

9 The Beeches

BH2024/02569

5th March 2025



Brighton & Hove
City Council

Application Description

Partial demolition and alterations to existing house to facilitate the erection of a new 2no. storey detached dwellinghouse (C3) to rear. Erection of new double garage with cycle storage and creation of a swimming pool. Associated landscaping, boundary treatments, parking, refuse and recycling storage. New access and widened vehicle crossover.

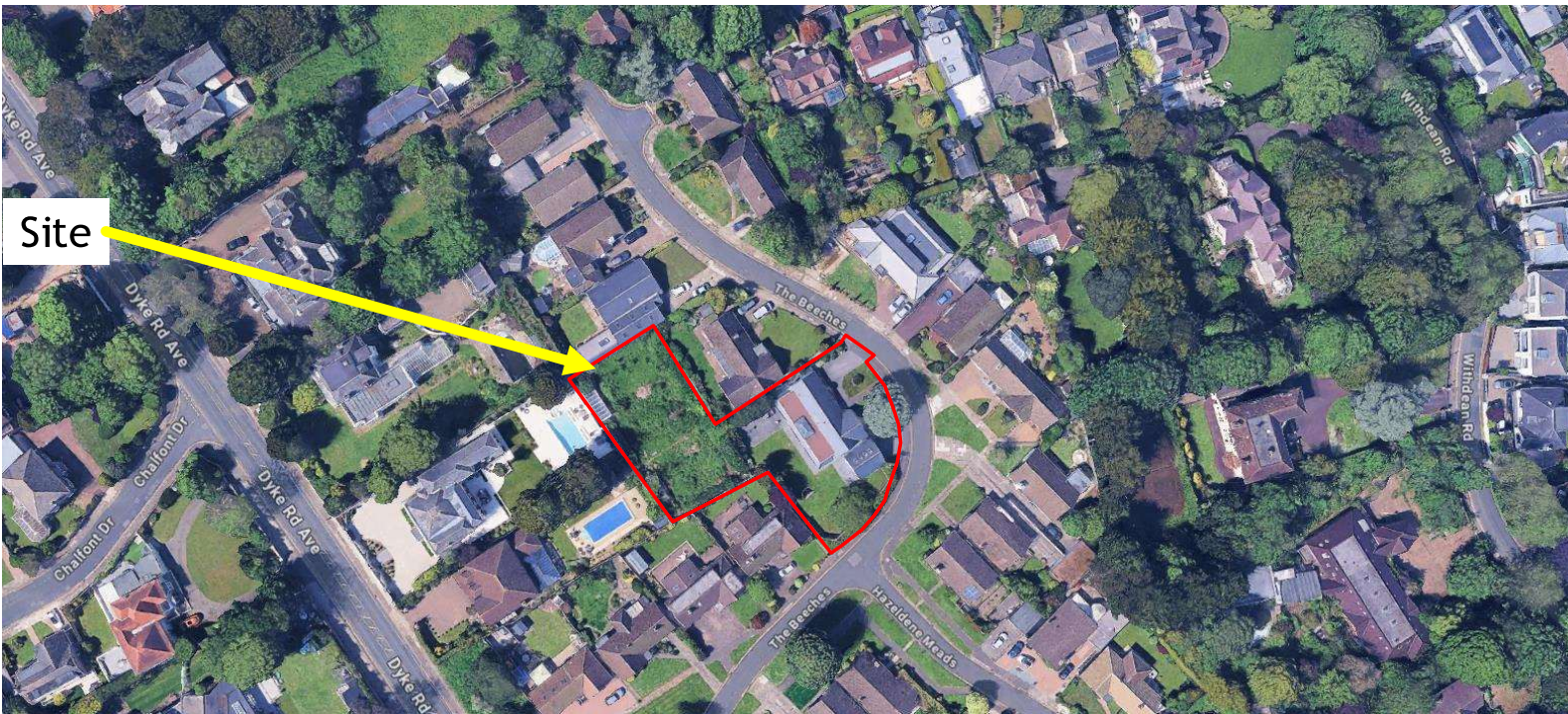
Note: the plans have been amended to reposition the footprint of the dwelling, reduce the size of the single-storey side/rear element and omit a roof terrace at first floor.

