

7 Saxon Close, Saltdean

BH2025/01377

3rd September 2025



Brighton & Hove
City Council

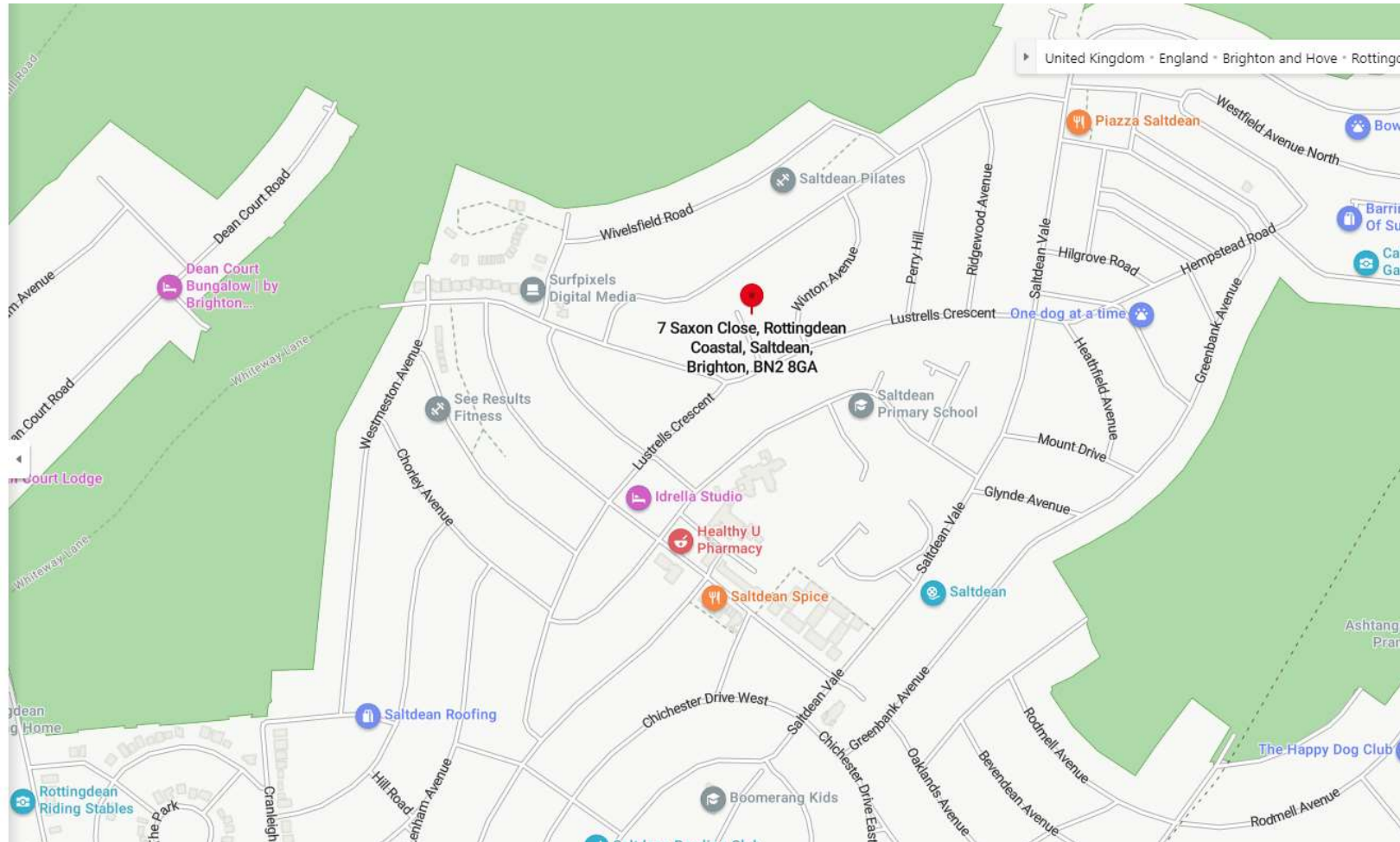
Application Description

Application to vary conditions 1, 6i and 17 of planning permission BH2024/00692 to allow amendments to approved drawings and to confirm conditions 6i and 17 have been approved.

