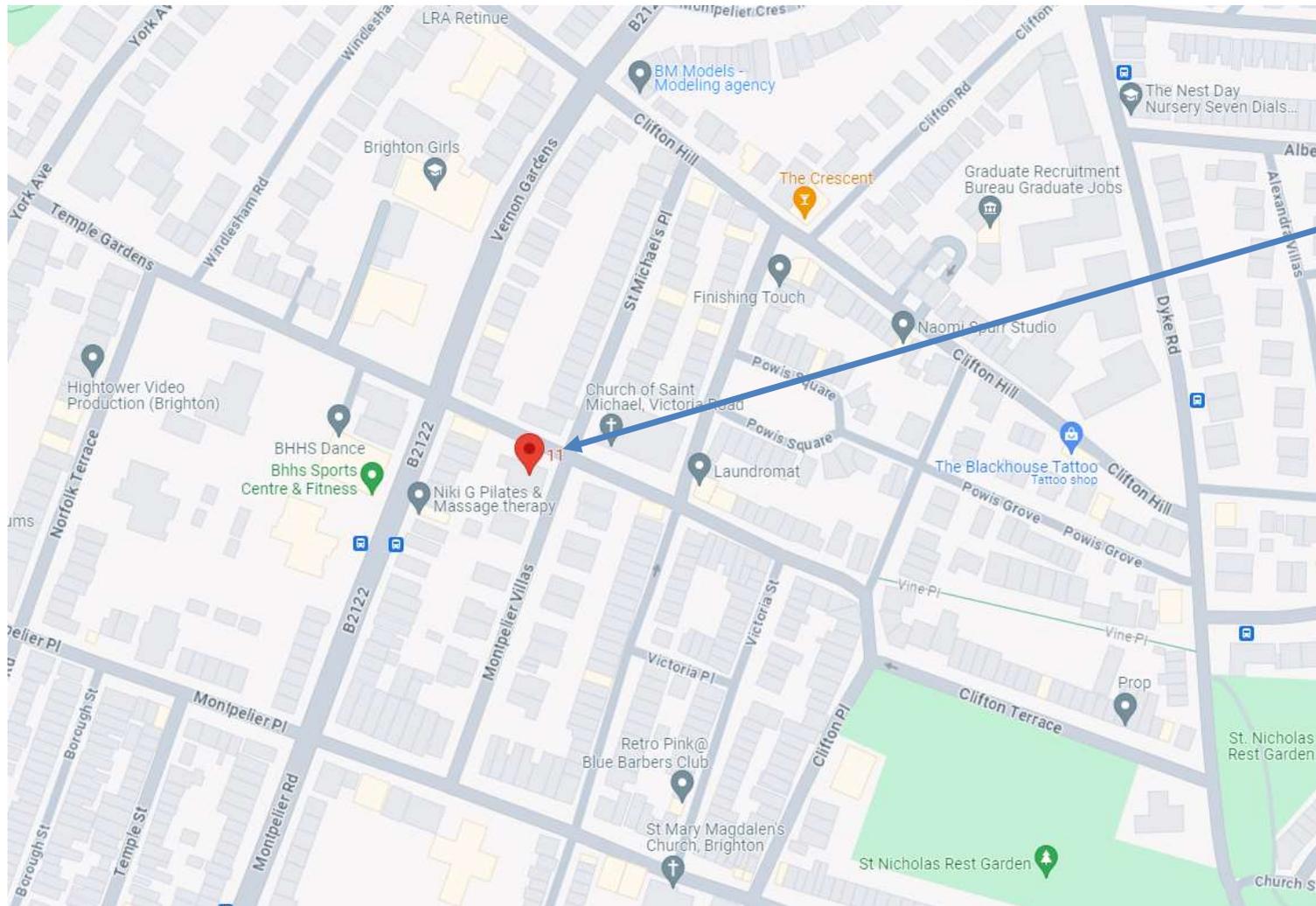
BH2022/03079 Listed Building Consent refused for one reason:

“The extension would result in additional building bulk to an already extended part of the building giving undue dominance to this elevation, contributing to an overextended appearance and an overdevelopment of the plot. The development would harm the historic character and significance of 11 Montpelier Villas, a grade II listed building and, by further enclosing the rear of 70 and 71 Montpelier Road, the setting of neighbouring listed buildings. In addition, the works would erode the space between the buildings, harming the Victoria Road street scene and the historic character of the Montpelier and Clifton Hill Conservation Area. “



