

Land East Of 5 Nolan Road

BH2025/01008

3rd December 2025

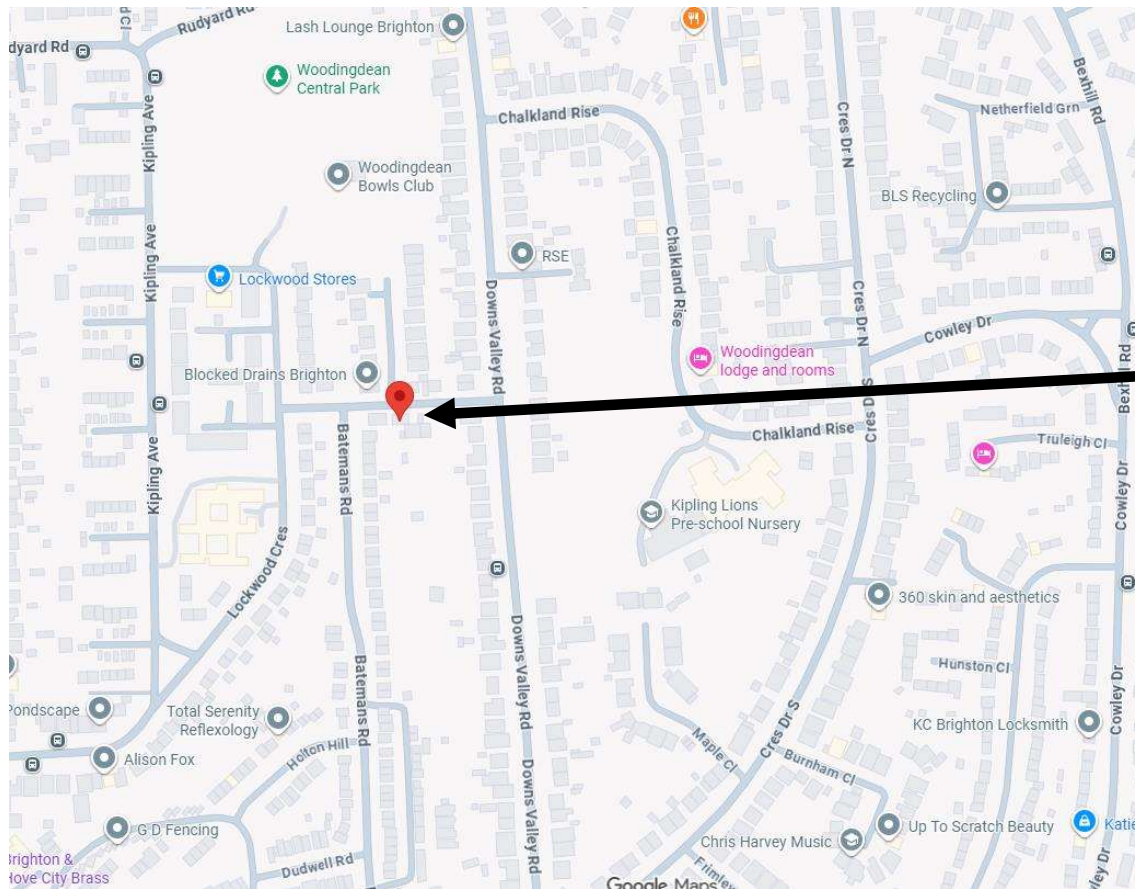


**Brighton & Hove
City Council**

Application Description

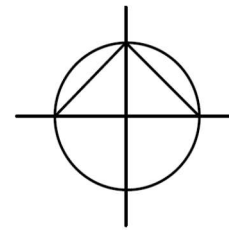
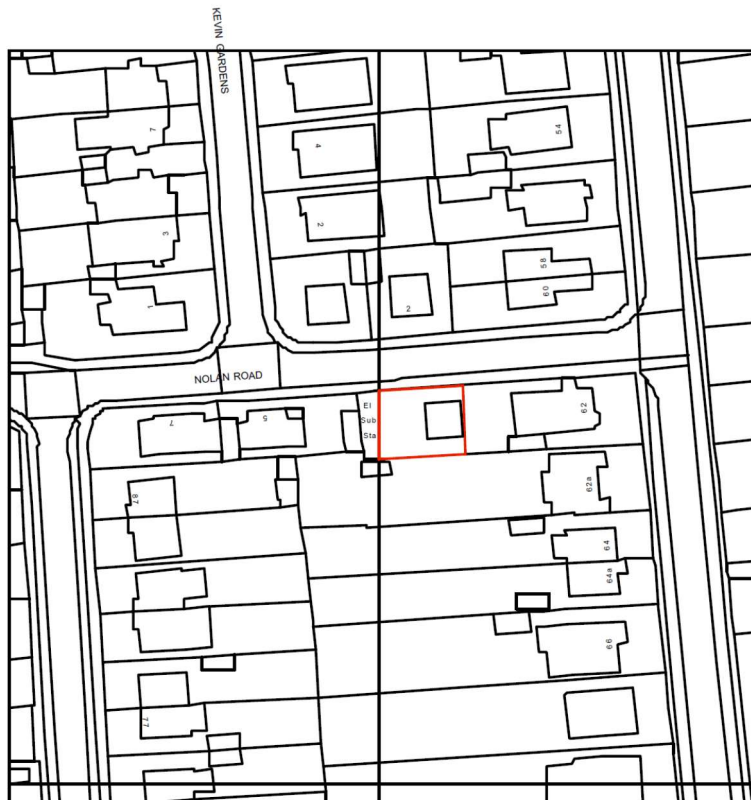
Demolition of existing garage and erection of 1no. one storey, two-bedroom dwelling (C3) with associated landscaping.

Map of Application Site

