

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 3 SEPTEMBER 2025

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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7 Saxon Close, Saltdean

BH2025/01377

3rd September 2025



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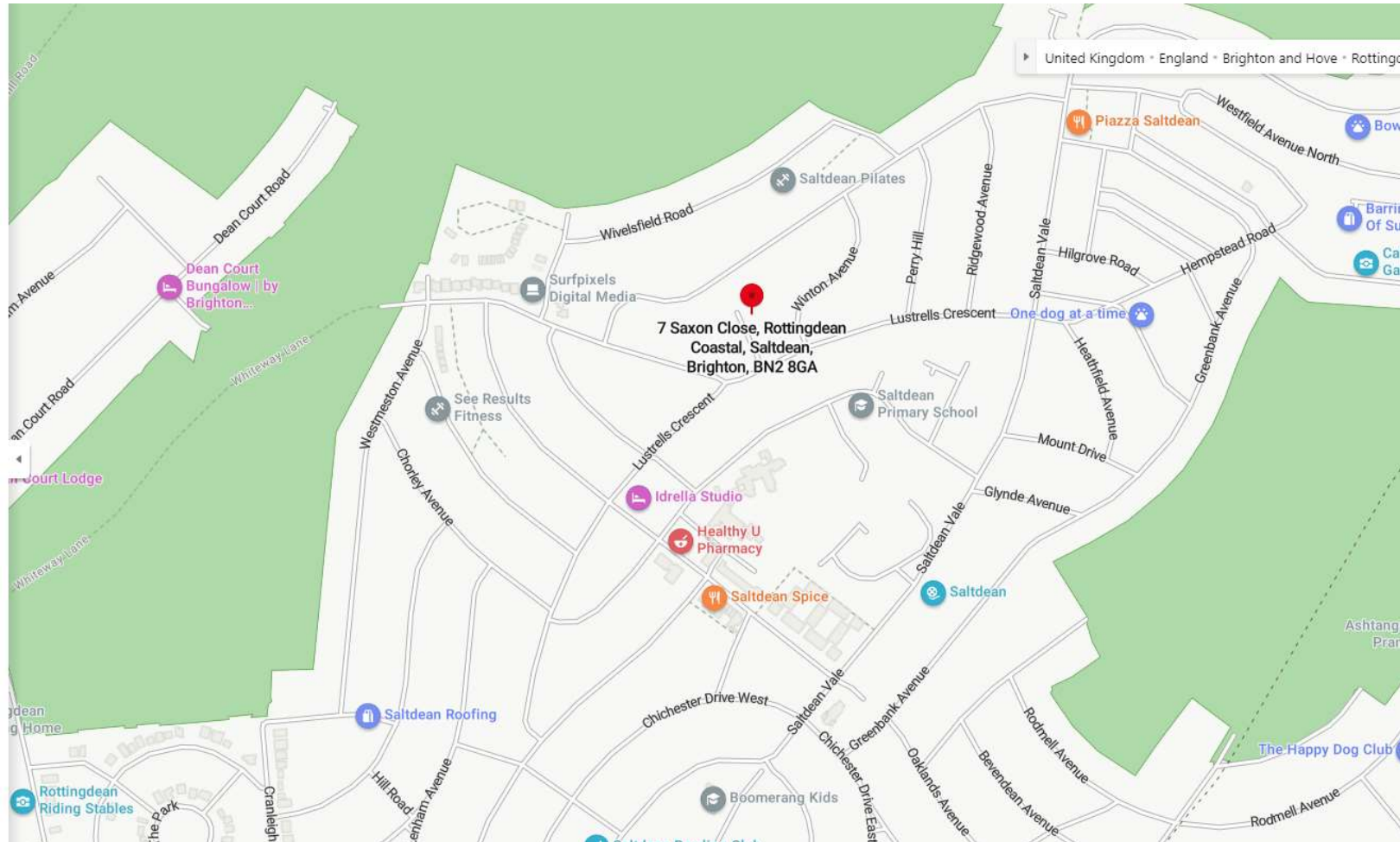
Application Description

Application to vary conditions 1, 6i and 17 of planning permission BH2024/00692 to allow amendments to approved drawings and to confirm conditions 6i and 17 have been approved.

NB: principle of new three-bed dwelling established via approval of BH2023/00424 and then varied by BH2024/00692 to permit a basement level.

- New lower ground level patio at front of the new dwelling
- New lower ground level patio at rear of the new dwelling
- Alteration to the front of the property and the access steps.

