

46 Ridgeside Avenue

BH2022/00428



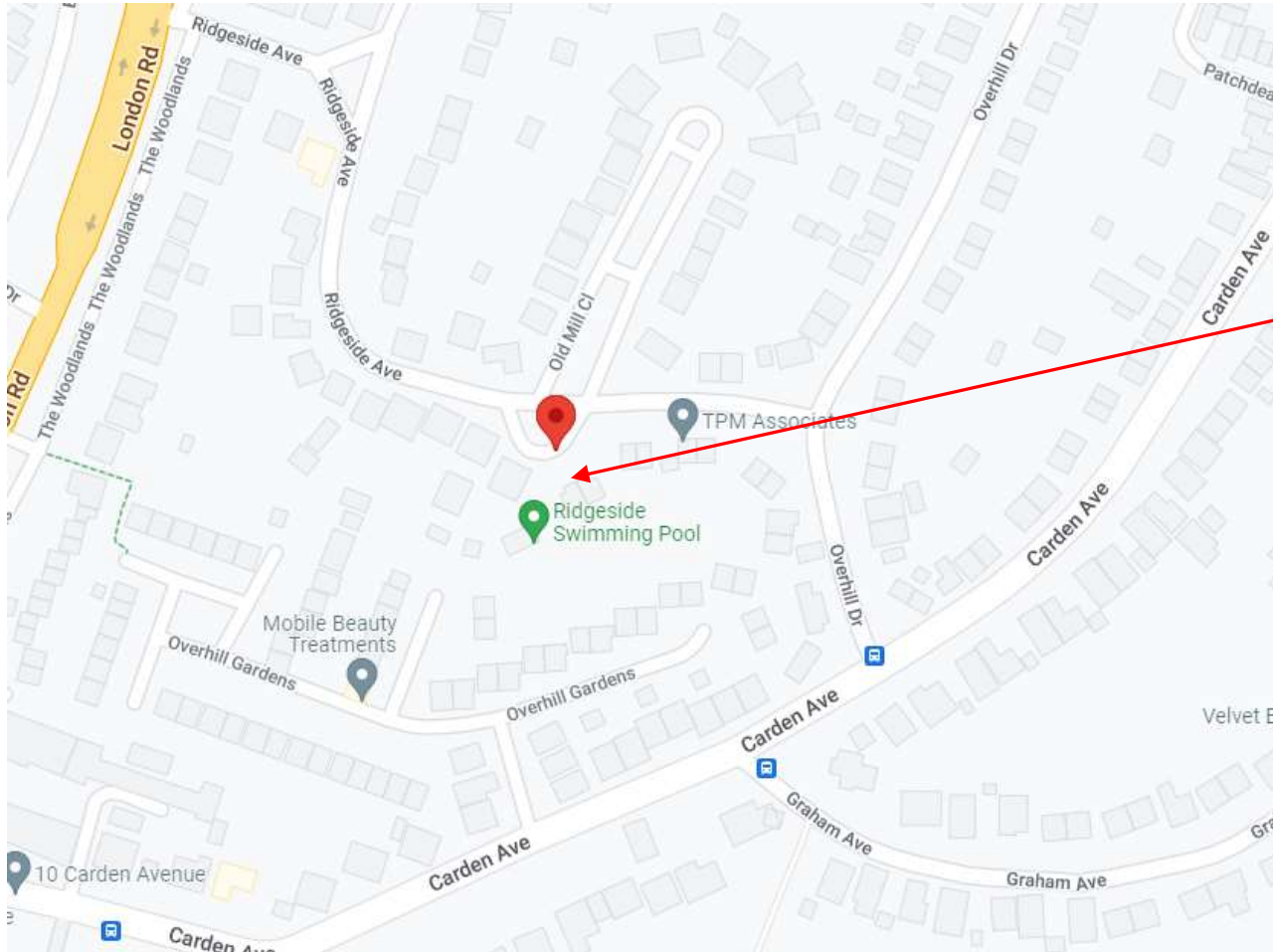
Brighton & Hove
City Council

Application Description

- Erection of single-storey outbuilding to rear.

