

**21 Chailey Avenue,
Rottingdean
BH2025/01886**

4th February 2026



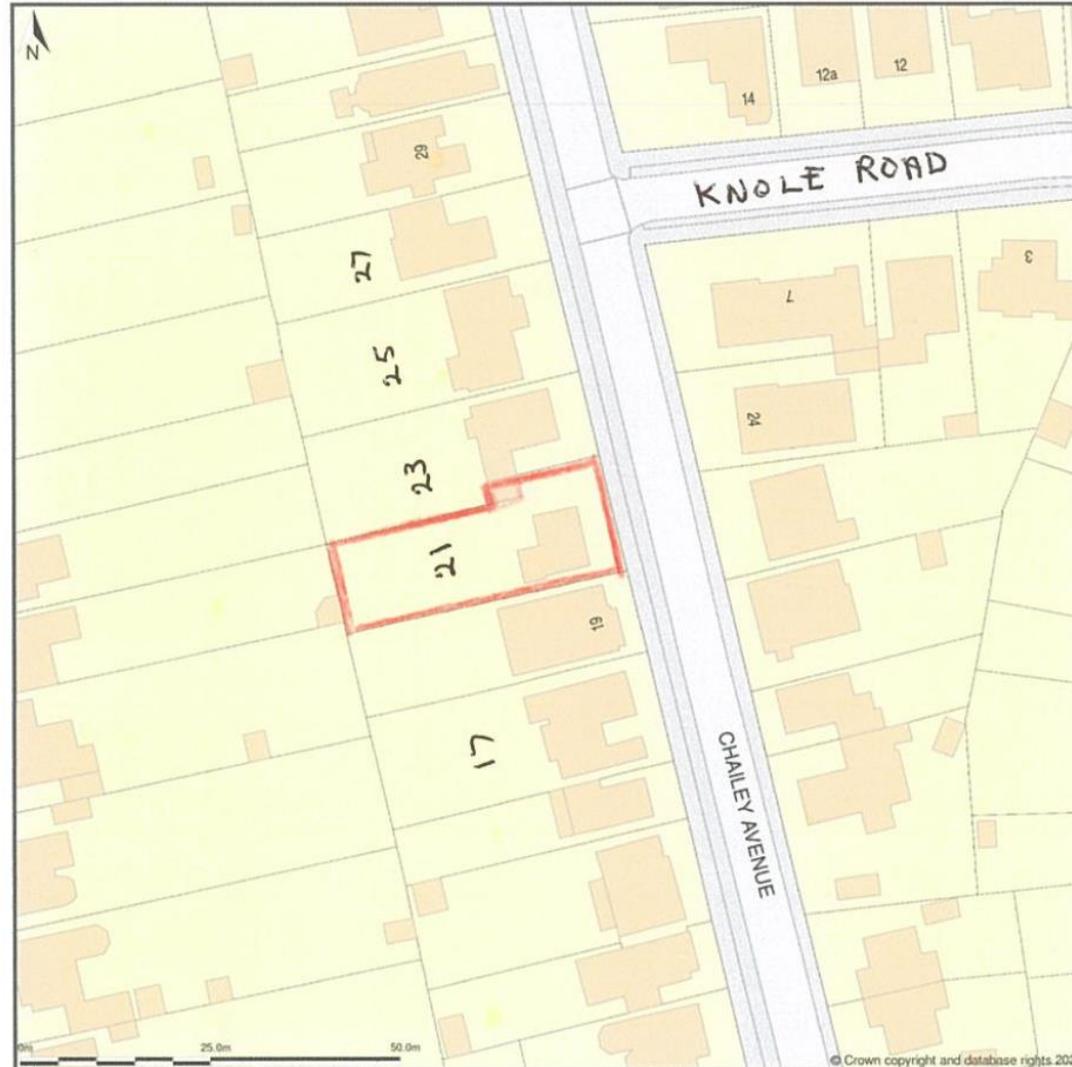
**Brighton & Hove
City Council**

Application Description

Remodelling of the existing dwellinghouse to include removal of the existing rear extension and construction of:

- ▶ Two-storey rear extension with first floor balcony and ground floor decked terrace
- ▶ Side extension including garage for vehicle storage
- ▶ Front porch extension with gable
- ▶ 4x rooflights to front roofslope
- ▶ Revised fenestration
- ▶ Existing garage to be retained and used for storage.