Map of Application Site



Existing Location Plan

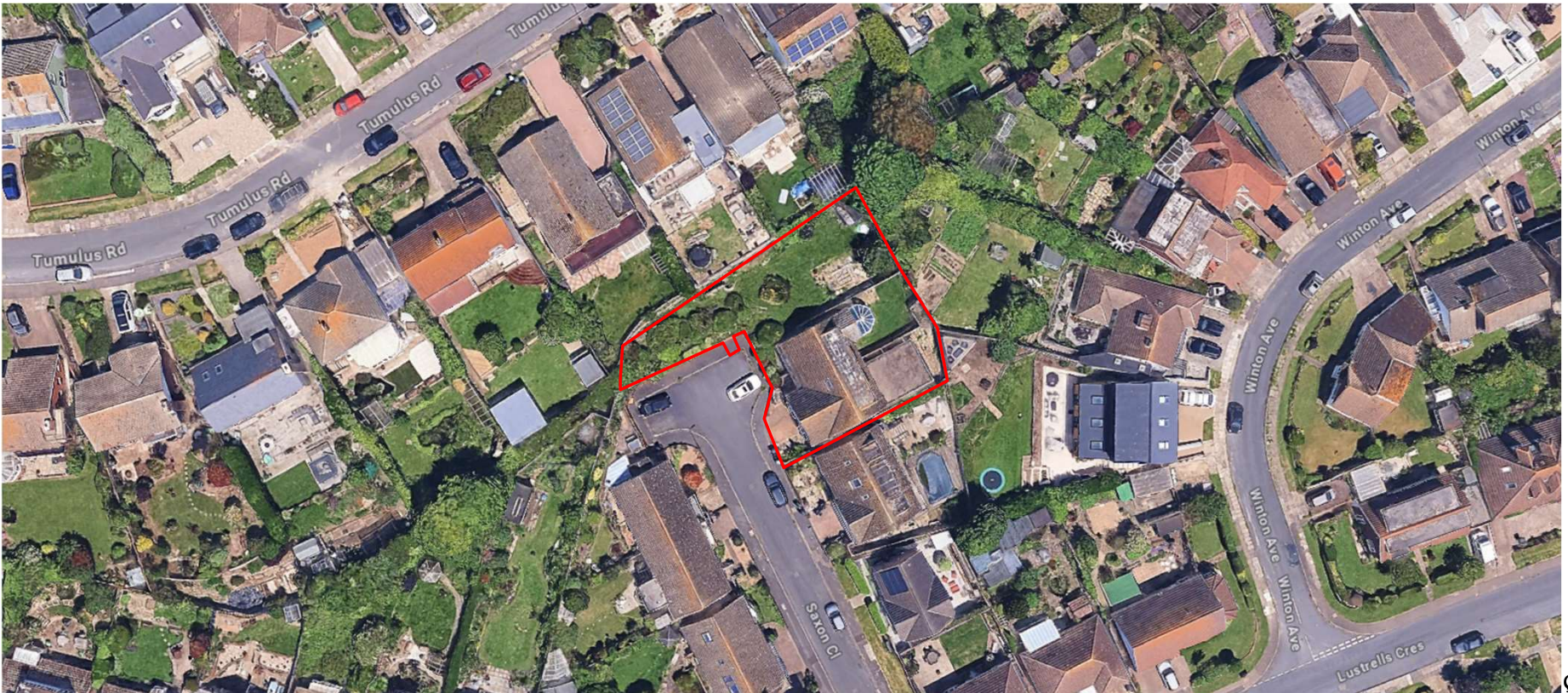


Existing site location plan
Scale 1:1250@A3

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



Aerial Photo of Site



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3D Aerial Photo of Site



Street Photo of Site (adjacent to the site)



Photos of side garden (development site)



Proposed Block Plan



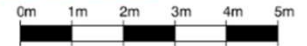
Proposed block plan Scale 1:500@A3



Approved Front Contextual Elevation



Proposed Front Contextual Elevation



Proposed west contextual elevation to Saxon close Scale 1:100@A3

Changes to the new dwelling are altered access (reduced stair width), removal of elevated front terrace, exaction to form patio and additional bifold door. New balustrading as required.

Planning issue

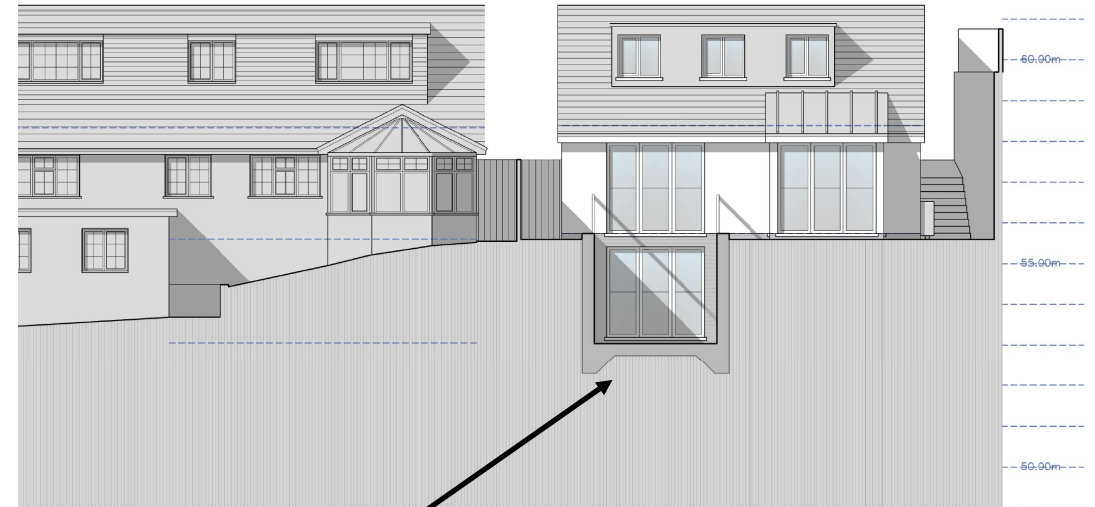
- F 200525 Juliet balcony omitted & kitchen window cill raised to 1050mm
- E 240425 Basement patios increased
- D 050224 New basement


