

61 Goldstone Lane

BH2023/02290



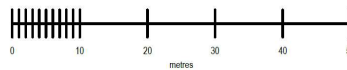
Brighton & Hove
City Council

Application Description

- Demolition of existing bungalow and erection of 2no three storey detached dwellinghouses (C3), with centralised vehicular crossover and associated car parking, landscaping, bin and cycle storage.



Existing Location Plan



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1:1250



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01 A



Aerial photo of site



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3D Aerial photo of site



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Street photo of site



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Street photo of site



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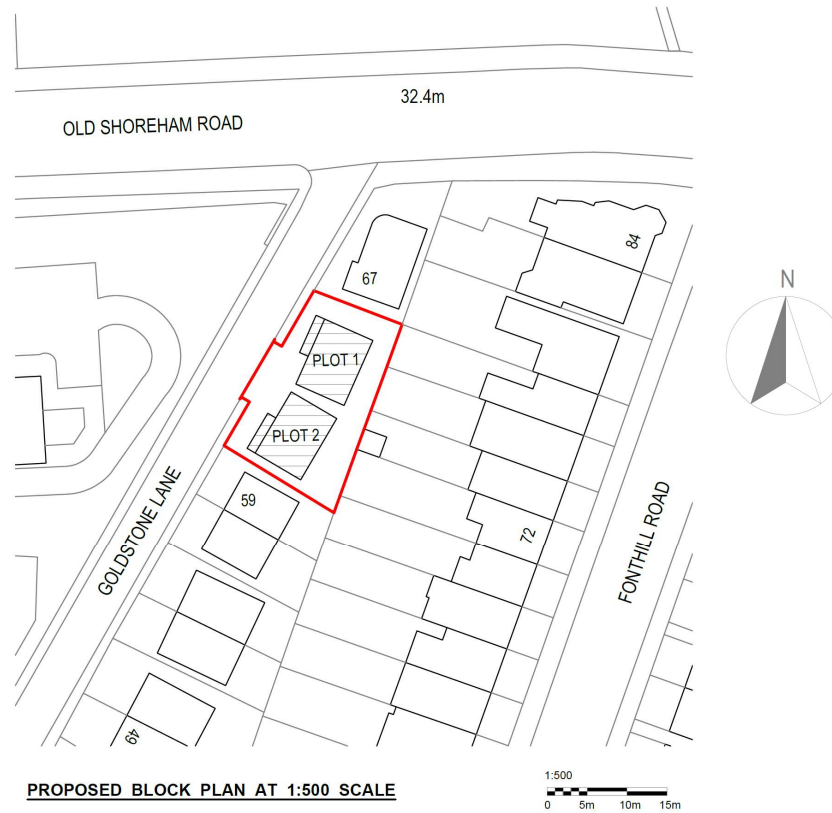
Existing Block Plan



