

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 4 MARCH 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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95 Marine Drive, Rottingdean
BH2024/00969

4th March 2026



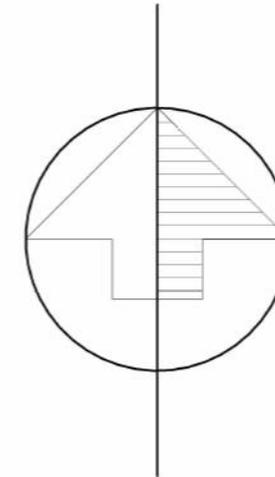
Brighton & Hove
City Council

Application Description

Demolition of the existing house and out-building and the erection of a four-storey, flat roofed block comprising of nine (9) residential flats consisting of the following:

- ▶ 7 x 2 bedroom and 2 x 2 bedroom flats
- ▶ Materials would be a mix of brick and composite cladding with aluminium windows
- ▶ Parking is proposed at lower ground floor level and would provide partially subterranean car parking facilities with the provision of 9 vehicle parking spaces overall and one disabled parking space.
- ▶ Cycle and refuse storage are proposed to the front of the site.

Existing Location Plan



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:1250



Scale 1:1250

PLEASE NOTE DISCREPANCY BETWEEN TOPO & O.S

Aerial Photo of Site



3D Aerial Photo of Site



Existing front elevation – 95 Marine Drive



Existing front elevation – 95 Marine Drive



Existing front elevation



Adjoining property to the west, No.93



Streetscene showing, Nos. 93, 95 and 97 Marine Drive



Longer contextual image from the west along Marine Drive

Application site



Longer contextual image from the west along Marine Drive

Application site



View from rear garden west towards side elevation of No.93 Marine Drive



Rear of property looking east towards side of No.97 Marine Drive



View north from rear garden towards 2 and 2A Lenham Road West



Neighbouring properties



View of the rear from eastern side of 2A Lenham Rd West



View of the rear from 2A Lenham Rd West

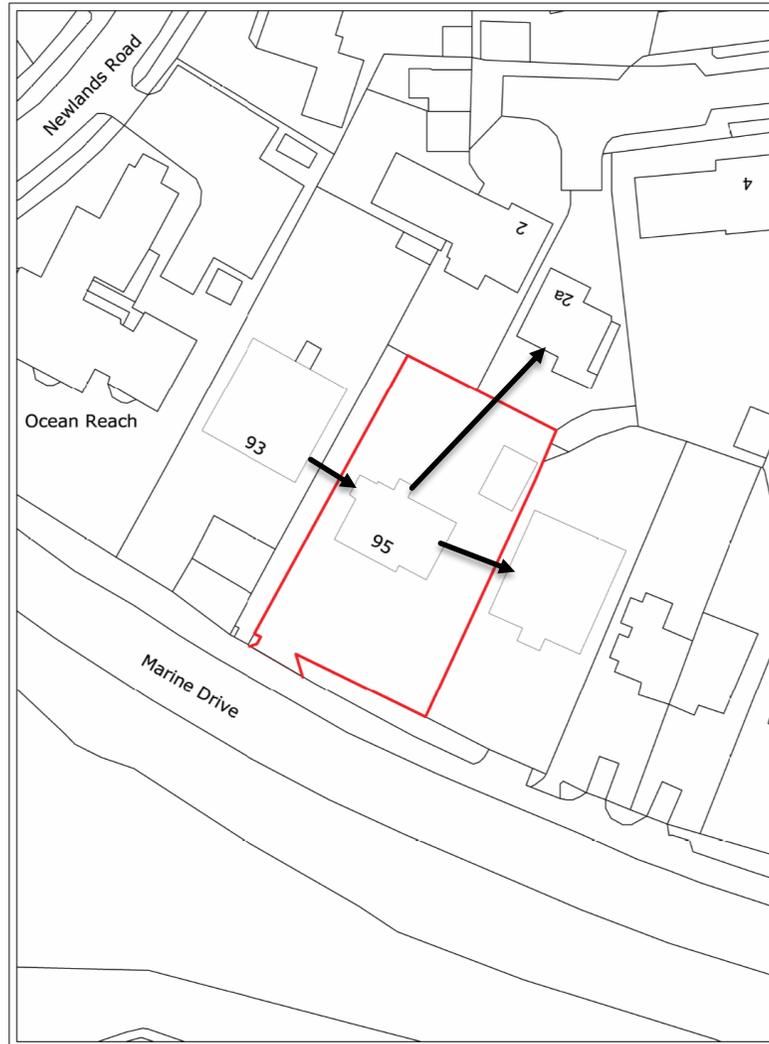


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View of the rear from western side of 2A Lenham Rd West

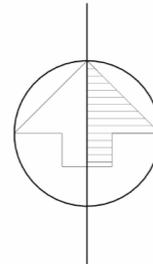


Existing Block Plan

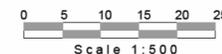


Distances to Neighbours at closest point

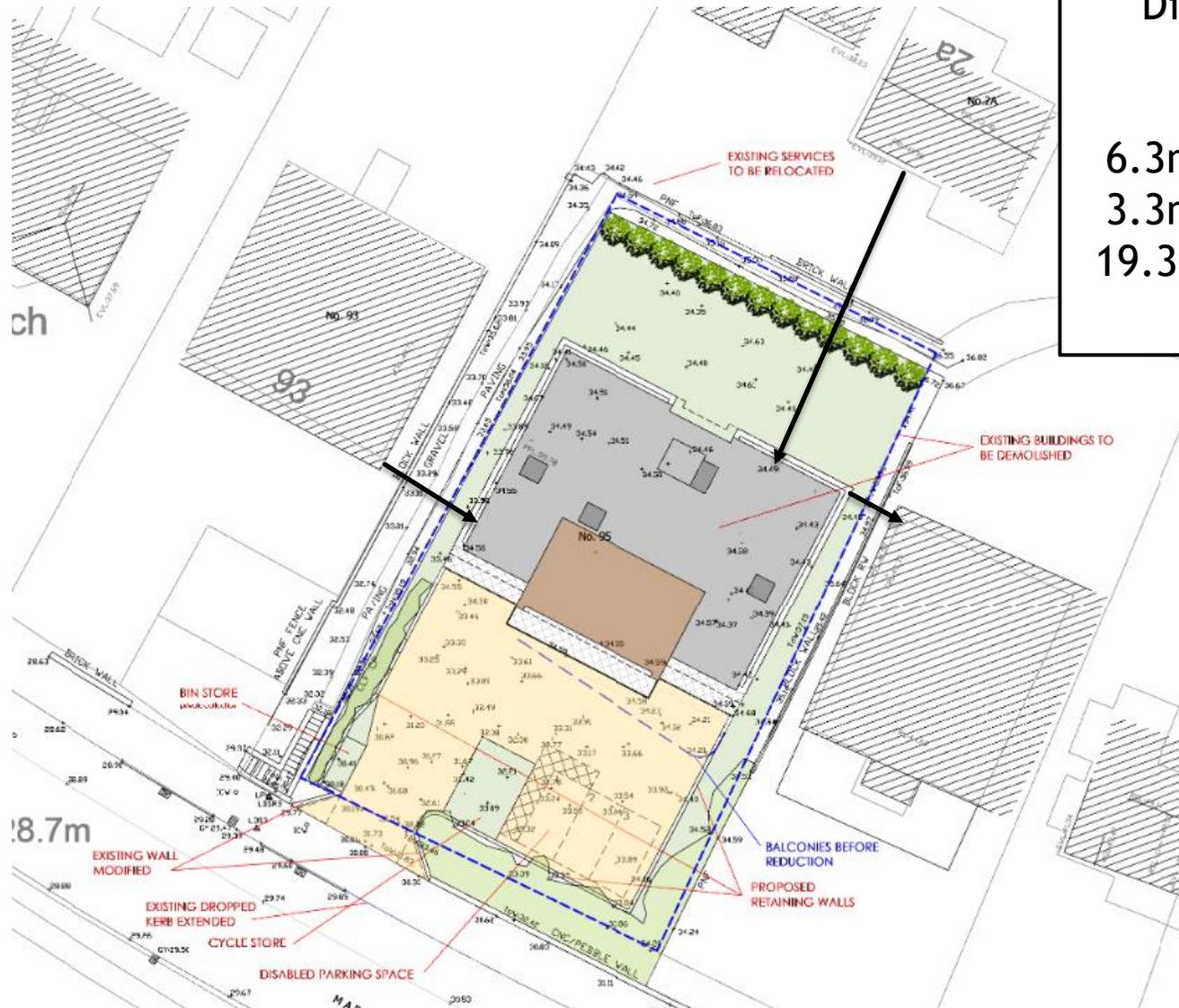
- 6.9m to 93 Marine Drive (side)
- 8.9m to 97 Marine Drive (side)
- 23.3m to 2A Lenham Road West



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:500
PLEASE NOTE DISCREPANCY BETWEEN TOPO & O.S.



Proposed Site Plan



Distances to Neighbours at
closest point

- 6.3m to 93 Marine Drive (side)
- 3.3m to 97 Marine Drive (side)
- 19.3m to 2A Lenham Road West

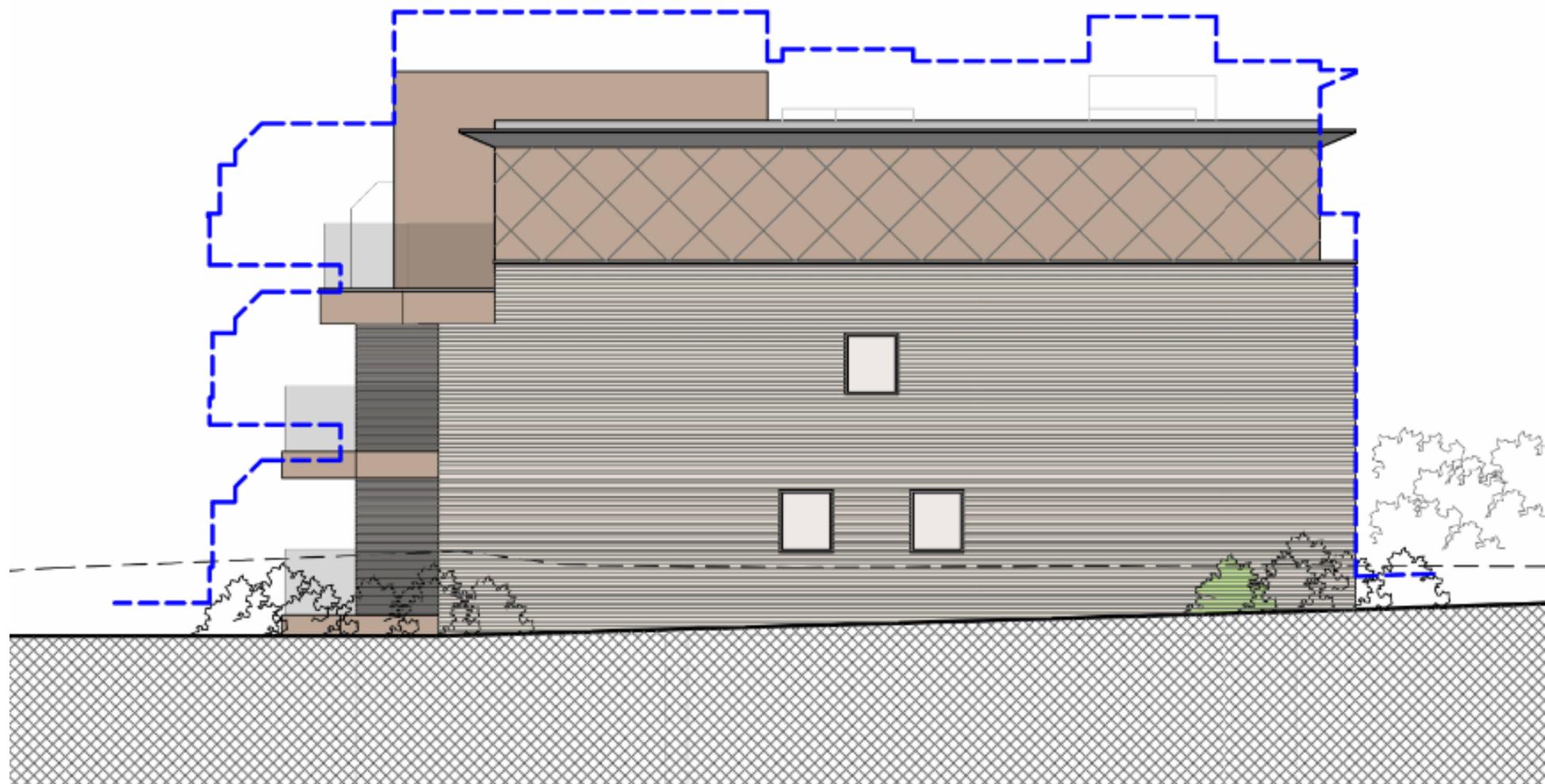
Proposed front elevation



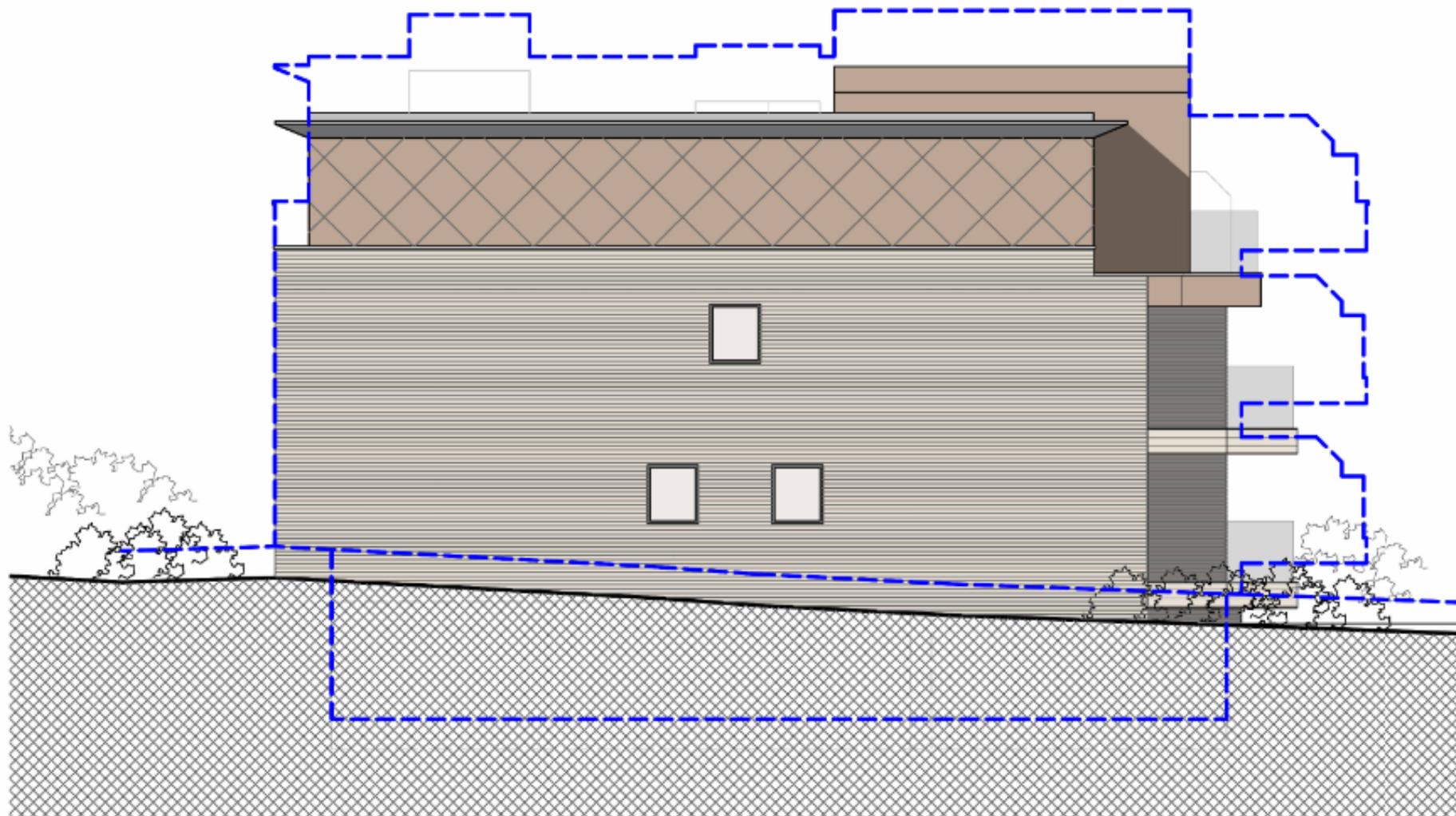
Proposed rear elevation



Proposed side elevation (east)



Proposed side elevation (west)

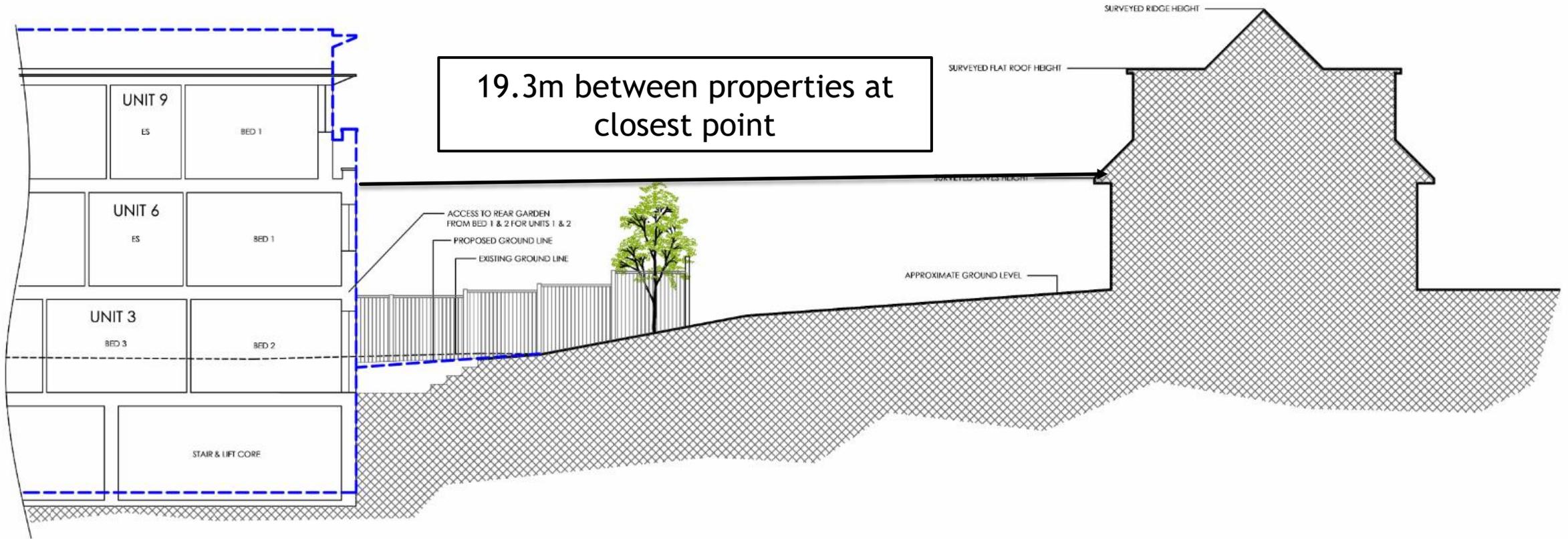


Proposed contextual front elevation

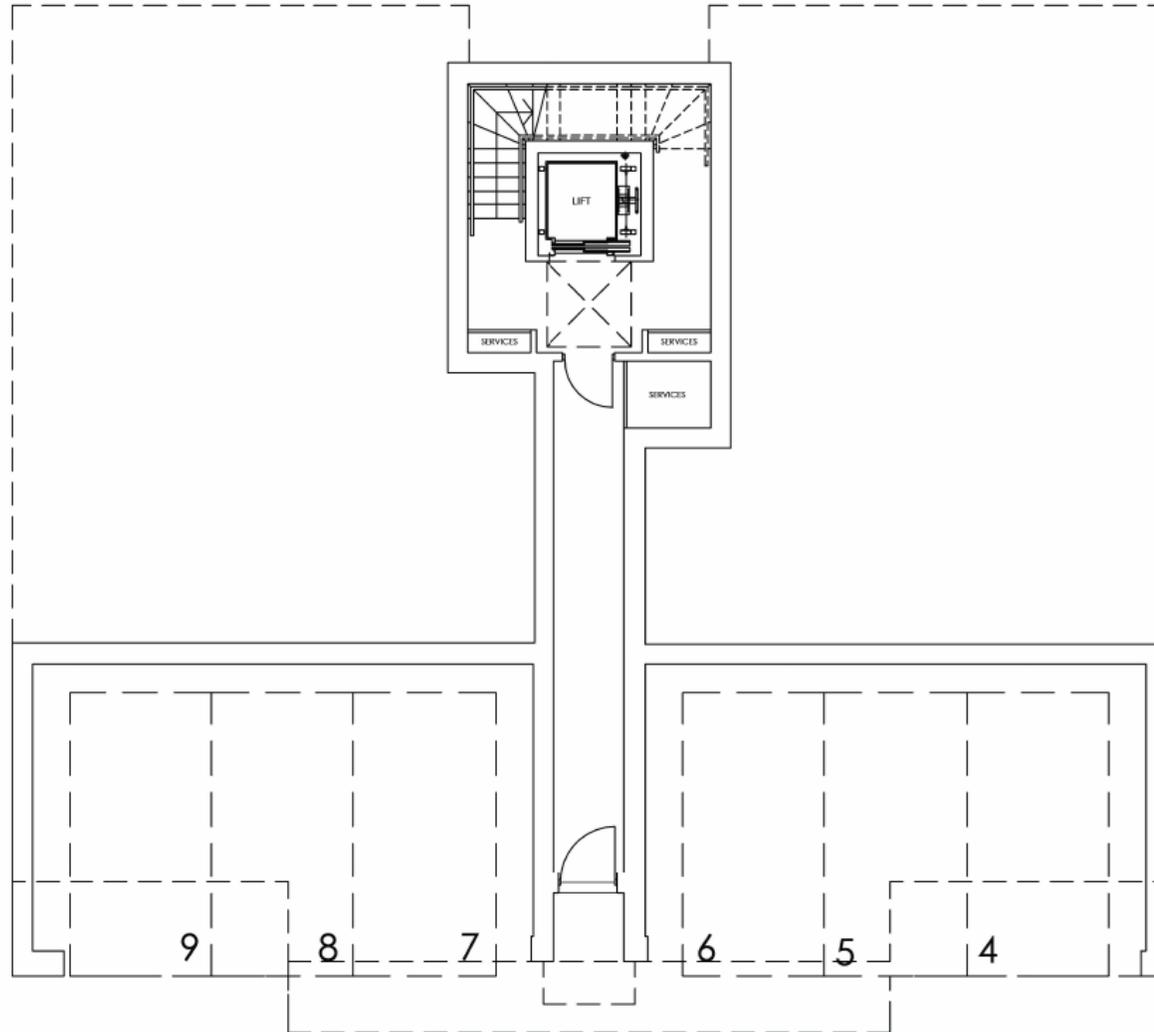
PROPOSED STREET SCENE TO MARINE DRIVE
FOR INDICATIVE PURPOSES ONLY
1:100



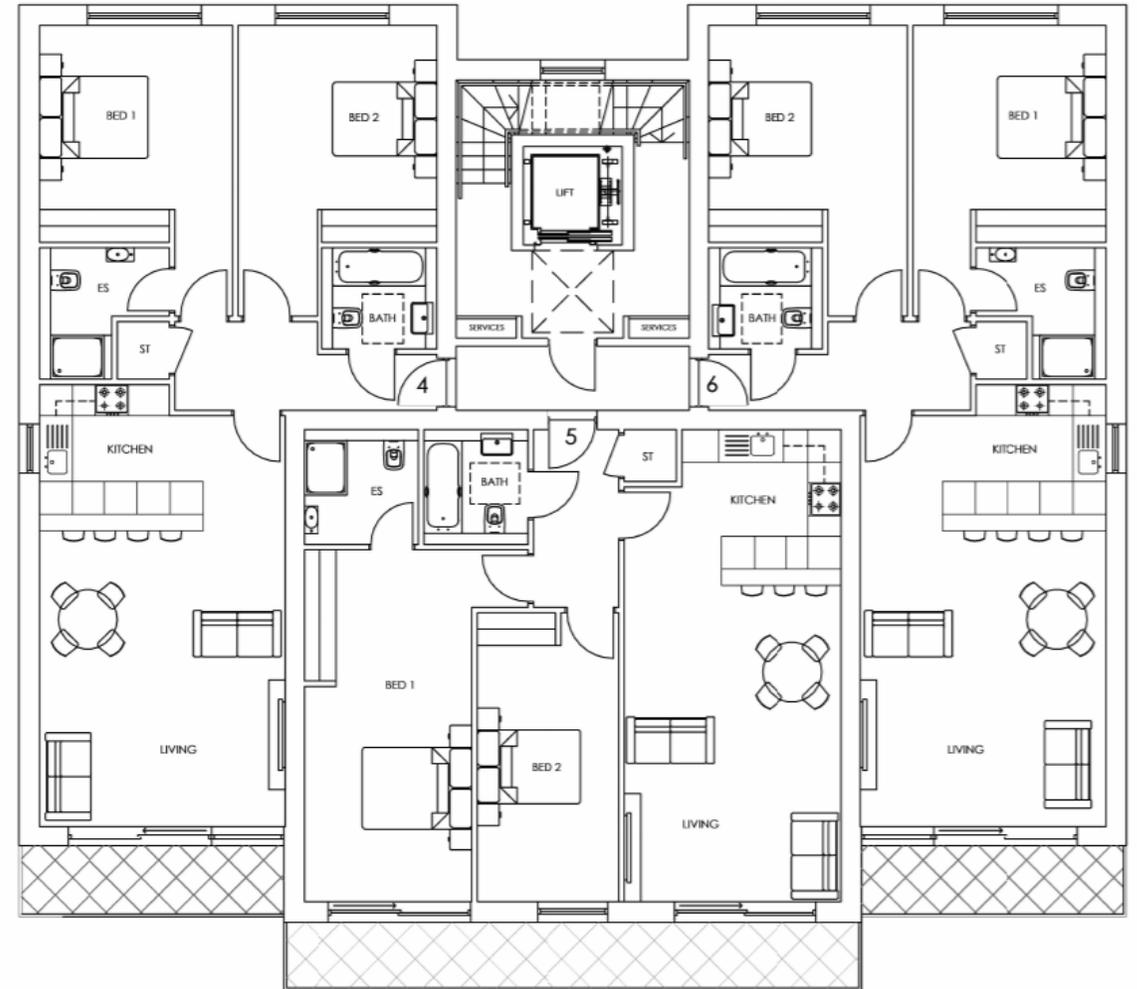
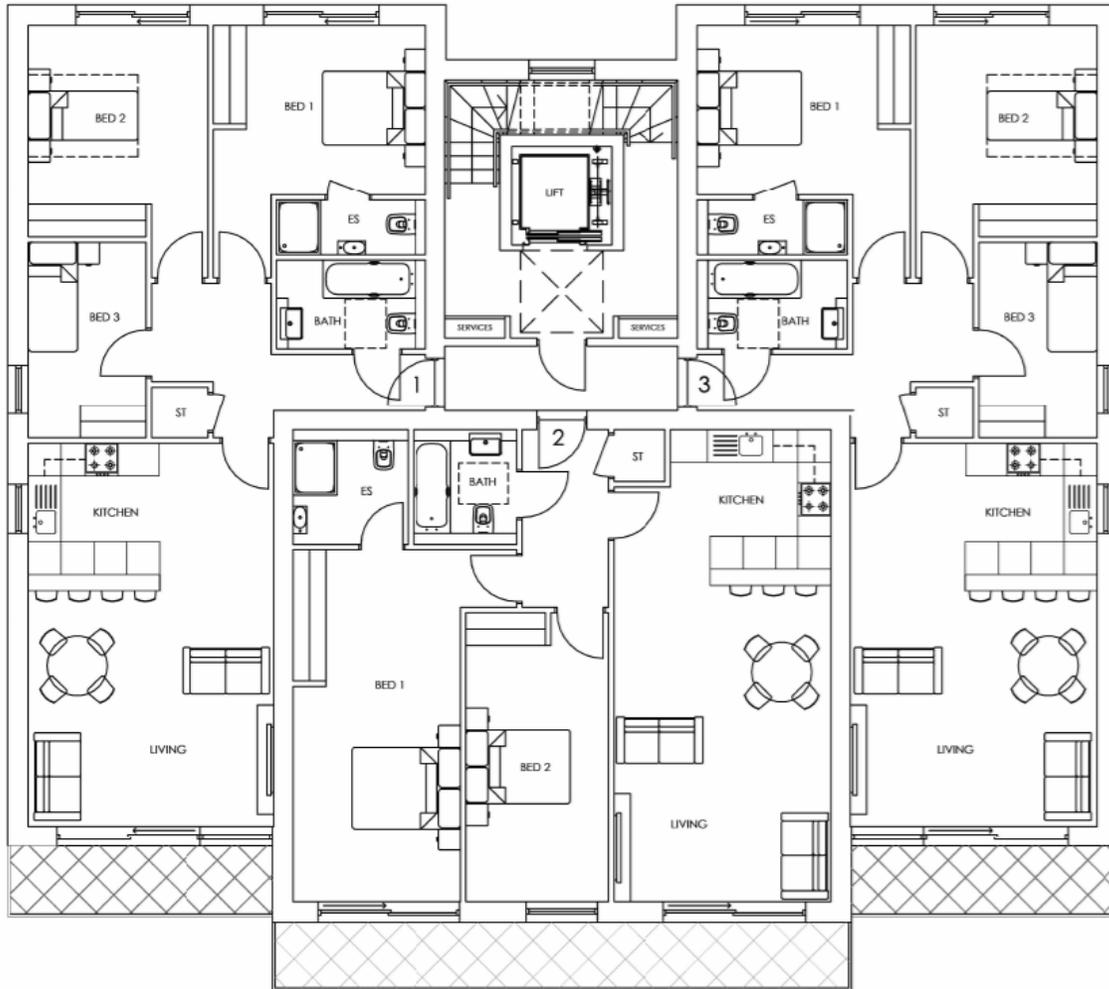
Proposed section showing 2A Lenham Road West to the rear



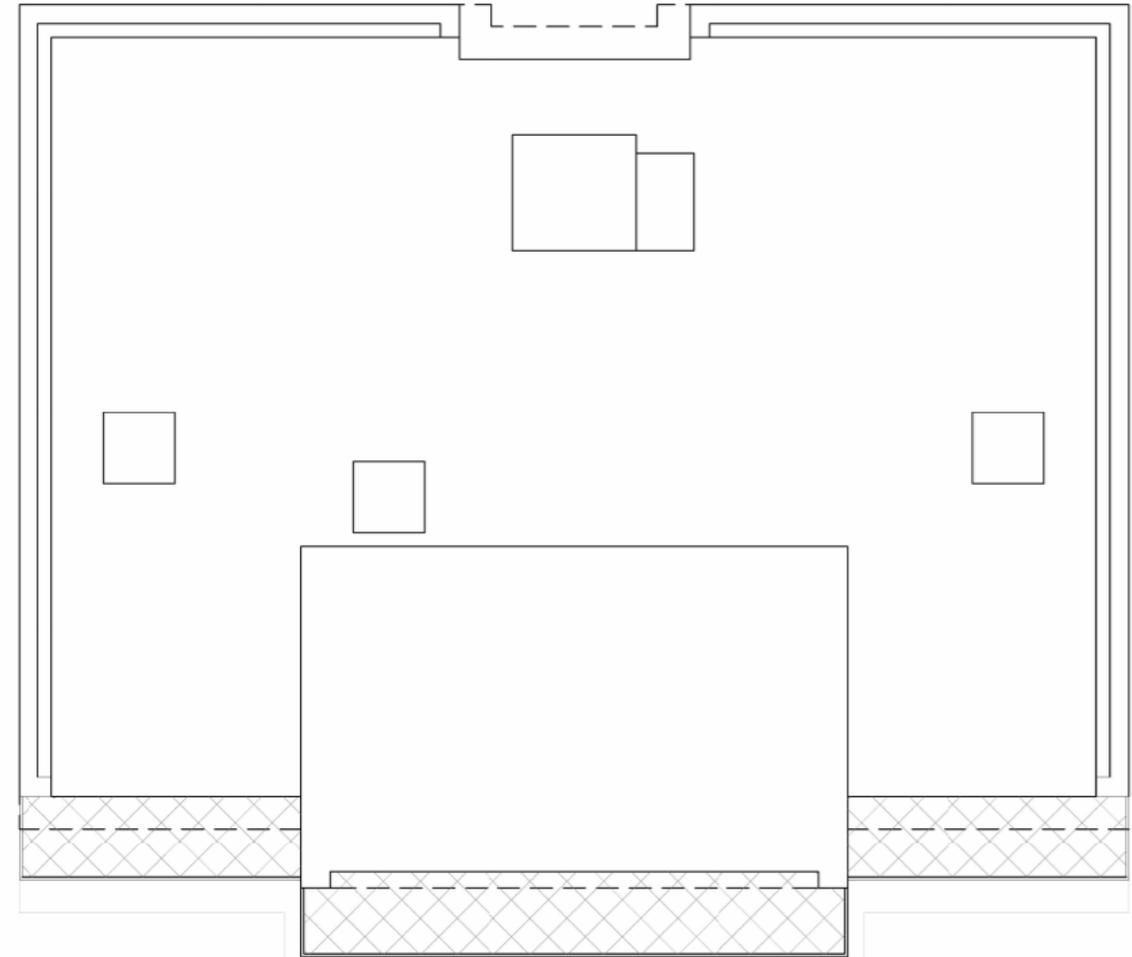
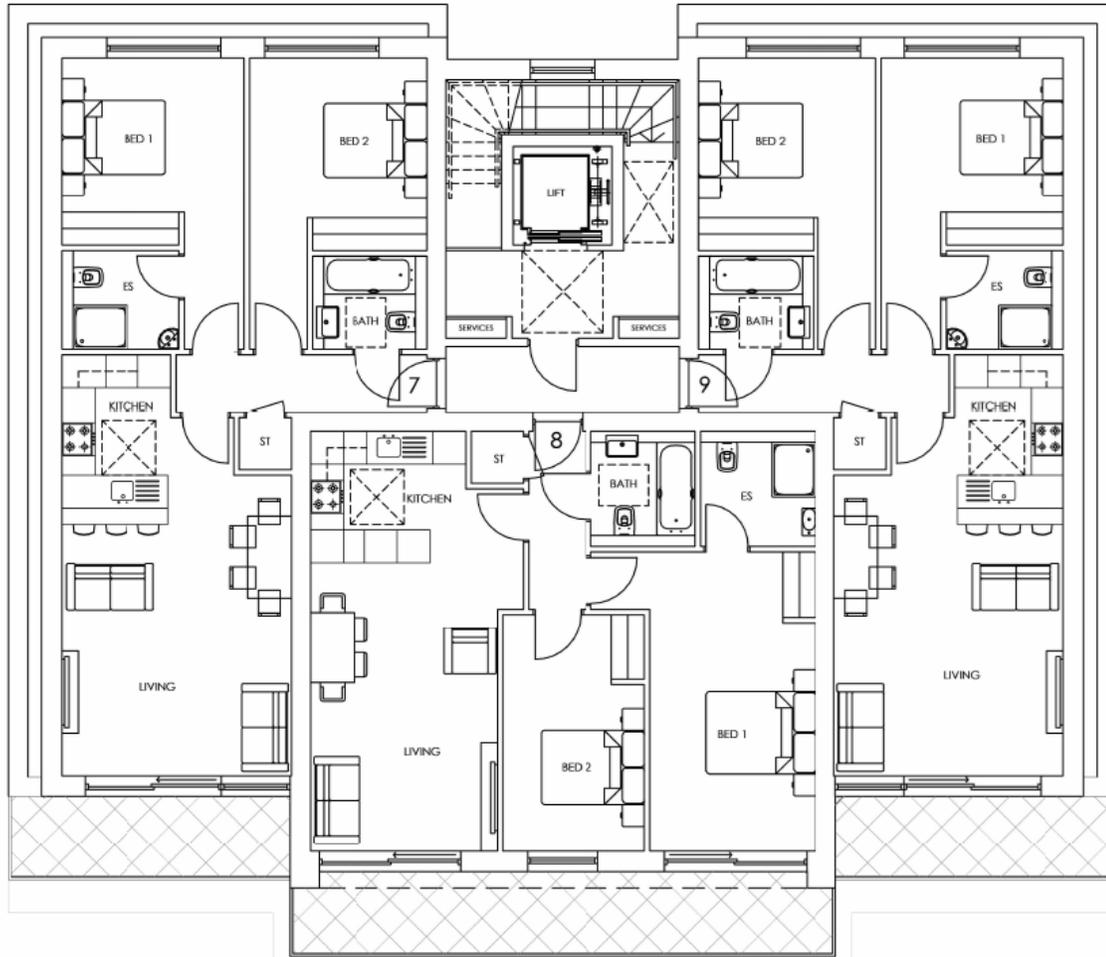
Proposed Lower Ground Floor Plan



Proposed Ground & 1st Floor Plan



Proposed 2nd Floor & Roof Plan



Representations

Six (6) representations have been received objecting to the proposal, plus a further objection from the Rottingdean Parish Council. A summary of the reasons is set out below:

- ▶ Overshadowing, loss of light, privacy and overlooking,
- ▶ Overbearing, overdevelopment, poor design and excessive footprint and height
- ▶ Lack of affordable housing
- ▶ Traffic and access impacts,
- ▶ Lack of information on landscaping, ecology and sustainability,
- ▶ Contrary to Rottingdean Neighbourhood Plan

Councillor Bridget Fishleigh has objected to the development and copy of this representation is appended to the committee report.

