

113

# 4 Bennett Drive

## BH2025/01832

3<sup>rd</sup> December 2025



Brighton & Hove  
City Council

---

# Application Description

- ▶ Planning permission is sought for the erection of single storey rear extension, enlargement of rear first floor dormers and installation of rear terrace, and associated alterations.

# Map of Application Site



Site

# Location Plan



Location Plan

1:1250 @ A3

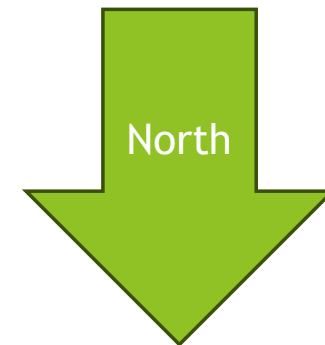


# Aerial Photo of Site





# 3D Aerial Photo of Site



---

# Existing Front (east) elevation



---

# Existing Rear (west) elevation





---

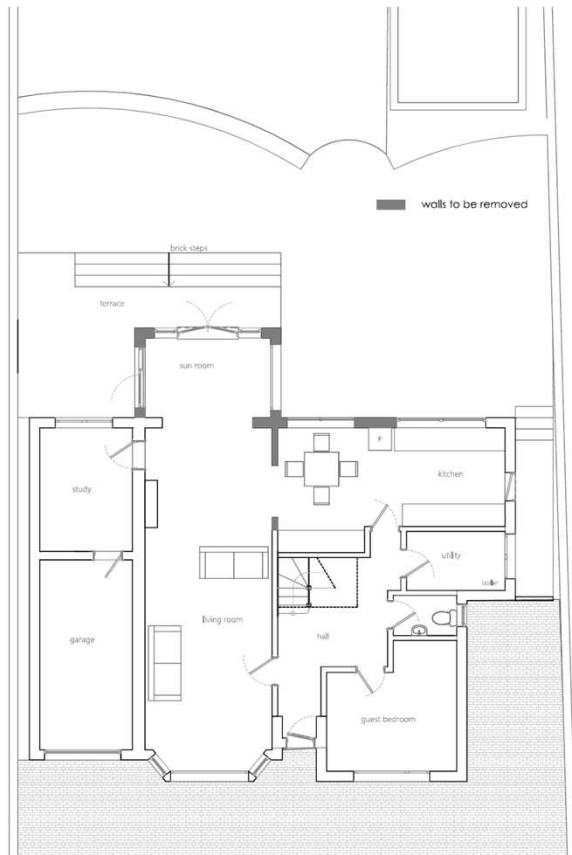
# Existing Side (north) Elevation



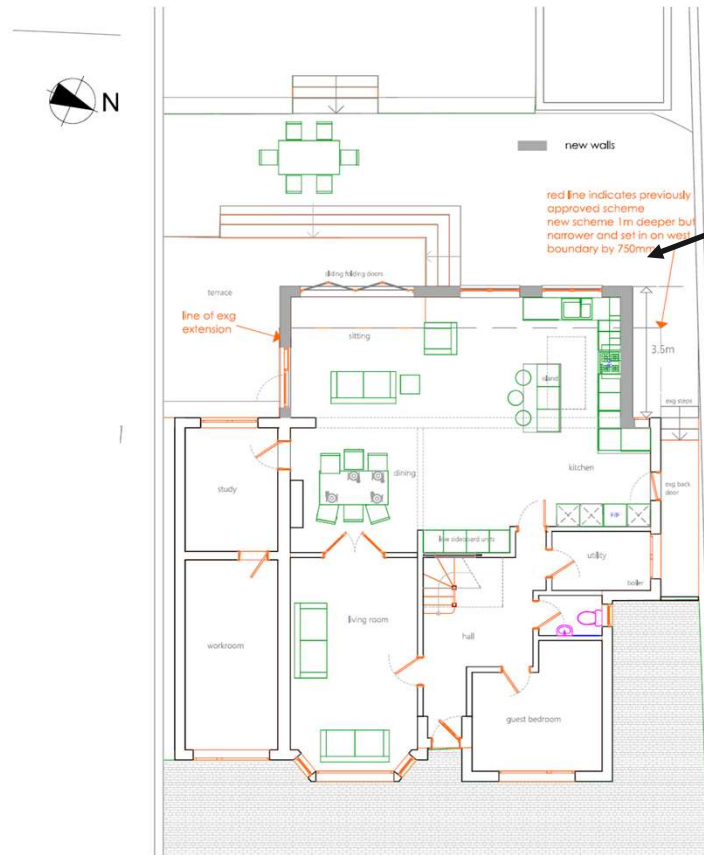
## 122



# Existing and Proposed Ground Floor Plans



Existing Ground Floor Plan.