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Front elevation



Street Photos of Site



Site Photos - Rear

100



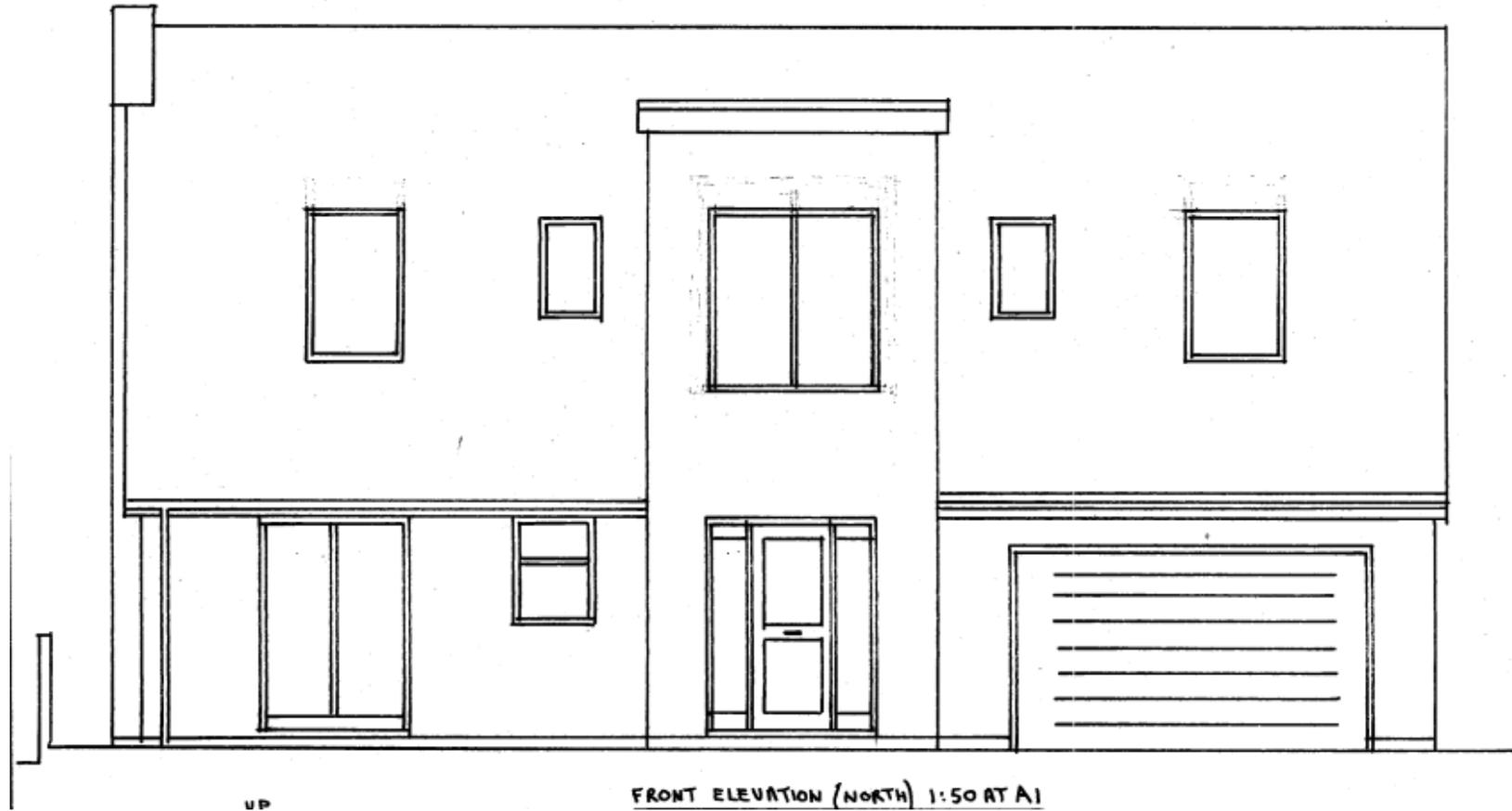
Photos - Site Boundaries (views to north, rear and south)



