

10 Roedean Crescent

BH2021/03117

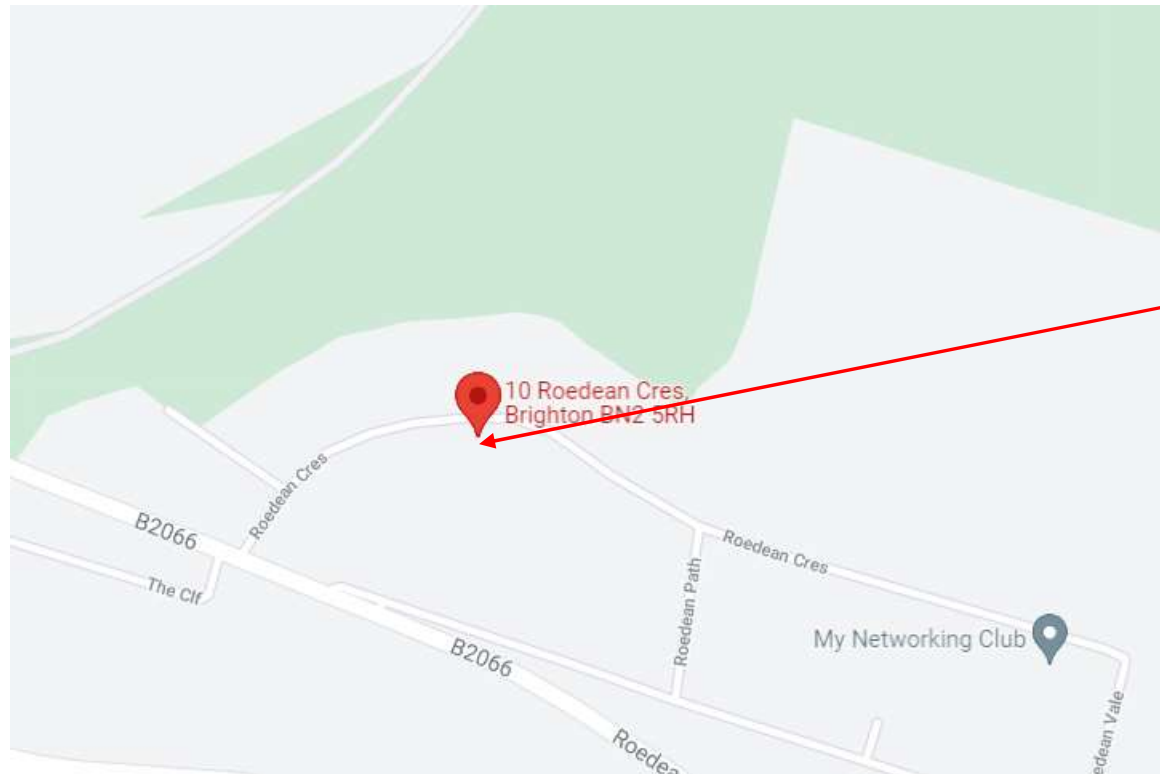


**Brighton & Hove
City Council**

Application Description

- Demolition of existing dwelling and erection of a five-bedroom house (C3) including excavation of lower ground floor, vehicle lift, landscaping and associated works.

Map of application site



Application Site



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Aerial Photo of Site – looking from the South



Application Site

3D Aerial photo of site



Application Site

Street photo of site



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Photo of front elevation of the site



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Photo of front elevation of the site



