

12 Nevill Way
BH2025/00802

1st October 2025

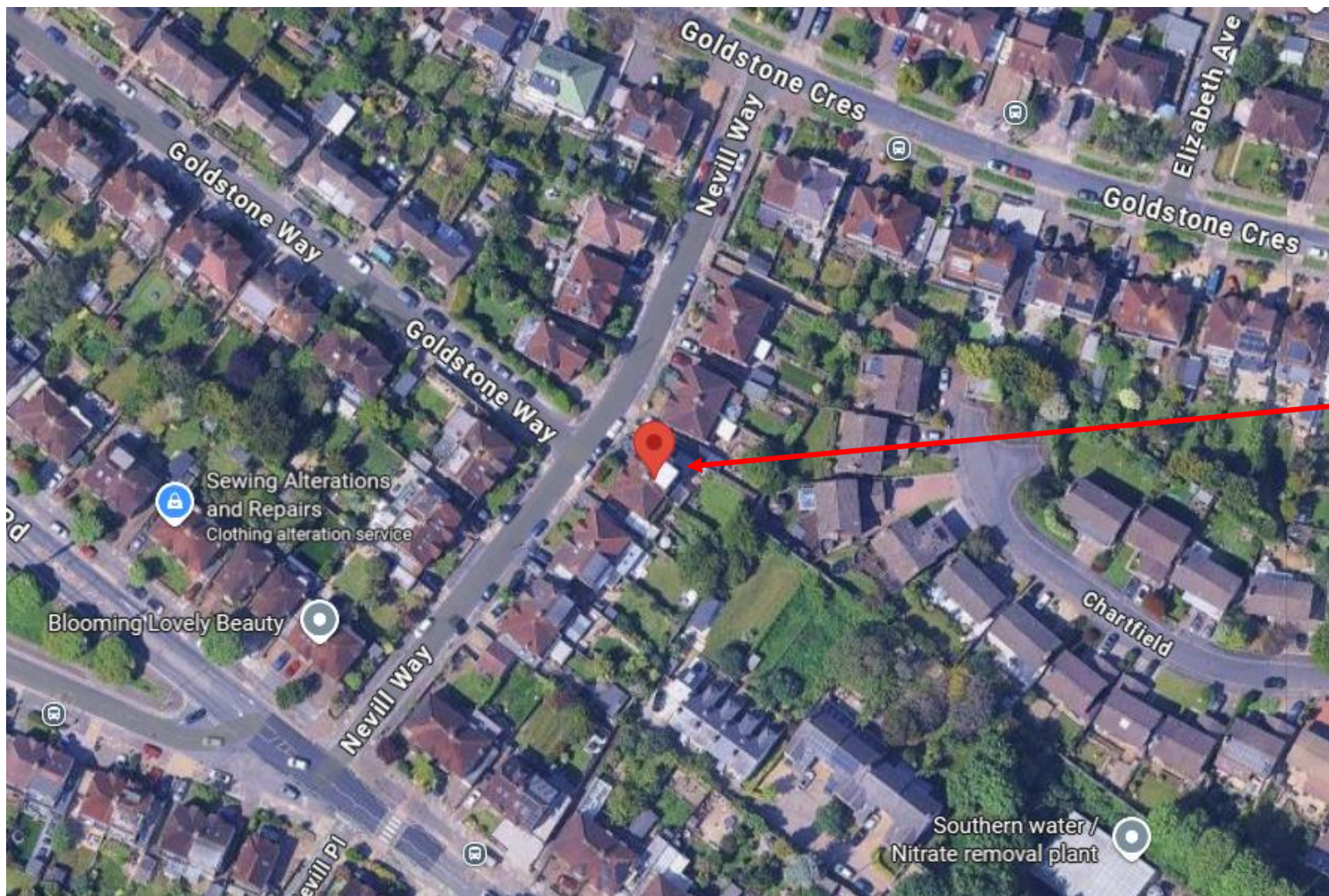


Brighton & Hove
City Council