Key Considerations

- ▶ Principle of the proposal
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Standard of residential accommodation
- ▶ Affordable housing
- ▶ Transport and access impacts,
- ▶ Sustainability, biodiversity and landscaping

S106 table

Affordable housing:

- ▶ Viability Review mechanism

Conclusion and Planning Balance

- ▶ The development is considered, on balance, acceptable in terms of the design and scale, and in regard to its impact on occupiers to the rear of the site.
- ▶ Whilst the development would have a strong visual impact, and would result in some harm to neighbouring amenity, neither of these aspects are considered so harmful to justify refusal of the application.
- ▶ Furthermore, any harm must be weighed against the public benefits of the provision of the net gain of 8 residential units, all providing a good quality level of accommodation for future occupiers.
- ▶ Given the City's significant housing shortfall and the engagement of paragraph 11 of the NPPF, the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits of the scheme overall.
- ▶ The development would deliver much needed housing and planning conditions are recommended to ensure environmental sustainability and to deliver the improvements to biodiversity and habitat potential.
- ▶ Approval is recommended subject to the recommended conditions and s106 obligation.

**Keasley House,
10 Franklin Road
BH2025/03004**

4th March 2026

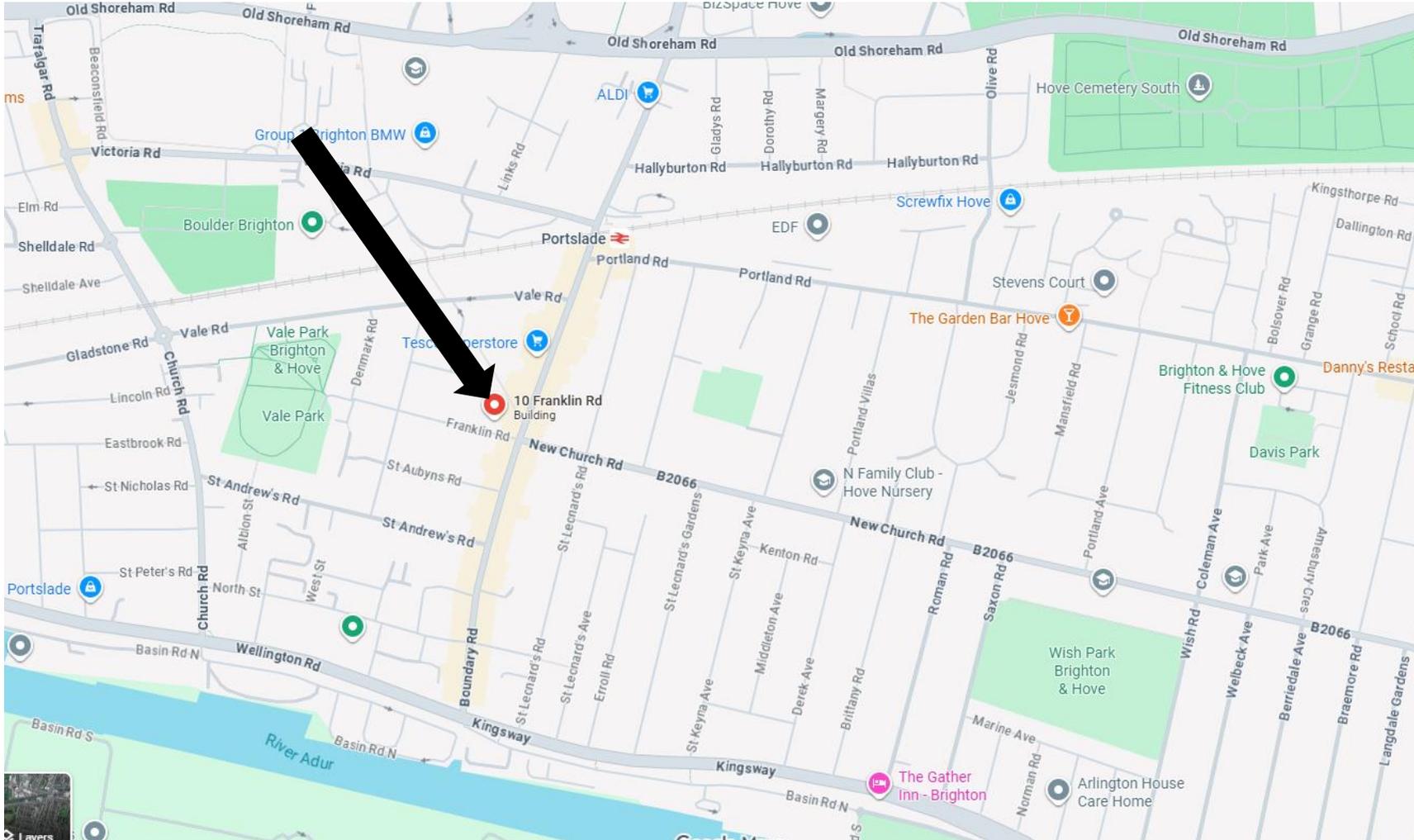


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City Council**

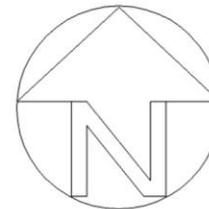
Application Description

- ▶ Conversion of an existing office building (Class E) to form 3no self-contained flats (C3), including roof alterations to facilitate the erection of an additional storey with front rooflights, side and rear windows and associated alterations with retention of the existing commercial building to the rear.

Map of Application Site



Existing Location Plan



Existing site location plan
scale 1:1250 @A3



Aerial Photo of Site



3D Aerial Photo of Site



Photo of Front Elevation (looking north)



Photo of Front Elevation (Prior to scaffolding - looking north)



Views looking north west and north east



Car Park area and rear elevation



Car Park area and office building to rear



Proposed Block Plan



Proposed block plan scale 1:500 @A3

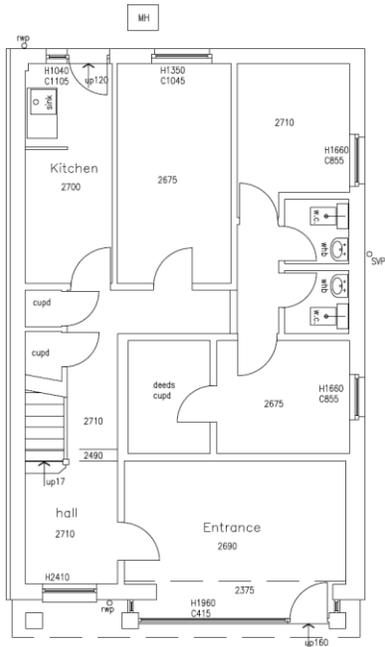


Number of units

- ▶ Existing single storey office block to rear of car park retained (Use Class E).
- ▶ 2no two bedroom 3 person dwellings (Use Class C3)
- ▶ 1no one bedroom 2 person dwelling (Use Class C3).

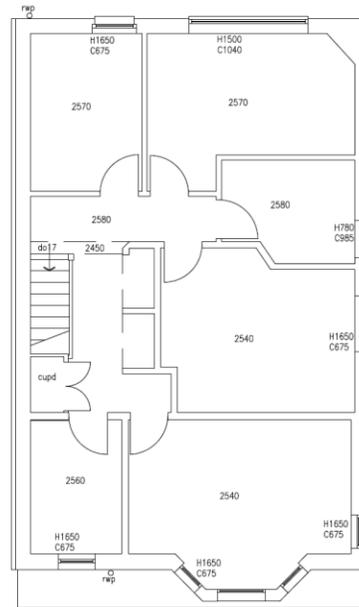
Existing Floor Plans

MH



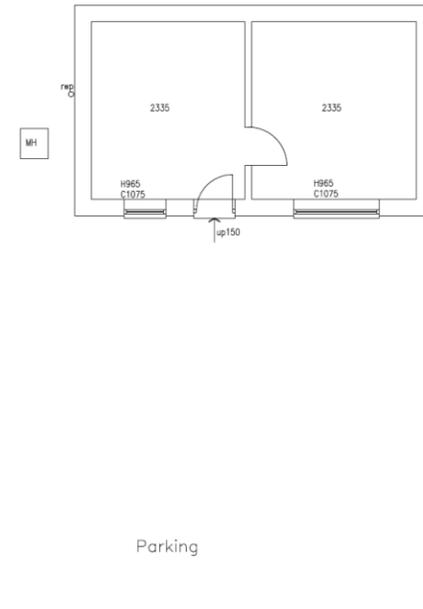
Ground Floor Plan as Existing

A



First Floor Plan as Existing

A



Existing Elevations



Front Elevation as Existing

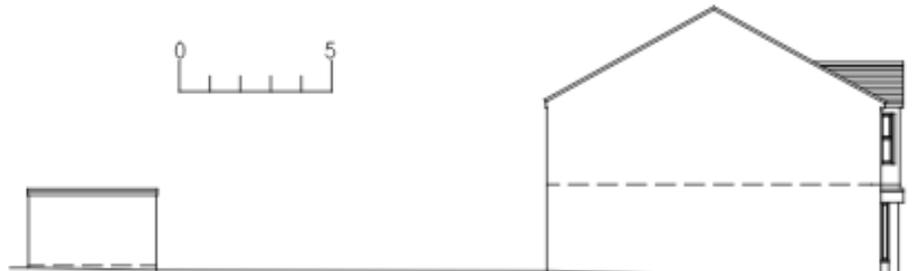


Side Elevation as Existing



Rear Elevation as Existing

neighbouring building



Side Elevation as Existing

Proposed Front Elevation – street context



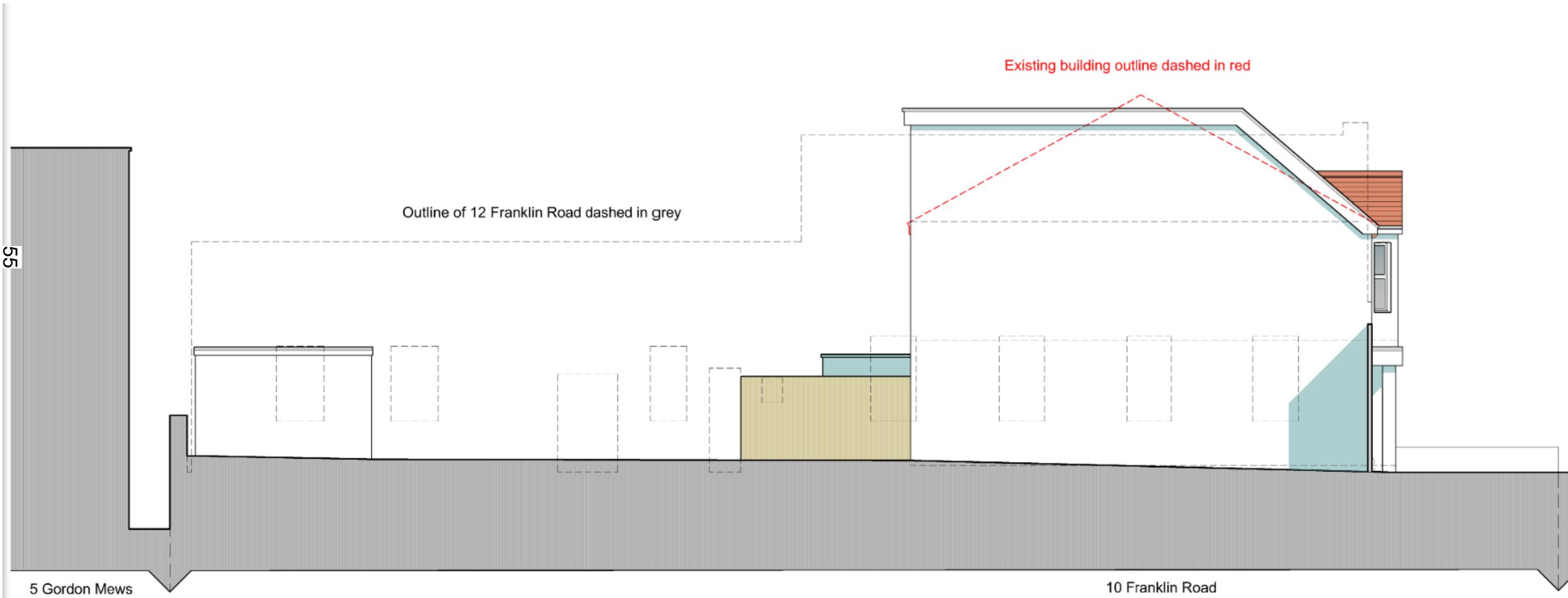
Proposed Front Elevation



Proposed Rear Elevation

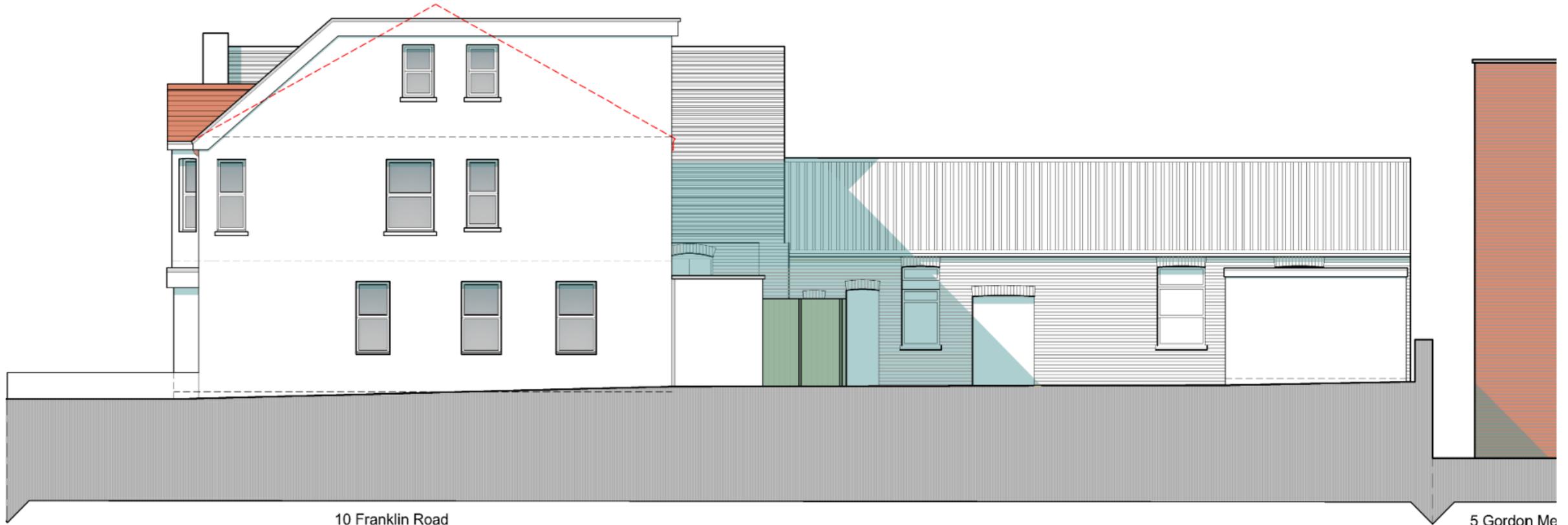


Proposed Side Elevation (west)



Proposed Side Elevation (east)

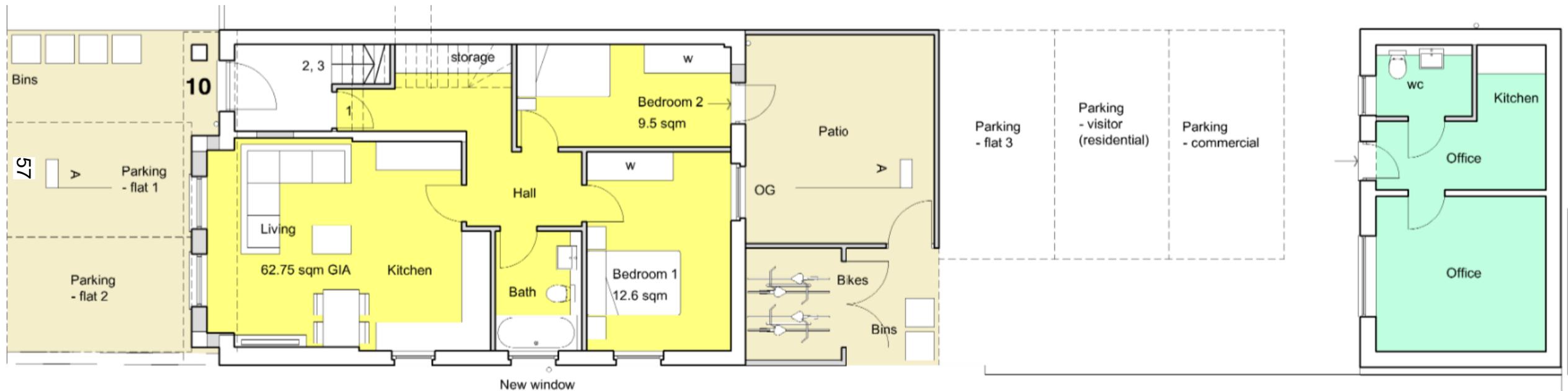
Existing building outline dashed in red



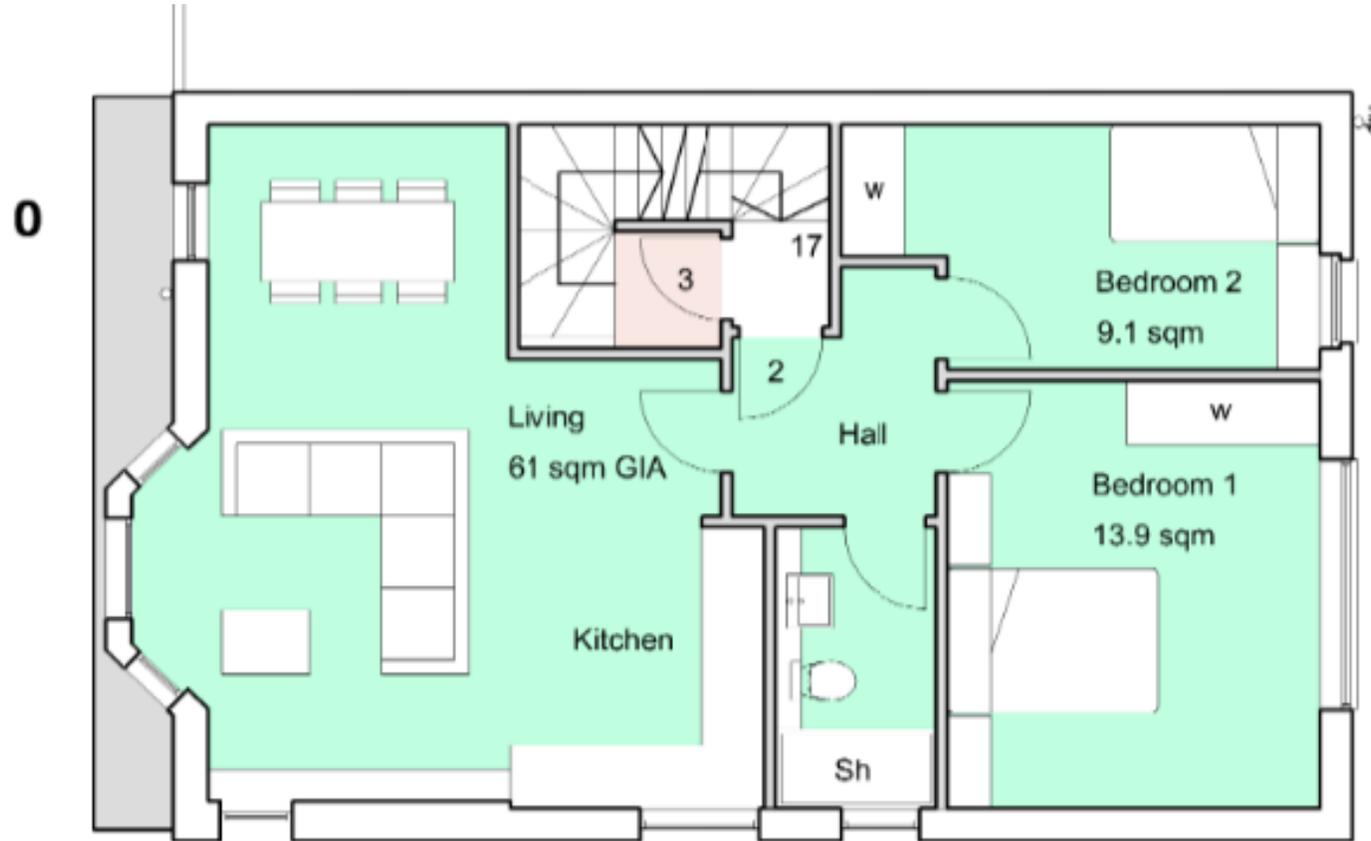
10 Franklin Road

5 Gordon Me

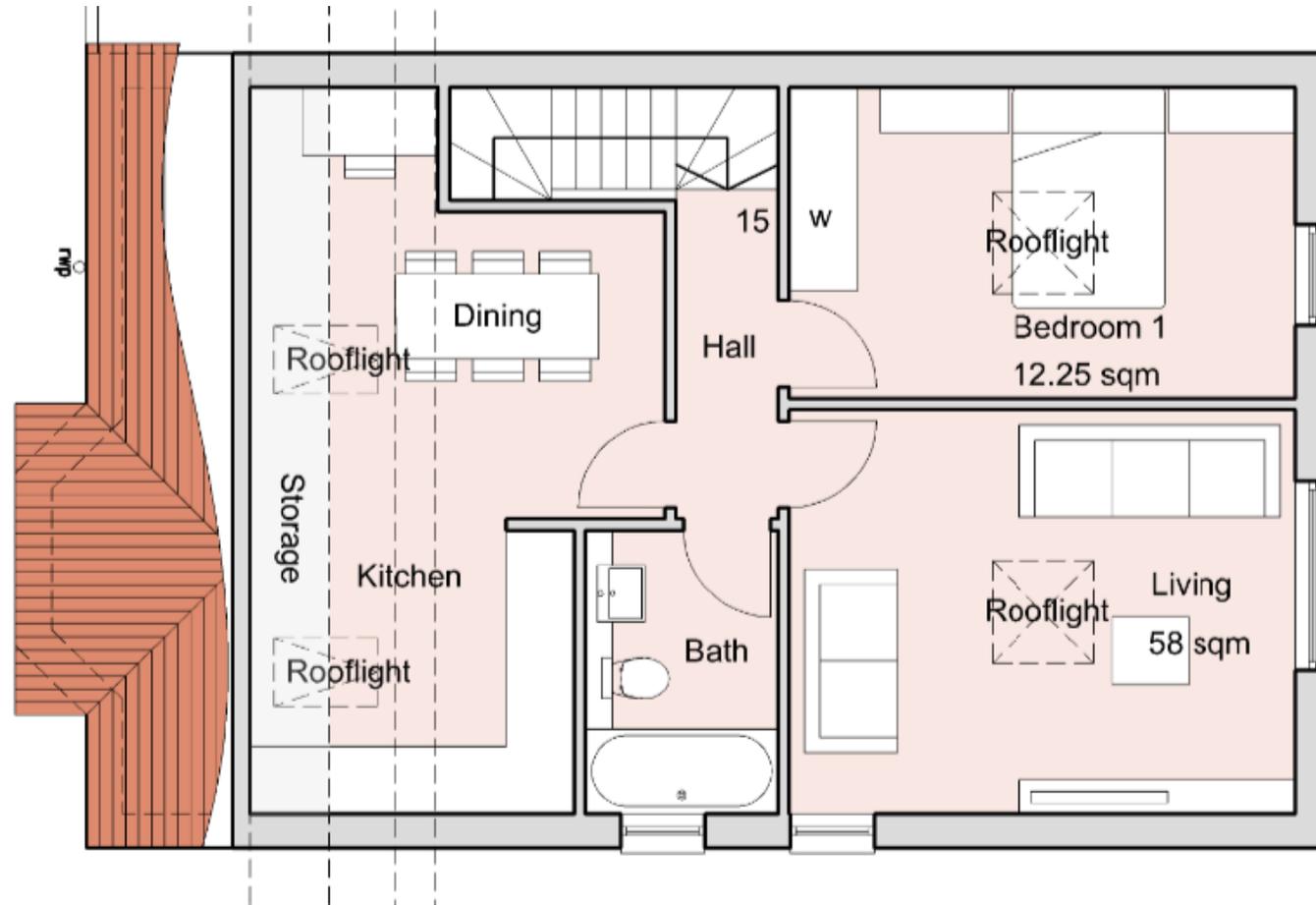
Proposed Ground Floor Plan – Office at rear



Proposed 1st Floor Plan



Proposed 2nd Floor Plan



Representations

- ▶ Two (2) representations received, objecting on the basis of:
- ▶ The loss of "social infrastructure" (car park)
- ▶ Replacement Community infrastructure should be provided by way of legal agreements
- ▶ The applicant has already commenced development by erecting scaffolding

Key Considerations

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

Conclusion and Planning Balance

- Appearance and impacts of the development are considered acceptable, as although some harm to the host property, no significant harm is identified to the wider streetscene and public realm
- The Standard of Accommodation for future occupiers is acceptable and makes better use of the plot with no overdevelopment.
- The Impacts on neighbour amenity are considered acceptable, due to no increase in overall height, the setting back from boundaries to other residential units, and the high degree of mutual overlooking that is already evident due to the dense urban grain.
- Transport and highway matters are acceptable with no change to the existing situation for the parking to the front, and parking to the rear that meets SPD14. No significant increase in trip generation is anticipated.
- The provision of three (3) new dwellings makes a valuable contribution towards housing supply in the City and carries increased weight due the current housing shortfall position.

Recommend: Approval

80 Overhill Drive

BH2025/01589

4th March 2026

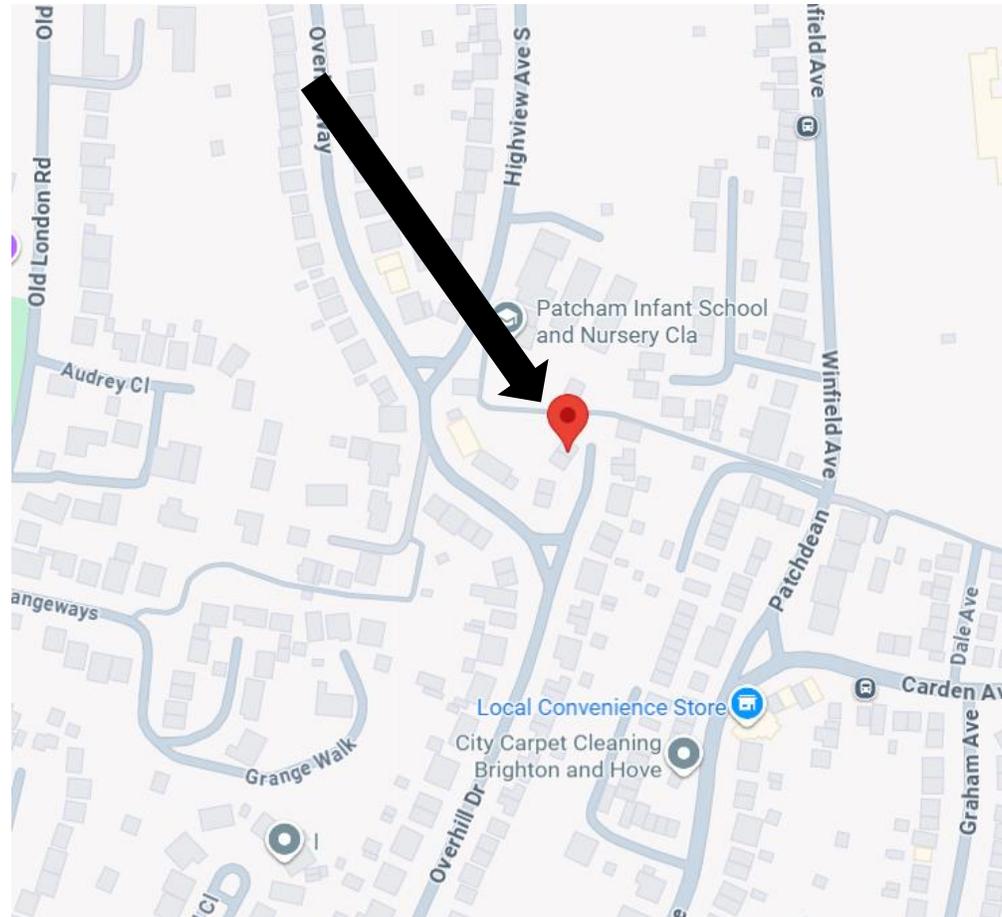


**Brighton & Hove
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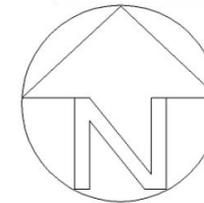
Application Description

- ▶ Erection of two storey, three bedroom detached dwelling house (C3) to side of existing property, with removal of existing garage and provision of parking for both dwellings.

