

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 4 FEBRUARY 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM		Page No.
A	BH2025/00532 - Land North of Swanborough Drive, Brighton - Full Planning	5 - 38
B	BH2025/02499 - Longhill School, Falmer Road, Rottingdean, Brighton - Full Planning	39 - 52
C	BH2025/02297 - The Pinnacle (formerly Rayford House), 8 School Road, Hove - Removal or Variation of Condition	53 - 68
D	BH2025/02344 - 89 Holland Road, Hove - Removal or Variation of Condition	69 - 78
E	BH2025/02379 - 297 Cowley, Brighton - Full Planning	79 - 94
F	BH2025/01886 - 21 Chailey Avenue, Rottingdean - Householder Planning Consent	95 - 112
G	BH2025/02255 - Basement Flat, 99 Buckingham Road, Brighton - Full Planning	113 - 130
H	BH2025/02114 - 3 Ridgewood Avenue, Saltdean - Householder Planning Consent	131 - 154
I	BH2025/02302 - 48B Ventnor Villas, Hove - Full Planning	155 - 174

Land North Of Swanborough Drive BH2025/00532

4th February 2026



Brighton & Hove
City Council

Application Description

- Erection of 2no residential blocks incorporating a community space, landscaped public frontage and associated works. (For information: The proposed residential blocks incorporate 36no flats (C3)).

Map of Application Site



The site

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Street Photo of Site



Other Photos of the Site



01: Proposed Development Site Location [Looking North-East]



02: Proposed Development Site Location [Looking East]



03: Proposed Development Site Location [Looking West]



04: Swanborough House & Bus Stop / Waiting Area



05: Linchmere [Apartment Block]



06: Fenced Pedestrian Path [Not Designated]

Other Photos of the Site



07: Existing Tower Blocks



08: Allotment Area [North of Linchmere]



09: Race Hill Community Orchard

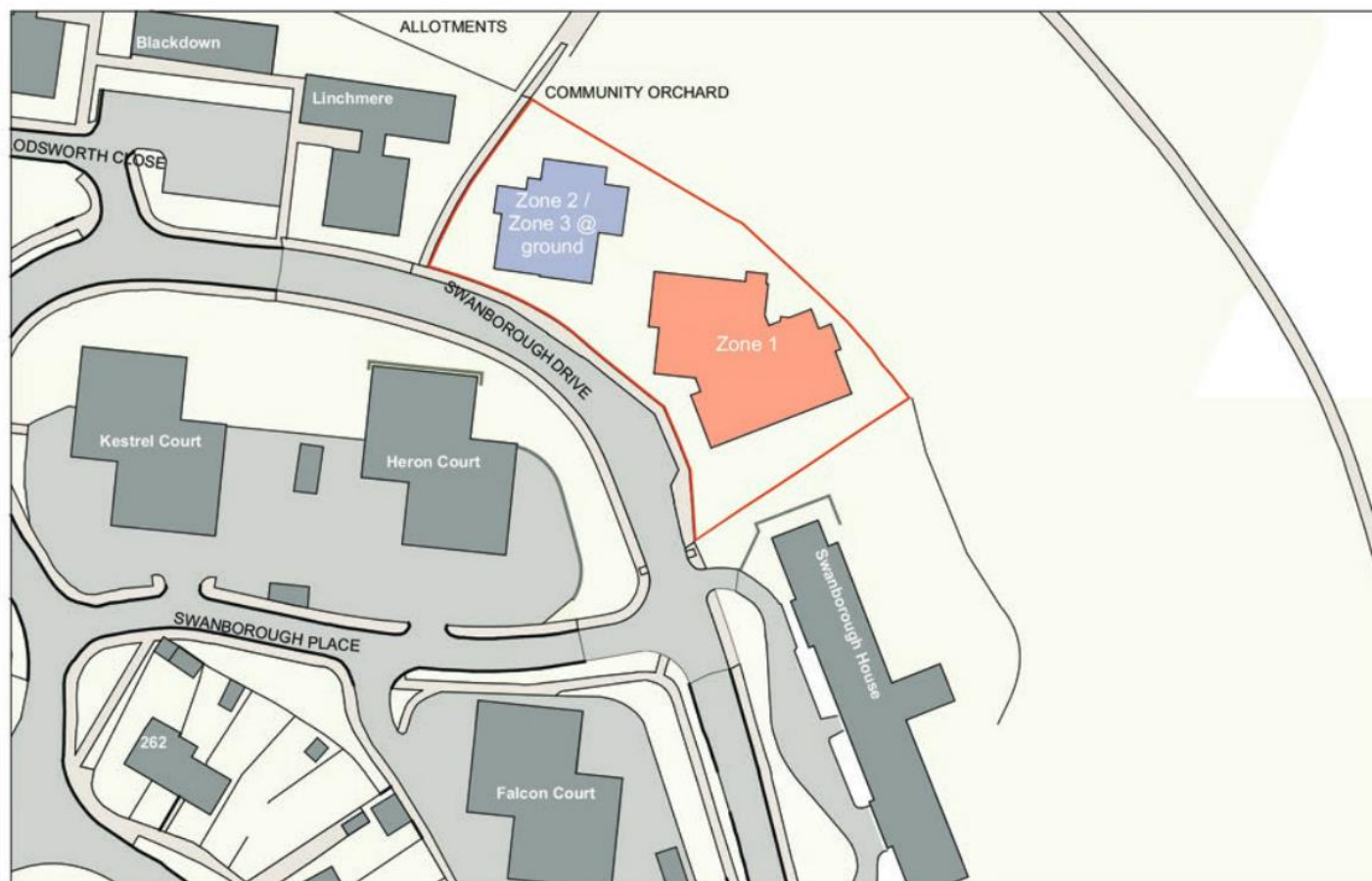


10: Swanborough Drive [Looking West]



11: Swanborough Drive [Looking East]

Proposed Block Plan



Proposed Site Plan



Streetscene elevation from Swanborough Drive

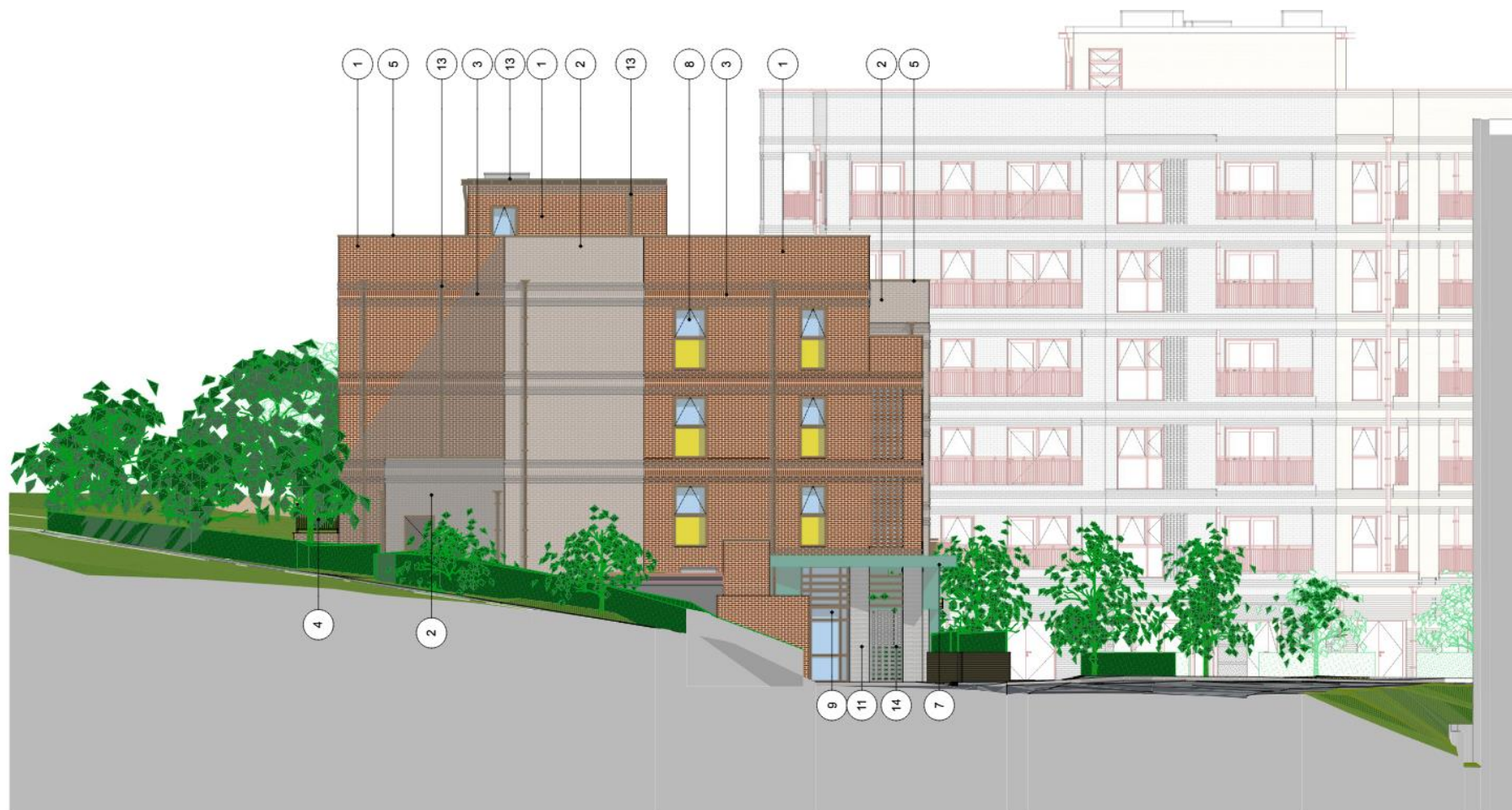


South (side) elevation



Brighton & Hove
City Council

North west (side) elevation



Rear elevation



Split of uses/Number of units

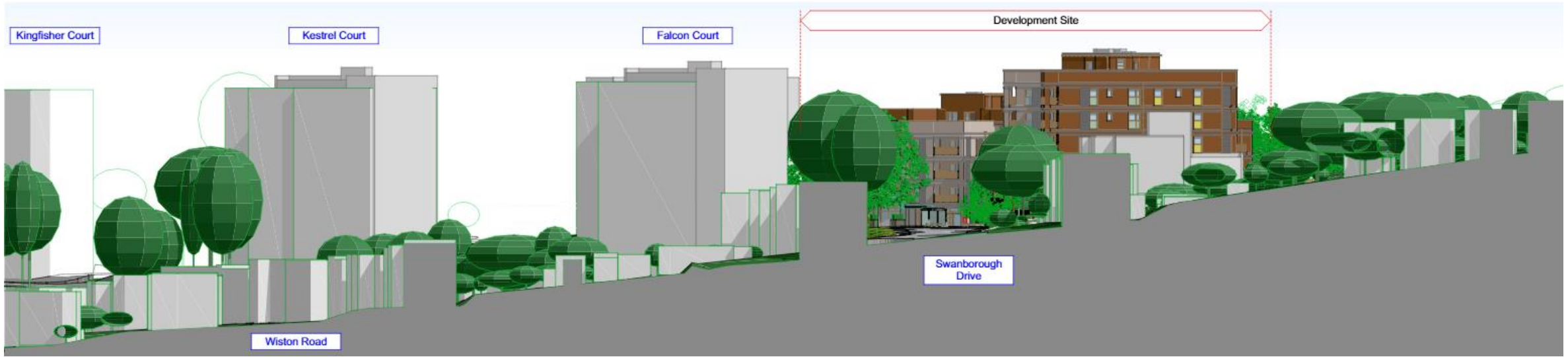
- ▶ 36 affordable rented residential units comprising the following:
 - 12 x 1 bed 2 person flats (33%)
 - 15 x 2 bed 3 person flats (42%)
 - 1 x 3 bed 4 person flats (3%)
 - 8 x 3 bed 5 person flats (22%)

- ▶ 204sqm of community space

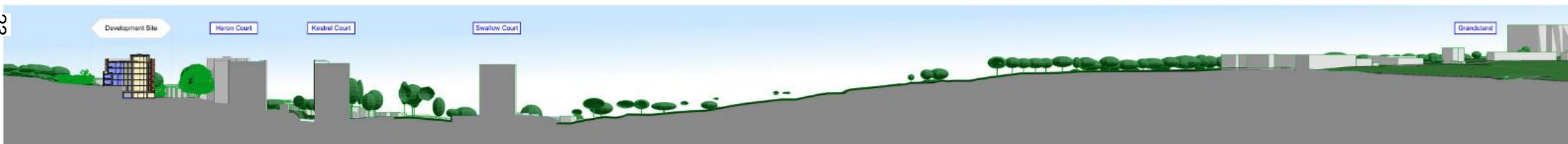
Proposed Typical Floor Plan (north western building)



Context View from the south



Longer context section from the west



Proposed Visual – Looking east from Swanborough Drive



Proposed Visual – Looking east from Swanborough Drive



Proposed Visual – Looking north-west from Swanborough Drive



Proposed Visual – Central streetview of development looking through to orchard beyond



Proposed Visual – Rear view from Orchard



Proposed Visual – Rear view from Orchard



Representations

Objections from **13 individuals** and a **petition with 37 names**, on the following grounds:

- ▶ Loss of biodiversity and green space; site has naturally rewilded over the years into a thriving wildflower meadow.
- ▶ Existing space offers mental and physical health benefits to residents, especially those with limited access to private gardens or nature.
- ▶ Swanborough Drive is a narrow one-way residential street that already struggles with congestion and was not designed to handle the increased traffic that would result from the proposed development.
- ▶ No plans for additional parking provision. Parking is already scarce and often contested.
- ▶ Removal of 1A bus has cut reliable links to key parts of the City and 1X excludes Whitehawk altogether.
- ▶ Density and height of the proposed development not in keeping with the residential blocks to the north of Swanborough Drive. Units are crammed together with little regard for space, character or community.

Representations (continued)

- ▶ Proposal will adversely affect the Racehill Community Orchard to the rear.
- ▶ Impact on residents during build phase.
- ▶ Standard of accommodation is poor - there is no daylight on stairs and landings between floors and no daylight in toilets.
- ▶ Already is a lack of facilities and excessive demand on infrastructure in the area.
- ▶ Inadequate consultation and concerns raised by residents appear to have been ignored.
- ▶ The proposal, particularly during construction, will risk the recovery and wellbeing of residents at Swanborough House.
- ▶ Brownfield sites should be considered instead.
- ▶ The surrounding buildings at risk of collapse and construction works will worsen this

Key Considerations

- ▶ the principle of development;
- ▶ design, appearance, layout, scale and massing;
- ▶ housing mix and tenure;
- ▶ standard of accommodation;
- ▶ impact on residential amenity;
- ▶ sustainable transport;
- ▶ sustainability;
- ▶ landscape, arboriculture and biodiversity;
- ▶ and sustainable drainage.

Planning Obligations

► Employment and Training

Submission and approval of an Employment & Training Strategy

► Ecology

A fee for the Council to monitor BNG provision over a 30 year period (fee TBC).

► Transport

A fee for the Council to monitor the Travel Plan (fee TBC).

Conclusion and Planning Balance

- ▶ Principle of residential development clearly established through site allocation for 39 homes in policy H1 of the CPP2
- ▶ Community use would be complementary to the main residential use and has been proposed following community consultation
- ▶ Scale, design and layout acceptable given topography of the site, scale of surrounding buildings and the significant housing need.
- ▶ All residential units would be affordable rented, which is welcomed, and would exceed the policy CP20 requirement of 40% affordable housing
- ▶ The proposed housing mix closely aligns with the preferred affordable housing mix for the City as set out in Policy CP20.
- ▶ The Standard of Accommodation acceptable - all units meet Nationally Described Space Standards, include private balconies, have outlook, and would receive adequate light overall

Conclusion and Planning Balance (continued)

- ▶ Although significant loss of biodiversity on site, 10% BNG can still be gained off site - site identified and monitoring secured
- ▶ Some impact on the amenities of neighbouring properties including loss of daylight; impacts not so harmful to warrant refusal
- ▶ Initial concerns from the Local Highway Authority regarding potential overspill parking impact have been addressed through provision of a car club space, bike share hub, Travel Plan, availability of car parking capacity at other Council owned residential blocks in the immediate vicinity, and proximity of bus stop.
- ▶ Any disadvantages of the scheme are weighed against significant benefits of providing 36 new affordable units and a community space. Increased weight in planning balance needs to be given to housing delivery as per NPPF.
- ▶ Proposed development would not conflict with national or local planning policies and **planning permission is recommended**

**Longhill School,
Falmer Road, Rottingdean
BH2024/02499**

4th February 2026

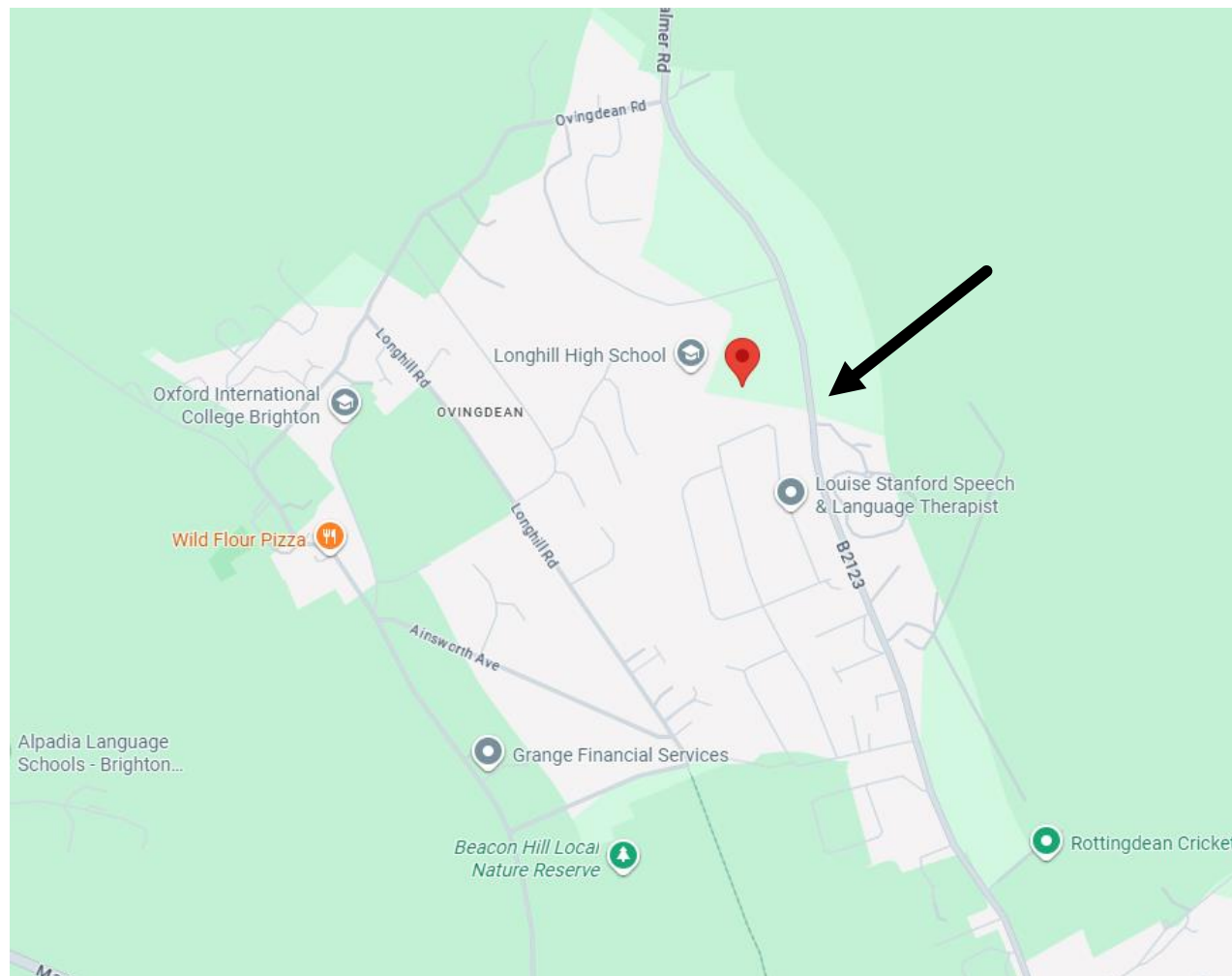


**Brighton & Hove
City Council**

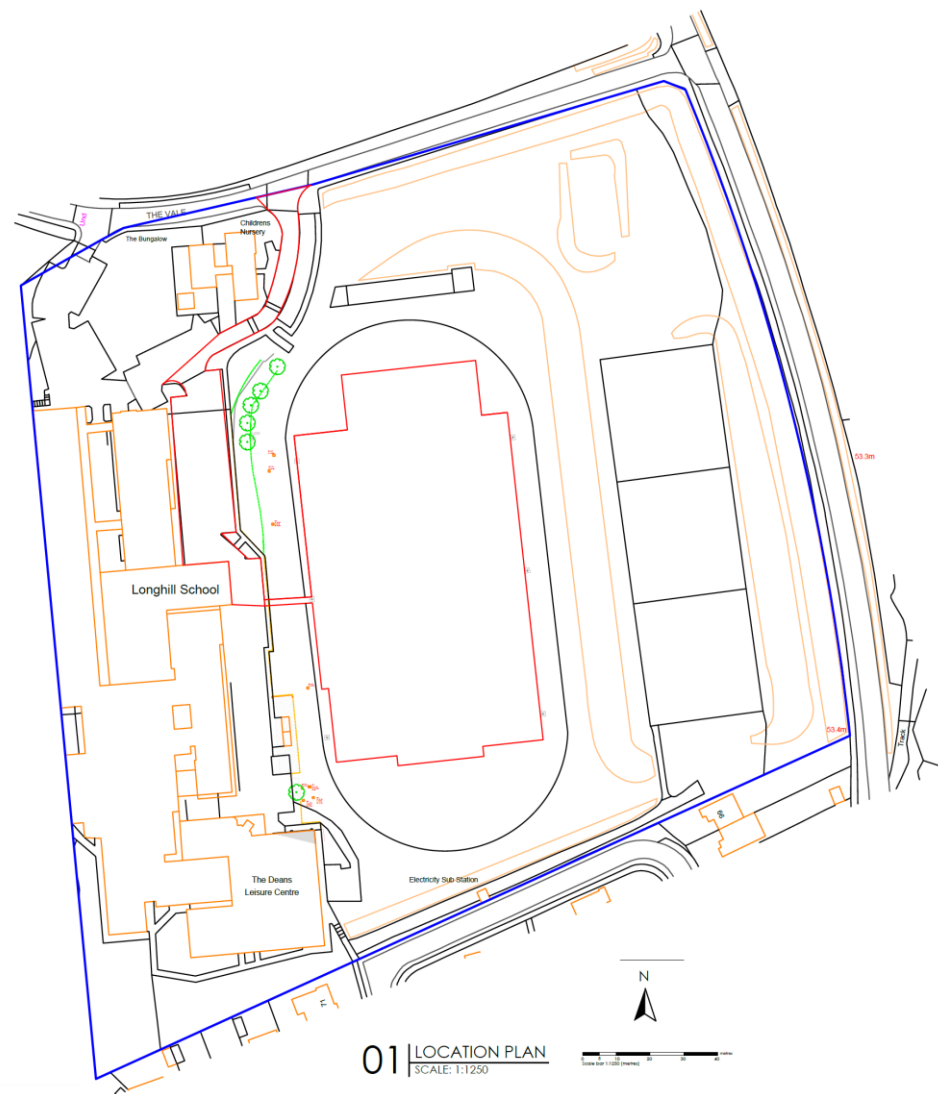
Application Description

- Installation of a new full size synthetic 3G pitch with floodlighting and fencing to replace the existing natural grass area.