Application Description

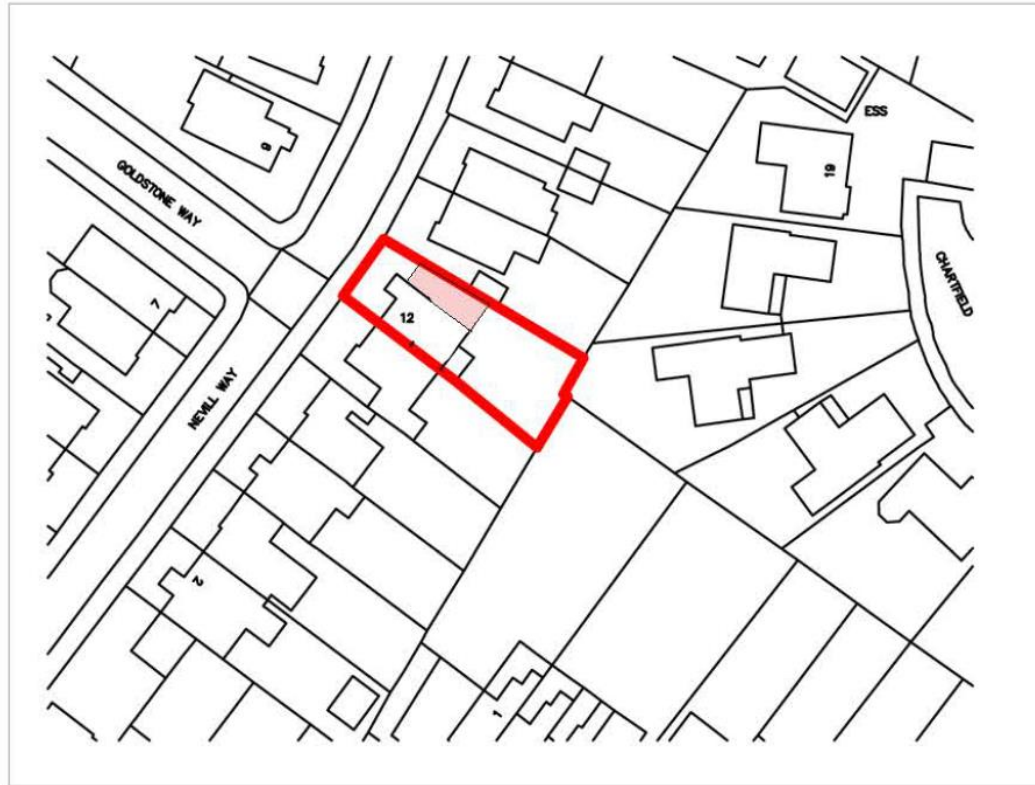
- Erection of two storey side extension to create annexe.

