

8 Rothbury Road

BH2023/02446



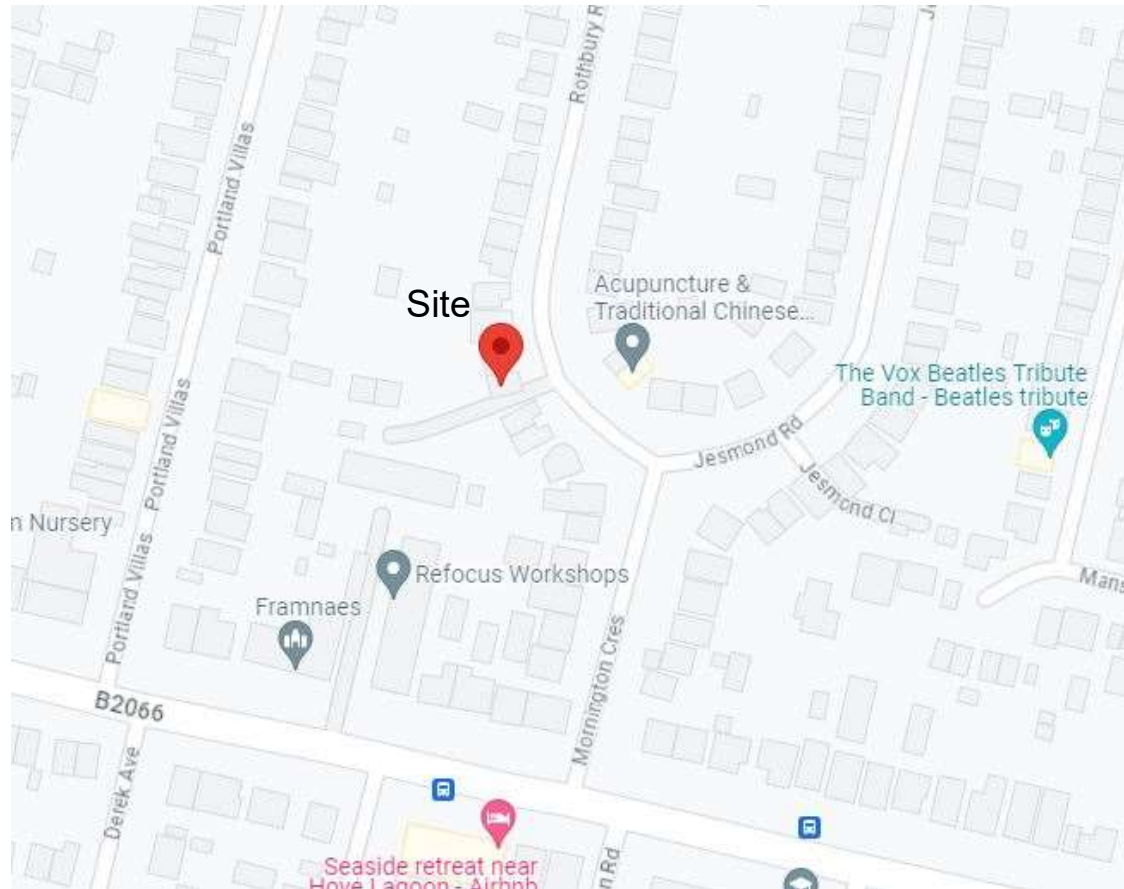
**Brighton & Hove
City Council**

Application Description

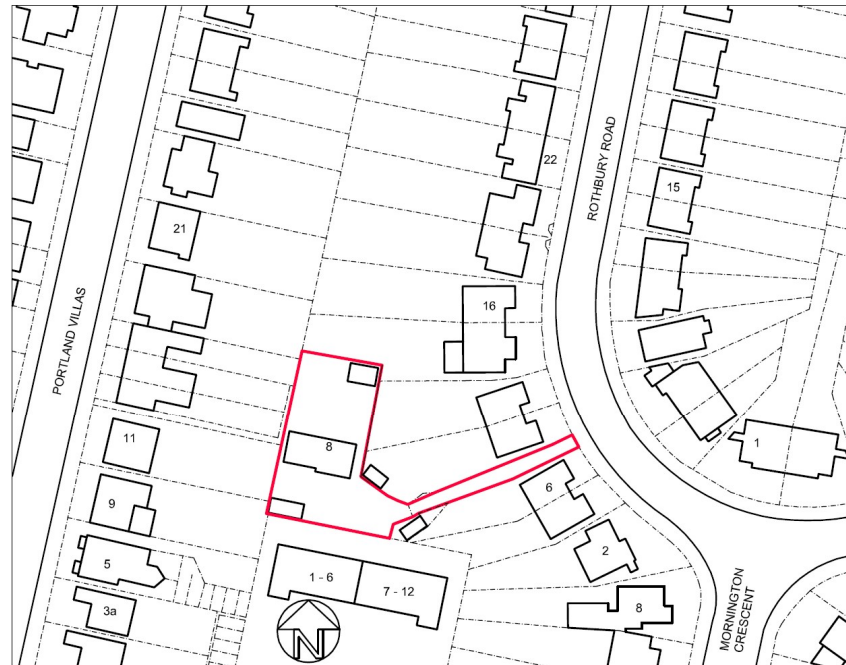
- Raising of roof by 2m to enable construction of first floor with dormer windows and rooflights. Erection of single storey rear extension and front porch.