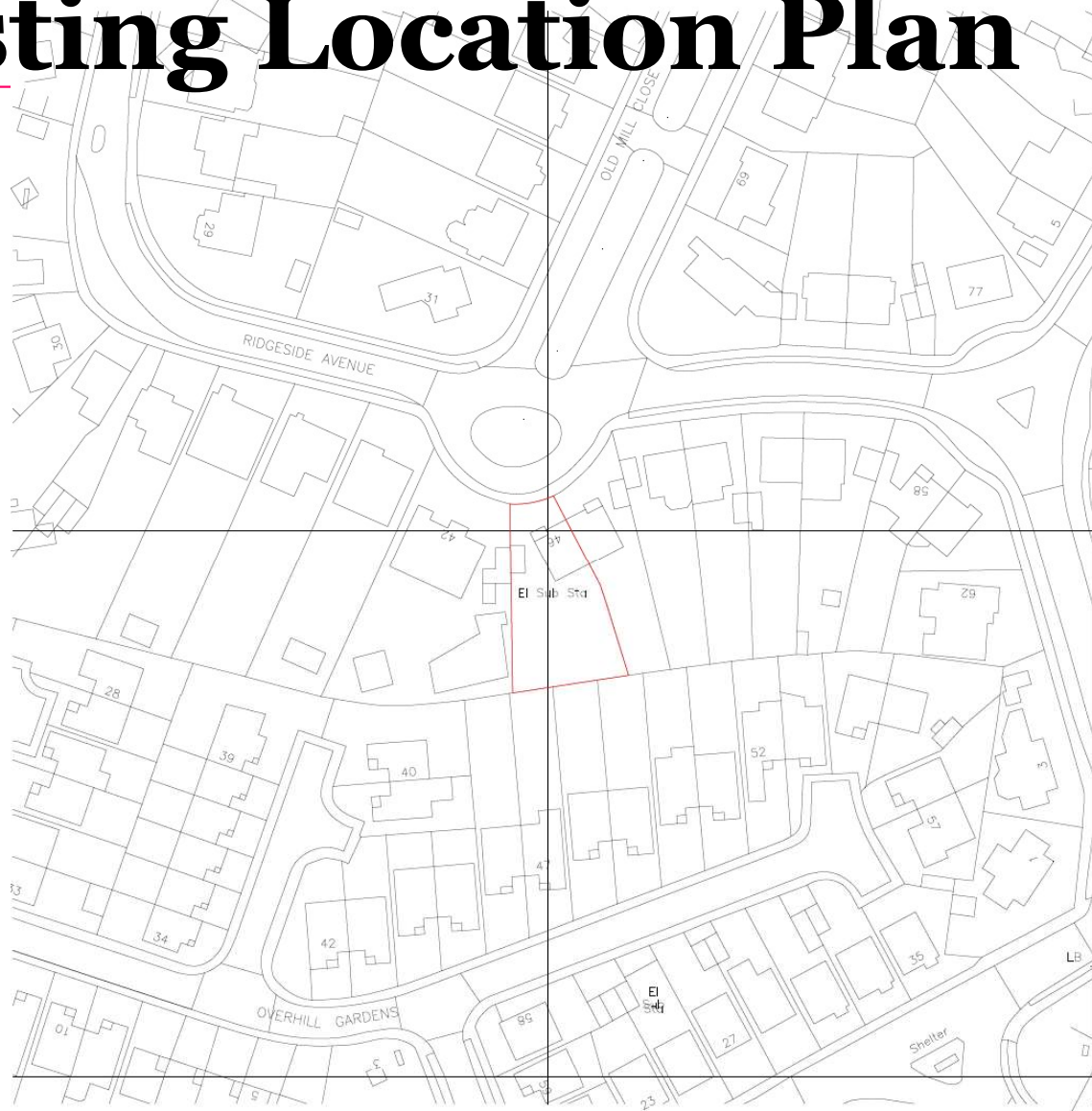


Map of application site



Application Site
(NB there is no swimming pool at the application site)

Existing Location Plan



Existing Location Plan 1:1250



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Aerial photo of site



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3D Aerial photo of site



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Street photo(s) of site



46 Ridgeside Avenue is on the right



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Rear Garden Photos

Boundary with no. 48



Rear Boundary with Overhill Gardens



Rear Garden of no. 46



Approximate position of outbuilding within garden

Tree to be removed



As noted in the Arboricultural Statement this tree, to be removed, is likely to die soon given the way it has been cut.