NB: principle of new three-bed dwelling established via approval of BH2023/00424 and then varied by BH2024/00692 to permit a basement level.

- New lower ground level patio at front of the new dwelling
- New lower ground level patio at rear of the new dwelling
- Alteration to the front of the property and the access steps.

Map of Application Site



Existing Location Plan



Existing site location plan
Scale 1:1250@A3

0m 10m 20m 30m 40m 50m



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Street Photo of Site (adjacent to the site)



Photos of side garden (development site)



Proposed Block Plan



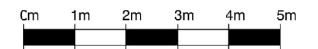
Proposed block plan Scale 1:500@A3



Approved Front Contextual Elevation



Proposed west contextual elevation to Saxon close Scale 1:100@A3



Brighton & Hove
City Council

Proposed Front Contextual Elevation



Proposed west contextual elevation to Saxon close Scale 1:100@A3

Changes to the new dwelling are altered access (reduced stair width), removal of elevated front terrace, exaction to form patio and additional bifold door. New balustrading as required.

Planning issue

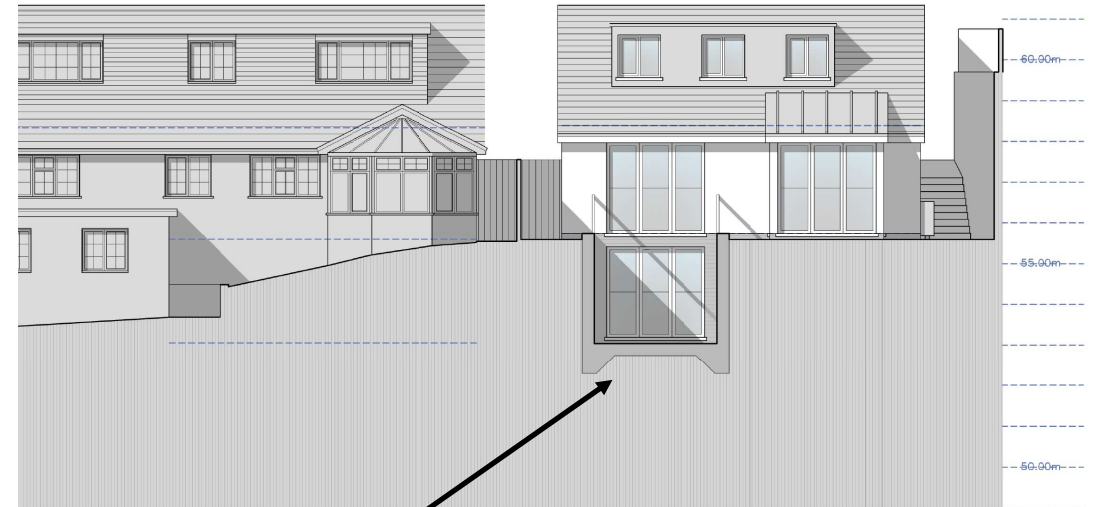
- F 200525 Juliet balcony omitted & kitchen window cill raised to 1050mm
- E 240425 Basement patios increased
- D 050224 New basement