Map of Application Site

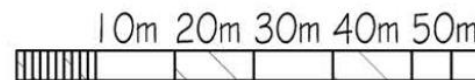


Site

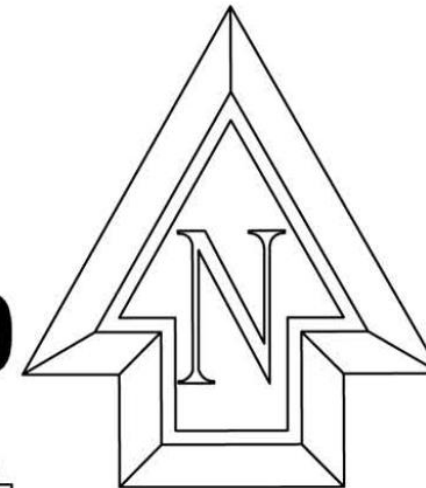
Location Plan



Location PLAN 1:1250



1:1250 Scale Bar

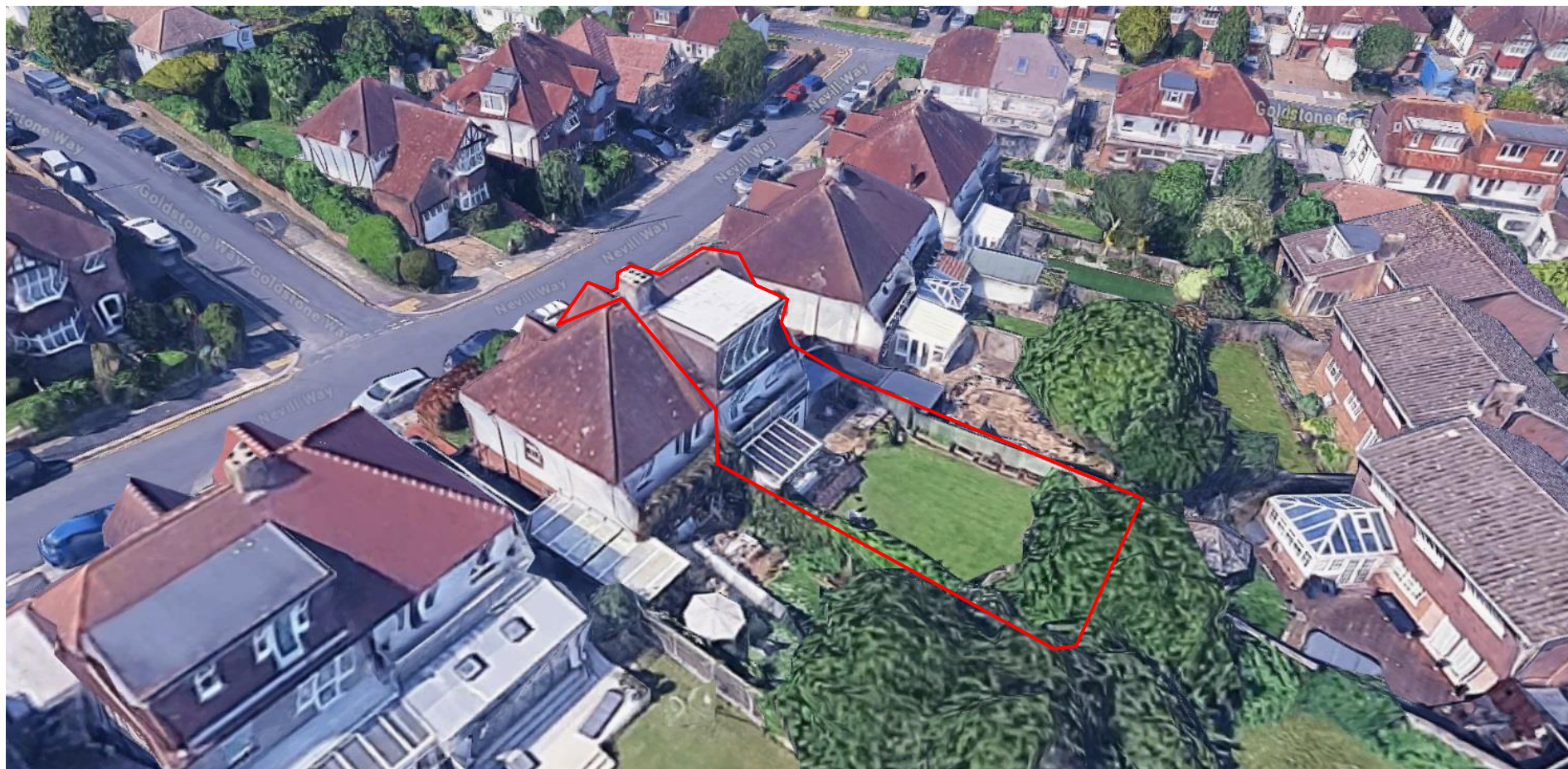


Aerial Photo of Site



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3D Aerial Photo of Site



Brighton & Hove
City Council

Street Photos of Site



Street Photos of Site showing side / front of property



Photos from Driveway



Towards No.14



Towards No.12 (Site)

Photos from Driveway



Towards No.14

Photos from Rear Garden



Towards No.14



Photos from Rear Garden



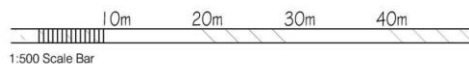
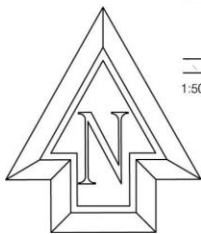
Towards No.12 (Application Site)