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Existing rear boundary



Looking down/over to rear gardens of Overhill Gardens



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Site of outbuilding



Space for outbuilding

This area has recently been cleared owing to previous trees having Elm disease. As noted in the Arboricultural Statement.



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Rear of dwellings

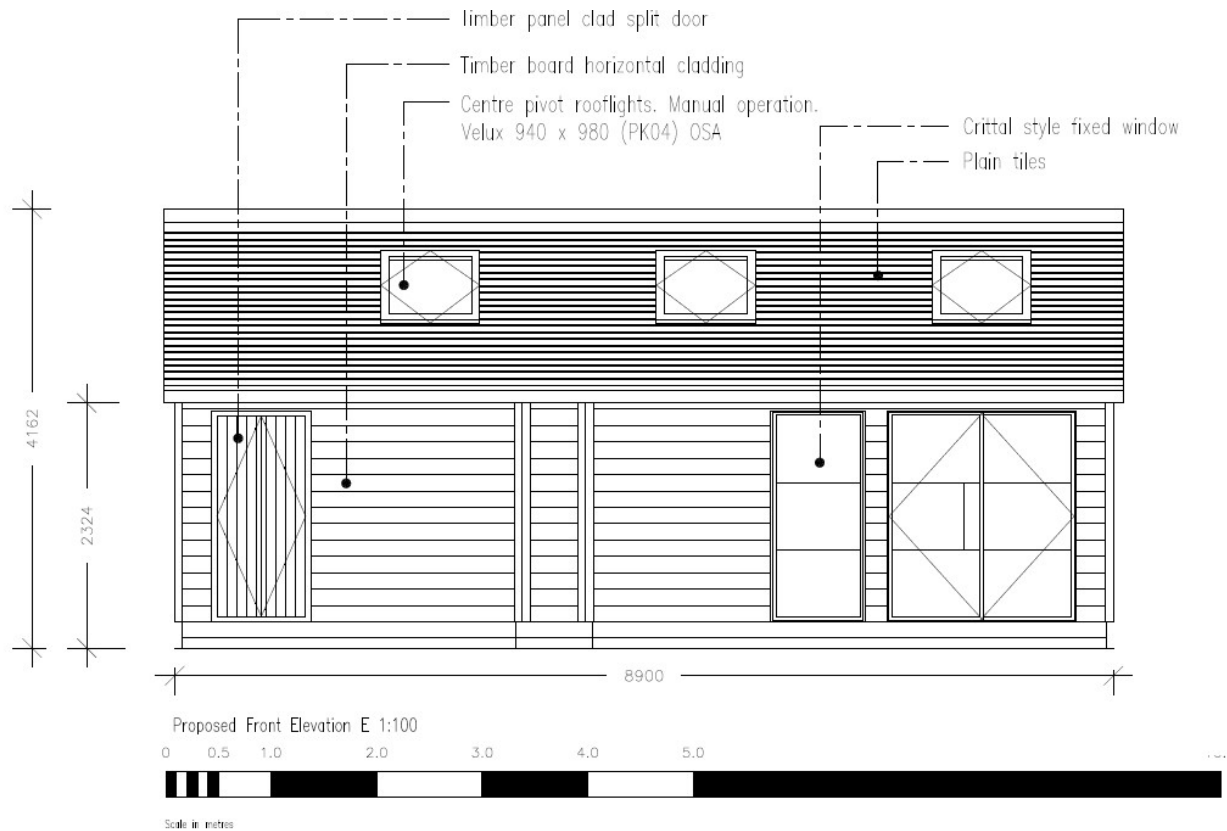


No. 46 on the left and No. 48 on the right



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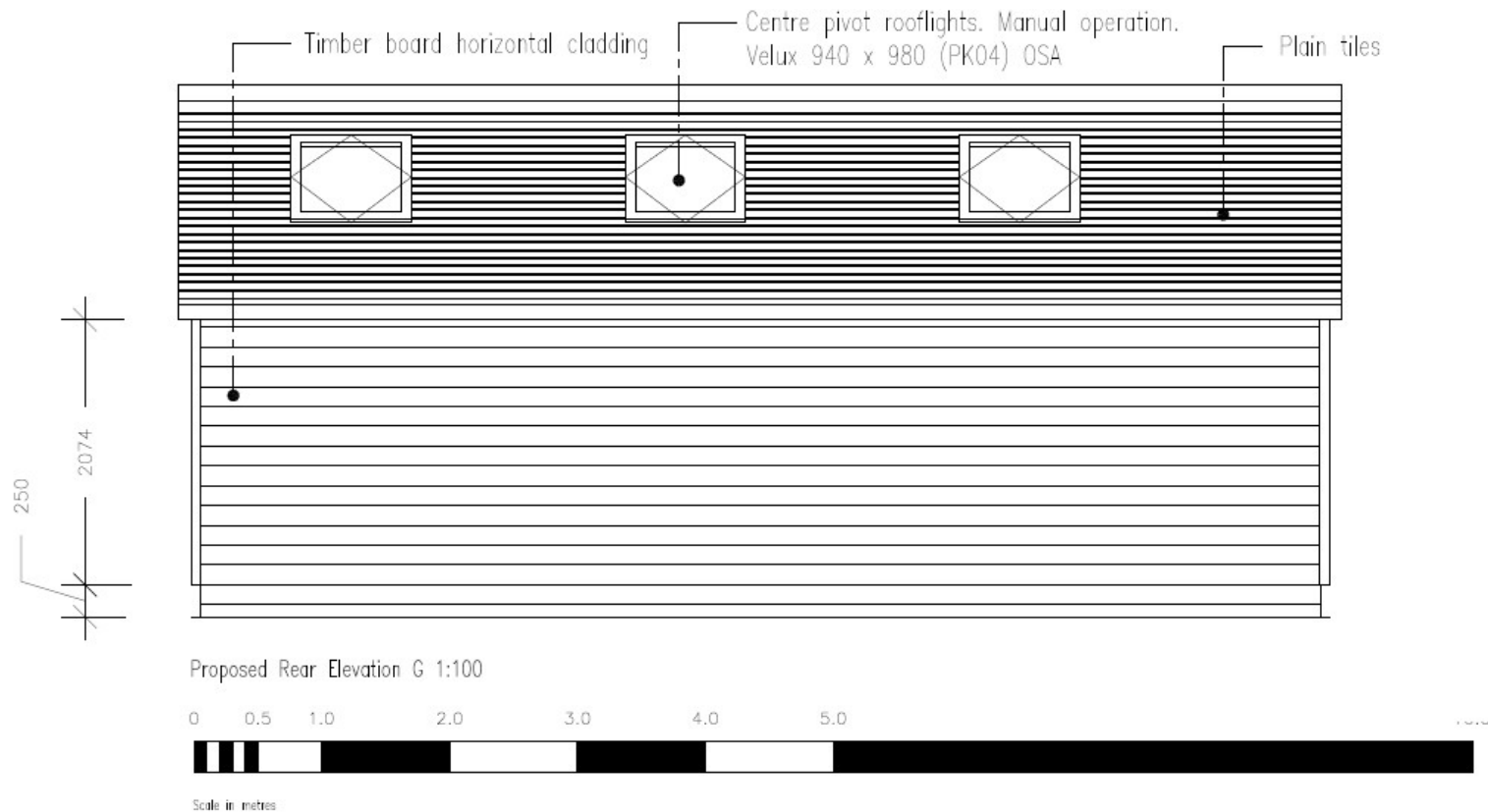
Proposed Outbuilding Front Elevation