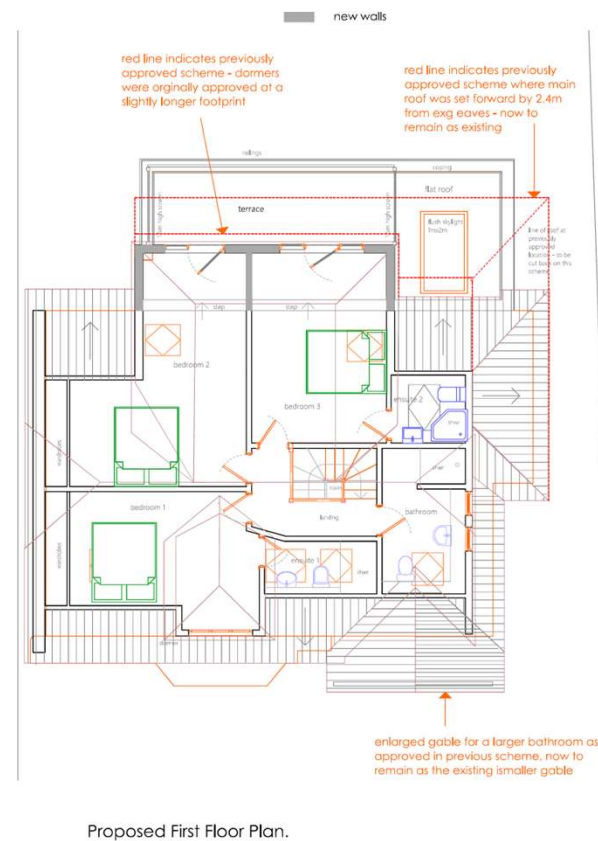
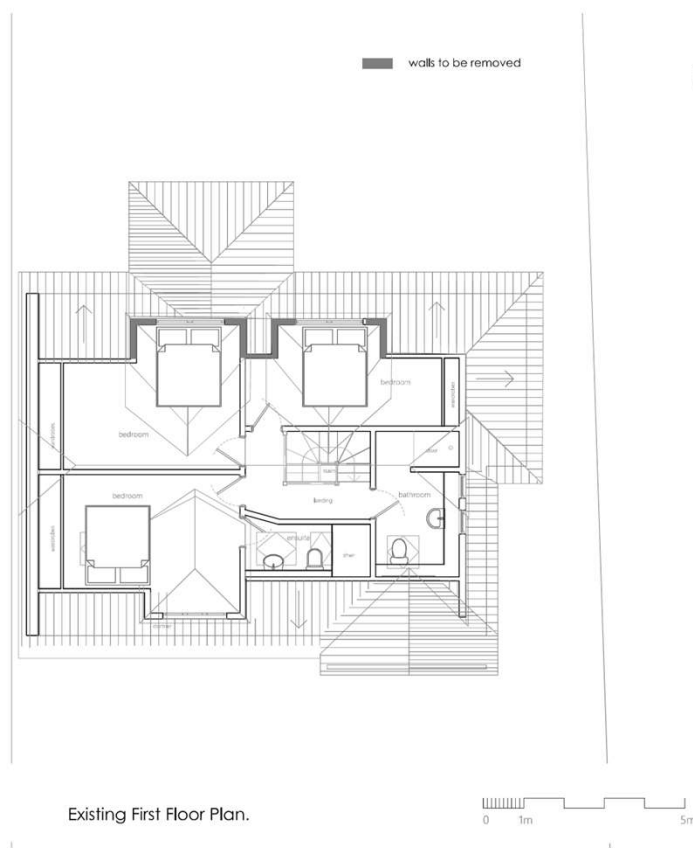


Proposed Ground Floor Plan.

Proposed extension would project only 1 metre further than the previously approved extension



# Existing and proposed 1st Floor Plans



---

# Existing Front (East) Elevation



Existing East Elevation.

# Proposed Front (East) Elevation



Proposed East Elevation.



---

# Existing Rear (West) Elevation



Existing West Elevation.