Map of application site



Location Plan



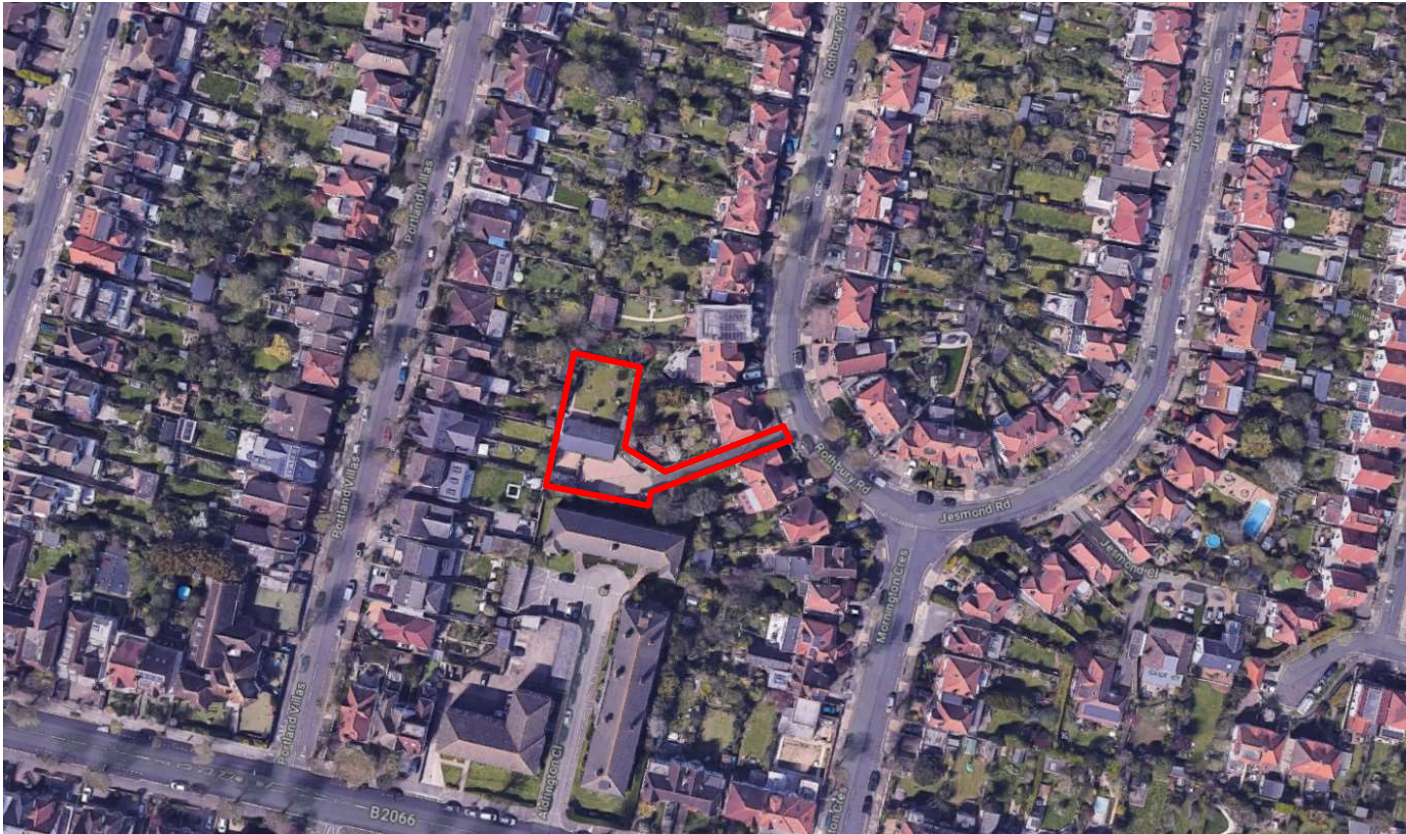
Location Plan 1:1250

100 metres @ 1:1250 on A4



10 metres @ 1:1250 on A4

Aerial photo of site



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3D Aerial photo of site



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Site Photos

Front of Site



Rear of Site



Other photos of site

Eastern boundary and tree T2 (birch at no. 10 Rothbury Road)



North eastern boundary and tree T1 (Cypress at no. 12 Rothbury Road)



Other photos of site

North western boundary



Outbuilding and northern boundary with no. 14 Rothbury Road



Other photos of site

Western boundary with no. 13 Portland Villas



Western boundary with no. 11a Portland Villas



Other photos of site

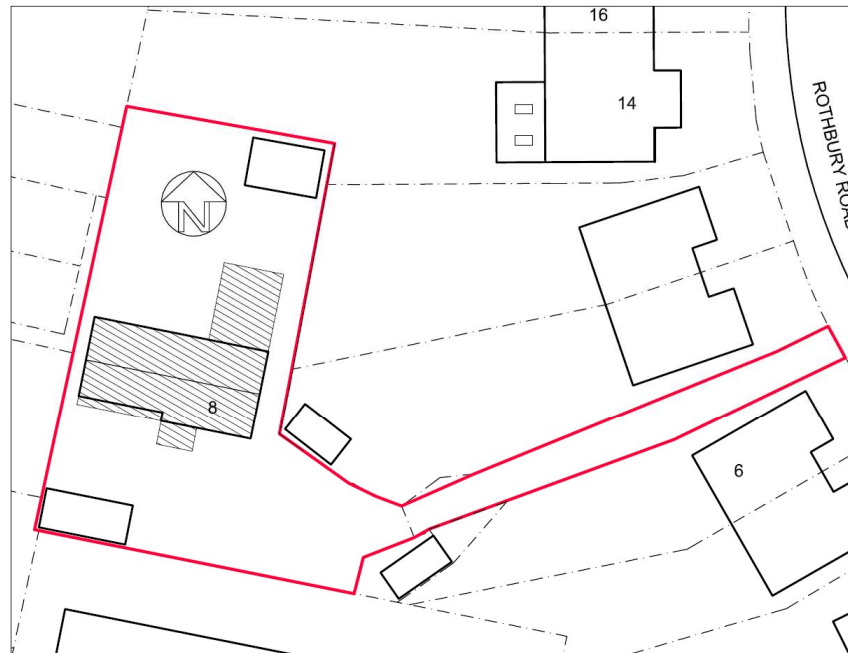
Southern boundary with Beverly Court flats