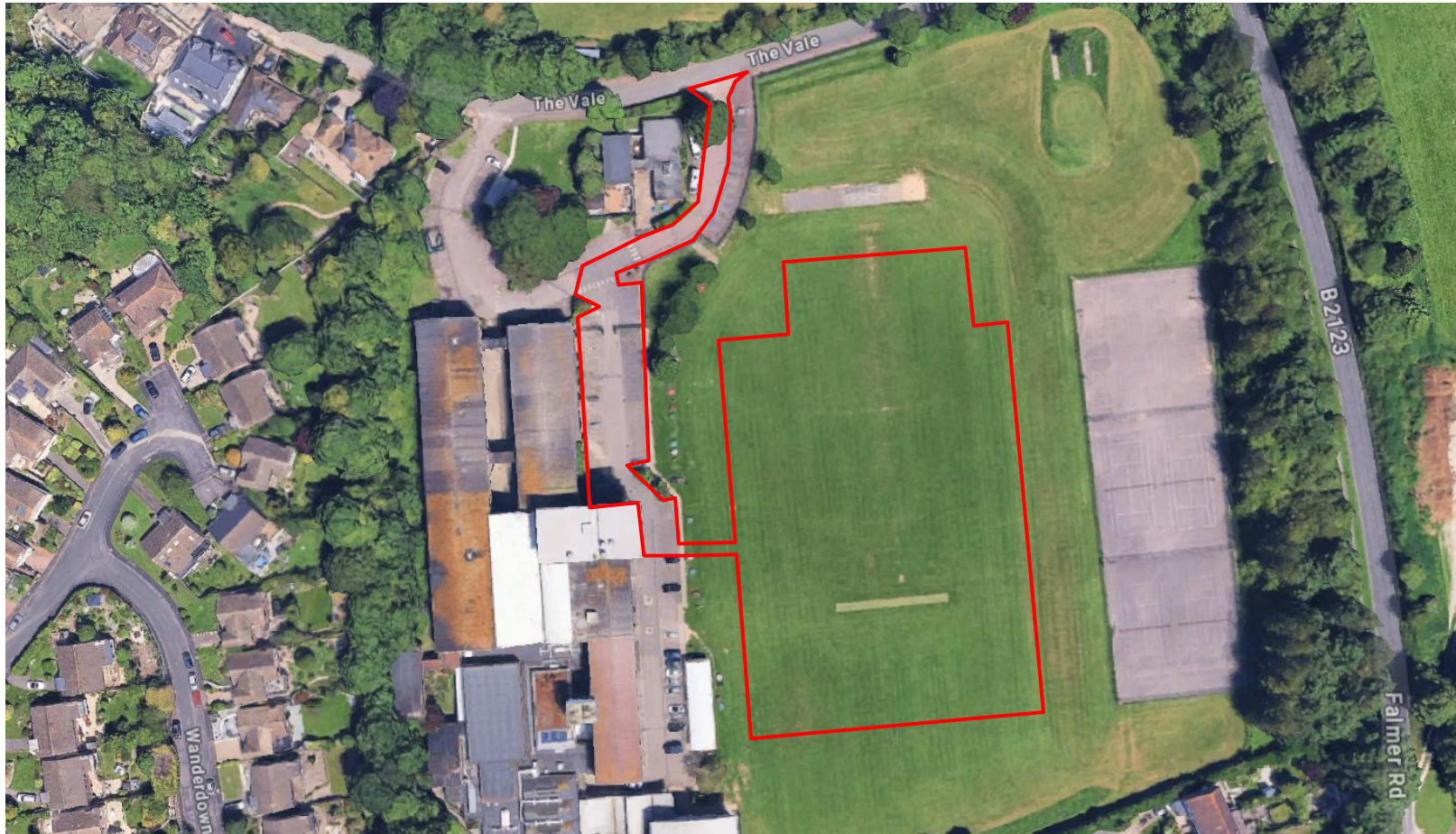
Map of Application Site



Location Plan



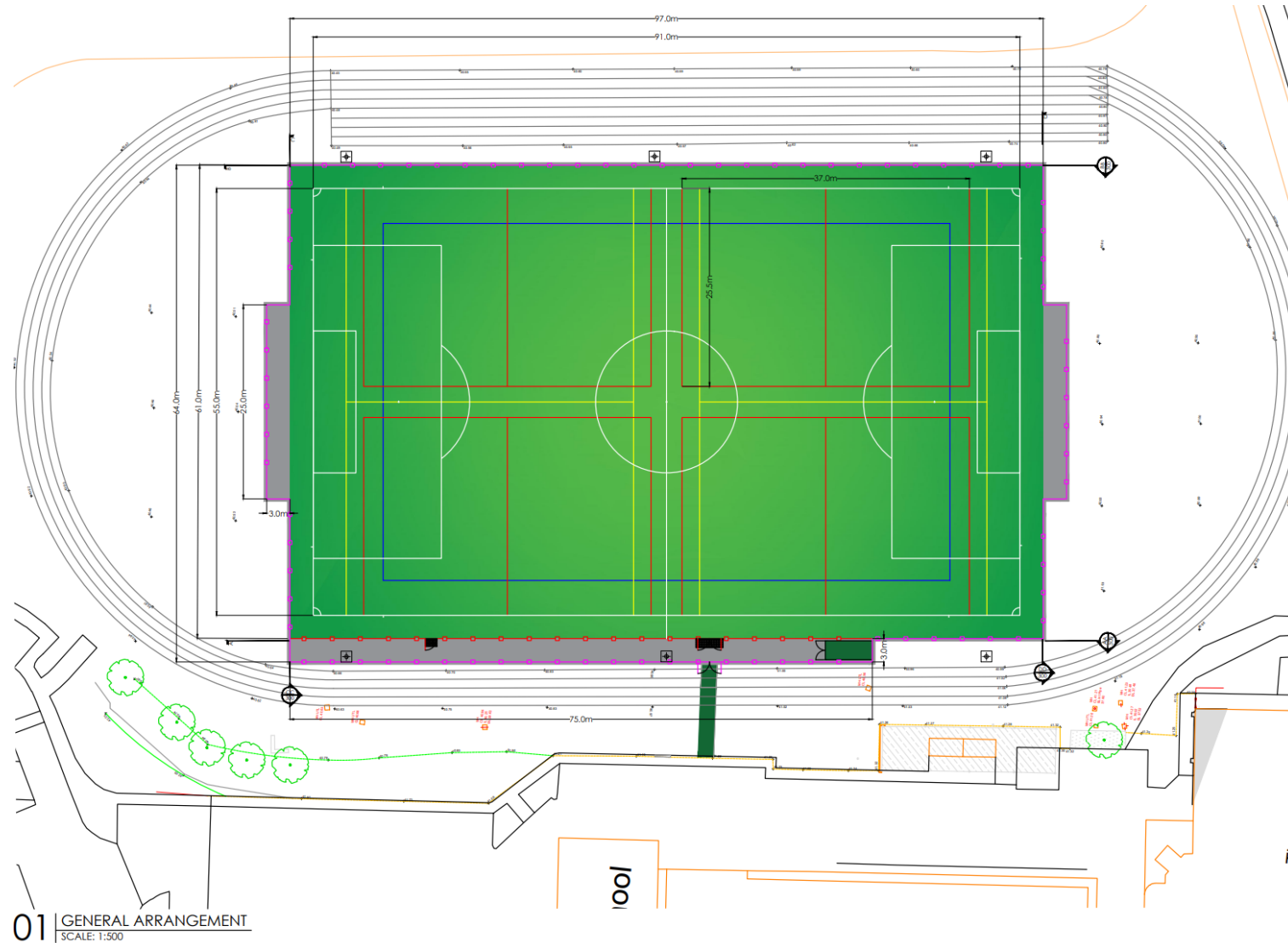
Aerial Photo of Site



3D Aerial Photo of Site



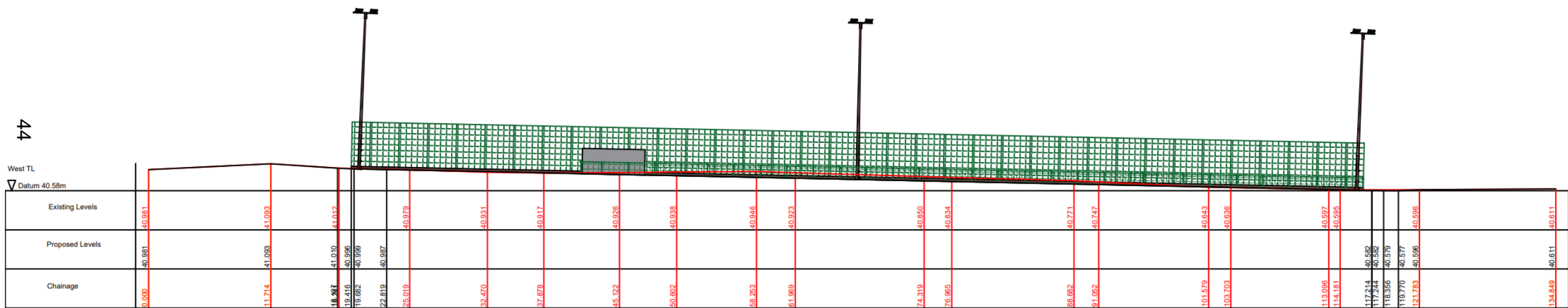
Proposed General Arrangement



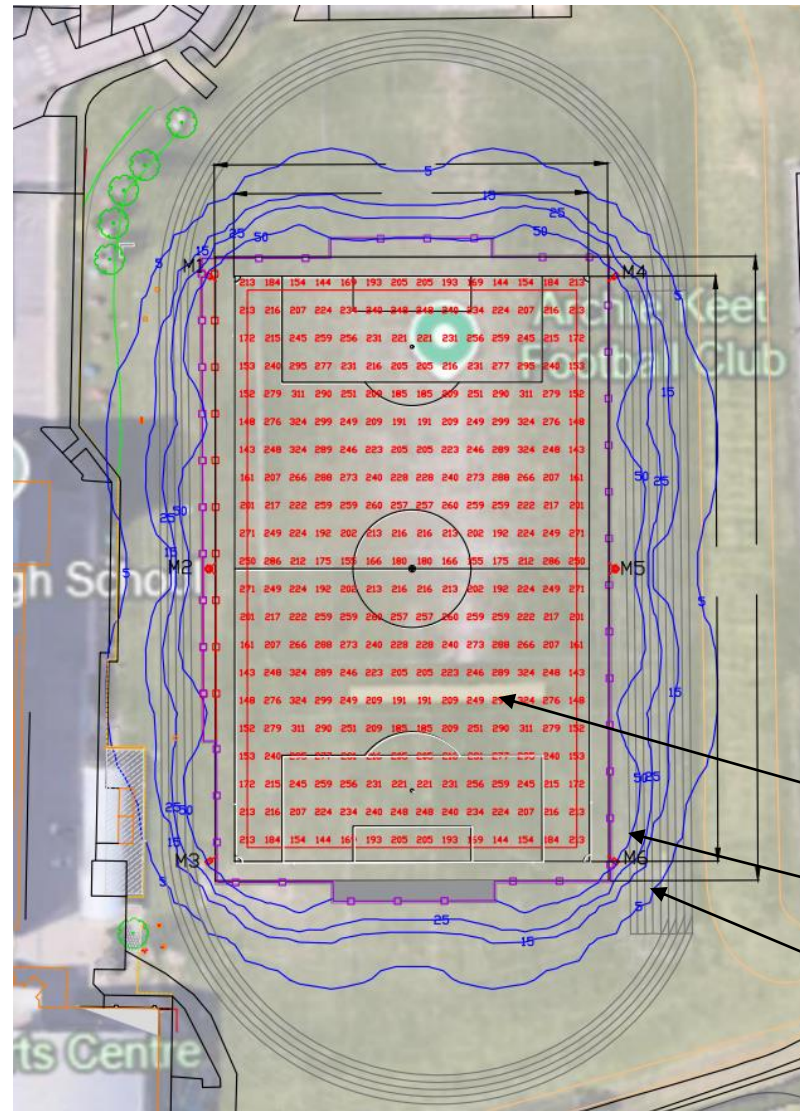
N



Proposed Sample Elevation



Floodlighting Contour Map

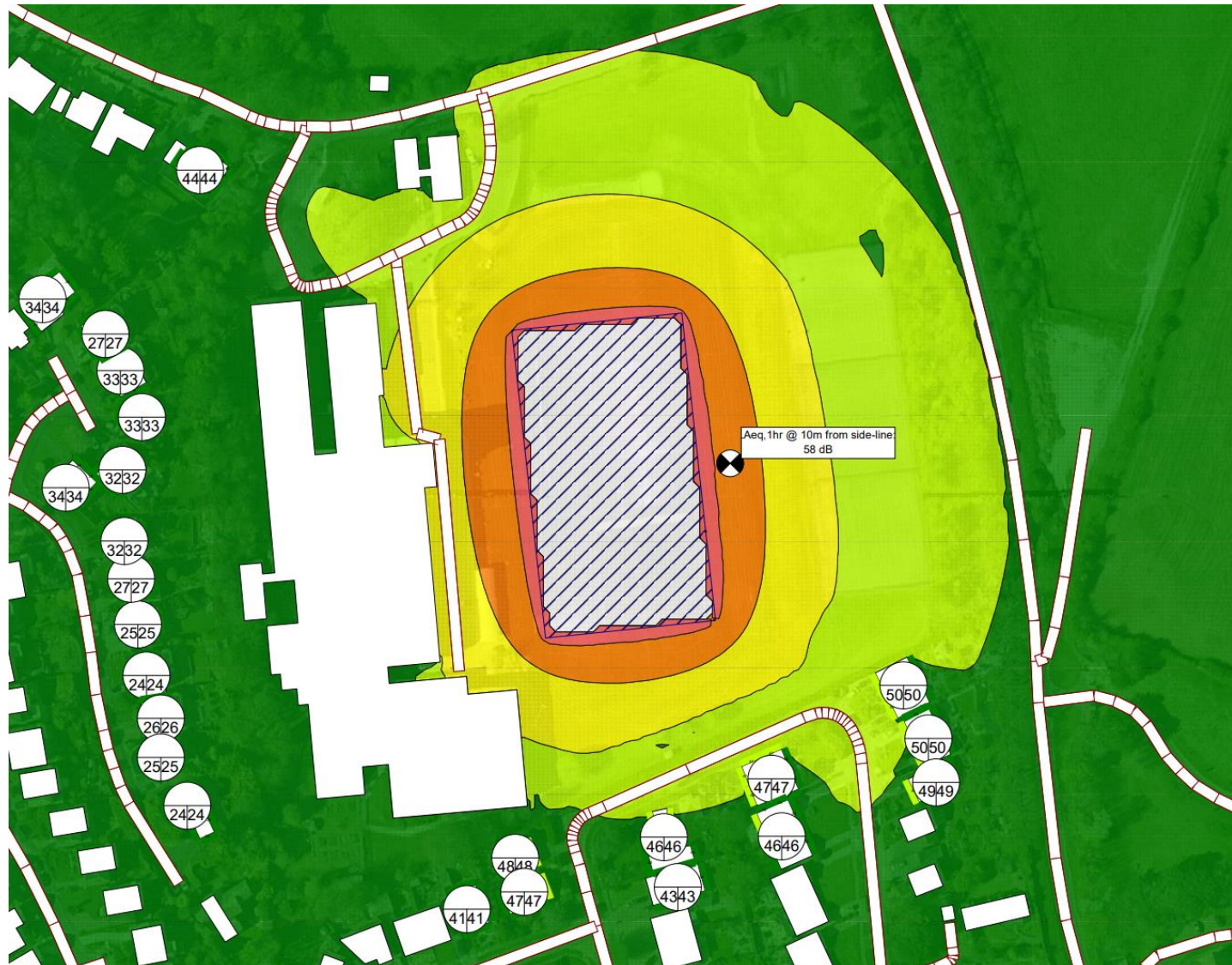


~150 - ~300 lux on pitch

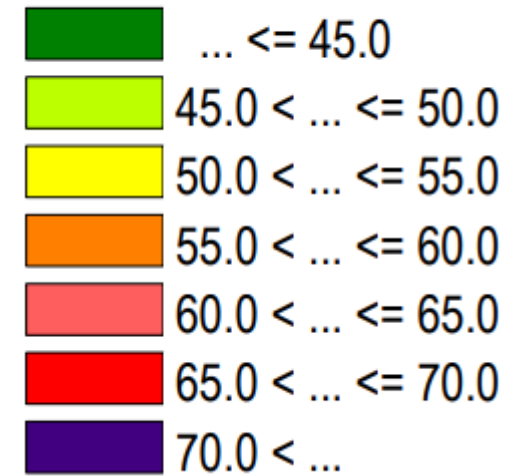
50 lux contour

5 lux contour

Noise Contour Map



L_{Aeq},1hr dB



Representations

Ninety-eight (98) letters of objection from individuals and from organisations including Chris Wood Acoustics and the Ovingdean Residents and Preservation Society

- ▶ Harm to neighbouring amenity
- ▶ Poor design
- ▶ Harm to setting of the South Downs National Park
- ▶ Additional traffic, not enough parking on site
- ▶ Loss of views over the downs
- ▶ Shortcomings in the submitted documents and assessments
- ▶ Not needed as other 3G pitches are available nearby
- ▶ Environmental impact of rubber pitch surface

Representations (con'td)

One hundred and twenty-six (126) letters of support

- ▶ Community Benefit, improved facilities for school and community use
- ▶ Increase participation in physical activity
- ▶ Existing natural turf pitches vulnerable to poor weather and poorly lit
- ▶ Lack of existing sports facilities in the area
- ▶ Source of revenue for school

Councillor Fishleigh has objected to the proposal

Councillor Allen and Councillor Goddard have separately written to support the application

Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact on the setting of the South Downs National Park
- ▶ Impact on neighbouring amenity
- ▶ Transport

Conclusion and Planning Balance

- ▶ Enhancement of sporting facilities available for the school and local community is supported in principle
- ▶ Proposals are acceptable in terms of design and appearance
- ▶ Impact on the setting of the South Downs National Park is acceptable
- ▶ No objection from Sport England
- ▶ Potential environmental impacts of rubber crumb acknowledged
- ▶ Floodlights allow for increased hours of use, particularly in winter evenings, and strong mitigation measures are necessary to minimise noise impacts
- ▶ Updated School Travel Plan to be secured, together with separate travel plan measures for the community use of the proposed pitch to encourage sustainable travel

Recommended for approval, subject to conditions.

**The Pinnacle
(formerly Rayford House),
8 School Road**

BH2025/02297

4th February 2026



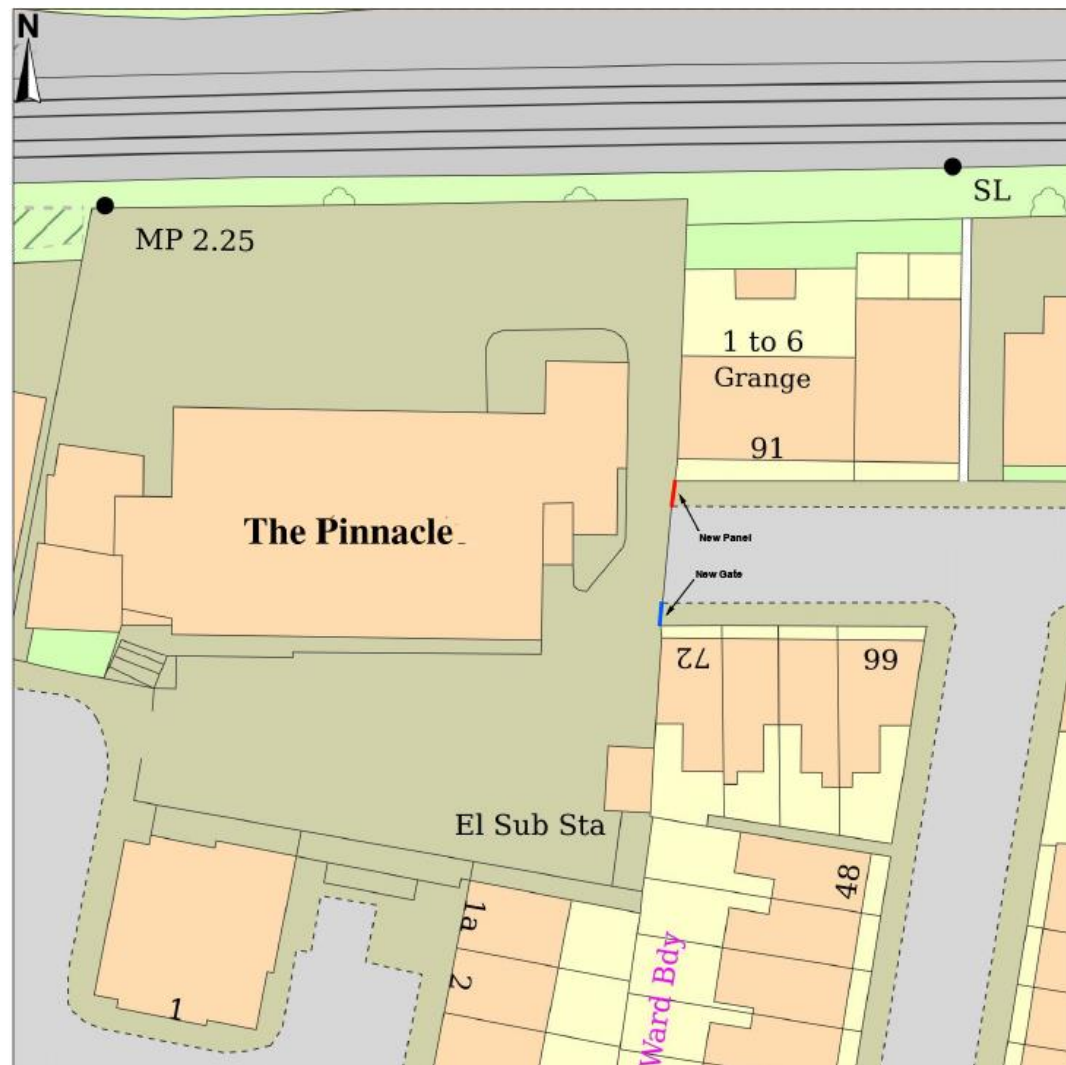
**Brighton & Hove
City Council**

Application Description

Planning permission is sought under Section 73a of The Town and Country Planning Act to vary conditions 1 (plans) and 11 (access) of BH2023/00009 to allow for:

- ▶ the provision of one controlled access gate in eastern site boundary for use by all residents in The Pinnacle only, and
- ▶ the blocking up of the second existing access point to the eastern site boundary

Block Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo/ Signage – View from Payne Avenue



Photos within the site showing existing access points in eastern boundary



Historic Photo from east – No Access from Payne Avenue



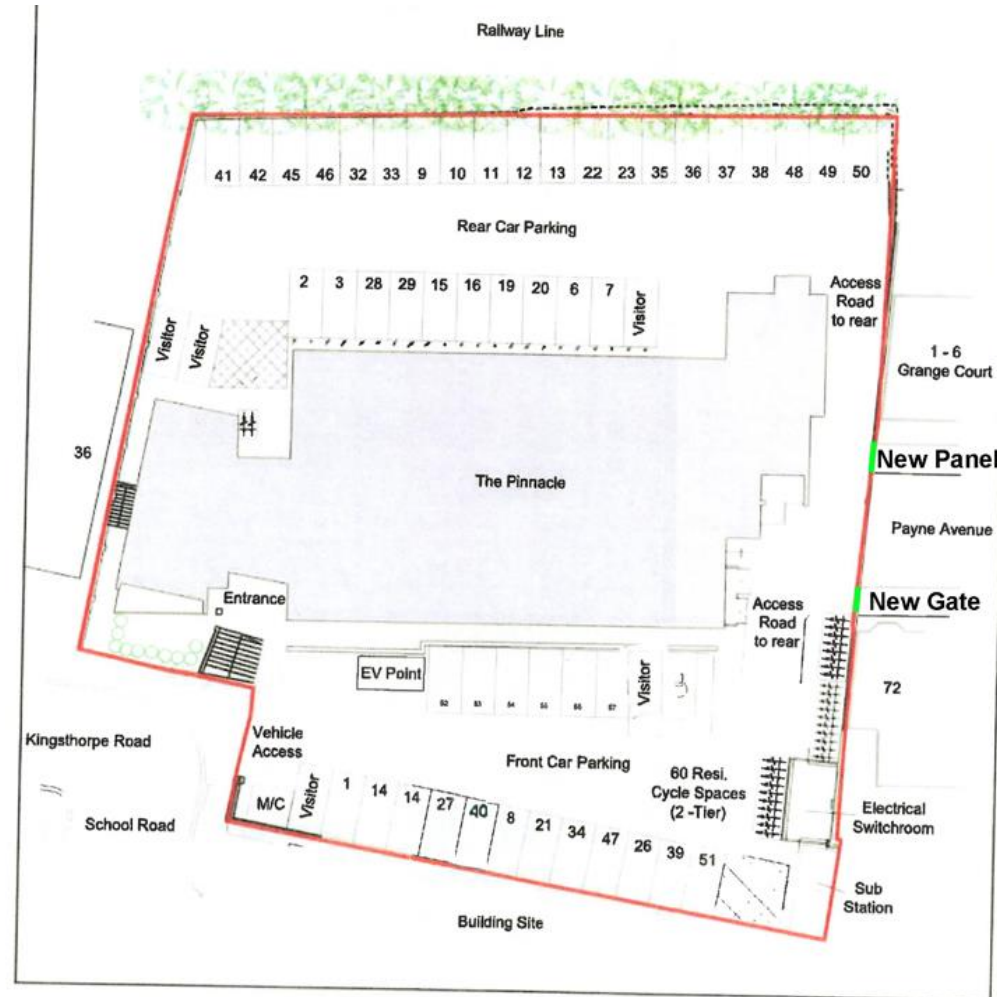
Planning History

- ▶ **BH2020/00955** - Planning permission was secured in June 2020 for the erection of a four-storey extension to the existing building to provide 4 flats. The permission was granted subject to condition 13 which stated:
 - *The two points of pedestrian access hereby approved to the eastern boundary of the site shall be provided prior to the first occupation of the flats hereby approved and shall be retained thereafter with no means of preventing access installed.*

Reason: To encourage safe, active and sustainable forms of travel other than private motor vehicles to and from the development, and to ensure that this is retained in compliance with Policies TR7 of the Brighton & Hove Local Plan and CP9 of the Brighton & Hove City Plan Part One.

