

PLANNING COMMITTEE ADDENDUM Presentation L

2.00PM, WEDNESDAY, 9 MARCH 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
L	BH2021/04303 - 13 Cuckmere Way, Brighton - Householder Planning Consent	1 - 18

13 Cuckmere Way

BH2021/04303



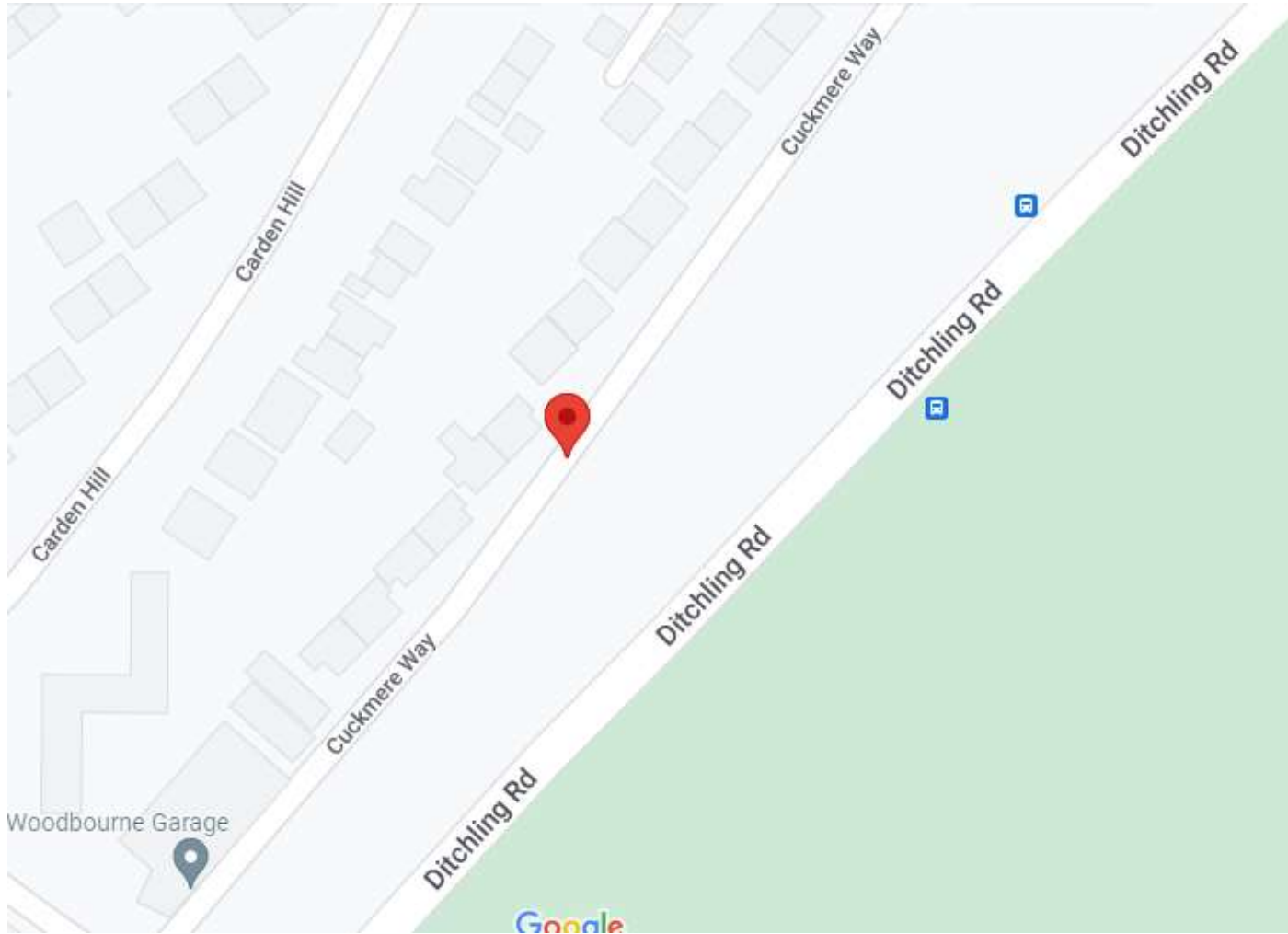
Brighton & Hove
City Council