Brighton & Hove
City Council

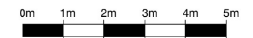
Proposed & Approved Rear Elevation

As Proposed

As Approved

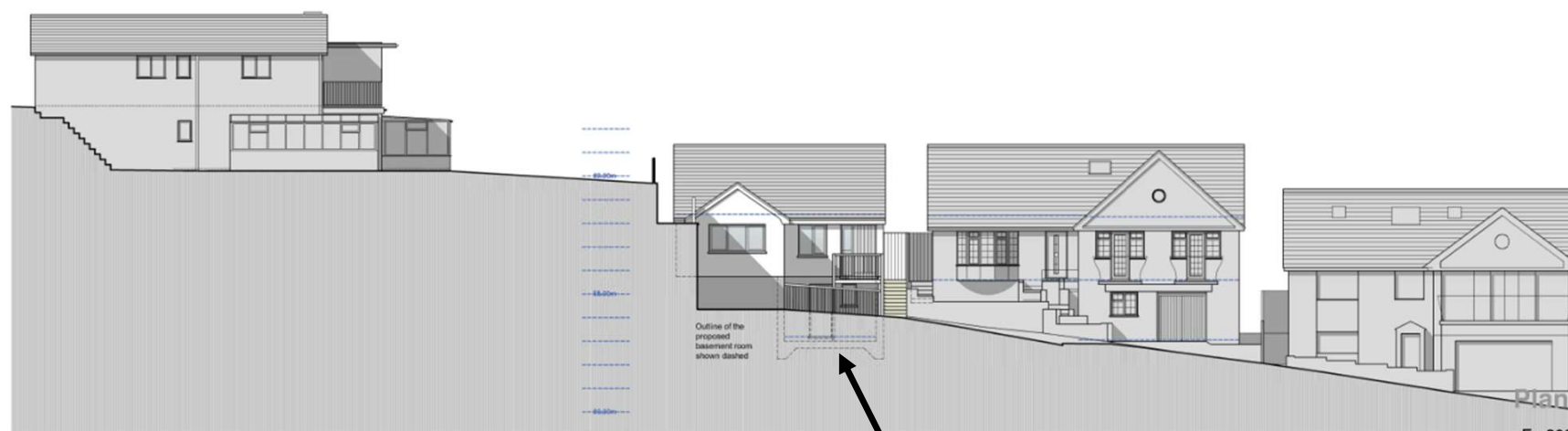


1:100 @ A3



Basement

Proposed Contextual Front Elevation



Outline of the
proposed
basement room
shown dashed

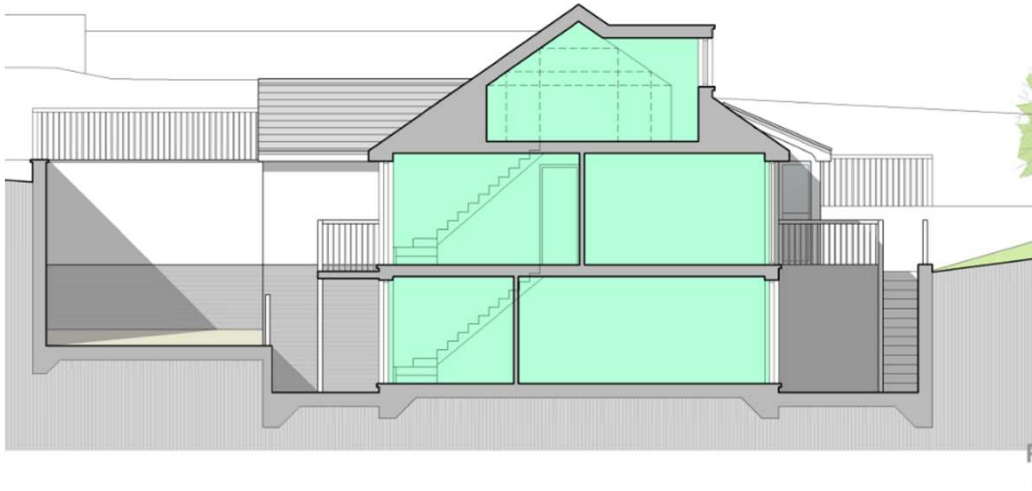
Outline of basement
indicating new fenestration
to front elevation of
basement

