

**Basement Flat,
99 Buckingham Road
BH2025/02255**

4th February 2026

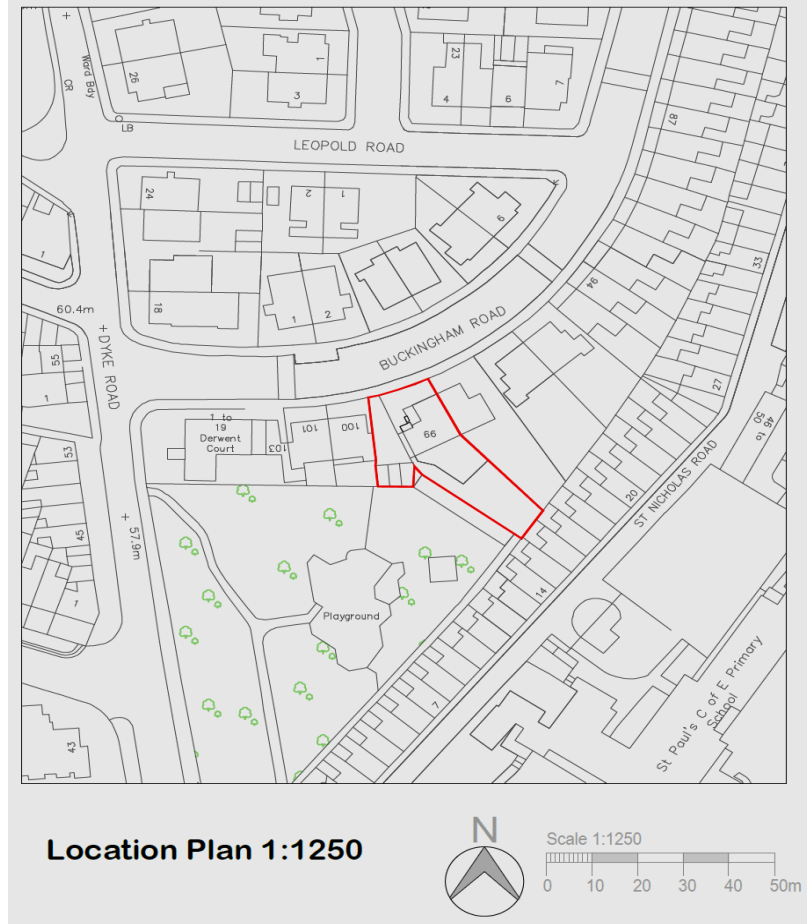


**Brighton & Hove
City Council**