Application Description

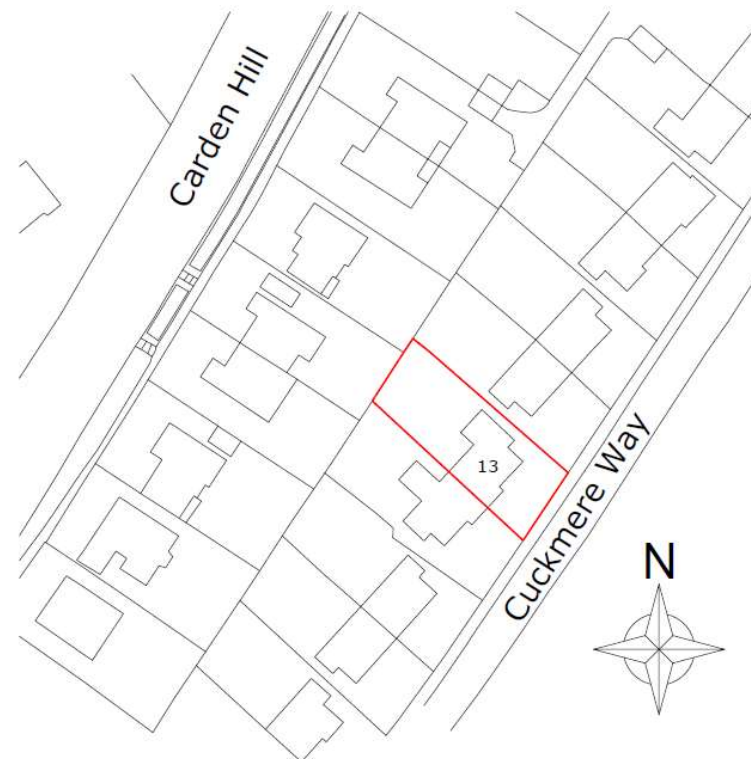
- Hip to gable roof alteration
- Installation of a rear dormer
- Addition of four front rooflights
- The erection of a front porch with associated alterations



Map of application site



Existing Location Plan



0m 10m LOCATION PLAN (1:1250)