- ▶ **BH2023/00009** - A subsequent s73 application to remove the above condition was refused by the LPA. However, the appeal was allowed, and PINs amended the condition to state that the pedestrian access should be retained for use only by occupiers of the approved four dwellings:
 - *The two points of pedestrian access hereby approved, as shown on plan reference 6778-2PO2 Rev C to the eastern boundary of the site, shall be retained in accordance with the approved plan for use by occupiers of the four dwellings hereby approved.*

Proposed Site Plan

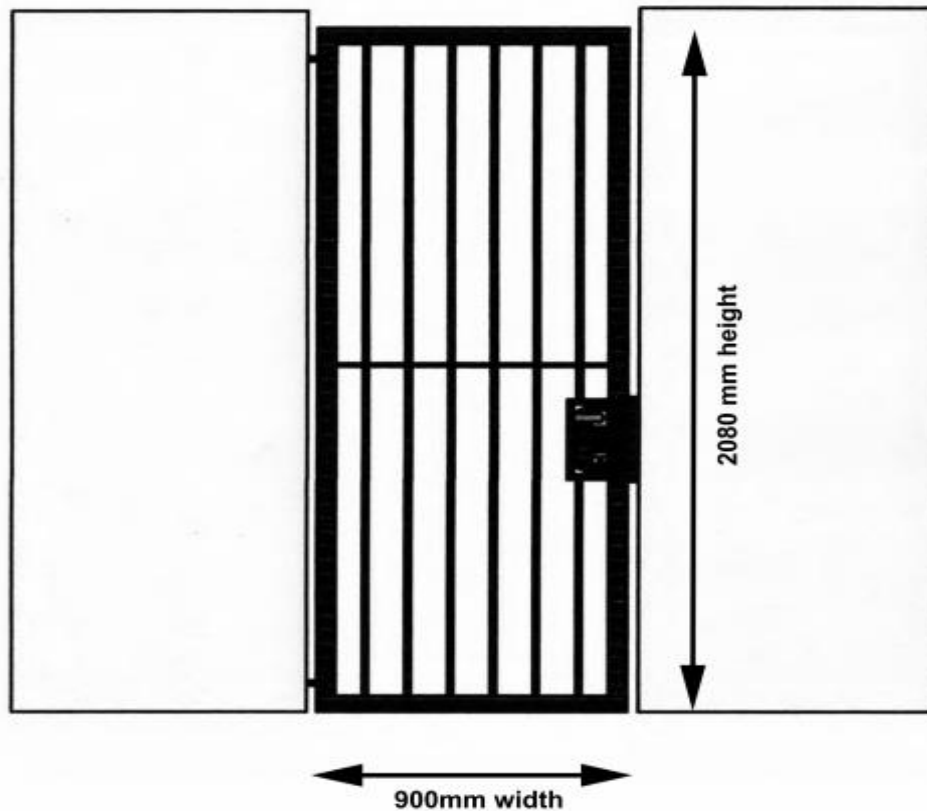


Parking Plan
Scale - 1:500@A3

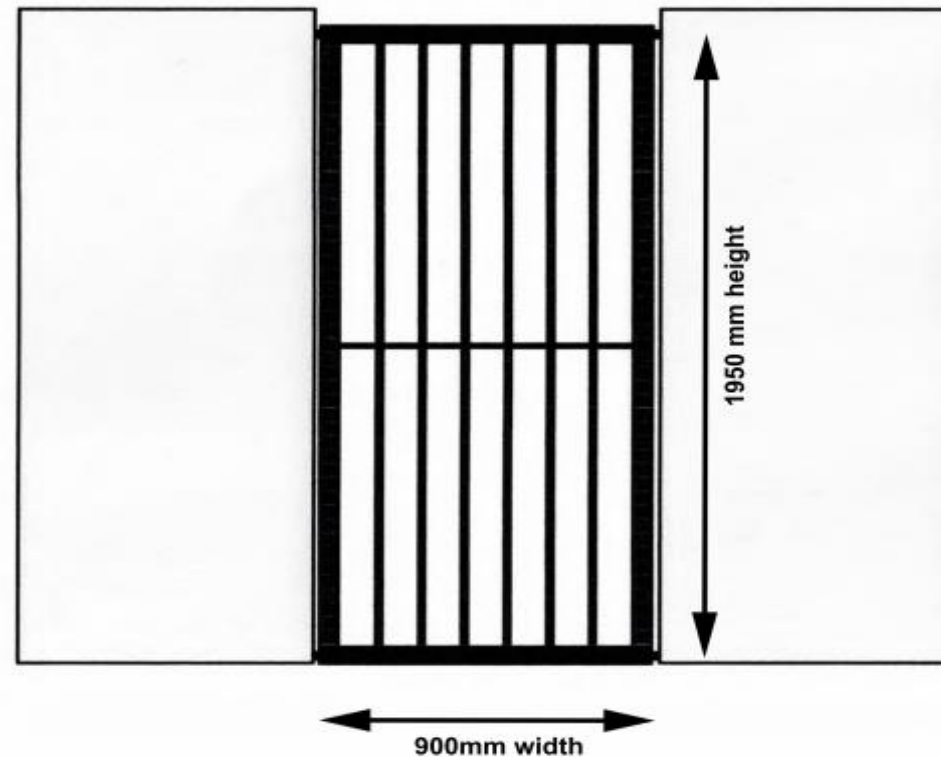
— New gate/panel

Proposed Elevations

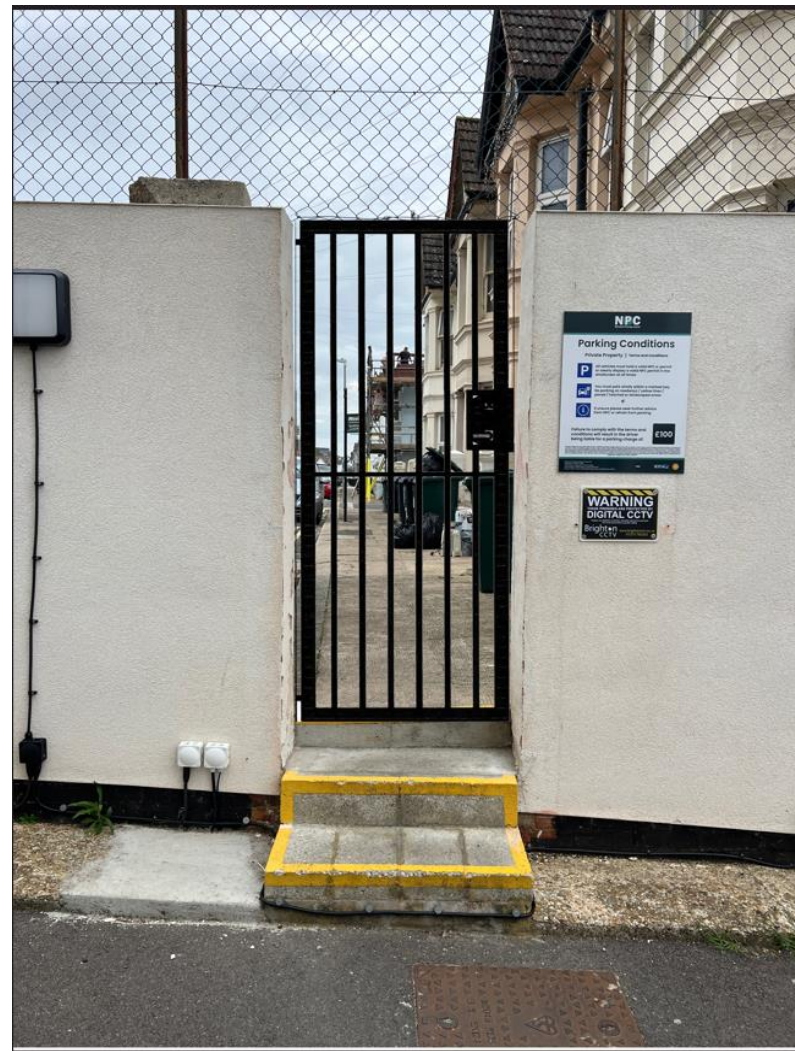
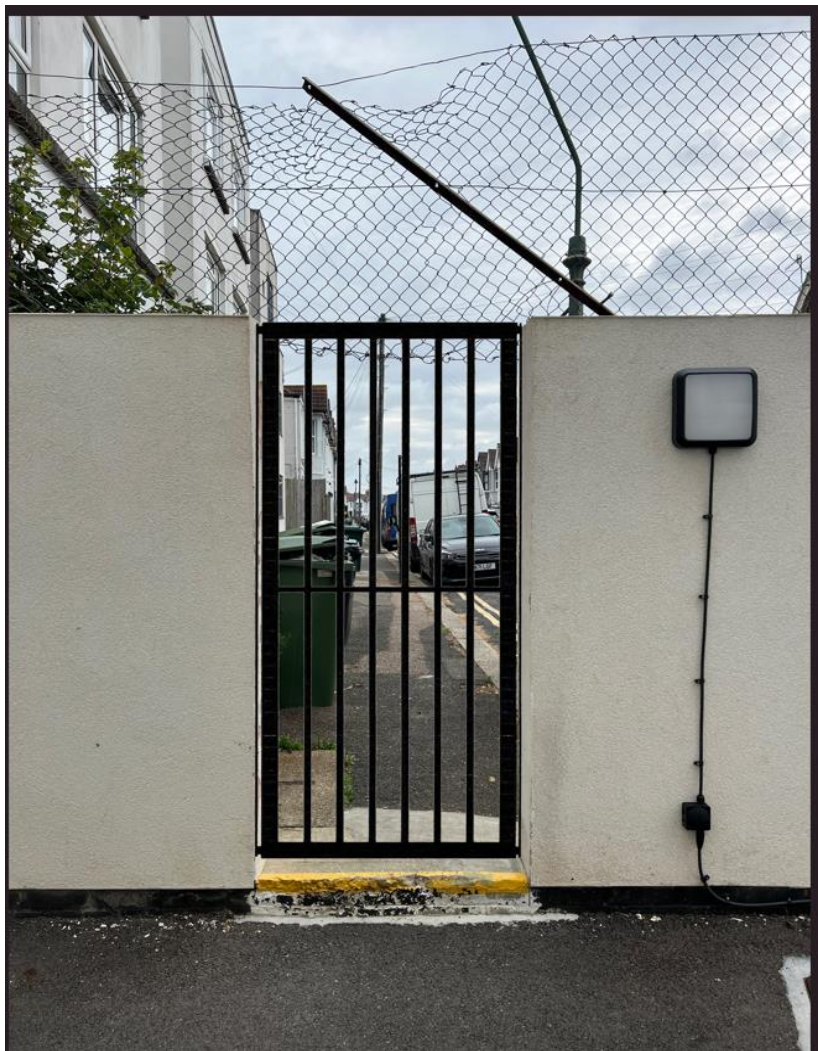
Combination lock controlled gate at southern access point



Steel infill panel at northern access point



Proposed Visuals



Representations

One hundred and twelve (112) representations received objecting on the following grounds:

- ▶ Loss of established public amenity
- ▶ Lengthen journeys
- ▶ Increase in traffic and noise and environmental / pollution impact
- ▶ Provides safe access to public transport and schools
- ▶ Impact on local businesses and impact on local cohesion/ community
- ▶ Benefit few at expense of many
- ▶ No evidence of anti-social behaviour; natural surveillance and improved lighting/ cameras could deter such behaviour
- ▶ Impact on health/ wellbeing
- ▶ Equalities issues
- ▶ Goes against original consent/ design
- ▶ Contrary to planning policy
- ▶ Legal precedent for access over private land

Ward Councillors Bella Sankey and Paul Nann object to the proposal.

Representations

Thirty (30) representations received supporting the proposal for the following reasons:

- ▶ Private land/ no public right of way
- ▶ Trespassing
- ▶ Safety hazard
- ▶ Liability for accidents
- ▶ Anti-social behaviour/ security issues
- ▶ Privacy issues
- ▶ Noise pollution/ disturbance
- ▶ Multiple other routes
- ▶ Flats sold on basis of secure private parking and controlled access
- ▶ Original condition did not reference 'public' access.

Key Considerations

- ▶ Principle of development
- ▶ Design and Appearance
- ▶ Impact on Amenity
- ▶ Sustainable Transport

Conclusion and Planning Balance

- ▶ Land is privately owned and there is no public right of way in place.
- ▶ Prior to the approved extension, there was no access in place to the east of the site.
- ▶ Original development was for an extension for **4 flats** - PINS clearly stated that it is:
 - *"neither the role nor responsibility of this development to facilitate or improve access for existing local residents, other than those occupying the approved flats"*
- ▶ Proposal would provide good access to sustainable transport as well as safe and convenient access to and from the proposed development for **all** residents of The Pinnacle, rather than just the 4 flats within the original application and this is considered a public benefit of the proposal.
- ▶ The LHA acknowledge it would not be appropriate to seek to secure public access through the site via the planning system and raise no objection
- ▶ Acceptable in terms of design and appearance.
- ▶ No objections from Sussex Police or the Council's Environmental Health Team.

Approval is therefore recommended

67

89 Holland Road

BH2025/02344

4th February 2026

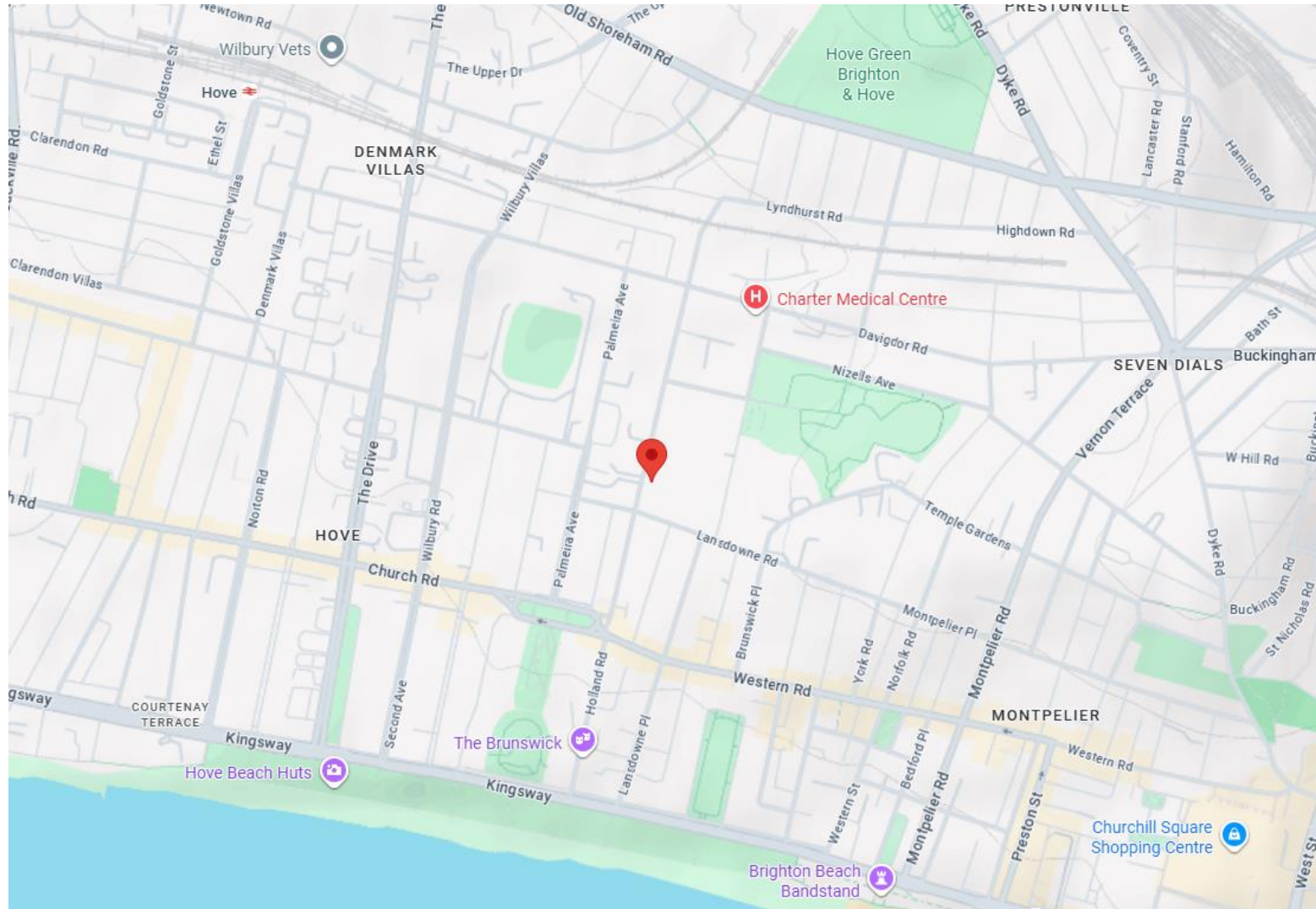


Brighton & Hove
City Council

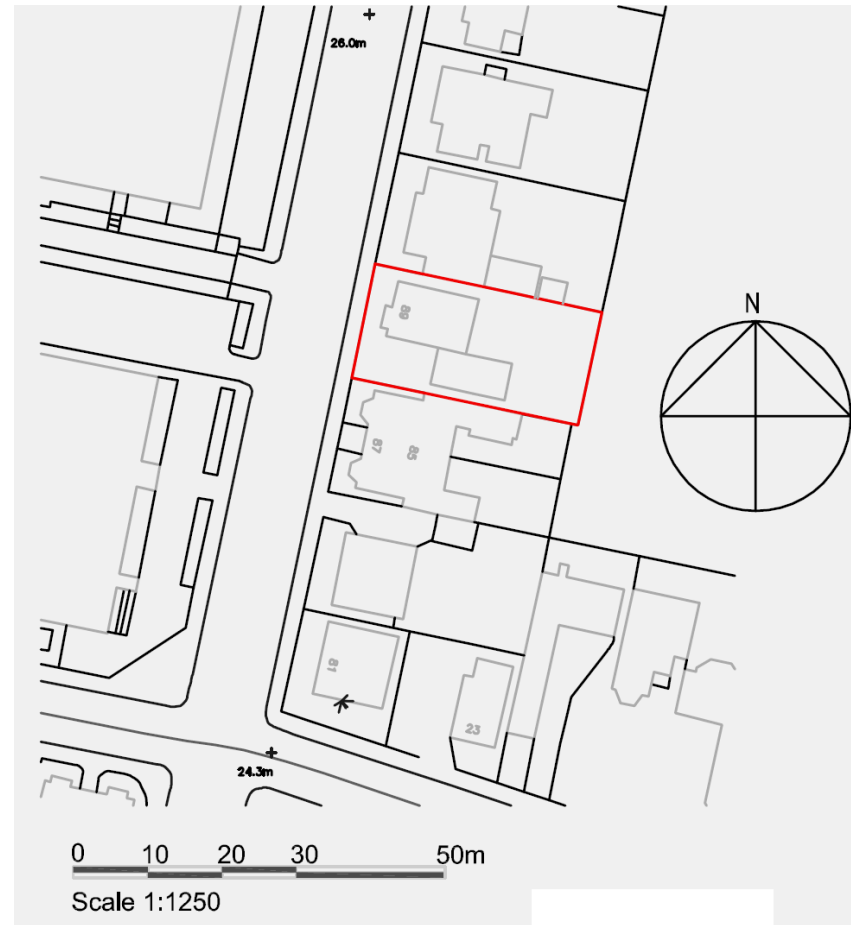
Application Description

- ▶ Application to vary condition 3 of planning permission BH2017/03438 to permit the number of children attending the day nursery to not exceed 70 at any time. (The current limit is 51 children).

Map of Application Site



Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Representations

Six (6) letters of objection, summarised as:

- ▶ Noise disturbance, already excessive from the current number of children and proposal would make this worse
- ▶ Additional traffic and parking stress
- ▶ Numerous complaints have been made regarding the nursery
- ▶ Commercial rubbish left in bins
- ▶ The nursery is not inclusive
- ▶ Footpaths blocked during pick up/collections

Key Considerations

- ▶ Principle of increased occupation of the nursery
- ▶ Impact on neighbouring amenity

Conclusion and Planning Balance

- ▶ The proposed increase in capacity of the existing nursery would not be contrary in principle to any development plan policy.
- ▶ Whilst there is the potential for an increased impact on the amenity of neighbours, it is considered that this can be satisfactorily mitigated through securing compliance with an updated and more detailed Noise Management Plan by condition.
- ▶ No objection from the Environmental Protection team

Recommended for approval, subject to conditions

297 Cowley Drive
BH2025/02379

4th February 2026

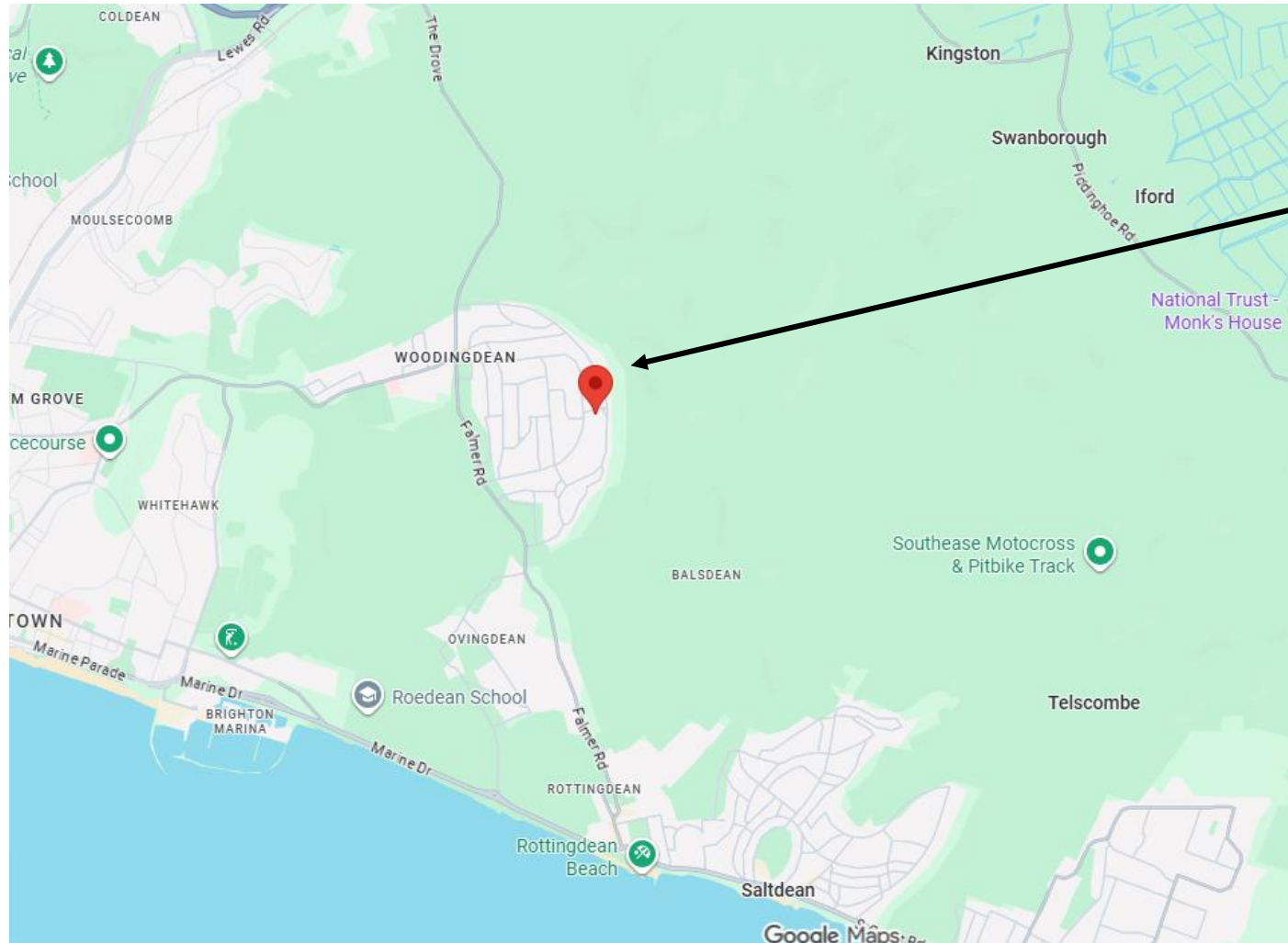


Brighton & Hove
City Council

Application Description

- ▶ Retrospective Change of use from bungalow (C3) to 6-person small HMO (C4).