Block Plan

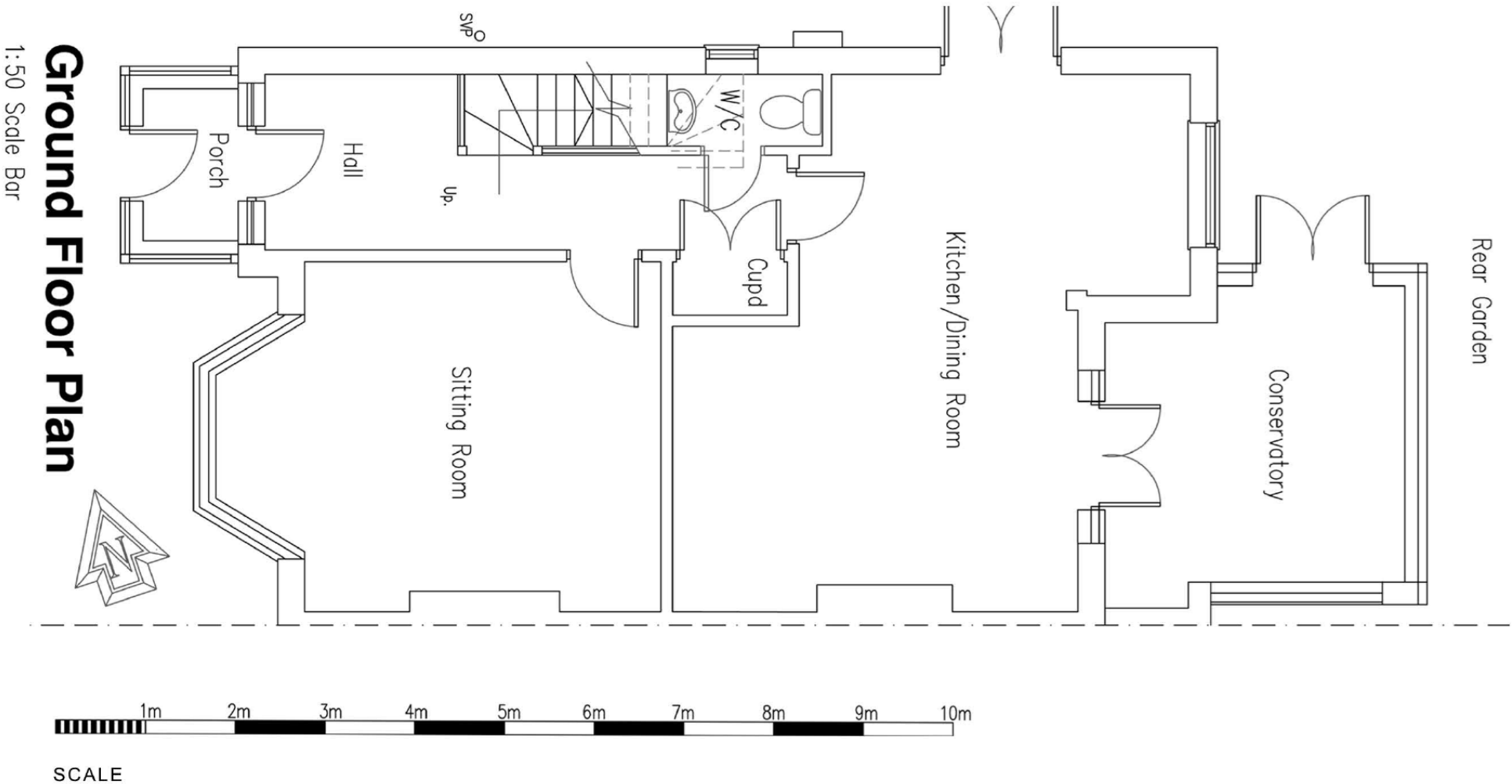


proposed rear & side roof extension hatched red

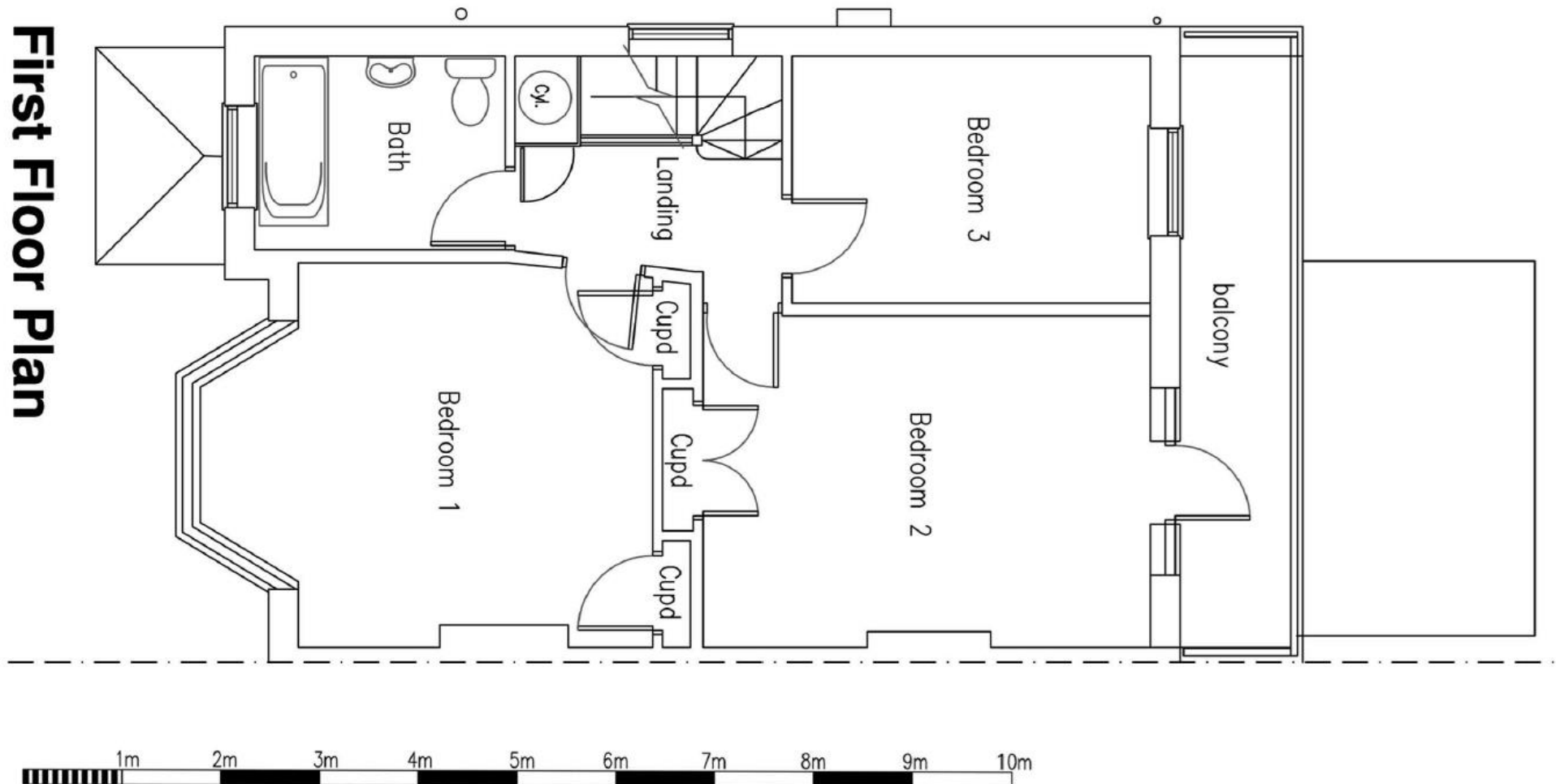