Aerial photo of site



Brighton & Hove
City Council

3D Aerial photo of site



Brighton & Hove
City Council

Photos of site



Brighton & Hove
City Council

Photos of site

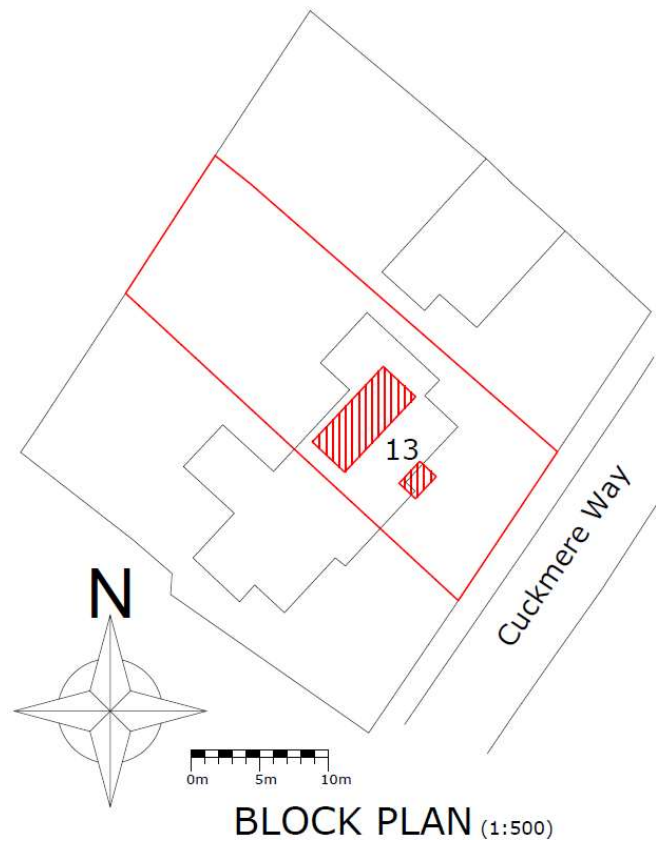


Photos of site

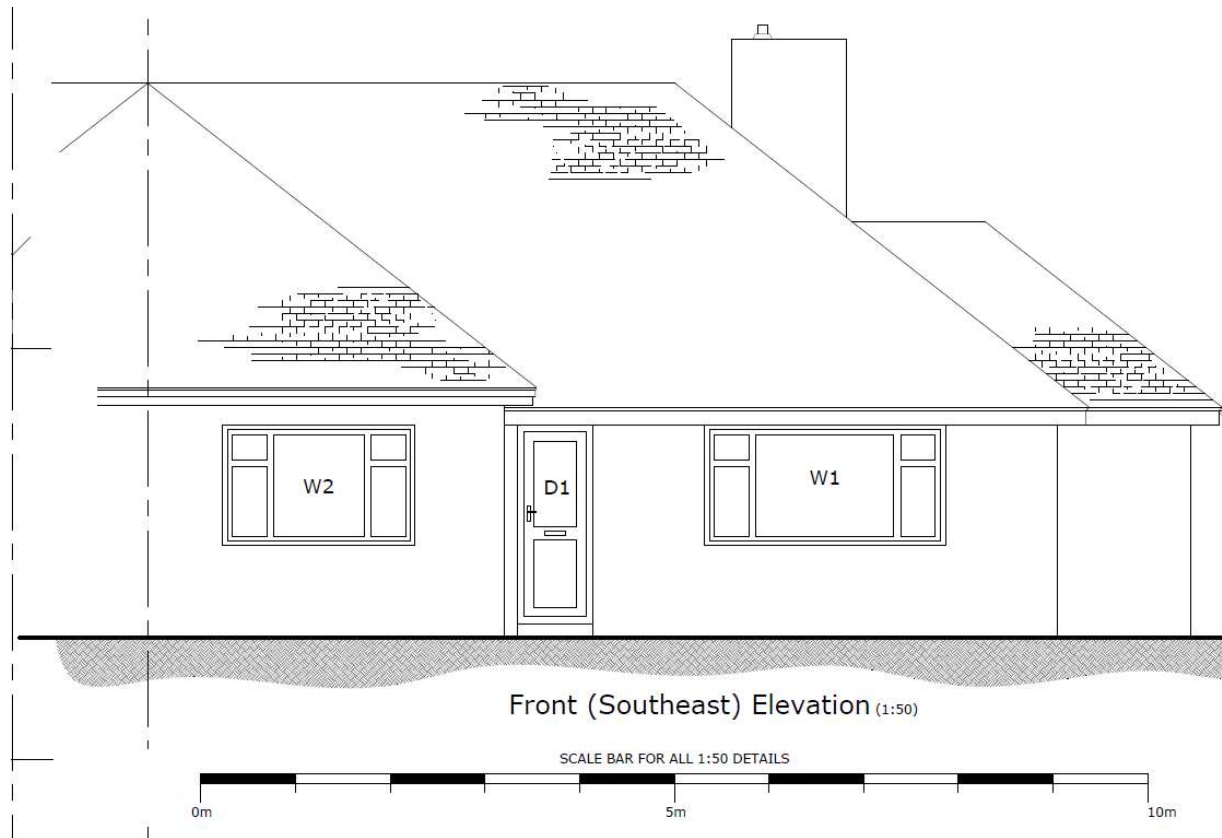