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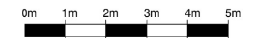
Proposed & Approved Rear Elevation

As Proposed

As Approved

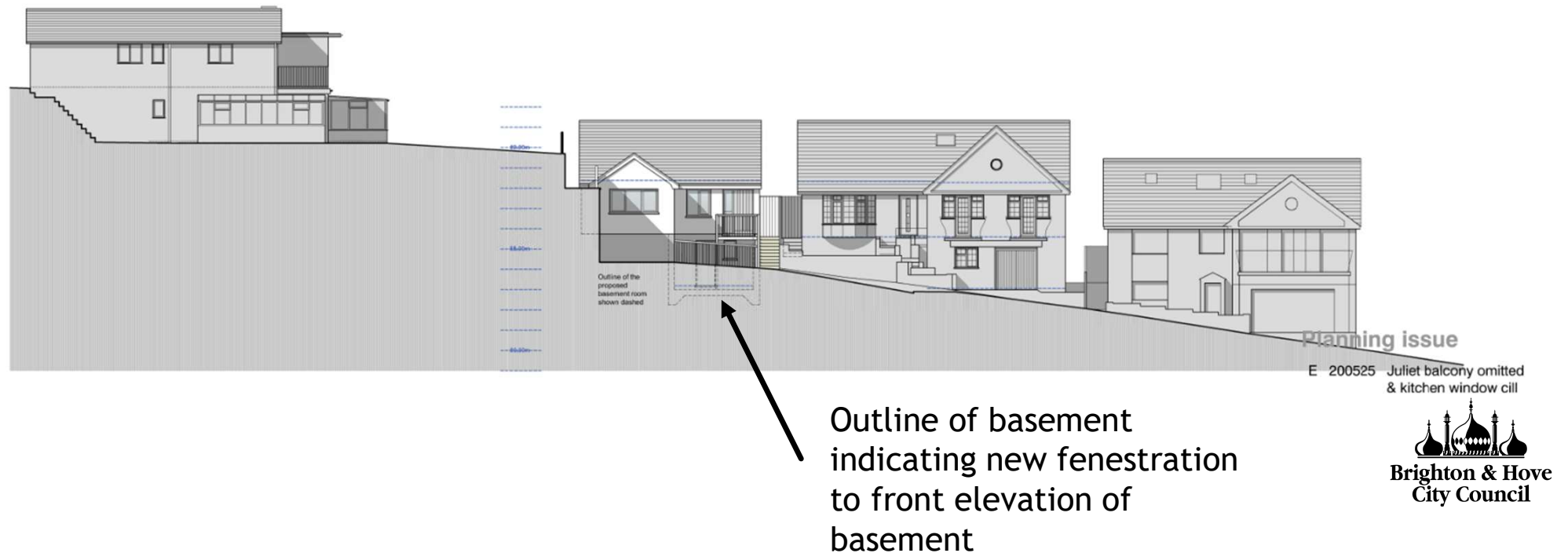


1:100@A3



Basement

Proposed Contextual Front Elevation

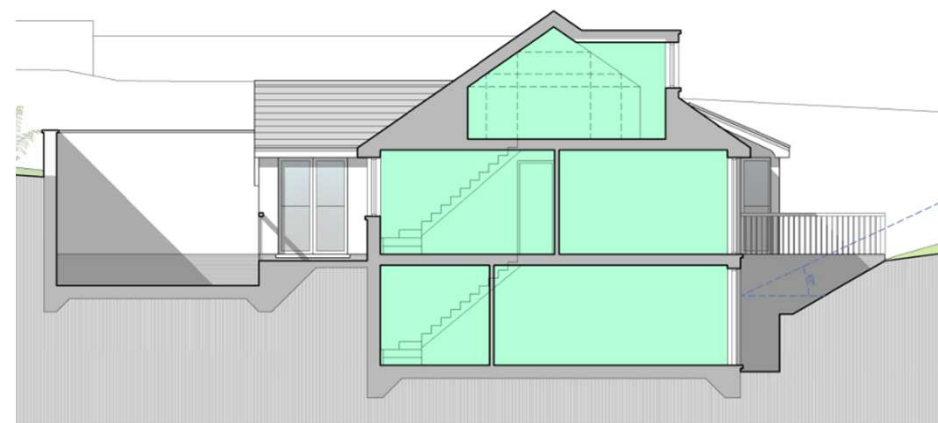


Proposed Site Section (west to east)