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Relationship with No. 12



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Relationship with No. 8



Photo of rear elevation of the site



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Existing Location Plan



Application Site

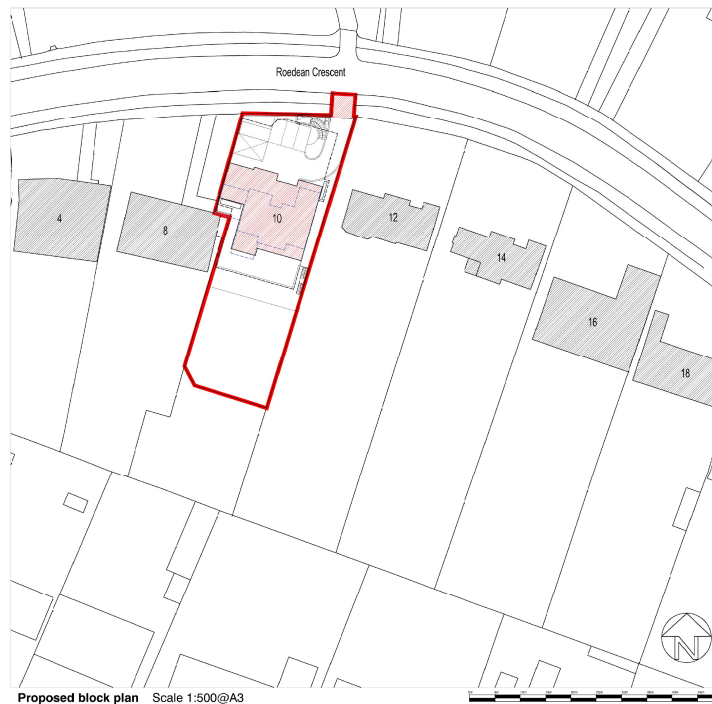


0m 10m 20m 30m 40m 50m

Existing site location plan



Proposed Block Plan



13

TA 1352 - 021221 - 01C

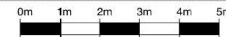


Proposed Front Elevation