BLOCK PLAN 1:500



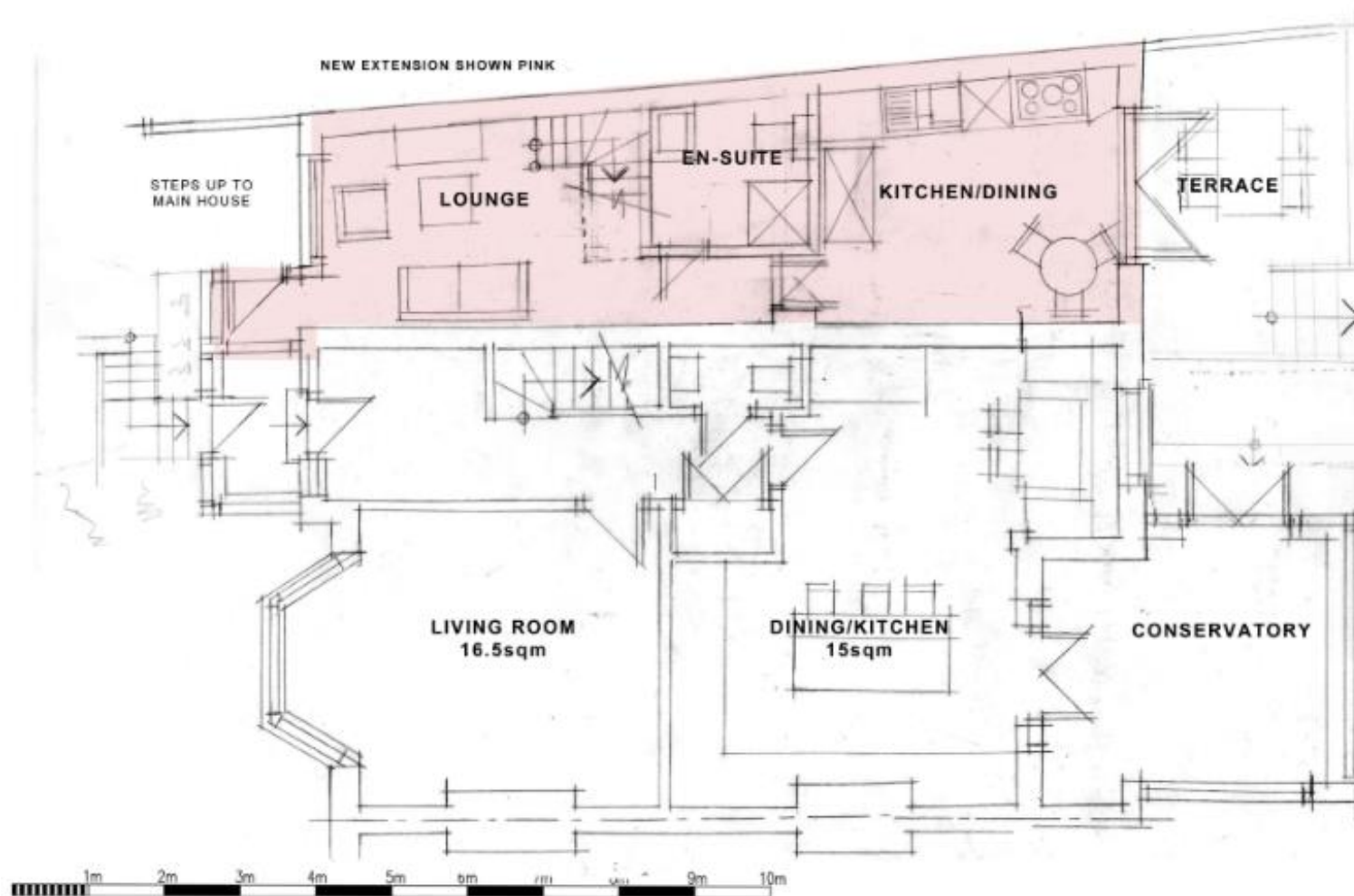
Existing Ground Floor Plan



Existing 1st Floor Plan



Proposed Ground Floor Plan