Map of Application Site



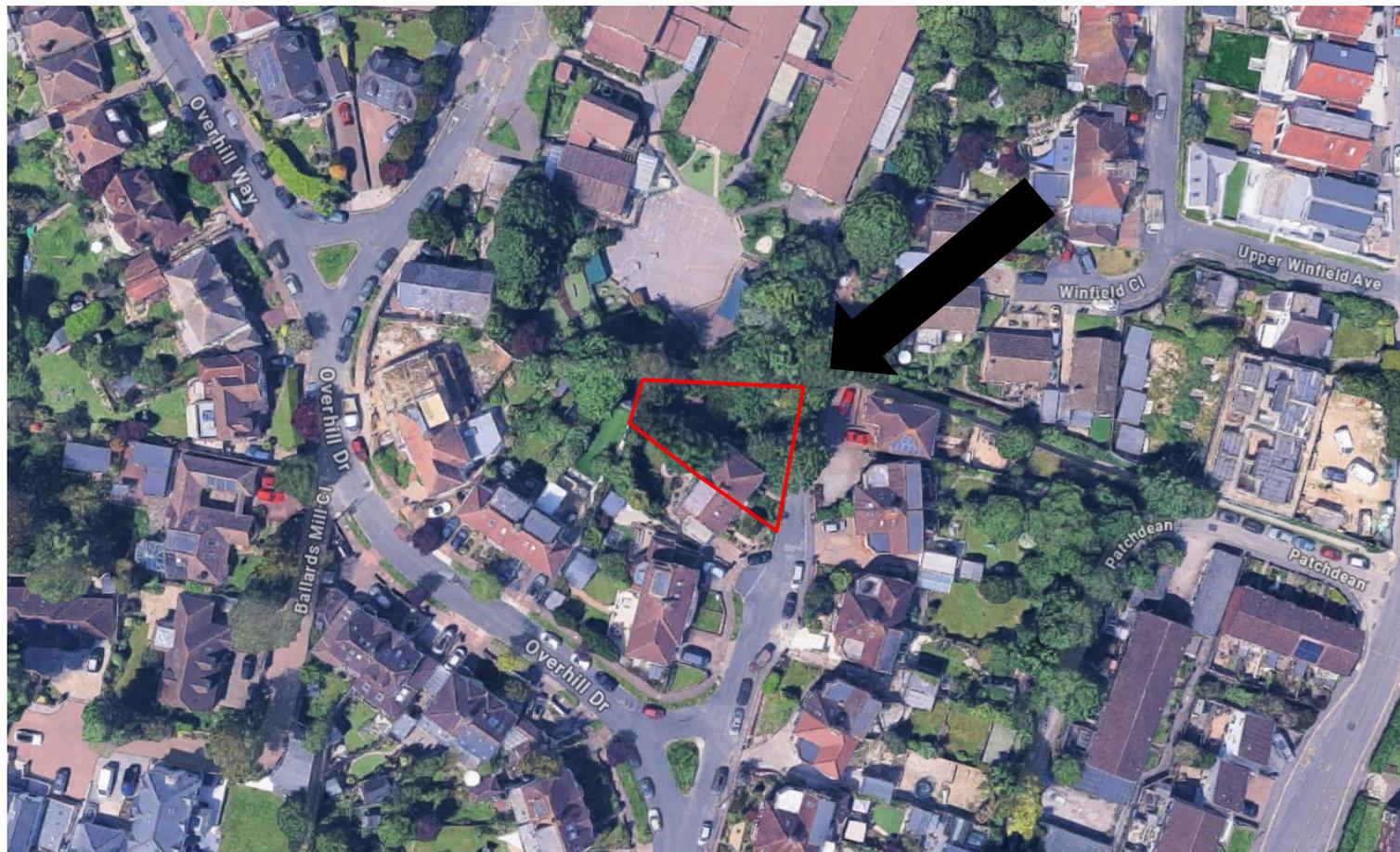
Existing Location Plan



Existing site location plan



Aerial Photo of Site



3D Aerial Photo of Site



Front boundary of 80 Overhill Drive and the application plot



View to the front showing existing garage and site beyond

View looking back towards 80 Overhill Drive



View across the site looking back to the existing garage

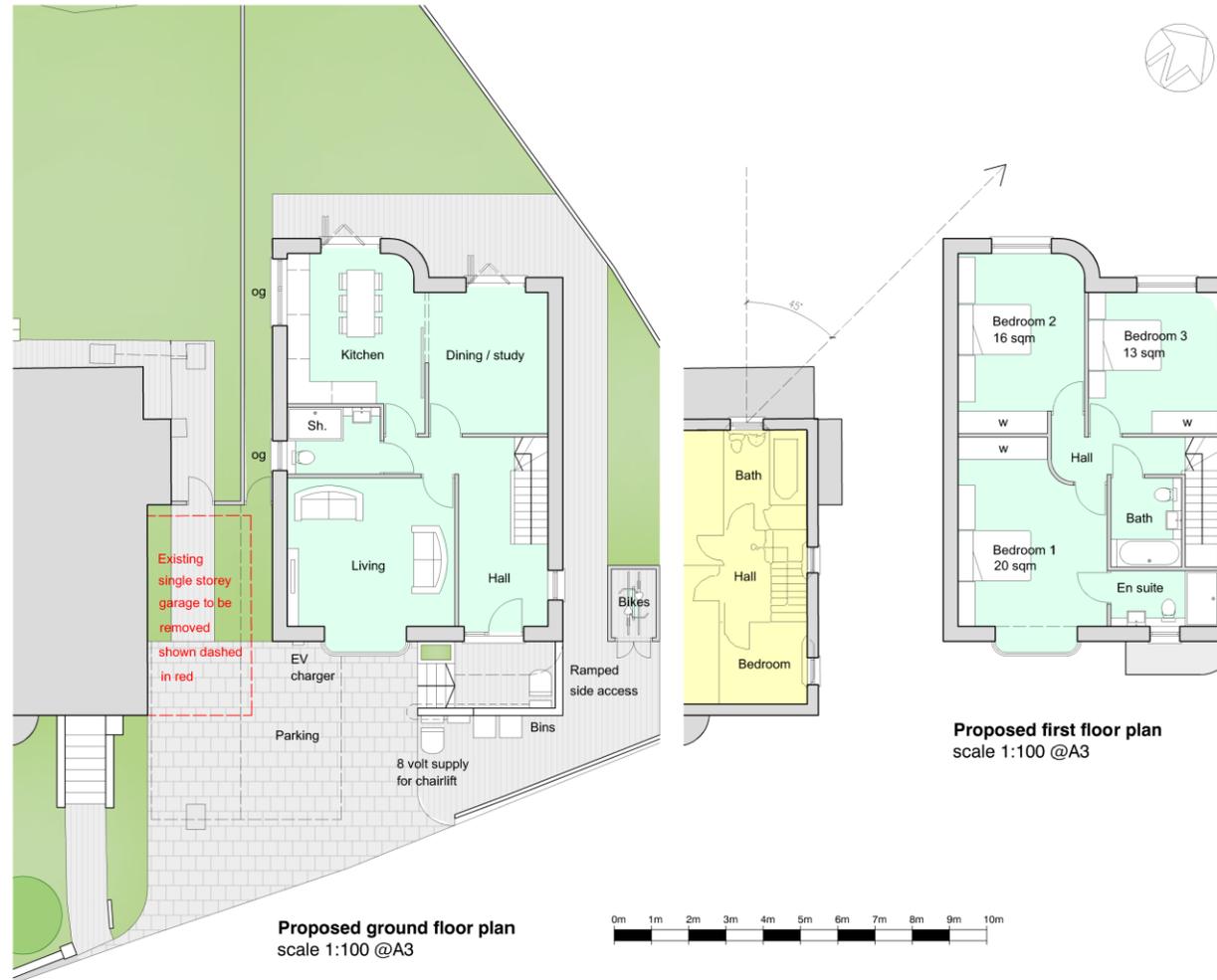
Proposed Block Plan



Proposed block plan scale 1:500 @A3



Proposed Floor Plan



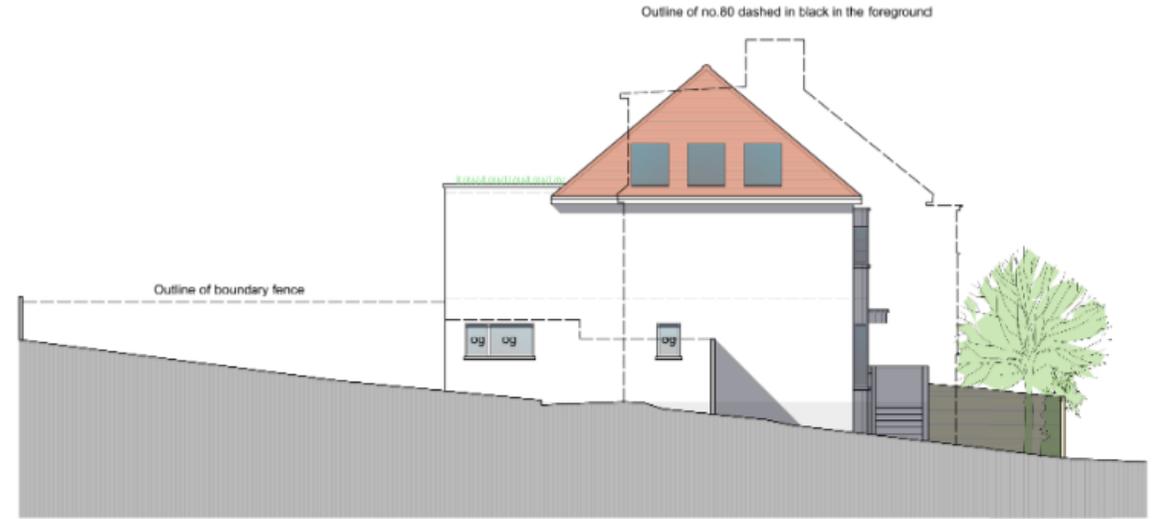
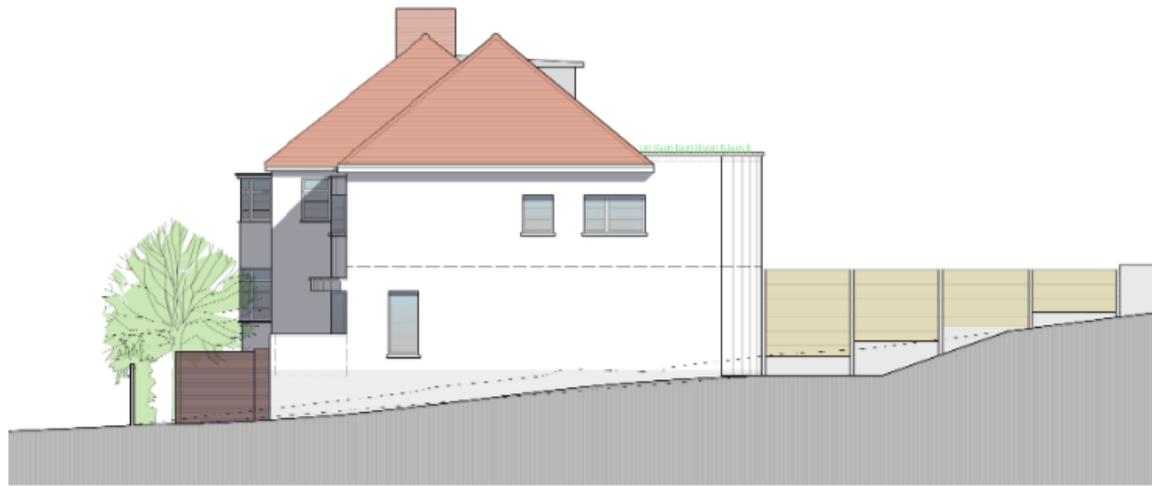
Proposed Street Scene



Proposed Front Elevation



Proposed Side Elevations



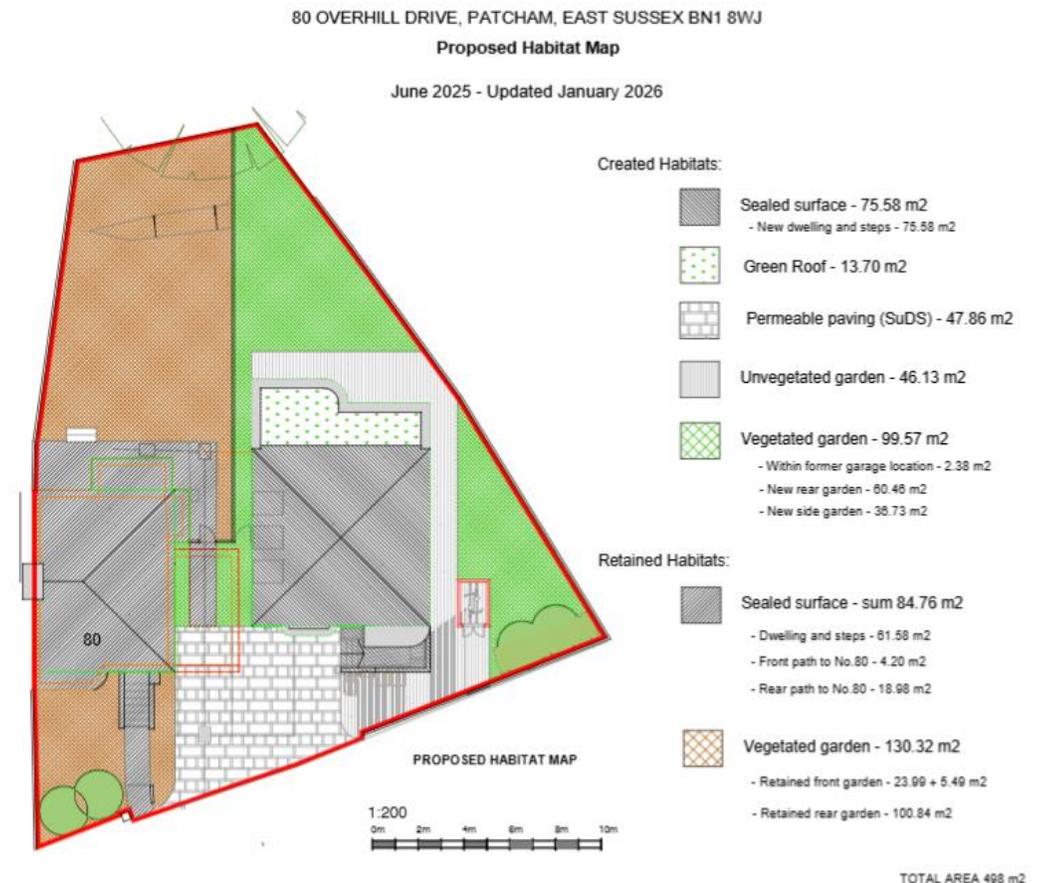
Proposed Rear Elevation



Loss of Trees

- ▶ Prior to the application, a number of mature trees were felled along the front boundary line of the site.
- ▶ The Preliminary Ecology Assessment and the BNG Metric submitted with the application have taken into account the loss of these trees.
- ▶ The Arboricultural officer has confirmed that the trees were not protected and subject to mitigation would not have objected to their loss.
- ▶ Offsite and onsite mitigation will be provided by the applicant to ensure that they deliver the mandatory BNG. Conditions are recommended to secure these Measures and mitigations including a more detailed Landscaping plan.

Proposed Habitat and Landscaping plan



Representations

- ▶ Seven (7) representations received, objecting on the basis of:
- ▶ Lack of parking and increase in traffic
- ▶ Poor design and overdevelopment
- ▶ Safety of the nearby school and users of the twitten
- ▶ The loss of trees already removed
- ▶ Loss of light and overshadowing
- ▶ Loss of privacy

Key Considerations

- ▶ Appearance and impacts on the site and streetscene
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation for future occupiers
- ▶ Ecology, biodiversity and impact on trees
- ▶ Transport and highway matters

Conclusion and Planning Balance

- Appearance and impacts of the development are considered acceptable, causing no significant harm to the host property or the wider streetscene and public realm
- The Impacts on neighbour amenity are considered acceptable, due to the scale and siting of the dwelling.
- The Standard of Accommodation for future occupiers is acceptable and makes better use of the plot with no overdevelopment.
- Transport and highway matters are acceptable due to the scale of the development. The development would meet the minimum car parking standards by providing one on site parking space.
- The loss of the trees prior to the application submission, which were mature but not protected, has been taken into consideration in the BNG assessment, and therefore satisfactory compensation and mitigation is to be provided and secured by condition.

Rockwater, Kingsway

BH2025/02251

4th March 2026

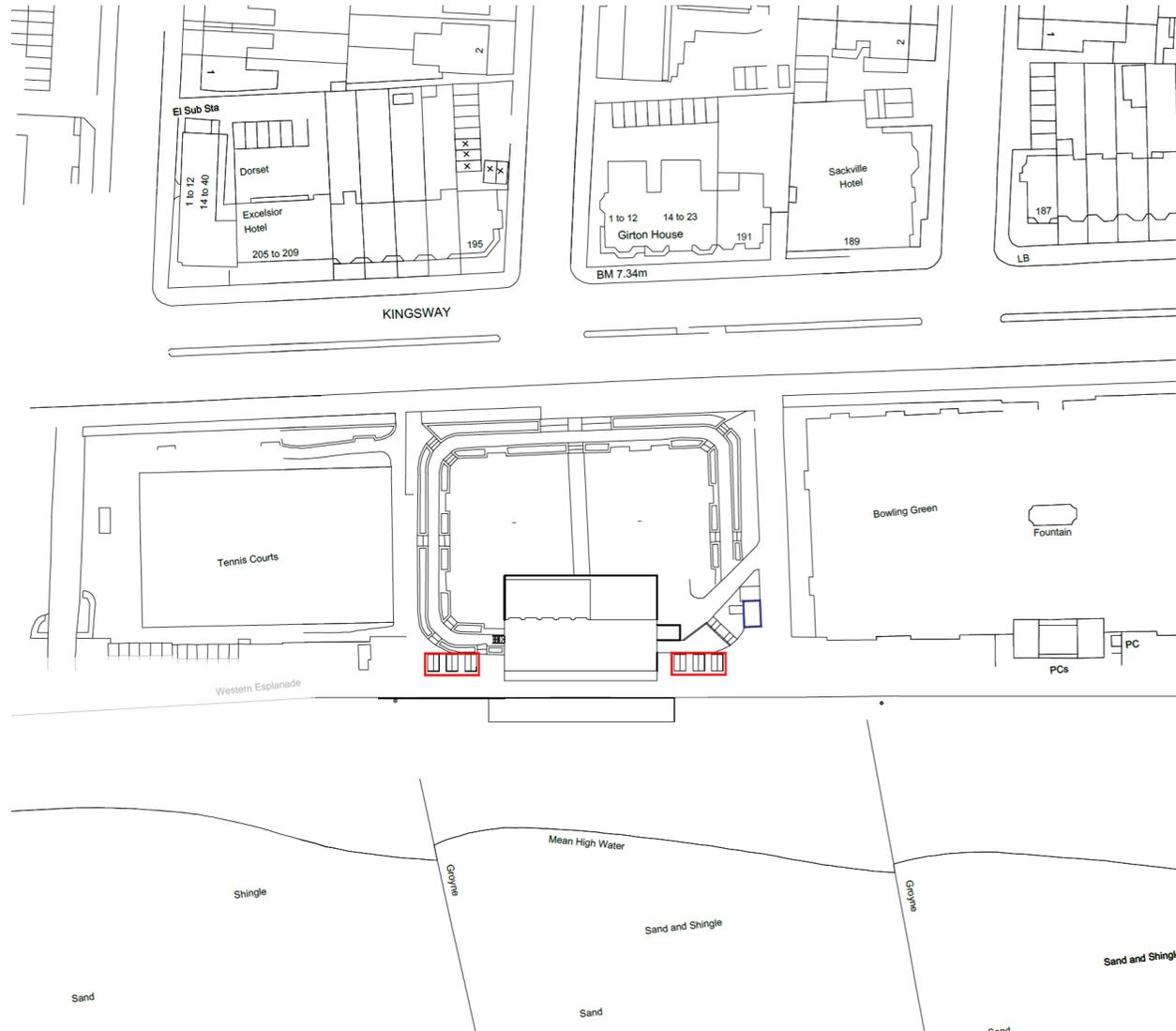


Brighton & Hove
City Council

Application Description

Replacement of existing 3no beach hut style kiosks with 3no beach hut style self-contained timber saunas, including rear ramp access.

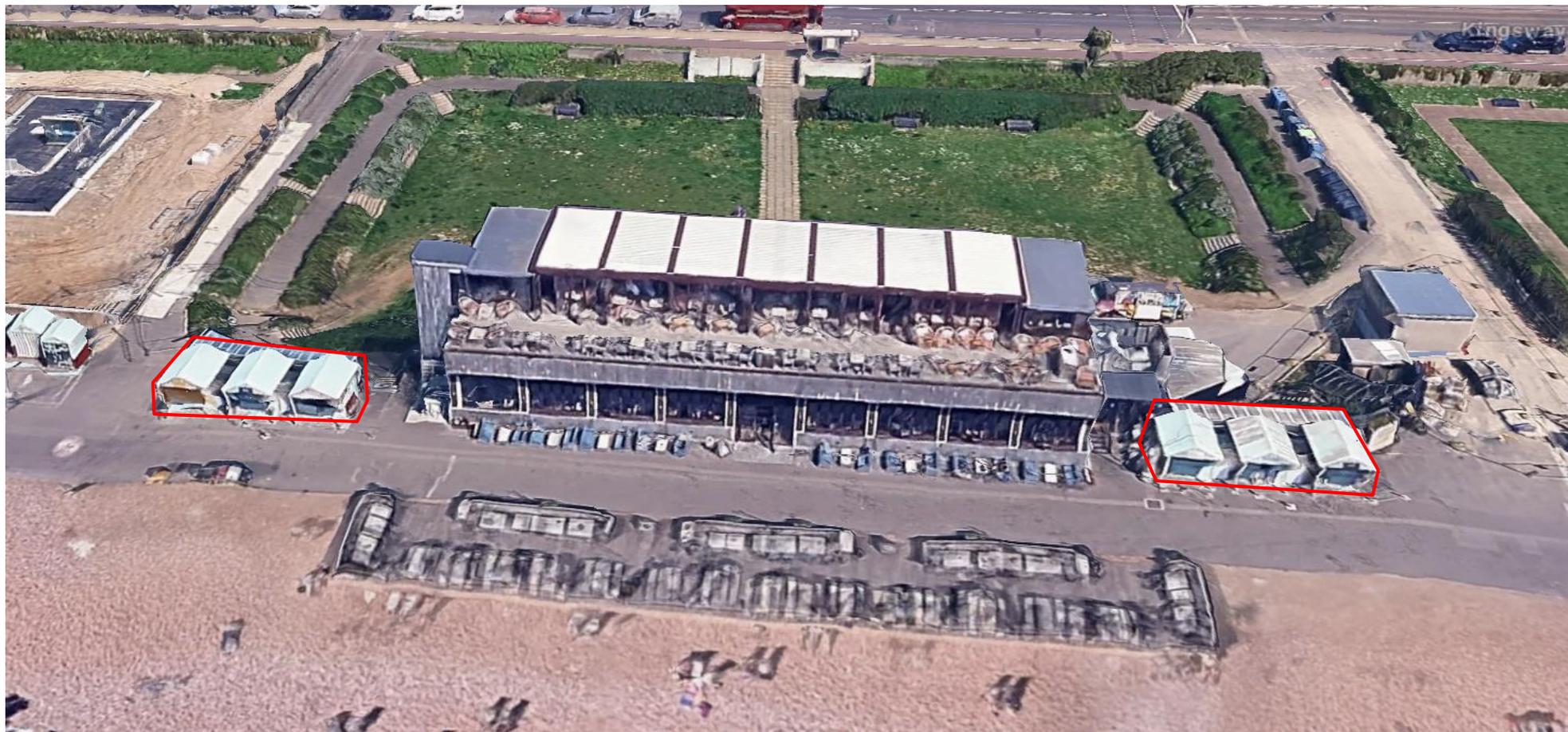
Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Existing beach hut 'kiosks'



Photo of Site from west



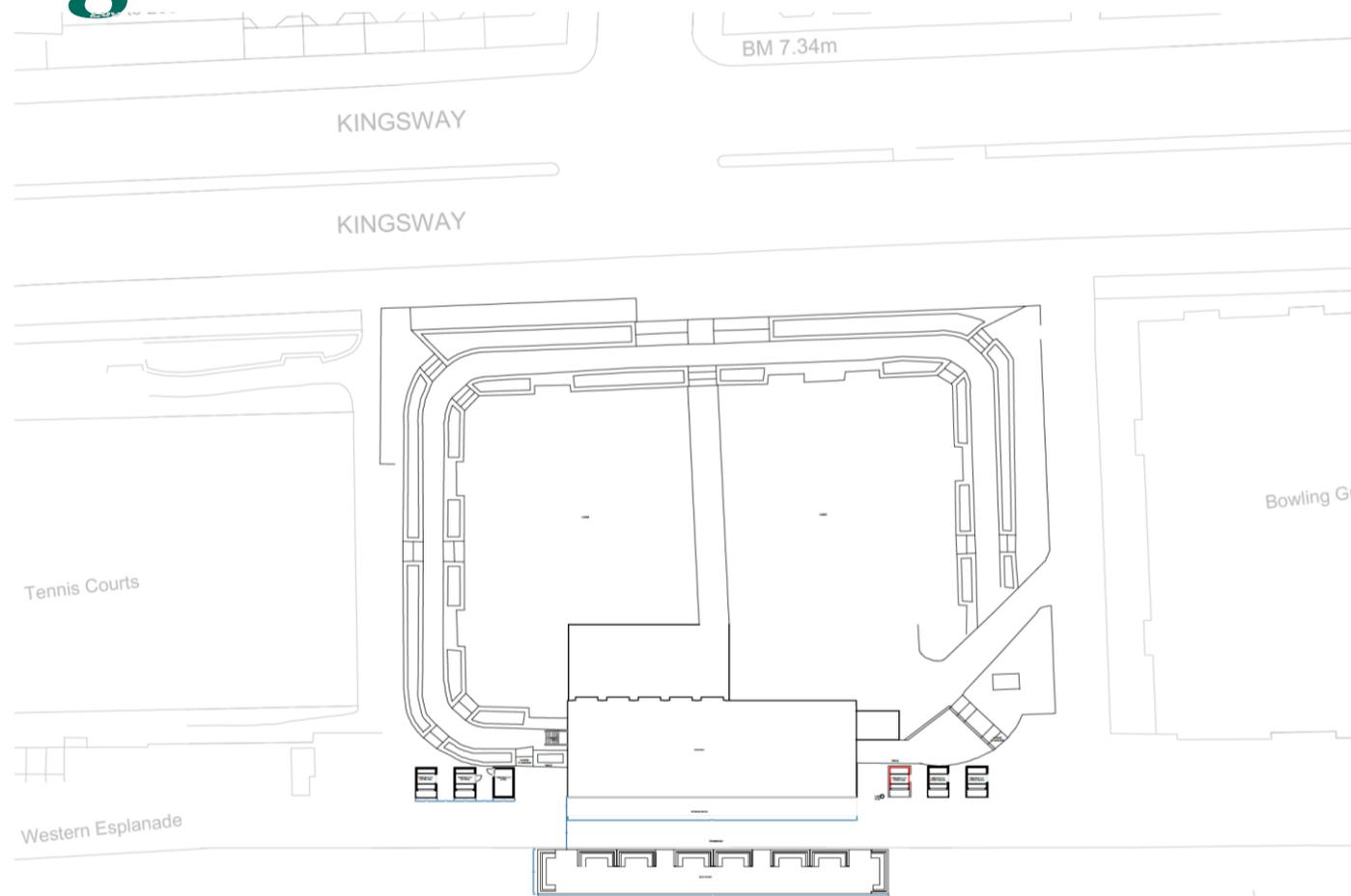
Photo of Site from east



Longer view of seafront promenade from east

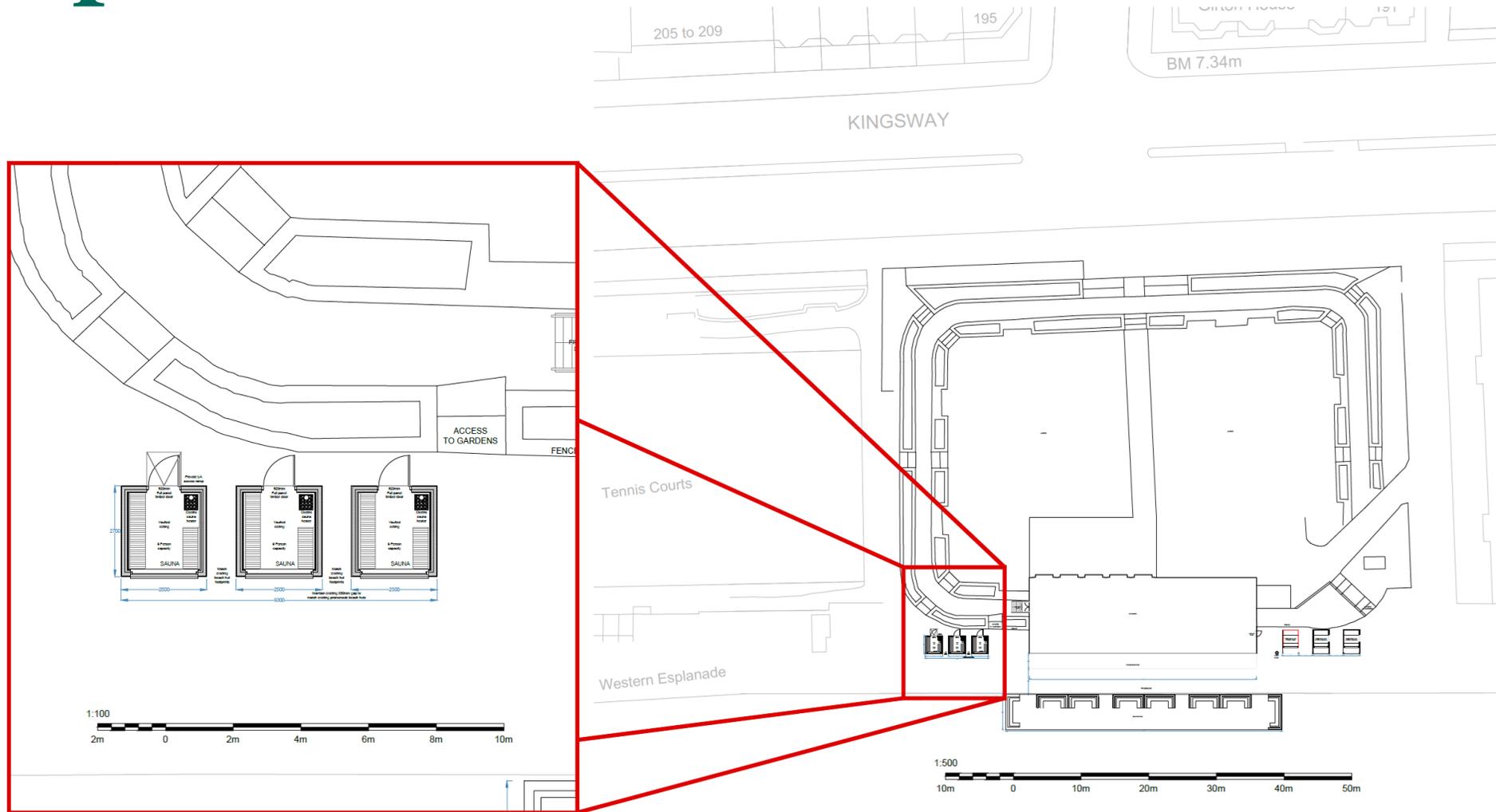


Existing Block Plan



Existing Block Plan
1:500

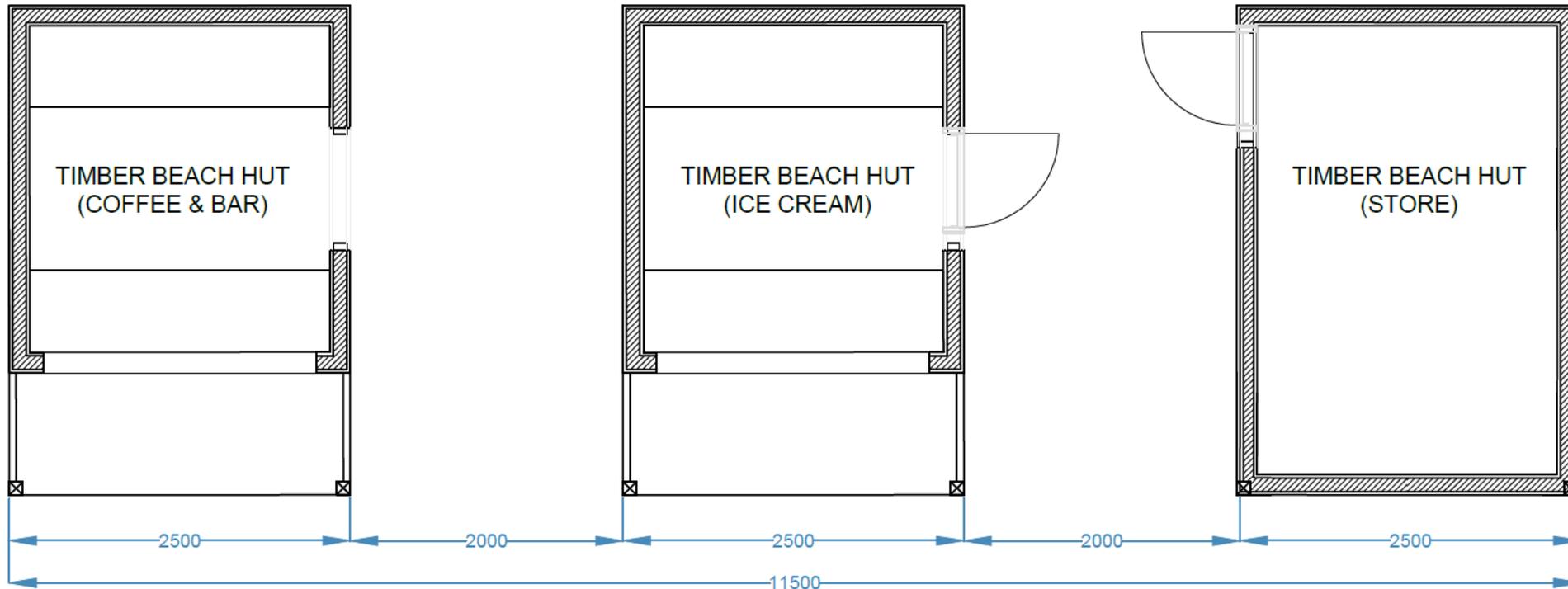
Proposed Block & Site Plan



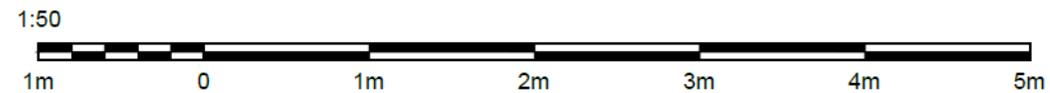
Proposed Site Plan
1:100

Proposed Block Plan
1:500

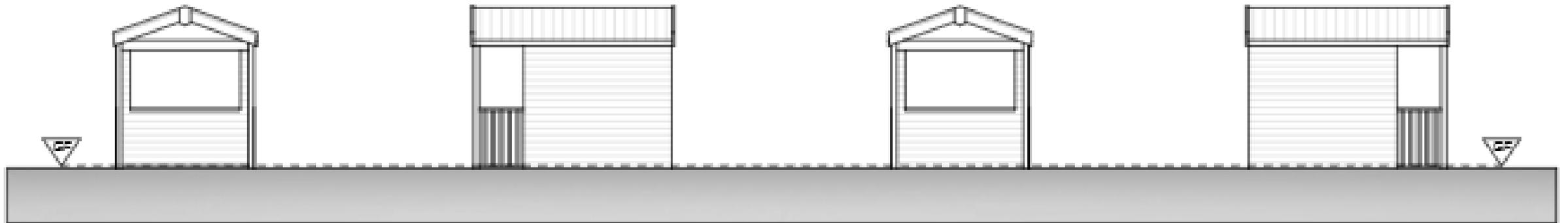
Existing Ground Floor Plan



Existing Ground Floor Layout
1:50



Existing elevations (front / east / rear / west)



Proposed elevations (front / east / rear / west)



94

Representations

Nine (9) representations have been received objecting to the proposal for the following reasons:

- ▶ Too many saunas in the area
- ▶ Will negatively impact existing independent sauna establishments / local traders / unfair competition practices by the Council
- ▶ Air pollution / particulate emissions from wood fire and impact on the environment through heat and chemicals
- ▶ Overdevelopment
- ▶ Additional Traffic and narrowing of promenade / busy location / access issues
- ▶ Design and Impact on Conservation Area
- ▶ Impact on upkeep and maintenance of Hove promenade
- ▶ Domination by applicant, limiting diversity / potential for other outlets
- ▶ Rear of the building poor / badly managed and would be made worse
- ▶ Noise
- ▶ Restriction of view
- ▶ Permanence of the beach huts justified under the premise that they were needed for the business. The claim that they are no longer needed is disingenuous

Key Considerations

- ▶ Principle of the use and location
- ▶ Appearance and character and the impact on heritage assets
- ▶ Amenity
- ▶ Access and Transport issues
- ▶ Sustainability and ecology

Conclusion and Planning Balance

- ▶ The proposed development is considered to be acceptable in terms of appearance and the impacts it is anticipated to have on the amenities of local residents and visitors to the area.
- ▶ The impact on the significance of heritage assets, existing seafront uses, and highway safety are also considered to be acceptable.
- ▶ Planning conditions are recommended to secure a satisfactory paint finish to the huts, lighting, and management of the facility.
- ▶ The proposal is overall considered to be in accordance with policies SA1, CP2, CP5, CP12, CP13 and CP15 of the Brighton and Hove City Plan Part One, and DM15, DM26, DM29, DM33, and DM39 of the Brighton and Hove City Plan Part Two and approval is recommended.