Outbuilding under construction under permitted development rights



Proposed Block Plan



Proposed Block Plan 1:500

50 metres @ 1:500 on A4



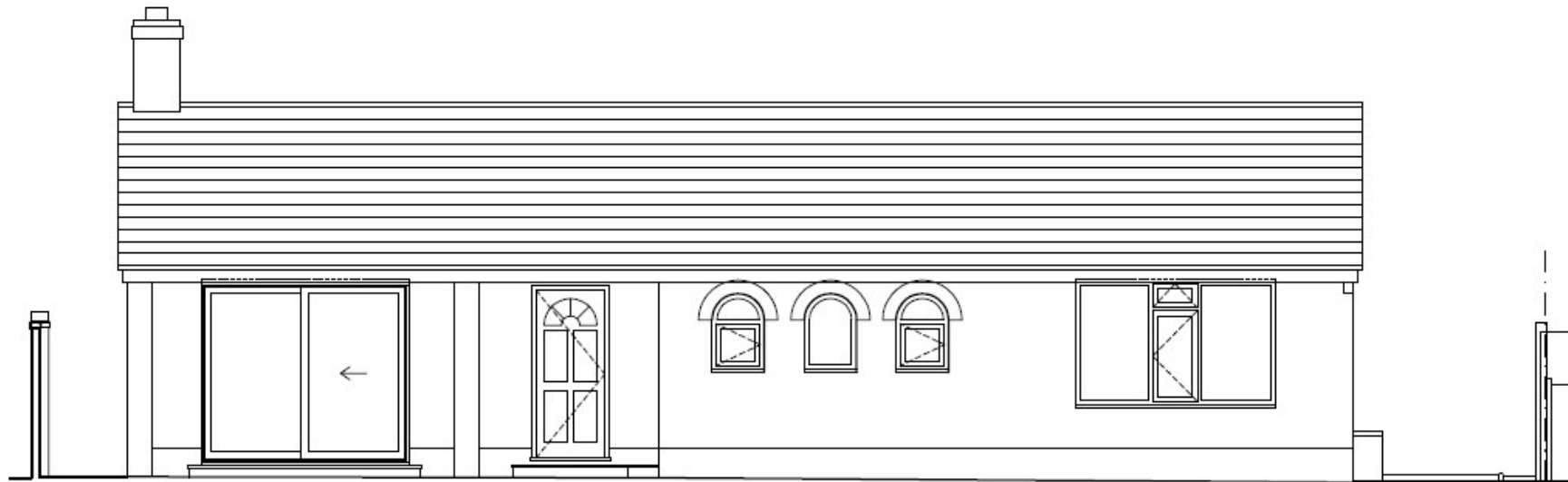
10 metres @ 1:500 on A4

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CH1194/001 REV A

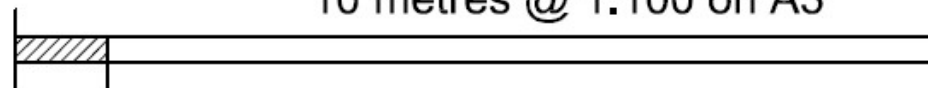