Wider Location Plan



Site

Existing Location Plan

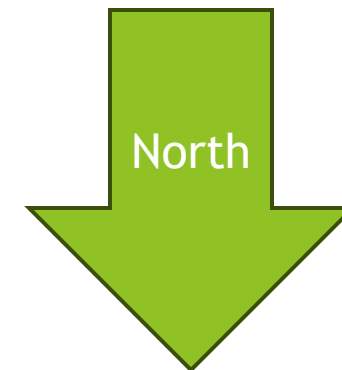


Aerial Photo of Site



Site

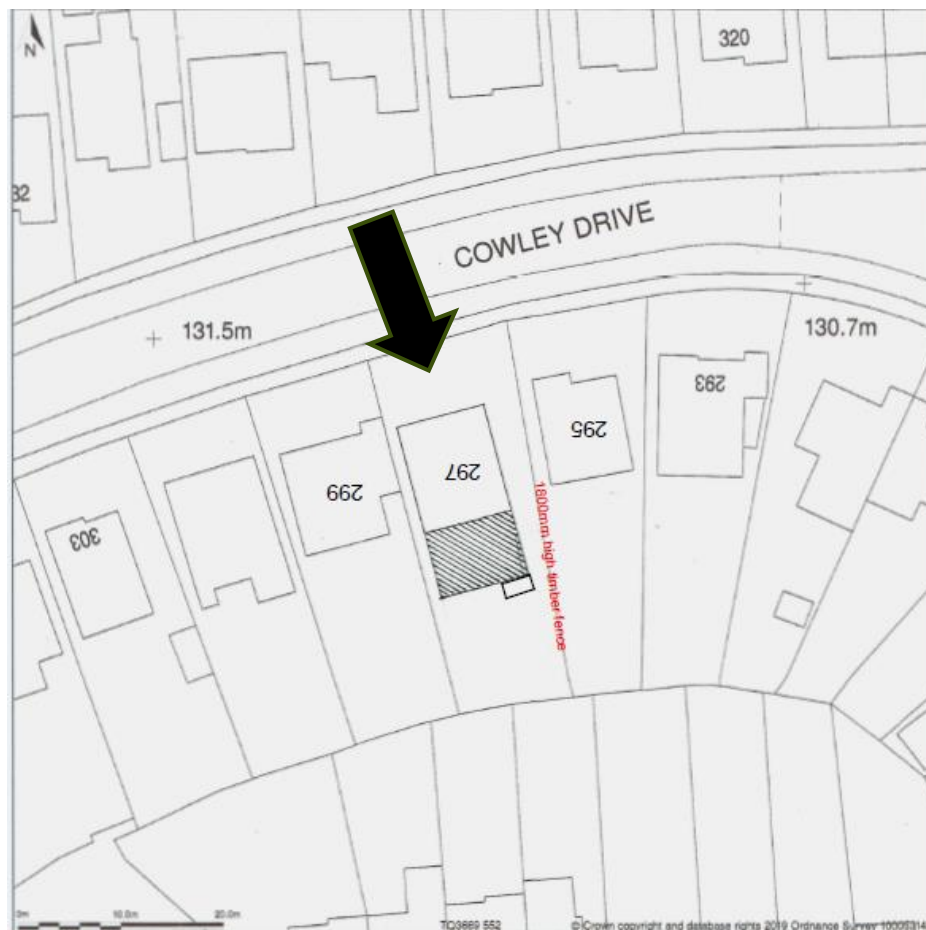
3D Aerial Photo of Site



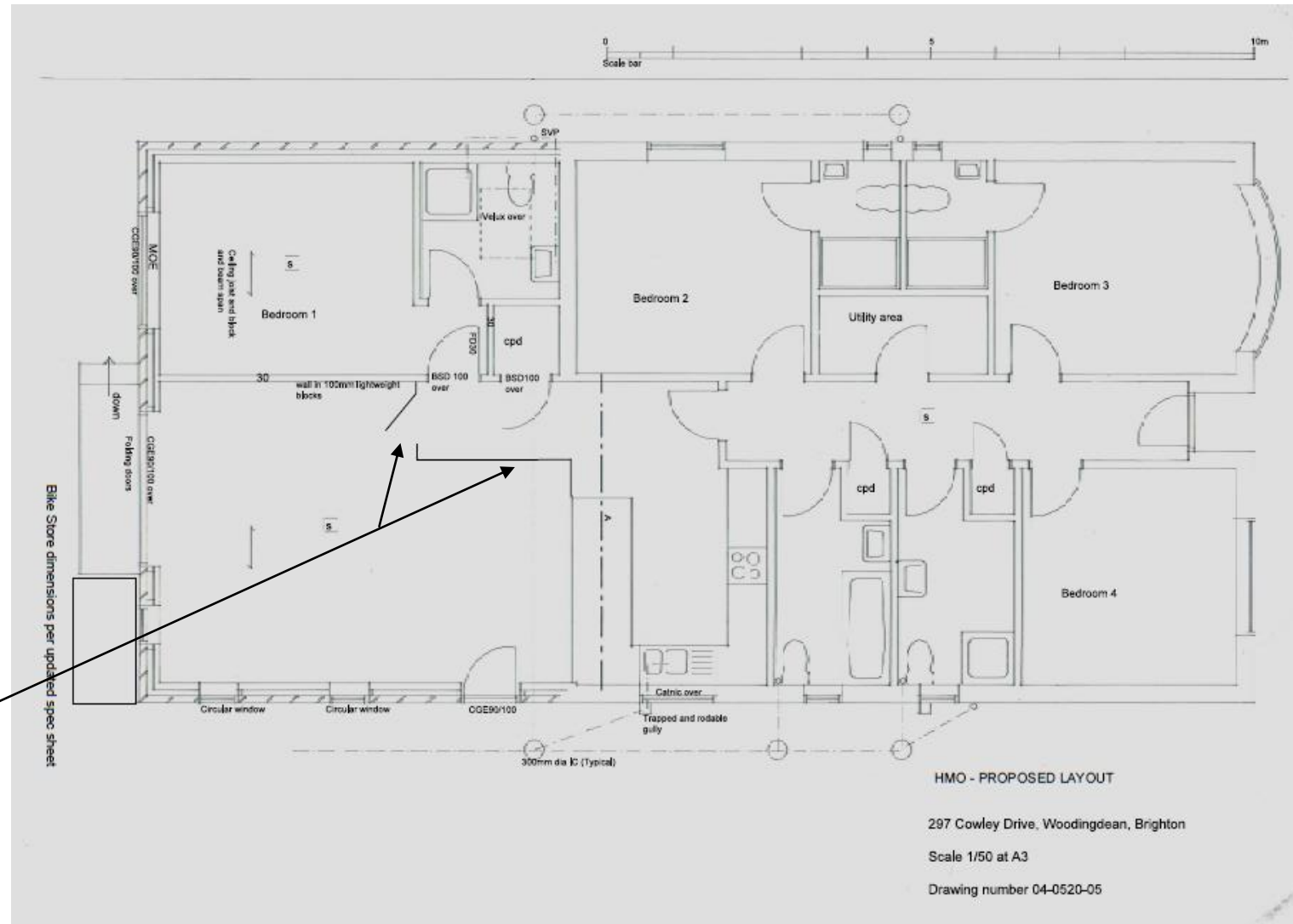
Street Photo of Site



Proposed Block Plan

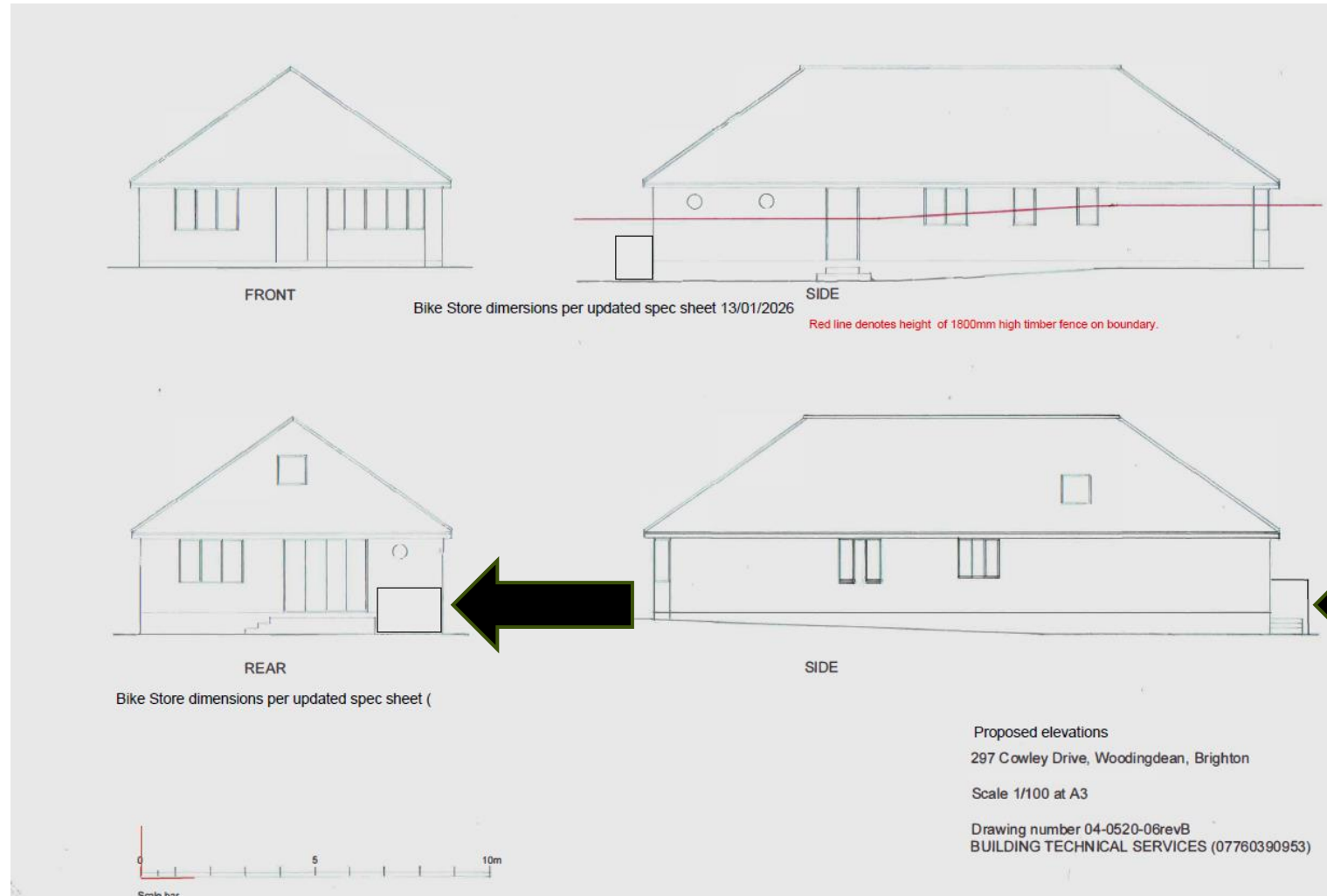


Proposed Floor Plan



New
partitions

Proposed Elevation – new cycle store



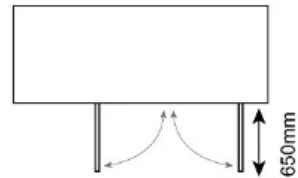
Cycle parking details

13/01/2026, 14:34

Bike Storage x3 Police Approved | High Security Metal Bike Storage Asgard

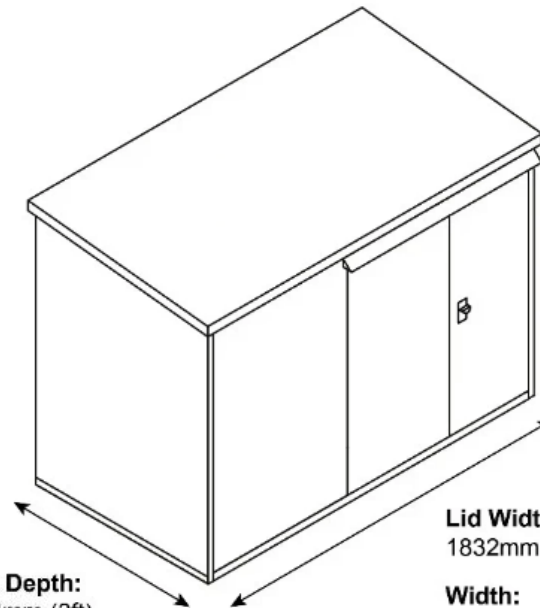
ANNEXE (HIGH SECURITY) BIKE SHED x3 EXTERNAL MEASUREMENTS

Weight:
138kg (21.7 stone)
Door Aperture:
1180mm (3ft 10") x
1140mm (3ft 9")



Door Clearance
650mm (2ft 1")

Lid Depth:
924mm (3ft)
Depth:
875mm (2ft 8")



**Height
(at rear):**
1444mm
(4ft 7")

**Height
(at front):**
1340mm
(4ft 3")

Lid Width:
1832mm (6ft)

Width:
1788mm (5ft 8")

CP21 and DM7

- ▶ The proposal is in an area where there are not more than 10% of properties within 50m of the application site.
- ▶ The proposal is in an area where the wider neighbourhood area does not have more than 20% of properties in HMO use.
- ▶ The proposal would not result in a terrace of more than 3 HMOs, and it would not result in a non-HMO being sandwiched between two HMOs.
- ▶ The application meets the density test of policies CP21 and DM7.

Representations

- ▶ **Eight (8)** representations received, objecting on the basis of:
- ▶ Amenity impacts (noise, overshadowing, increase and use of HMO's in area is harmful)
- ▶ Design (height/design of extension - *officer note: this is already approved and built; it does not form part of application*, harms area appearance, out of keeping)
- ▶ Transport (increase in traffic/car parking issues)
- ▶ Current owner/residents of unit (appearance of site, rubbish, build quality)

Key Considerations

- ▶ Principle of a new small HMO
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters
- ▶ No external changes are proposed to the fabric of the building. The only new structure is the cycle store to the rear.

Conclusion and Planning Balance

- ▶ Small HMO (C4) in this location would be in an area where concentration of HMOs less than 10% within 50m (CP21) and less than 20% within wider neighbourhood area (DM7 2(a))
- ▶ Proposed HMO would not 'sandwich' a non-HMO dwelling between HMO uses and it would not create a terrace of three or more HMOs. Compliance with DM7 2 (b & c) is achieved.
- ▶ Proposed standard of accommodation for a maximum of six persons (the upper limit of occupation within the C4 class) meets requirements of DM7 2(d & e) regarding bedroom sizes and communal spaces for the maximum number of occupiers within the C4 class.
- ▶ Proposal is not considered to result in significant neighbour amenity impacts which would warrant refusal. The densities of existing HMOs do not suggest that a mixed and balance community would not be achieved with this proposed HMO.
- ▶ The proposal would secure cycle parking and is not considered to result in significant overspill on-street parking. Existing off-street parking is also available onsite. Connectivity with local buses is possible within a short walk of the site. There has been no objection from the Highway Authority to the proposals.
- ▶ **Approval recommended**

**21 Chailey Avenue,
Rottingdean
BH2025/01886**

4th February 2026



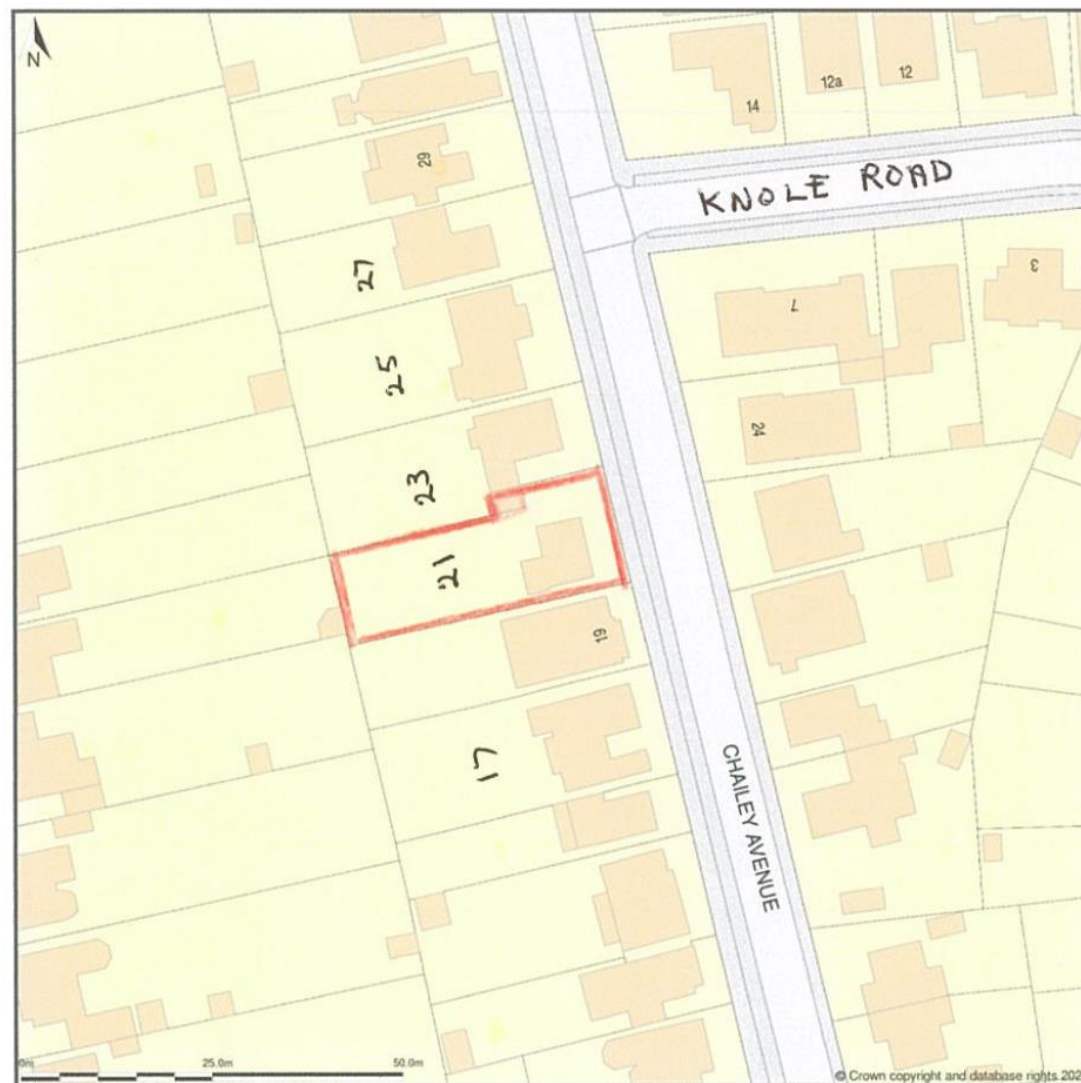
**Brighton & Hove
City Council**

Application Description

Remodelling of the existing dwellinghouse to include removal of the existing rear extension and construction of:

- ▶ Two-storey rear extension with first floor balcony and ground floor decked terrace
- ▶ Side extension including garage for vehicle storage
- ▶ Front porch extension with gable
- ▶ 4x rooflights to front roofslope
- ▶ Revised fenestration
- ▶ Existing garage to be retained and used for storage.

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Front elevation



Street Photos of Site



Site Photos - Rear



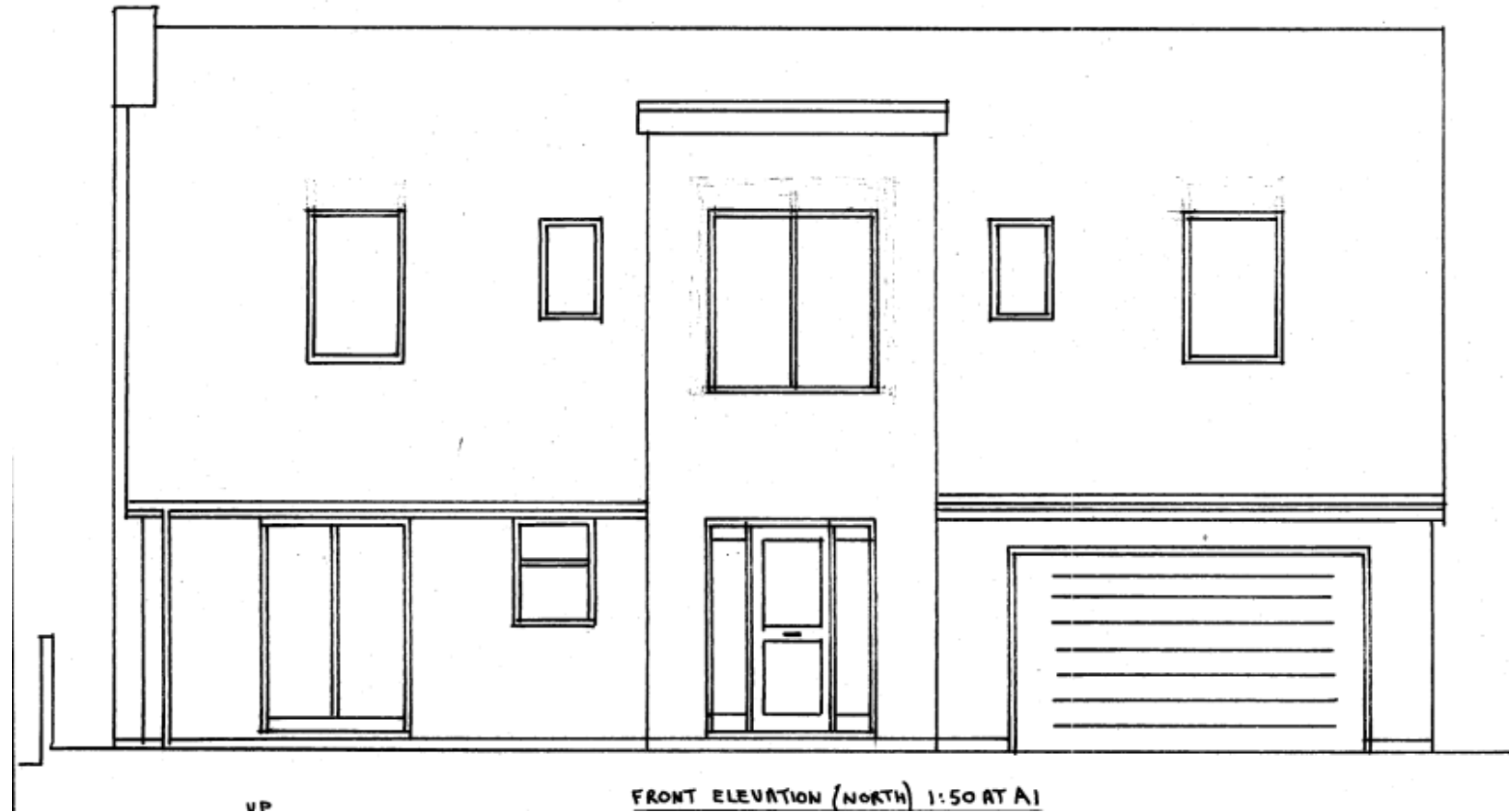
Photos - Site Boundaries (views to north, rear and south)