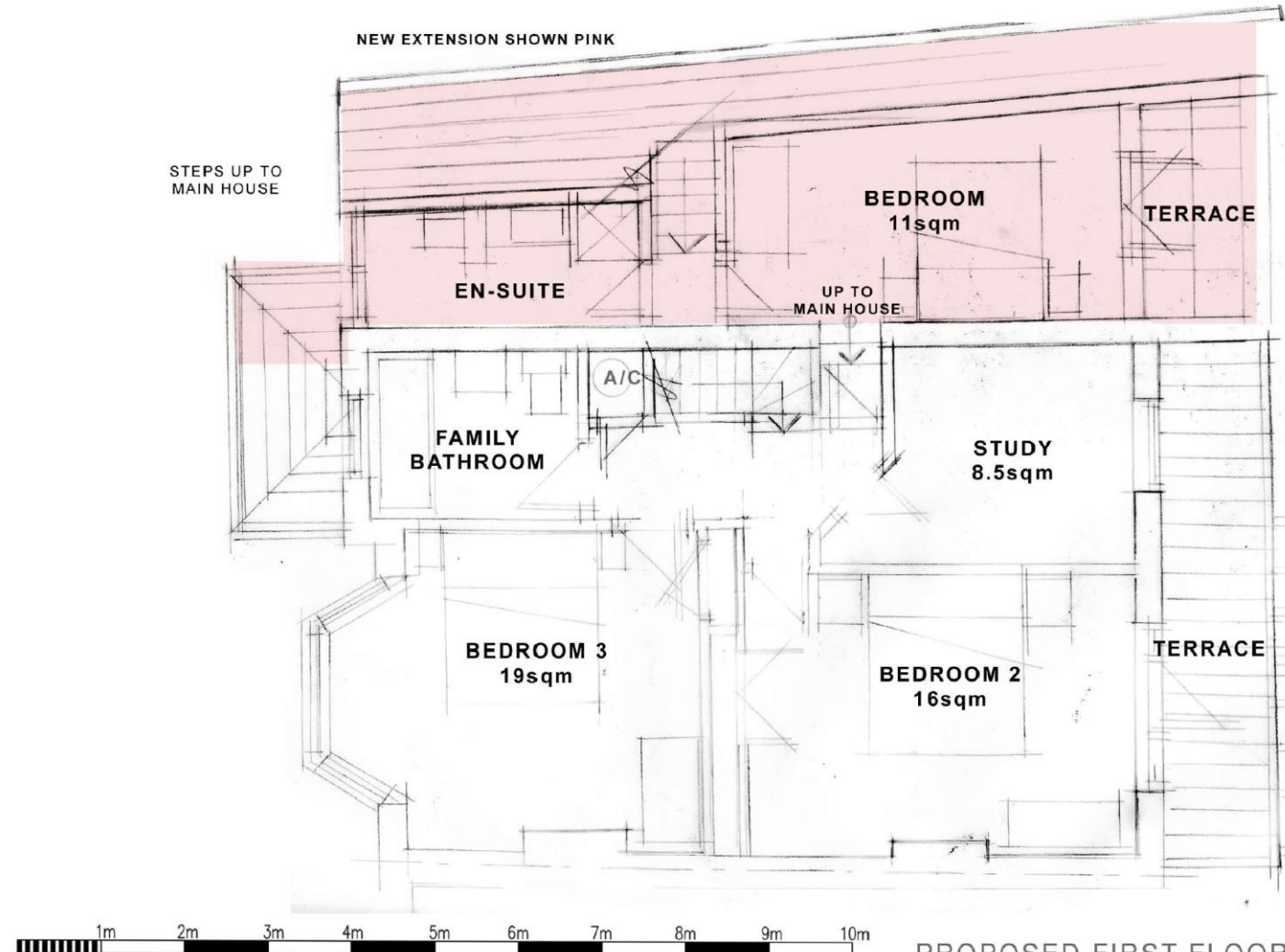


12 NEVILL WAY, HOVE : PROPOSED GROUND FLOOR PLAN

Scale: 1:50@A3 Auth By: AF Drawn By: AF Date: 21.07.25 Dwg No: 2501-L(00)9B