Existing Front Elevation

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FRONT (SOUTH) ELEVATION

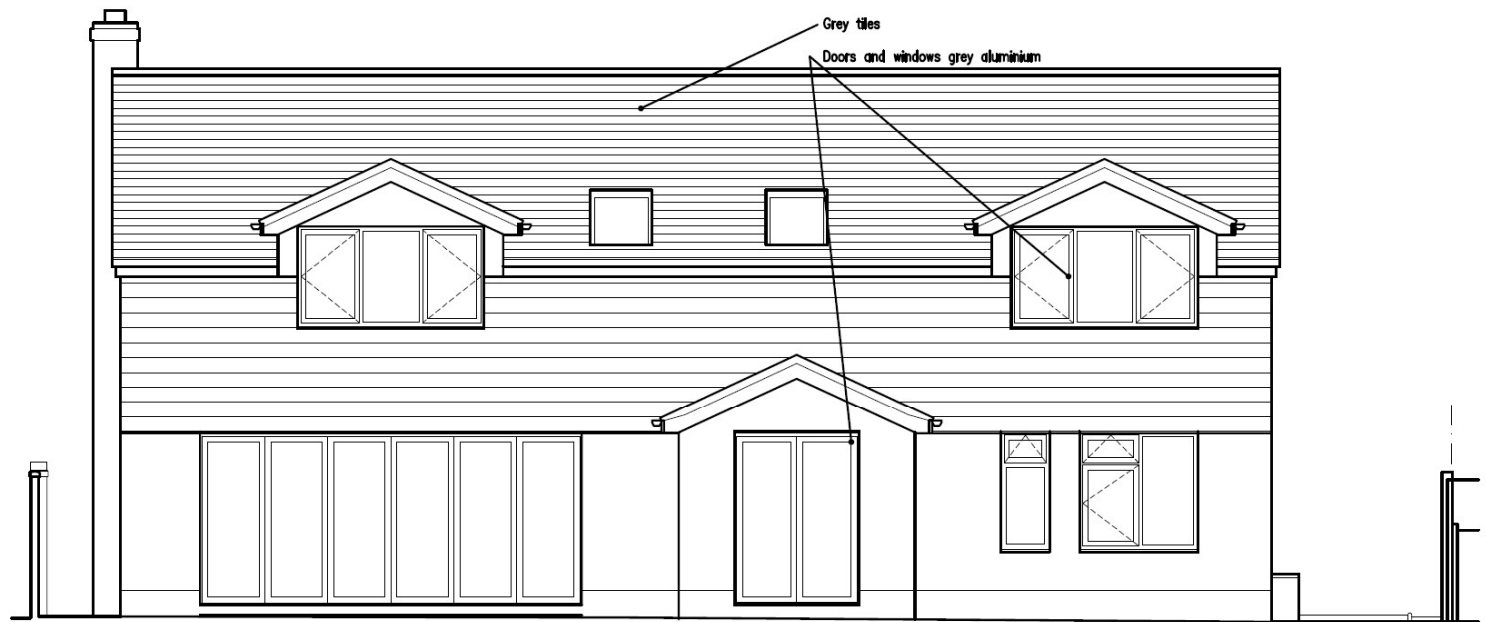
10 metres @ 1:100 on A3



1 metre @ 1:100 on A3

CH1194/004

Proposed Front Elevation



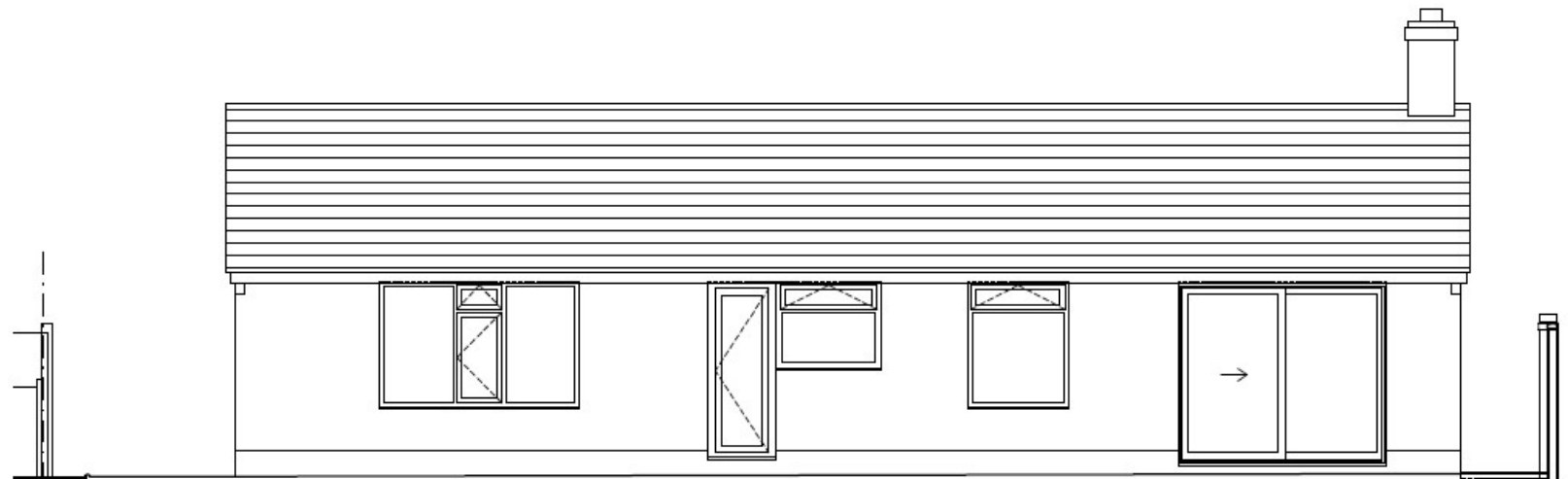
FRONT (SOUTH) ELEVATION