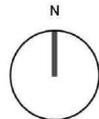
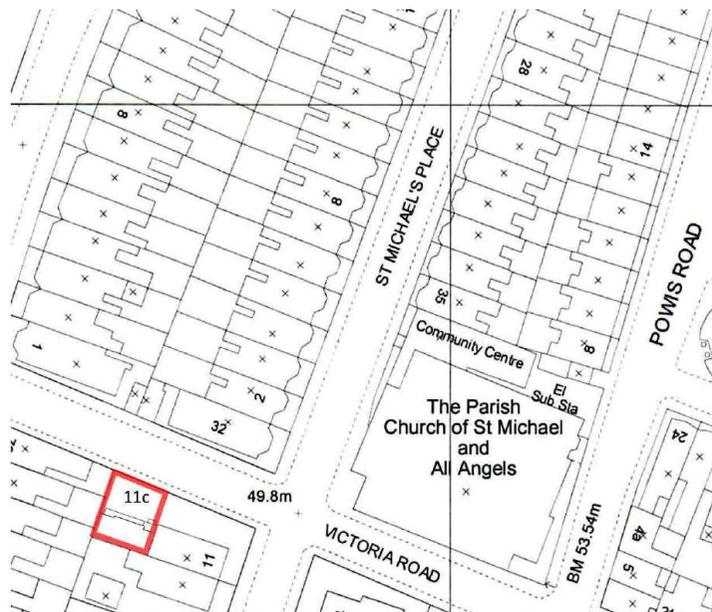
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Map of application site