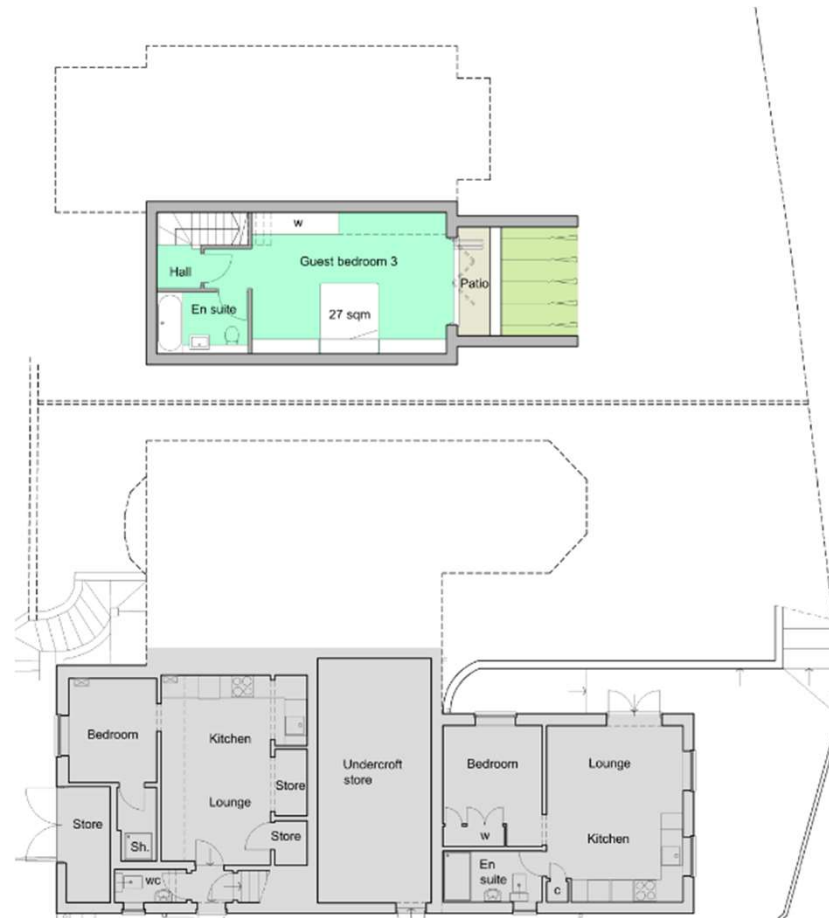
As Proposed



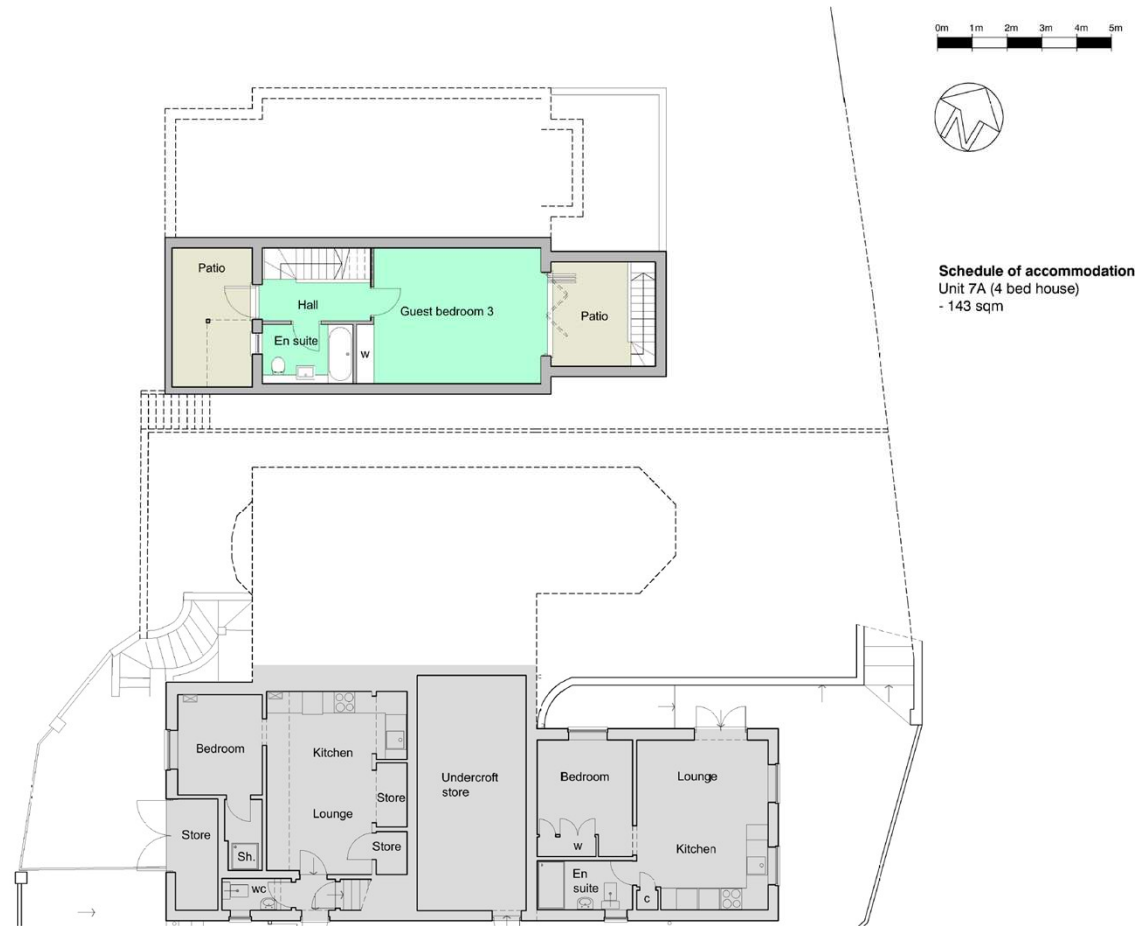
As Approved



Approved Basement Plan

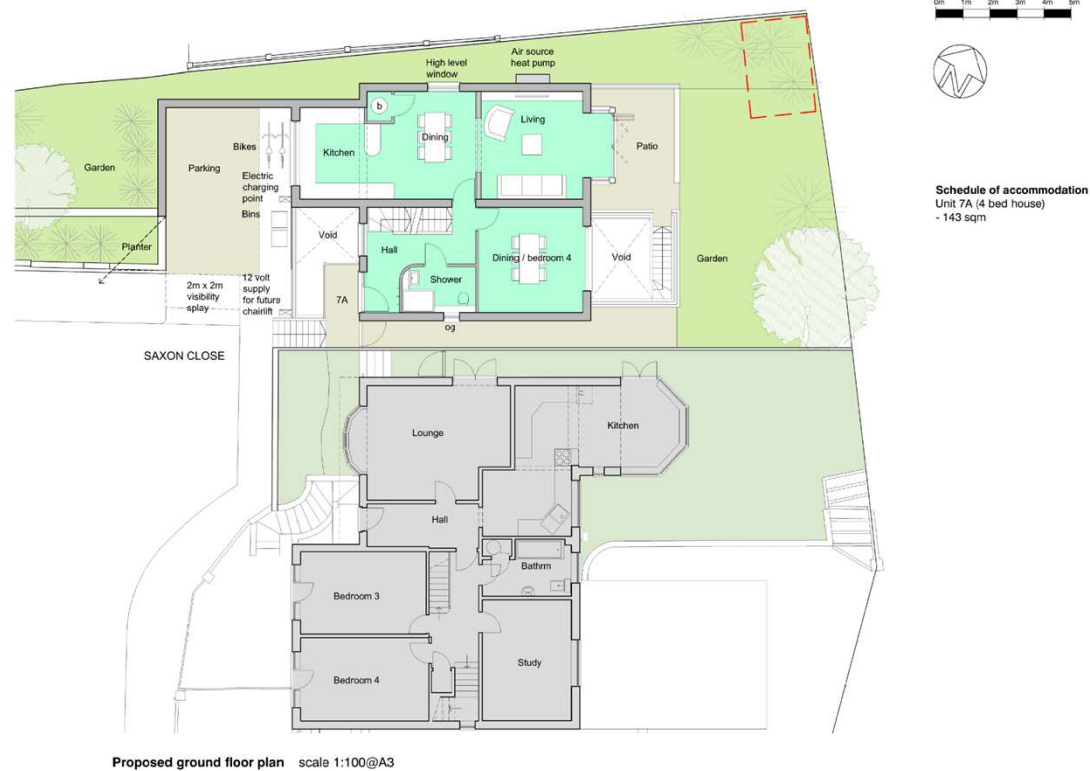


Proposed Basement Plan



Proposed basement floor plan scale 1:100@A3

Proposed Ground Floor Plan



Proposed 1st Floor Plan (no change)



Representations

Representations have been received from 5 people, objecting to the proposed development for the following reasons:

- ▶ Increased traffic
- ▶ Detrimental effect on property values
- ▶ Noise
- ▶ Overdevelopment/overcrowding
- ▶ Restriction of view
- ▶ Too close to boundary
- ▶ Lack of communication with neighbours
- ▶ No consideration for retaining wall between Tumulus Road and Saxon Close.
- ▶ Heat pump too close and will cause a disturbance,
- ▶ Loss of sea view.
- ▶ Poor design
- ▶ Inappropriate height of development
- ▶ Likely to increase pavement parking.
- ▶ Removal of turning head a concern.
- ▶ Loss of amenity and privacy.
- ▶ Noise during construction.

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on neighbours
- ▶ Changes to conditions regarding Archaeology and Ecology

Community Infrastructure Levy (CIL)

- ▶ The development would attract a CIL liability of approximately £24,810.63.
- ▶ This is the same as that applied to the previous consent (BH2024/00692) as there is no increase in floor area for this application.

Conclusion and Planning Balance

- ▶ The changes to the front of the dwelling are considered to be acceptable within the streetscene. The changes from sloping lawn to patio at the rear are also acceptable.
- ▶ No impacts of concern upon neighbouring amenity;
- ▶ No increased impact on highway;
- ▶ Subject to conditions, the development is appropriate in terms of impact on highways, archaeology, sustainability and ecology.

Recommend: Approve

More photos of side garden



Garden immediately outside 7 Saxon Close



Brighton Dome, Church Street

BH2025/01527

3rd September 2025



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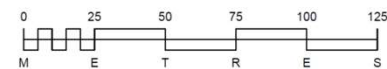
Application Description

► External repairs including:

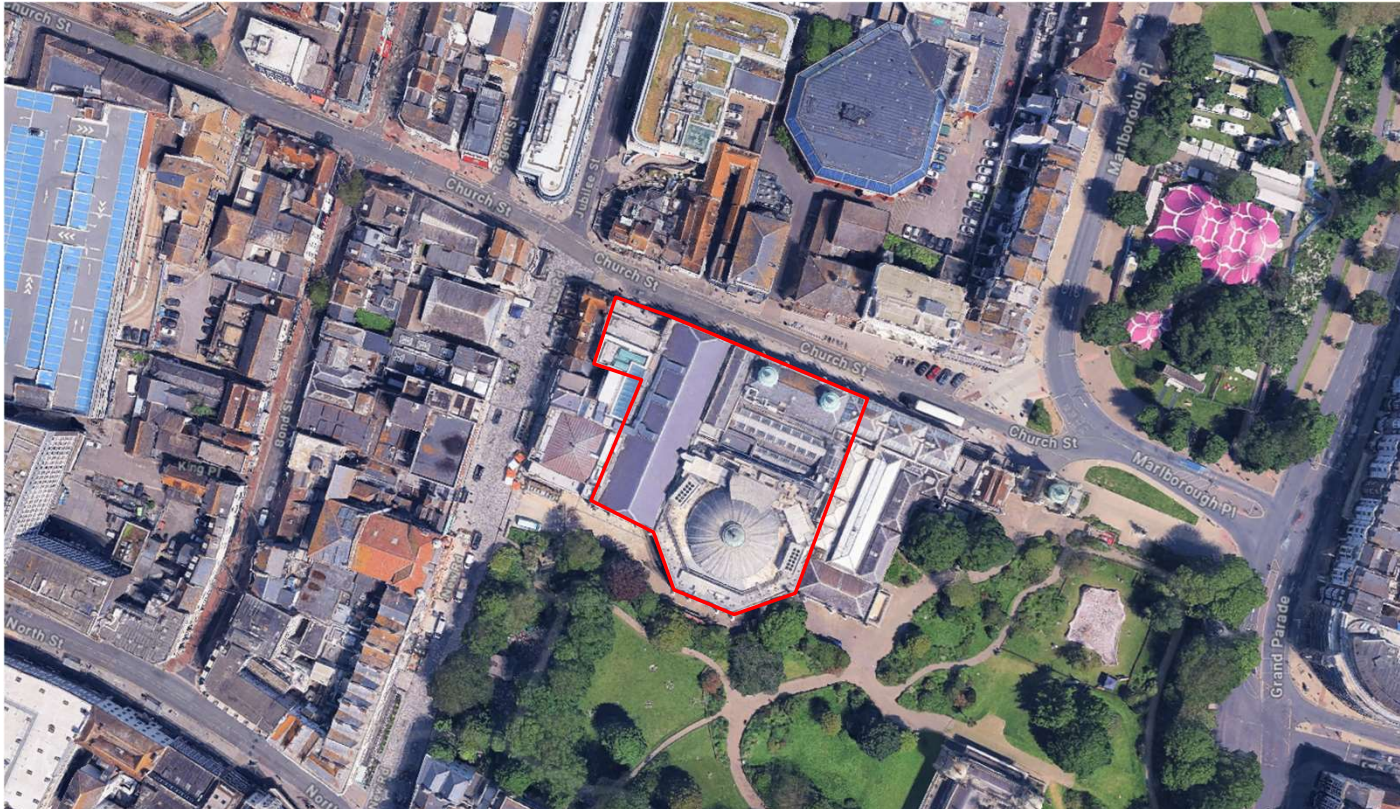
masonry repairs, repointing, paint removal, render repairs, repairs to stonework including merlons, pinnacles and cornices, application of limewash coating to stonework and renders, low pressure jet washing, window repair and redecoration.

Location Plan

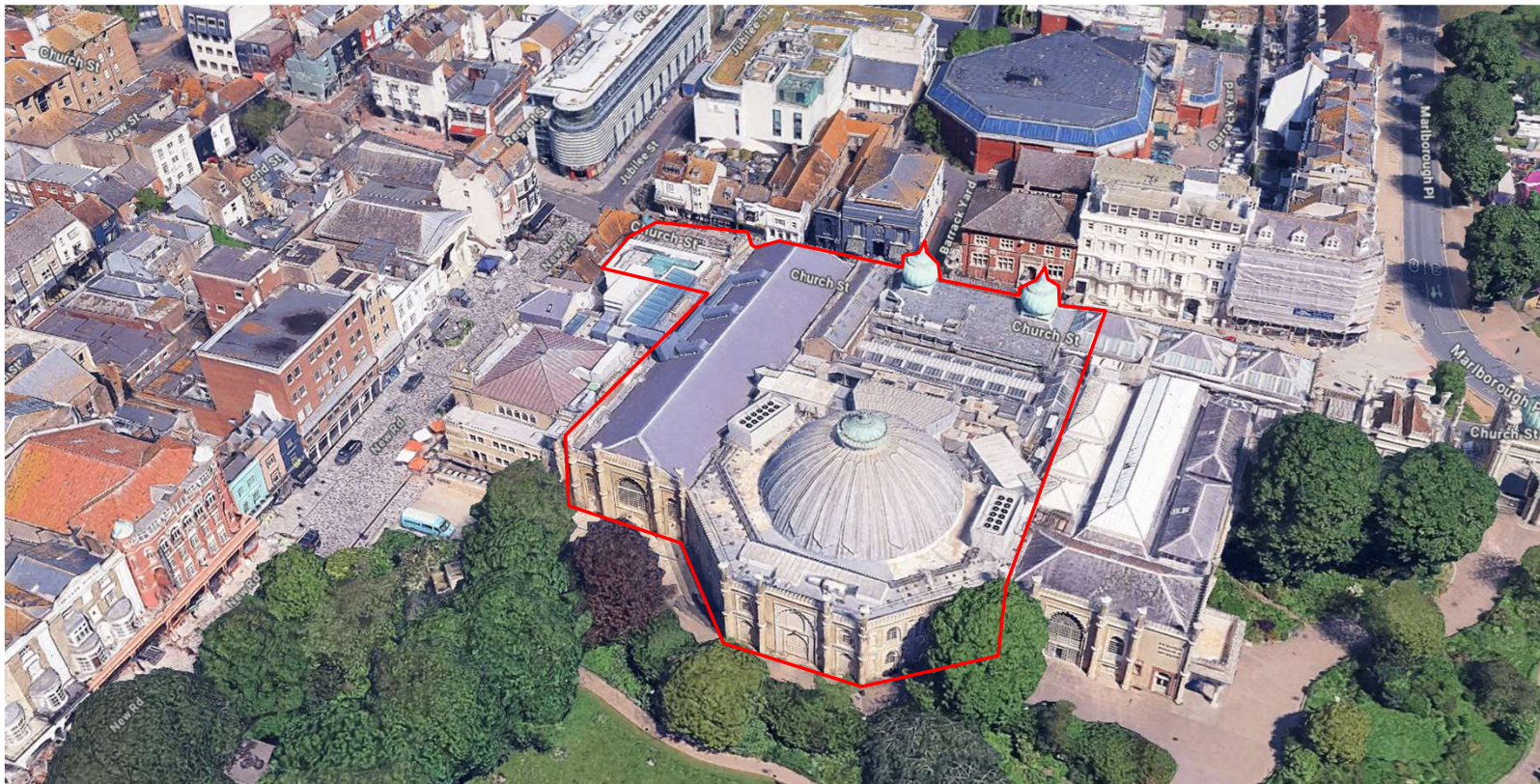
PROPOSED LOCATION & BLOCK PLAN SCALE 1:1250