10 metres @ 1:100 on A3

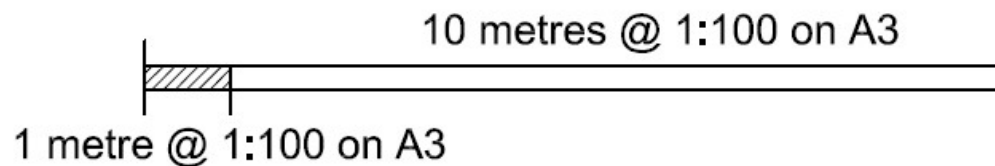
1 metre @ 1:100 on A3

CH1194/007 REV B

Existing Rear Elevation

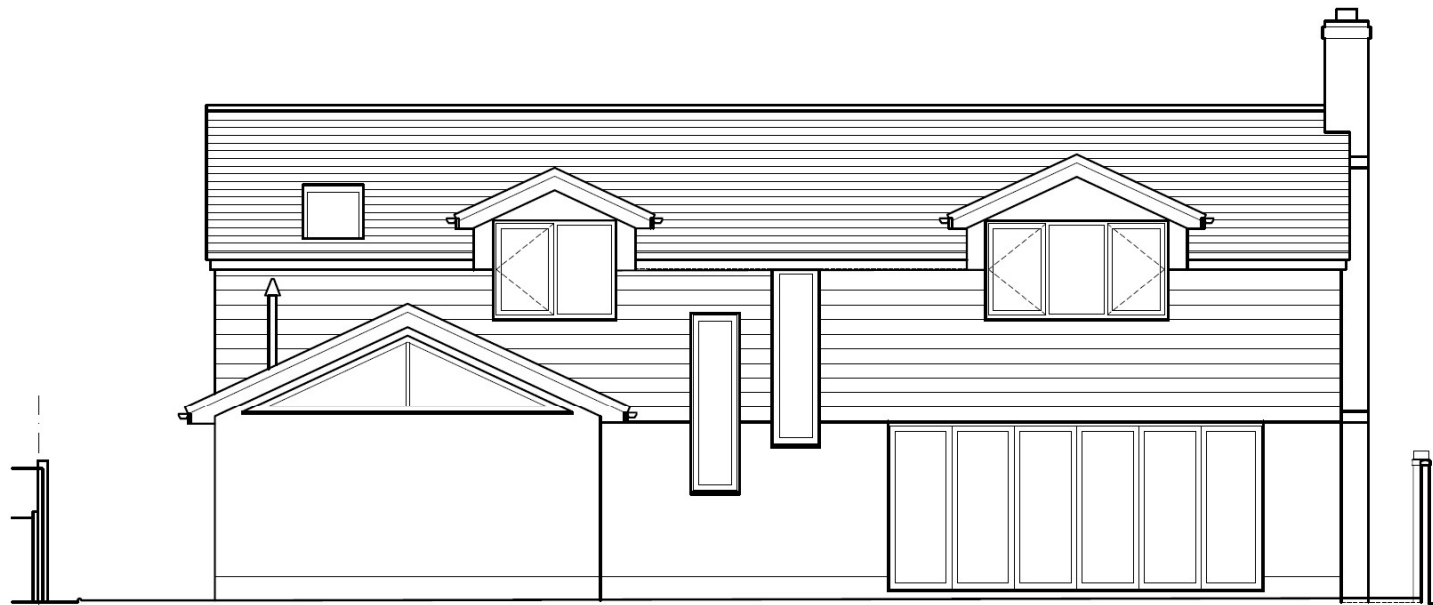


REAR (NORTH) ELEVATION



CH1194/004

Proposed Rear Elevation



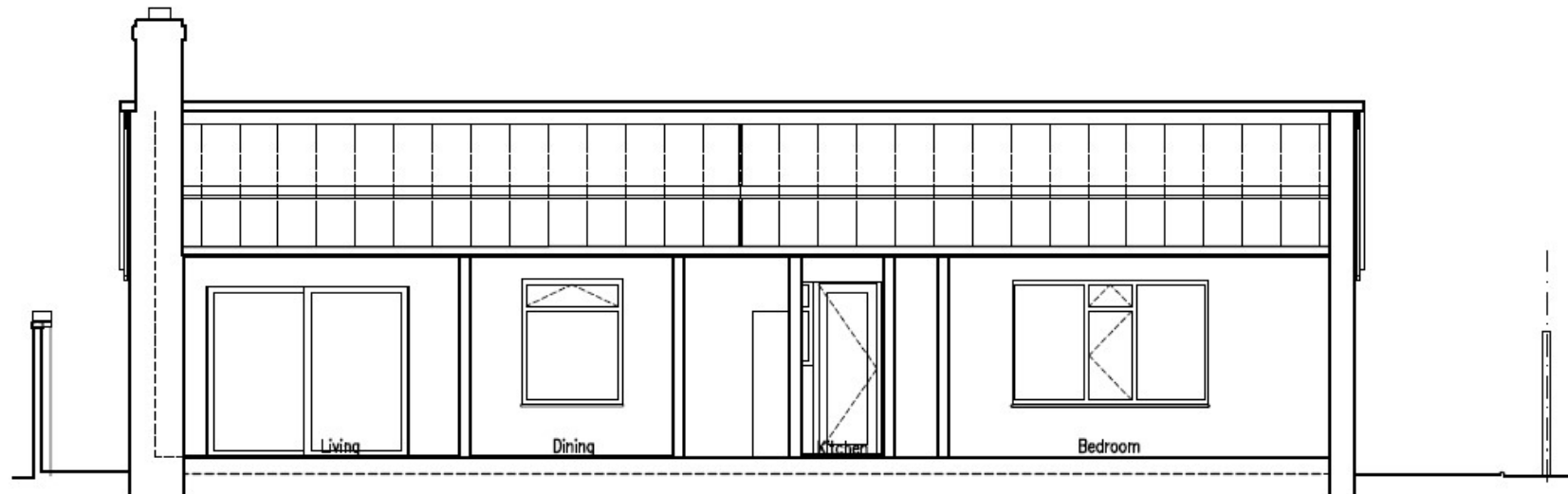
REAR (NORTH) ELEVATION

10 metres @ 1:100 on A3