Location Plan



Site

Aerial Photo of Site



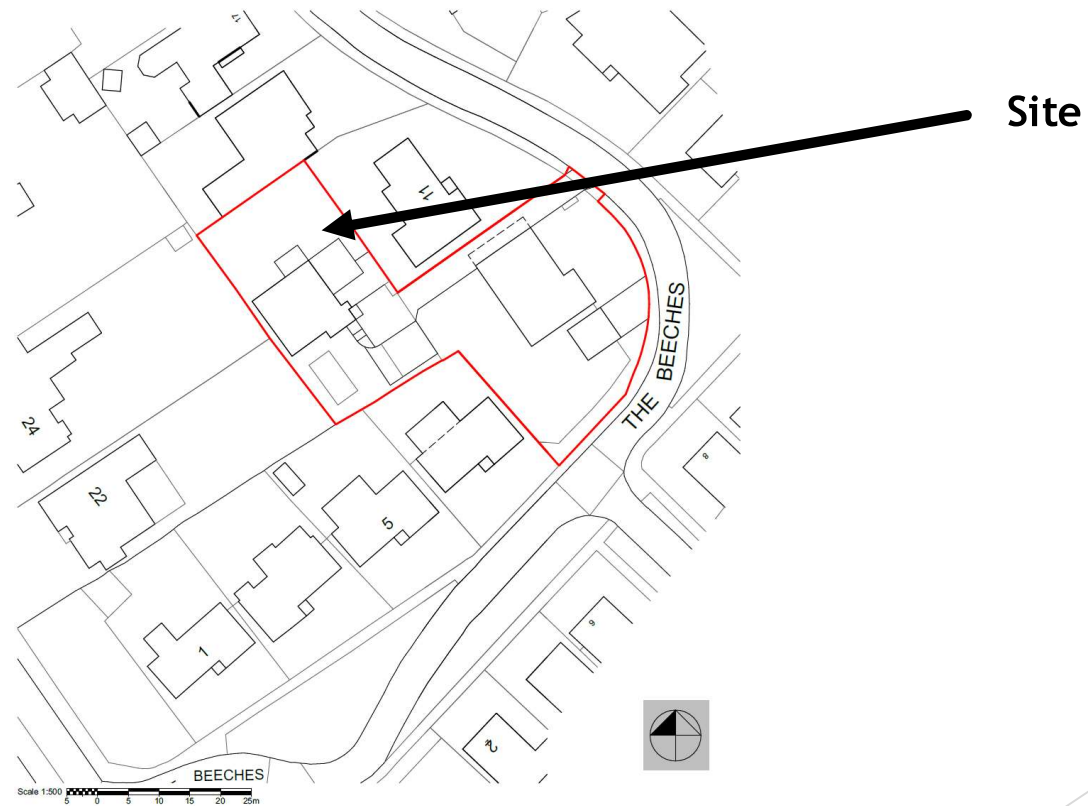
3D Aerial Photo of Site



Photos of Site

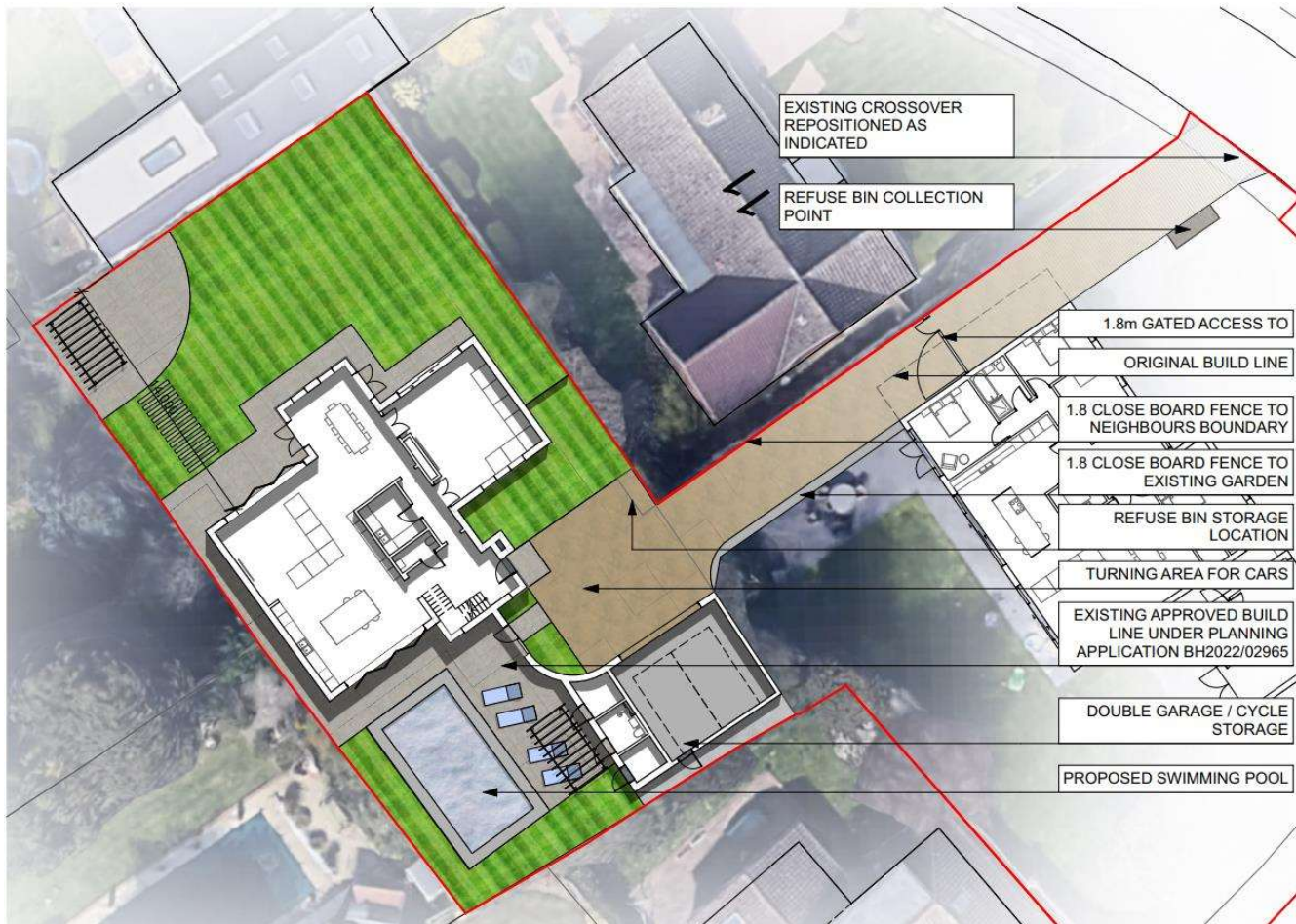
- ▶ To be added shortly

Proposed Block Plan



Site

Proposed Site Plan



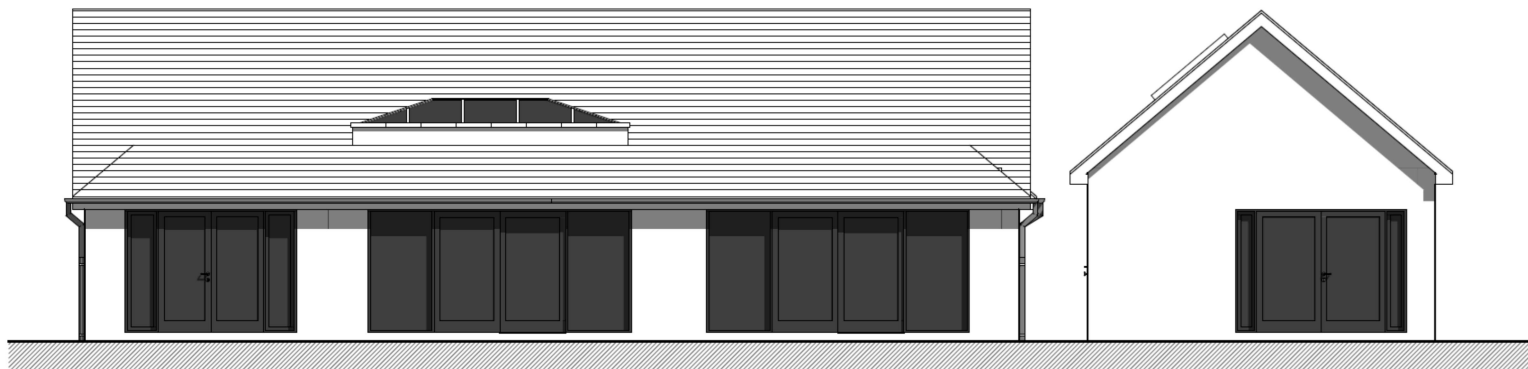
Proposed Front Elevation (existing dwelling)



PR - FRONT ELEVATION - 1:100
9 THE BEECHES, BRIGHTON, BN1 5LS



Proposed Rear Elevation (existing dwelling)



PR - REAR ELEVATION - 1:100

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Proposed Northeast Elevation – New Dwelling



EAST ELEVATION - 1:50
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Scale 1:100 0 1 2 3 4 5 6 7 8 9 10m

Proposed Southwest Elevation – New Dwelling



WEST ELEVATION - 1:50
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Proposed Southeast Elevation – New Dwelling



SOUTH ELEVATION - 1:50
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Proposed West Elevation – New Dwelling