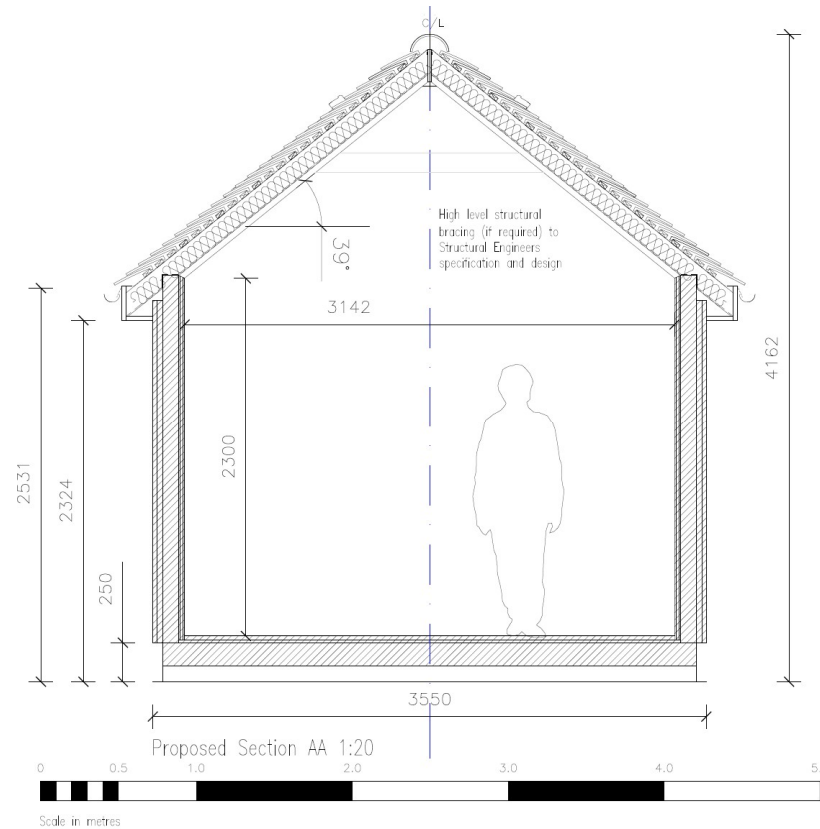
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P06