1 metre @ 1:100 on A3

CH1194/007 REV B

Existing Site Sections



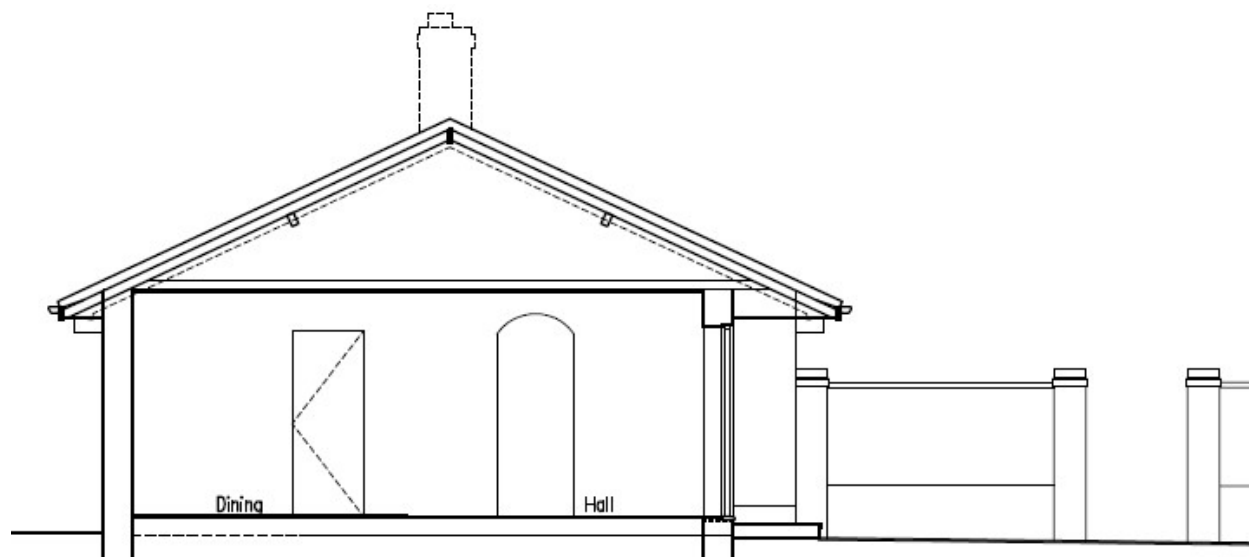
SECTION A : A

10 metres @ 1:100 on A3

1 metre @ 1:100 on A3

CH1194/004

Existing Site Sections



SECTION B : B

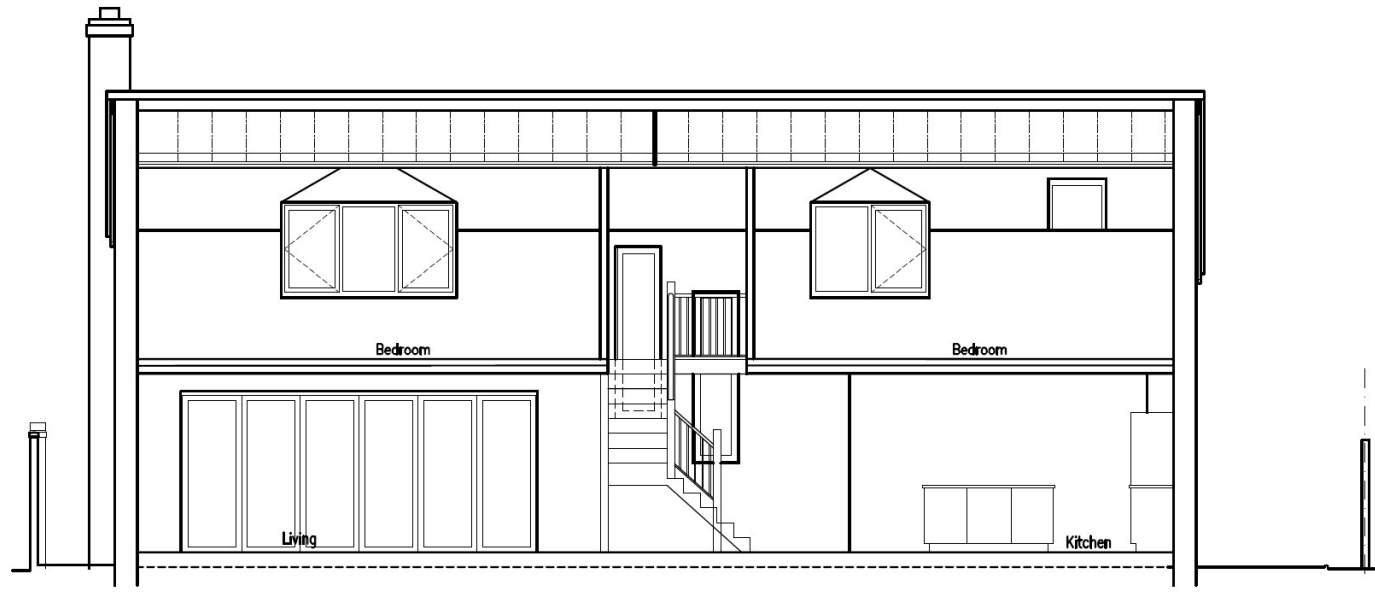
10 metres @ 1:100 on A3

1 metre @ 1:100 on A3