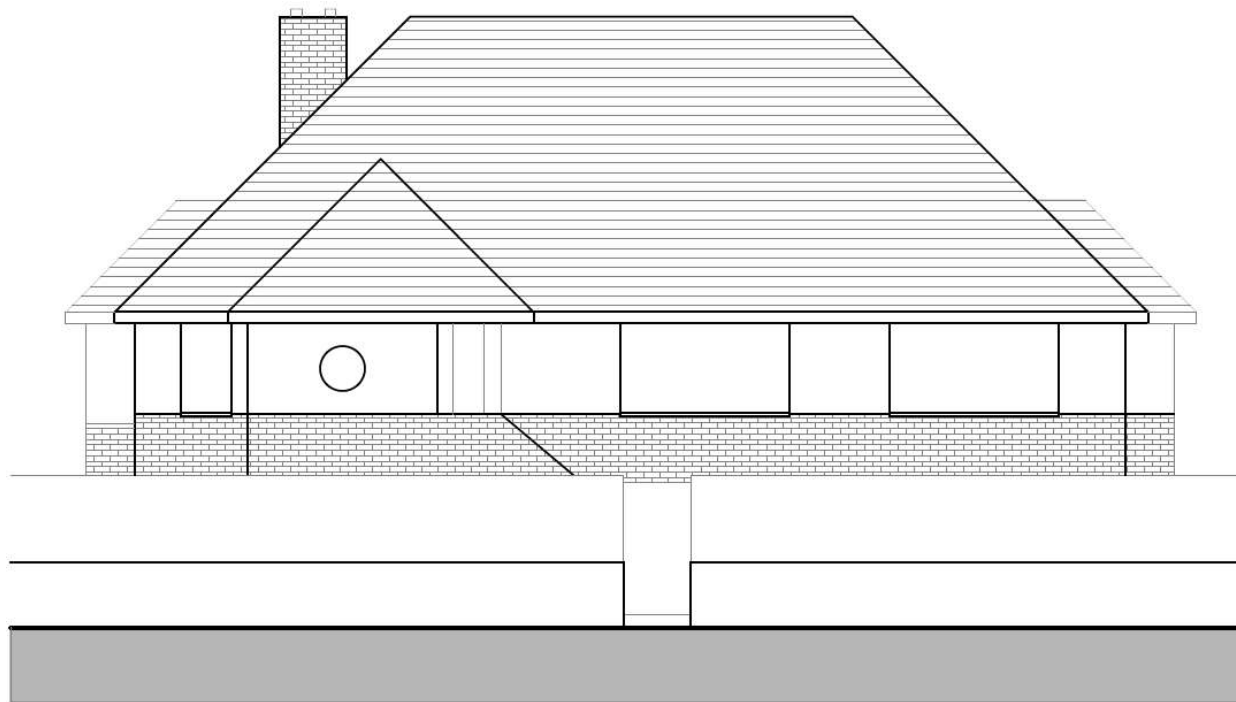
EXISTING BLOCK PLAN AT 1:500 SCALE

1:500
0 5m 10m 15m

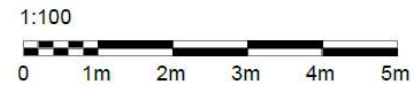
Proposed Block Plan



Existing Front Elevation



EXISTING FRONT (NORTH-WEST) ELEVATION



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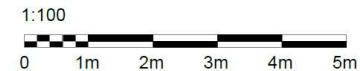
Proposed Front Elevation