62 St Georges Road

BH2025/01474

4th March 2026

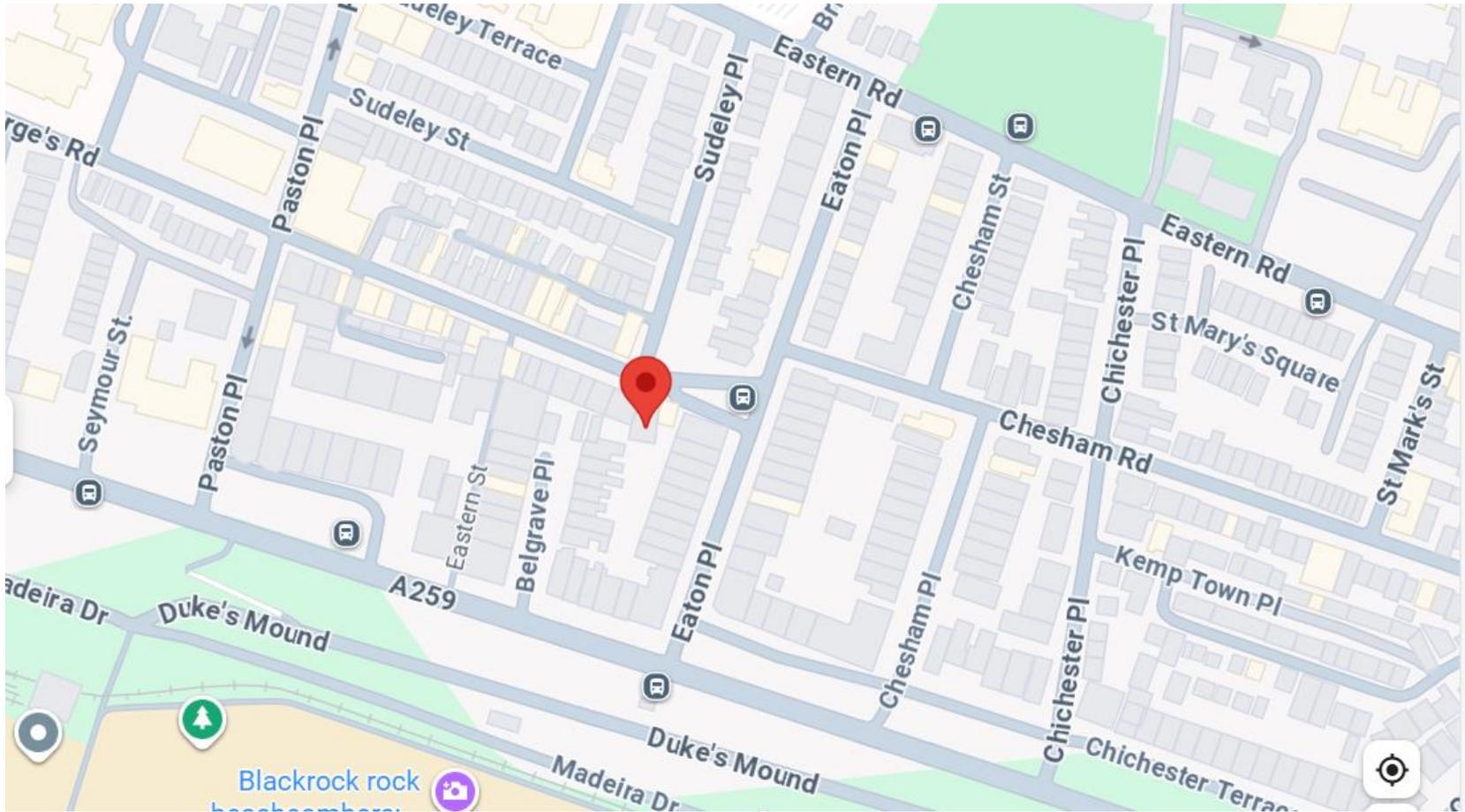


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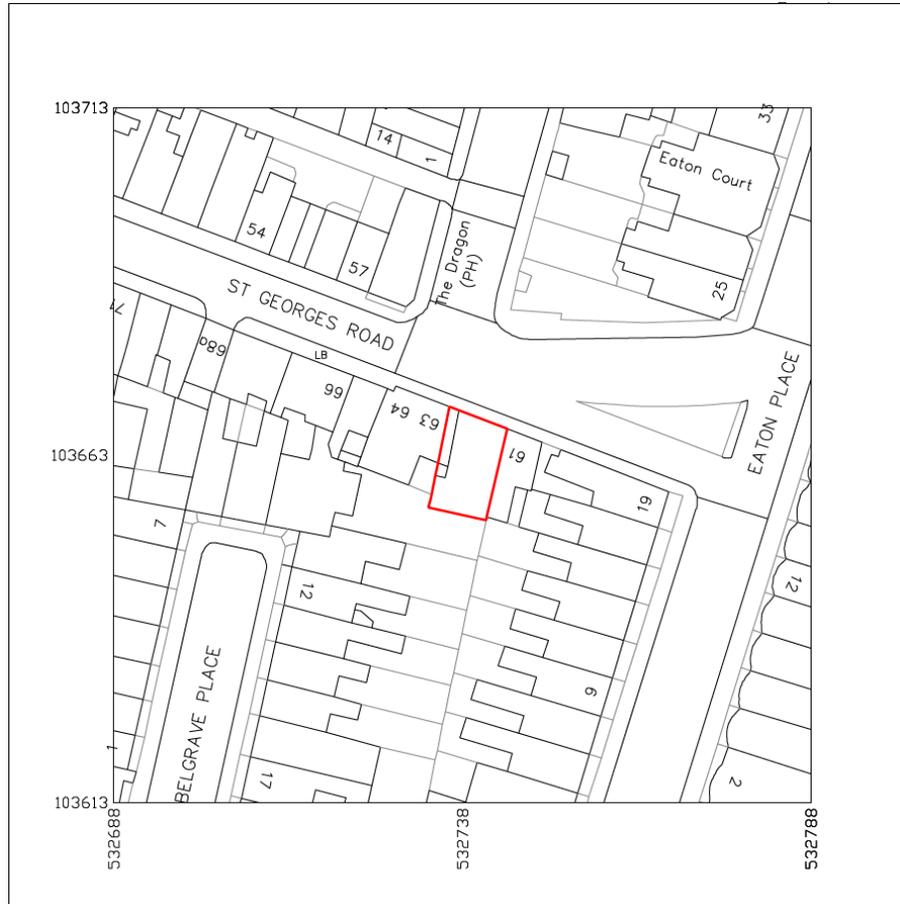
Application Description

- ▶ Change of use from builders store with living space (sui generis) to form 1no single dwellinghouse (C3), roof extension to form additional storey, rear roof terrace, revised fenestration, replacement shopfront, and associated works.

Map of Application Site

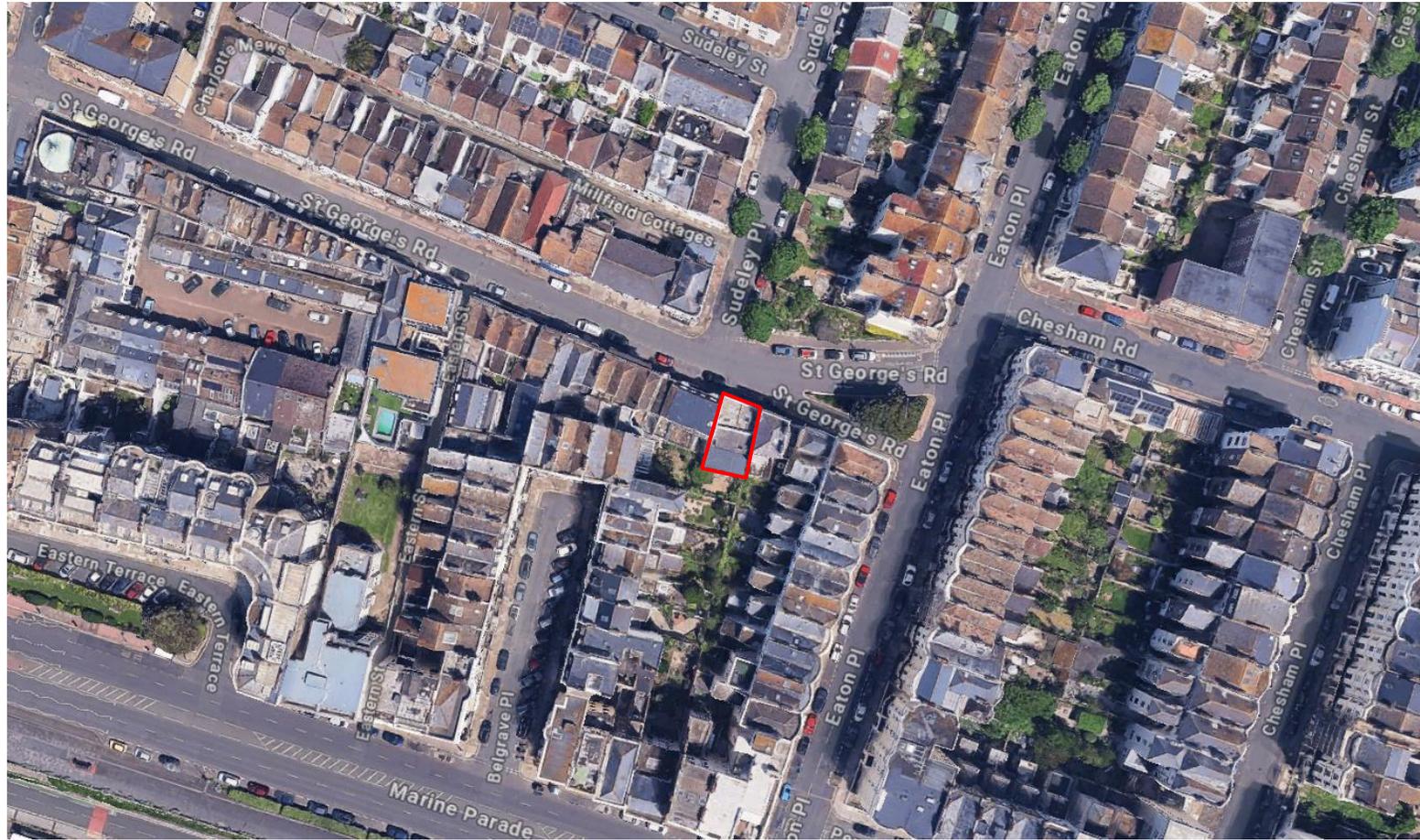


Existing Location Plan



SP	Site Plan
	1:1250 @ A1

Aerial Photo of Site

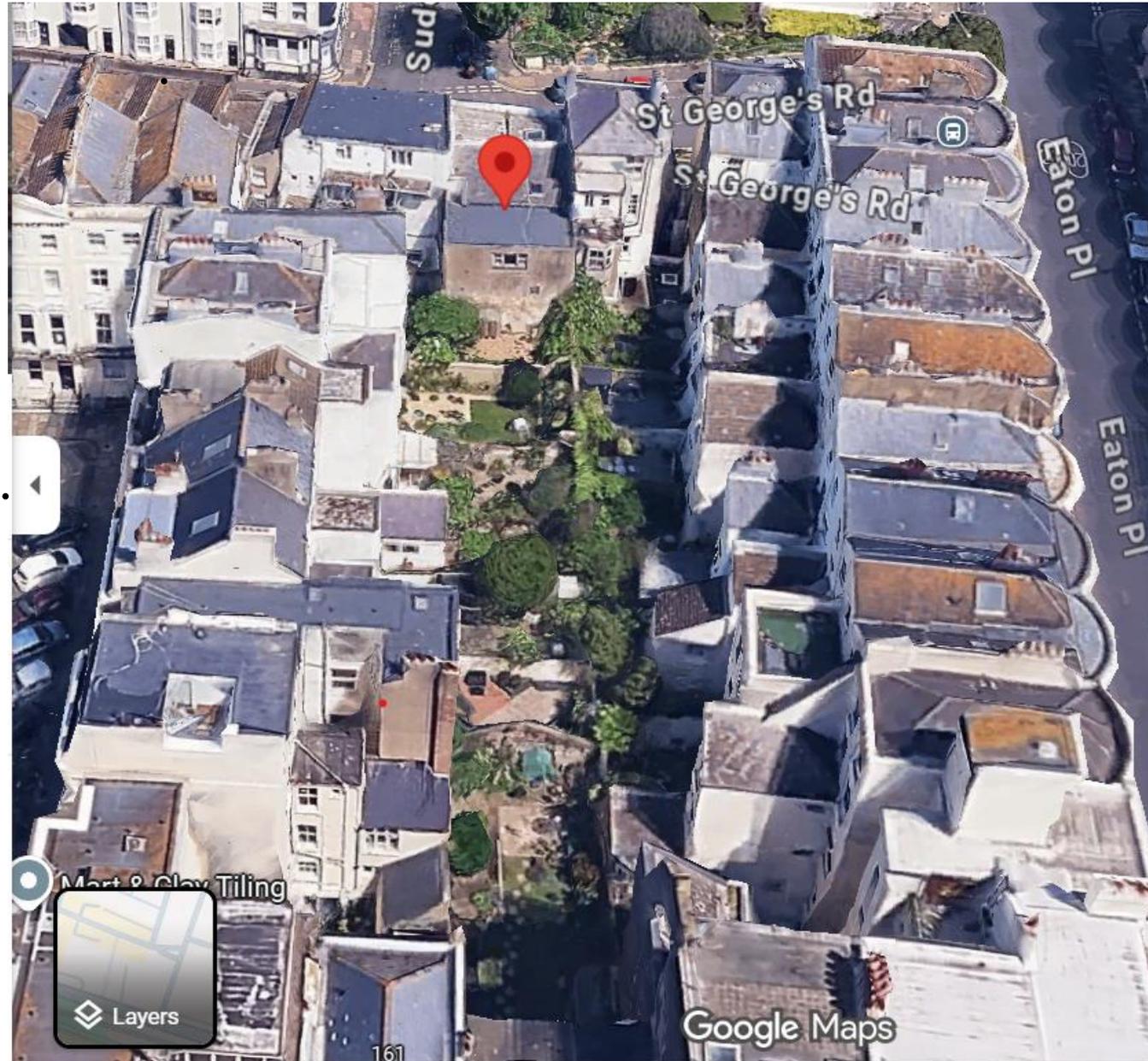


3D Aerial Photo of Site



North

3D Aerial Photo Rear of site



Front of 62 St Georges Road



Street scene (view east)



Street scene (view west)



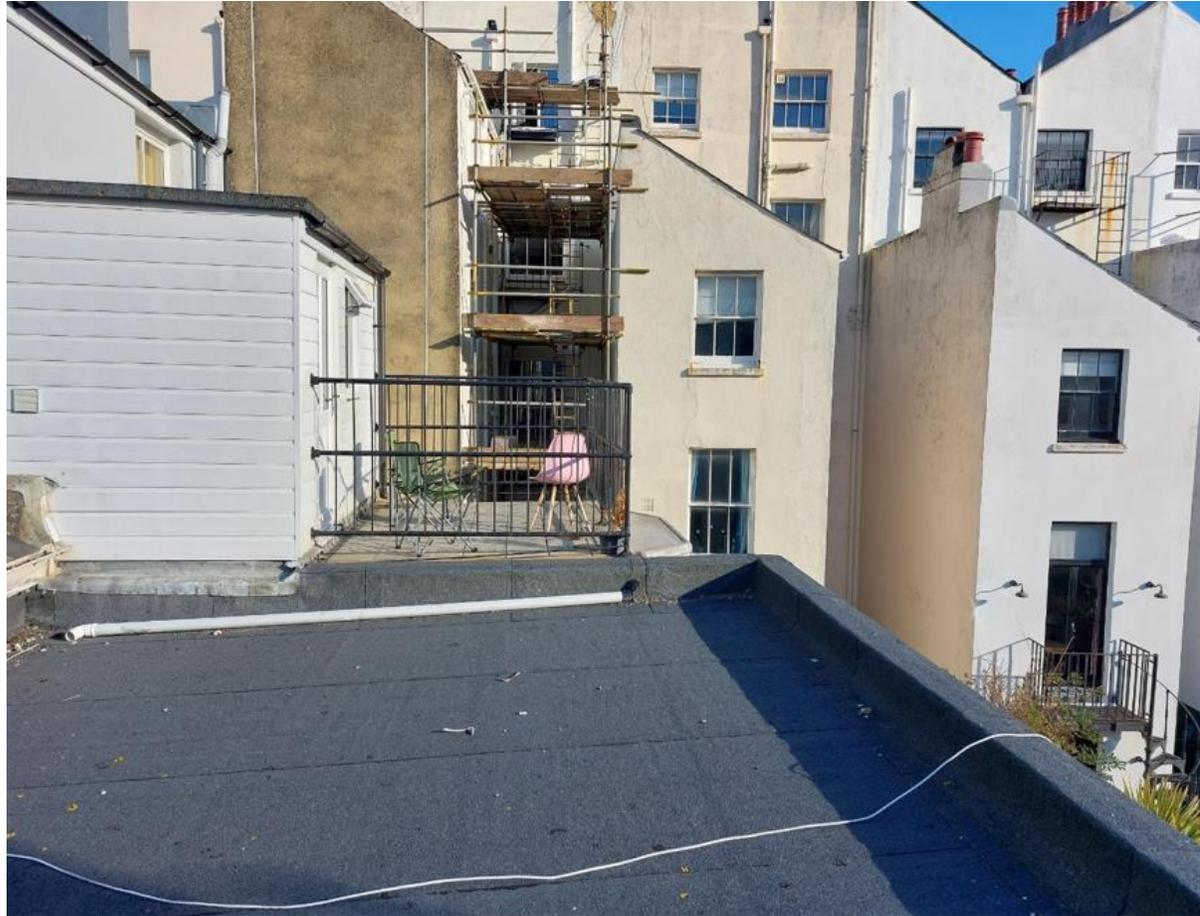
Rear Terrace Location



Rear Views (South)



Rear Views (East)- terrace at no.61



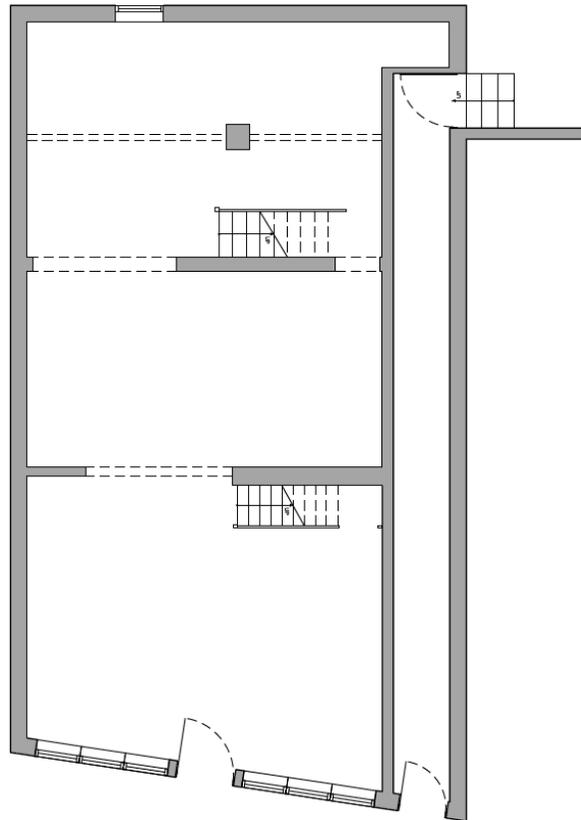
Rear Views (South-West)



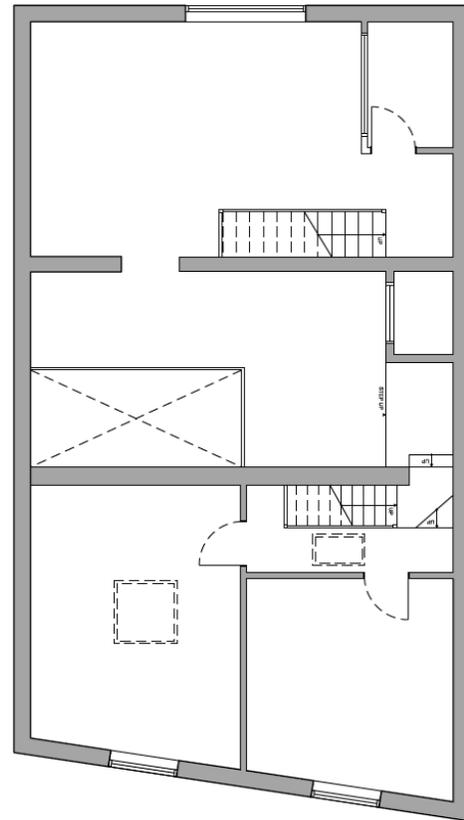
Rear Views (west)



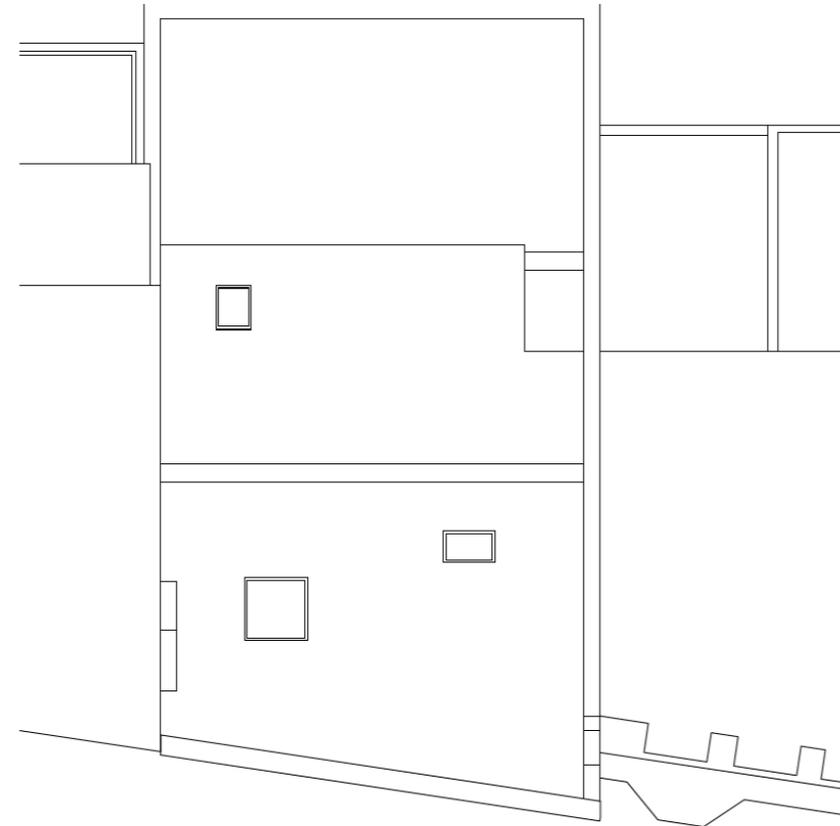
Existing Floor Plan



GF Ground Floor Plan



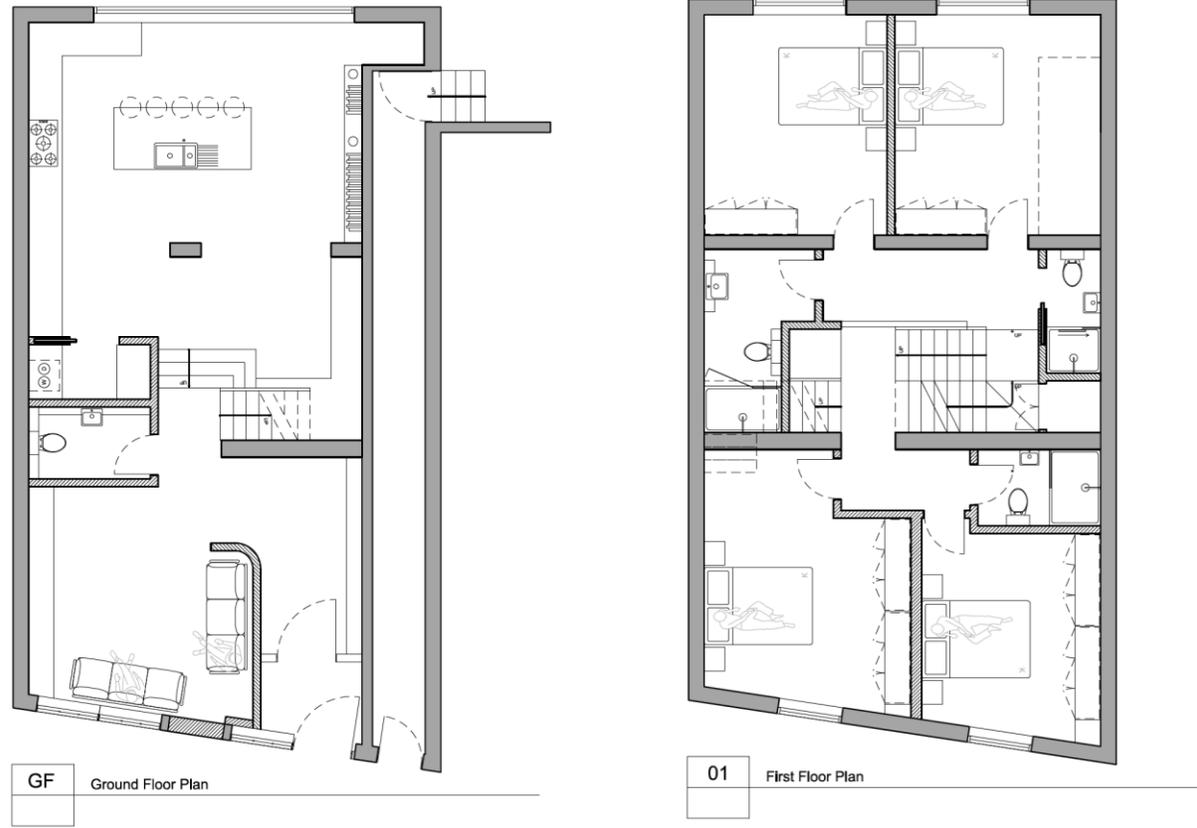
01 First Floor Plan



R Roof Plan



Proposed Floor Plan (Gr and 1st)



GF Ground Floor Plan

01 First Floor Plan



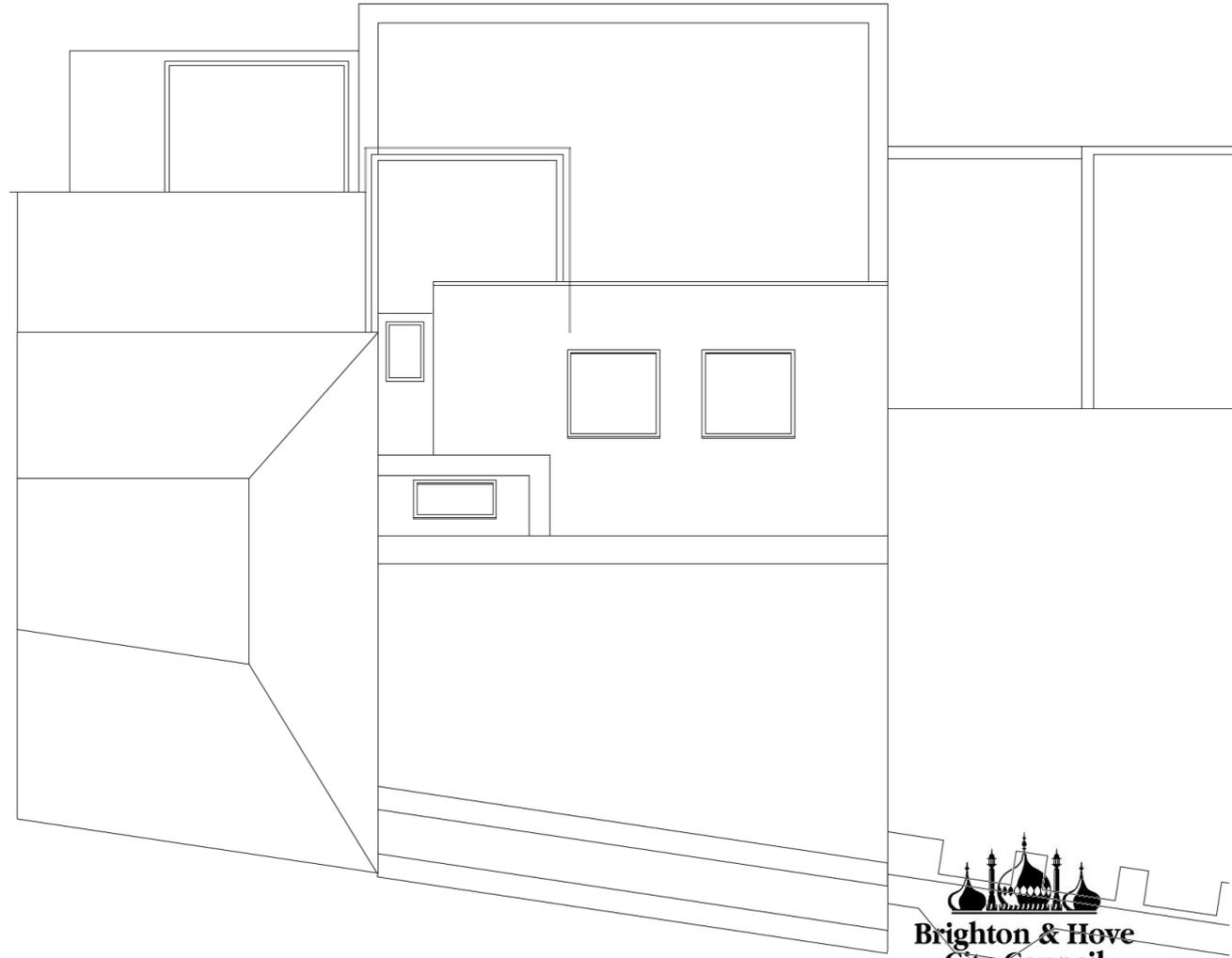
Proposed Floor Plan (2nd and roof)



116

02

Second Floor Plan



R

Roof Plan

Existing Elevations



FE Front Elevation

RE Rear Elevation

Proposed Elevations

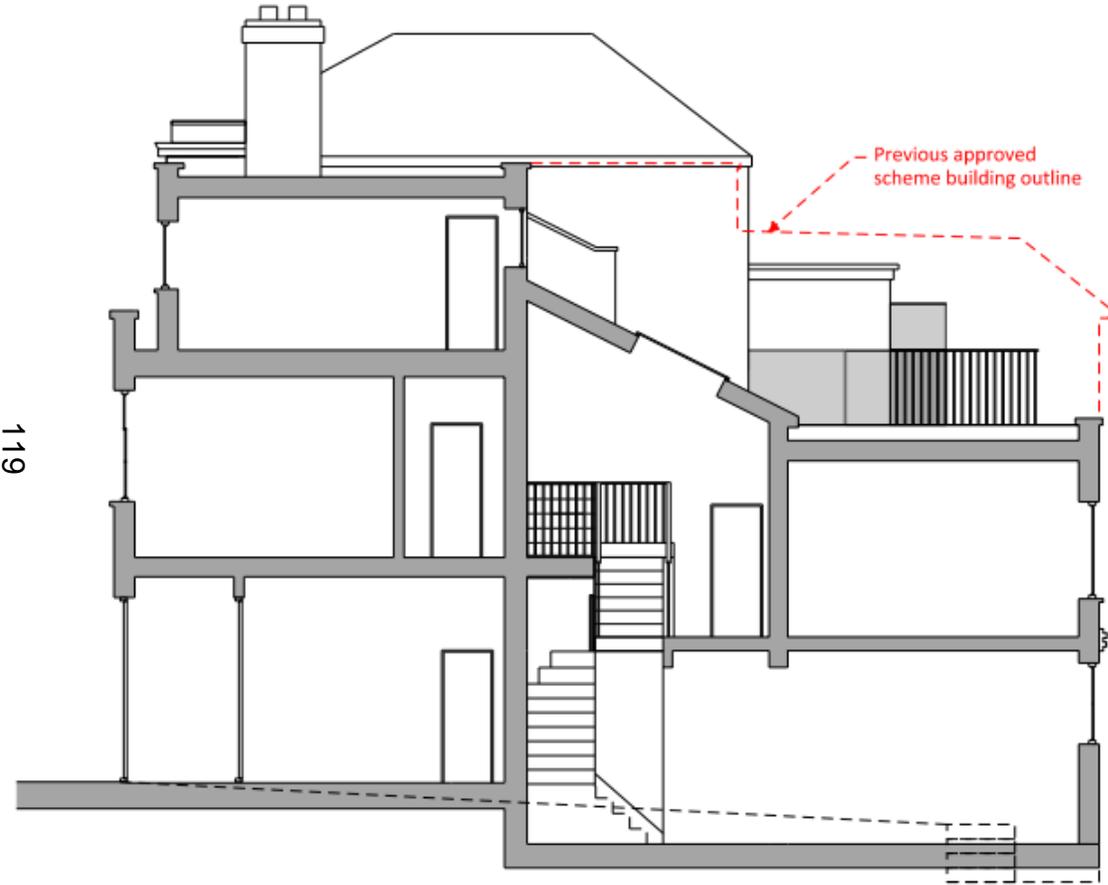


FE Front Elevation

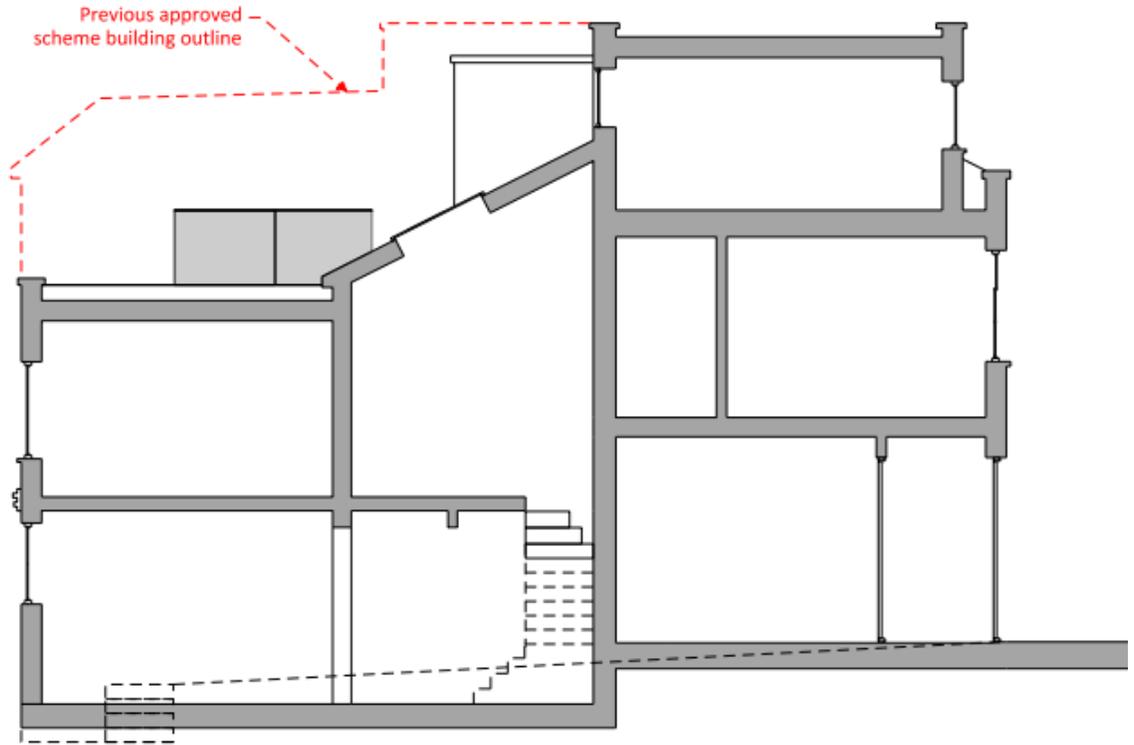


RE Rear Elevation

Sections

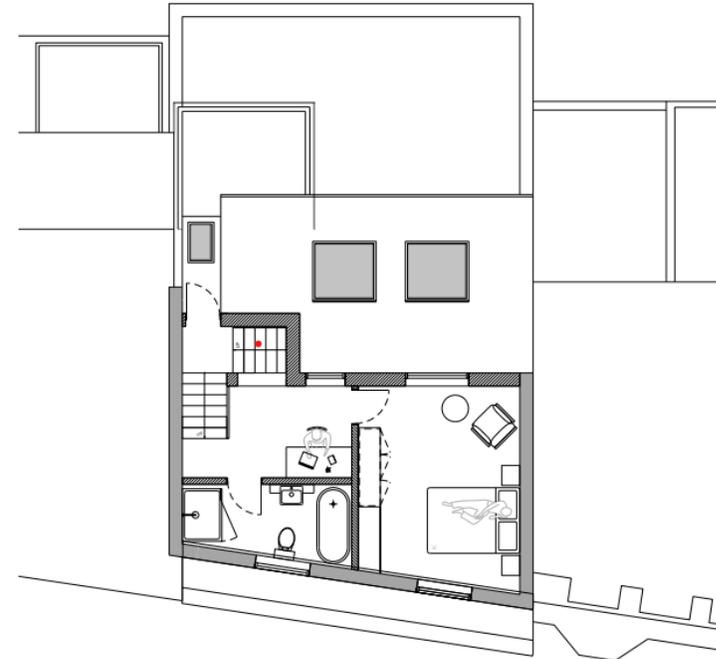
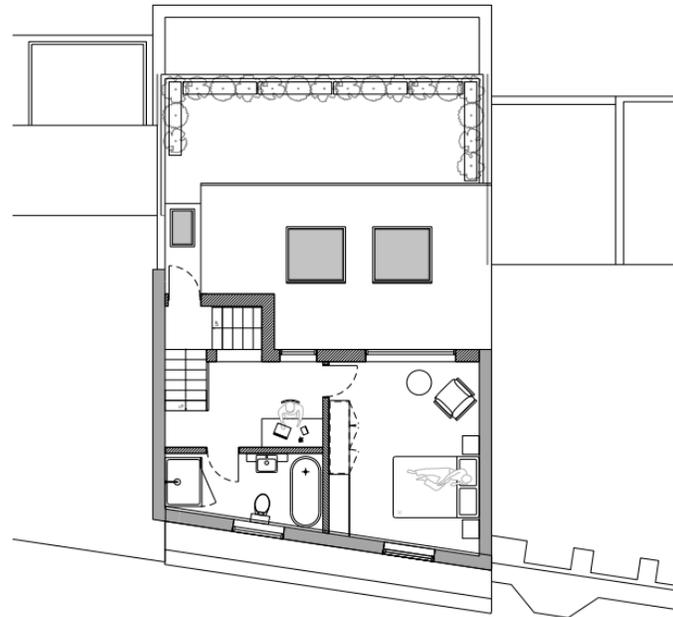


