

63 Lyminster Avenue

BH2024/01962

2nd July 2025



Brighton & Hove
City Council

Application Description

- Erection of part-single, part-two storey rear extension with extension of roof above. Creation of raised terrace to rear garden.

Map of Application Site



Site

Location Plan

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Location Plan (1:1250)

Site Plan



Site Plan (1:500)

Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Street Photo of Site



Photo of rear garden from decking



Photo of rear elevation from garden



Photo of north side boundary from garden



Photo of north side boundary from decking



Photo of north side boundary from decking



Photo of south side boundary from garden



Photo of south side boundary from decking

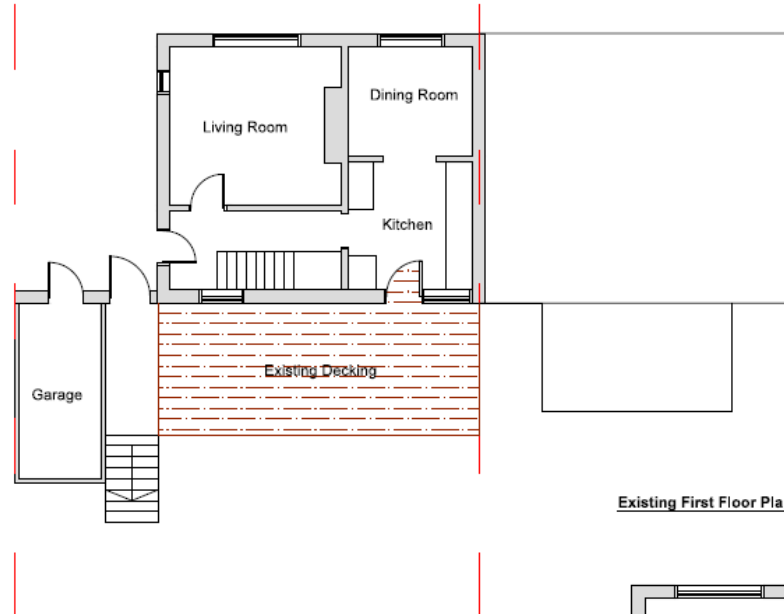


Photo of south side boundary from decking

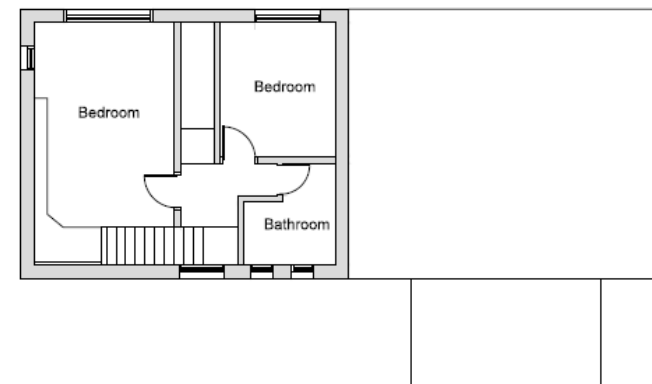


Existing Ground & 1st Floor Plans

Existing Ground Floor Plan



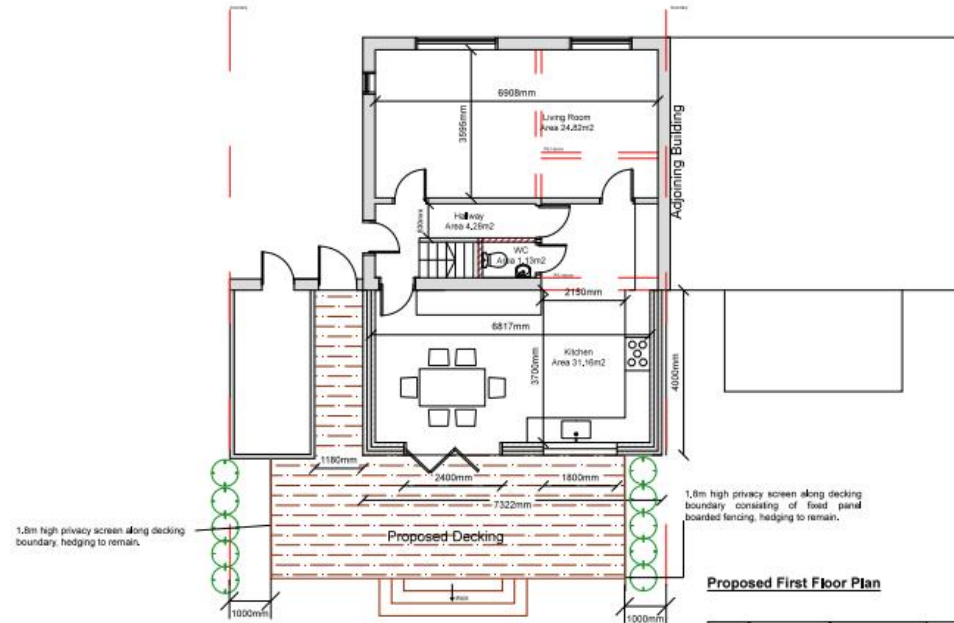
Existing First Floor Plan



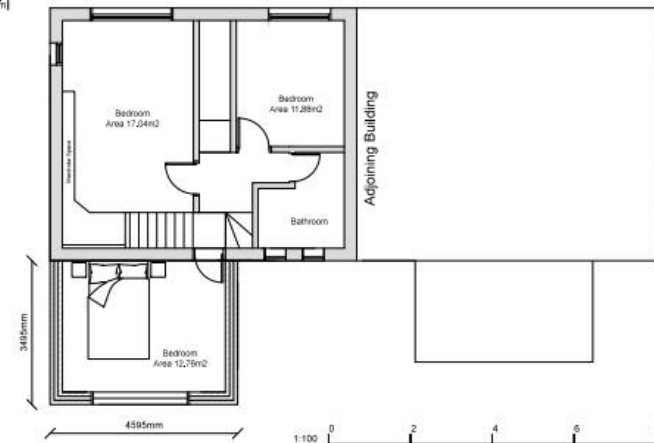
1:100 0 2 4 6 8 10

Proposed Ground & 1st Floor Plans