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Proposed Site Sections



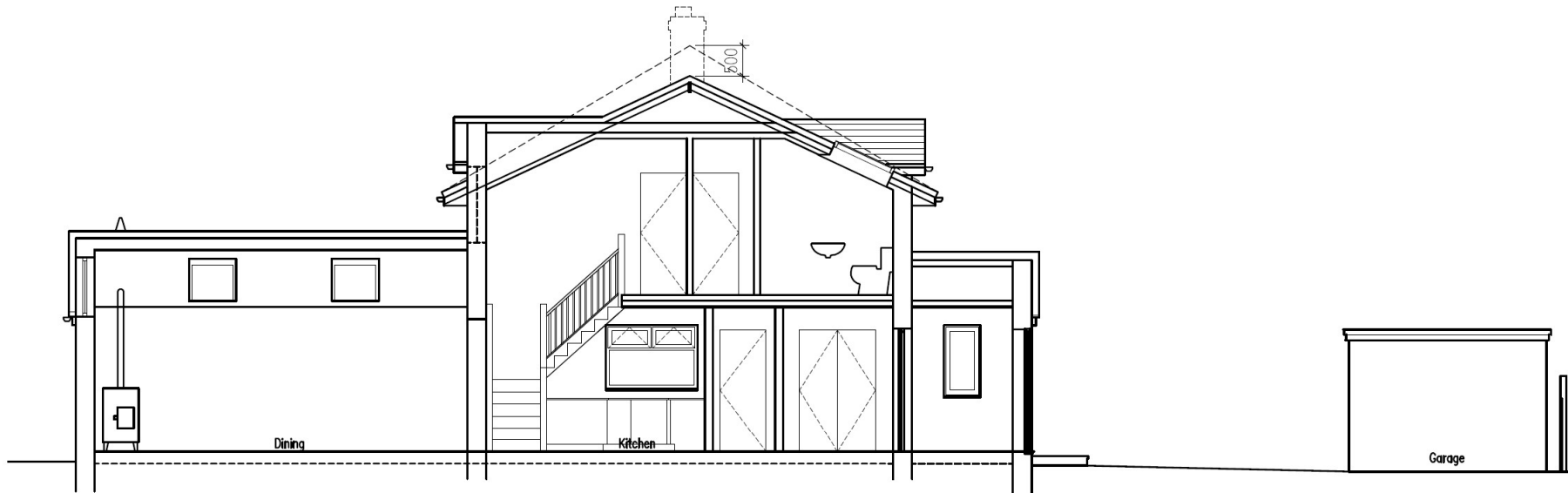
SECTION A : A

10 metres @ 1:100 on A3

1 metre @ 1:100 on A3

Proposed Site Sections

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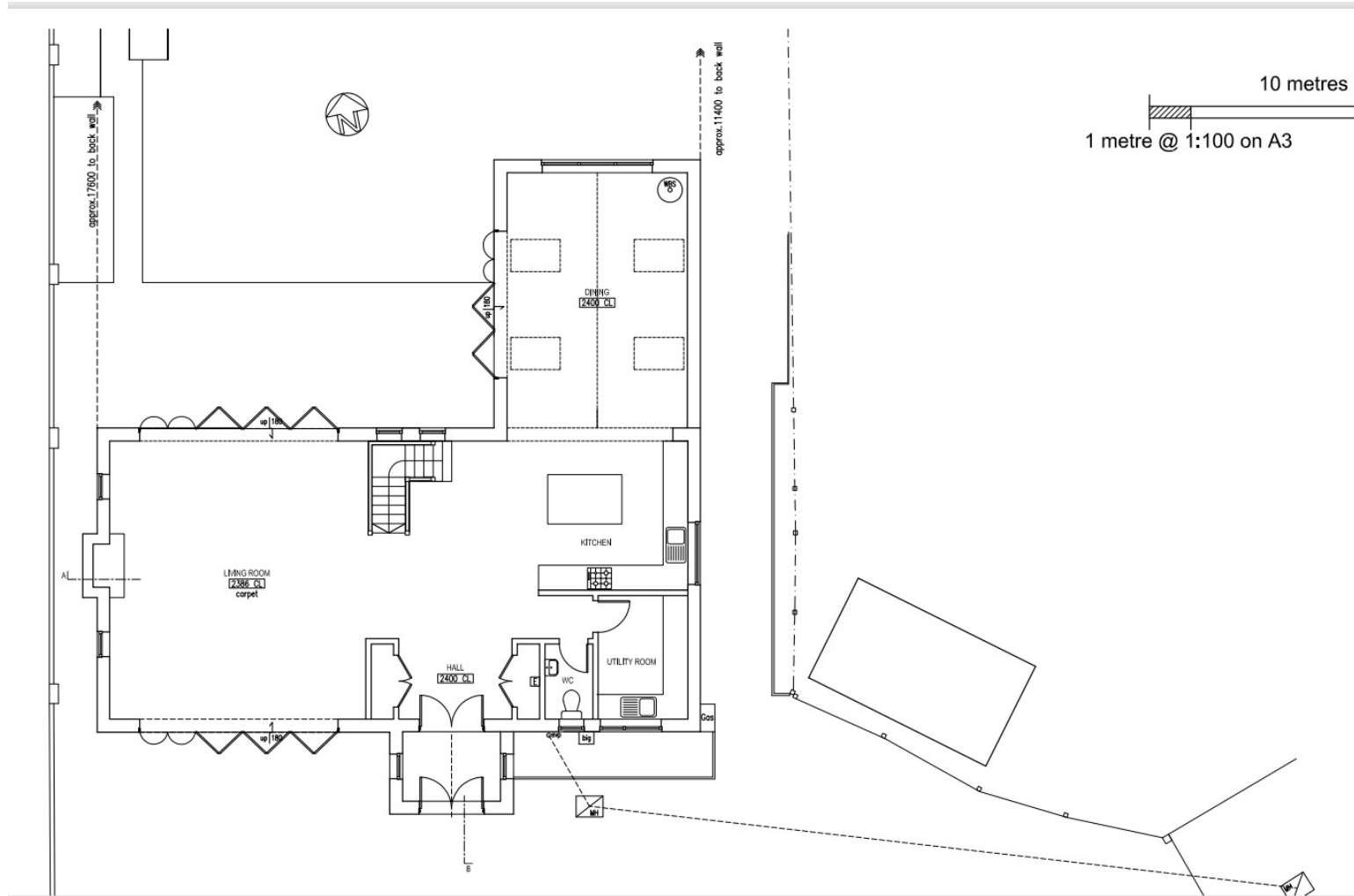
SECTION B : B