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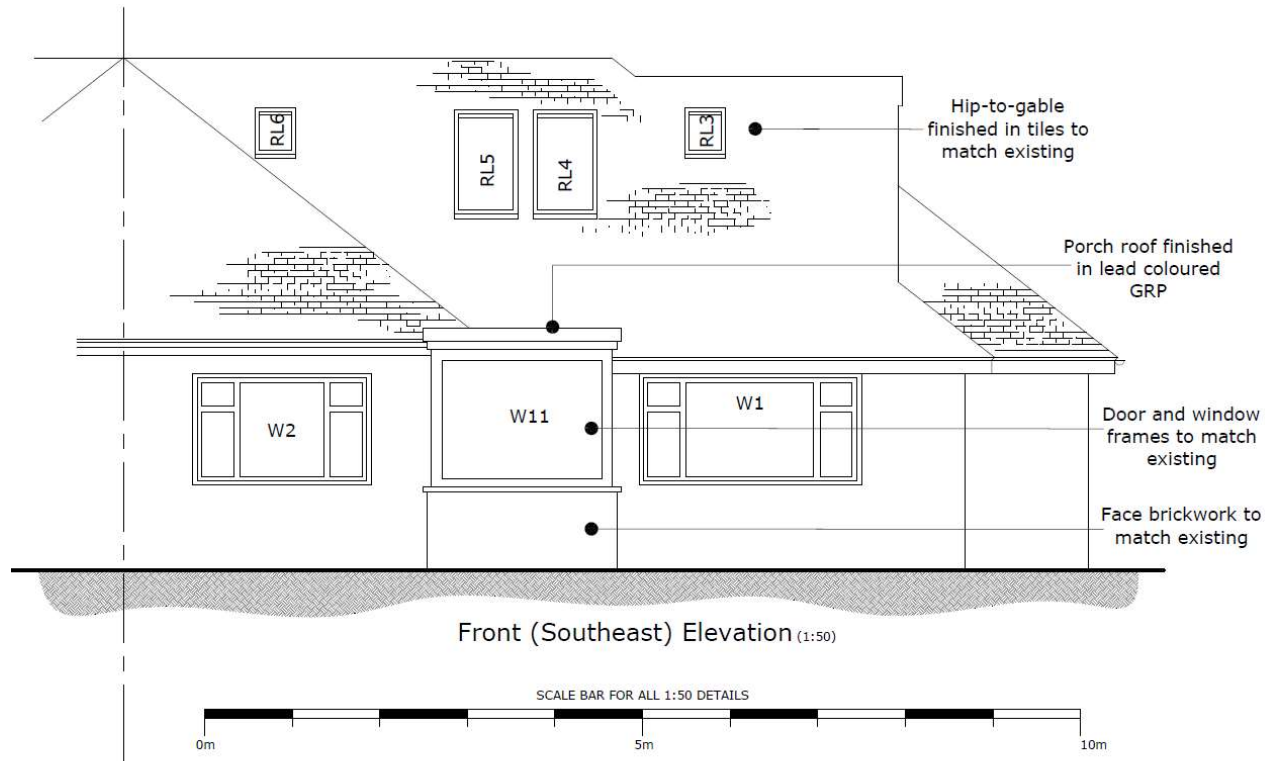
Block Plan



Existing Front Elevation



Proposed Front Elevation



Front (Southeast) Elevation (1:50)

SCALE BAR FOR ALL 1:50 DETAILS

0m 5m 10m



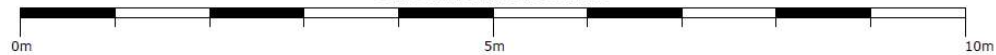
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Existing Rear Elevation