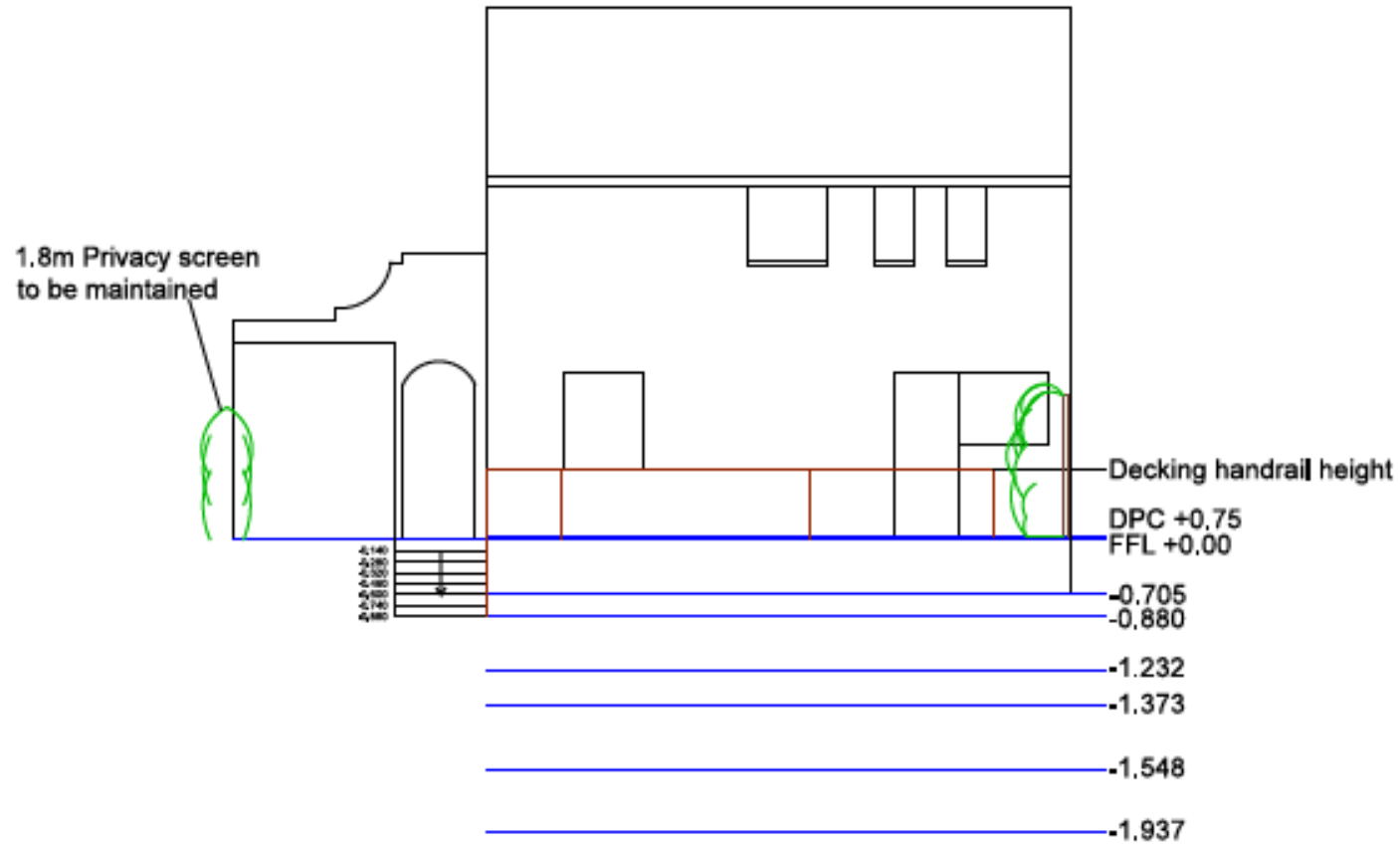
Proposed Ground Floor Plan



Proposed First Floor Plan

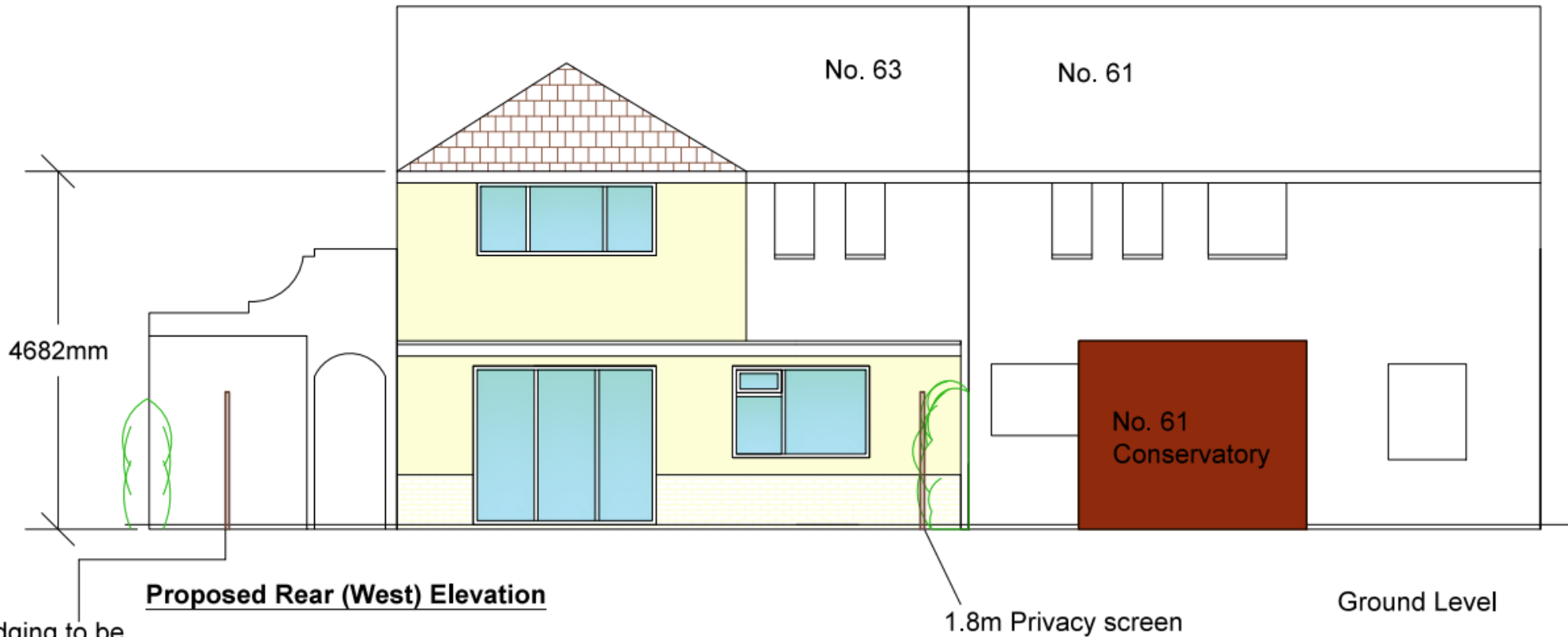


Existing Rear Elevation

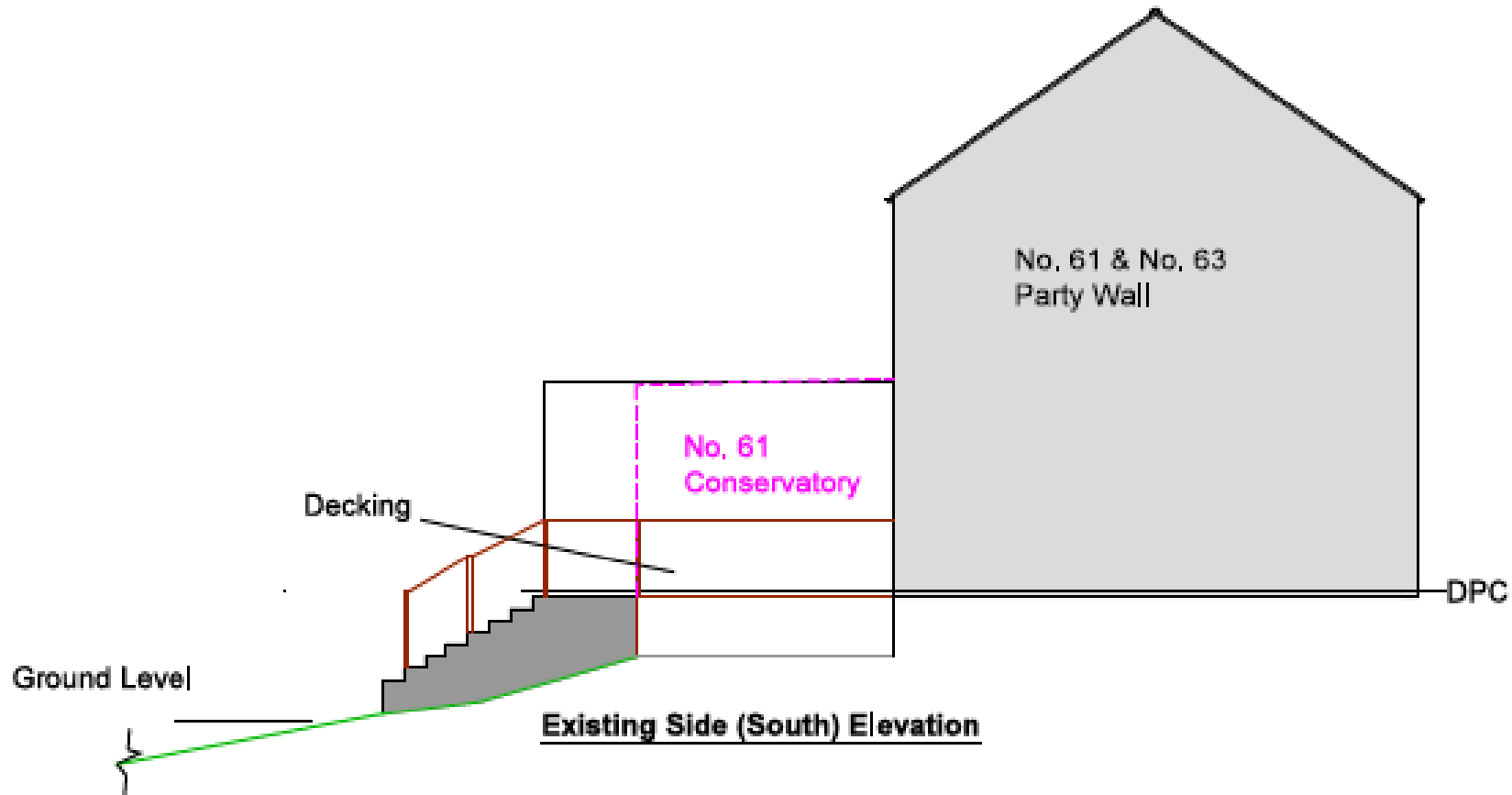


Existing Rear (West) Elevation

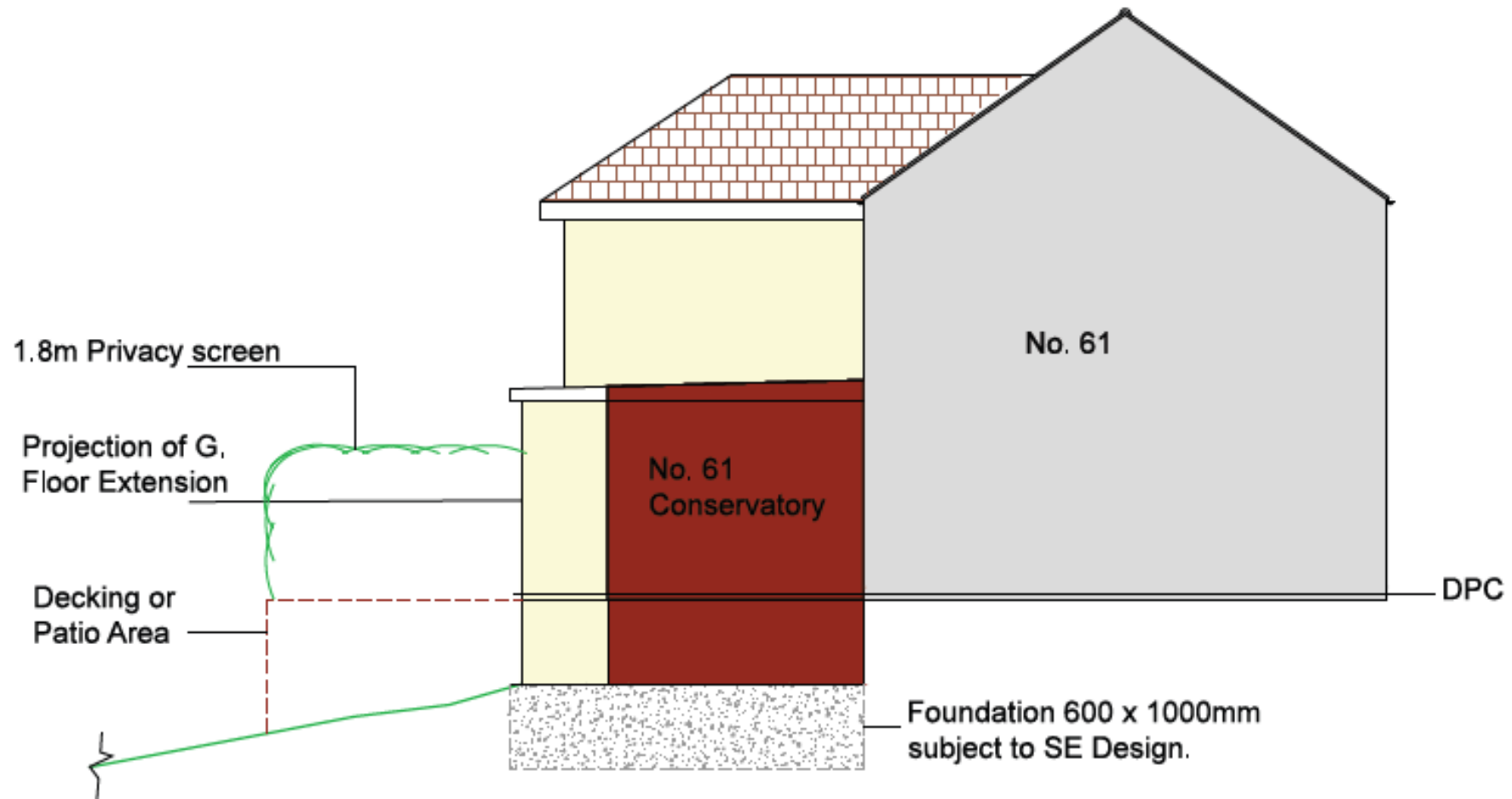
Proposed Rear Elevation



Existing side (South) Elevation



Proposed side (South) Elevation



Proposed Side (South) Elevation

Existing side (North) Elevation



Existing Side (North) Elevation

Proposed side (North) Elevation



Proposed Side (North) Elevation

Representations