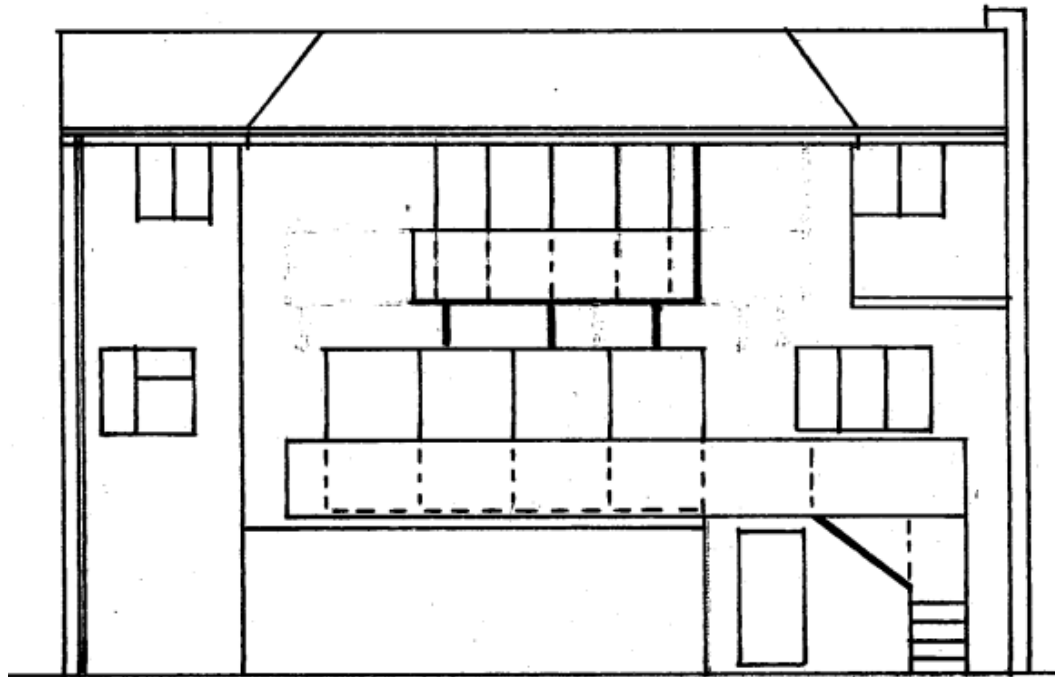
Proposed Block Plan



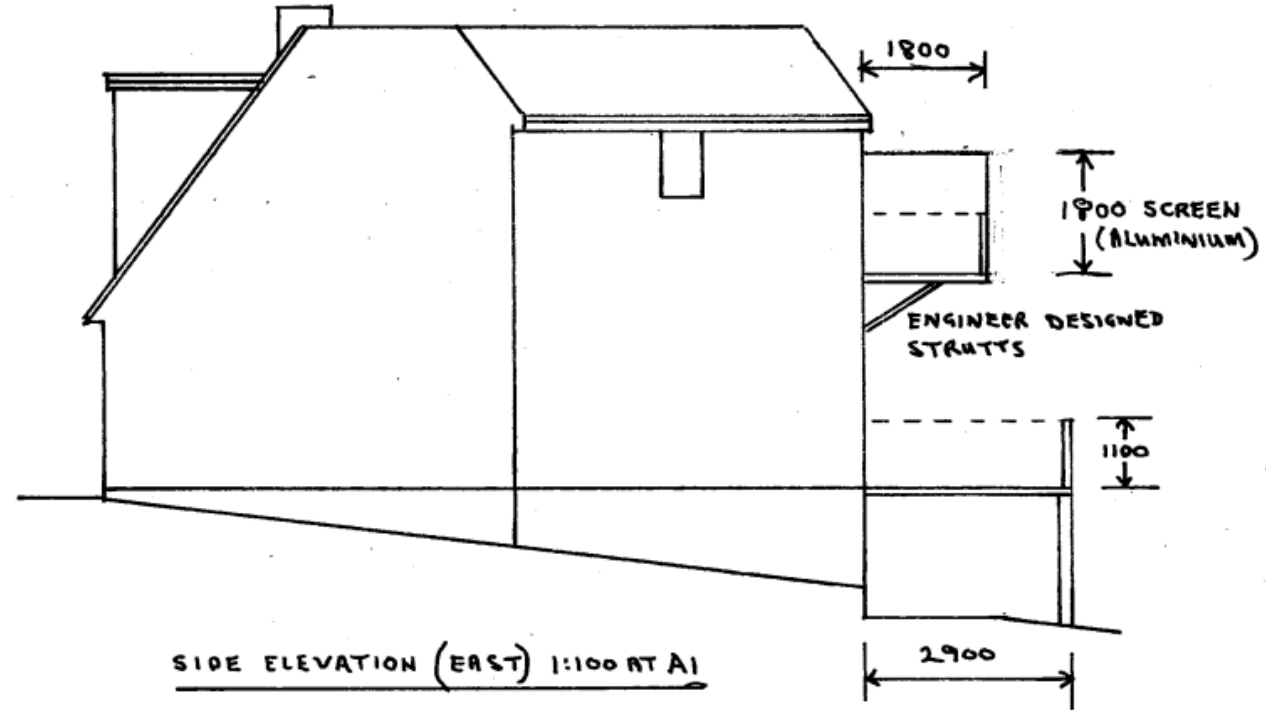
Proposed Front Elevation



Proposed Rear / Side Elevation



REAR ELEVATION (SOUTH) 1:100 RT A1



SIDE ELEVATION (EAST) 1:100 RT A1

Proposed Visual from Street frontage



Representations

- ▶ **Nineteen (19)** representations received objecting on the following grounds:
- ▶ Overdevelopment, inappropriate scale and design; out of character
- ▶ Too close to boundary
- ▶ Loss of amenity - overbearing/dominating, overlooking/loss of privacy and overshadowing/loss of light
- ▶ Light and noise pollution
- ▶ Flood risk
- ▶ Impact on South Downs National Park (SDNP)
- ▶ Asbestos risk
- ▶ Contrary to planning policy/neighbourhood planning
- ▶ Sets unwanted precedent
- ▶ Plans inaccurate

Representations

Three (3) representations have been received supporting the proposal for the following reasons:

- ▶ Improvement to neighbourhood
- ▶ Enhances property and streetscene
- ▶ In keeping with evolving character of street
- ▶ Transform into spacious, modern and stylish home

Key Considerations

- ▶ Character and Appearance
- ▶ Residential Amenity
- ▶ Standard of Accommodation
- ▶ Highways Issues

Conclusion and Planning Balance

- ▶ Given prevailing built form in the area, development is of an acceptable scale that would bring the property in line with the size of its neighbours
- ▶ No significant harm to the character and appearance of the property, streetscene or the visual amenities of the area
- ▶ No significant amenity harm identified in terms of daylight, sunlight, outlook, privacy and overbearing impact, subject to screening of the proposed terrace and balcony.
- ▶ The Local Highway Authority has no objections to the scheme.

Approval is therefore recommended.

**Basement Flat,
99 Buckingham Road
BH2025/02255**

4th February 2026

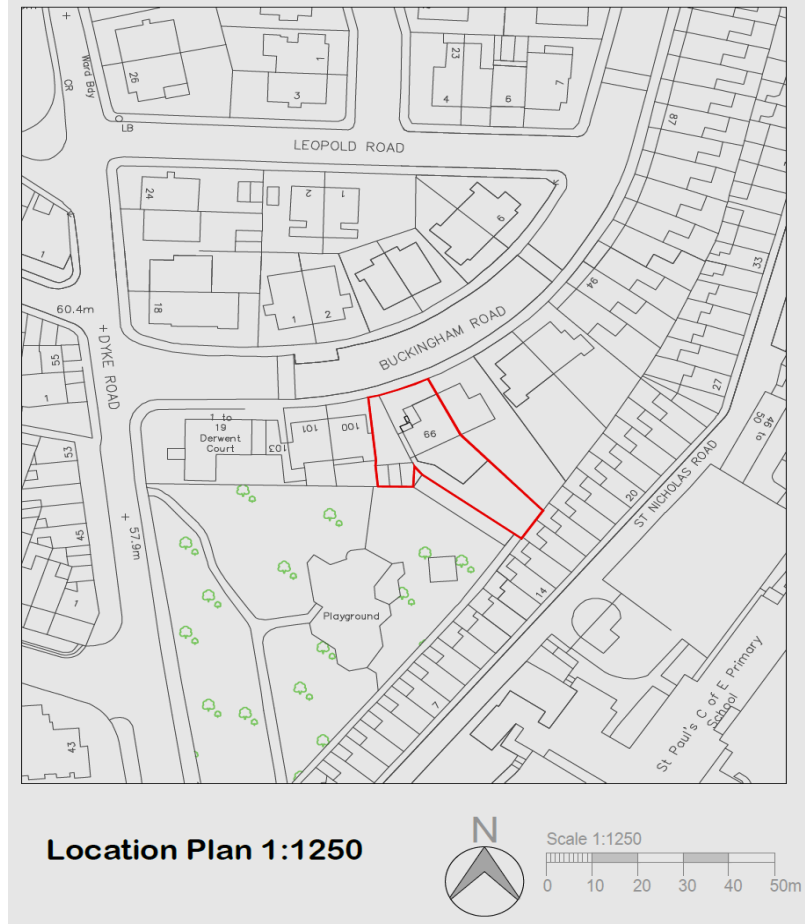


**Brighton & Hove
City Council**

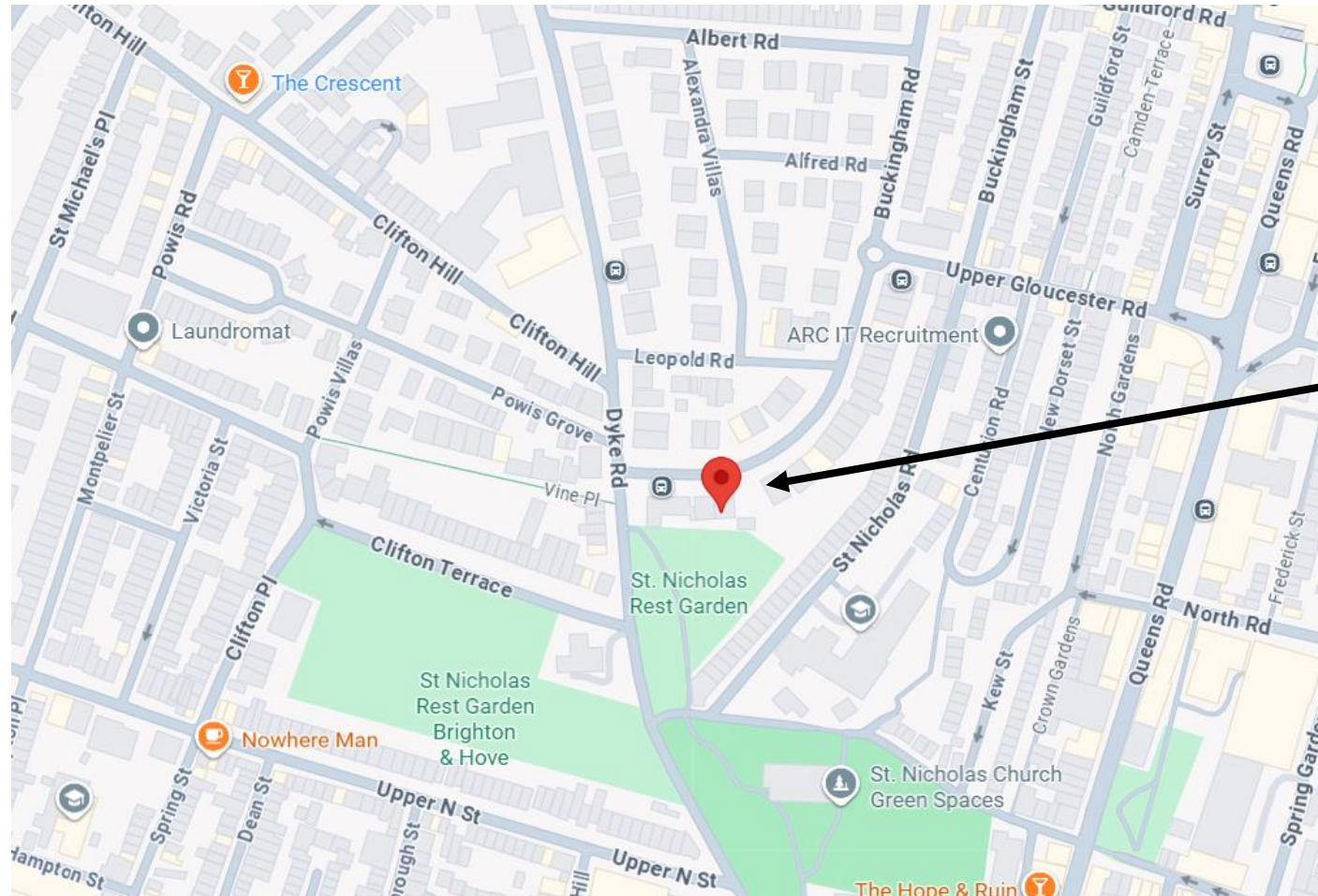
Application Description

- ▶ Erection of front porch extension, rear conservatory extension and single storey rear extension with associated works.

Existing Location Plan

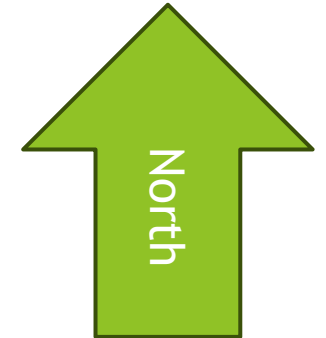


Map of Application Site

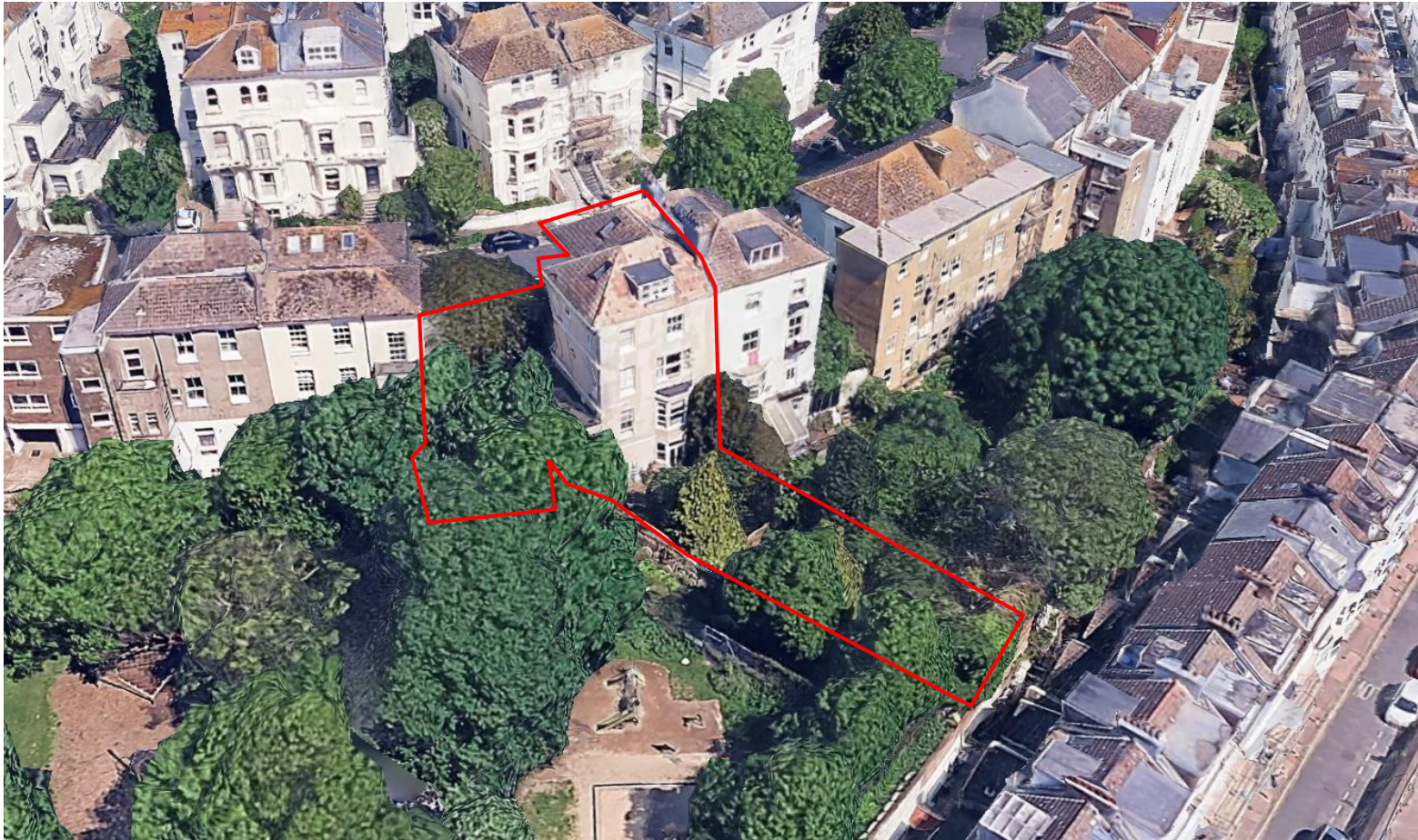


Site

Aerial Photo of Site



3D Aerial Photo of Site



Front of 99 Buckingham Road

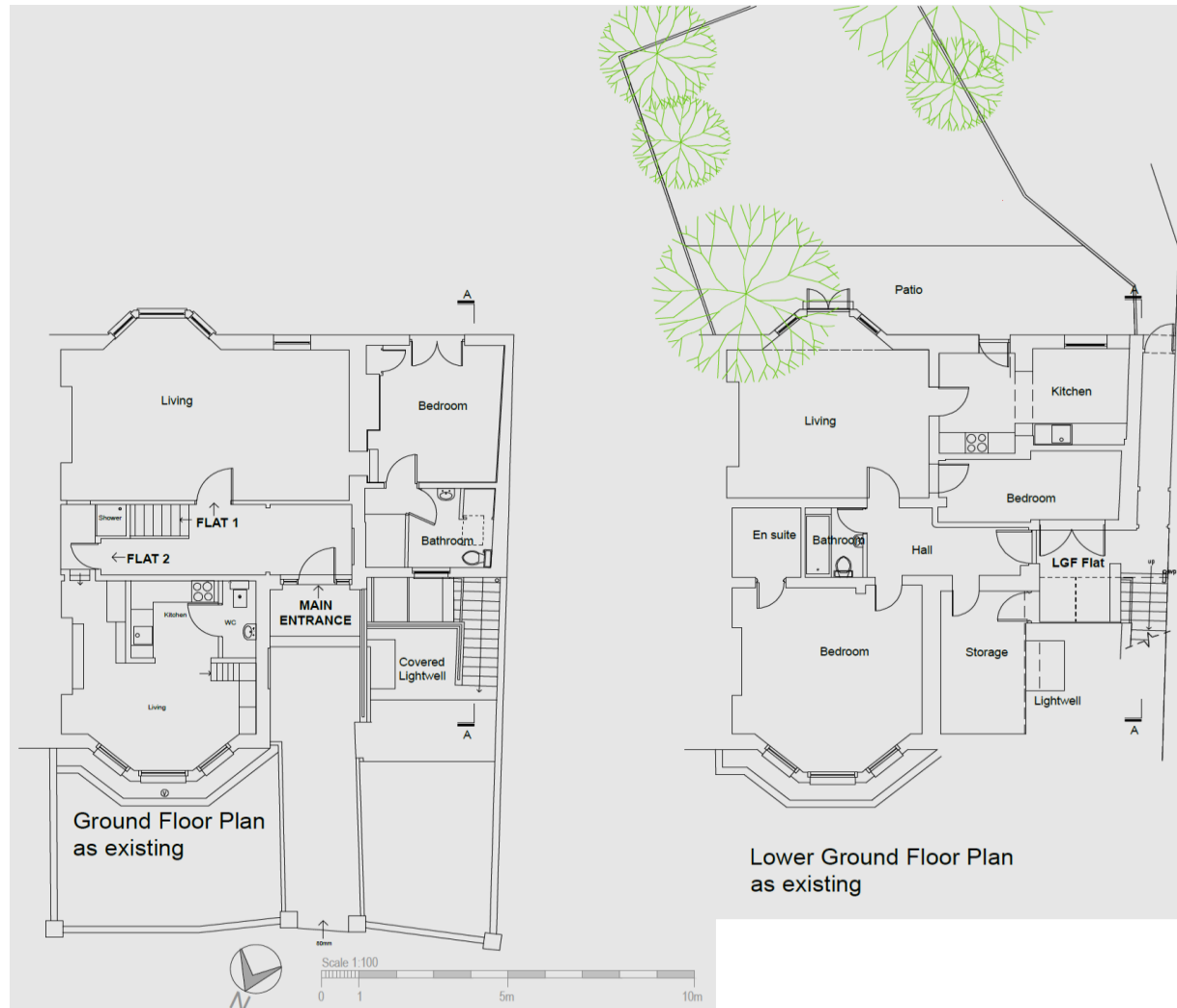


99 Buckingham
Road

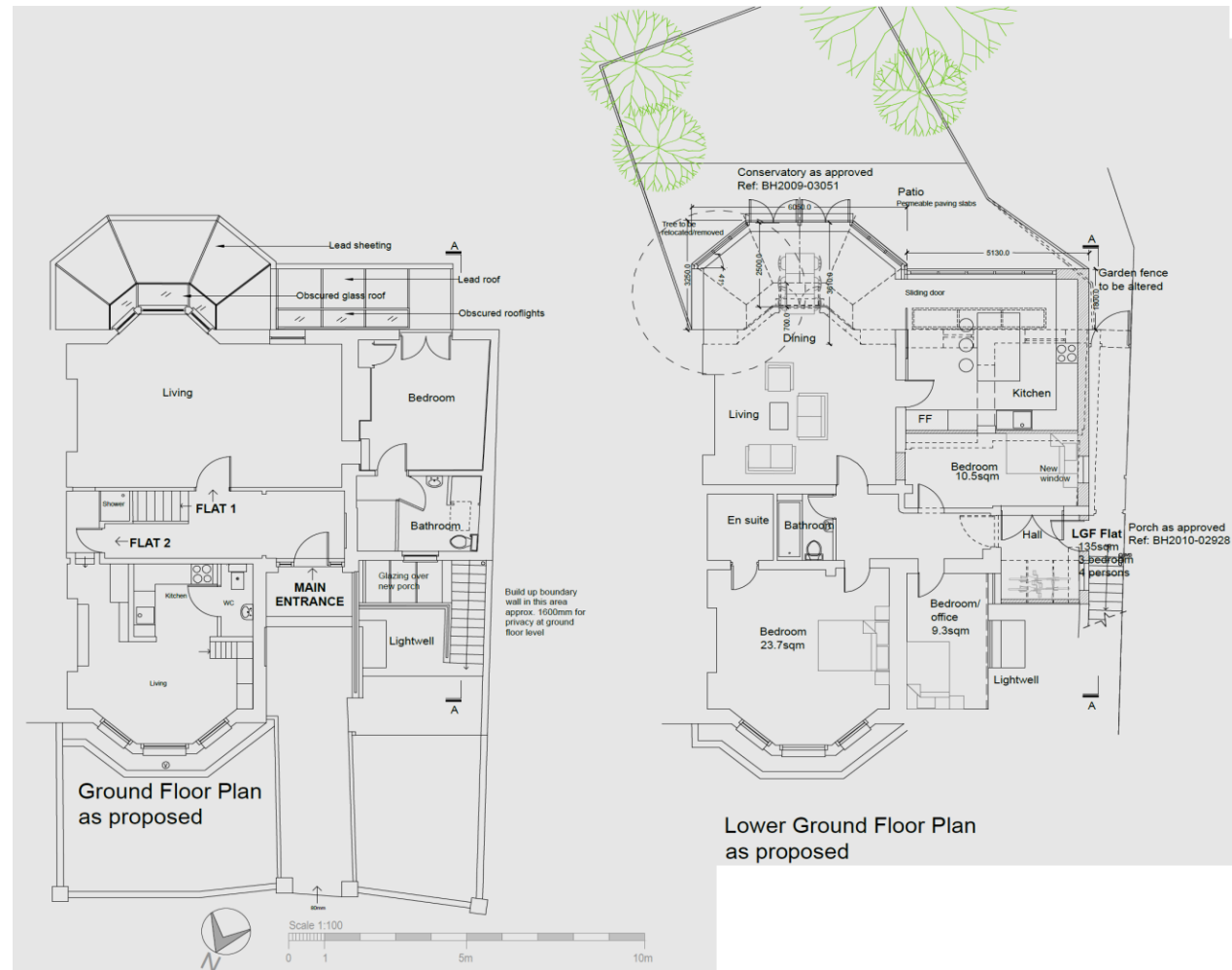
Block Plan



Existing Floor Plans



Proposed Floor Plan



Existing Elevations



122



Proposed Visual – Rear Elevation



Proposed Visual – Rear Elevation



Representations

- ▶ **Eight (8)** representations received, objecting on the basis of:
- ▶ Impact on Amenity (loss of light, overshadowing, loss of privacy, overlooking)
- ▶ Impact on archaeology
- ▶ Impact on wildlife and ecology
- ▶ Overdevelopment
- ▶ Maintenance issues for adjoining properties
- ▶ Impact on boundary walls
- ▶ Impact on conservation area

Key Considerations

- ▶ The design and appearance of the proposed extensions and alterations and any impact on heritage assets
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The proposed extension would not significantly harm the residential amenities of existing occupiers within the site, or those adjoining the site due to scale and siting.
- ▶ The development is considered satisfactory in design terms and scale, and would not unduly harm the historic character of the building or impact the character or appearance of the West Hill Conservation Area.
- ▶ No adverse archaeological impact
- ▶ The works would extend an existing flat and provide an acceptable standard of accommodation.
- ▶ Due to the scale of the development, there would be no harmful impact on existing trees or ecology/biodiversity on the site.