SE Long Section - Looking East



SW Long Section - Looking West

Amendments (before / after)



Representations

- ▶ **Twelve (12)** representations received, objecting on the basis of:
- ▶ Harm to the character of the building and conservation area
- ▶ Impact on amenity
- ▶ Loss of privacy
- ▶ Noise disturbance
- ▶ Overshadowing
- ▶ Oppressive
- ▶ Overbearing
- ▶ Loss of light
- ▶ Loss of outlook / views

Representations (continued)

- ▶ Disruptive and intrusive
- ▶ Disrupt peace / quality of life
- ▶ Visually intrusive
- ▶ Poor design/not in keeping
- ▶ Incongruous design
- ▶ Inappropriate scale for historic building
- ▶ Impact on rear external wall
- ▶ Risk to tree and alleyway
- ▶ Would set a precedent for future applications
- ▶ Assessment of the submitted documents difficult / misleading
- ▶ Inaccuracies in plan / misleading use
- ▶ Consultation not carried out

Key Considerations

- ▶ The principle of the change of use from builders store with living space (sui generis) to 1no single dwellinghouse (C3)
- ▶ The design and appearance of the external alterations and any impact on the building, street scene, conservation area or adjoining listed buildings
- ▶ The standard of accommodation of the proposed dwelling
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The change of use is considered acceptable, in accordance with CP3 of the CPP1
- ▶ The proposal would preserve the appearance and character of the building, wider street scene and the East Cliff conservation area
- ▶ The proposed standard of accommodation is considered acceptable
- ▶ There would be no amenity impact
- ▶ No Highways impact

Recommend Approval

120 Longhill Road
BH2025/01860

4th March 2026

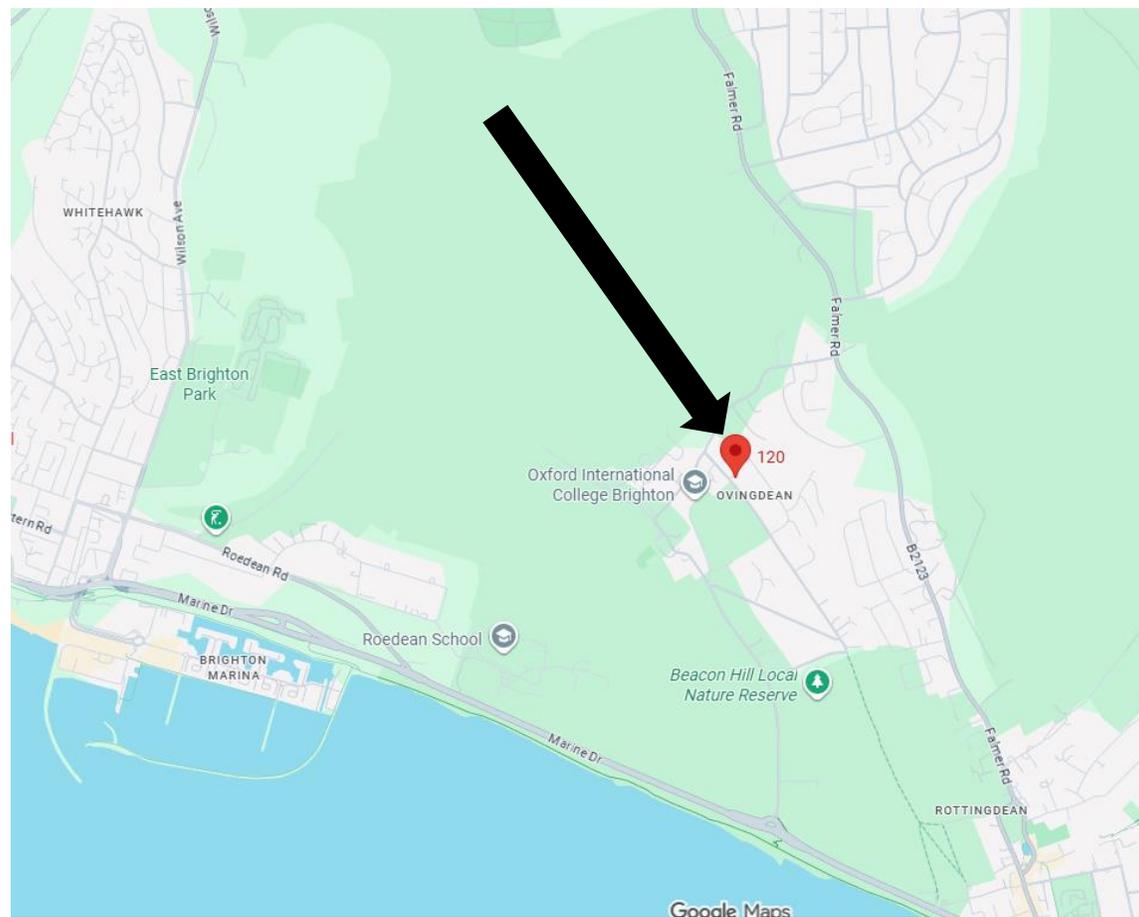


Brighton & Hove
City Council

Application Description

- ▶ Erection of two-storey front and side extensions, erection of an additional storey, facade alterations, garden annex outbuilding to rear, driveway alterations, raised patio, external staircase, solar panels and all associated works.

Map of Application Site



Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Streetscene

site



Longhill Road, Brighton and Hove
19/02/2026, 13:02

Streetscene

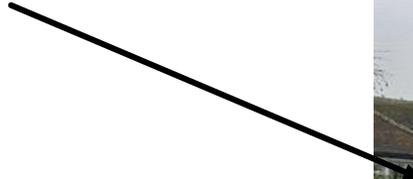


site

Longhill Road, Brighton and Hove
19/02/2026, 13:03

Streetscene

site



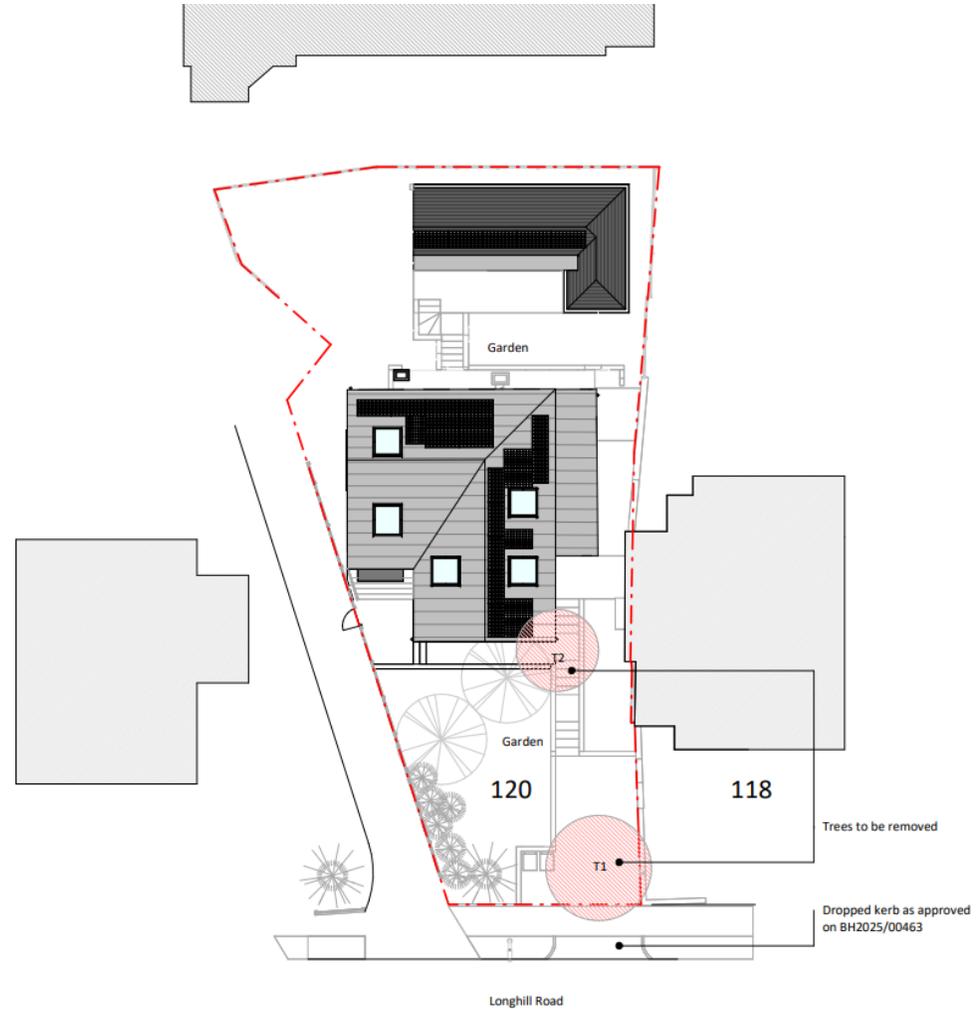
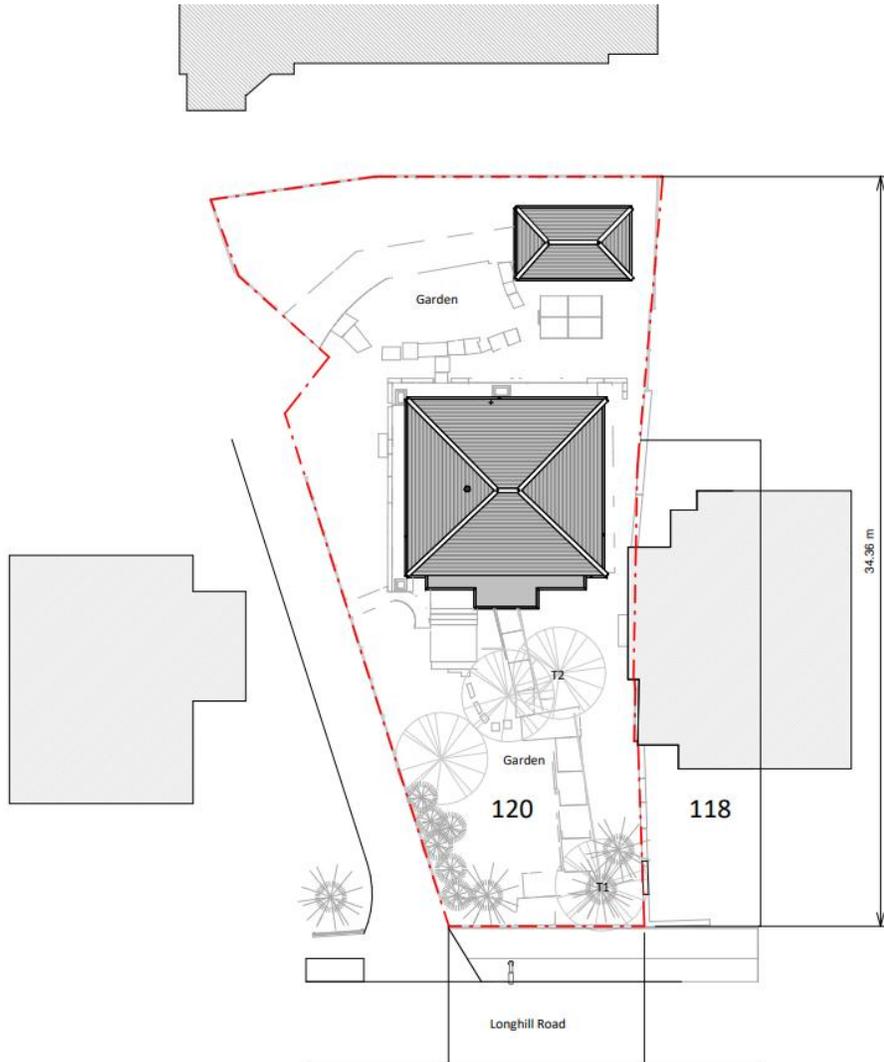
Longhill Road, Brighton and Hove
19/02/2026, 13:03

Existing garage and rear neighbour

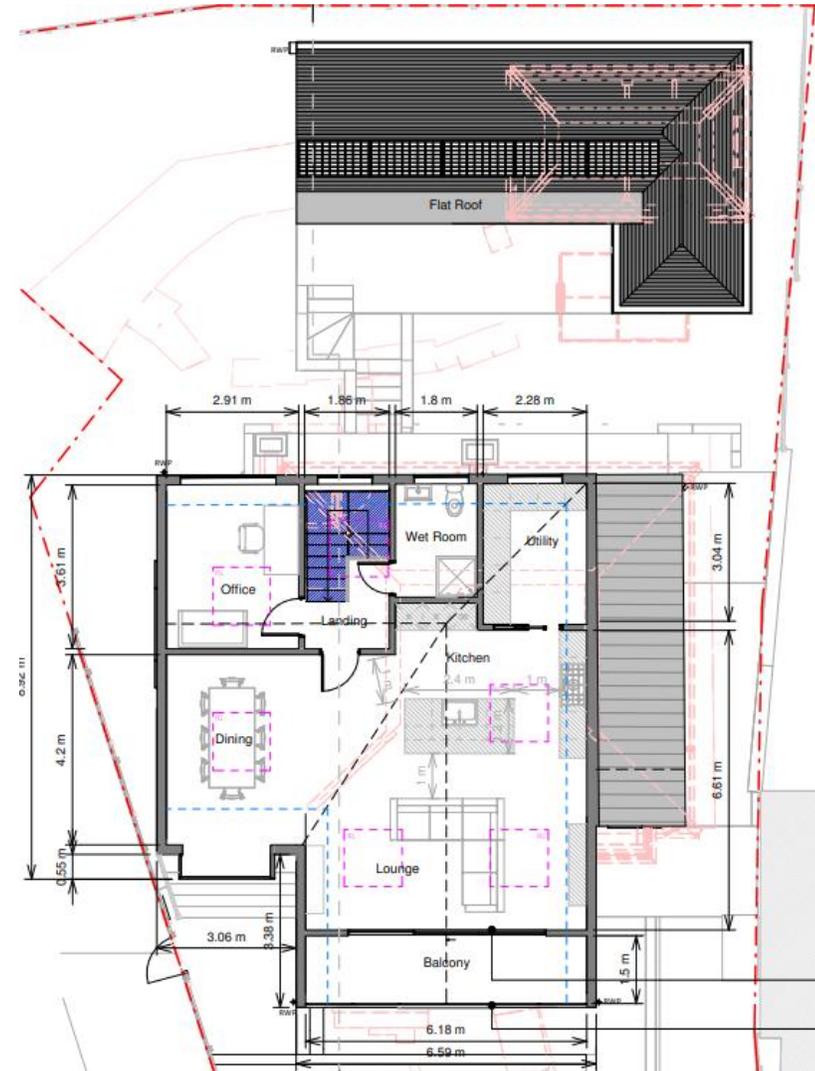
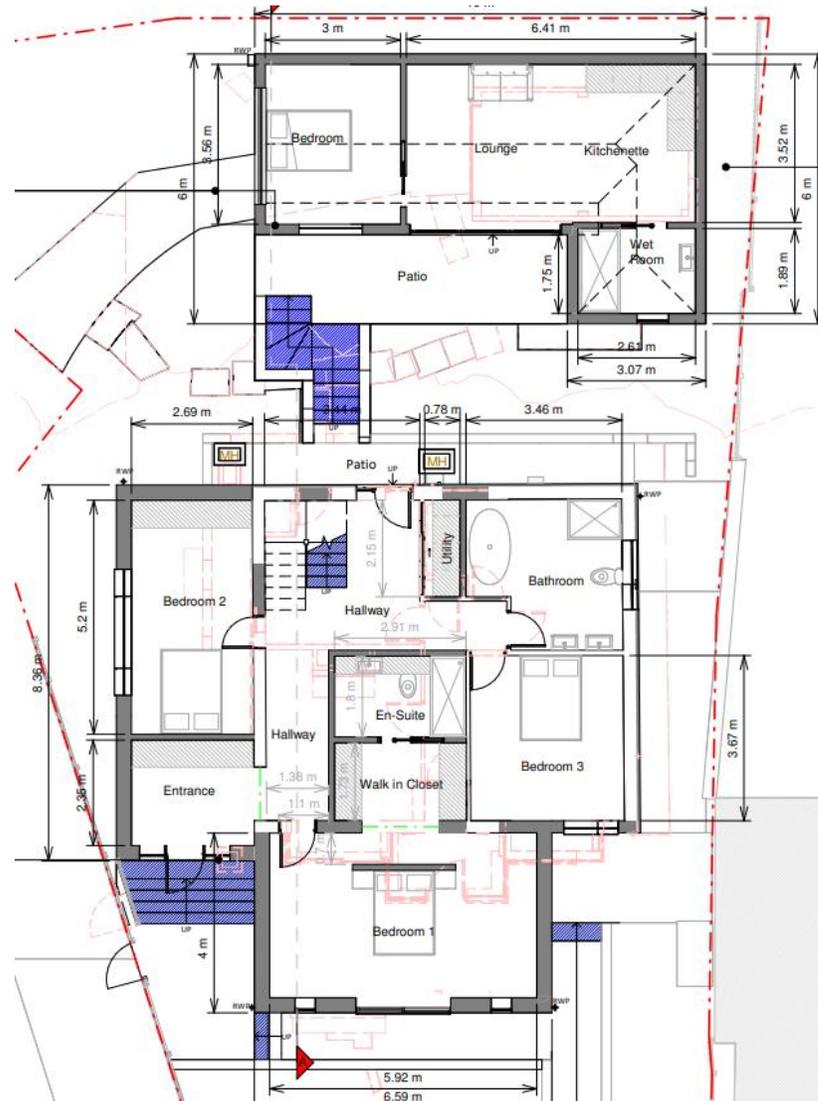


Longhill Road, Brighton and Hove
19/02/2026, 13:01

Existing & Proposed Block Plans

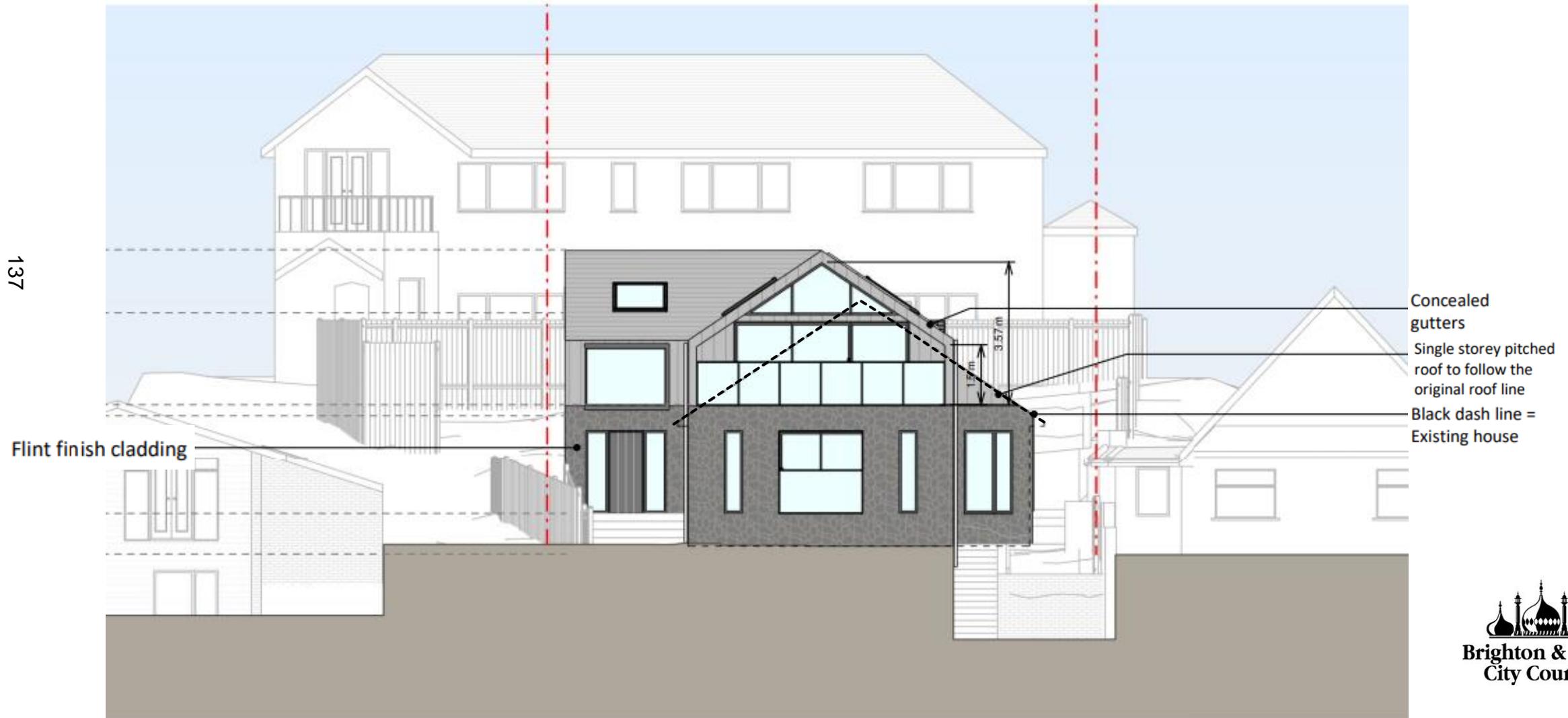


Proposed Floor Plans



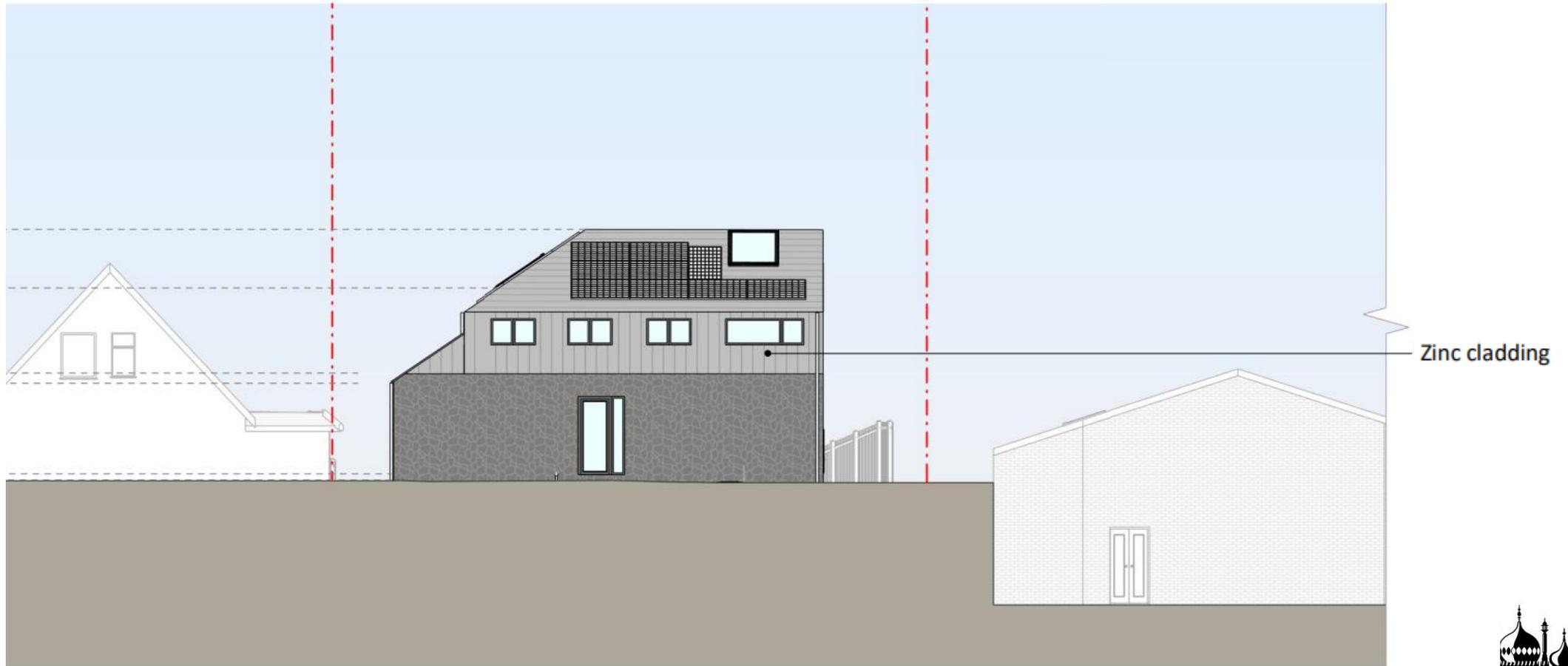
Proposed Front Elevation

137



Proposed Rear Elevation

138



Proposed West Side Elevation



Proposed East Side Elevation



Black dash line =
Existing house

Proposed Outbuilding Elevation



Proposed 3D Views



Representations

Fourteen (14) letters of objection:

- ▶ Overdevelopment, poor design, too close to boundaries
- ▶ Harm to neighbouring amenity due to noise, overshadowing, loss of privacy, loss of outlook
- ▶ Loss of property value
- ▶ Proposed annexe is another dwelling, could be used for holiday lets
- ▶ Inaccuracies on plans, disputed site boundaries/land ownership
- ▶ The amended plans do not go far enough to address previous concerns

Two (2) letters of support:

- ▶ Current building is of poor quality and in disrepair
- ▶ Good design, considerate of impacts on neighbours
- ▶ The annexe should be subject to conditions to ensure ancillary use

Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity

Conclusion and Planning Balance

- ▶ Acceptable in principle, subject to a condition ensuring the outbuilding is ancillary to the main dwelling
- ▶ Acceptable design as amended, albeit approaching capacity of site
- ▶ Some impact on neighbouring amenity, however not to a significantly harmful degree as amended

Overall and on balance, recommended for approval, subject to conditions.

40 Selhurst Road
BH2025/01026

4th March 2026

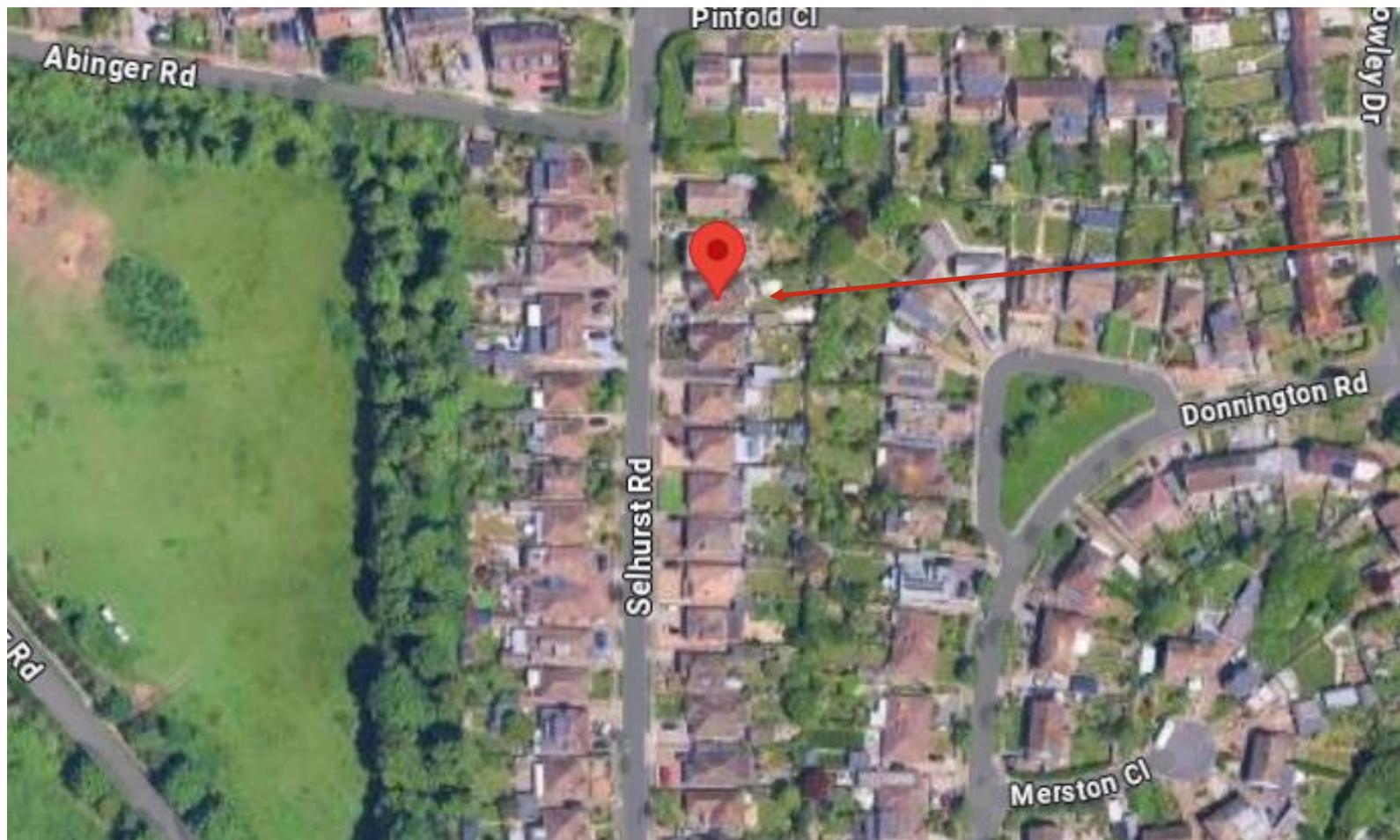


Brighton & Hove
City Council

Application Description

- ▶ Erection of a single storey rear extension, front porch, garage, air source heat pump and associated alterations including raised land levels (Part-retrospective).