- ▶ **One (1)** letter has been received **objecting** to the proposed development. Another letter has been received from a planning consultant on behalf of the same neighbour. The letters object to the proposed development for the following reasons:
- ▶ Damaging trees/shrubs - negative impact on local wildlife
- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Overshadowing/sense of enclosure
- ▶ Loss of light
- ▶ Poor design
- ▶ Restriction of view
- ▶ Too close to the boundary
- ▶ Drawing Inaccuracies
- ▶ Failed 45 degree rule
- ▶ Contrary to policy/guidance
- ▶ Overbearing impact and loss of outlook
- ▶ Restriction of view
- ▶ Loss of privacy

Representations

- ▶ Councillors Alistair McNair and Anne Meadows have objected to the application raising concerns that the extension would be:
 - ▶ Overbearing
 - ▶ Too close to the shared boundary
 - ▶ Would result in a loss of light
 - ▶ Loss of the existing established hedge
 - ▶ Would conflict with SPD12
 - ▶ Would impact on drainage.
- ▶ Neighbours were reconsulted on the amended design. **One (1)** letter has been received objecting to the revised scheme in addition to another letter from a planning consultant on behalf of the same neighbour. The councillors also objected to the amended design.
- ▶ The only new issue raised during reconsultation was the lack of information regarding drainage management during and after construction. No new material planning considerations were raised in the letters.

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ Amended scheme acceptable in design terms
- ▶ Some harm to neighbouring amenity is acknowledged by the amended design, however not considered harmful enough to refuse.
- ▶ Recommendation: Approval