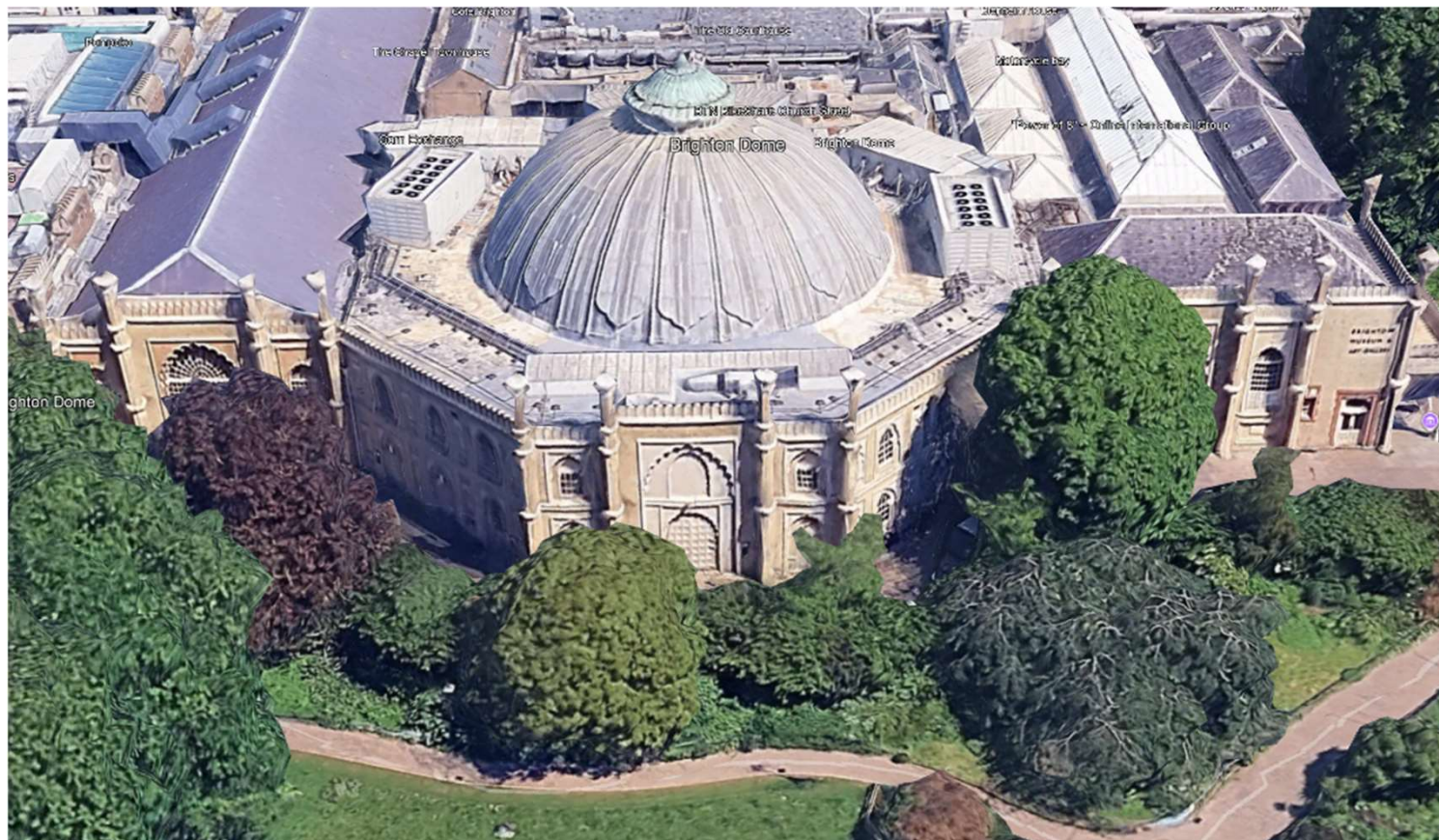
Aerial Photo of Site



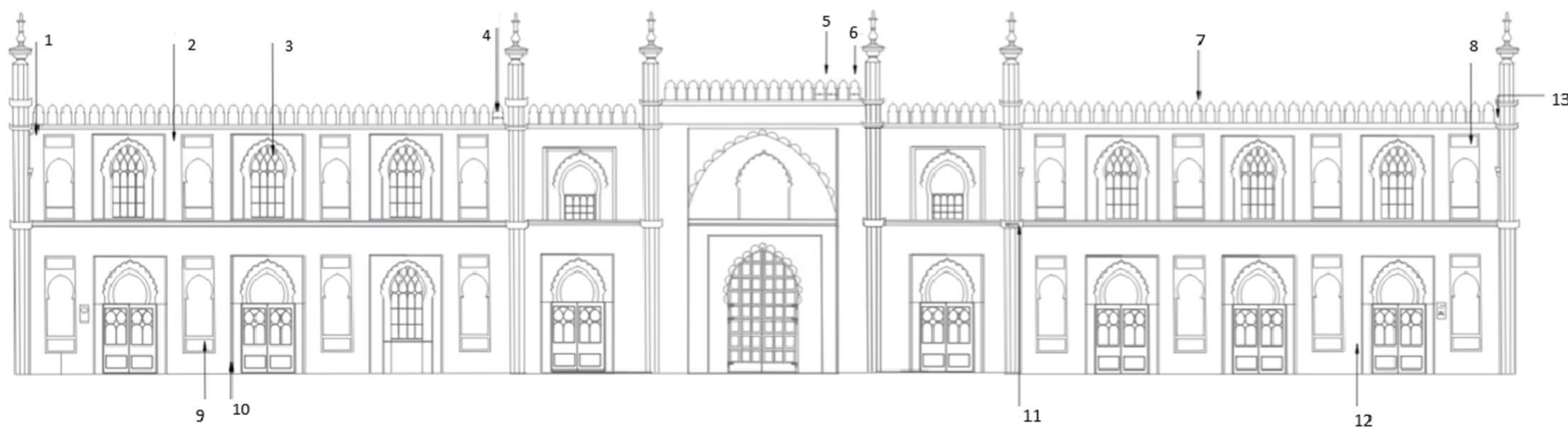
3D Aerial Photo of Site



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Elevation



Proposed repairs and redecoration

Proposed repairs and redecoration:

1. Rainwater goods- redecorate with metal paint
2. Low pressure jet washing to masonry and pinnacles. Where masonry/mortar are heavily weathered localised repointing to be carried out prior to washing.
3. Windows- remove paintwork from metal casement windows and timber cills and frames. Repair, apply linseed putty and repaint. Replace broken panes where necessary.
4. Repair isolated defect to reconstituted stone merlon- crack repair with resin injection and stainless steel pin repair.
5. Repair isolated defect to spalling cast reconstituted stone facing to match existing. Fix to stone parapet with stainless steel dowels.
6. Repair isolated defect to crown of merlon where it is breaking up. Partial replacement with reconstituted stone to match existing with stainless steel dowels to attach to parapet.

Proposed repairs and redecoration

Proposed repairs and redecoration:

7. High-level stonework repairs, including:

- a. Repair of merlon hoods where they are cracked and delaminated with material to match
- b. Removal of vegetation (also to area annotated 13)
- c. Repair of hairline cracks to merlons and cornices (repointing)
- d. Repair of cracks to parapet with injected resin
- e. Repair of spalling to stone parapet with lime-based mortar
- f. Repair cracked joints between stone facings and parapet to south elevation with lime-based mortar.

Proposed repairs and redecoration

Proposed repairs and redecoration:

8. Paint removal to aedicules, string courses and decorative cornices and merlons. Replace with limewashing to rendered section. Pigment added to be applied to a test area initially.
9. Repair/replace stone cill to this window.
10. Render repair- missing mortar between door frame and stonework frame.
11. Repair cornice to match- section mould taken and recast off-site.
12. Masonry repairs with brick/render to match.

Representations

- ▶ No public representations received
- ▶ Heritage: - No objection subject to conditions requiring:
 - i. matching materials unless explicitly stated otherwise in the approved plans and supporting documents. For any new materials found to be required, full details to be submitted for approval by the LPA.
 - ii. Jet-washing should not be carried out until it has been tested on a sample section to the satisfaction of the LPA.
 - iii. Lime washing should be undertaken on a test area. Full details, including of any pigmentation, shall be subject to approval by the LPA.

Key Considerations

- Impact on the special historic and architectural character and significance of the listed building.

Conclusion and Planning Balance

- ▶ The proposals largely deal with repairs required to preserve the listed building.
- ▶ The repair works are considered to be appropriate, with a suitable methodology, and would not amount to any unnecessary loss of historic fabric.
- ▶ The works of redecoration are considered to be appropriate to the character of the listed building.
- ▶ Subject to the proposed conditions, the proposals would preserve the special historic and architectural character and significance of the listed building.
- ▶ The application for Listed Building Consent is recommended for Approval.