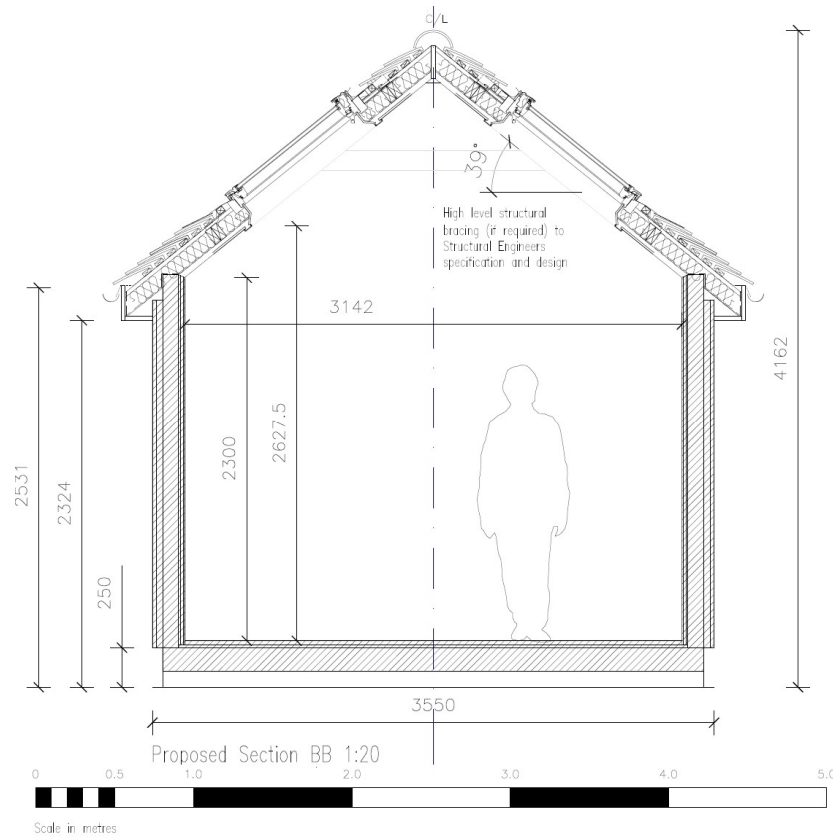
Proposed Outbuilding Rear Elevation



Proposed Outbuilding Section(s)



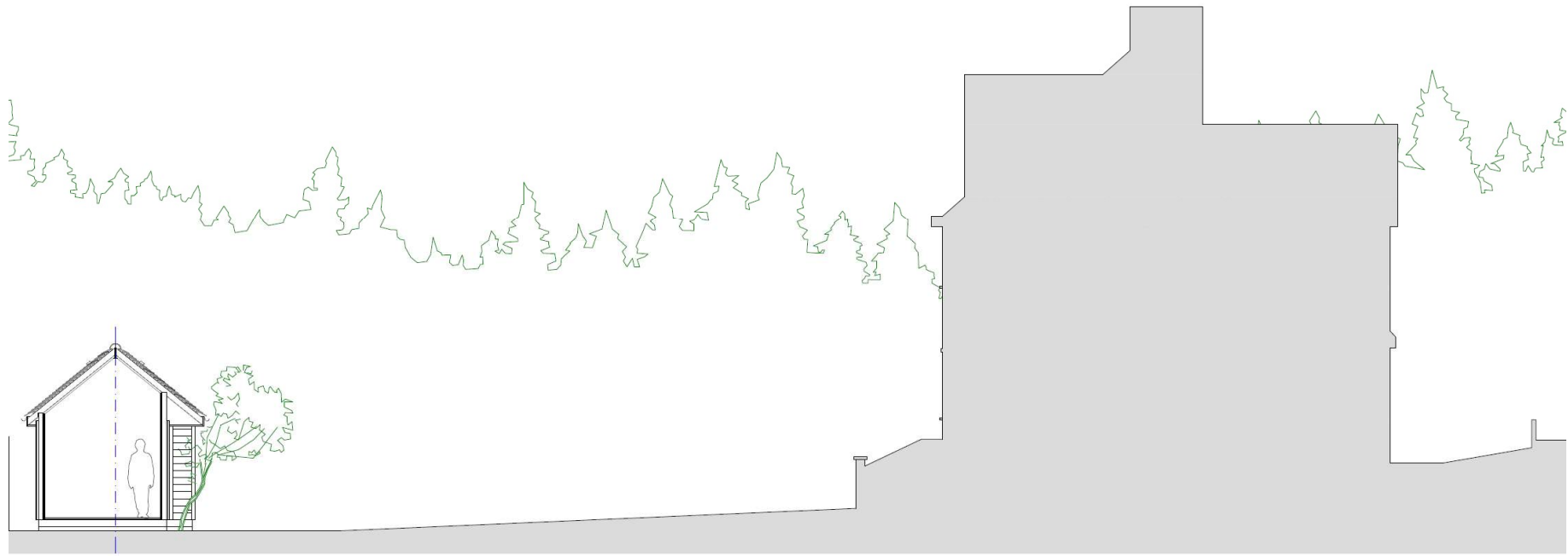
Proposed Outbuilding Section(s)



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P08

Proposed Site Section(s)



18

Proposed Site Section CC 1:100



P09



Key Considerations in the Application

- Design and Appearance of outbuilding.
- Impact on Amenity
- Impact on Trees



Conclusion and Planning Balance

- The proposed outbuilding will have an acceptable design.
- It would not significantly overshadow or be overbearing to neighbours considering the siting of the outbuilding and local context.
- The scheme secures protection for the retained trees during the build and the scheme has been designed to retain as many trees as is possible.

Recommendation: **Approve**