10 metres @ 1:100 on A3

1 metre @ 1:100 on A3

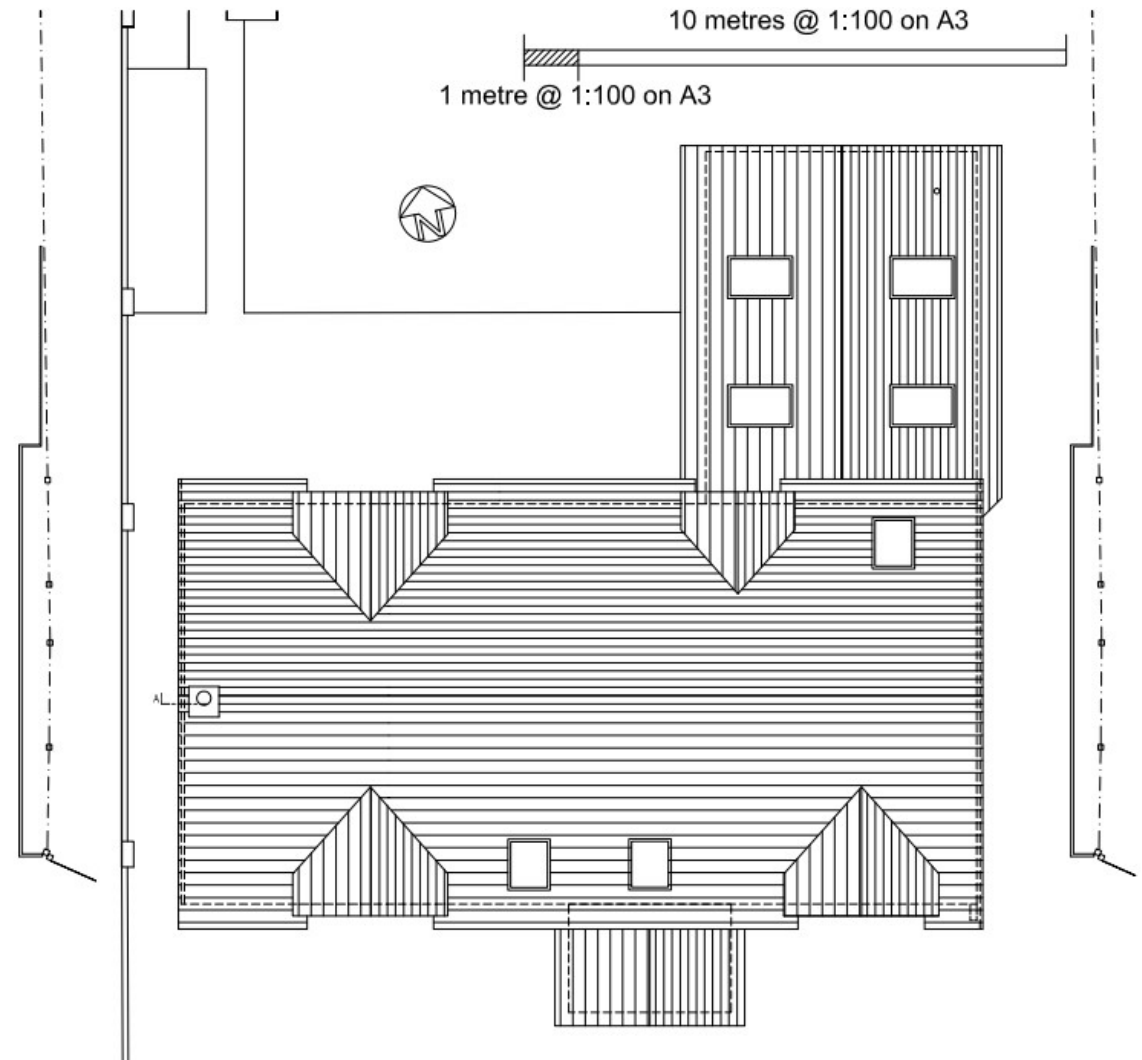
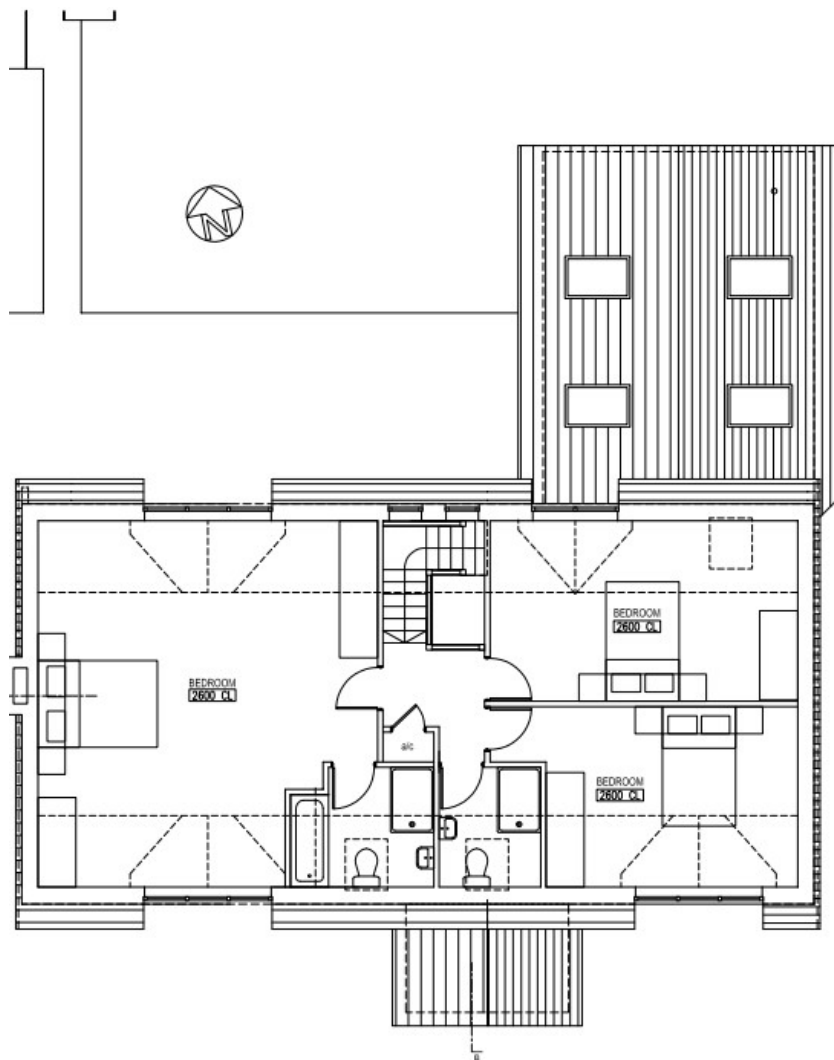
CH1194/008 REV B

Proposed ground floor plan



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Proposed first floor and roof plan



Proposed Visuals



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ID

Representations

Six (6) representations have been received from three (3) households objecting to the proposal on the following grounds:

- Overlooking and loss of privacy – too close to boundary
- Detrimental impact on the access road
- Detrimental impact on third party trees
- Detrimental impact on local wildlife
- Poor design, inappropriate height, overdevelopment
- Noise disturbance
- Inaccurate plans

Key Considerations in the Application

- Design and appearance
- Impact on neighbours' amenity
- Impact on the trees on site and third party trees
- Impact on the local wildlife
- Standard of Accommodation

Conclusion and Planning Balance

- Scheme considered acceptable in terms of design with little impact on streetscene
- Would result in little loss of light or privacy, and adequately set in from boundaries to avoid being overbearing. Impact on neighbours considered acceptable.
- Arboricultural Assessment confirms there would be no impact on third party trees subject to condition. Impact on local wildlife shown to be acceptable.
- **Recommend: Approve**