

3 Ridgewood Avenue

BH2025/02114

4th February 2026

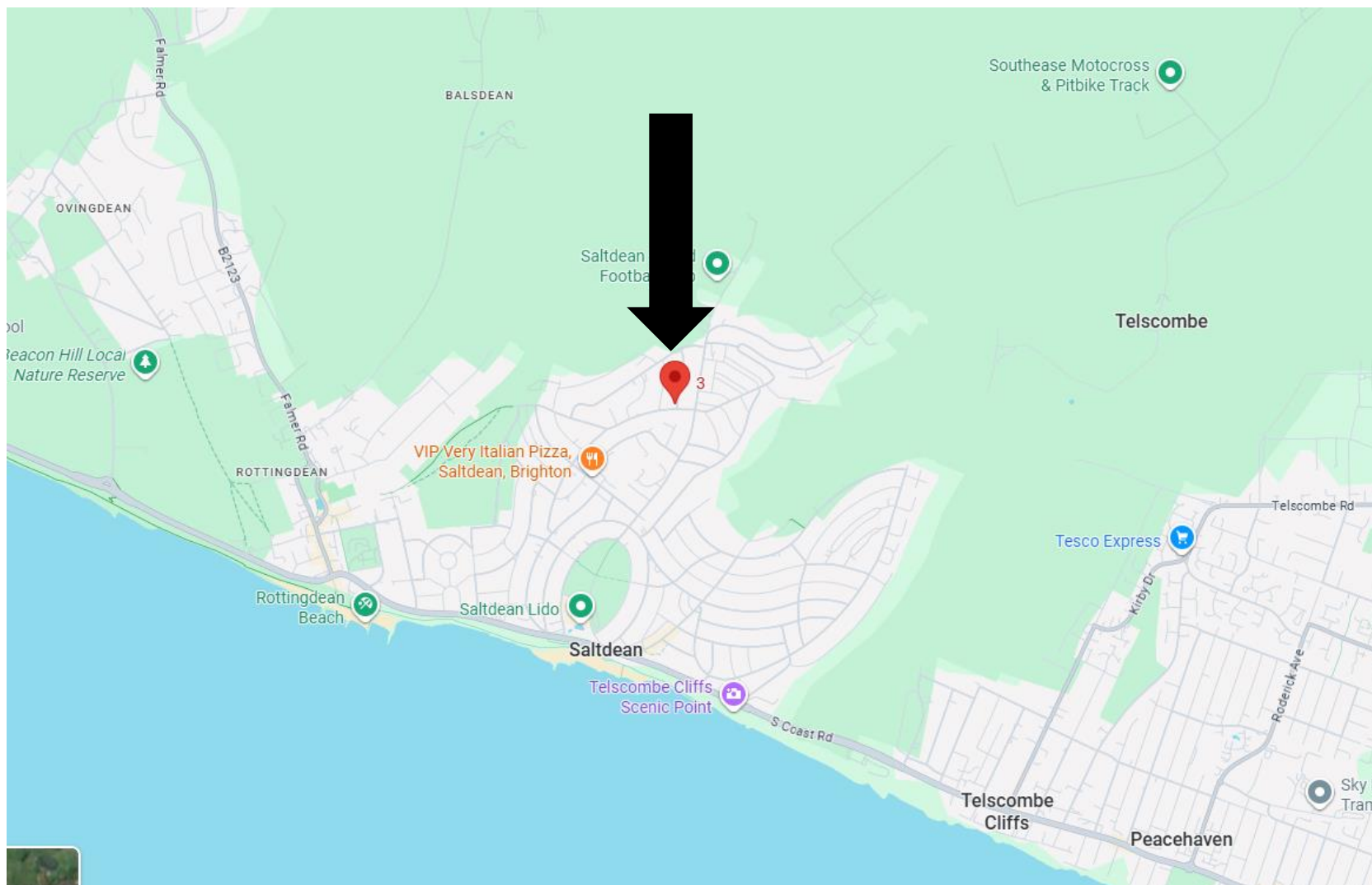


**Brighton & Hove
City Council**

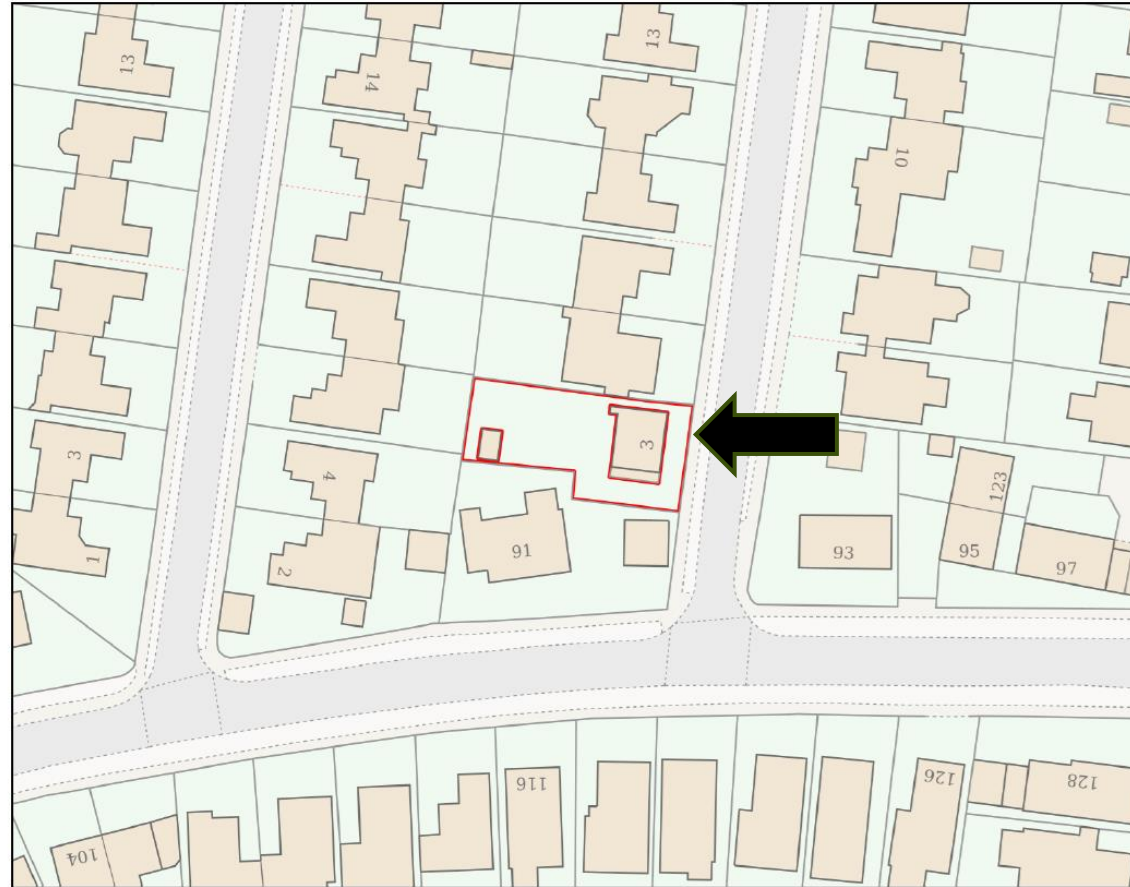
Application Description

- ▶ Erection of single storey rear extension, roof alterations/extensions including hip-to-gable extensions, raising the ridge height with front and rear dormers, and landscaping to the rear.