Recommendation: Approve

3 Ridgewood Avenue
BH2025/02114

4th February 2026

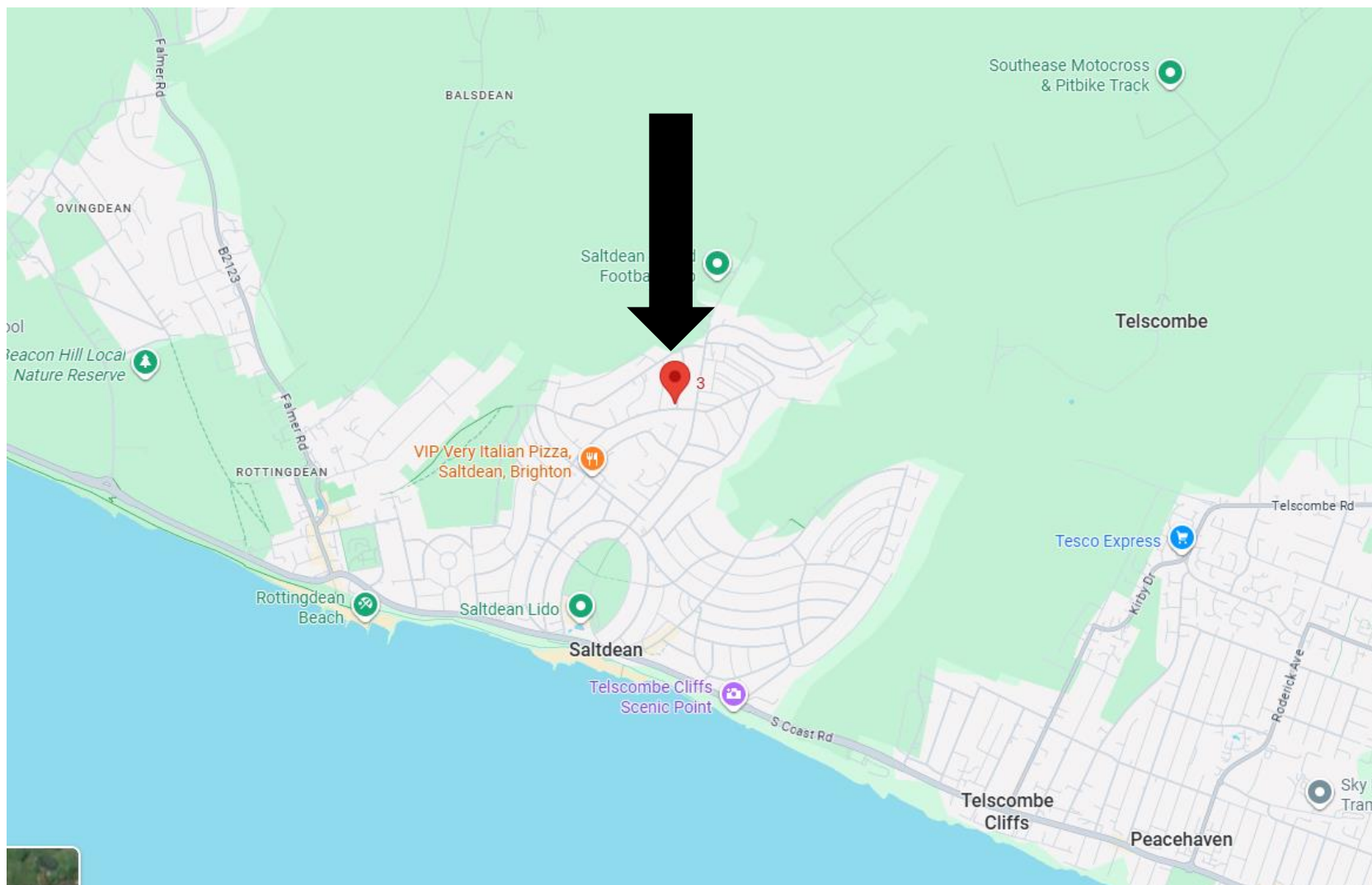


Brighton & Hove
City Council

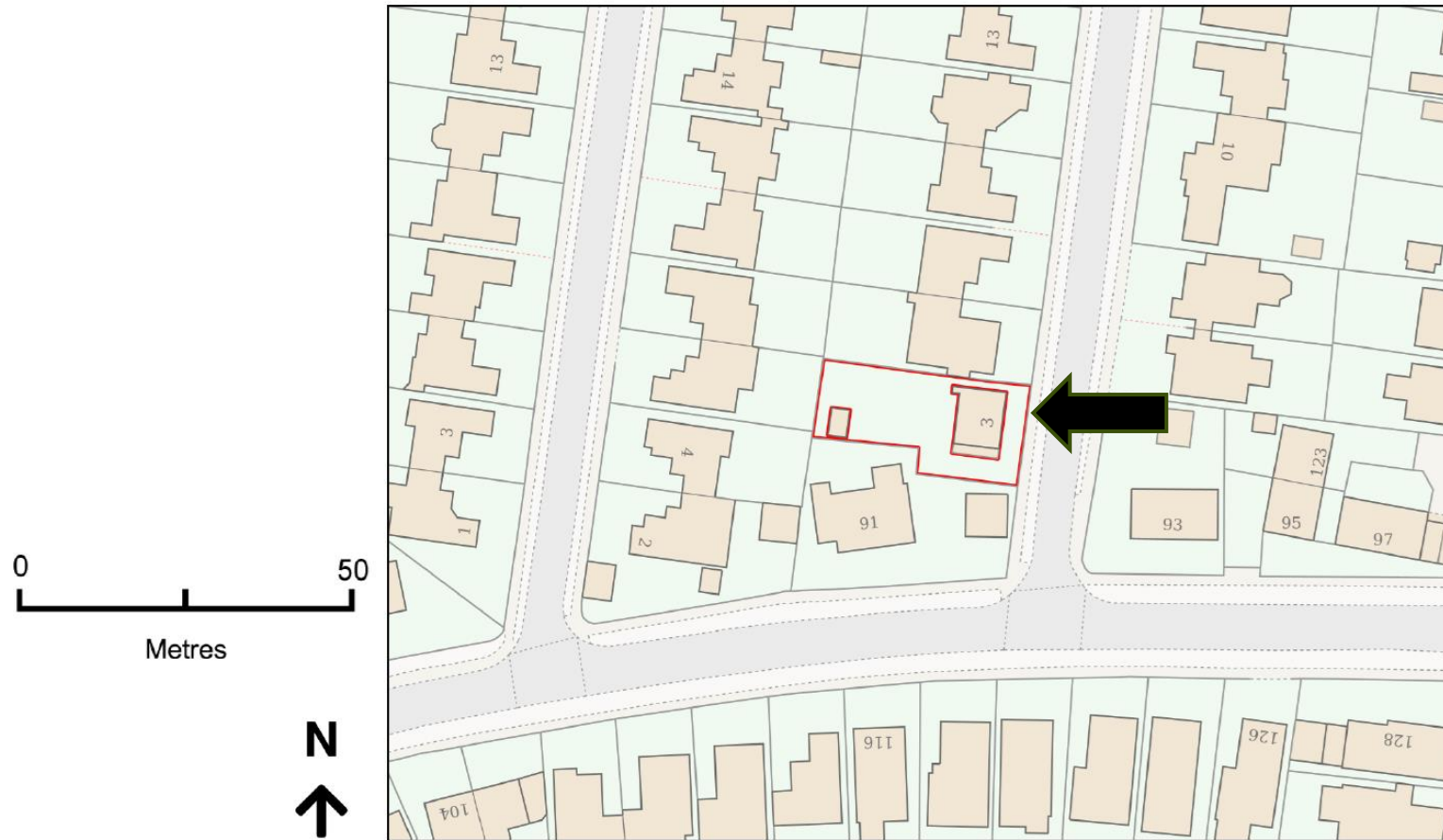
Application Description

- Erection of single storey rear extension, roof alterations/extensions including hip-to-gable extensions, raising the ridge height with front and rear dormers, and landscaping to the rear.

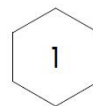
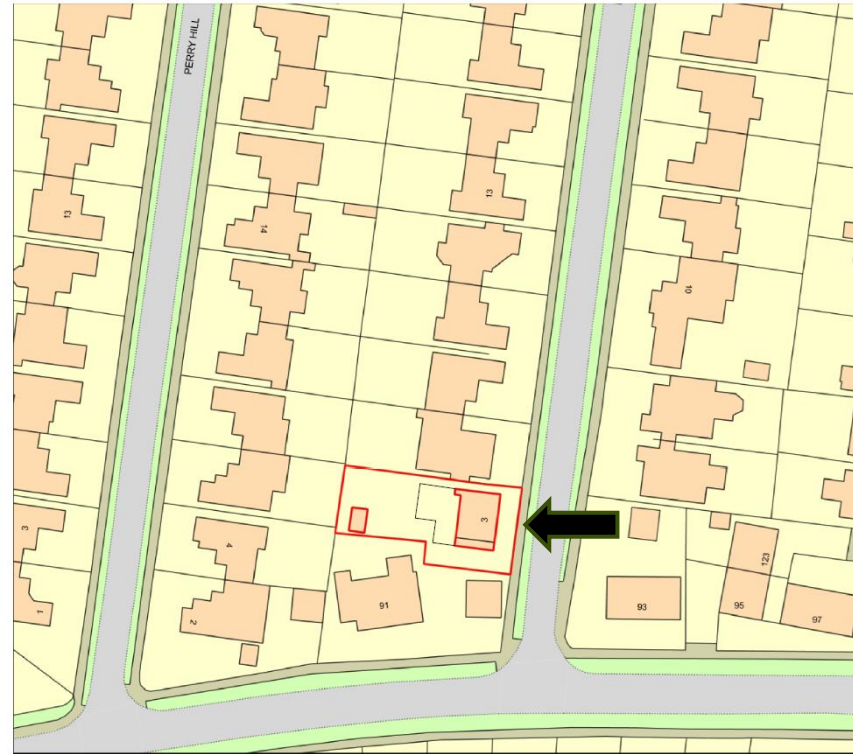
Map of Application Site



Existing Location Plan



Proposed Location Plan



Proposed Location Plan

1 : 1250 / 25

Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site – As Existing



Shared boundaries with No.91A to left and No.5 to right



Shared boundaries with No.91A to left and No.5 to right



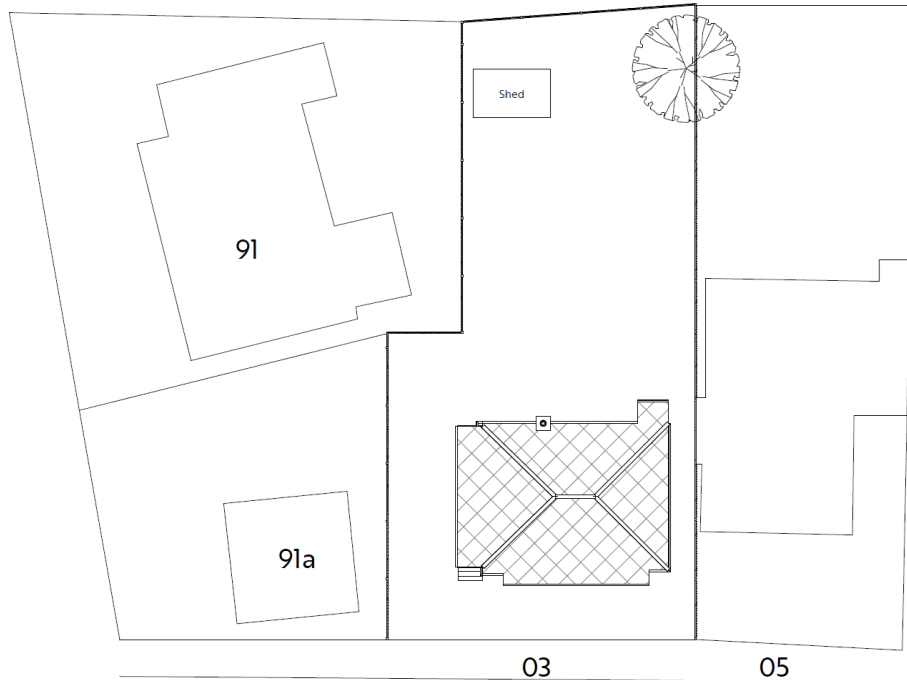
Shared boundaries with No.91A to left and No.5 to right (taken from rear of No.3 – application site.)



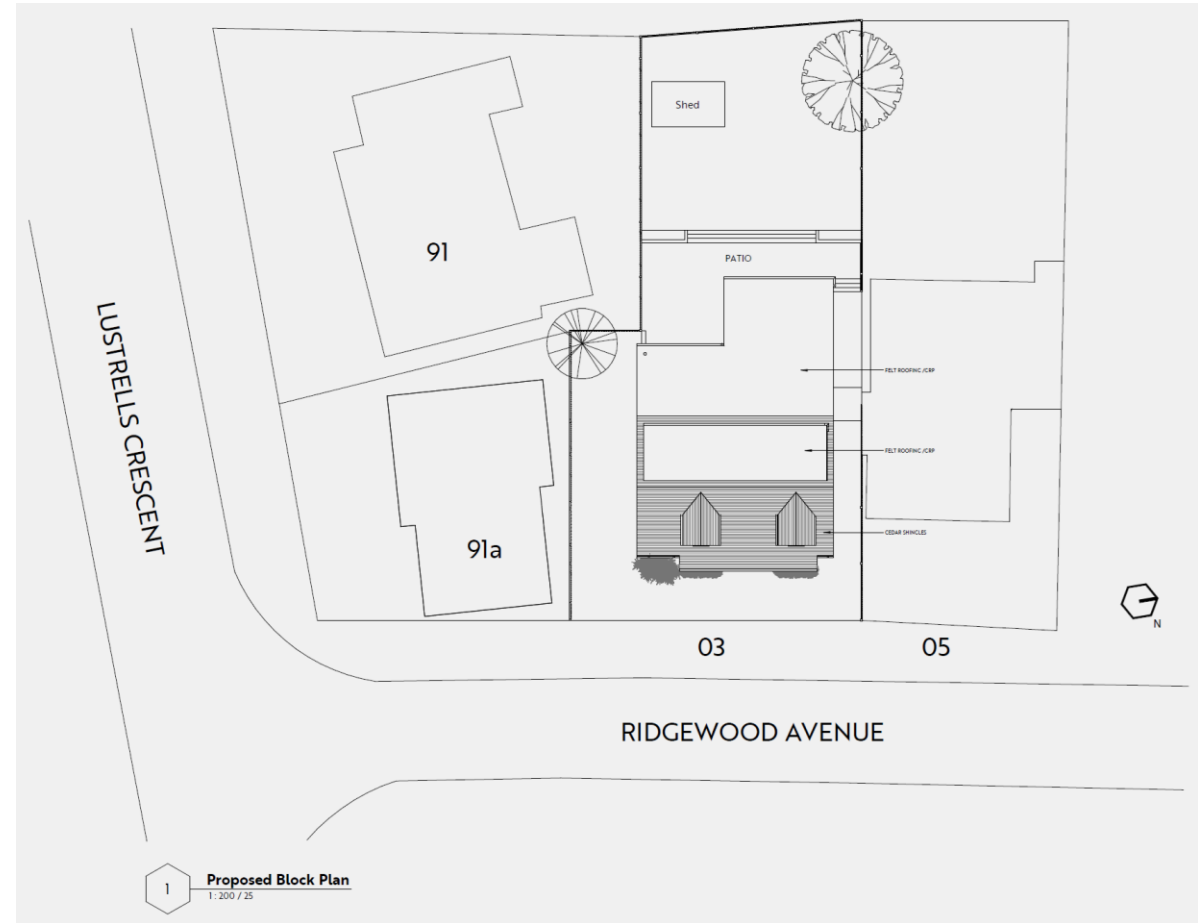
Rear garden views – looking west



Existing and Proposed Block Plan

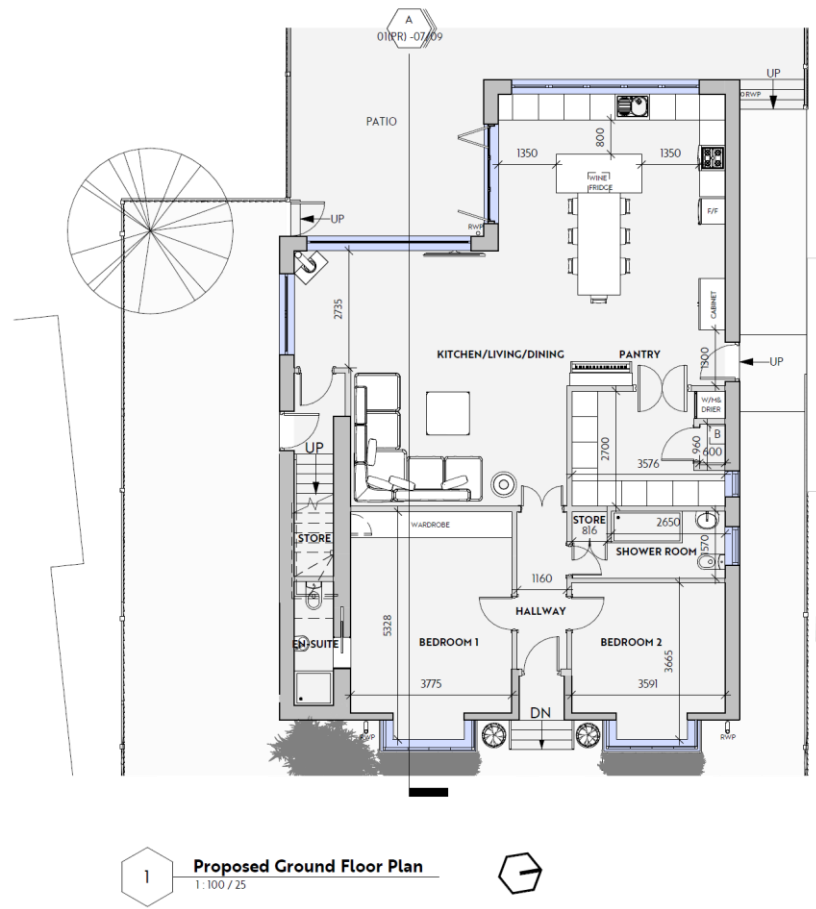
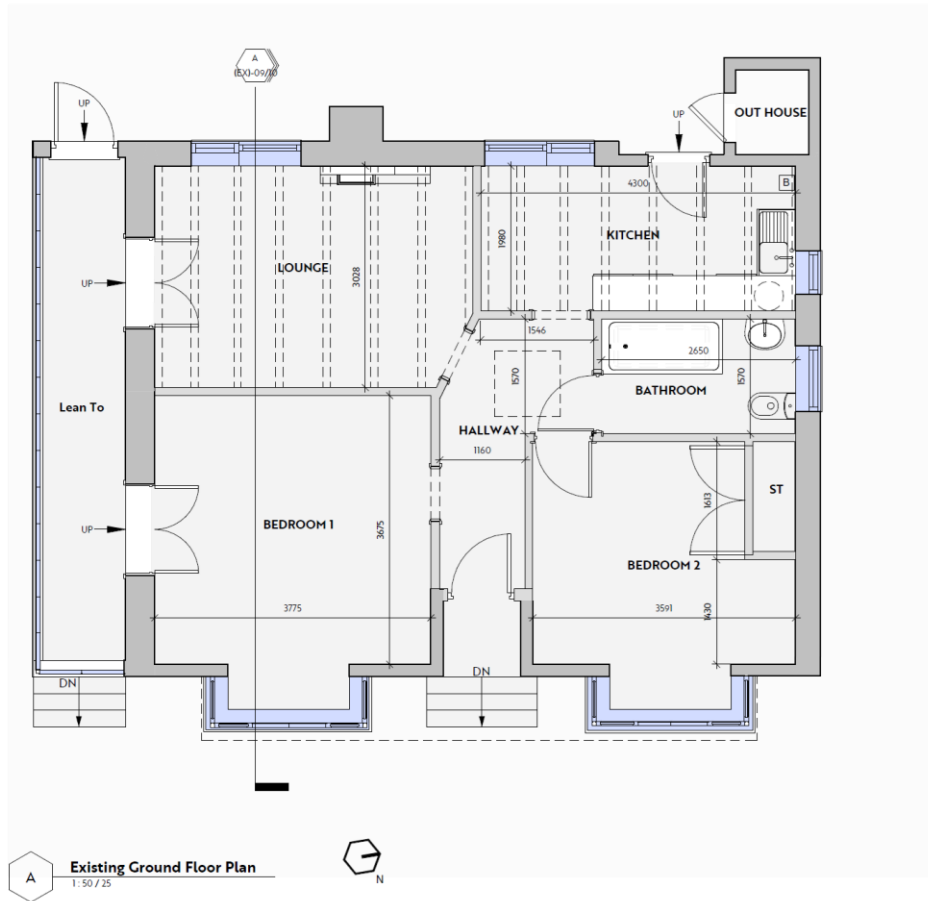


1 Existing Block Plan
1:200 / 25

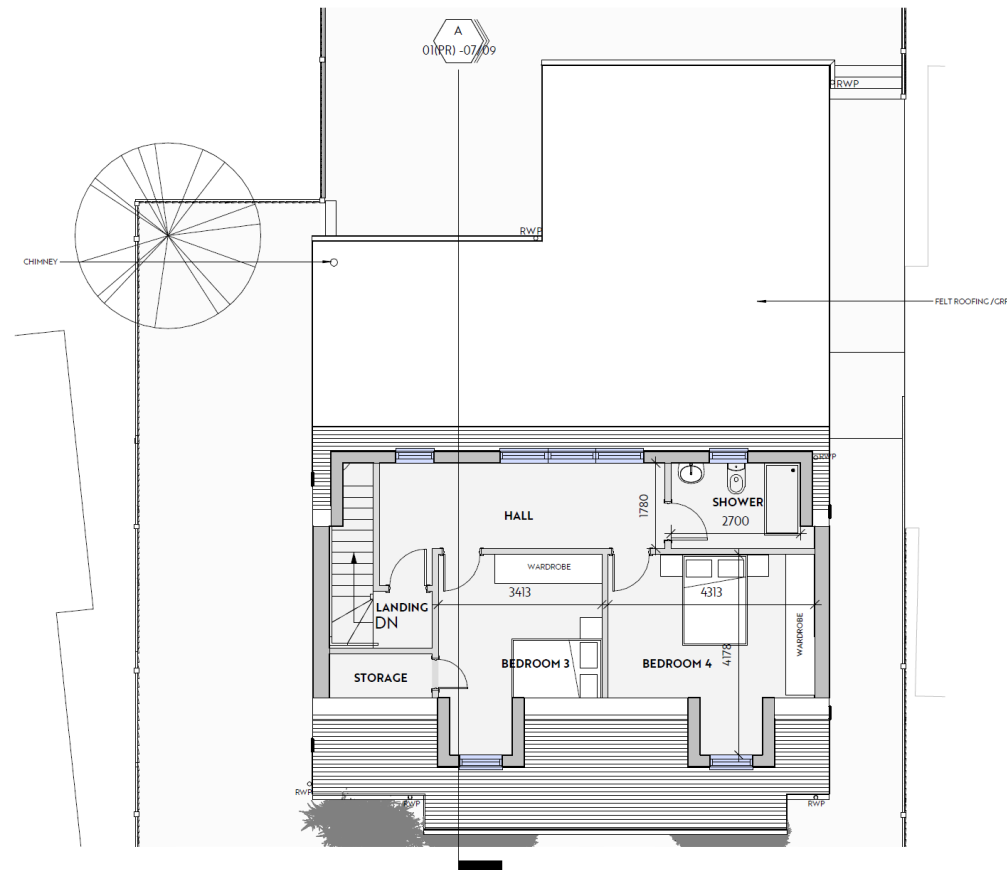


1 Proposed Block Plan
1:200 / 25

Existing and Proposed Ground Floor Plan



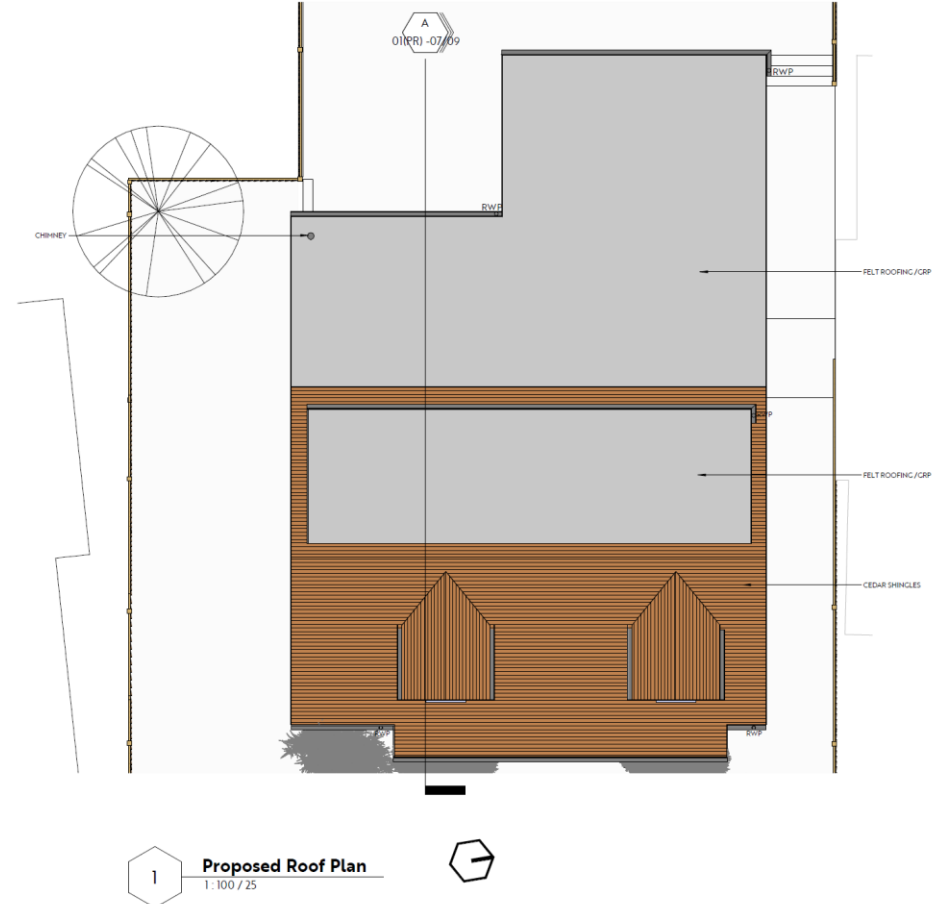
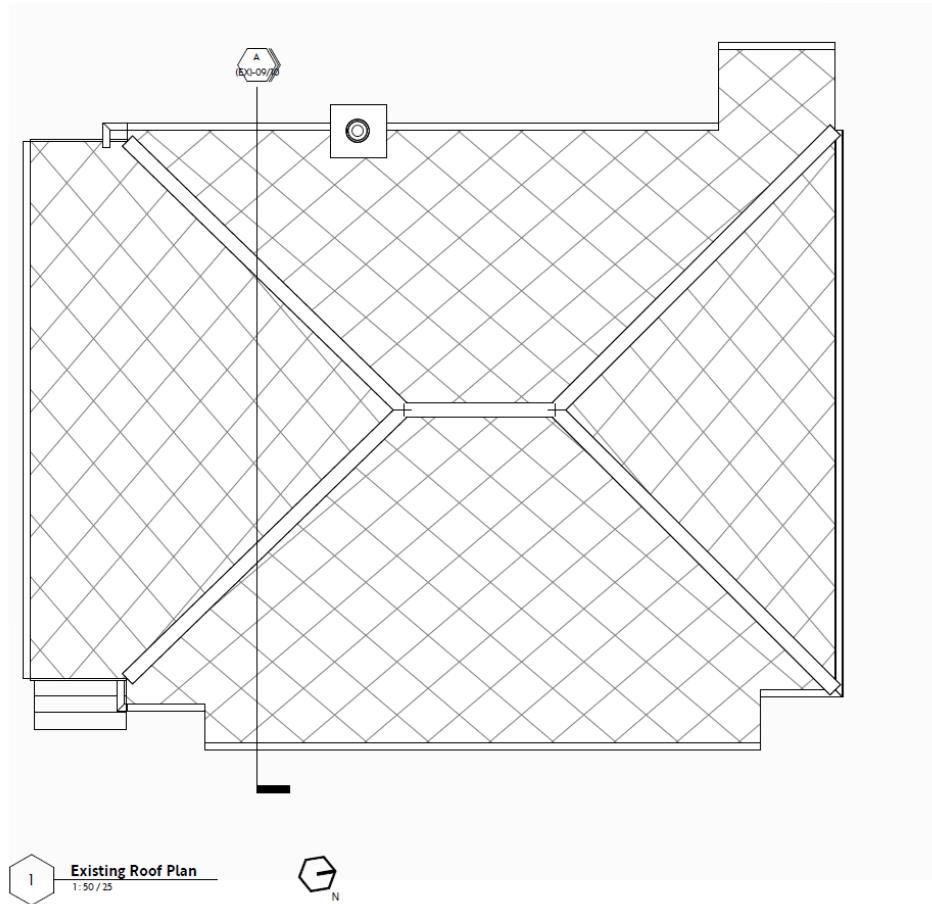
Proposed 1st Floor Plan