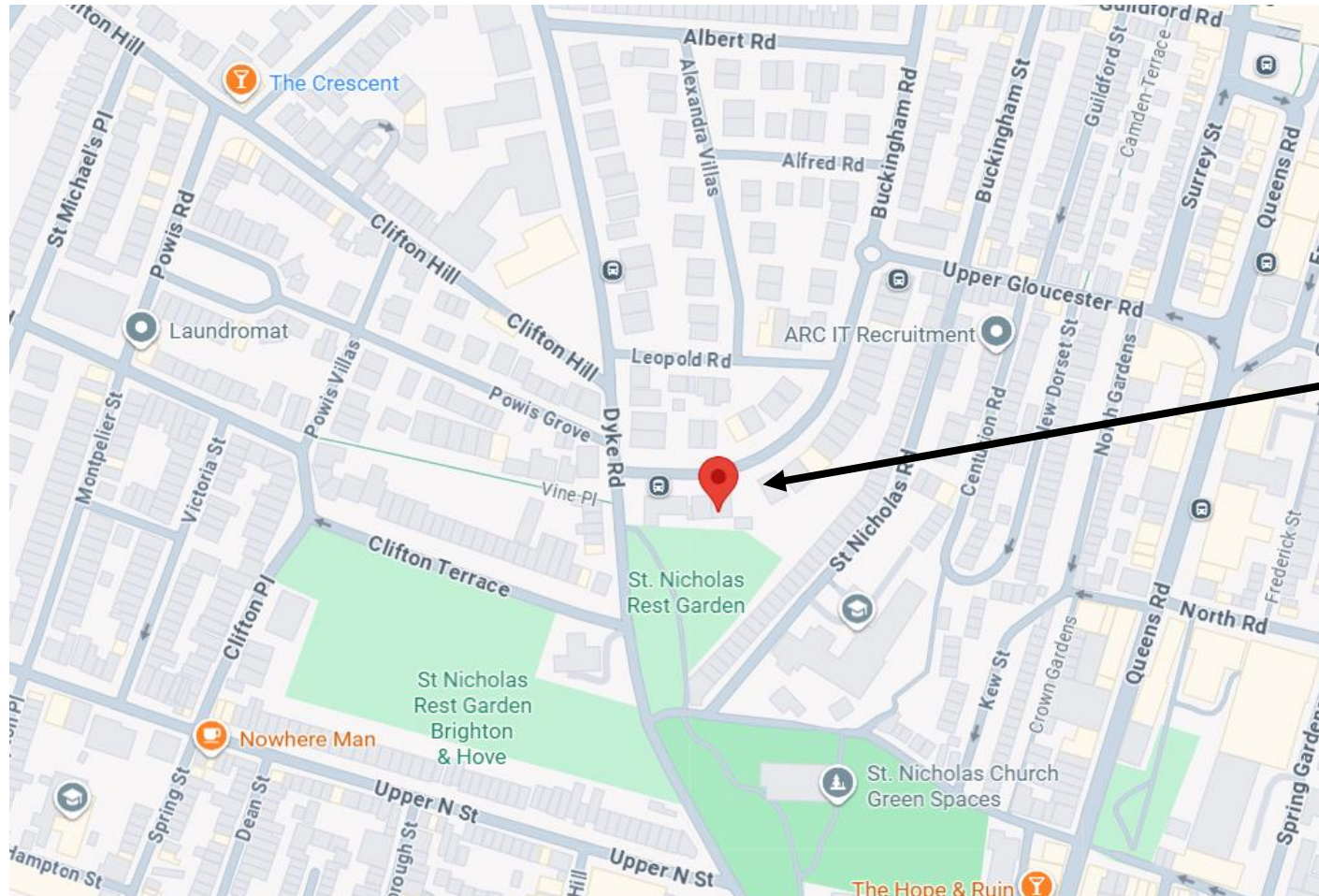
Application Description

- ▶ Erection of front porch extension, rear conservatory extension and single storey rear extension with associated works.