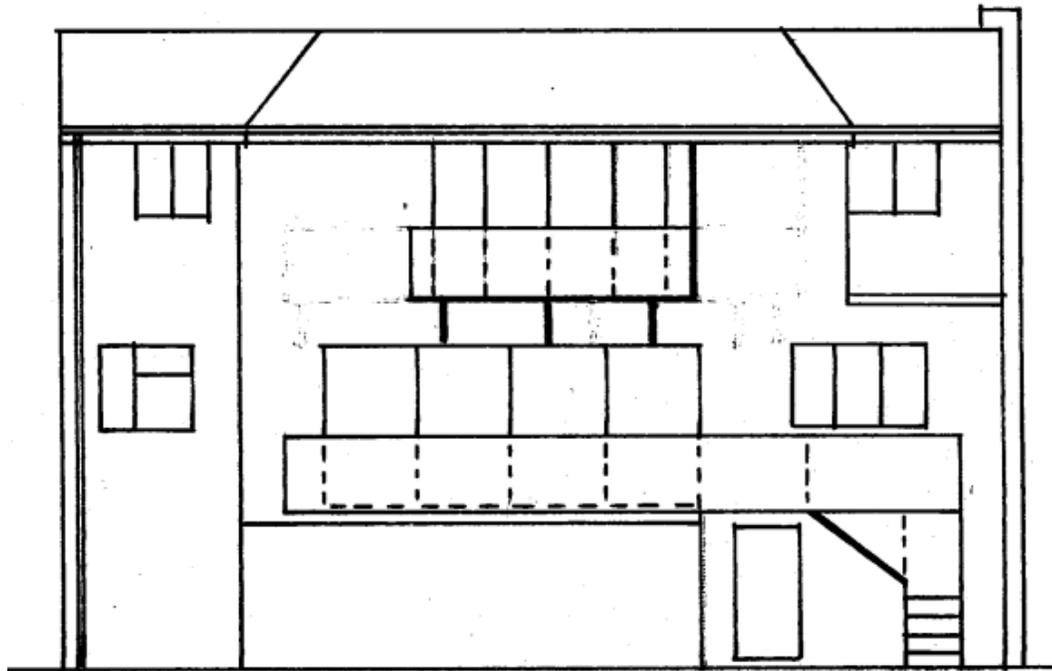
Proposed Block Plan



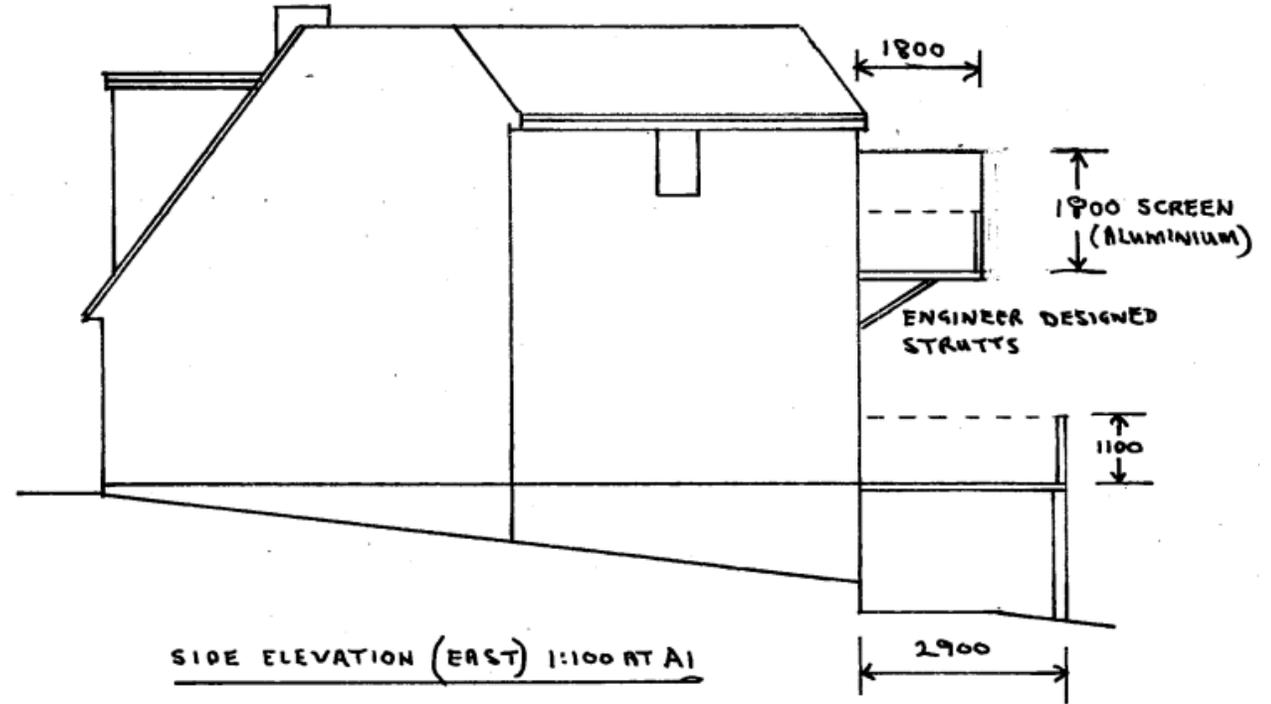
Proposed Front Elevation



Proposed Rear / Side Elevation



REAR ELEVATION (SOUTH) 1:100 RT A1



SIDE ELEVATION (EAST) 1:100 RT A1

Proposed Visual from Street frontage



Representations

- ▶ Nineteen (19) representations received objecting on the following grounds:
- ▶ Overdevelopment, inappropriate scale and design; out of character
- ▶ Too close to boundary
- ▶ Loss of amenity - overbearing/dominating, overlooking/loss of privacy and overshadowing/loss of light
- ▶ Light and noise pollution
- ▶ Flood risk
- ▶ Impact on South Downs National Park (SDNP)
- ▶ Asbestos risk
- ▶ Contrary to planning policy/neighbourhood planning
- ▶ Sets unwanted precedent
- ▶ Plans inaccurate

Representations

Three (3) representations have been received supporting the proposal for the following reasons:

- ▶ Improvement to neighbourhood
- ▶ Enhances property and streetscene
- ▶ In keeping with evolving character of street
- ▶ Transform into spacious, modern and stylish home

Key Considerations

- ▶ Character and Appearance
- ▶ Residential Amenity
- ▶ Standard of Accommodation
- ▶ Highways Issues

Conclusion and Planning Balance

- ▶ Given prevailing built form in the area, development is of an acceptable scale that would bring the property in line with the size of its neighbours
- ▶ No significant harm to the character and appearance of the property, streetscene or the visual amenities of the area
- ▶ No significant amenity harm identified in terms of daylight, sunlight, outlook, privacy and overbearing impact, subject to screening of the proposed terrace and balcony.
- ▶ The Local Highway Authority has no objections to the scheme.

Approval is therefore recommended.