Proposed First Floor Plan
1:100 / 25

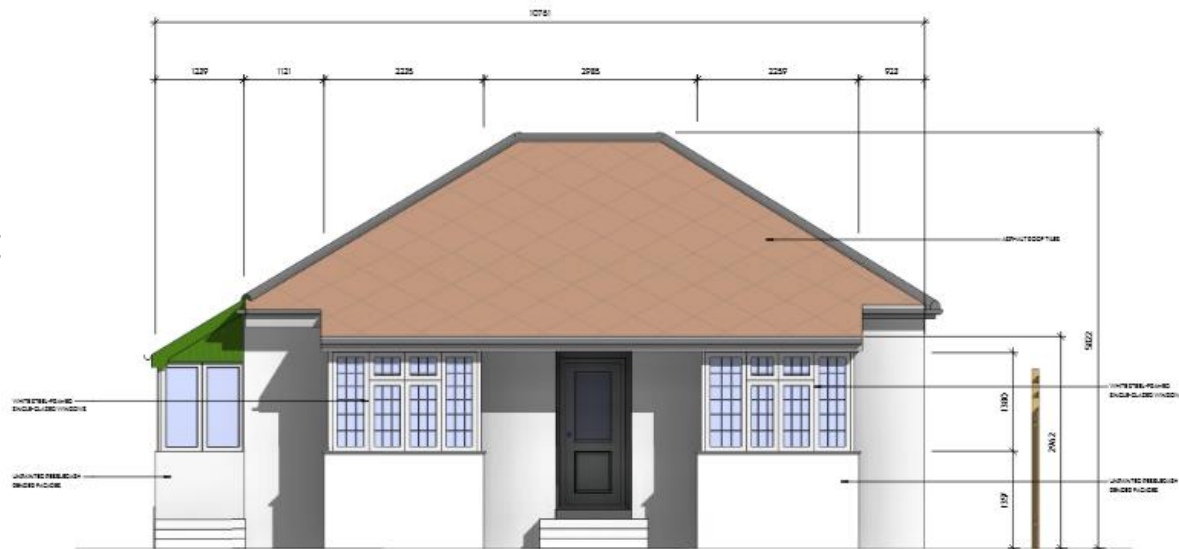


Existing and Proposed Roof Plan

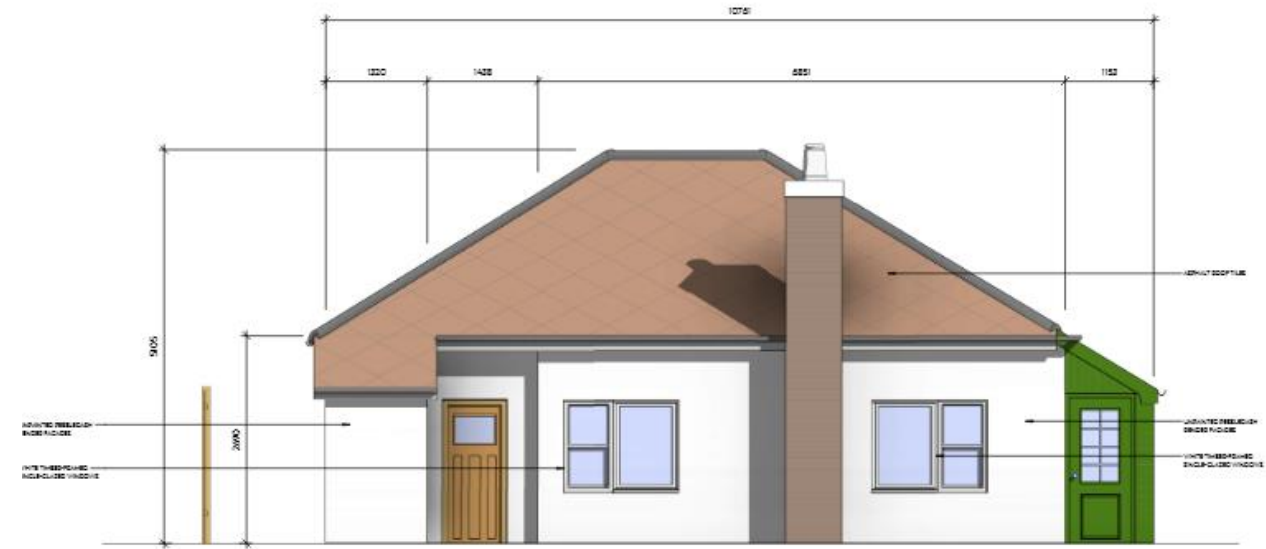


Existing Elevations – Front and Rear

145

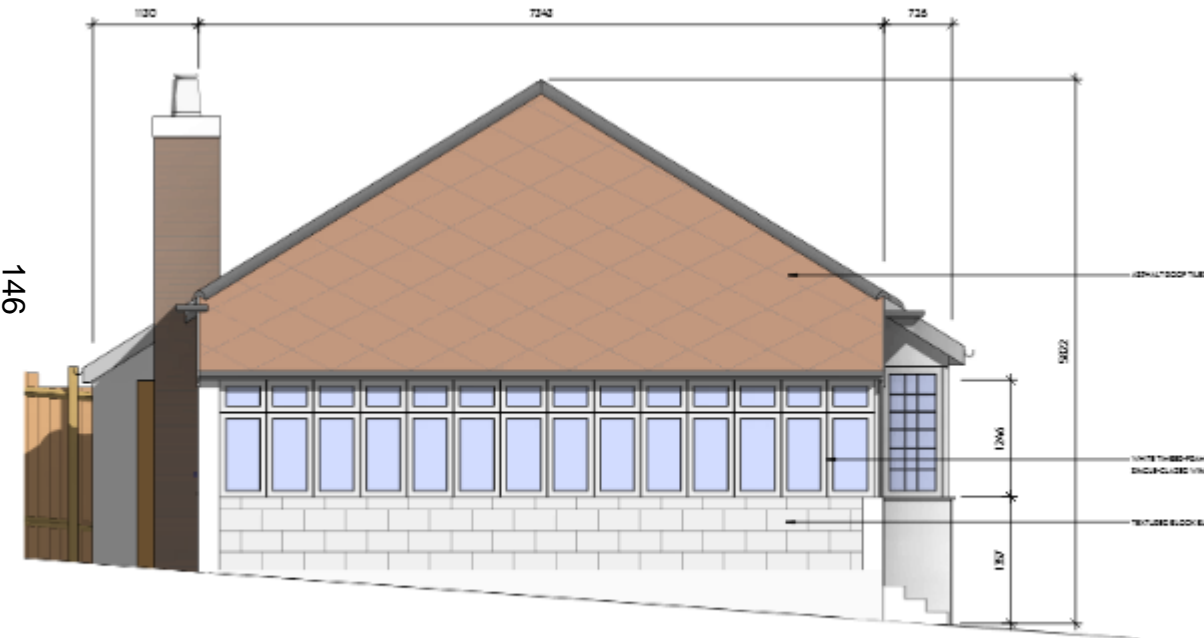


1 Existing Front Elevation
1:50 / 25

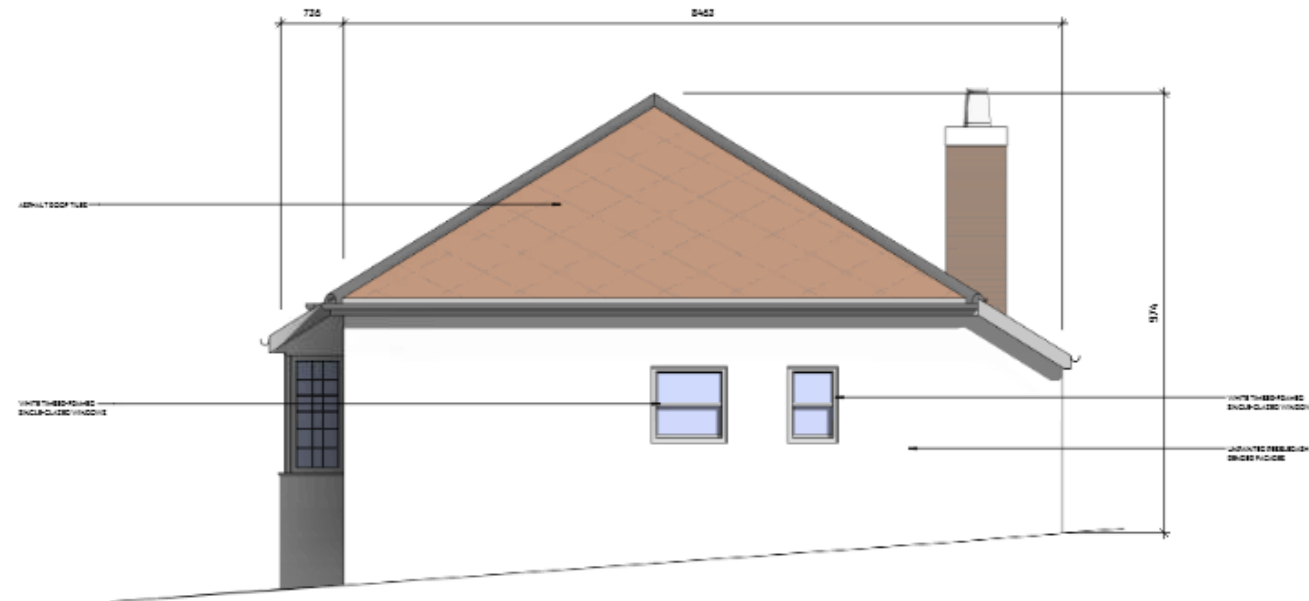


1 Existing Rear Elevation
1:50 / 25

Existing Elevations – Side

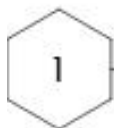


1 Existing Left Side Elevation
1:50 / 25



1 Existing Right Side Elevation
1:50 / 25

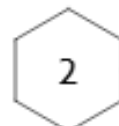
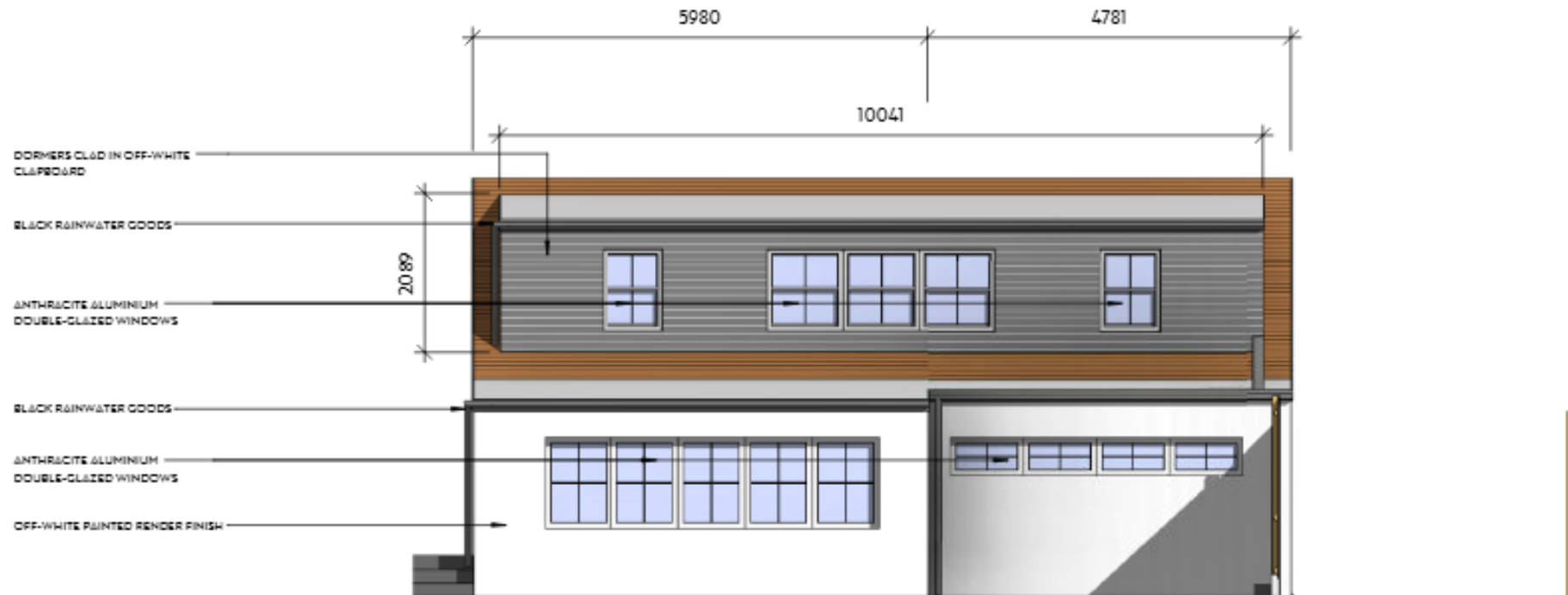
Proposed Elevations – Front



Proposed Front Elevation

1:100 / 25

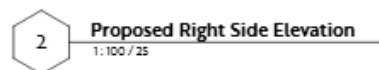
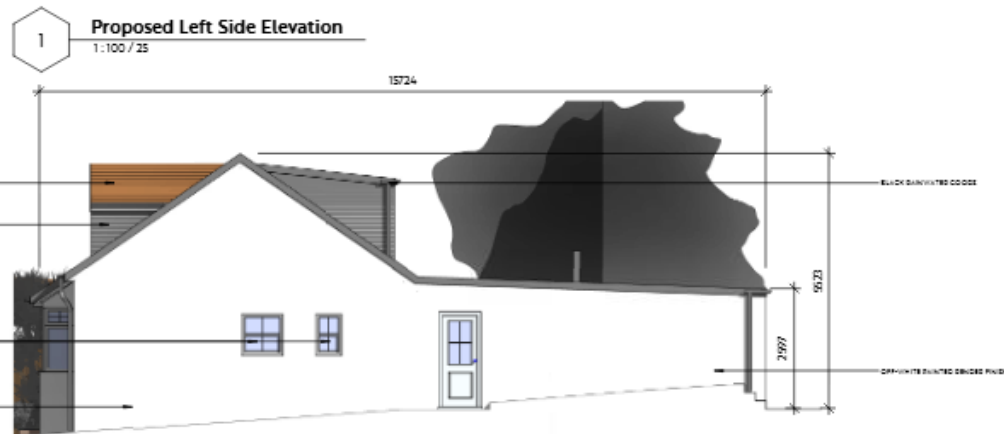
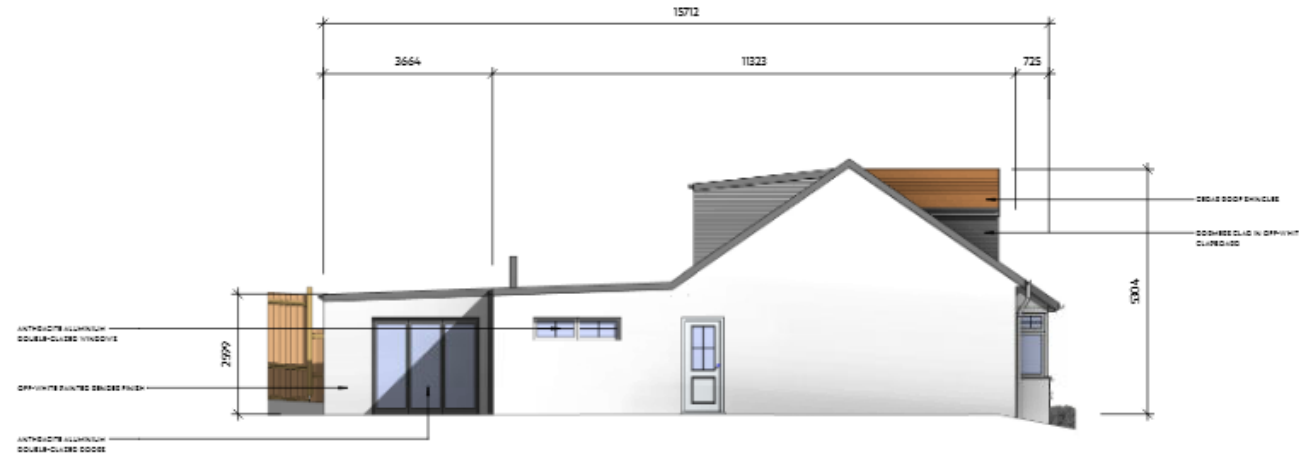
Proposed Elevations – Rear



Proposed Rear Elevation

1:100 / 25

Proposed Elevations – Side



Representations

- ▶ **Seven (7)** representations received, objecting on the basis of:
- ▶ Amenity impacts (overshadowing, overlooking, overdevelopment)
- ▶ Design (height/design of development, harms area appearance, out of keeping)
- ▶ Transport (insufficient car parking)
- ▶ Loss of vegetation and associated wildlife

Key Considerations

- ▶ Appearance and impacts on host property and street
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters
- ▶ Impacts in Trees and Shrubs

Conclusion and Planning Balance

- Appearance and impacts of the development are considered acceptable, improving the host property and causing no significant harm to the wider streetscene/public realm
- The Standard of Accommodation for future occupiers is improved and makes better use of the plot with no overdevelopment
- The Impacts on neighbour amenity are considered acceptable, due to the, small increase in height, single storey rear extension, setting back from boundaries, and the high degree of mutual overlooking already evident.
- Transport and highway matters are acceptable with no change to the existing situation, and no increase in dwellings.
- The impact to the existing trees has been assessed by Arboricultural officers and, subject to conditions, is considered acceptable.

Recommend : Approval

48B Ventnor Villas

BH2025/02302

4th February 2026

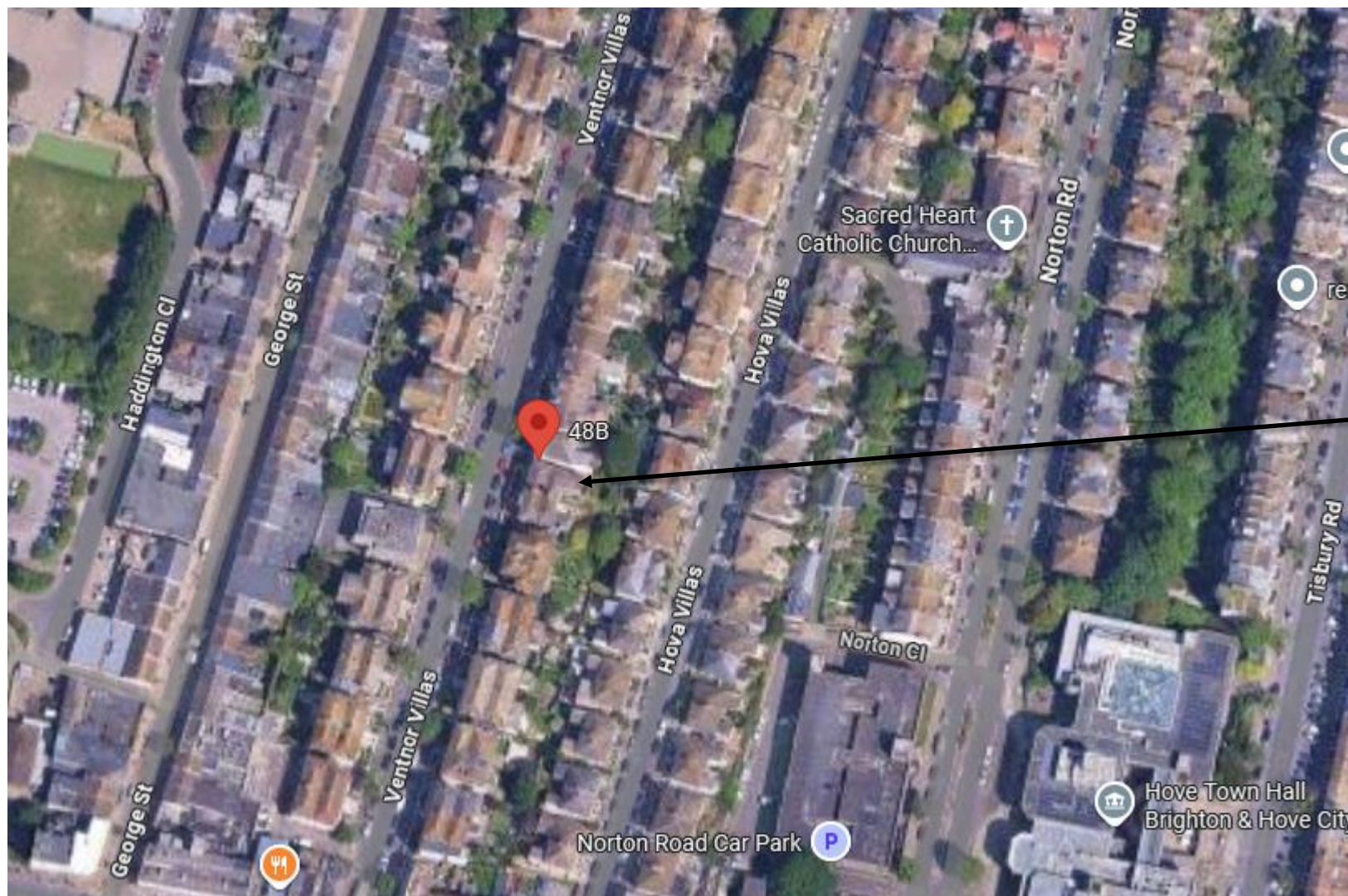


Brighton & Hove
City Council

Application Description

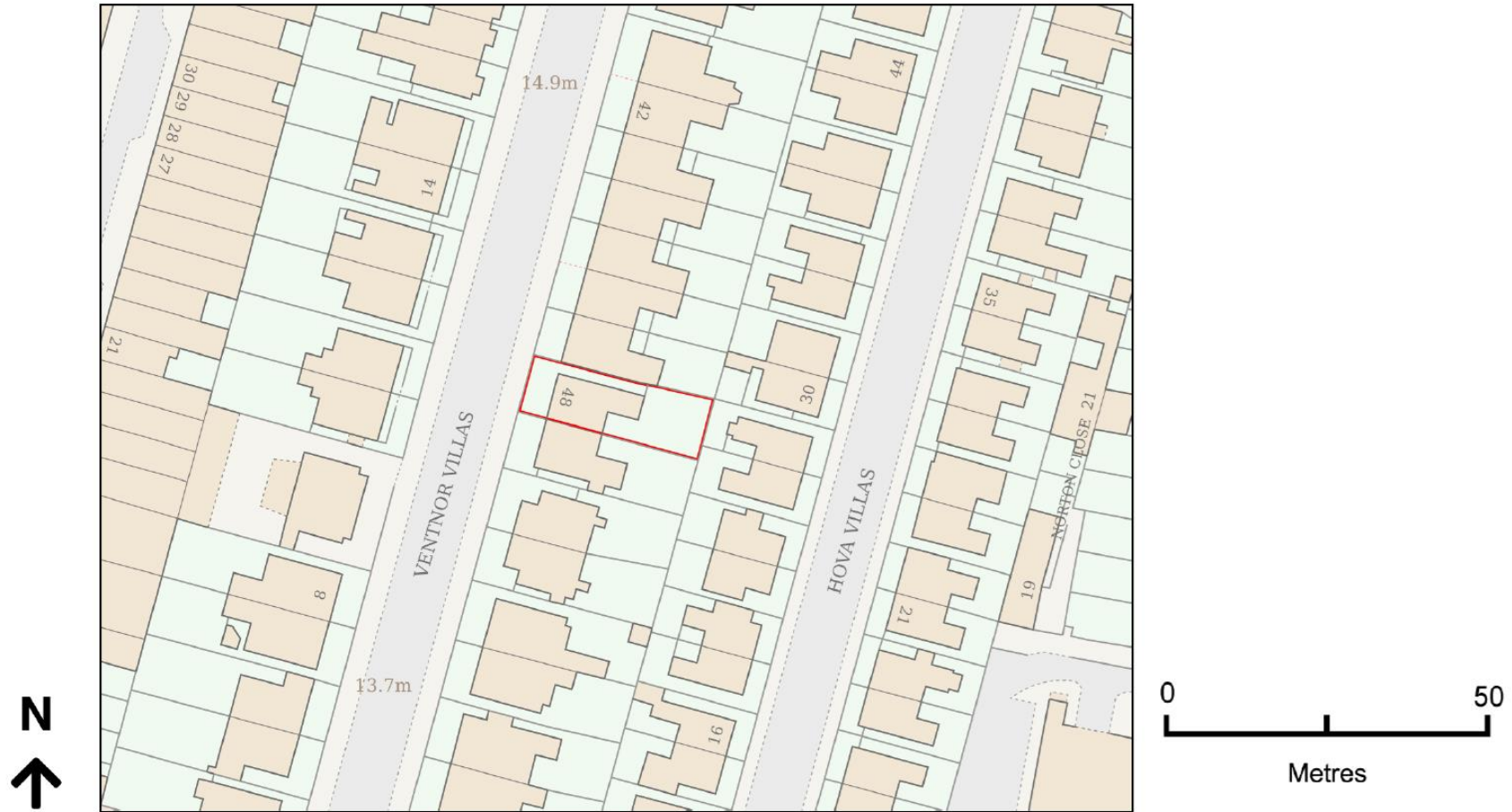
- Erection of a single-storey outbuilding at the rear of garden.