Planning issue

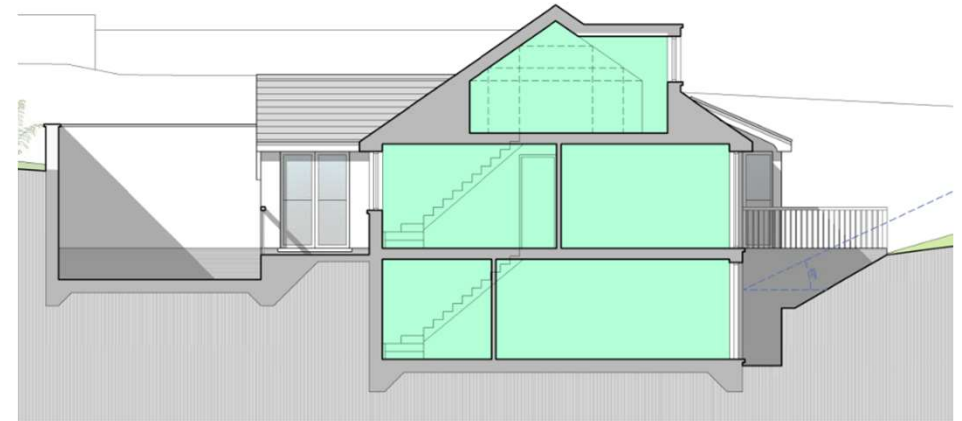
E 200525 Juliet balcony omitted
& kitchen window cill

Proposed Site Section (west to east)