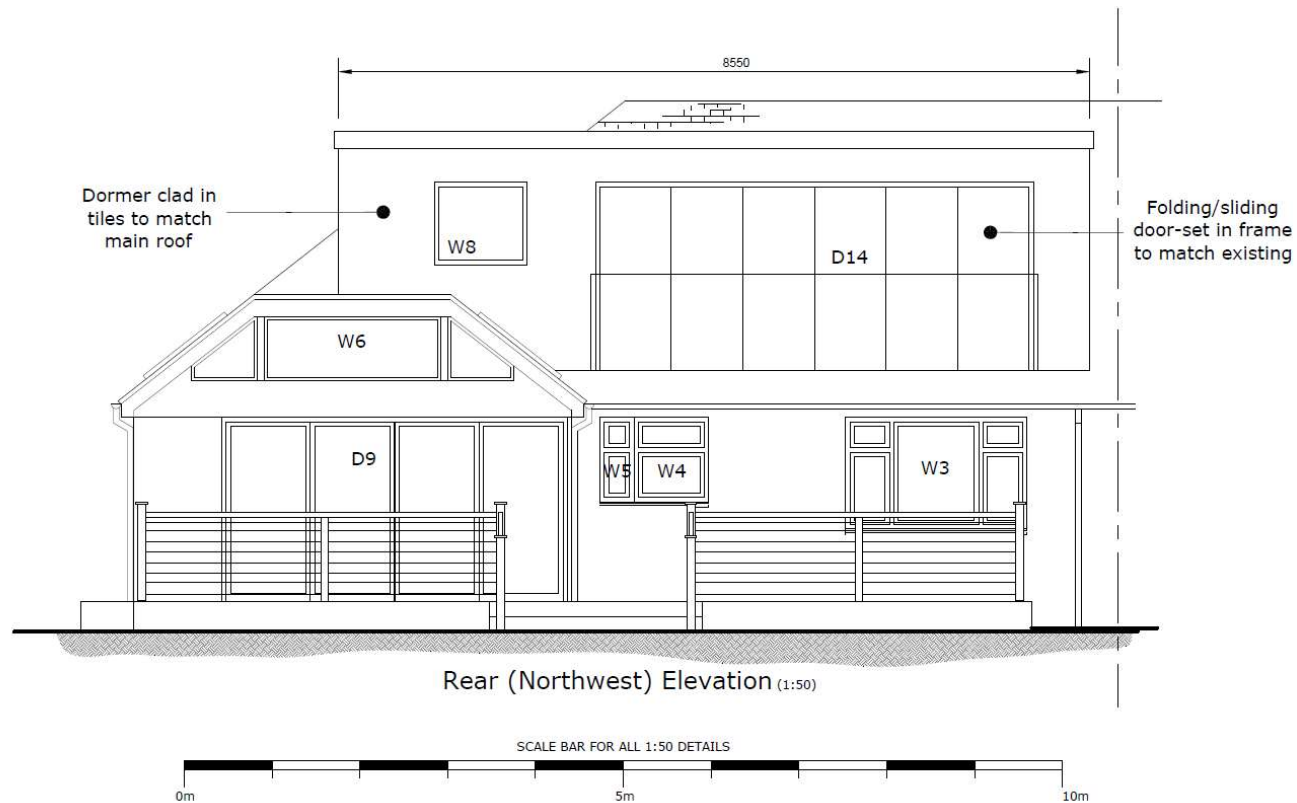


Rear (Northwest) Elevation (1:50)