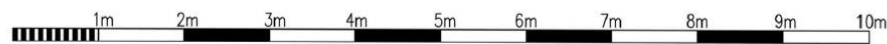
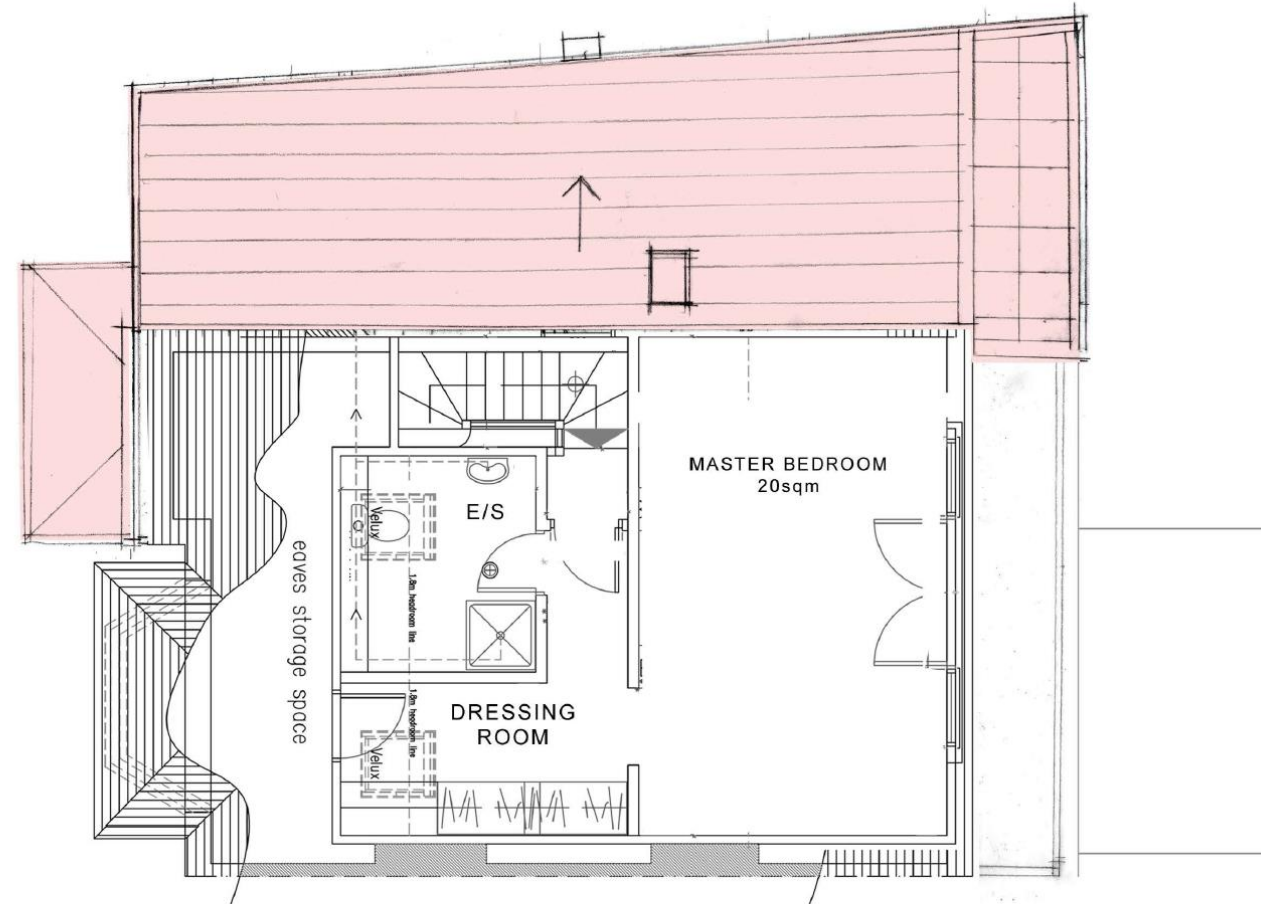
REV B: EXTERNAL STEPS ADDED - AF 24.07.25
REV A: UPDATED DESIGN - AF