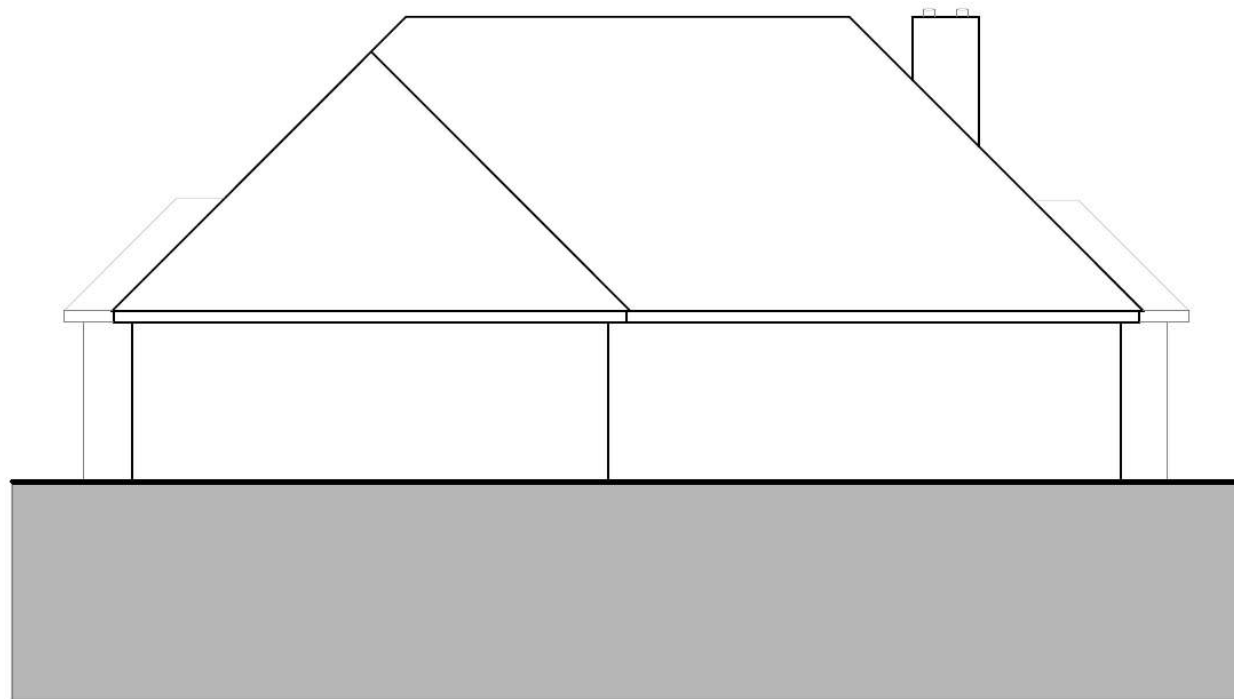
PLOT 1

PLOT 2

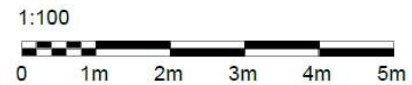
PROPOSED FRONT (NORTH-WEST) ELEVATION



Existing Rear Elevation



EXISTING REAR (SOUTH-EAST) ELEVATION



Proposed Rear Elevation



PLOT 2

PLOT 1

PROPOSED REAR (SOUTH-EAST) ELEVATION