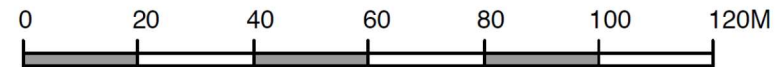


Application Site

Existing Location Plan



SITE PLAN scale 1:1250



A1 Drawing

3D Aerial Photo of Site



3D Aerial Photo of Site



Photo of Site



Close up of the garage and existing boundary treatment



Garage and hardstanding



Looking down Nolan Road



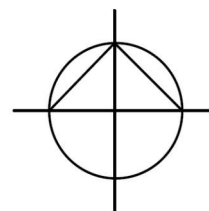
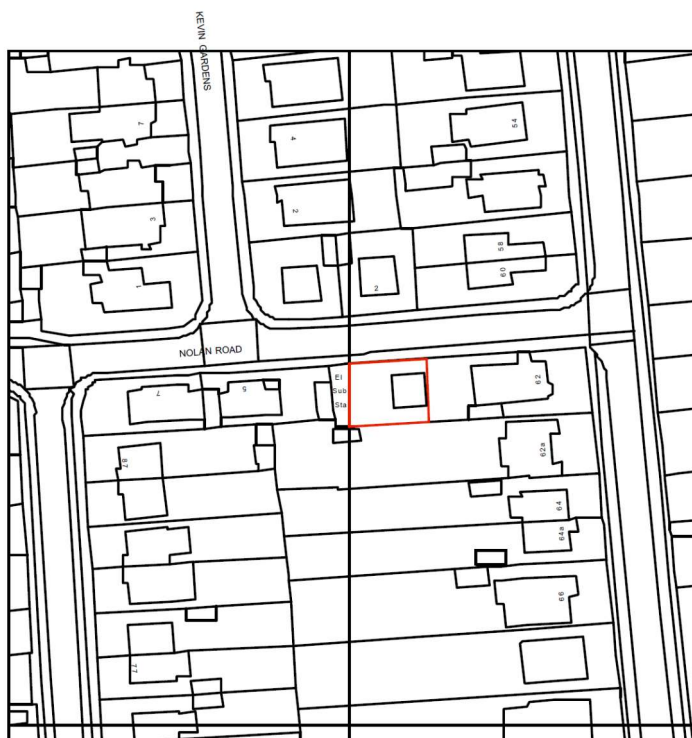
Existing
garage

