

**295 Dyke Road**  
**BH2025/00936**

**6<sup>th</sup> August 2025**

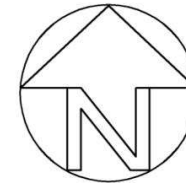


**Brighton & Hove**  
**City Council**

# Application Description

- ▶ Reserved Matters application pursuant to outline approval BH2021/04003 for the approval of:
- ▶ (i) layout
- ▶ (ii) scale
- ▶ (iii) appearance, and
- ▶ (iv) landscaping (including trees)
- ▶ relating to the erection of 1no single dwelling, including enlargement of existing vehicular crossover and creation of access driveway to southern boundary.

# Location Plan



**Proposed site location plan**  
Scale 1:1250@A3



# Proposed Block Plan



Proposed block plan Scale 1:500@A3



# Aerial Photo of Site



Brighton & Hove  
City Council

# 3D Aerial Photo of Site



Brighton & Hove  
City Council

# Street Photo of Site



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## Other Photos of Site – towards west (in garden)



# Other Photos of Site

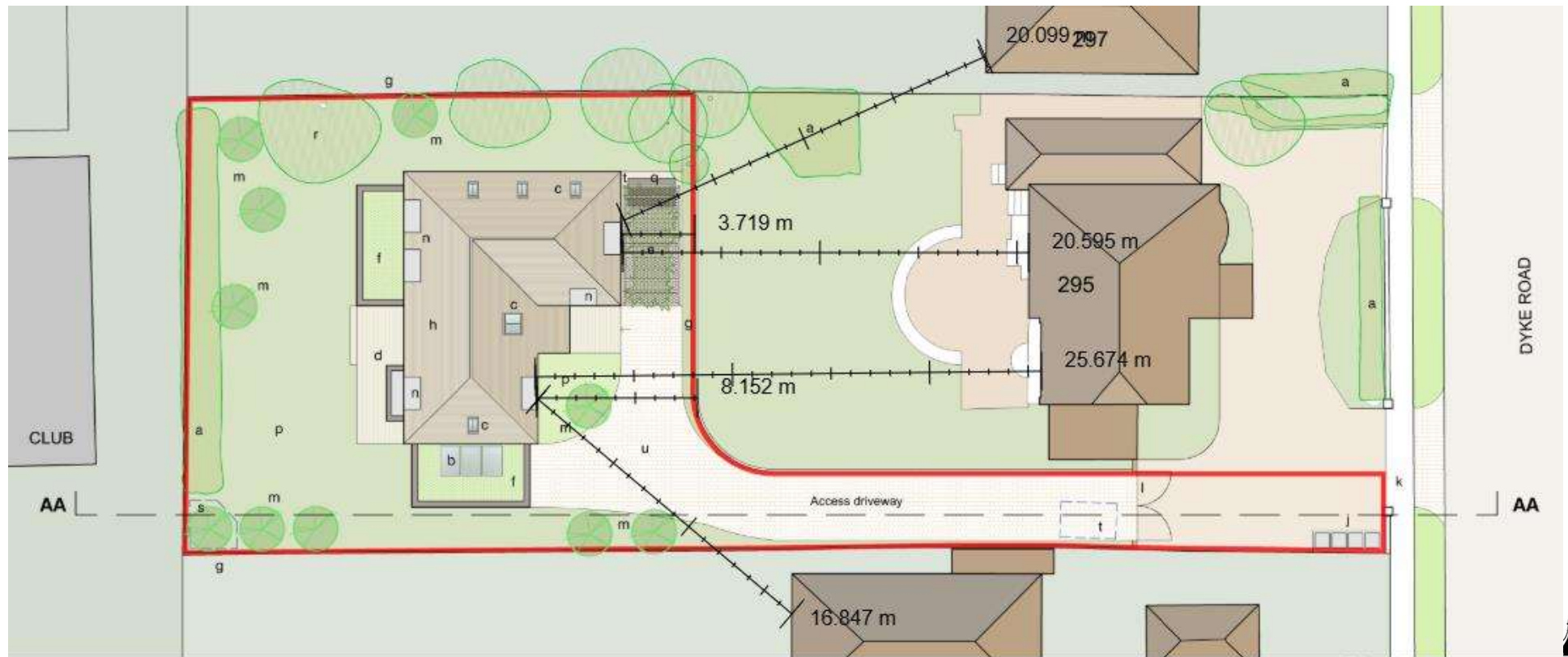


**View northeast, from garden**

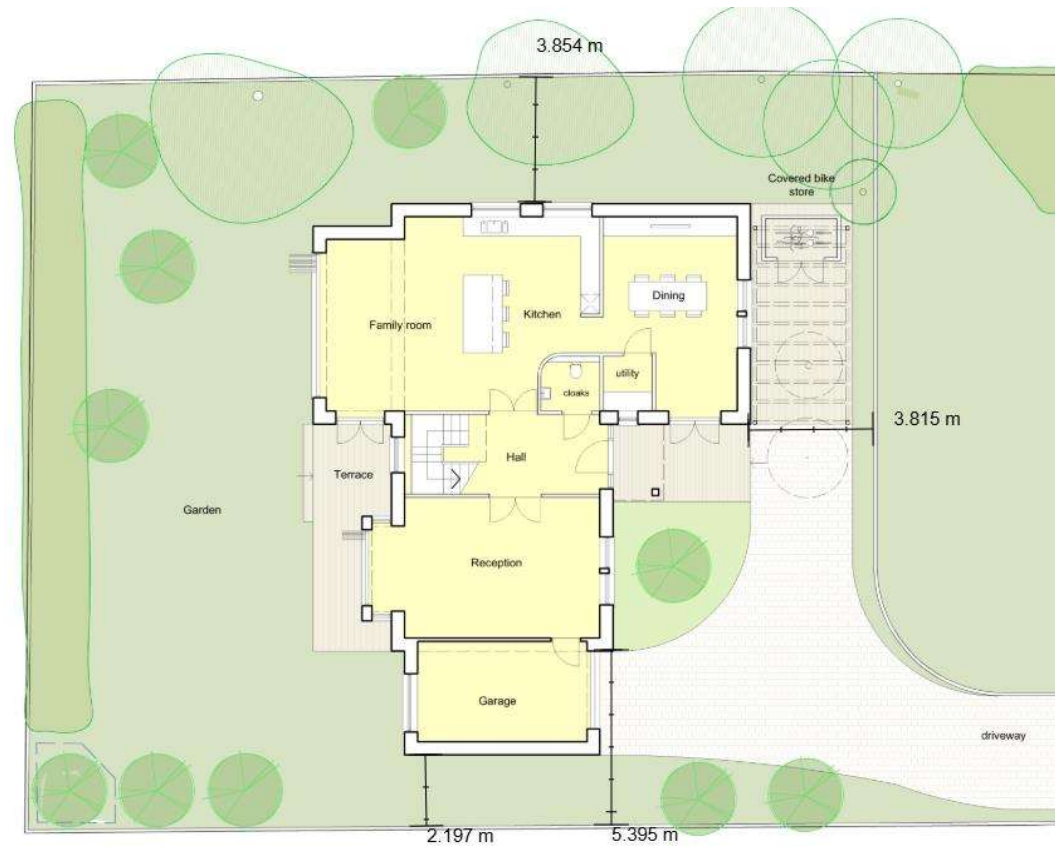


**View south, from garden**

# Proposed Site Plan



# Proposed Ground Floor Plan



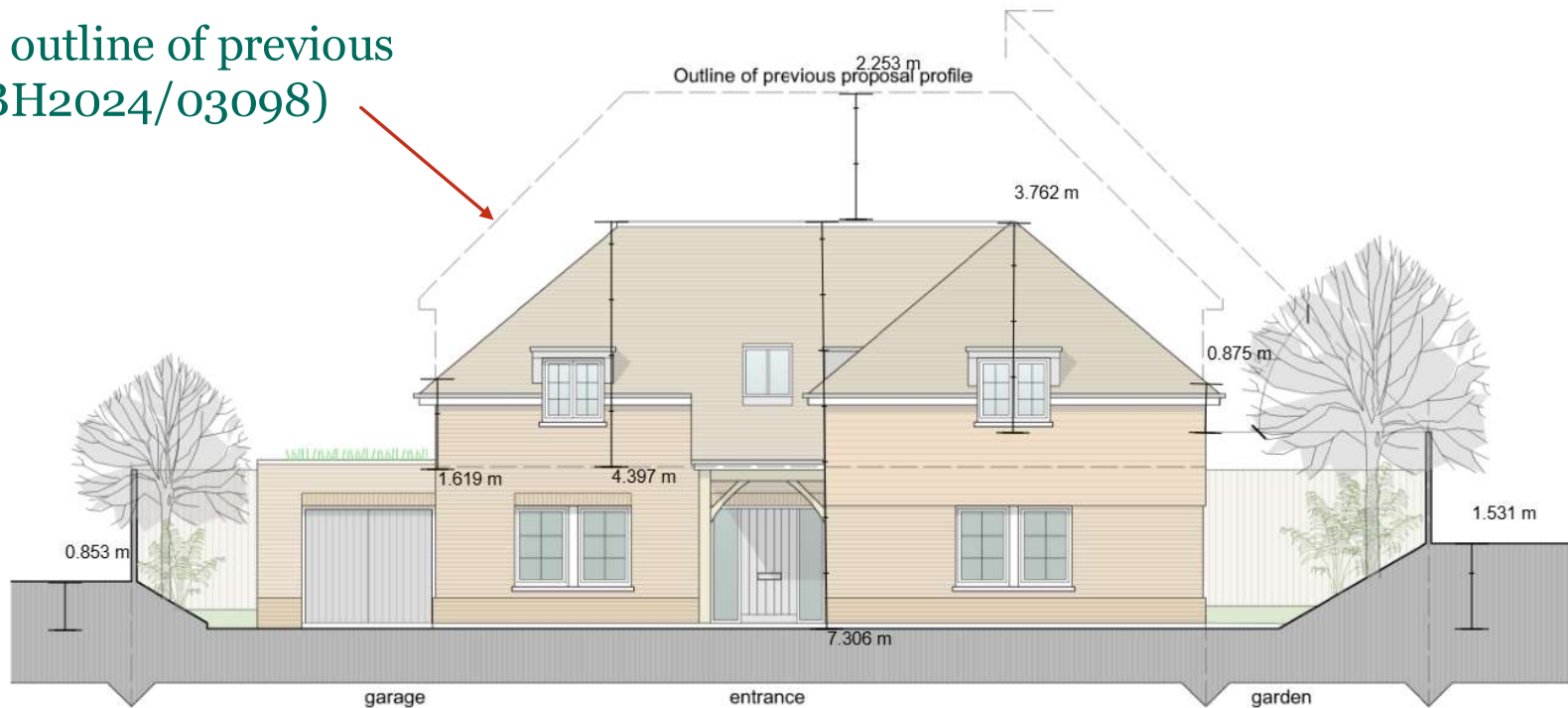
Proposed ground floor plan Scale 1:100@A3

# Proposed 1<sup>st</sup> Floor Plan



# Proposed Front Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed entrance (east) elevation Scale 1:100@A3

# Proposed Rear Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed rear (west) elevation Scale 1:100@A3

# Proposed North Side Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed side (north) elevation Scale 1:100@A3

Planning issue

# Proposed South Side Elevation

(Dashed outline of previous refusal BH2024/03098)



# Proposed Site Section

(Dashed outline of previous refusal BH2024/03098)



# Proposed Front Elevation (Comparison)

(Dashed outline of previous refusal BH2024/03098)