1:100



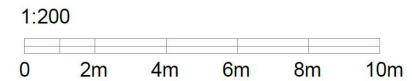
09 B

Proposed Contextual Front Elevation

98

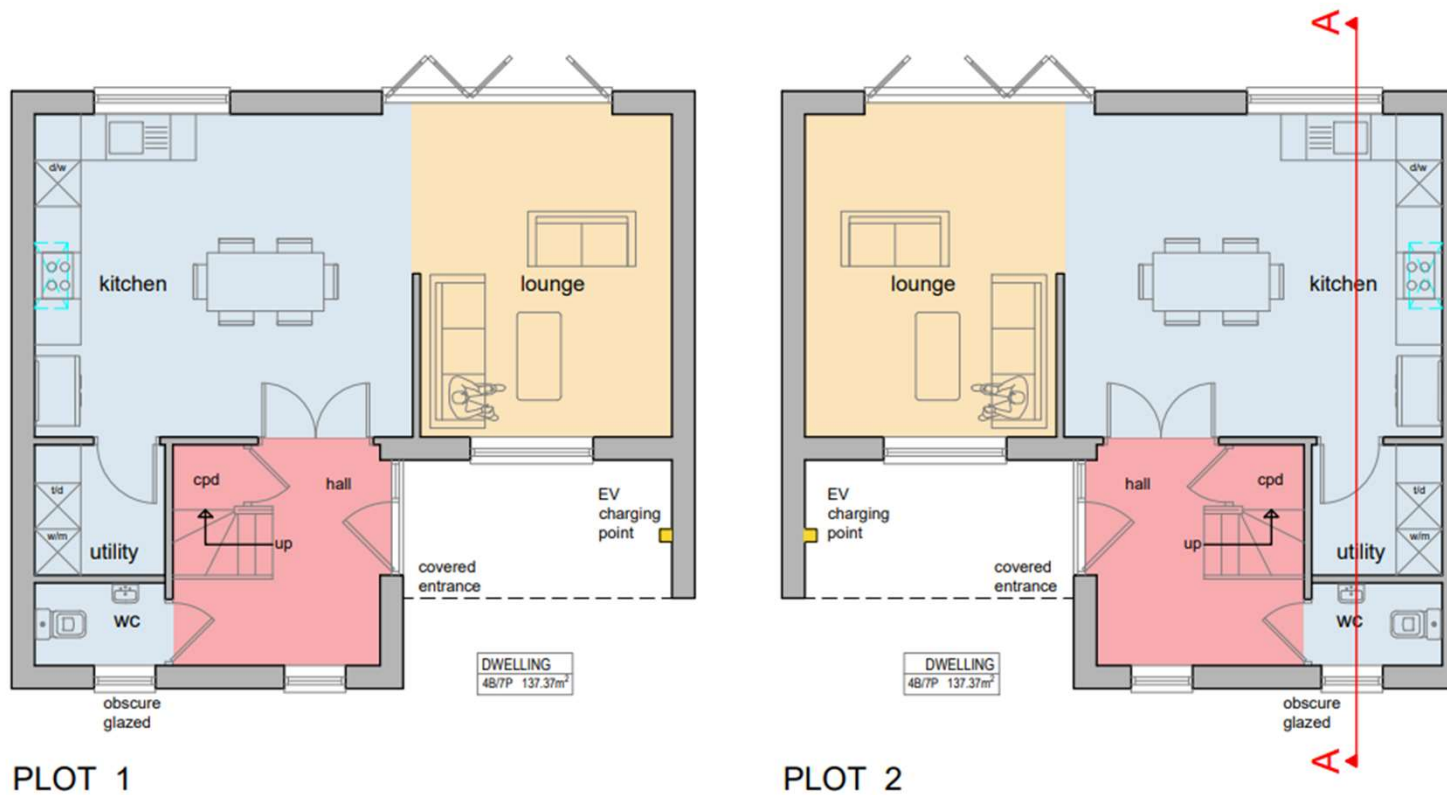


PROPOSED CONTEXTUAL STREET SCENE (NORTH-WEST ELEVATION)
existing dwelling shown dotted and outline of Fonthill Road dwellings shown in background.