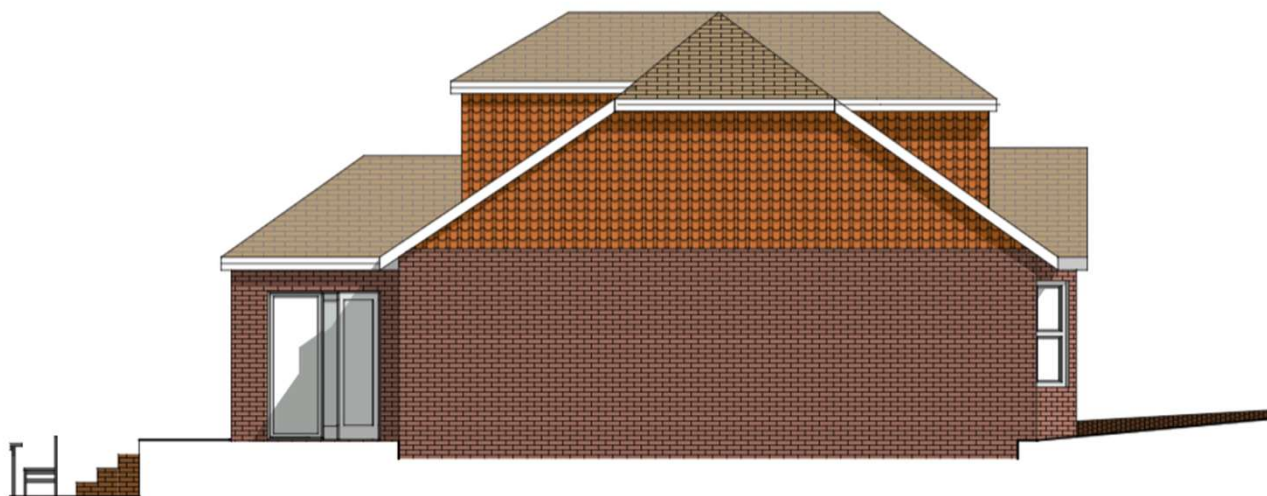
# Proposed Rear (West) Elevation



Proposed West Elevation.