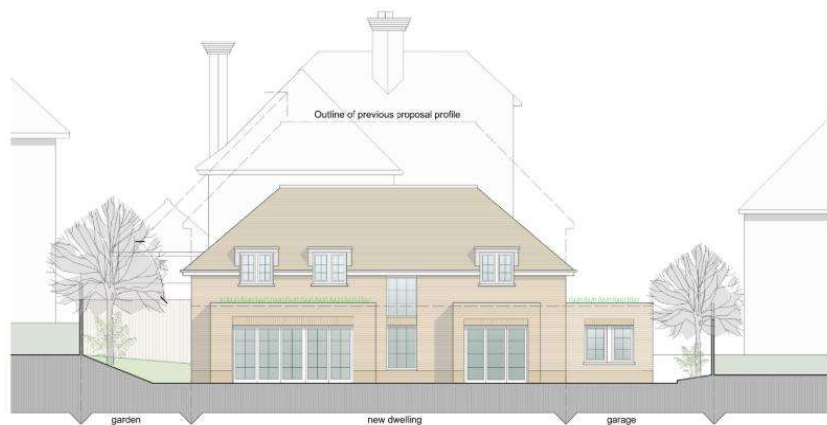


Current Proposal



Previous Refusal

# Proposed Rear Elevation (Comparison)

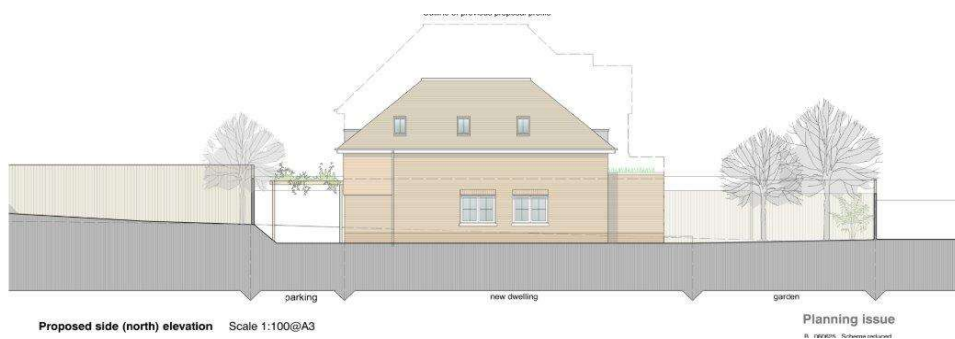


**Current Proposal**

**Previous Refusal**

# Proposed North Side Elevation (Comparison)

(Dashed outline of previous refusal BH2024/03098)



**Current Proposal**

**Previous Refusal**

# Proposed South Side Elevation (Comparison)

(Dashed outline of previous refusal BH2024/03098)



**Current Proposal**

**Previous Refusal**

# Representations

Nine (9) representations have been received, objecting to the proposal over the following material planning considerations:

- ▶ The principle of development; sets a bad precedent
- ▶ Too large, and too close to existing dwellings
- ▶ Harm to neighbouring amenity though a) loss of privacy; b) overbearing; c) overshadowing; d) noise nuisance
- ▶ Overdevelopment
- ▶ Loss of boundary planting
- ▶ Impact on the character of the area
- ▶ The development does not help the housing shortage

# Key Considerations

- ▶ Design and Appearance
- ▶ Landscaping
- ▶ Standard of Accommodation
- ▶ Impact on Amenity
- ▶ Impact on Highway Safety

# Conclusion and Planning Balance

- ▶ Outline permission has established the principle of a single dwelling in this location; it is not for review as part of this Reserved Matters application.
- ▶ Reasons for the refusal of the previous application (BH2024/03098) have been overcome with the significant reduction in scale of the development. The proposal is not considered to be overdevelopment.
- ▶ There would be some impact on neighbouring amenity, but this would be limited, and not so significant as to warrant permission being refused.
- ▶ The design, landscaping and impact on the character of the area would be acceptable.
- ▶ Additional weight should be given to the delivery of housing, as per NPPF.
- ▶ **Recommendation: Approve**