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Proposed Ground Floor Plans



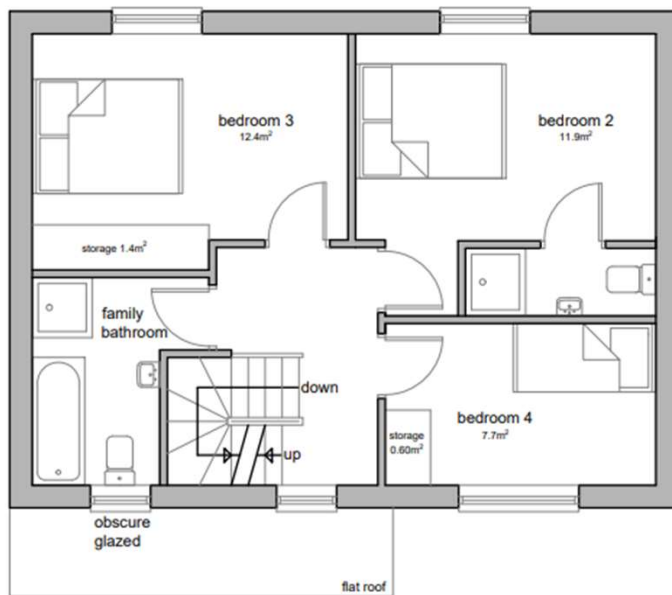
PLOT 1

PLOT 2

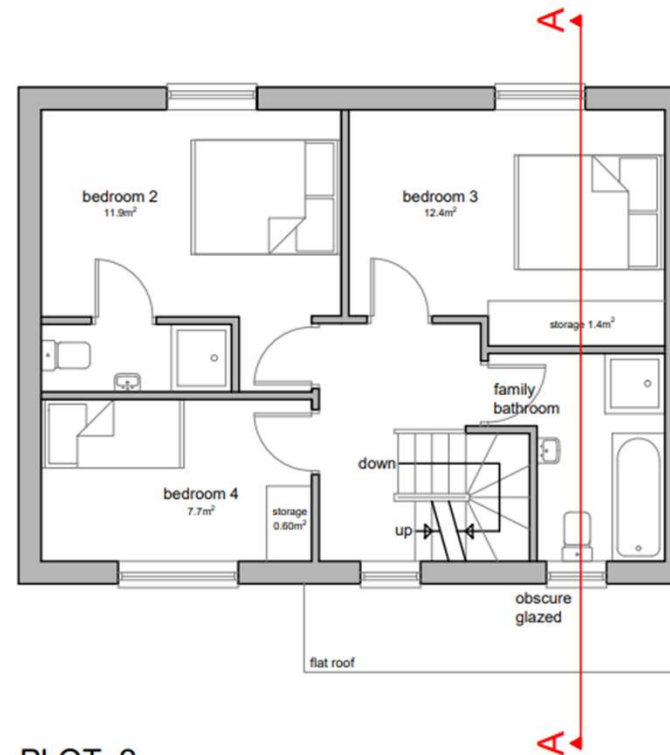
87

06 A

Proposed First Floor Plans



PLOT 1



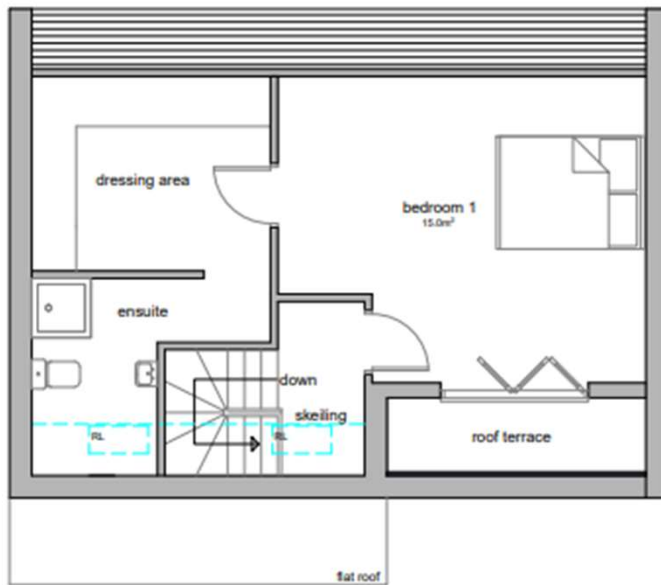
PLOT 2

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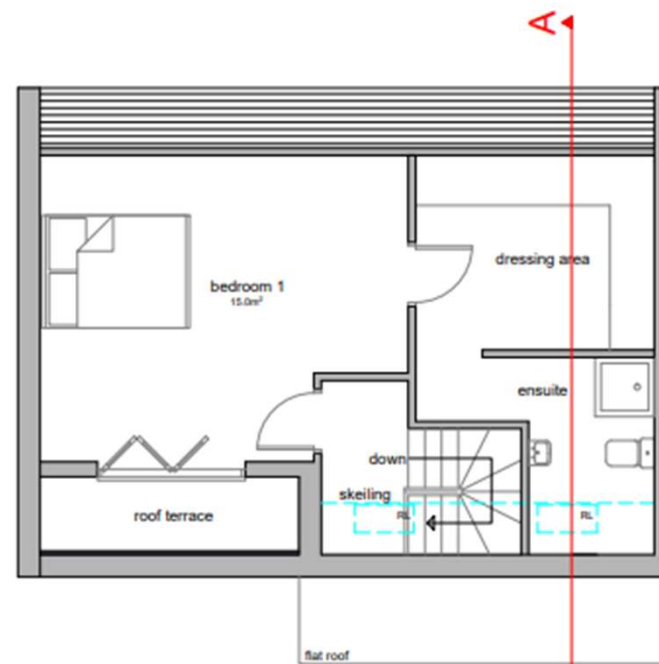
06 A