---

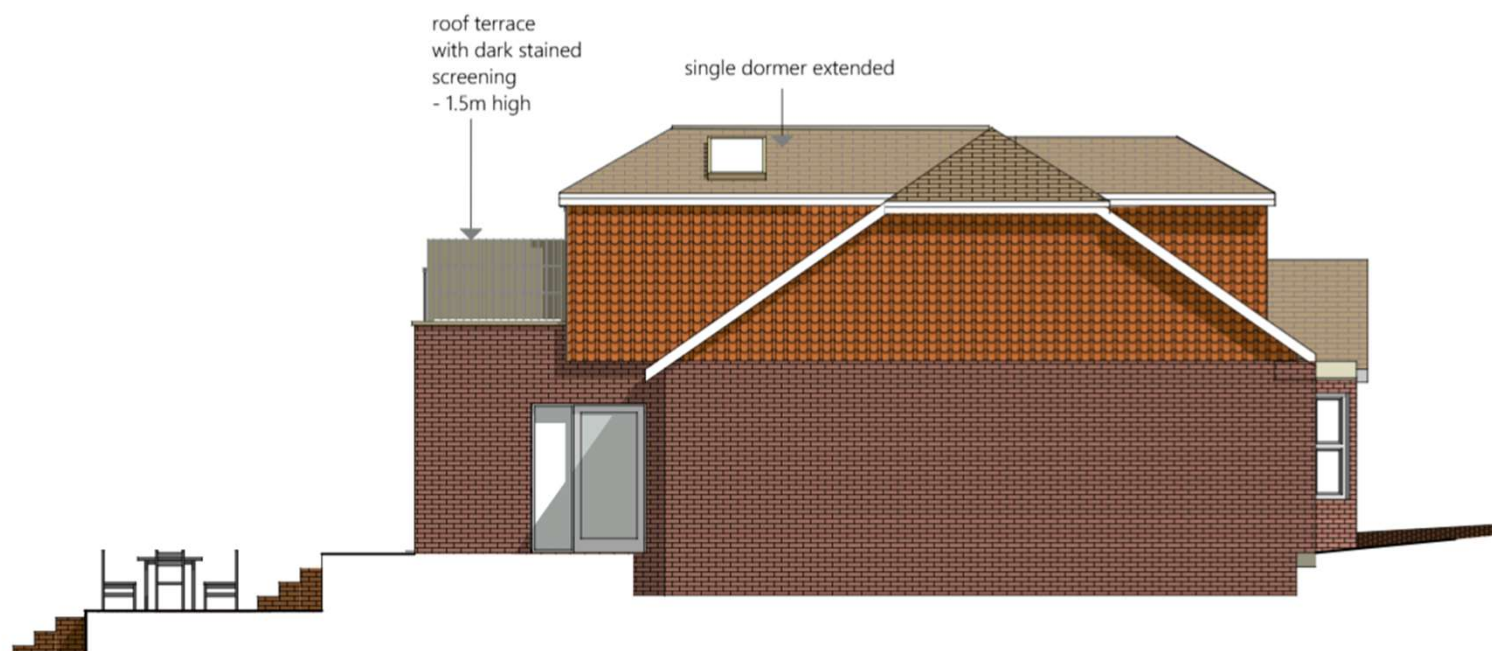
# Existing Side (South) Elevation



Existing South Elevation.



# Proposed Side (South) Elevation



Proposed South Elevation.

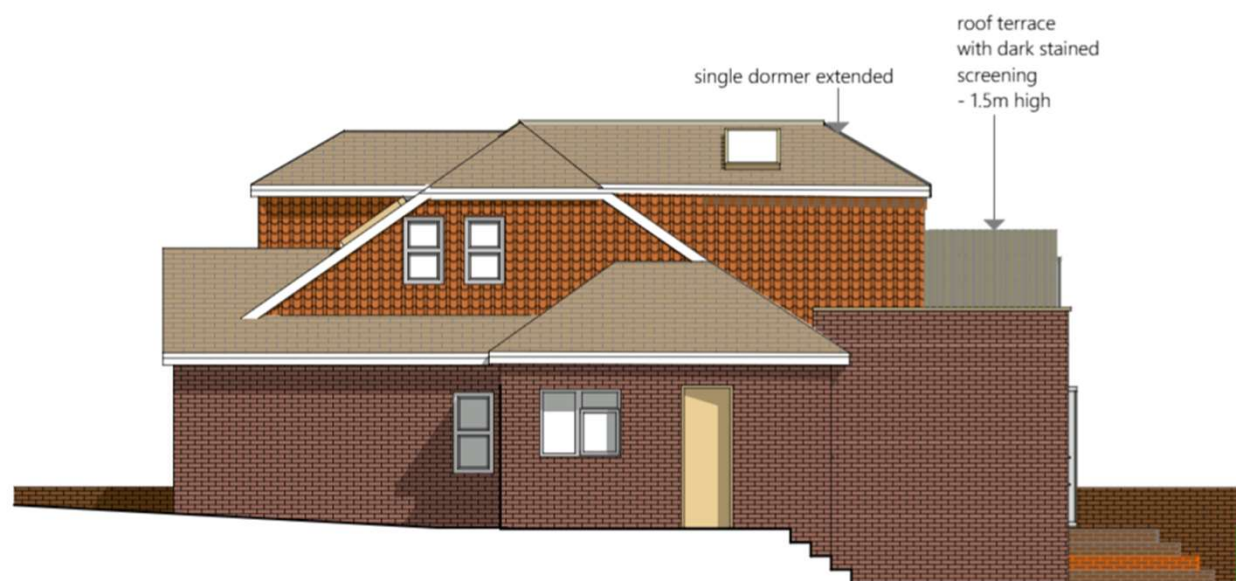
---

# Existing Side (North) Elevation



Existing North Elevation.

# Proposed Side (North) Elevation



Proposed North Elevation.



# Representations

- ▶ **Eight (08) objections** to the proposal were received and the following issues were raised:
  - ▶ Inappropriate Height of Development
  - ▶ Overdevelopment
  - ▶ Overshadowing
  - ▶ Restriction of view
  - ▶ Overlooking
- ▶ **One (1)** comment has been received **supporting** the proposal for the following reason:
  - ▶ - Good Design
- ▶ **Councillor Ivan Lyons** has **objected** to the proposal on the grounds of overdevelopment.

---

# Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

# Conclusion and Planning Balance

- ▶ The proposed rear extension would measure 3.5 metres in depth, representing only a 1-metre increase beyond the previously approved extension under application reference BH2019/00603. Given the size of the site, this modest increase is not considered to result in overdevelopment and would not cause any harm to neighbouring properties or the wider area.
- ▶ The roof works and other proposed alterations, including the replacement doors and installation of rooflights, would have an impact comparable to the existing situation for neighbouring properties. The use of matching materials would ensure the proposals are acceptable in design terms and sympathetic to the character of the property.
- ▶ **Recommend: Approval**