Existing Location Plan

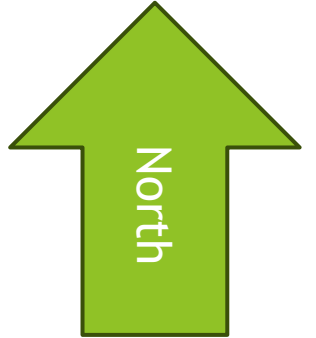


Map of Application Site

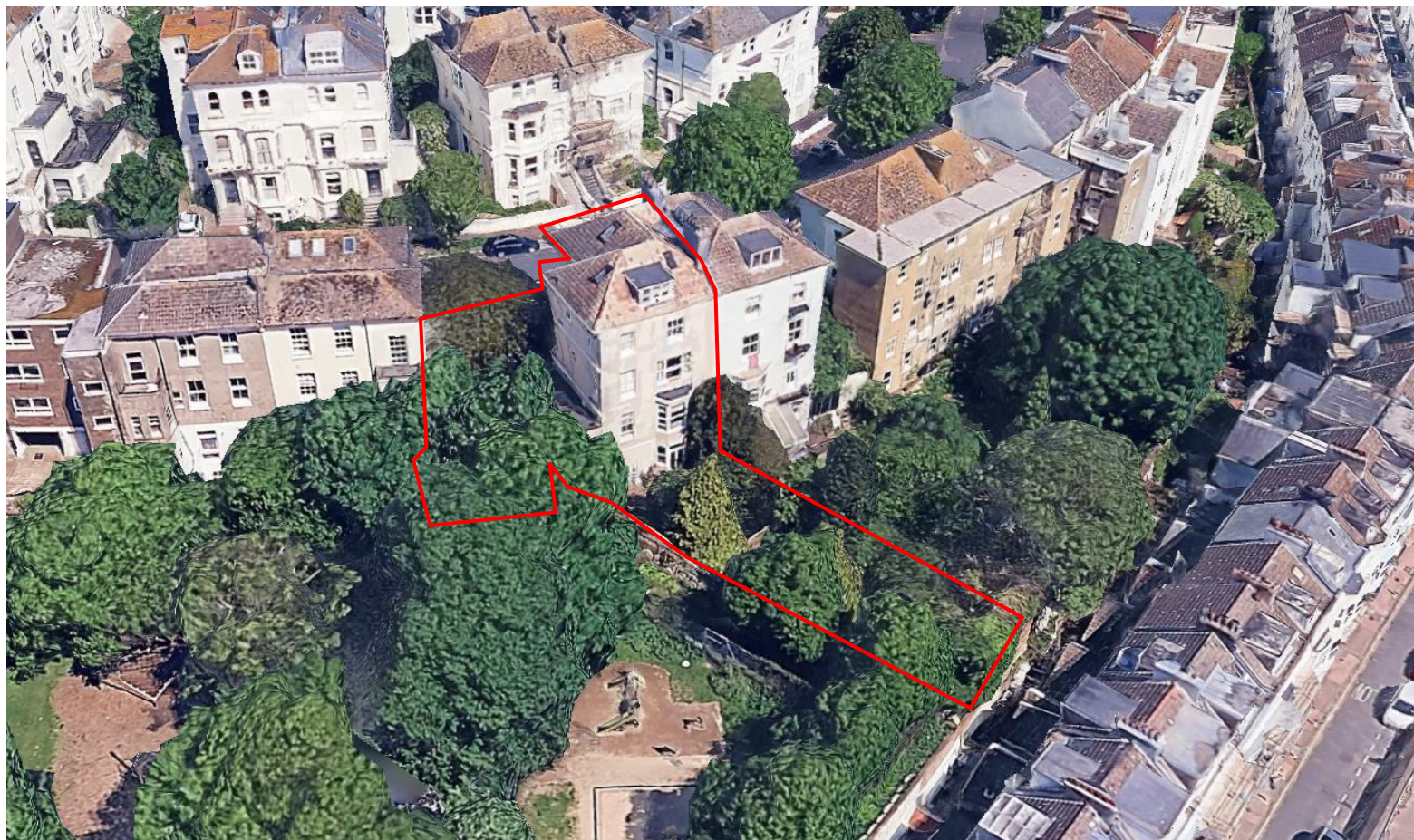


Site

Aerial Photo of Site



3D Aerial Photo of Site



Front of 99 Buckingham Road



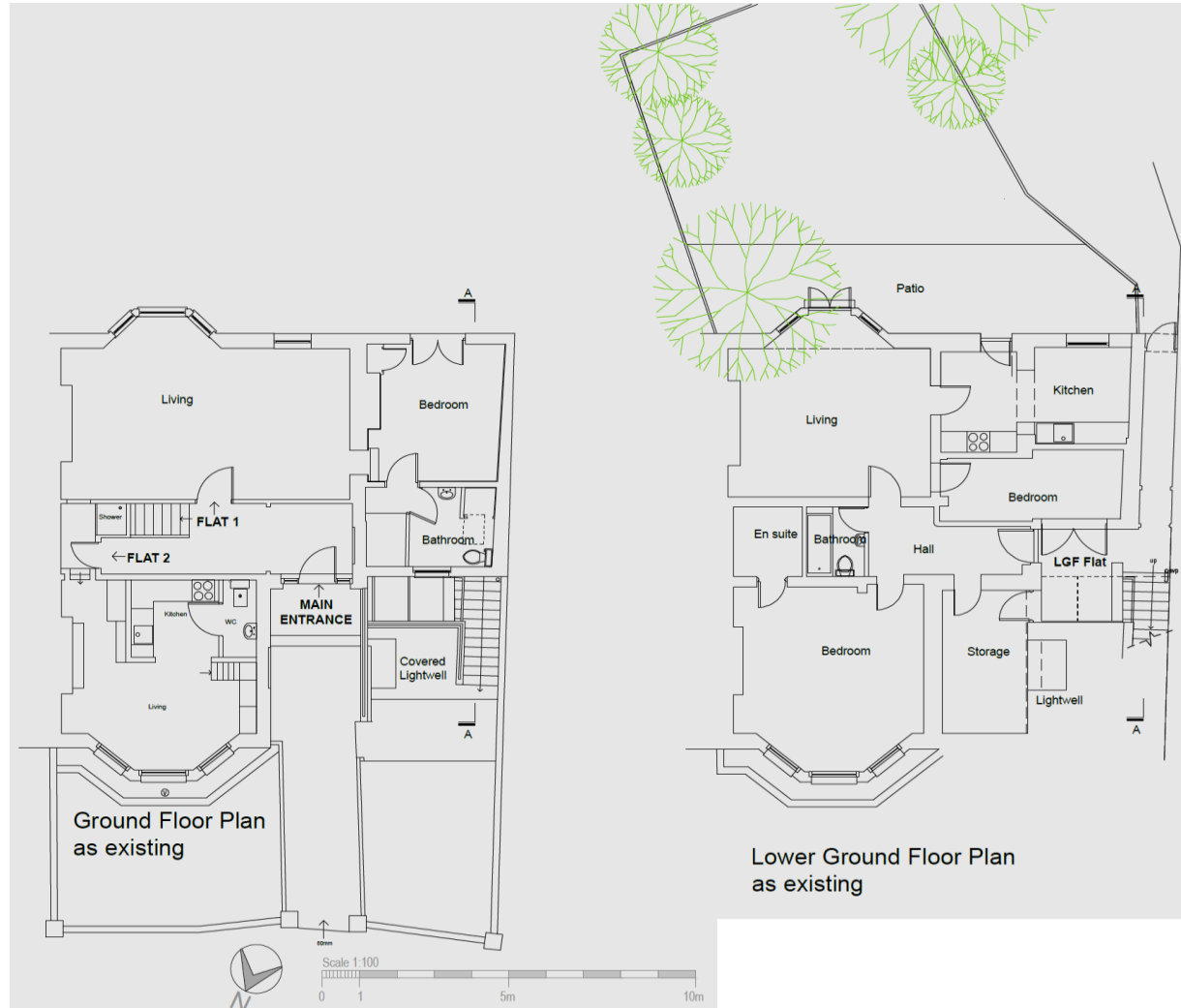
99 Buckingham
Road

Block Plan



Existing Floor Plans

119



Proposed Floor Plan

120



Existing Elevations



Proposed Elevations



Proposed Visual – Rear Elevation



Proposed Visual – Rear Elevation



Representations

- ▶ **Eight (8)** representations received, objecting on the basis of:
- ▶ Impact on Amenity (loss of light, overshadowing, loss of privacy, overlooking)
- ▶ Impact on archaeology
- ▶ Impact on wildlife and ecology
- ▶ Overdevelopment
- ▶ Maintenance issues for adjoining properties
- ▶ Impact on boundary walls
- ▶ Impact on conservation area

Key Considerations

- ▶ The design and appearance of the proposed extensions and alterations and any impact on heritage assets
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The proposed extension would not significantly harm the residential amenities of existing occupiers within the site, or those adjoining the site due to scale and siting.
- ▶ The development is considered satisfactory in design terms and scale, and would not unduly harm the historic character of the building or impact the character or appearance of the West Hill Conservation Area.
- ▶ No adverse archaeological impact
- ▶ The works would extend an existing flat and provide an acceptable standard of accommodation.
- ▶ Due to the scale of the development, there would be no harmful impact on existing trees or ecology/biodiversity on the site.

Recommendation: Approve