Map of Application Site



Site

Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Brighton & Hove
City Council

Front Elevation



Rear Elevation



Northern Boundary (No.42)



Rear Elevation – View North (No.42)



Rear Elevation – View South (No.38)



Rear Garden – View South (No.38)



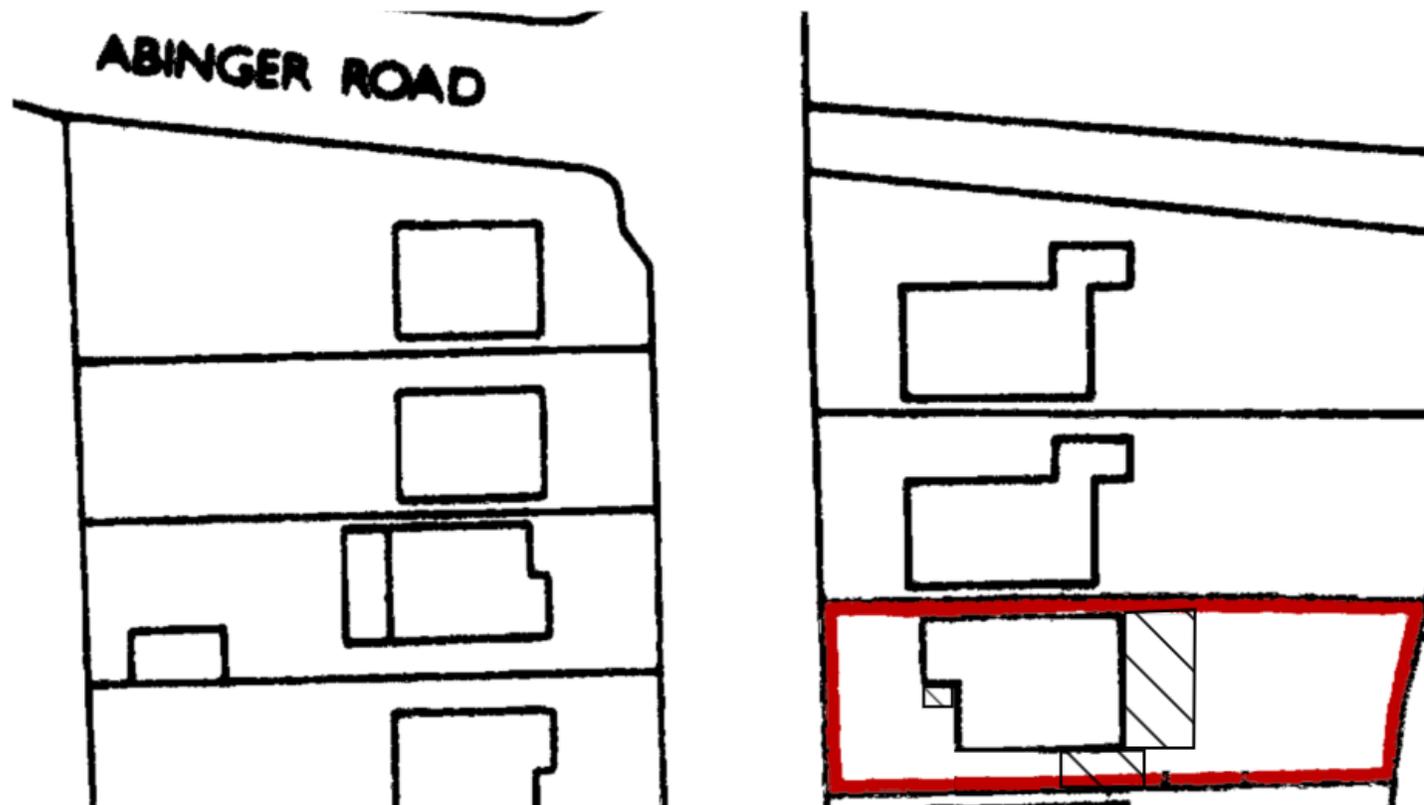
Side Extension/Southern Boundary (No.38)



Rear Extension/Southern Boundary (No.38)



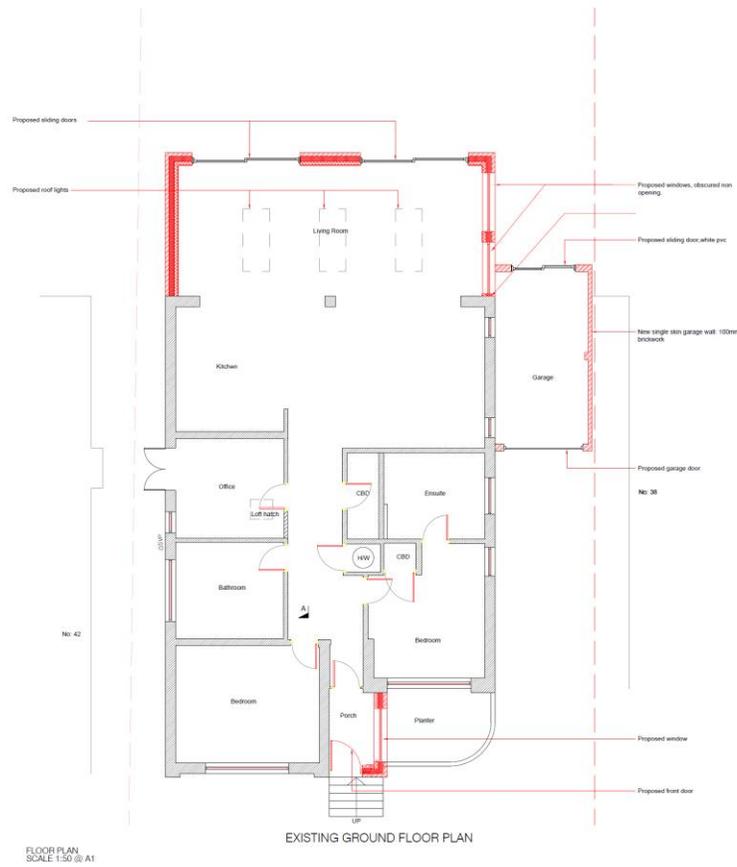
Block Plan



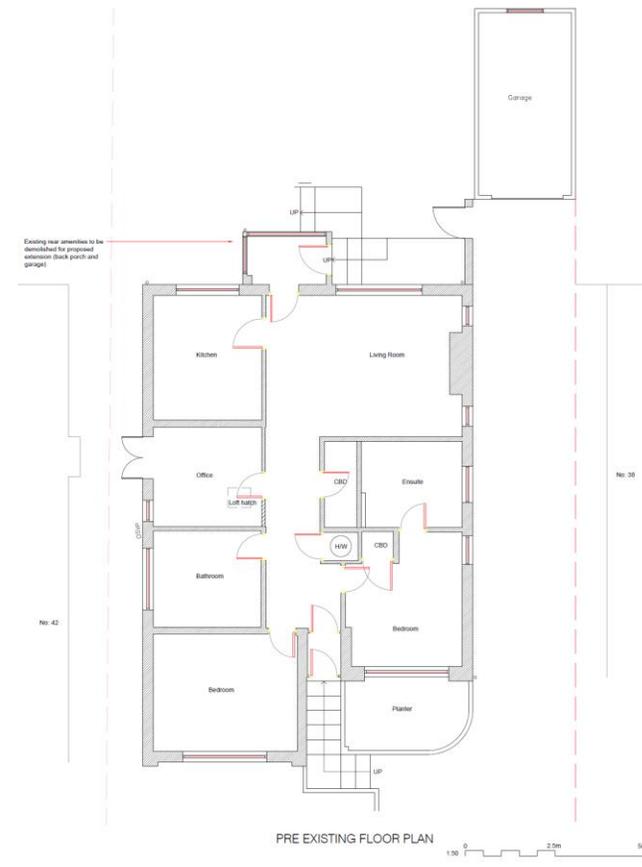
PROPOSED BLOCK PLAN SCALE 1:500 @A3

SCALE BAR 1:500

Existing & Pre-existing Floor Plans



FLOOR PLAN
SCALE 1:50 @ A1

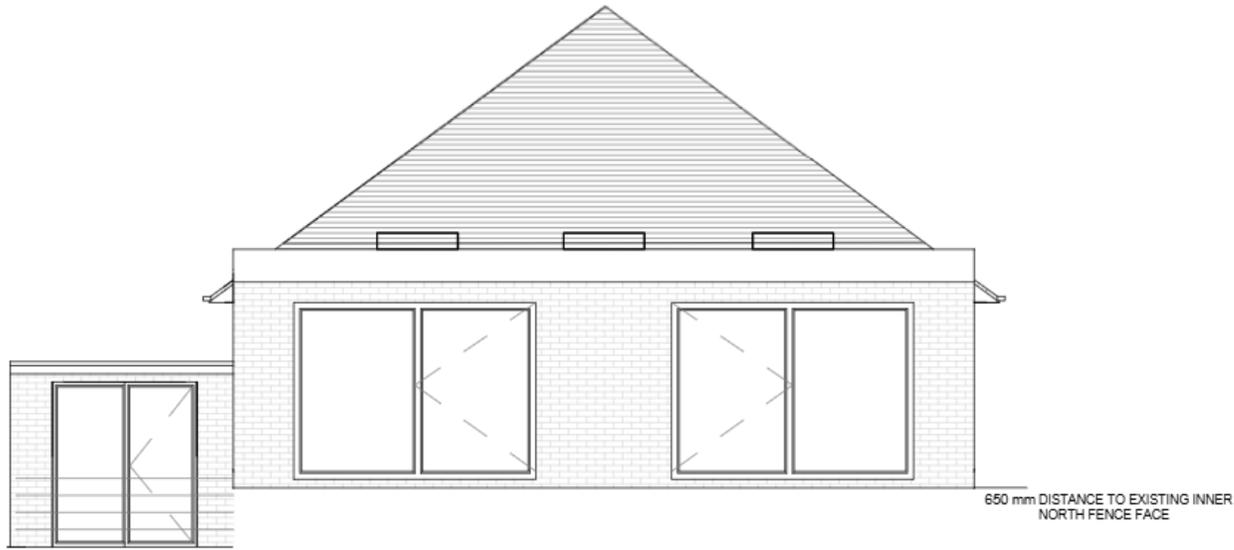


Existing & Pre-existing Front Elevations



Existing & Pre-existing Rear Elevations

164

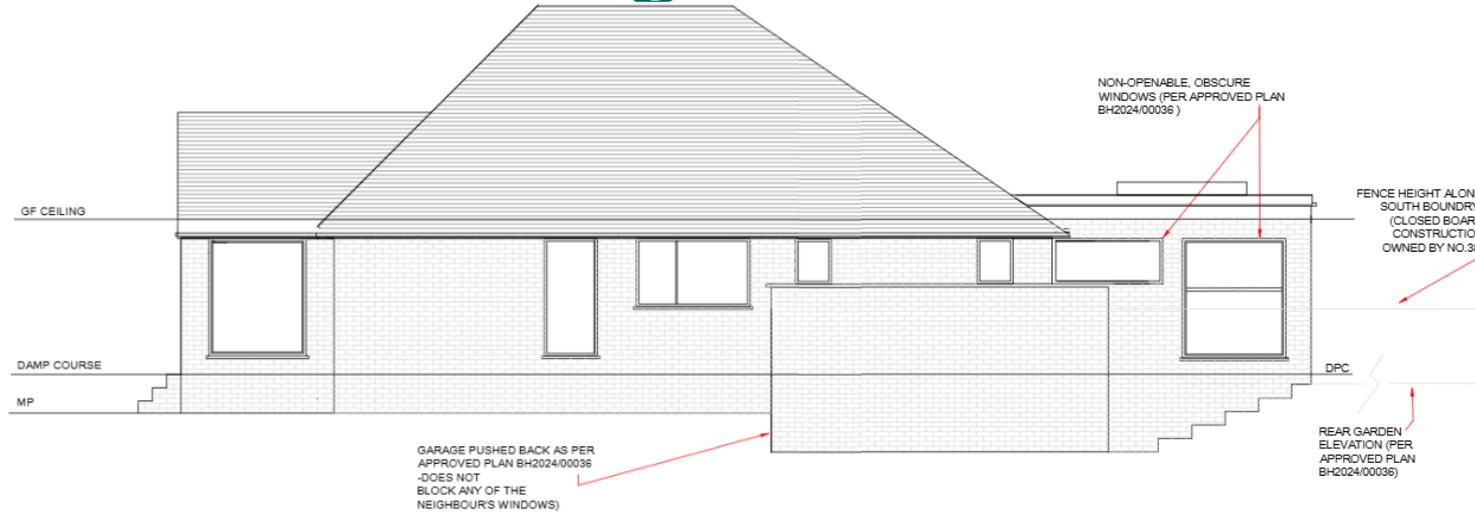


EXISTING REAR ELEVATION (EAST)

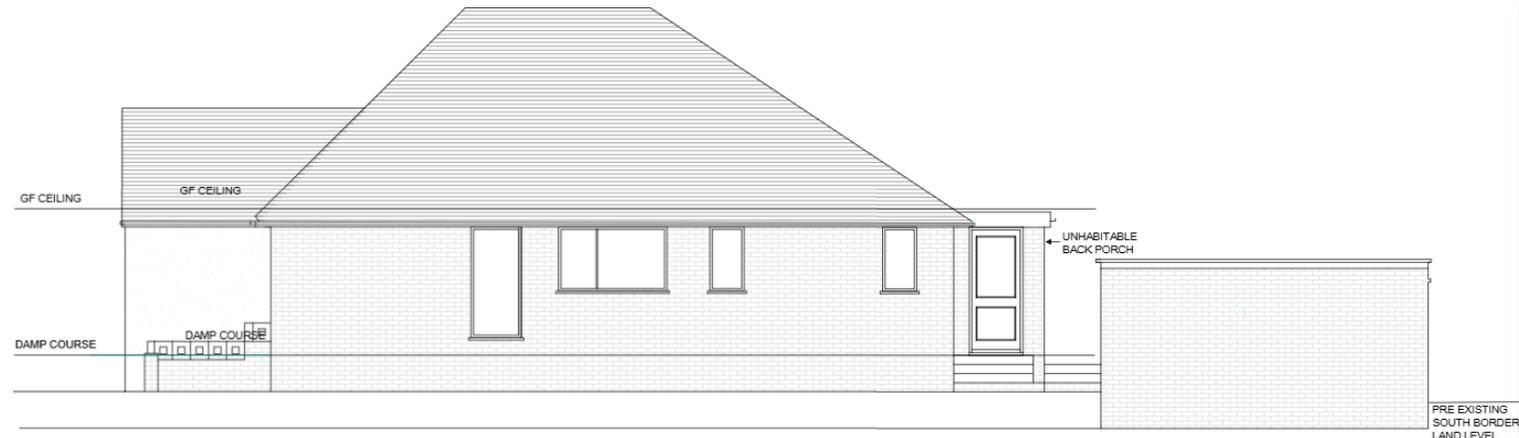


PRE EXISTING REAR ELEVATION (EAST)

Existing & Pre-existing South Side Elevations



EXISTING SIDE ELEVATION (SOUTH)

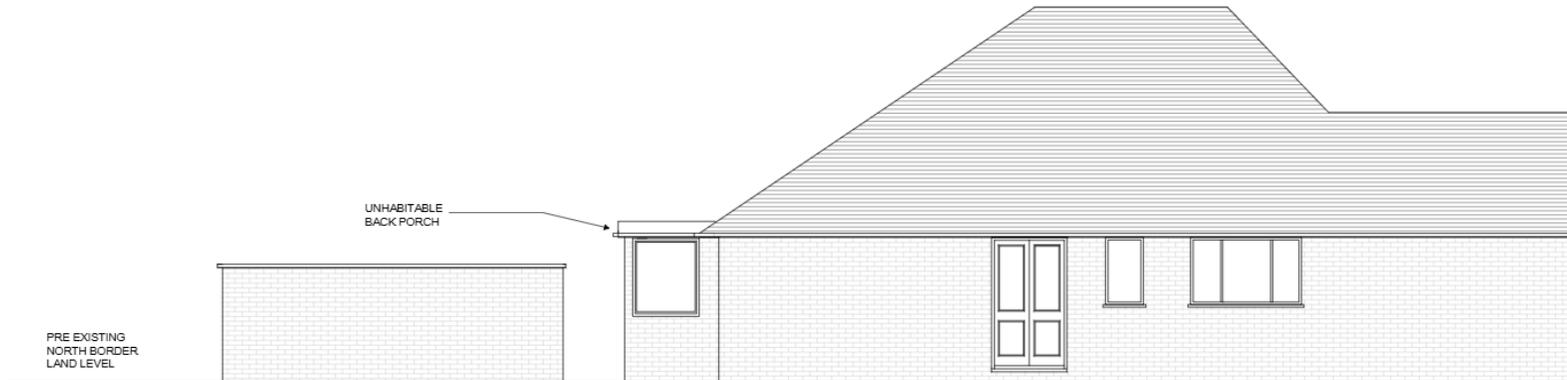


PRE EXISTING SIDE ELEVATION (SOUTH)

Existing & Pre-existing North Side Elevations



EXISTING SIDE ELEVATION (NORTH)



PRE EXISTING SIDE ELEVATION (NORTH)

Representations

- ▶ **Four** objections were received, raising the following issues:
- ▶ Extension: overshadows, overlooks, overbearing, loss of outlook
- ▶ Land levels: overlooks neighbouring properties
- ▶ Side windows: overlook, not obscured properly
- ▶ Outdoor light installed causes light pollution
- ▶ Party wall issues
- ▶ Inaccuracies/misrepresentations in drawings
- ▶ Side window changed to a patio door
- ▶ Various building control issues
- ▶ Issues regarding the species of hedge (Cherry Laurel): invasive growth, excessive height, time taken to grow to maturity, lack of adequate privacy due to height of 1.8m and gaps.

- ▶ The proposal was readvertised twice following amendments.
- ▶ **Councillor Jacqui Simon** objected and called the application to Planning Committee.

Key Considerations

- ▶ Design and appearance
- ▶ Impact on neighbouring amenity

Conclusion and Planning Balance

- ▶ The extensions and alterations are considered to have an acceptable design.
- ▶ The raised rear garden land levels and translucent side glazing in the rear extension are considered to result in loss of privacy.
- ▶ The proposed full length 1.8m high privacy hedge/fence along the southern boundary is considered to mitigate this impact to an acceptable degree.

- ▶ The works are therefore, subject to planning conditions, not considered to result in a significant enough impact on residential amenity to warrant refusal of the application.

87 Hove Park Road

BH2024/03142

4th March 2026

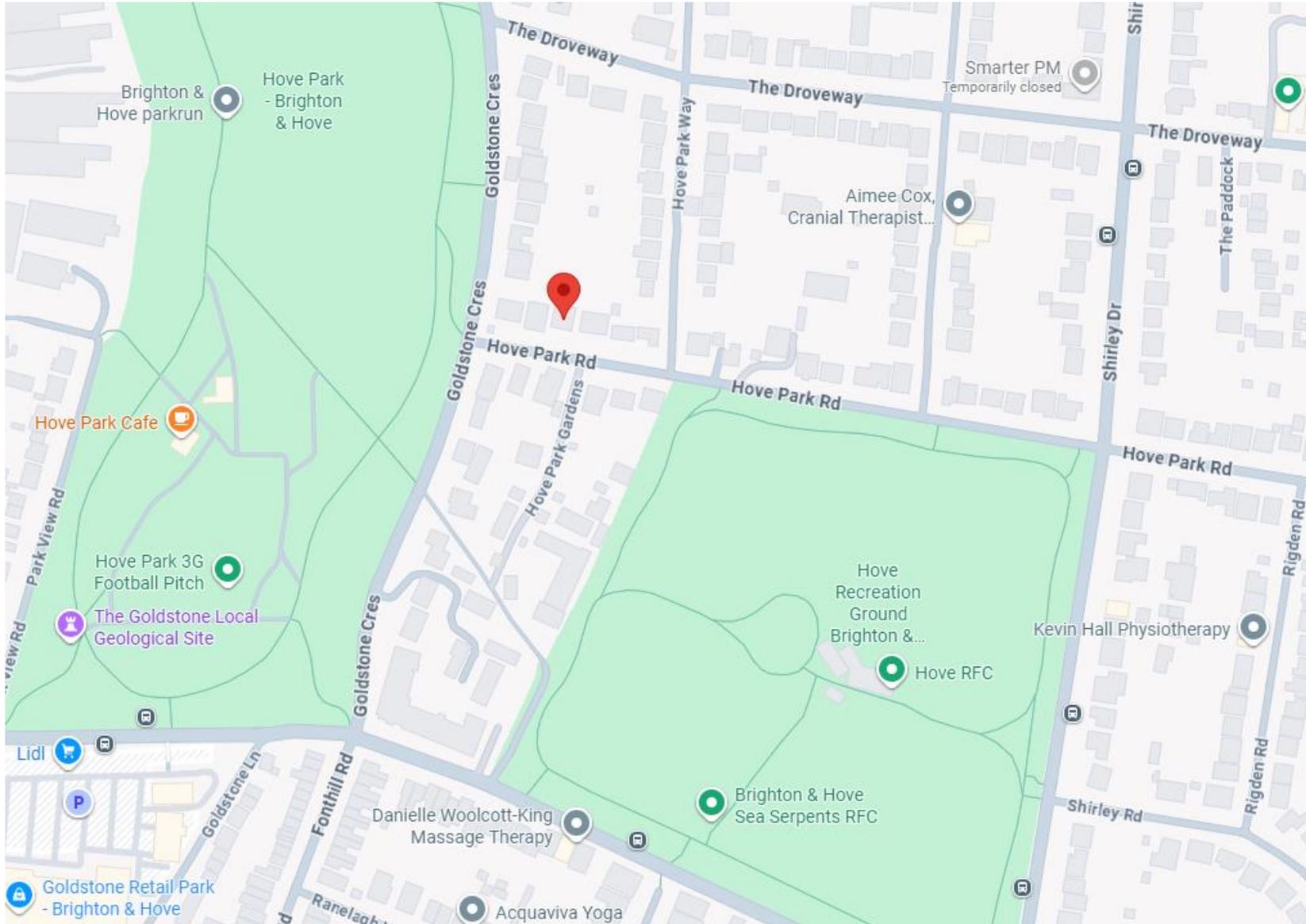


**Brighton & Hove
City Council**

Application Description

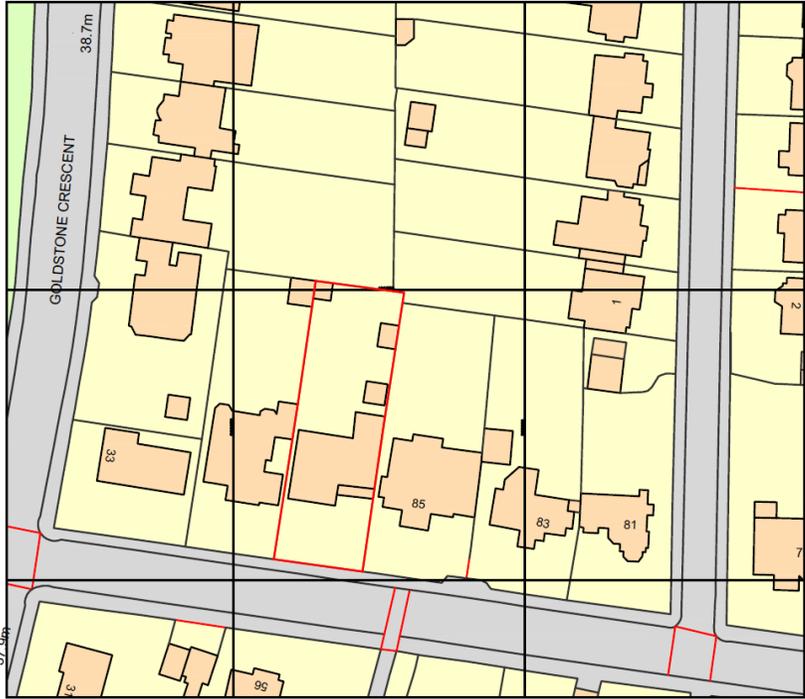
- ▶ Roof alterations including replacement of the roof, erection of 3no new proposed dormers to roof, 2no to the side and 1no to the rear and associated alterations.

Map of Application Site

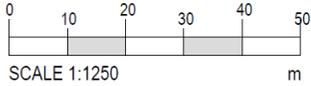


Location Plan

174



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EXISTING LOCATION PLAN
1:1250@A1



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Rear of Site

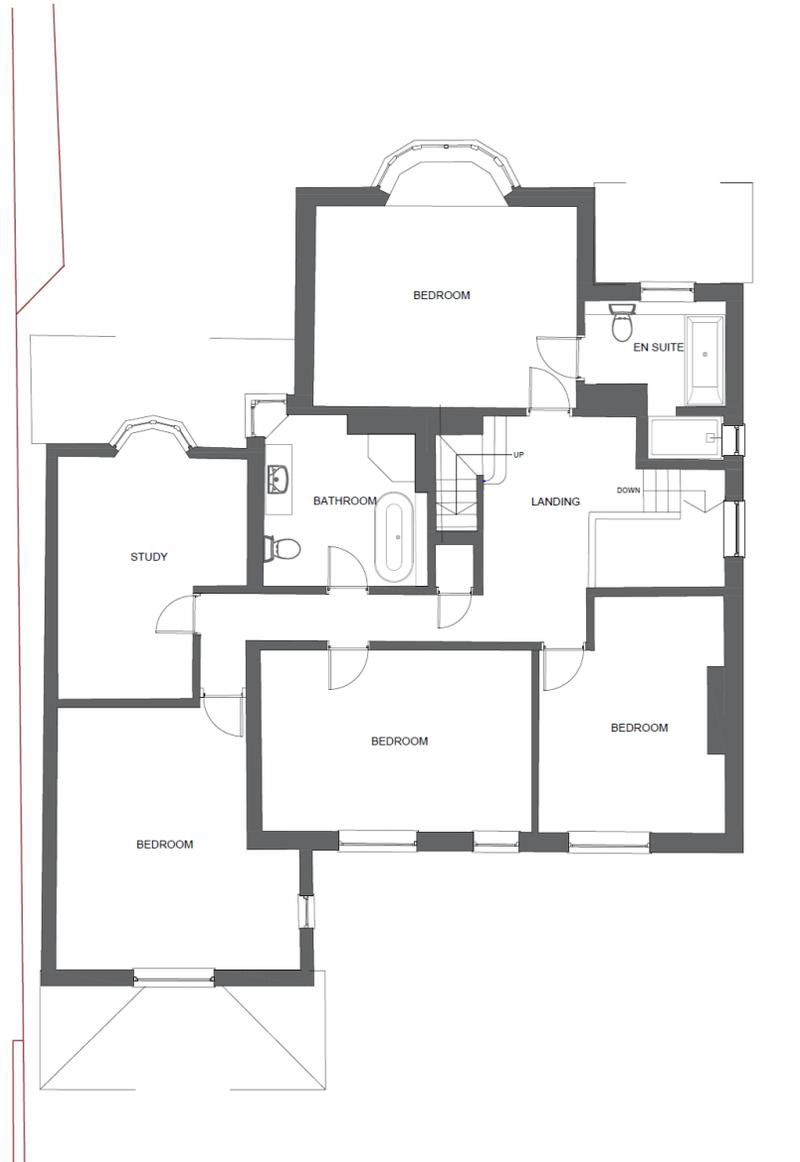
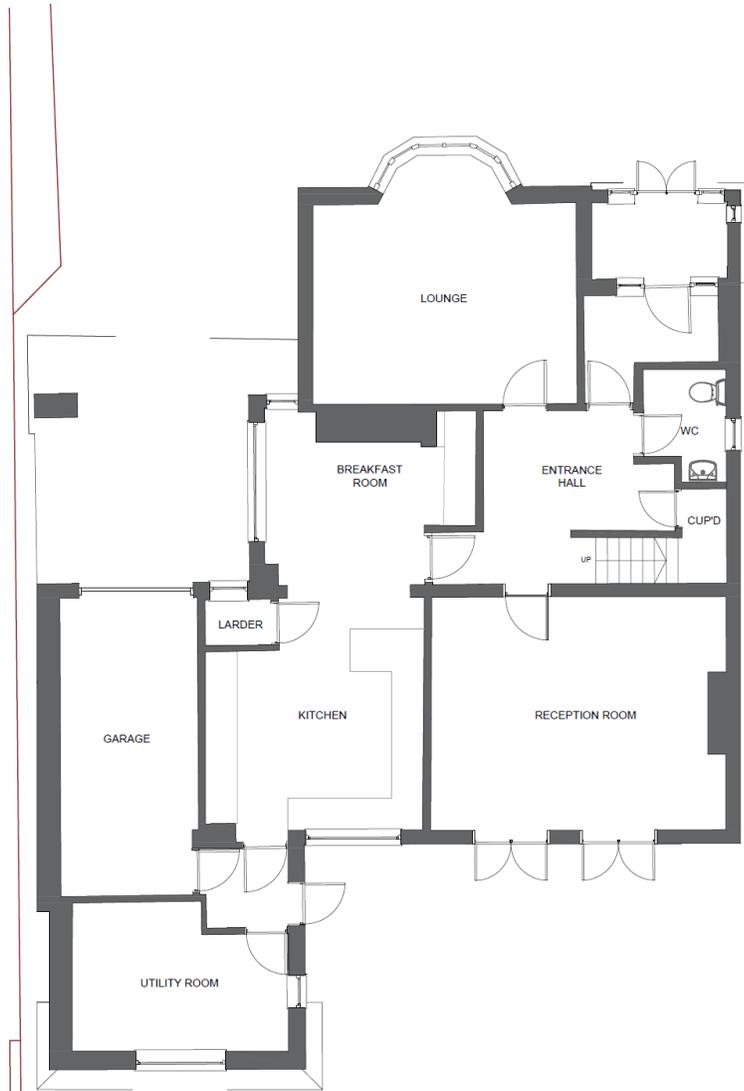


Aerial (additional) of Site



Existing Ground & 1st Floor Plan

180

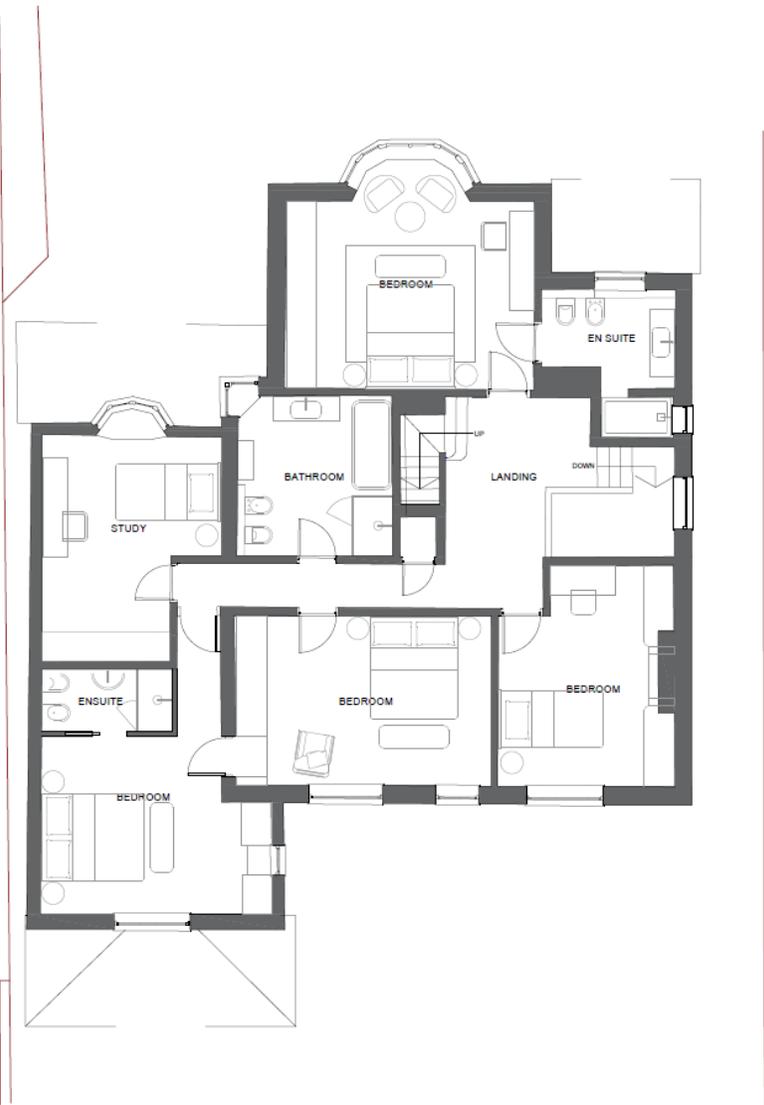
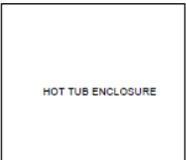
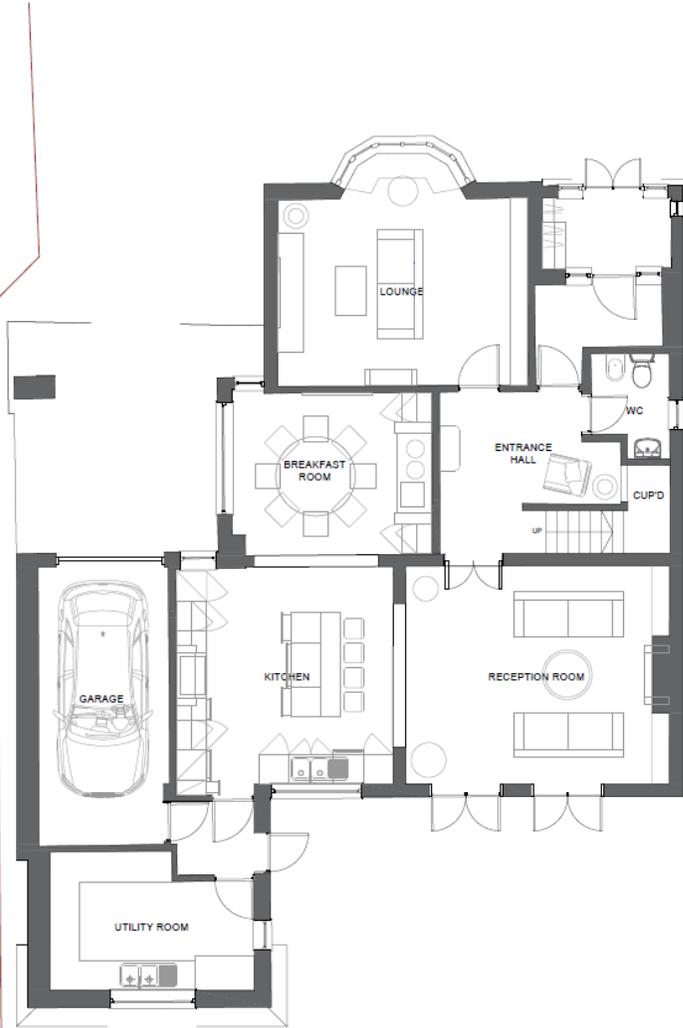


EXISTING FIRST FLOOR PLAN

1:100@A1

Proposed Ground & 1st Floor Plan

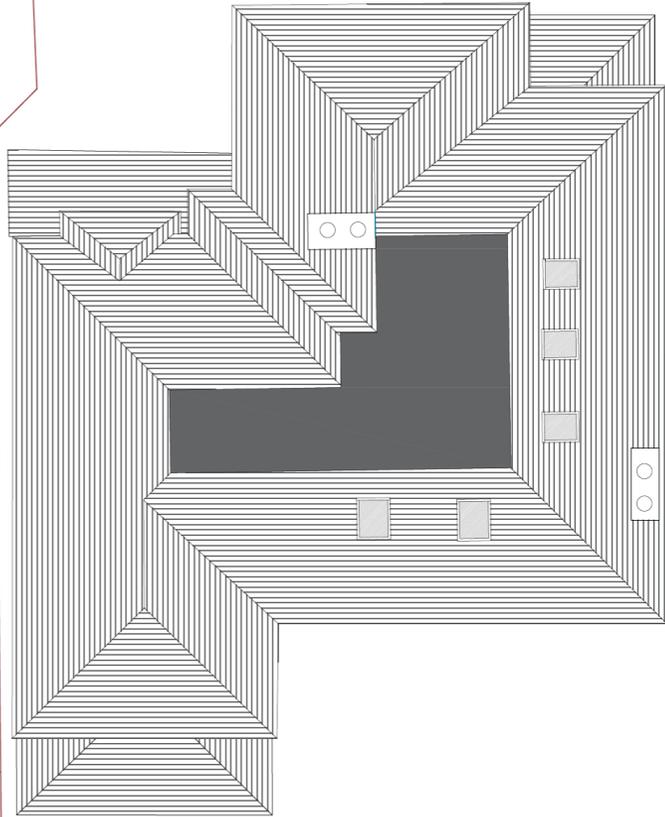
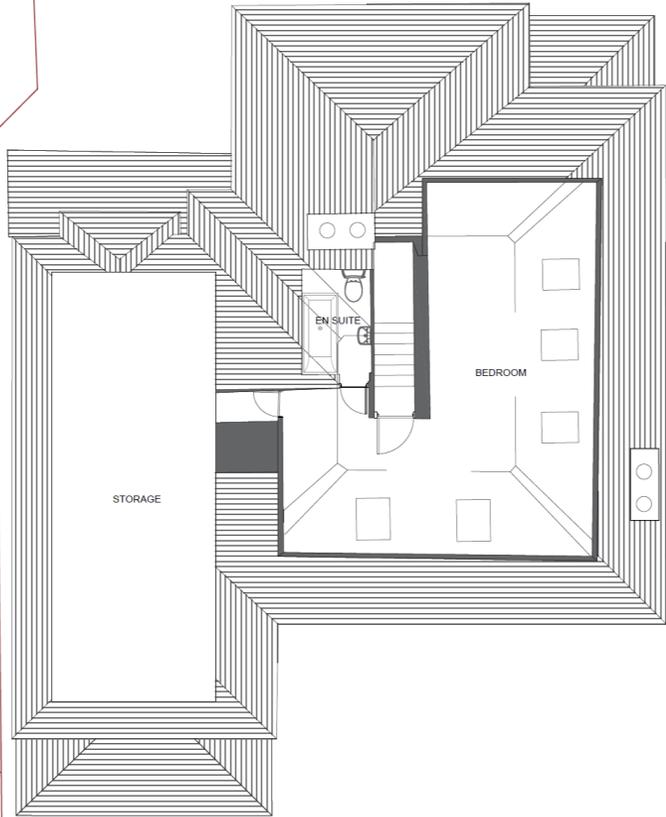
181