Application site

Location Plan

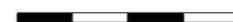


LOCATION PLAN 1/1250

Block Plan



0 10 20m



BLOCK PLAN 1/500

110

2209/P/001

Aerial photo of site



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3D Aerial photo of site



Existing Front Elevation

113



2209/P/004

Proposed Front Elevation



11 Montpelier Villas

North Elevation

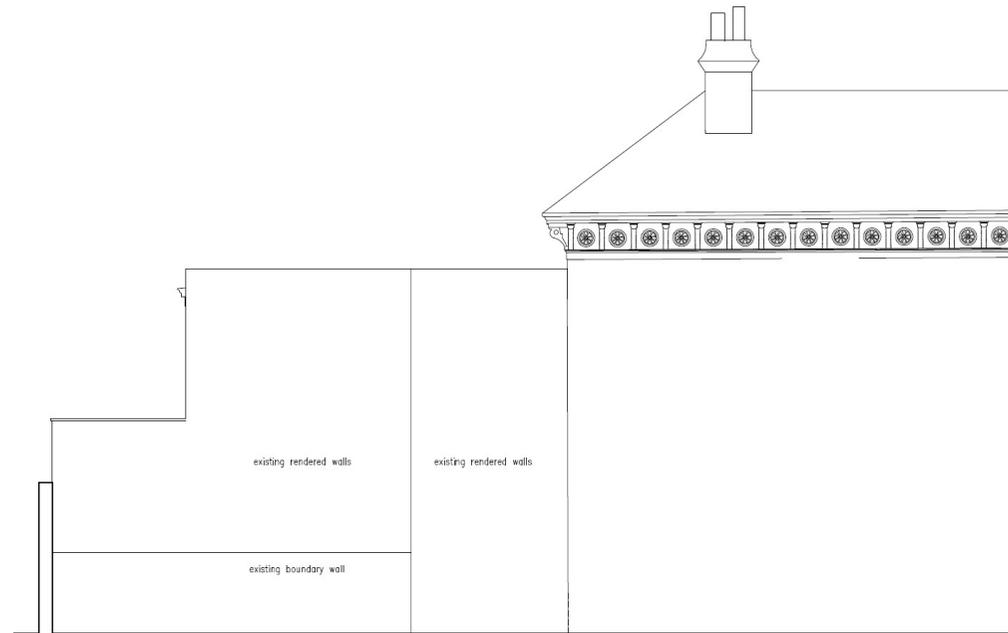
11c Montpelier Villas

0 1 2 3 4 5m

114

2209/P/102

Existing Rear Elevation

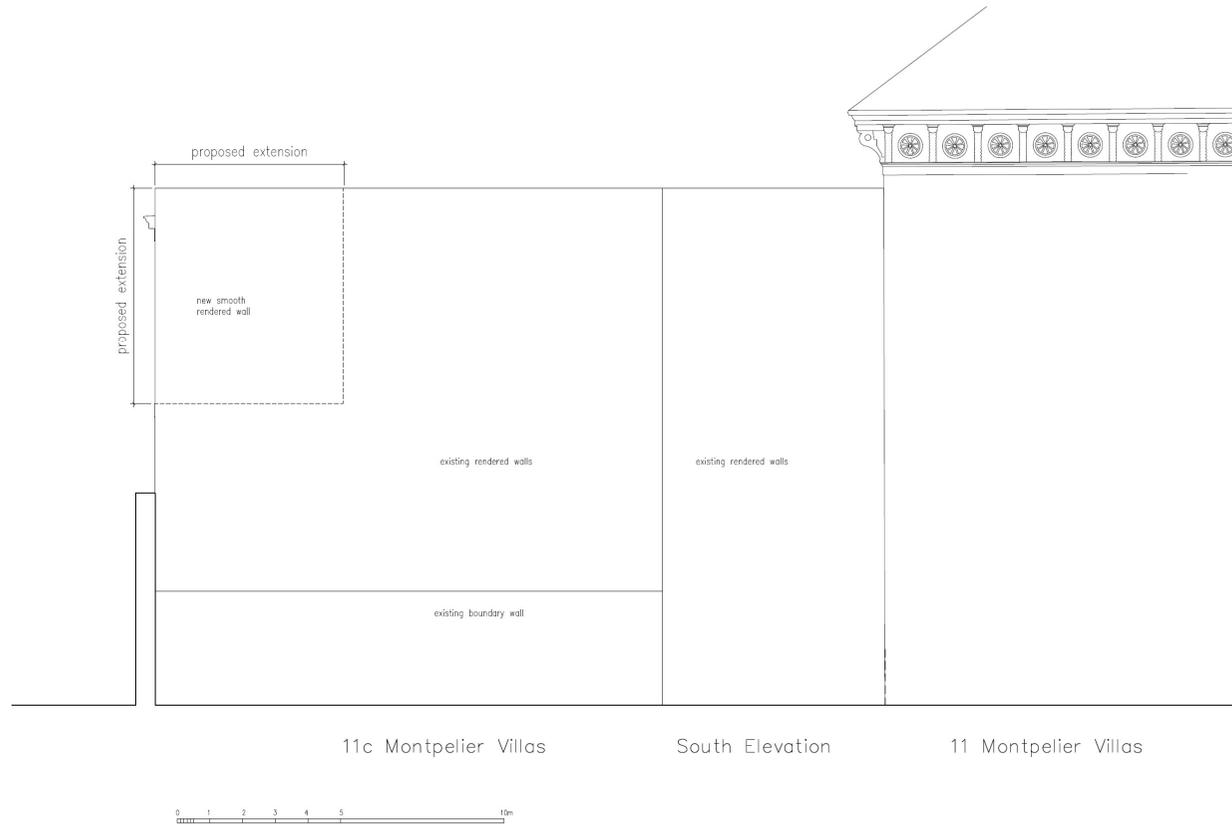


11c Montpelier Villas South Elevation 11 Montpelier Villas



2209/P/005

Proposed Rear Elevation

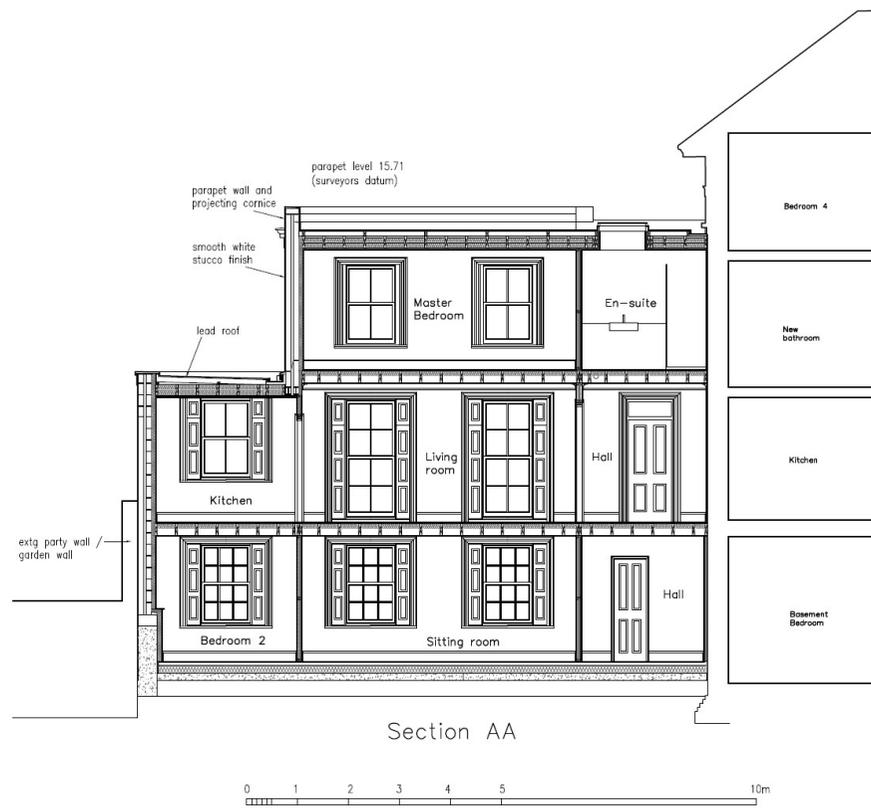


116

2209/P/105



Existing Side Section



117

2209/P/004

Proposed Side Section



118

2209/P/105

Existing Visual (North Elevation)



North Elevation as existing



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Proposed Visual (North Elevation)



North Elevation as proposed

Existing Visual (Victoria Road - West)



View of site from west on Victoria Road as existing

Proposed Visual (Victoria Road - West)



View of site from west on Victoria Road as proposed

Existing Visual (Victoria Road - East)



View of site from east on Victoria Road as existing



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Proposed Visual (Victoria Road - East)



View of site from east on Victoria Road as proposed

Representations

Nine (9) letters have been received in support of the application for the following reasons:

- The extension would complete the elevation and give it a better balance
- It would enhance the Montpelier neighbourhood

Key Considerations in the Application

- Impact on character and appearance of Montpelier and Clifton Hill Conservation Area
- Impact on character and appearance of Grade II Listed Building

Conclusion and Planning Balance

- The previous reason for refusal has not been addressed, the proposal would result in harm to the character and appearance of the listed building and conservation area. Heritage and CAG recommend refusal.

Recommendation: Refusal