Corner of Nolan Road and Kevin Gardens



Existing
garage

Existing Block Plan



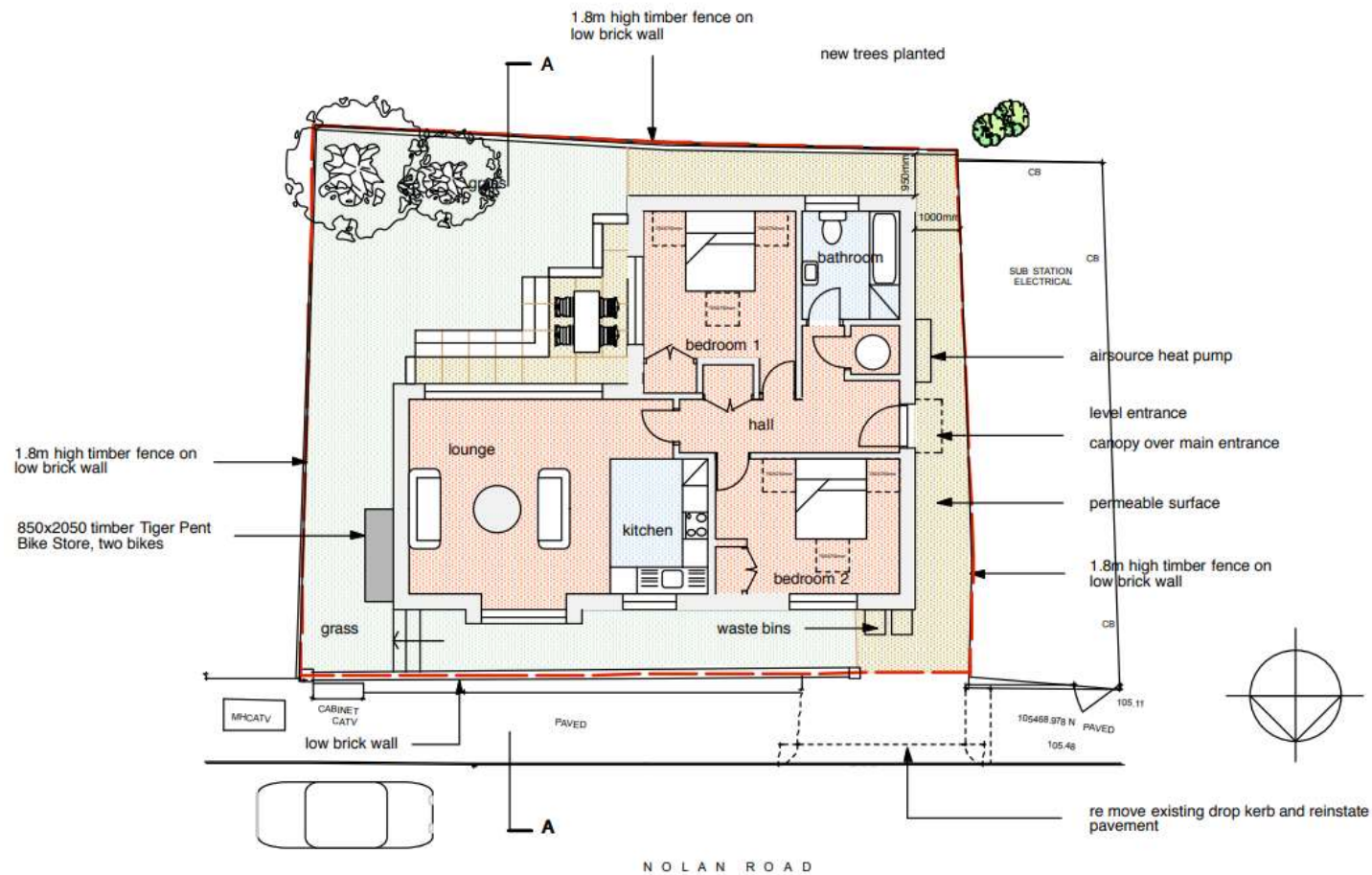
SITE PLAN scale 1:1250

0 20 40 60 80 100 120M



A1 Drawing

Proposed Floor Plan



Proposed Front Elevation - North



FRONT ELEVATION north facing

Proposed side Elevations – West and South

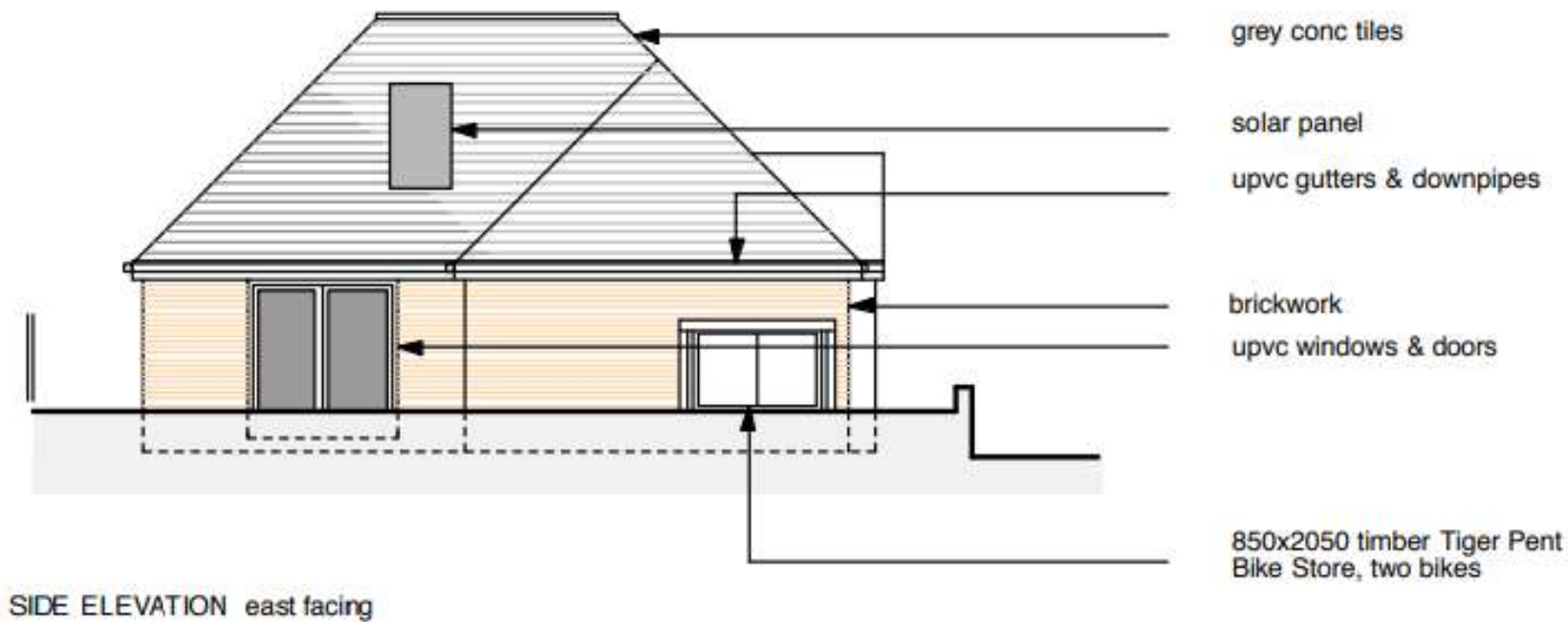


SIDE ELEVATION west facing



SIDE ELEVATION south facing

Proposed Elevation - East



Proposed Section



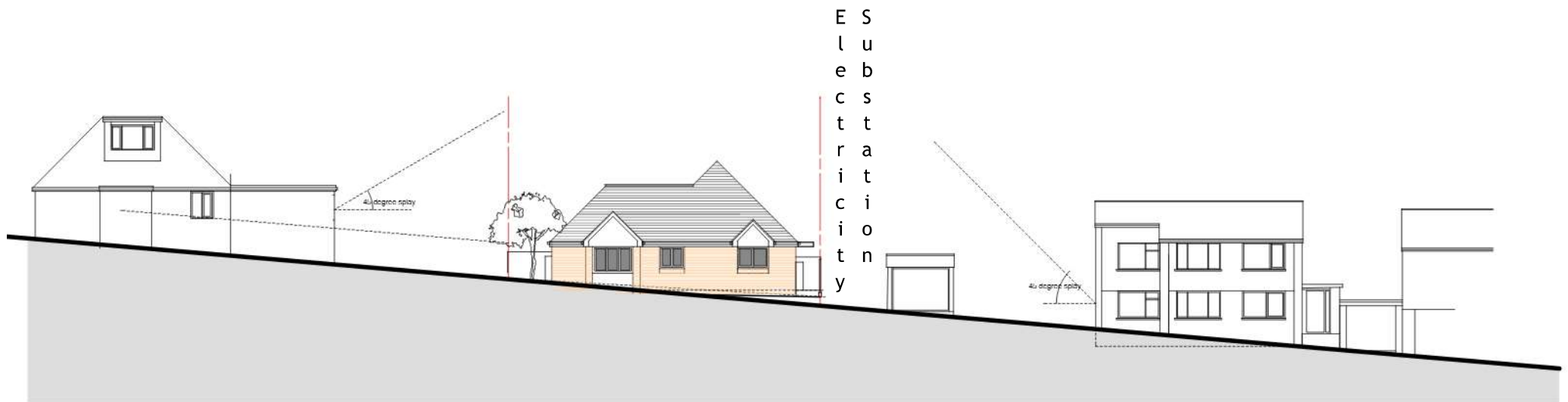
SECTION A - A and part ELEVATION

Proposed Streetscene

62 Downs Valley Road

Application site

5 Nolan Road



Representations - objections

Representations have been received from 6 (six) individuals, objecting to the proposed development for the following reasons:

- ▶ Inappropriate height of development
- ▶ Overdevelopment
- ▶ Overshadowing to no. 62
- ▶ Poor design
- ▶ Too close to the boundary
- ▶ Consultation with Southern water is needed for a suitable connection
- ▶ Site address does not match land registry title
