

Development Control  
City Development and  
Regeneration  
1<sup>st</sup> Floor  
Hove Town Hall  
Norton Road  
BN3 3BQ

23 March 2024  
Ref: HOL/SE/Let

Dear Sir / Madam,

**Householder Planning Application for the ‘*Demolition of existing single story rear extension and erection of a new single storey rear extension, replacement of doors and windows, extended patio and steps*’ at 30 Holmes Avenue, Hove BN3 7LA.**

This Householder Planning Application has been produced on behalf of **Ms Hannah Davies** in support of the proposed extensions and alterations to 30 Holmes Avenue.

This application has been submitted online via the Planning Portal under reference **PP-12919534** and is accompanied by the following documents and drawings:

- **Application Form and CIL Forms**
- **Planning Covering Letter**
- **Existing and Proposed Plans**
- **Location Plan**
- **Block Plan**

### **The Site**

The site is located in West Blatchington and comprises a semi-detached, two storey, 3-bedroom dwelling with private amenity space. Refer to photographs overleaf.



Figure 1 - Front Elevation



Figure 2 - Rear Elevation

The site is not located within a Conservation Area and the dwelling does not comprise a Listed Building.

The Government's Flood Maps for Planning have been reviewed and reveal that the site is situated within Flood Zone 1 and therefore has a low probability of flooding.

As such, the site is not constrained by any heritage or landscape designations.

### Proposals

The proposals seek consent for the demolition of an existing single storey rear extension and its replacement with a larger single storey extension to provide additional and improved living space for the current occupiers.

The extension is proposed to be constructed out of blockwork and finished in render to match the existing dwelling.

### Conclusion

In conclusion, the proposed extension and alterations have been sensitively designed to conform with neighbouring properties and to represent an appropriate form of development. The proposals are entirely appropriate in terms of design, appearance, layout and scale.

The proposals would not result in any residential amenity issues with neighbouring properties and would not result in overlooking / inter-looking.

The extension and alterations are therefore considered to be fully compliant with Local and National Planning Policies, as well as Brighton & Hove's Supplementary Planning Documents. It is therefore requested that this application is approved without delay.

If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely  
ECE Architecture

A handwritten signature in black ink, appearing to be 'Stuart Eatock', written over a faint circular stamp or watermark.

Stuart Eatock RIBA  
**Managing Director**

Enc