PROPOSED FIRST FLOOR PLAN
1:100@A1

Existing 2nd & Roof Floor Plan

182

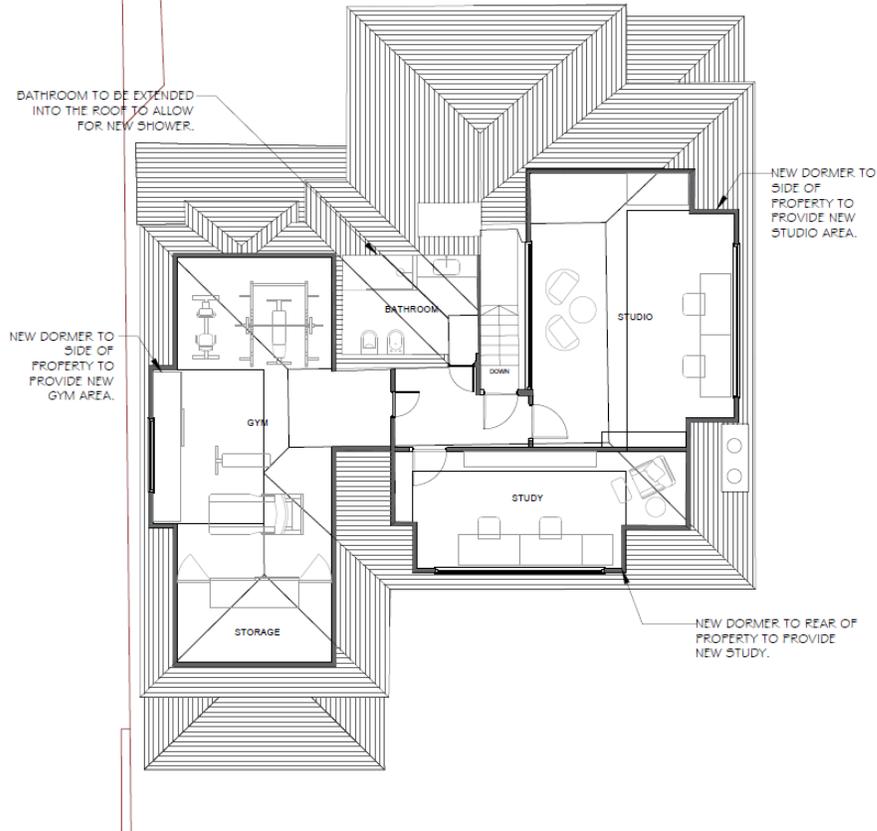


EXISTING SECOND FLOOR PLAN
1:100@A1

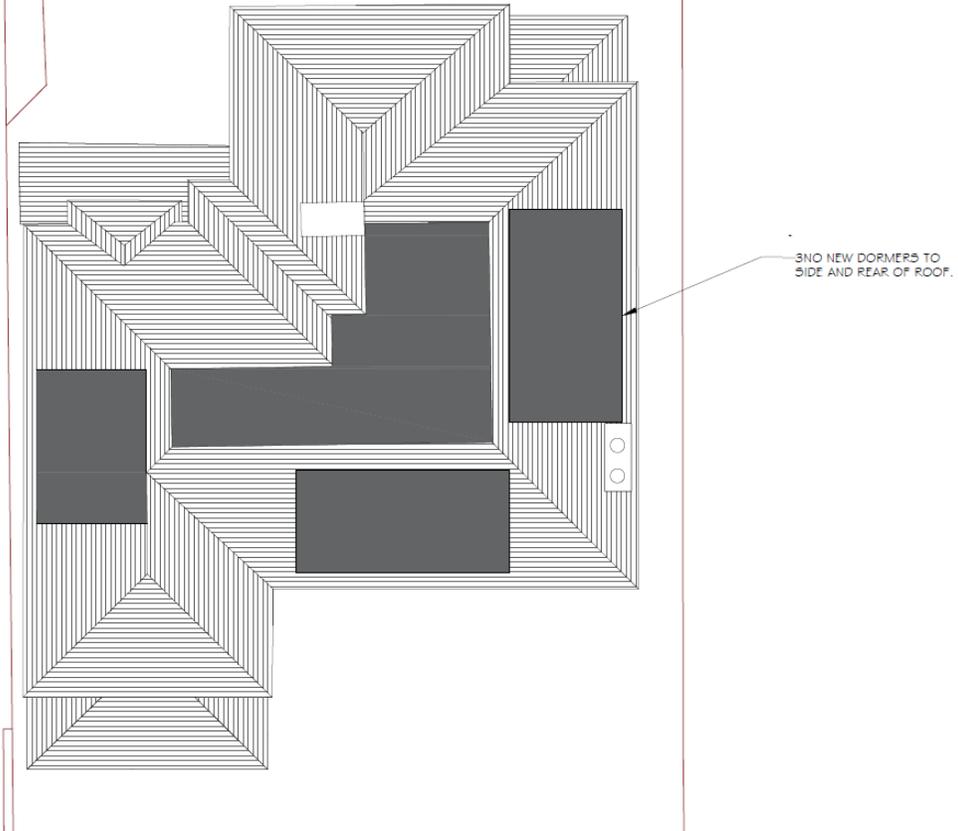
EXISTING ROOF PLAN
1:100@A1



Proposed 2nd & Roof Floor Plan



PROPOSED SECOND FLOOR PLAN
1:100@A1



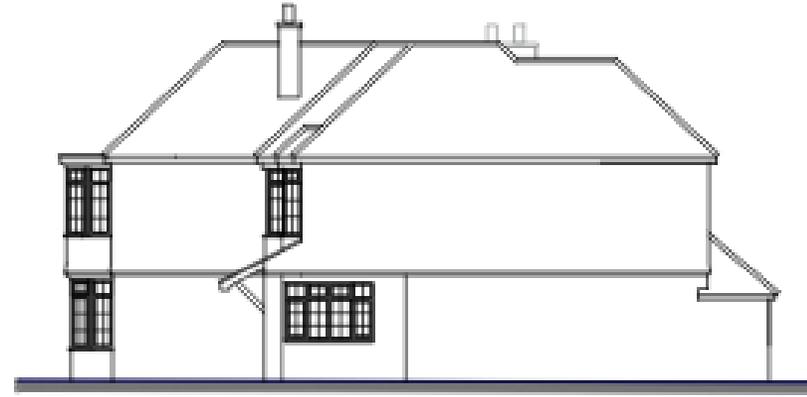
PROPOSED ROOF PLAN
1:100@A1



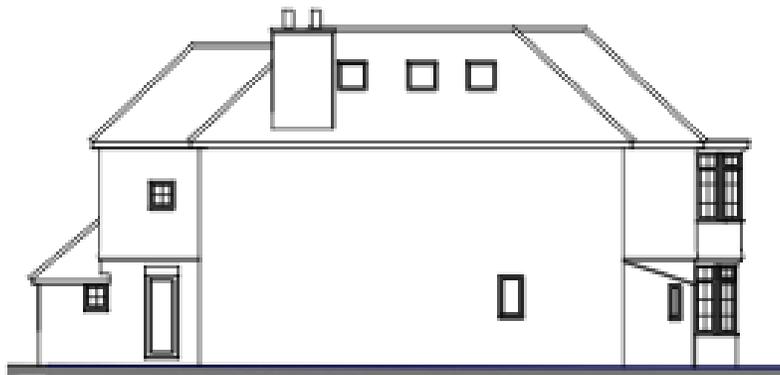
Existing Elevations



EXISTING FRONT ELEVATION
1:100 @ A1



EXISTING SIDE ELEVATION
1:100 @ A1



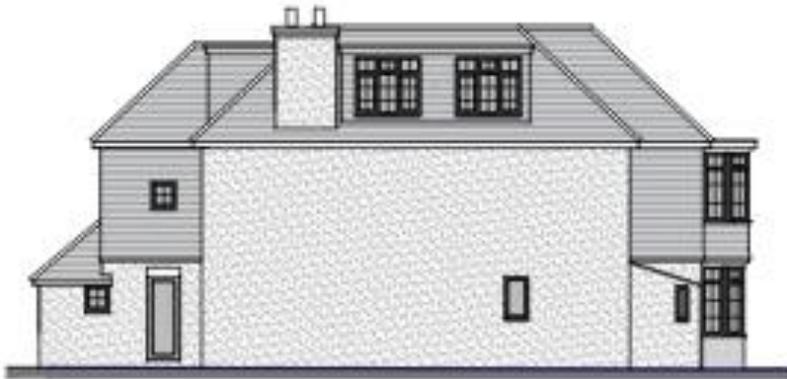
Proposed Elevations



PROPOSED FRONT ELEVATION
1:100@A1



PROPOSED SIDE ELEVATION
1:100@A1



Ecology – Bat survey

- ▶ Bat survey concluded the presence of bat roosts (*Myotis mystacinus*)
- ▶ Additional bat species (x4) were found to use the site for commuting and foraging.
- ▶ No bird nests established during site survey

Recommendations

- Apply for a Natural England Development Licence to legally carry out the works.
- No re-development works can proceed on the structure until October when the bats have gone to their hibernation roosts.
- At the start of works, site supervision by a licenced bat ecologist
- Install bat compensatory features
- No breathable roofing membrane is to be used on the structure.
- Artificial lighting should be avoided around compensatory roosting features.
- Optional: Install a variety of bat boxes
- Optional: Incorporate a bat friendly planting scheme

Representations

- ▶ In response to publicity, responses were received from **Eight (8)** individuals, objecting to the application and raising the following issues:
- ▶ Detrimental impact on property value
- ▶ Inappropriate height of the development
- ▶ Poor design / out of character with the area
- ▶ Noise
- ▶ Overdevelopment
- ▶ Overshadowing
- ▶ Restriction of view
- ▶ Loss of Privacy
- ▶ Light pollution
- ▶ Increased sense of enclosure/ overbearing impact
- ▶ An air source heat pump is being proposed
- ▶ Concerns over publicity and neighbour notification
- ▶ Unwanted precedent being set
- ▶ Building works have commenced then suspended
- ▶ Concerns relating to bats, works commenced without the relevant safeguards in place
- ▶

Key Considerations

- ▶ Design and appearance
- ▶ Impact on Amenity
- ▶ Impacts on Biodiversity and Ecology

Conclusion and Planning Balance

- ▶ No harm to character of the area or streetscene
- ▶ No harm to neighbouring amenity subject to the recommended conditions securing obscure glazing and Air Source Heat Pump / Plant noise output
- ▶ Harm to ecology mitigated by recommendations of Bat Survey report

77 Braemore Road
BH2025/03063

4th March 2026



Brighton & Hove
City Council

Application Description

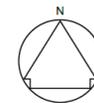
- ▶ Demolition of existing garage and erection of replacement side extension, ground and first floor rear extension and hip-to-gable loft conversion, with associated roof alterations and extensions and revised fenestration.

Map of Application Site



Site

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site

197



Existing front (west) elevation



Existing rear (east) elevation



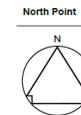
View of site rear garden from the dwellinghouse



Existing Block Plan

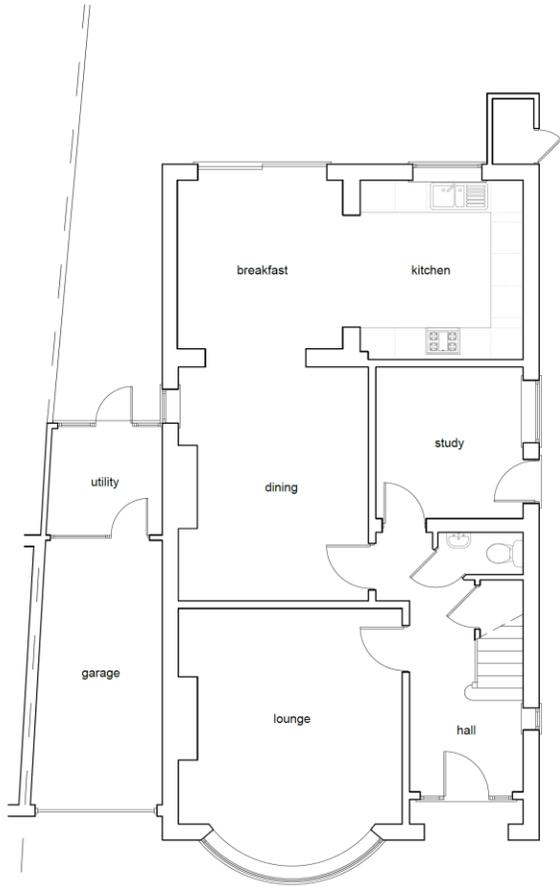


Proposed Block Plan

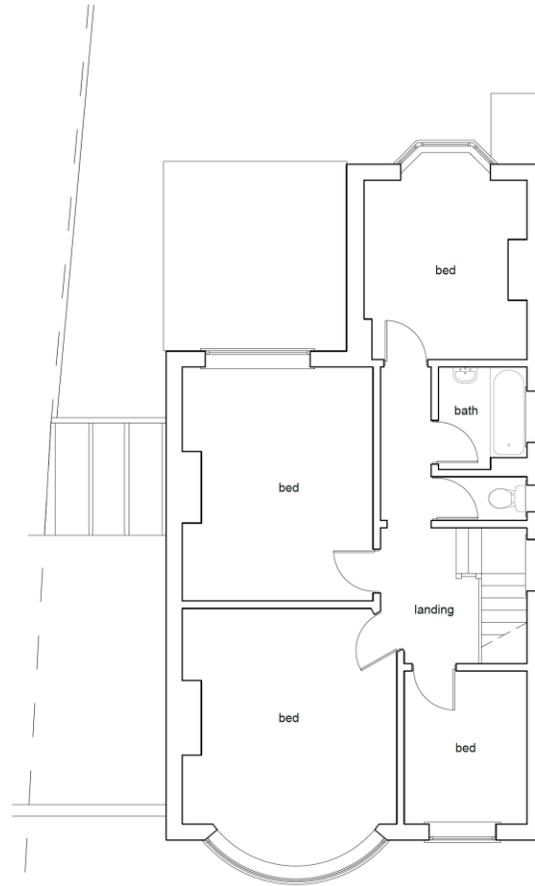


Existing Floor Plan

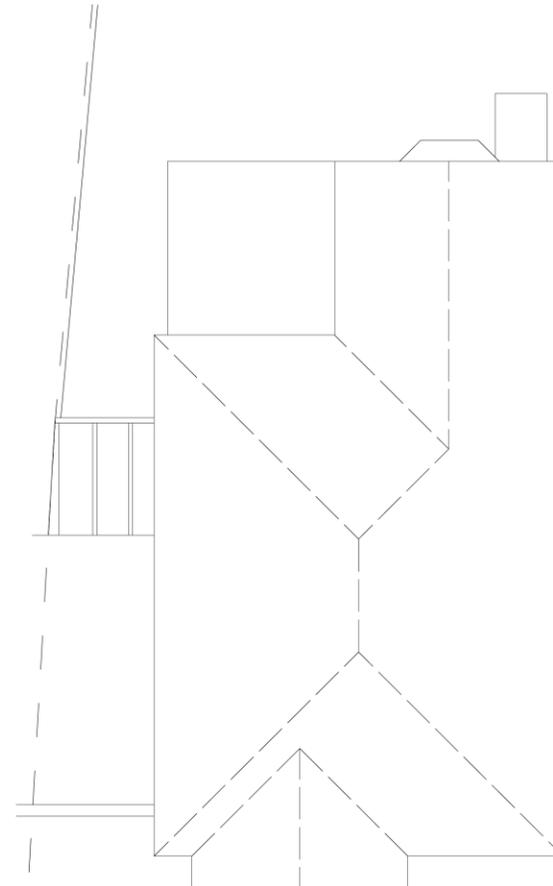
203



GROUND FLOOR PLAN



FIRST FLOOR PLAN

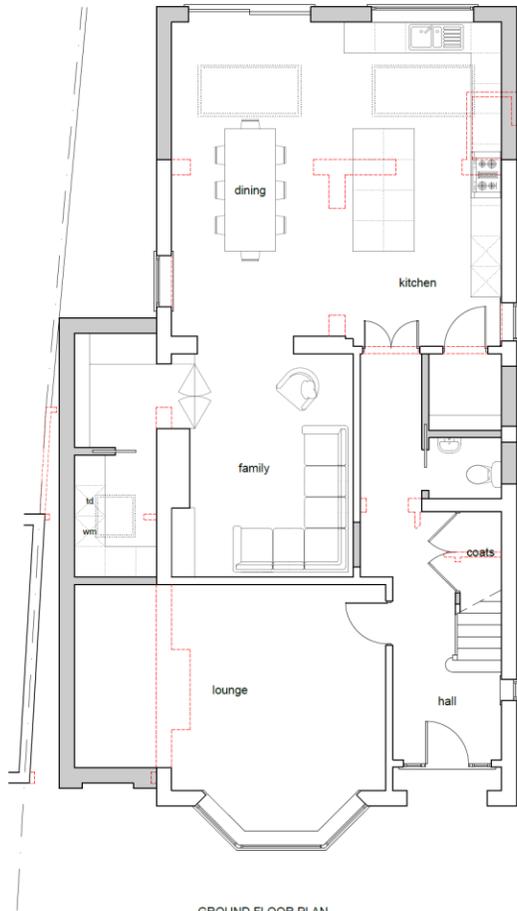


LOFT PLAN

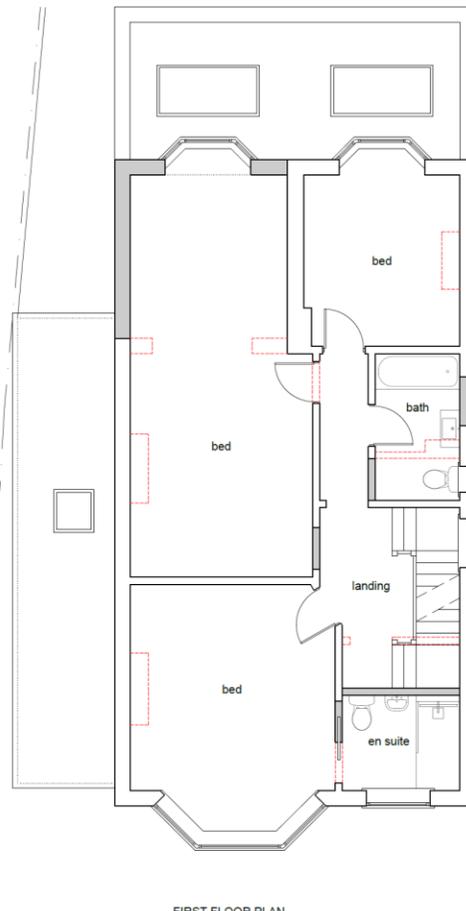


Proposed Floor Plans

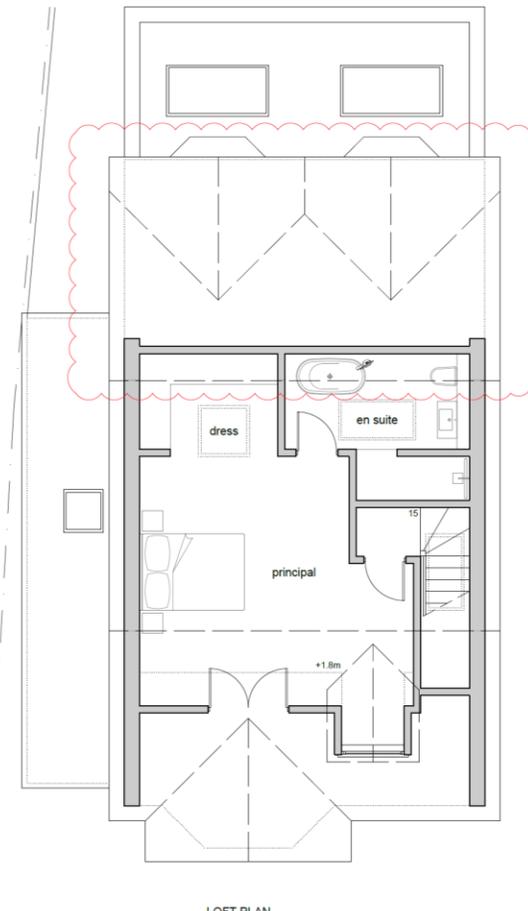
204



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN



Existing (west-front & south-side) Elevations

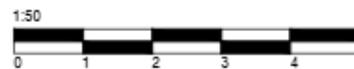
205



FRONT ELEVATION (WEST)

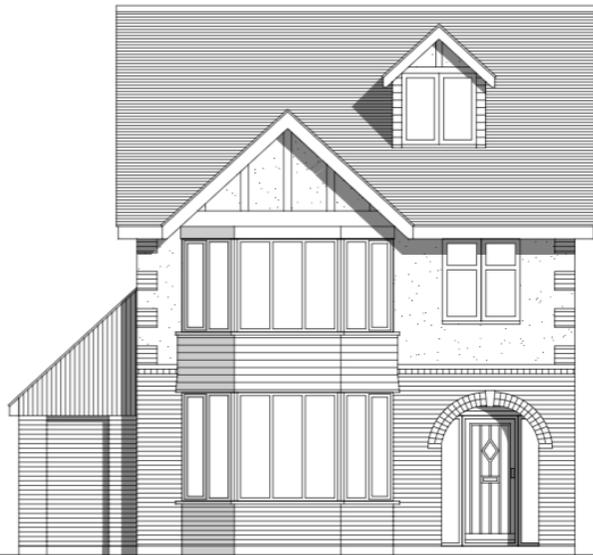
SIDE ELEVATION (SOUTH)

Scale Bar

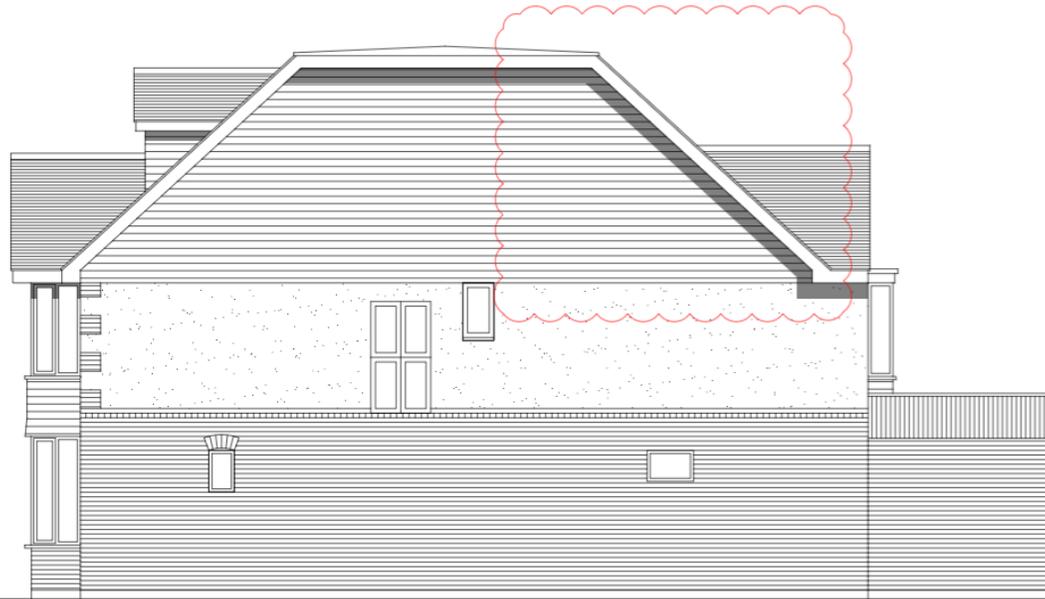


Proposed (west-front & south-side) Elevations

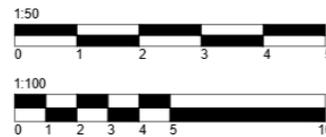
206



FRONT ELEVATION (WEST)

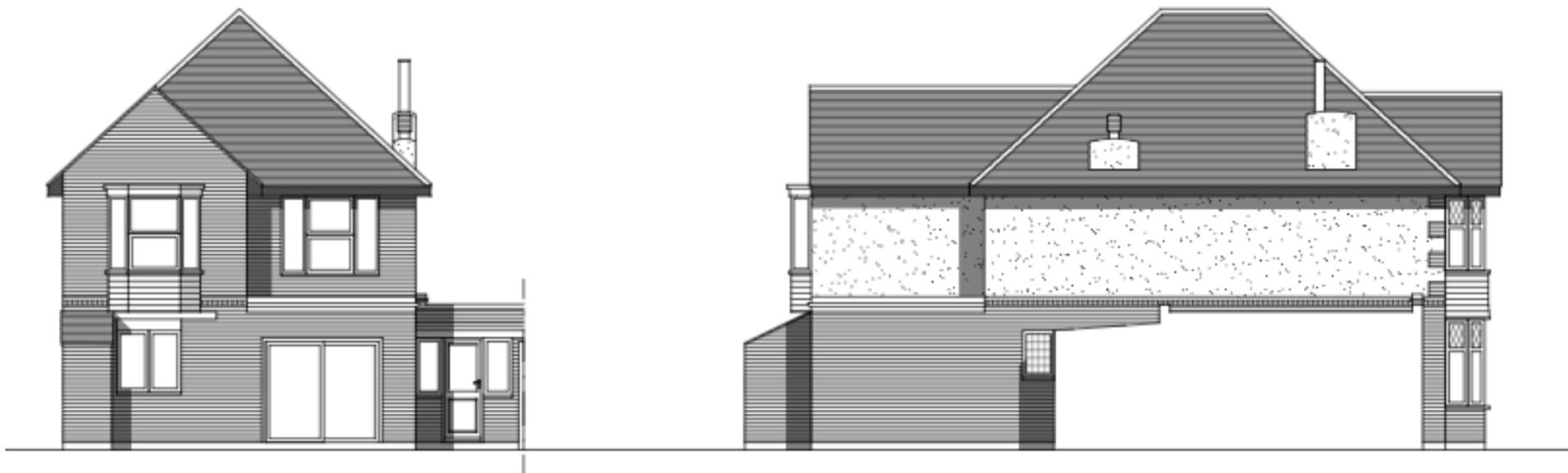


SIDE ELEVATION (SOUTH)



Existing (east-rear & north-side) Elevations

207



REAR ELEVATION (EAST)

SIDE ELEVATION (NORTH)

Scale Bar

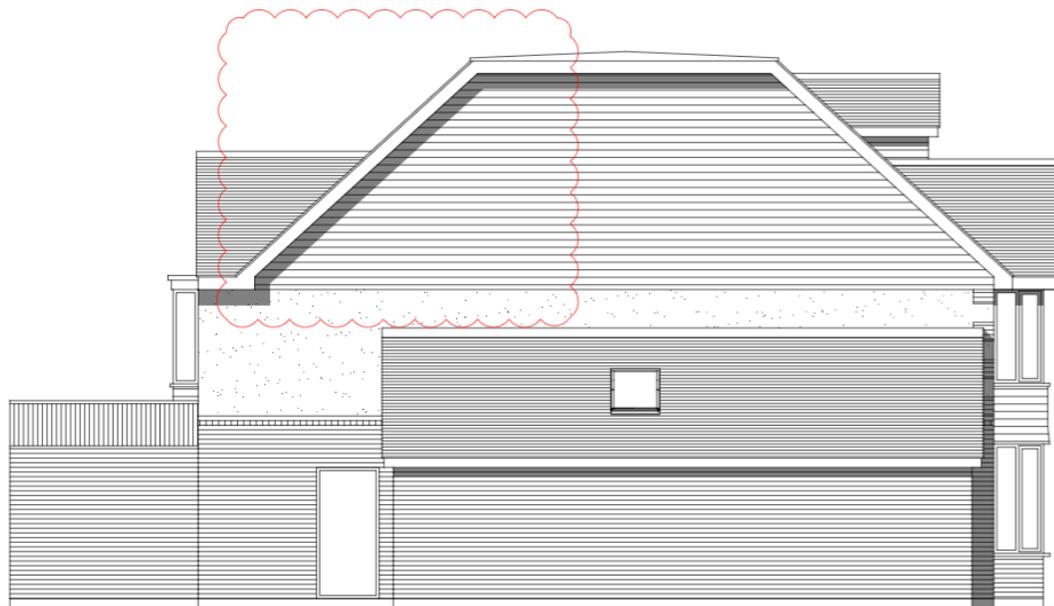


Proposed (east-rear & north-side) Elevations

208

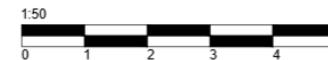


REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

Scale Bar



Representations

- Ten (10) objections to the proposal were received
- and the following issues were raised:
 - Detrimental effect on property value
 - Inappropriate Height of Development
 - Overdevelopment
 - Overshadowing
 - Poor design
 - Restriction of view
 - Too close to the boundary
 - Traffic or highways
 - Access to property
 - Damaging to trees
 - Noise including during construction
- None (0) comment has been received supporting the proposal

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The amended design for the detached dwellinghouse is acceptable and in keeping with local character.
- ▶ Privacy and overlooking impacts are minimised given the orientation of window planes.
- ▶ The depth of two storey elements will not be excessive for a detached dwellinghouse and would not extend beyond the current footprint. There would be no increase in roof ridge height.
- ▶ The proposed ground floor rear extension would project three metres.
- ▶ The side extension would be detached from the neighbouring property (whereas the current garage adjoins a side linked garage).
- ▶ Neighbouring dwellinghouses directly to the north of the site will be impacted (with most impact on 92 Church Street) but given separation distances and that these dwellinghouse have south facing elevations relative to the site context they will continue to receive relatively good levels of sunlight and daylight across daylight hours.
- ▶ Detached dwellinghouse roof profile precedent example, opposite; 80 Braemore Road
- ▶ Recommend: Approval

2 Richmond Road
BH2025/03024

4th March 2026

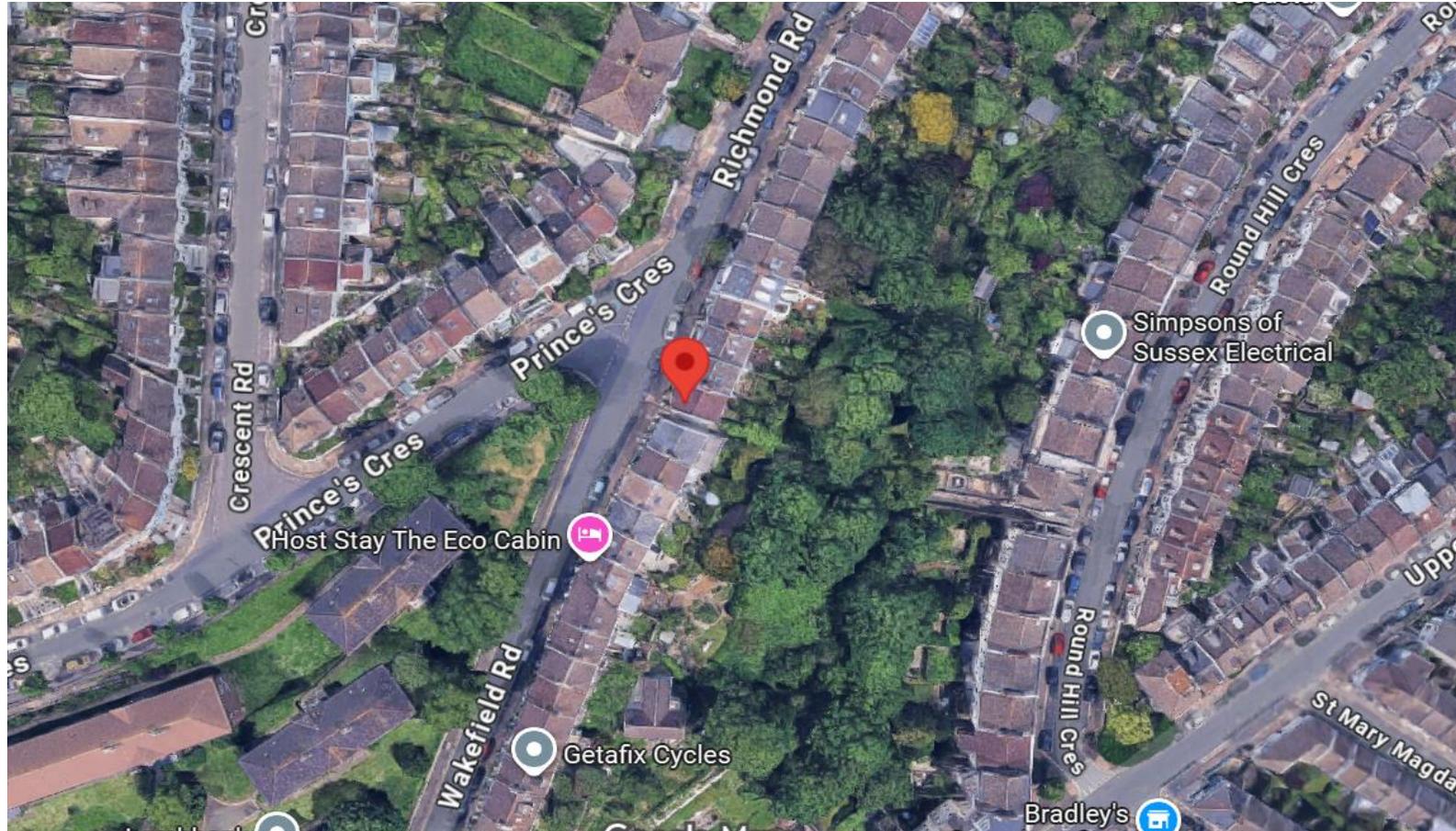


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Application Description

- ▶ Replacement of existing fenestration and fitment of a new entrance door to basement, and first floor window to the front elevation, erection of a single storey rear extension, loft conversion with 2no. rear dormers and 1no. front conservation rooflight (amended).