Map of Application Site



Site

Location Plan



Proposed Block Plan



Site of outbuilding
far end of garden



Plan Produced for: 48B Ventnor Villas, BN3 3DB
Date Produced: 09 Sep 2025



Aerial Photo of Site



3D Aerial Photo of Site



Photos of Rear Garden-looking north



View North

Photos of Rear Garden- looking S/E



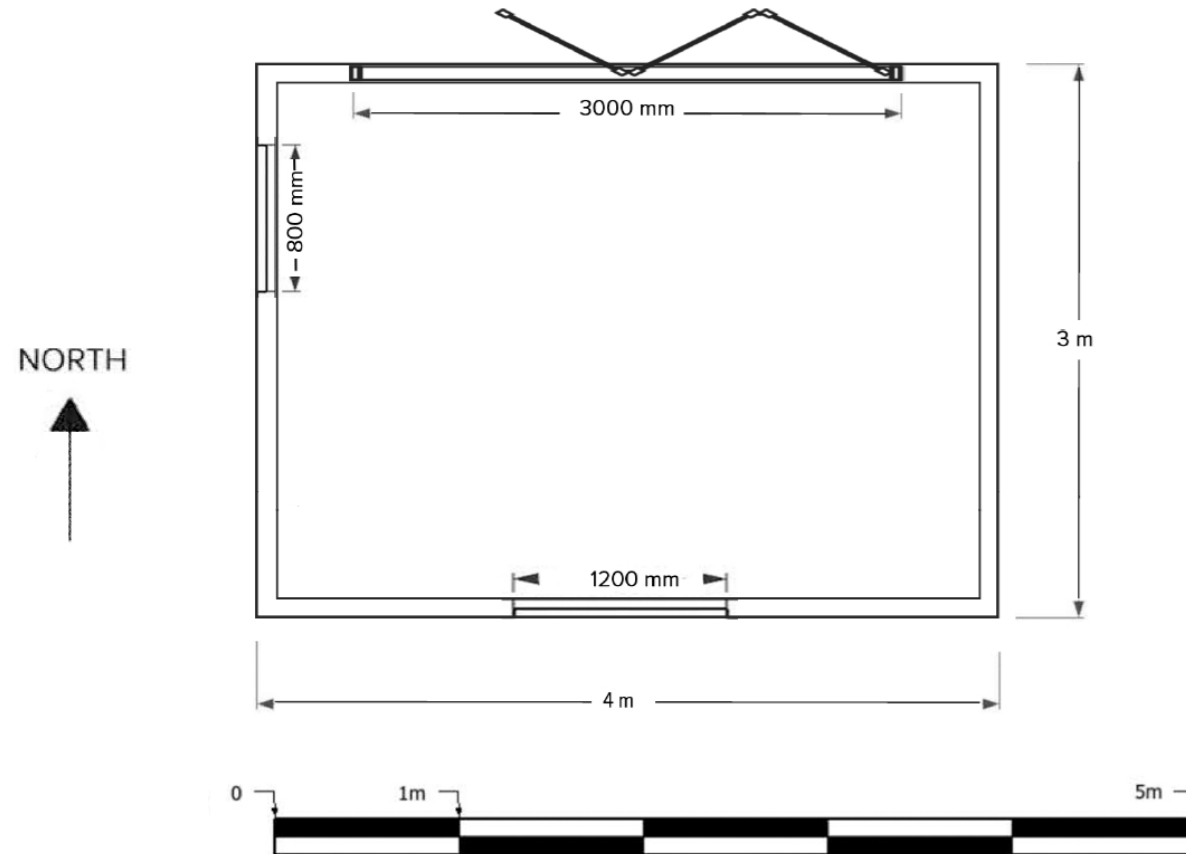
View Southeast

Photos of Rear Garden- looking west

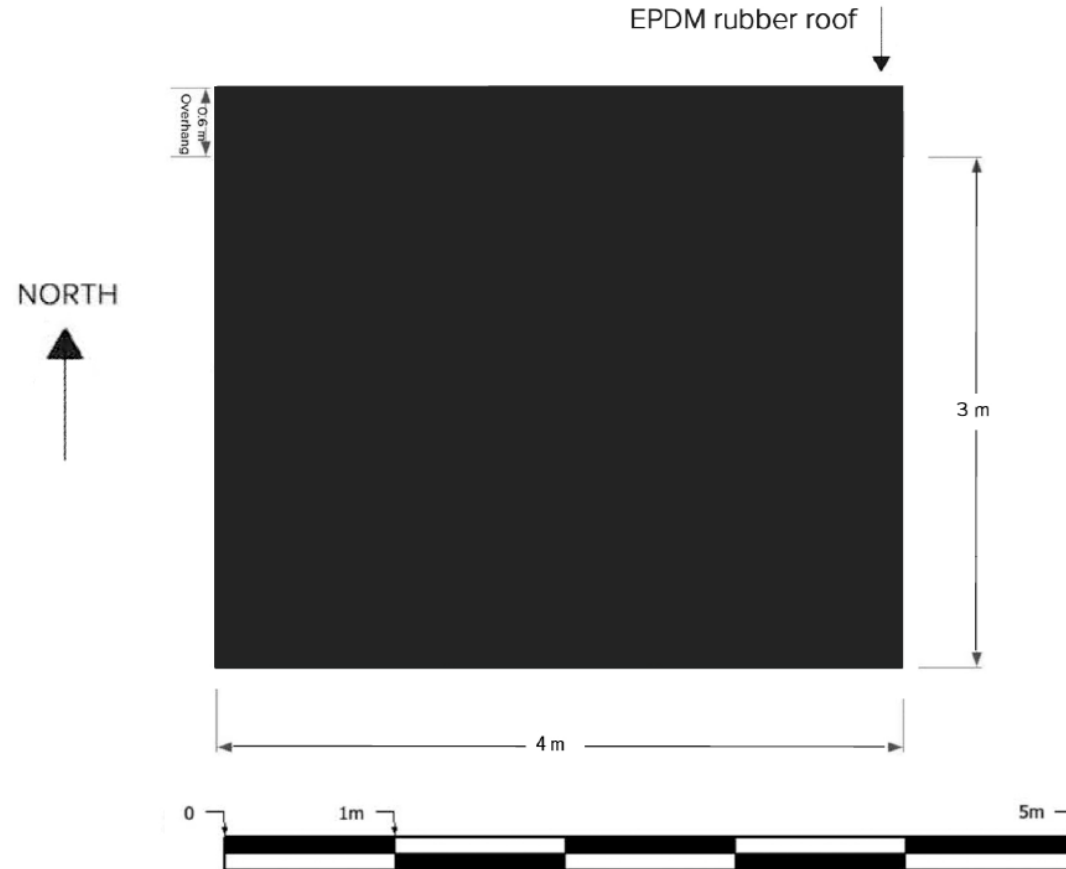


View West - towards application property and neighbouring flats

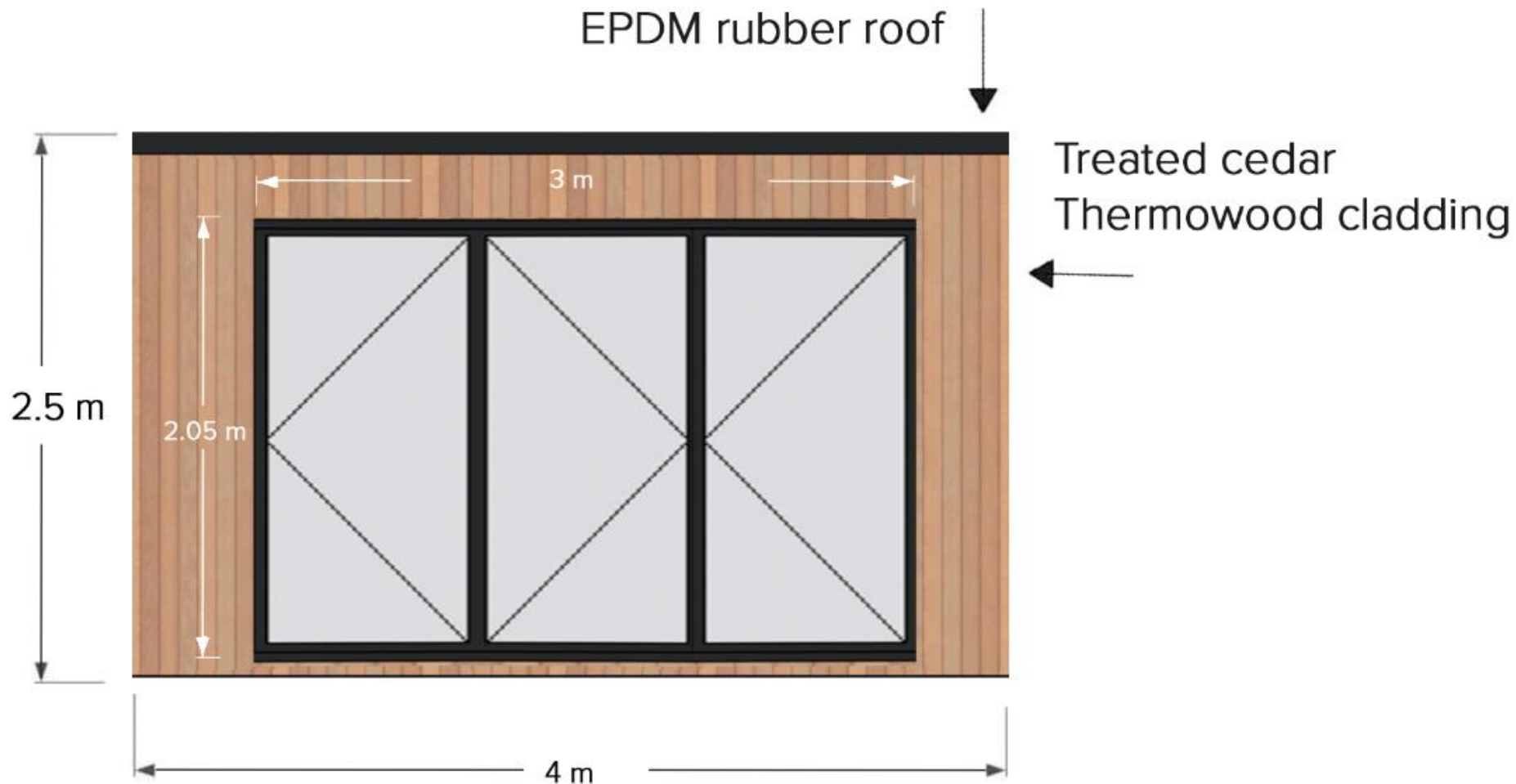
Proposed Floor Plan



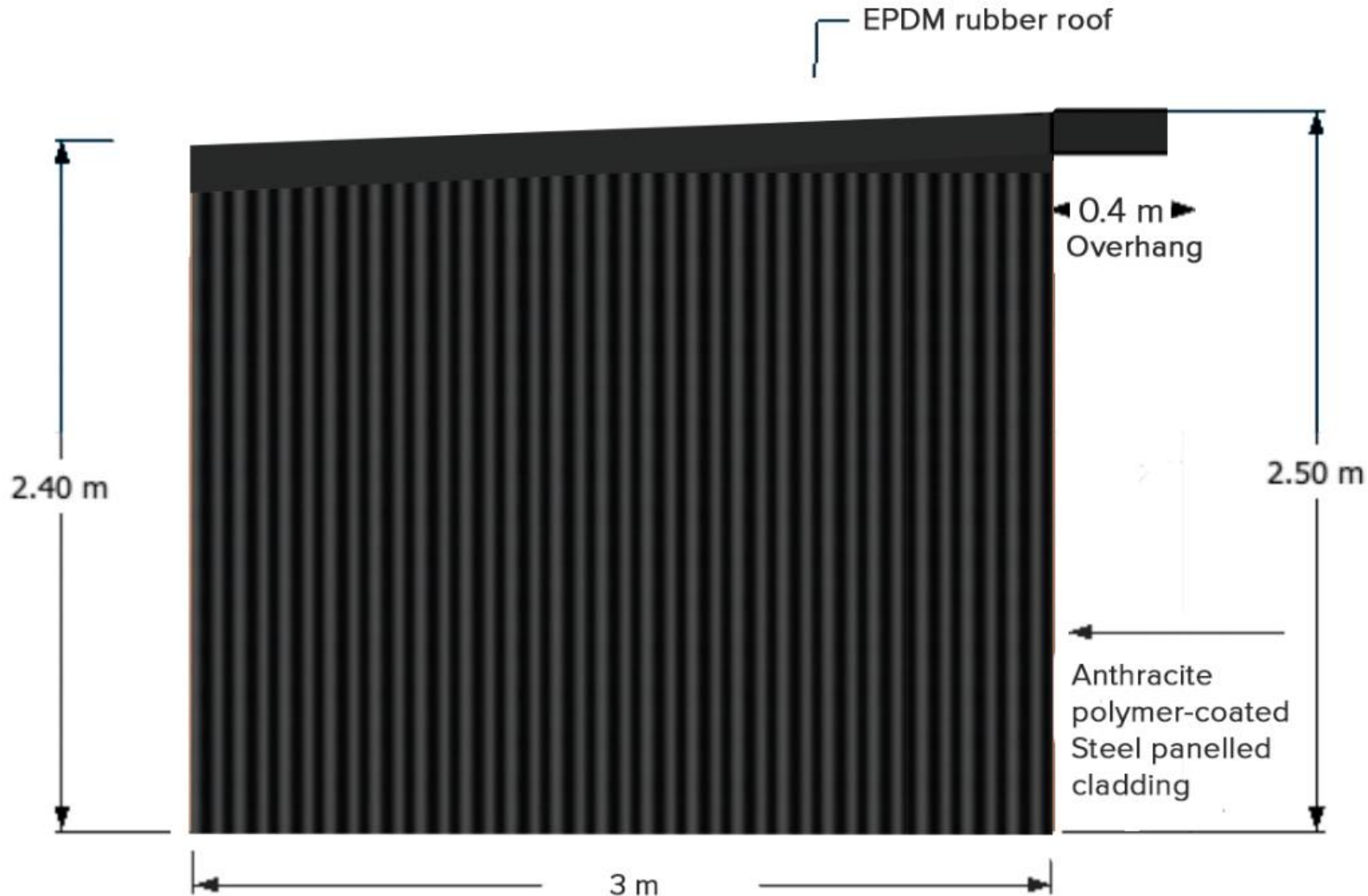
Proposed Roof Plan



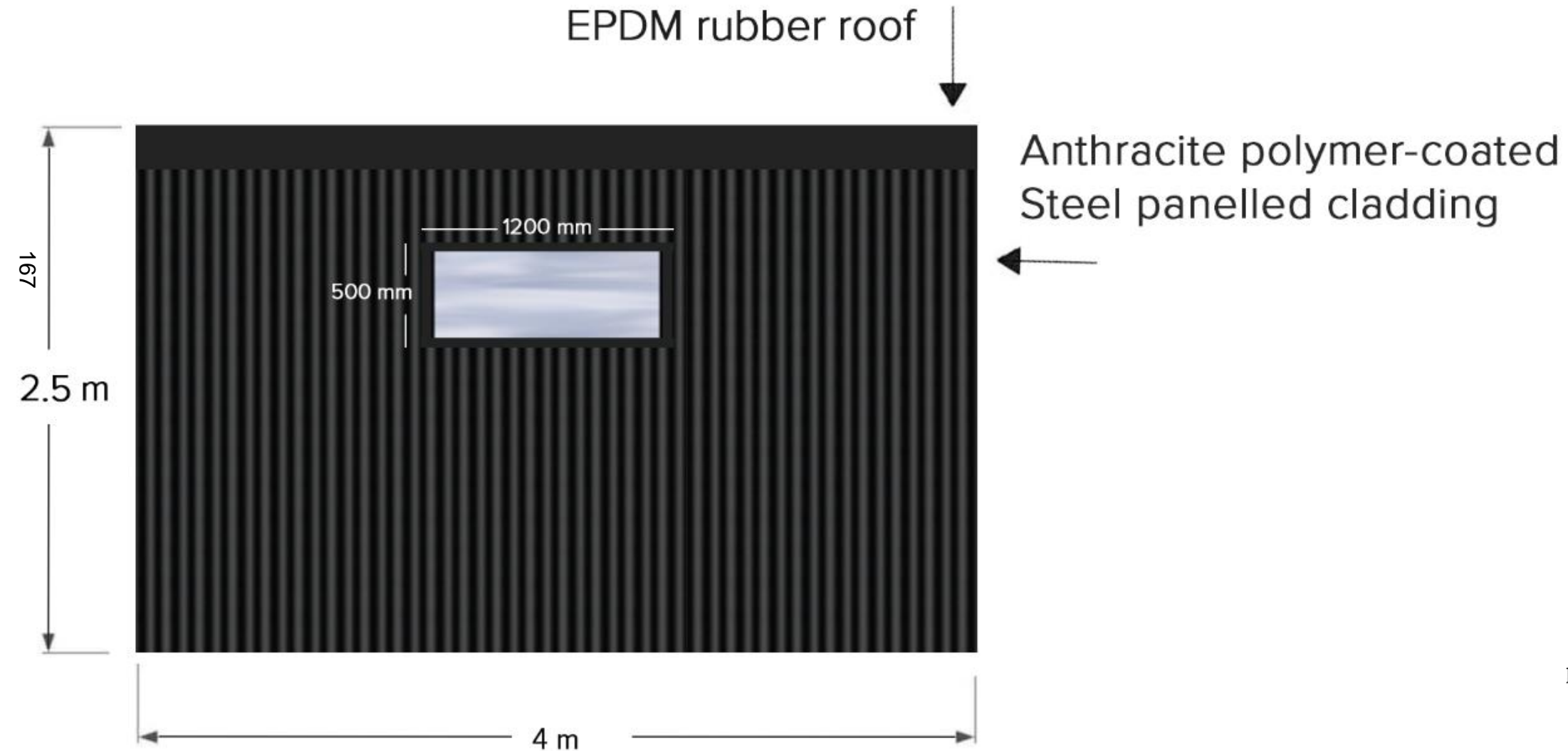
Proposed North Elevation



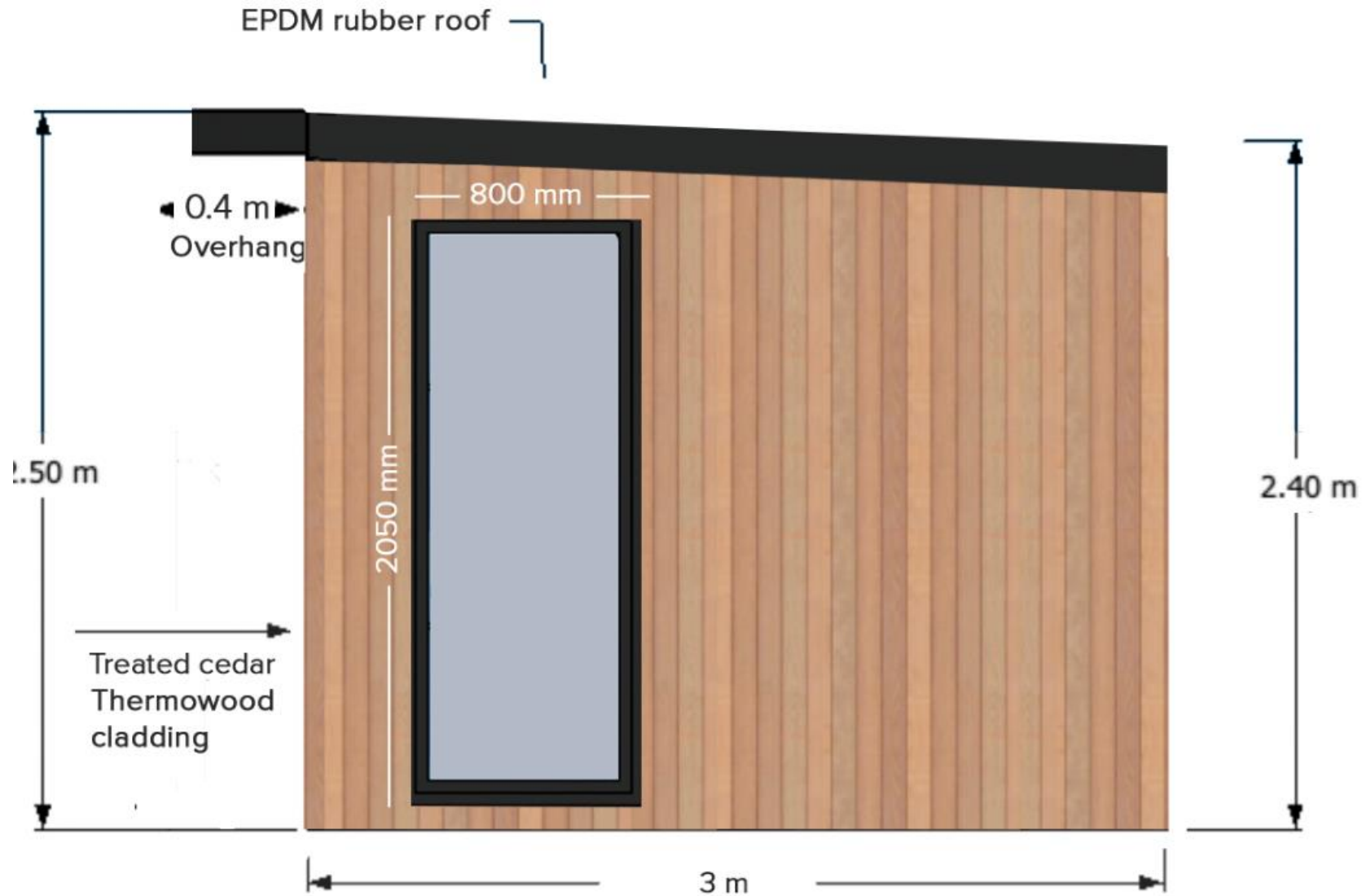
Proposed East Elevation (largely hidden)



Proposed South Elevation (largely hidden)



Proposed West Elevation



Representations

Five (5) letters objecting for the following reasons:

- ▶ Adverse effect on listed building
- ▶ Adversely effects conservation area
- ▶ Loss of privacy/overlooking
- ▶ Noise
- ▶ Overshadowing
- ▶ Restriction of view
- ▶ Too close to the boundary
- ▶ Loss of outlook/increased sense of enclosure/overbearing
- ▶ Loss of light
- ▶ Detrimental effect on property value
- ▶ Loss of openness
- ▶ Overdevelopment
- ▶ Loss of green space
- ▶ Uncertainty over intended purpose and future use/intensity/potential use as short term let or independent dwelling
- ▶ May set precedent for similar structures
- ▶ Poor design
- ▶ Inappropriate location

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Amenity
- ▶ Impact on Character of Cliftonville Conservation Area
- ▶ Use of Building

Conclusion and Planning Balance

- ▶ The proposed outbuilding would be appropriately designed and scaled for its heritage setting and domestic use
- ▶ Proposal would not have a significant impact on neighbouring amenity due to its siting and modest scale
- ▶ Proposal would only be used for purposes incidental to the main dwelling.
- ▶ **Approval recommended**, subject to relevant conditions.