Planning drawings taken from application reference BH2021/02056



Proposed front / north elevation Scale 1:100@A3



TA 1352 - 221021 18B



Proposed Rear Elevation

Planning drawings taken from application reference BH2021/02056



Proposed rear / south elevation Scale 1:100@A3

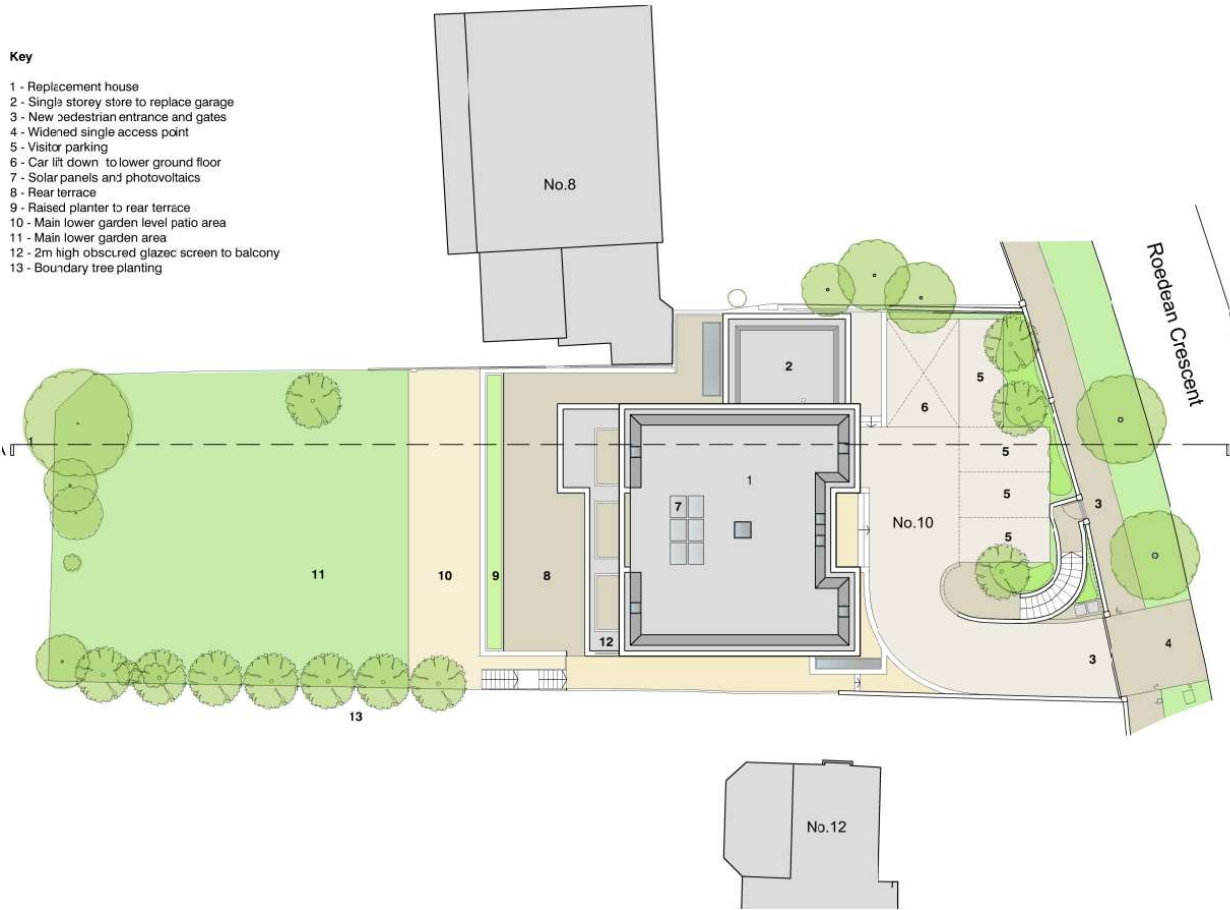
0m 1m 2m 3m 4m 5m

15

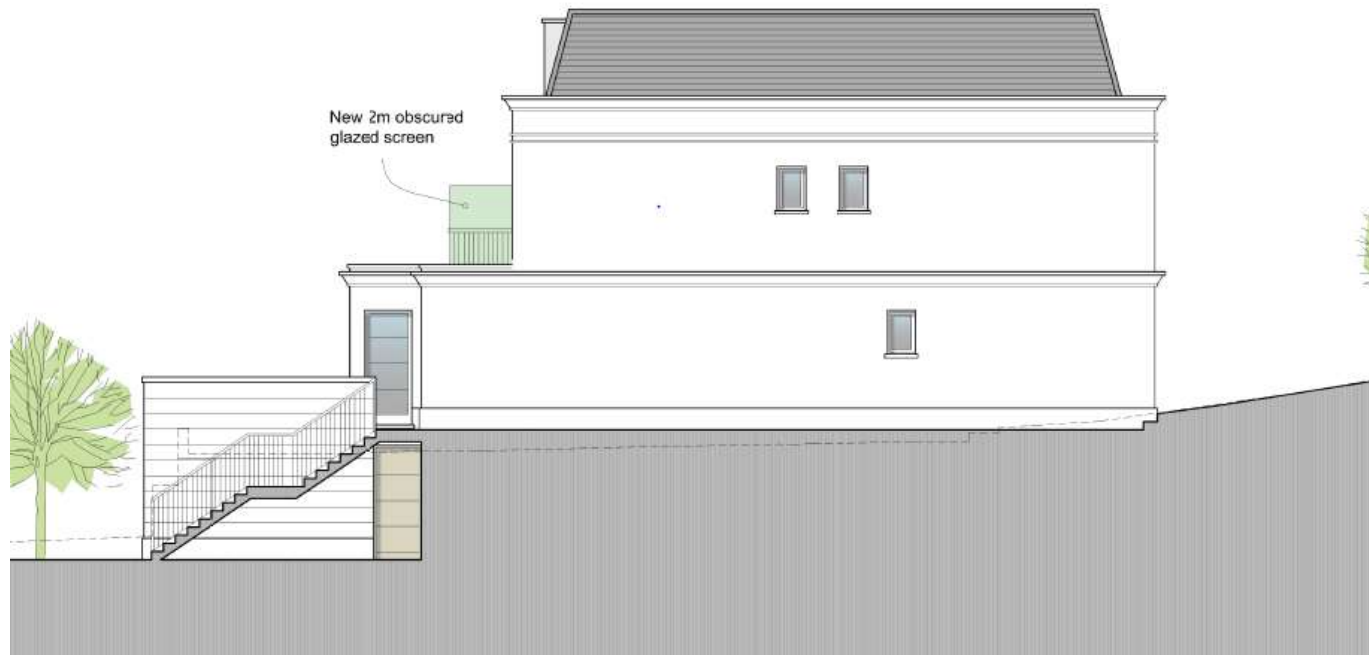
TA 1352 - 221021 20D



Proposed Site Plan



Proposed Side Elevation – looking from no.12 (to the east)