Proposed 1st Floor & Mezzanine Plan



PROPOSED FIRST FLOOR & MEZZANINE FLOOR PLAN

Proposed 2nd Floor & Roof Plan



PROPOSED SECOND FLOOR & ROOF PLAN

Existing Front Elevation



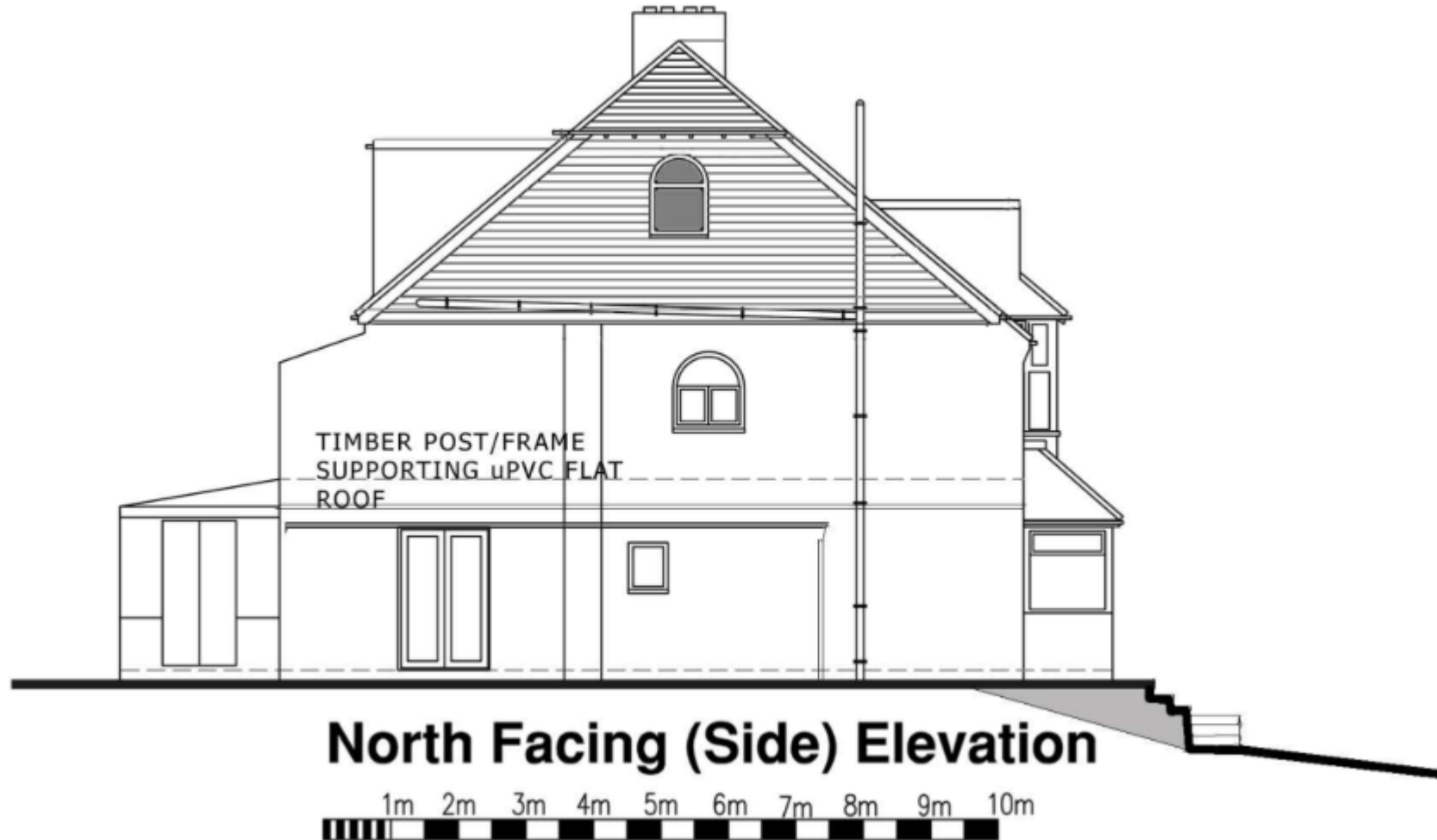
West Facing (Front) Elevation

Proposed Front Elevation



West Facing (Front) Elevation

Existing Side Elevation



Proposed Side Elevation



North Facing (Side) Elevation



Existing Rear Elevation



Proposed Rear Elevation



Representations

During the original neighbourhood consultation, fourteen (14) objections to the proposal were received and the following issues were raised:

- ▶ Additional traffic/parking issues/road safety concerns
- ▶ Detrimental effect on property value
- ▶ Noise
- ▶ Overdevelopment, inappropriate height of development
- ▶ Poor design, not in keeping
- ▶ Overshadowing/loss of light
- ▶ Too close to the boundary
- ▶ Loss of privacy
- ▶ Commercial business unsuited to residential area
- ▶ Restriction of view

(It should be noted the original proposal was for a significantly larger side extension with a Pilates studio and facilities)

During the re-consultation period, eight (8) objections were received. Seven of these were from previous objectors and one of these was from a new objector. The only additional consideration raised in the representations was the use of the annexe.

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The proposed side extension/annexe is considered to have an acceptable design and is not considered to result in significant impacts to neighbouring amenity.
- ▶ **Approval** is therefore recommended subject to conditions preventing the use of the annexe as a separate unit of accommodation.