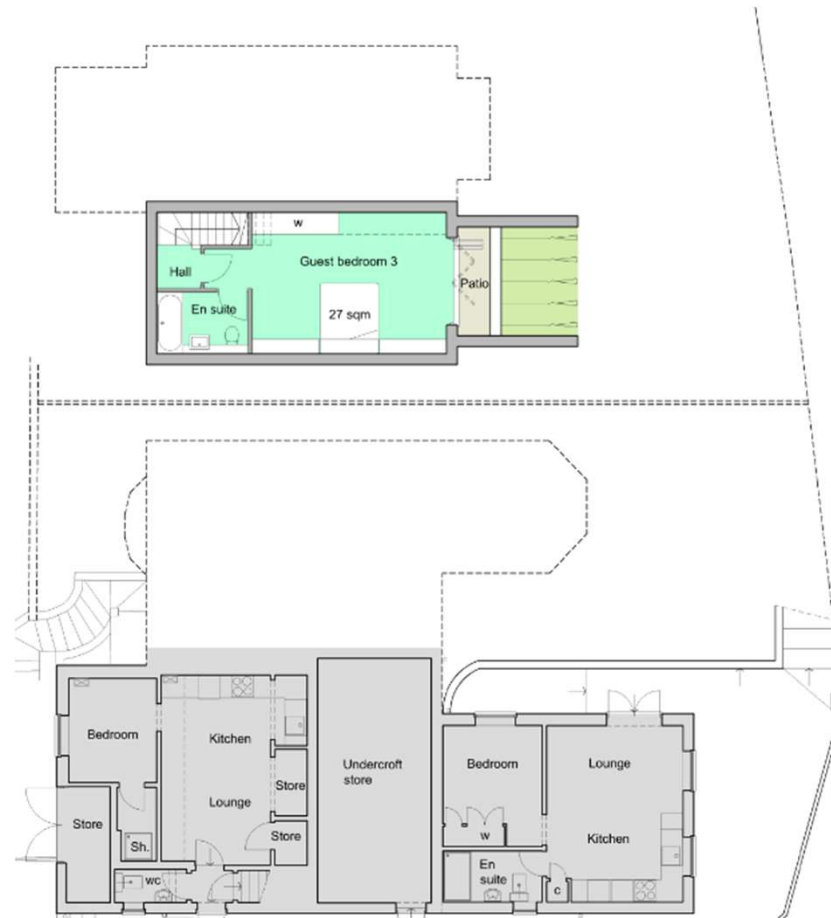
As Proposed



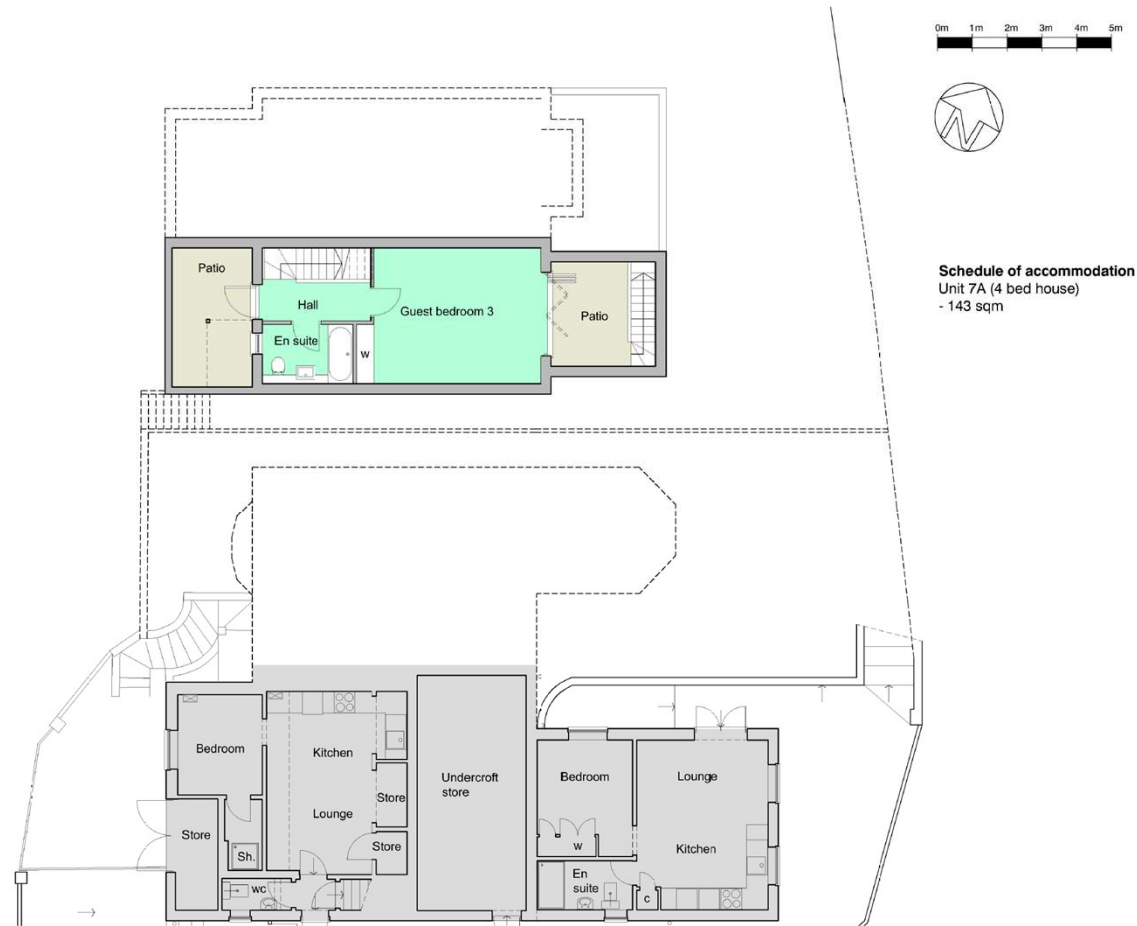
As Approved



Approved Basement Plan

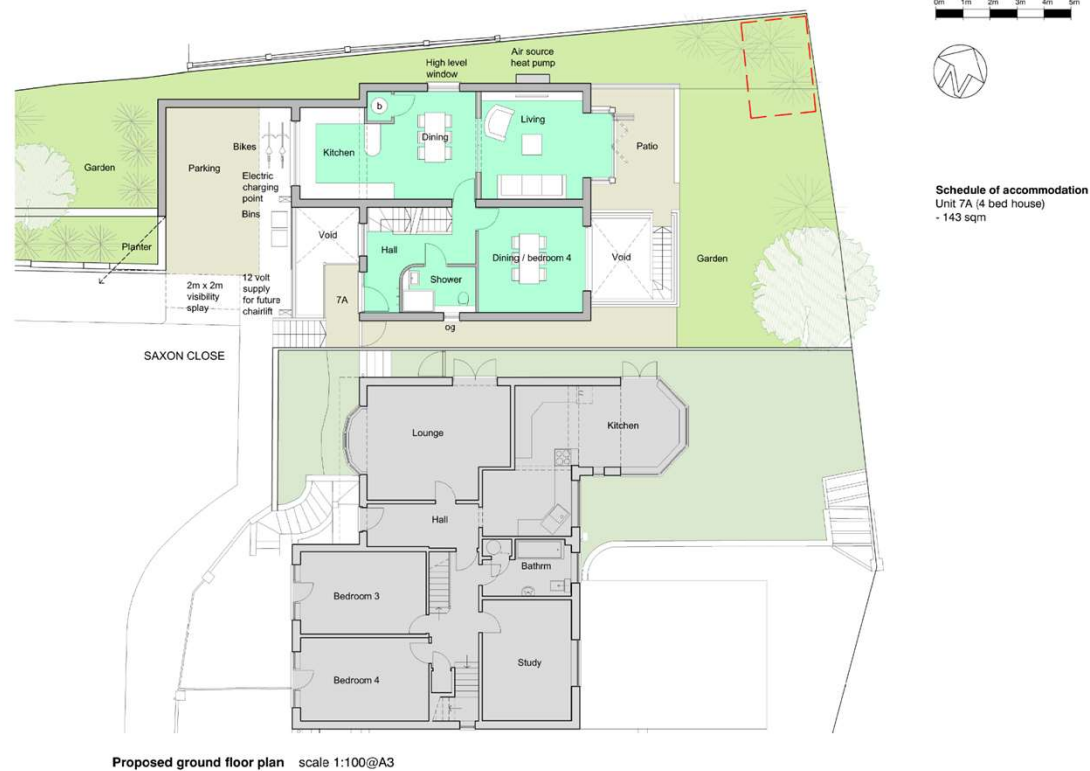


Proposed Basement Plan



Proposed basement floor plan scale 1:100@A3

Proposed Ground Floor Plan



Proposed 1st Floor Plan (no change)



Representations

Representations have been received from 5 people, objecting to the proposed development for the following reasons:

- ▶ Increased traffic
- ▶ Detrimental effect on property values
- ▶ Noise
- ▶ Overdevelopment/overcrowding
- ▶ Restriction of view
- ▶ Too close to boundary
- ▶ Lack of communication with neighbours
- ▶ No consideration for retaining wall between Tumulus Road and Saxon Close.
- ▶ Heat pump too close and will cause a disturbance,
- ▶ Loss of sea view.
- ▶ Poor design
- ▶ Inappropriate height of development
- ▶ Likely to increase pavement parking.
- ▶ Removal of turning head a concern.
- ▶ Loss of amenity and privacy.
- ▶ Noise during construction.

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on neighbours
- ▶ Changes to conditions regarding Archaeology and Ecology

Community Infrastructure Levy (CIL)

- ▶ The development would attract a CIL liability of approximately £24,810.63.
- ▶ This is the same as that applied to the previous consent (BH2024/00692) as there is no increase in floor area for this application.

Conclusion and Planning Balance

- ▶ The changes to the front of the dwelling are considered to be acceptable within the streetscene. The changes from sloping lawn to patio at the rear are also acceptable.
- ▶ No impacts of concern upon neighbouring amenity;
- ▶ No increased impact on highway;
- ▶ Subject to conditions, the development is appropriate in terms of impact on highways, archaeology, sustainability and ecology.

Recommend: Approve

More photos of side garden



Garden immediately outside 7 Saxon Close