Map of Application Site



Existing & Proposed Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Photos of the front elevation & existing windows



Photos of rear elevation and rear of the site



Photos of catscreep/ boundary of site



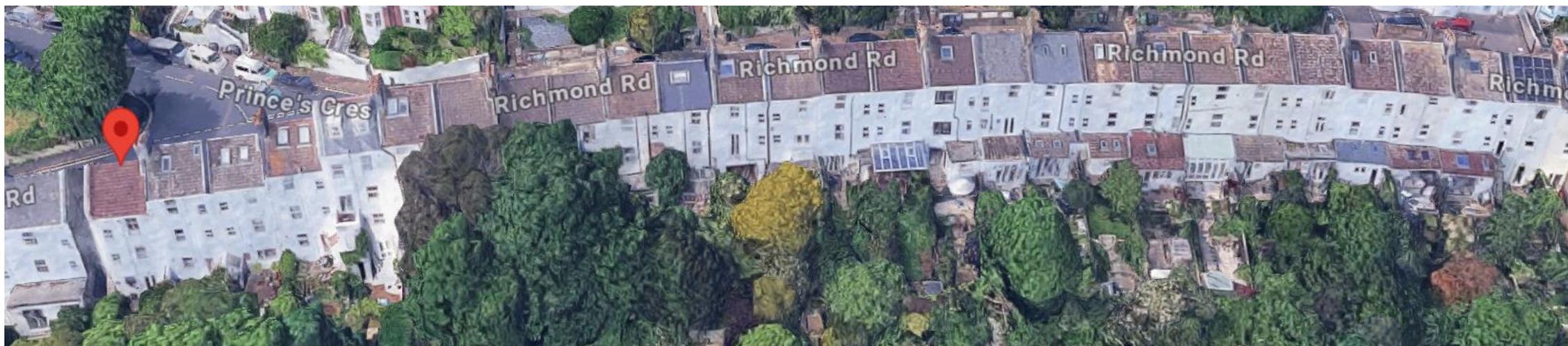
Photo of catscreeper/development near the site



Rear dormers and ground floor rear extensions present in the vicinity of the site



Wider view of Richmond Road rear elevation

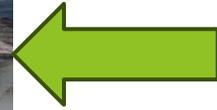


Front dormers present on Roundhill Crescent



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Example of other windows fitted in the vicinity of the site to the 'blank window'



Example of other windows fitted above the entrance doors to the north on Richmond Road

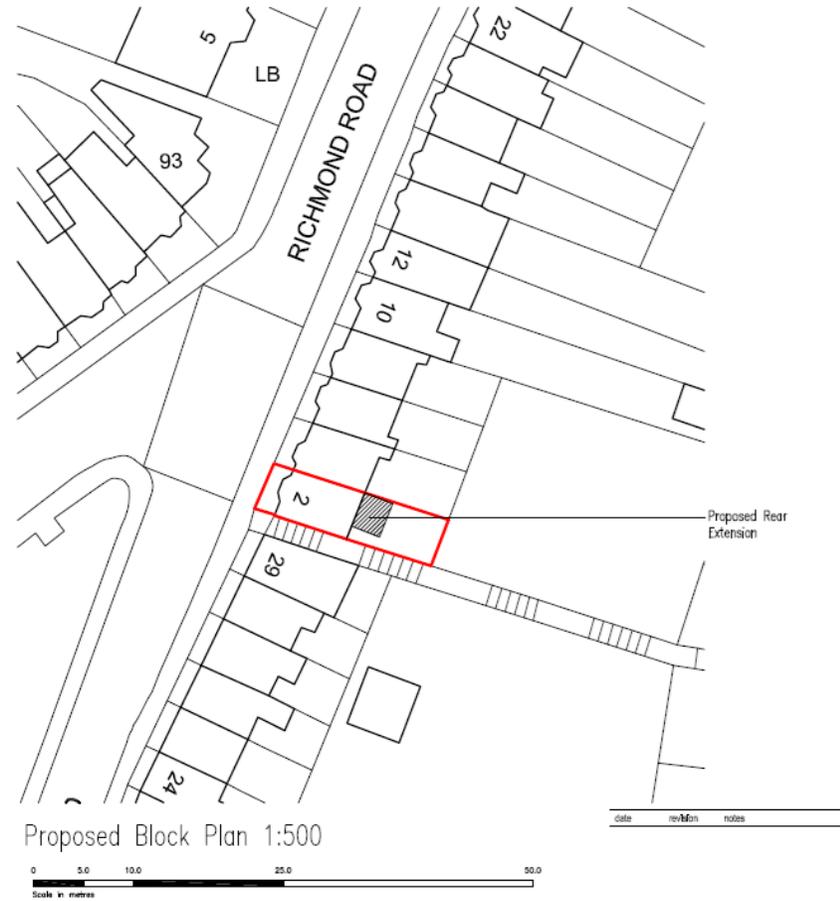


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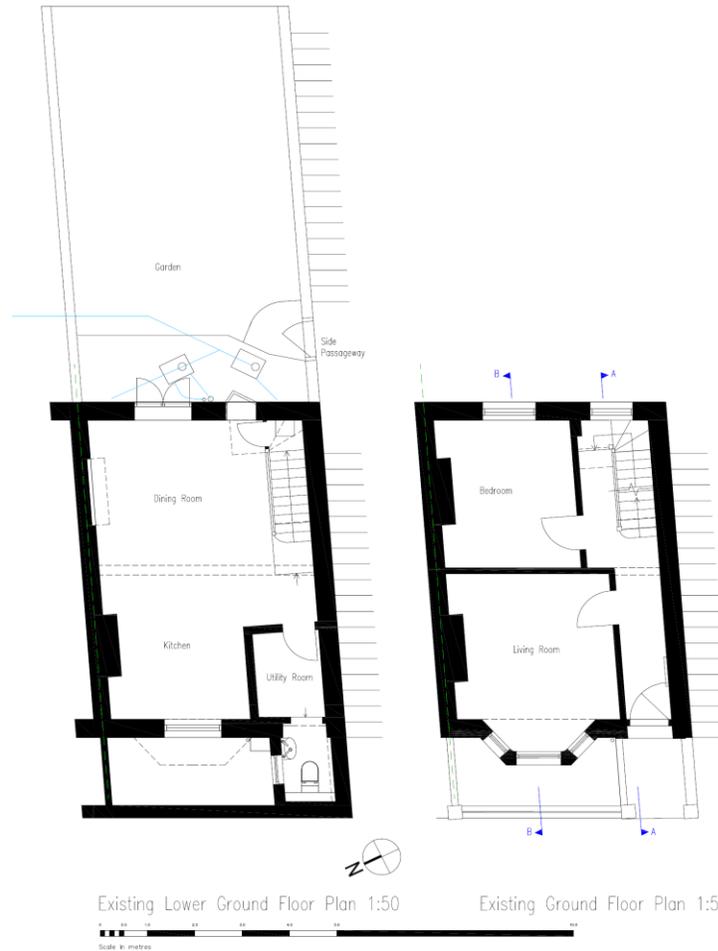
Existing Block Plan



Proposed Block Plan



Existing Floor Plans

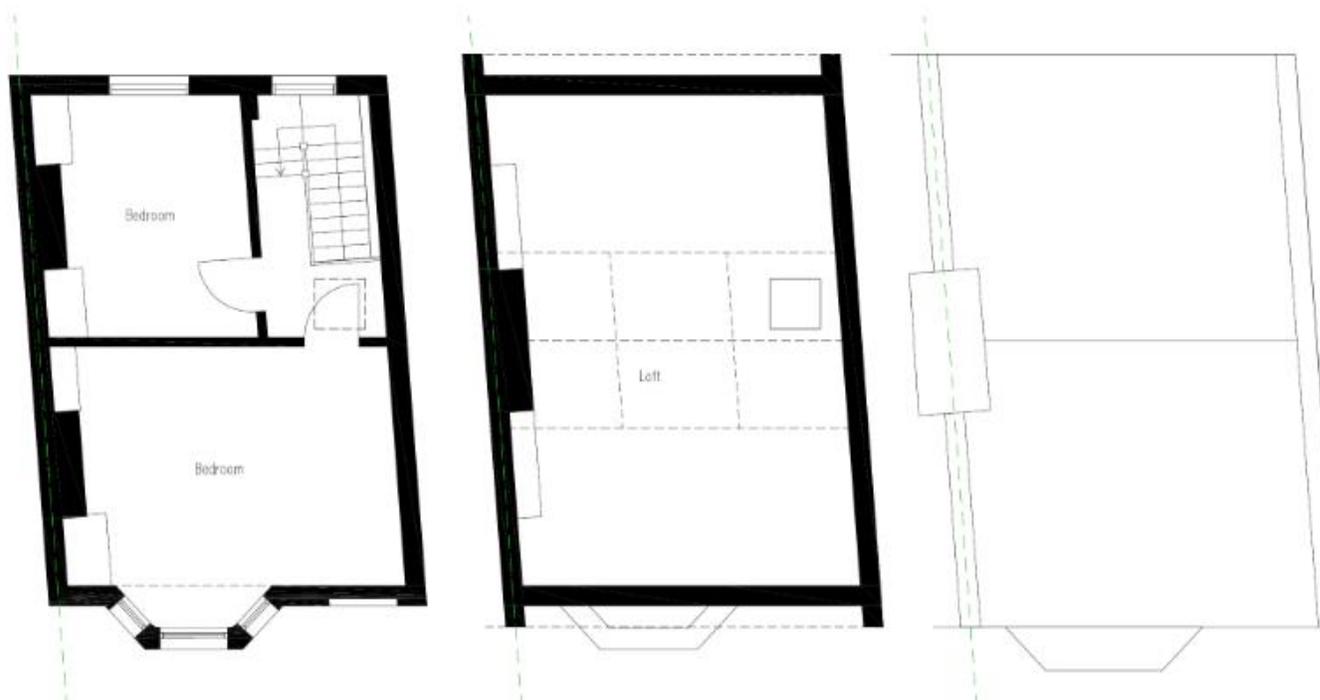


Existing Lower Ground Floor Plan 1:50

Existing Ground Floor Plan 1:50



Existing Floor Plans



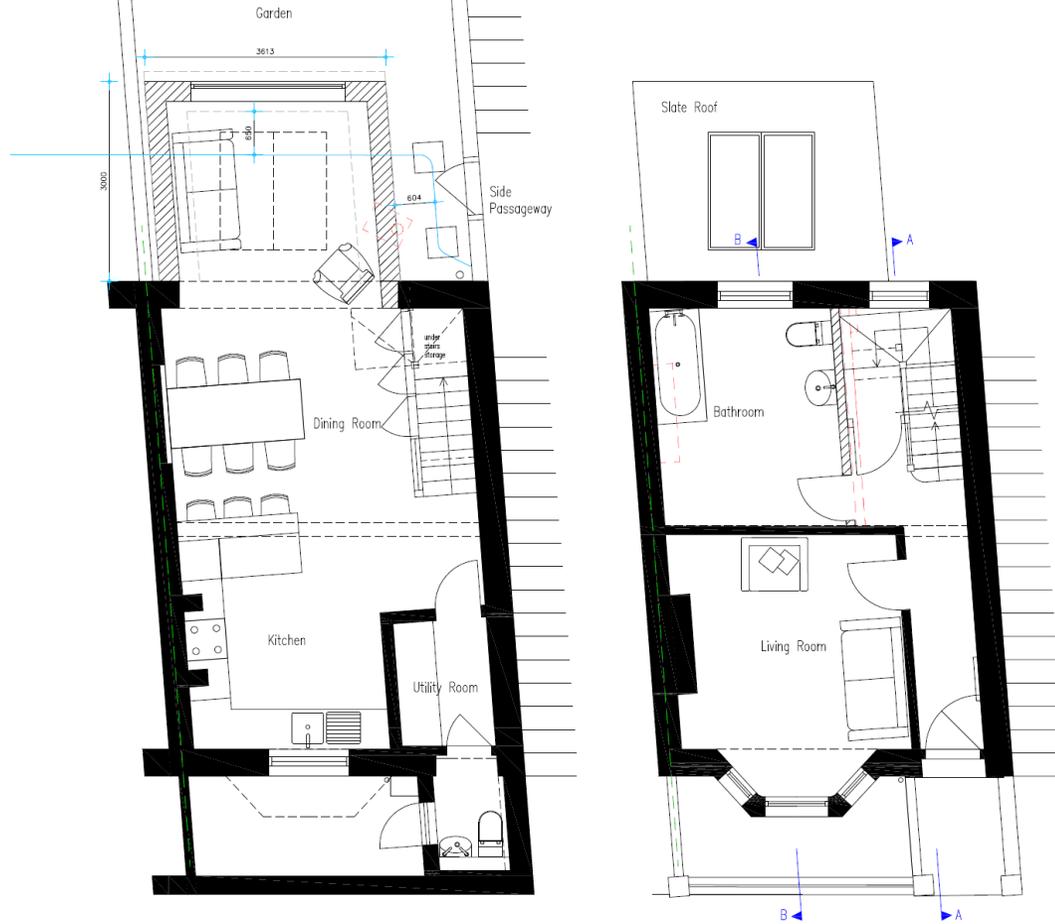
Existing First Floor Plan 1:50

Existing Loft Plan 1:50

Existing Roof Plan 1:50

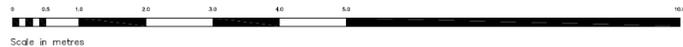


Proposed Floor Plans

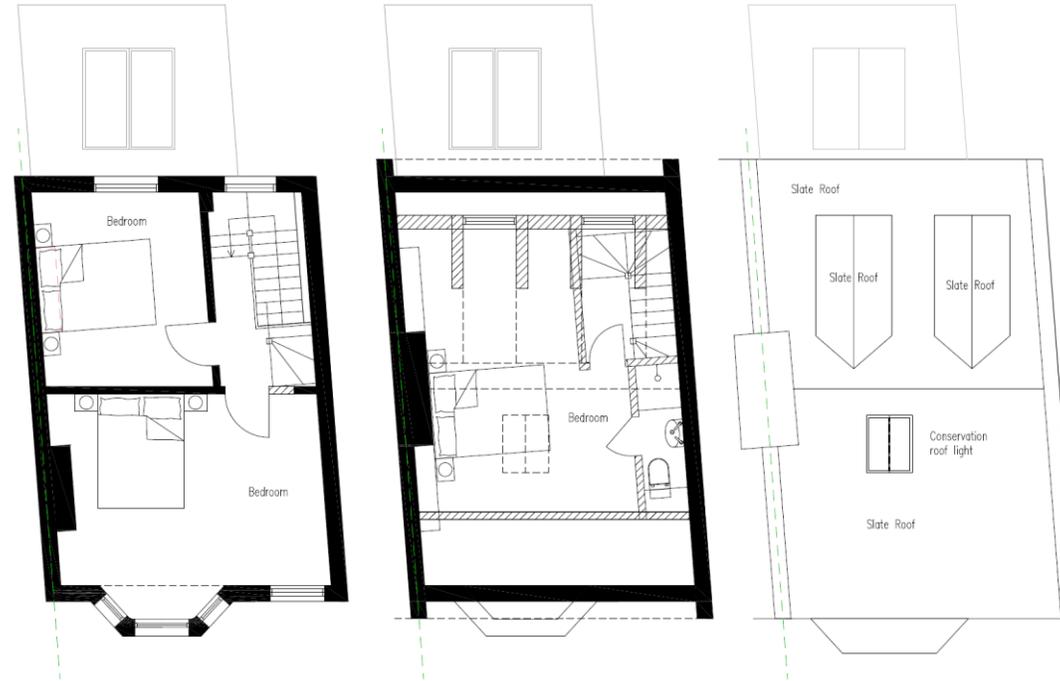


Proposed Lower Ground Floor Plan 1:50

Proposed Ground Floor Plan 1:50



Proposed Floor Plans



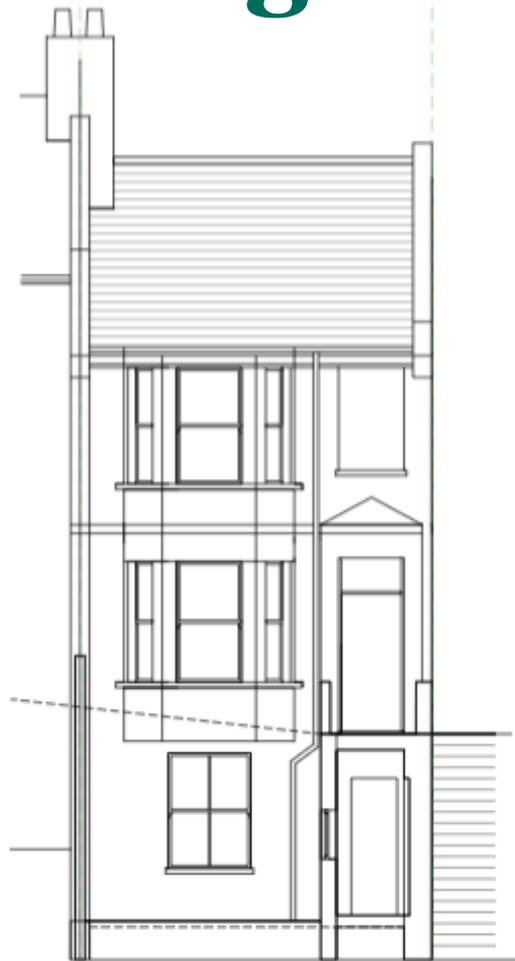
Proposed First Floor Plan 1:50

Proposed Loft Plan 1:50

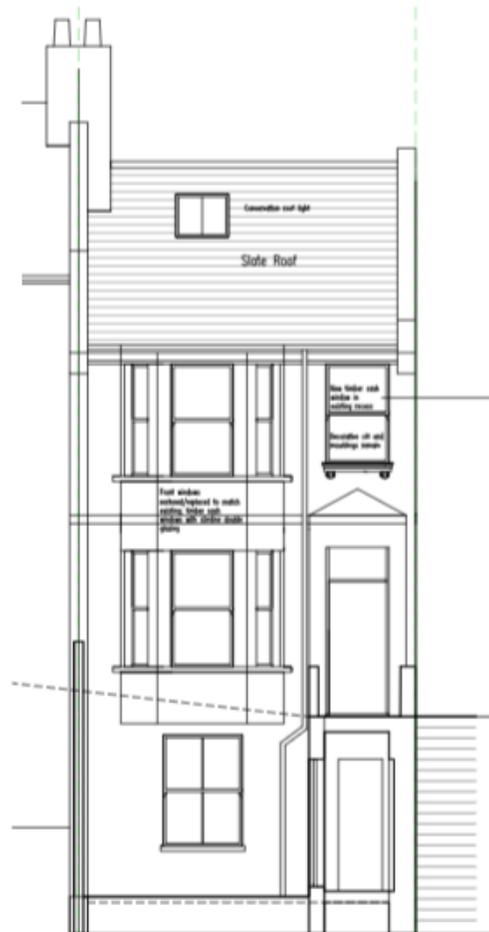
Proposed Roof Plan 1:50



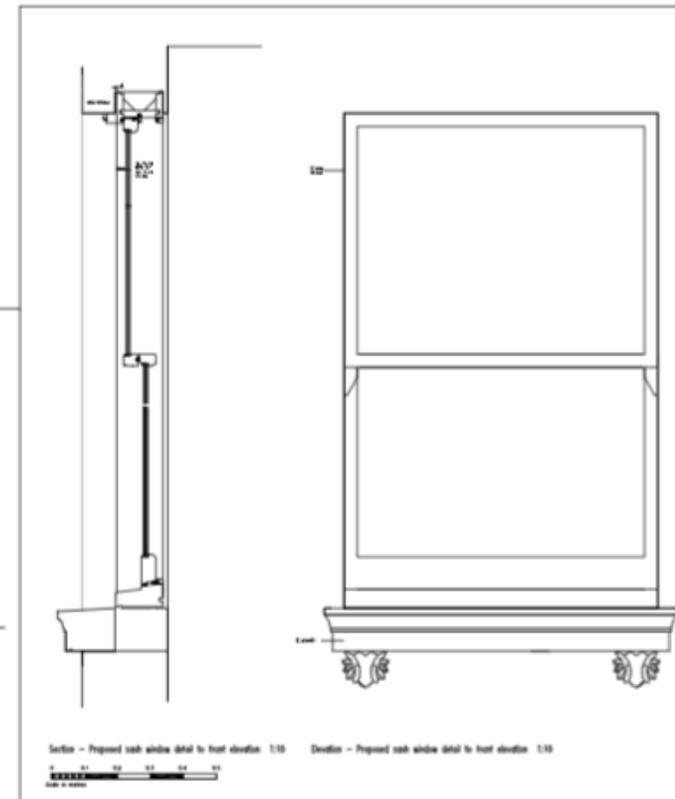
Existing & Proposed Front Elevation



Existing Front Elevation 1:50



Proposed Front Elevation 1:50

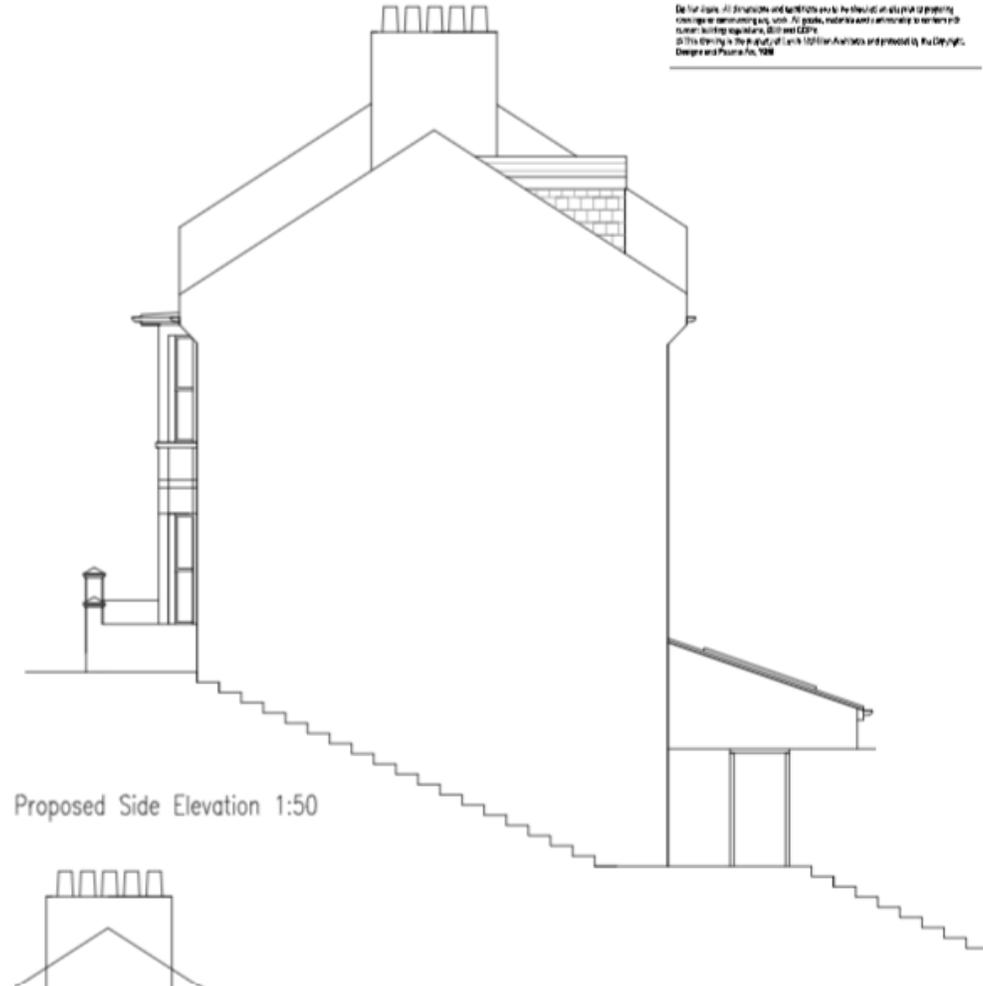
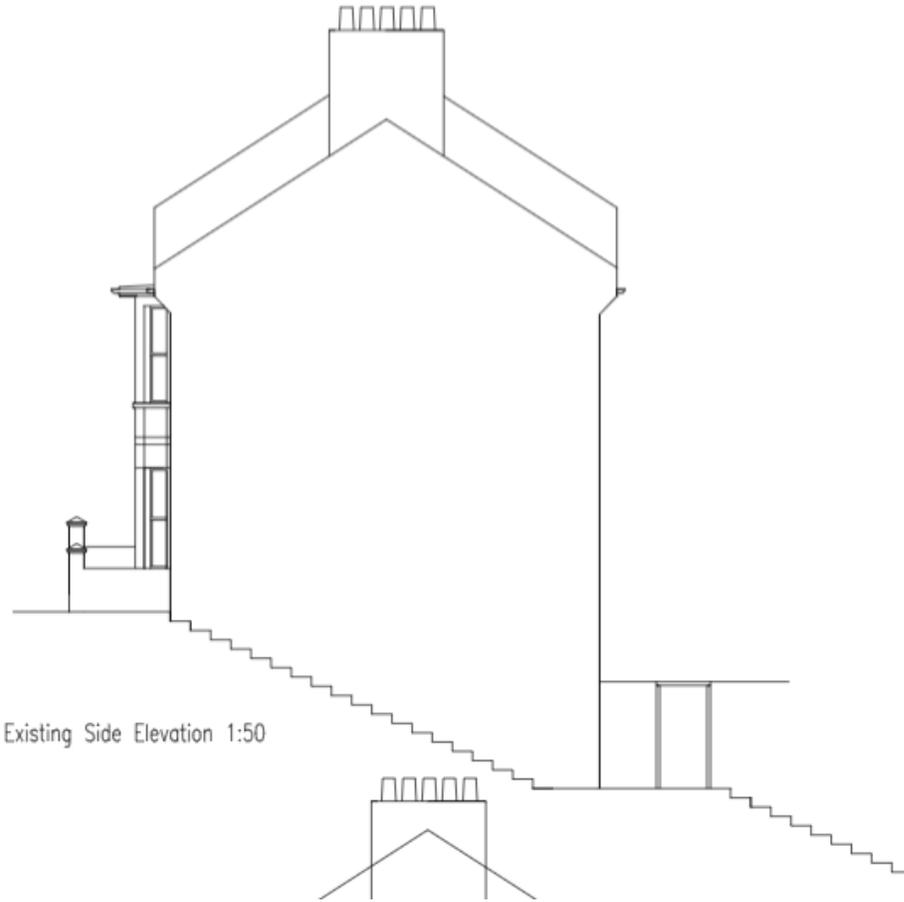


Existing & Proposed Rear Elevation



Existing & Proposed Side Elevations

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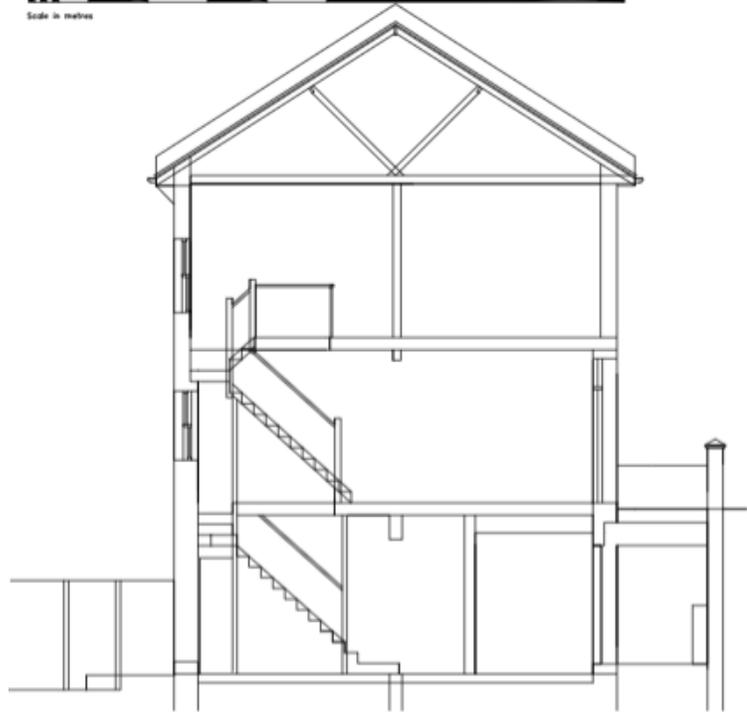


Existing Sections

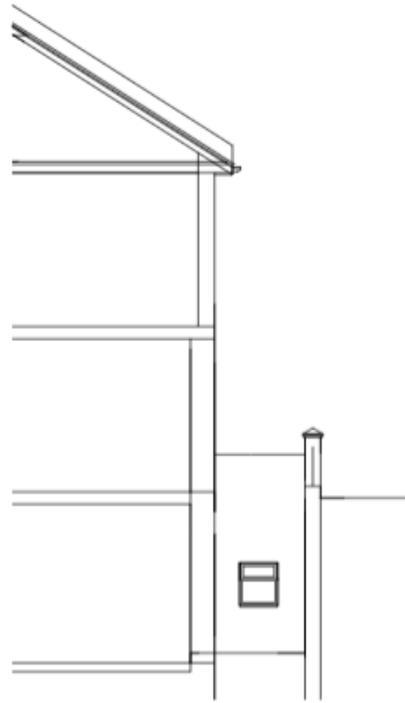
Existing Front Elevation 1:50



Existing Rear Elevation 1:50



Existing Section AA 1:50



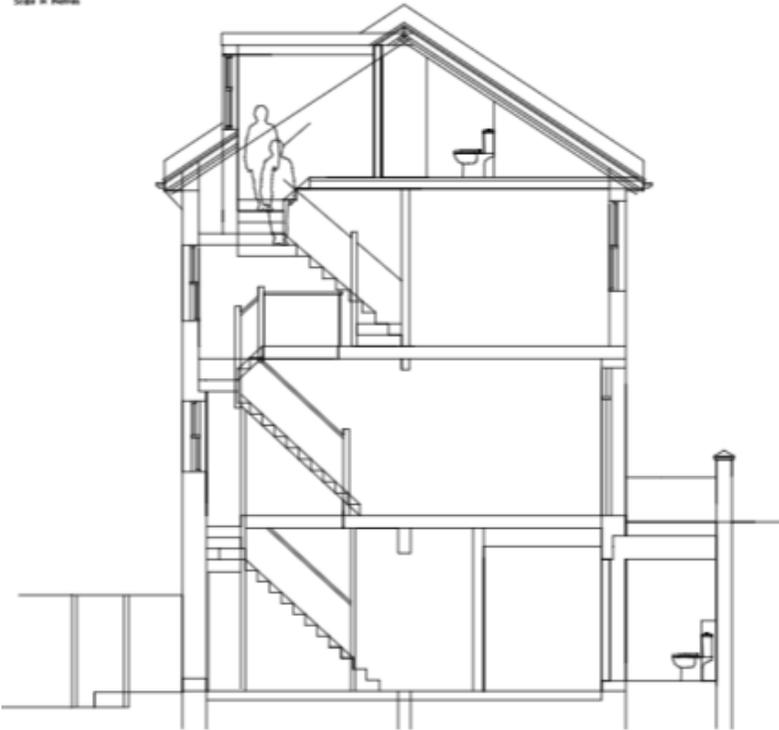
Existing Section/Side Elevation 1:50



Existing Section BB 1:50

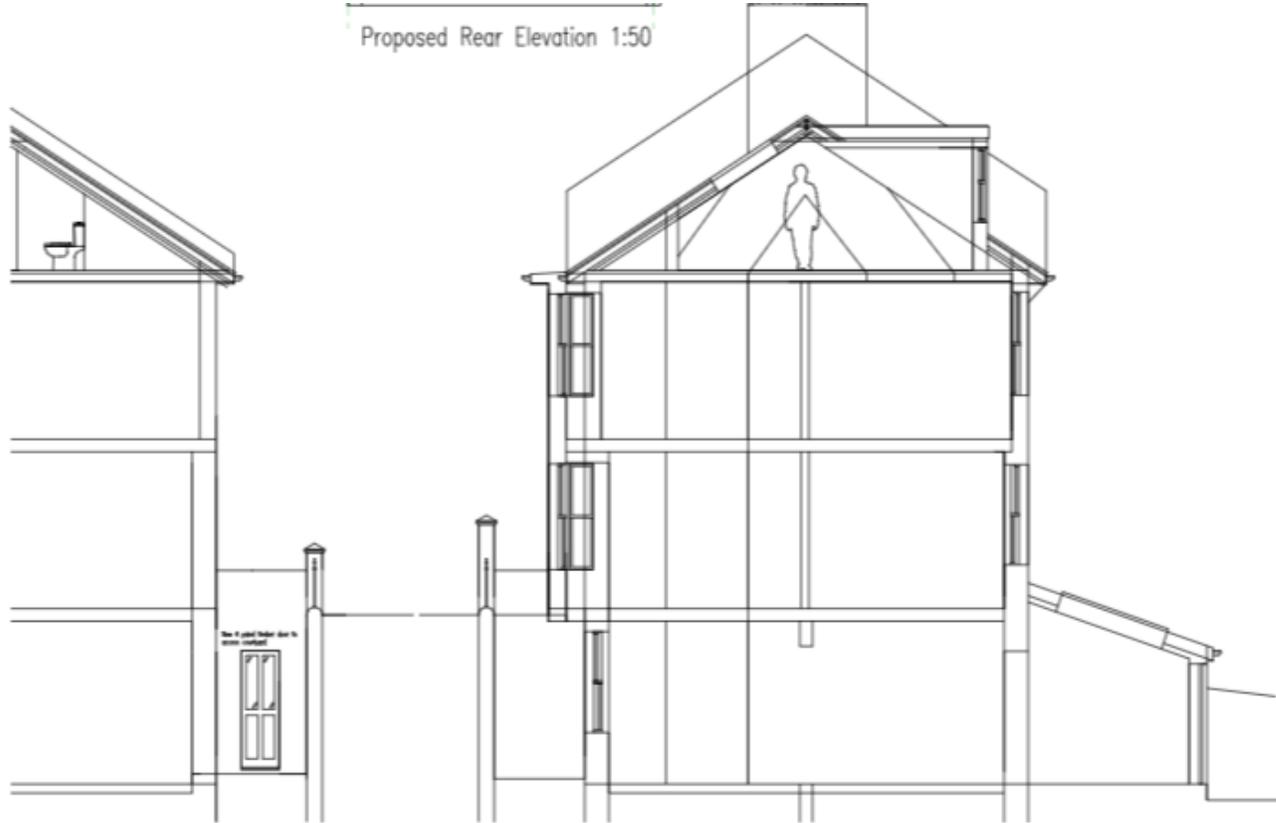
Proposed Sections

Proposed Front Elevation 1:50



Proposed Section AA 1:50

Proposed Rear Elevation 1:50



Proposed Section/Side Elevation 1:50

Proposed Section BB 1:50

Representations

- ▶ In response to publicity, responses were received from **11** individuals and the Round Hill Society, **objecting** to the application and raising the following issues:
- ▶ Cause visual harm to the appearance of the building and the terrace of 4 houses that it sits within (2-8 Richmond Road).
- ▶ Adversely harm the character and appearance of the Conservation Area, Catscreek and green corridor.
- ▶ Inappropriate height of development.
- ▶ Overdevelopment of the site.
- ▶ Inadequate detailing has been included on the plans omitting the detail above the front door and windows on the front elevation and that amendments were sought by the case officer prior to consultation ending
- ▶ The alterations would cause harm to the neighbouring amenity and result in overshadowing, overlooking and an overbearing form of development
- ▶ Result in a detrimental loss of biodiversity.
- ▶ Concerns on the use of the building

Representations continued

- ▶ Councillor Raphael Hill has objected to the application, a copy of their representation is attached as an appendix to this report.
- ▶ In addition, responses were received from **1** individual in **support** of the application, raising the following issues:
- ▶ Good Design

Key Considerations

- ▶ The effect of the proposed development to the appearance of the building, terrace that is sits within and the affect on the Round Hill Conservation Area.
- ▶ The effect of the development on neighbouring amenity.
- ▶ The effect of the development on biodiversity

Conclusion and Planning Balance

- ▶ The front elevation of the building and windows are currently in a poor condition, detracting from the character of the terrace and Conservation Area.
- ▶ The new windows proposed to the front elevation are timber framed like for like double glazed sash windows.
- ▶ The number of rooflights proposed has been reduced to the front elevation.
- ▶ The 2no. Rear dormers proposed are traditional design and material finish for the setting of the conservation area. Whilst visible they are not considered to detract from the Conservation Area or cause harm to the terrace at the rear.
- ▶ The single storey rear extension would be constructed in matching materials to the host building, adequately set away from catscreeep. It is not considered to be a dominant addition to the rear or detrimentally impact the neighbours amenity to warrant refusal.
- ▶ **Recommend: Approval**