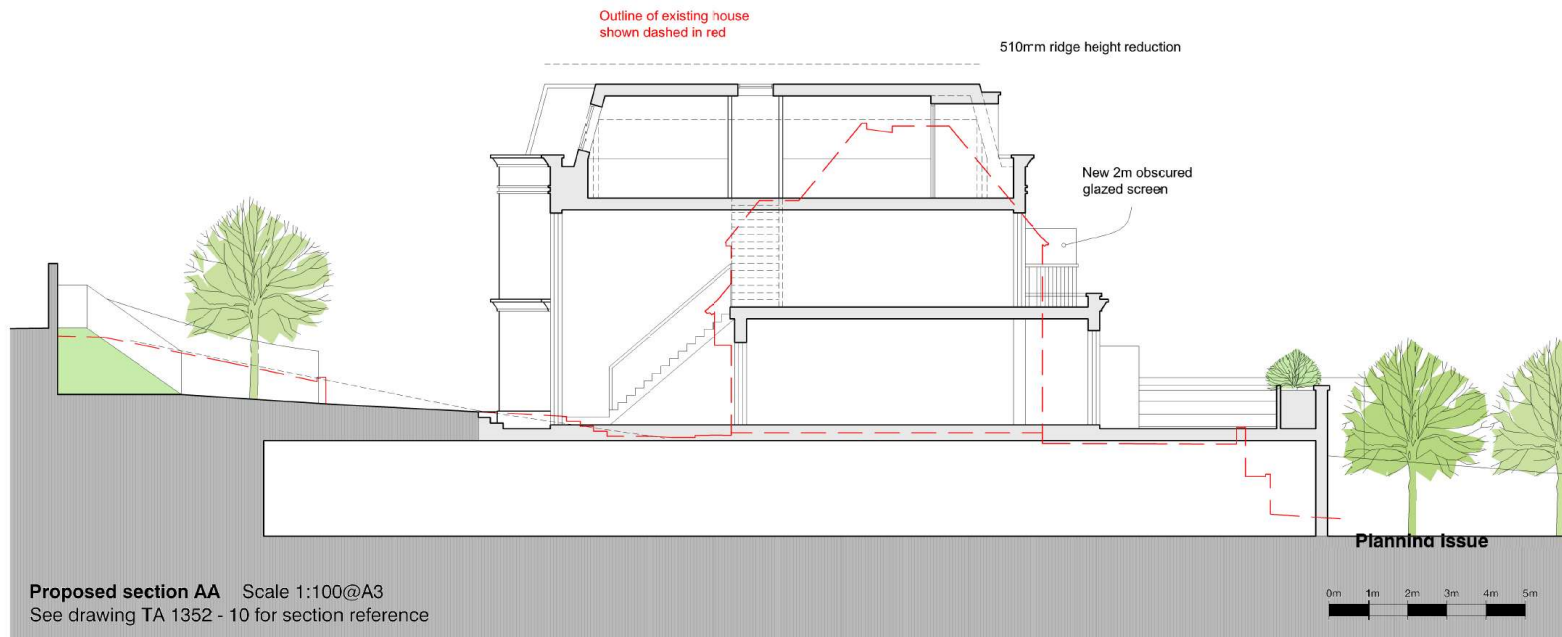


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Proposed Side elevation looking from no. 8 (to the west)



Proposed Site Section(s)



19

TA 1352 - 021221 - 22E



Contextual Front Elevation – incl. approved development at no. 6 & 12



Proposed street elevation Scale 1:200@A3



Proposed street elevation showing current application to no.12 and approval to no.6 Scale 1:200@A3

Planning issue
A 2011021 - large reduced by 510mm

Contextual Rear Elevation - incl. approved development at no. 6 & 12



Proposed rear / south elevation Scale 1:200@A3



Proposed rear / south elevation showing current application to no.12 Scale 1:200@A3



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Key Considerations in the Application

- Principle of development
- Design and appearance
- Standard of accommodation
- Impact on neighbour amenity
- Transport



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Conclusion and Planning Balance

- Design and appearance considered acceptable
- Would provide an acceptable standard of accommodation
- No resulting harmful impacts on neighbouring amenity
- Acceptable in terms of impact on highway
- **Recommendation: Approve**