Proposed Second Floor Plans

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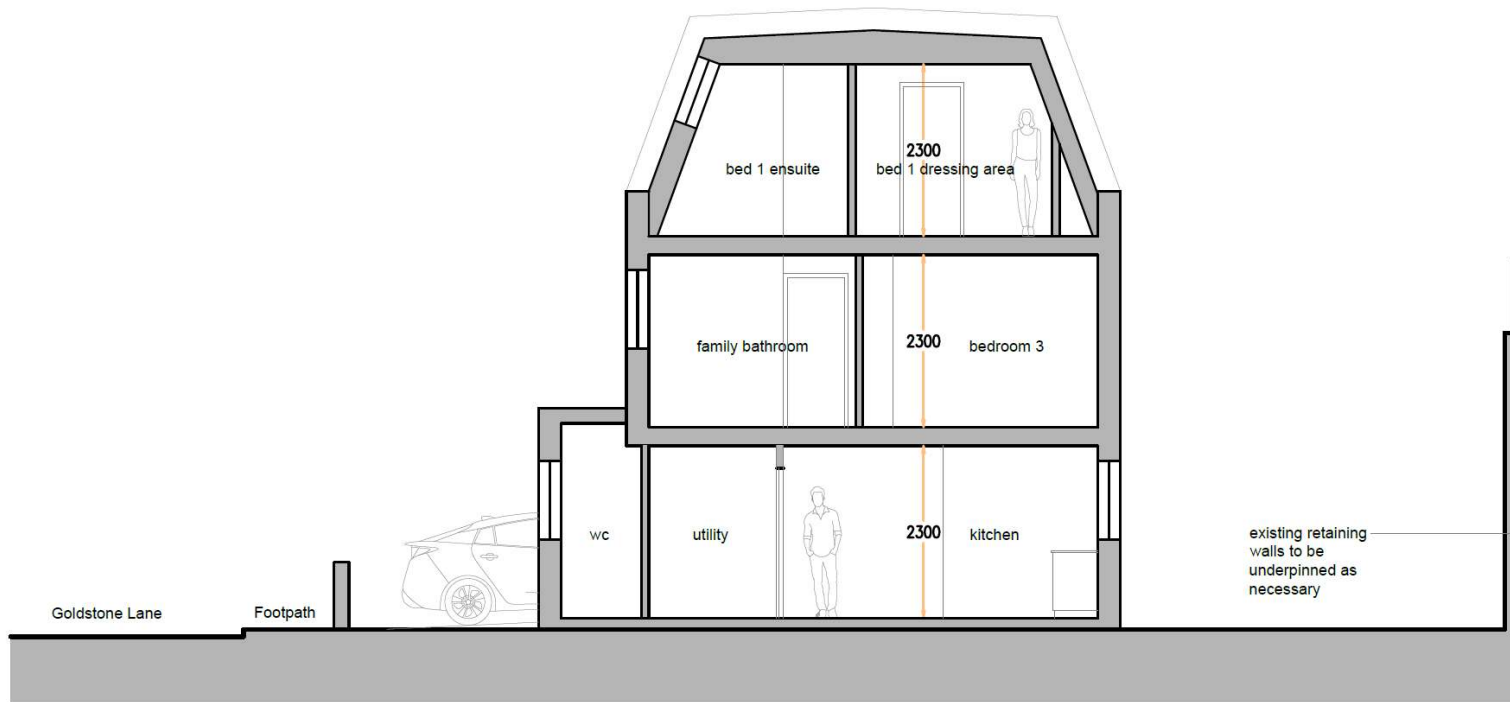
PLOT 1



PLOT 2

07

Proposed Site Section



PROPOSED SECTION A - A (PLOT 1)



Representations

- Six (6) objections received, raising the following material planning issues:
 - Proximity of development with rear boundary
 - Lack of natural light for new dwellings
 - Loss of privacy
 - Highway disruption during delivery and construction period
 - Loss of on-street parking
- Two (2) supports received, based on the following material planning issues:
 - Design is in keeping with the character of the streetscene
 - The existing bungalow is outdated
 - The development would have an acceptable impact on residential amenities

Key Considerations in the Application

- Principle of development – provision of housing
- Design and Appearance
- Impact on Amenities
- Standard of Accommodation
- Impact on Highway Safety

Conclusion and Planning Balance

- Development would deliver two family-suitable dwellings with satisfactory standard of accommodation
- Would be in keeping with the character of the streetscene in terms of form and massing
- No significant impacts anticipated upon the amenities of local residents, or highway safety.

Recommend: Approval