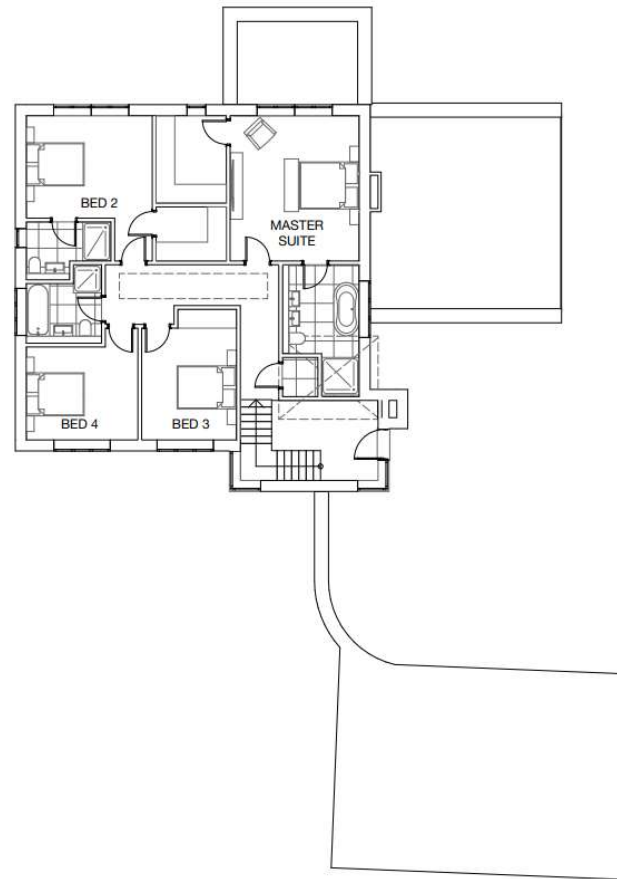
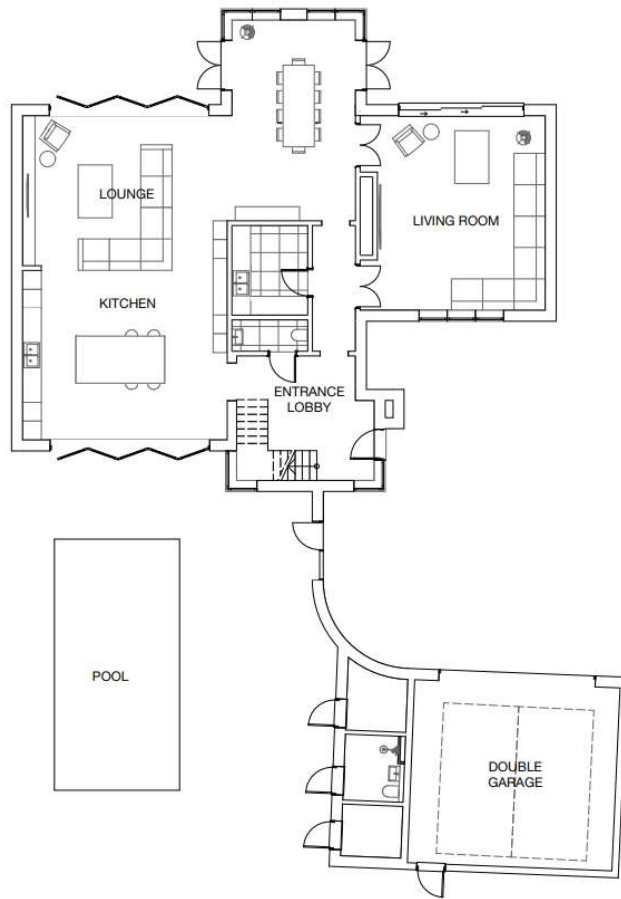
NORTH ELEVATION - 1:50
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P2.02 P3



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Proposed Floor Plans



Separation distances



Representations

Nine (9) letters of objection:

- Overdevelopment, loss of green space
- Design and scale out of keeping with surrounding properties
- Increased traffic, potential highways safety concerns
- Harm to neighbouring amenity through loss of privacy, increased noise

Note: at the time of writing, the re-consultation for the amended plans is still ongoing.

Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact upon neighbouring amenity
- ▶ Standard of accommodation

Conclusion and Planning Balance

- ▶ New dwelling would contribute to the housing supply of the city - must be given weight
- ▶ Extant permission for a new dwelling in this location must be given significant weight
- ▶ As amended, the design and appearance of the scheme is considered acceptable
- ▶ Standard of accommodation is acceptable
- ▶ Matters relating to landscaping, ecology and transport can be addressed by condition
- ▶ Some harm to neighbouring amenity may result, however on the basis of the amended plans this considered not to be so significant as to warrant refusal in the overall planning balance
- ▶ **Recommendation:** approve subject to conditions