- ▶ Double yellow lines should be applied to the highway if development approved to prevent parking congestion
- ▶ Additional traffic
- ▶ Restriction of view
- ▶ The site is not large enough for what is proposed.
- ▶ Contaminated land
- ▶ Substation not adequately considered
- ▶ Drainage
- ▶ Development has not addressed previous refusal reasons

Representations - support

A representation has been received from 1 (One) individual, supporting the proposed development for the following reasons:

- ▶ Good and sensitive design
- ▶ Site is currently an eyesore and is the perfect site for a new dwelling
- ▶ Applicants have engaged with neighbours
- ▶ Access to the site will be easy and there is always parking on Nolan Road

Key Considerations

- ▶ Principle of new dwelling
- ▶ Design and appearance of new dwelling
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation
- ▶ Transport and highway matters
- ▶ Contamination from previous garage use, impacts of the adjacent substation.

Conclusion and Planning Balance

- ▶ The proposal for a single storey with pitched roof, two-bedroom dwelling is considered acceptable for the plot and would sit comfortably within the street scene. The dwelling would assimilate into the downward slope of Nolan Road.
- ▶ The proposed dwelling can be considered suitable for family occupation as there would be two bedrooms, and it is above the 70sqm minimum for family accommodation. The rear/side garden would also support future family accommodation.
- ▶ The amended internal layout and repositioning of the dwelling has addressed internal concerns about the siting of the dwelling being too close to the substation.
- ▶ The proposal has included cycle parking and addressed the Highway Authority concerns by removing off-street parking and reinstating the footway.
- ▶ The recommendation is subject to several conditions to ensure that matter such as contamination and noise from the substation are satisfactorily attended to. Other conditions are also recommended to ensure that the site is sustainable and enhances ecology and biodiversity.
- ▶ **Recommend: Approval**