SCALE BAR FOR ALL 1:50 DETAILS



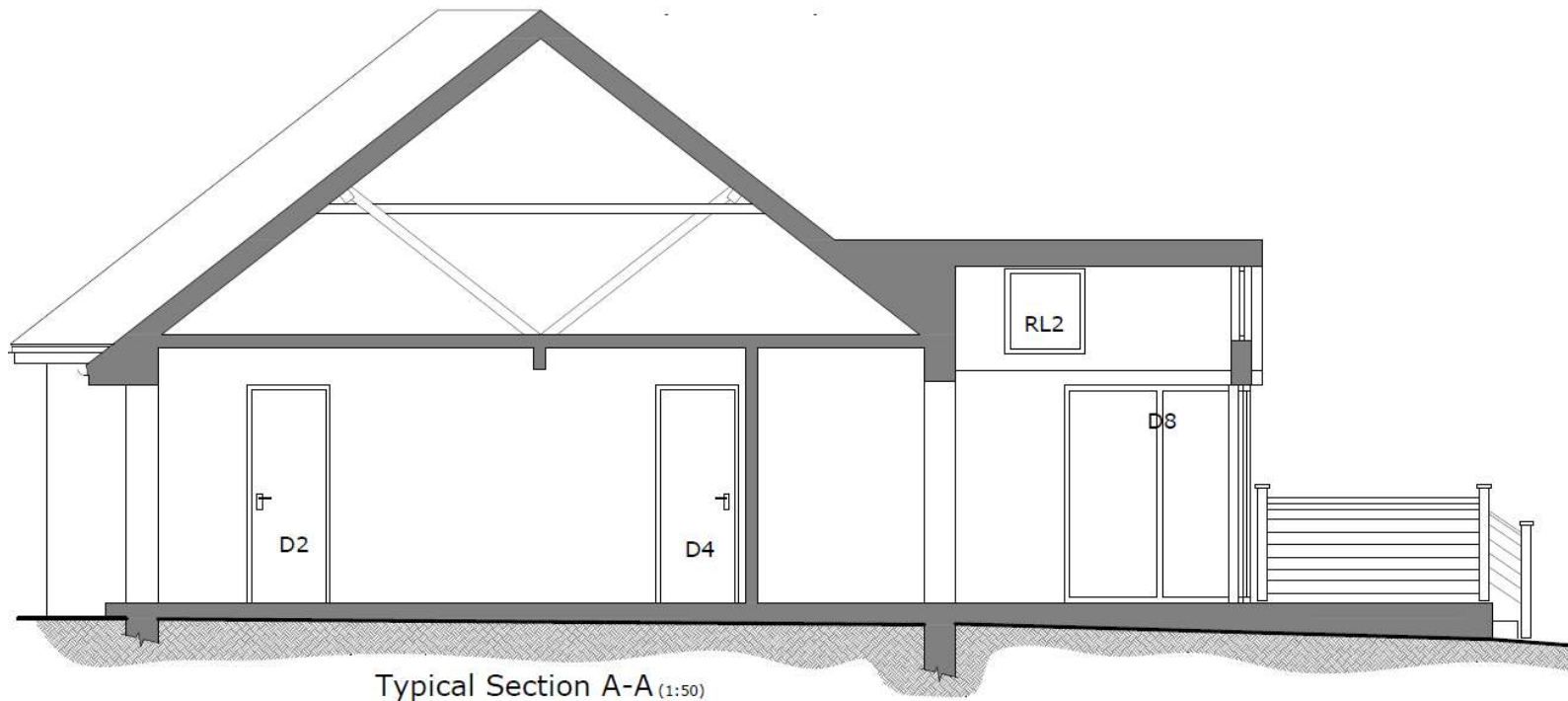
Proposed Rear Elevation



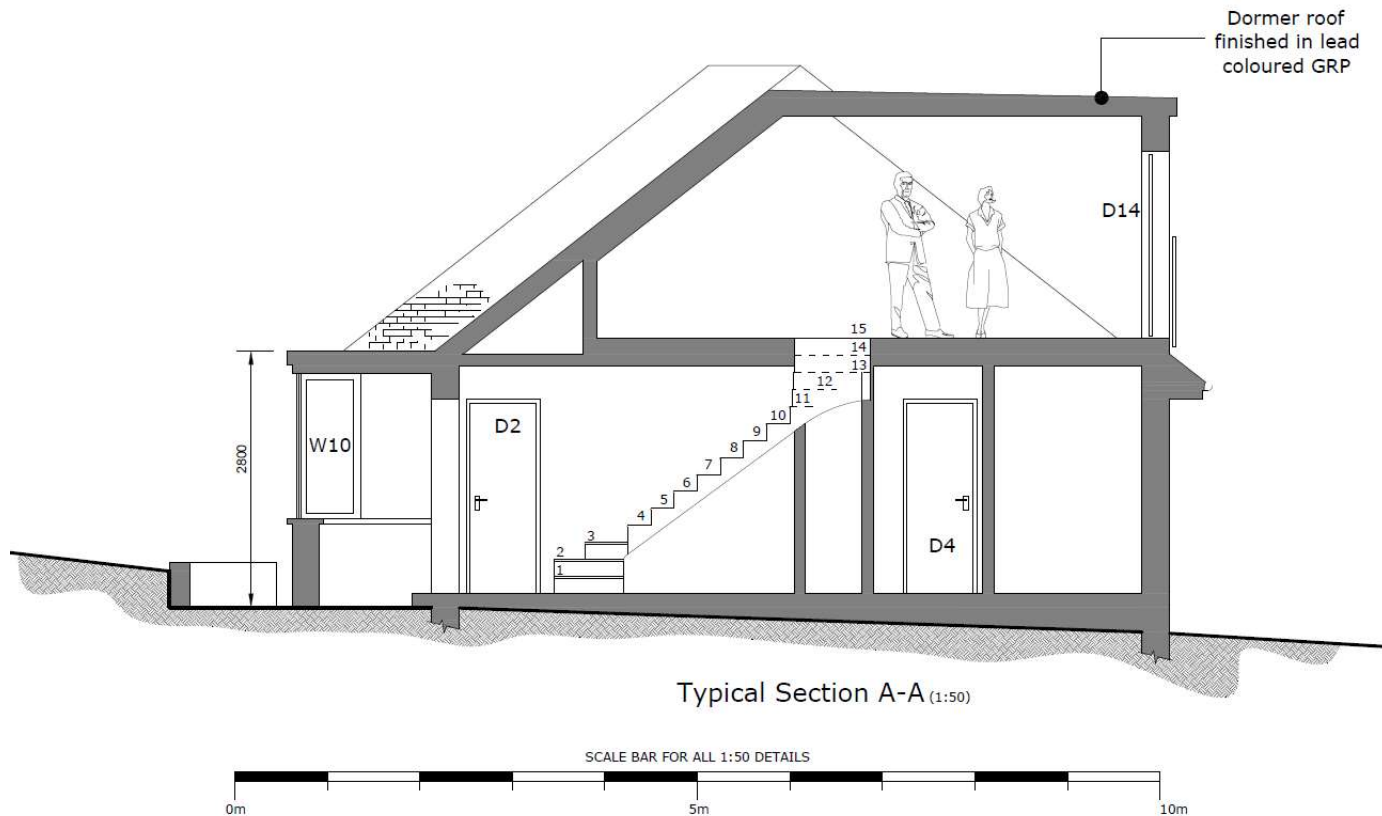
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Existing Site Section(s)



Proposed Site Section(s)



Key Considerations in the Application

- Design and appearance
- Impact on neighbouring amenity
- Impact on the appearance of surrounding area and semi-detached pair

Conclusion and Planning Balance

- Hip to gable and rear dormer not considered acceptable as would be inappropriate for the host building and surrounding area.
- Would create an 'L-shaped' wraparound dormer that would dominate the roofslope and unbalance the semi-detached pair.
- Rooflights and front porch unlikely to cause harm.
- Impact on amenity considered worse than existing arrangement