Map of Application Site



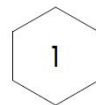
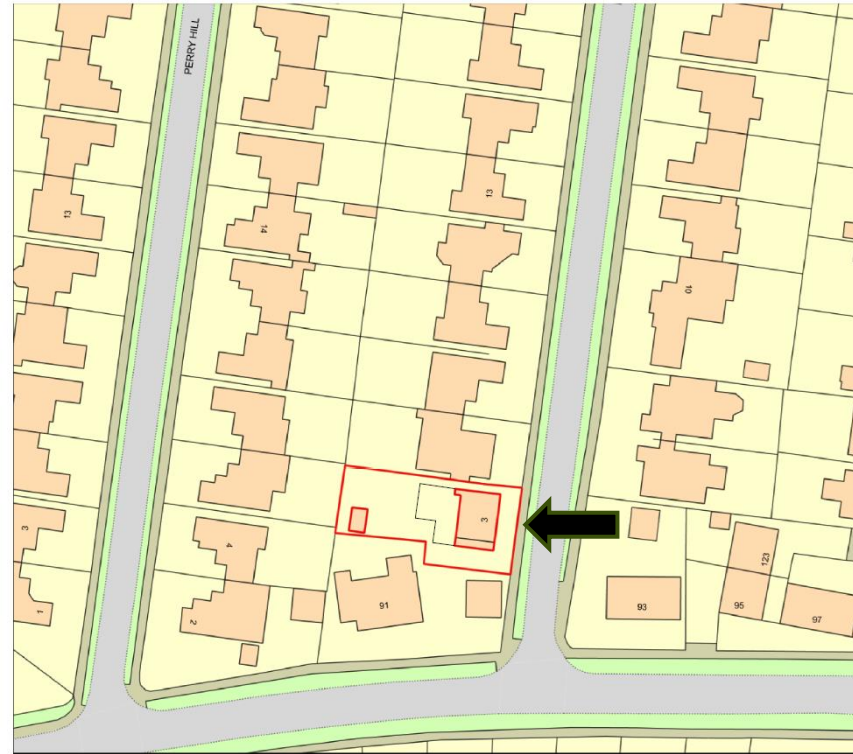
Existing Location Plan



0 50
Metres



Proposed Location Plan



Proposed Location Plan

1 : 1250 / 25

Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site – As Existing



Shared boundaries with No.91A to left and No.5 to right



Shared boundaries with No.91A to left and No.5 to right



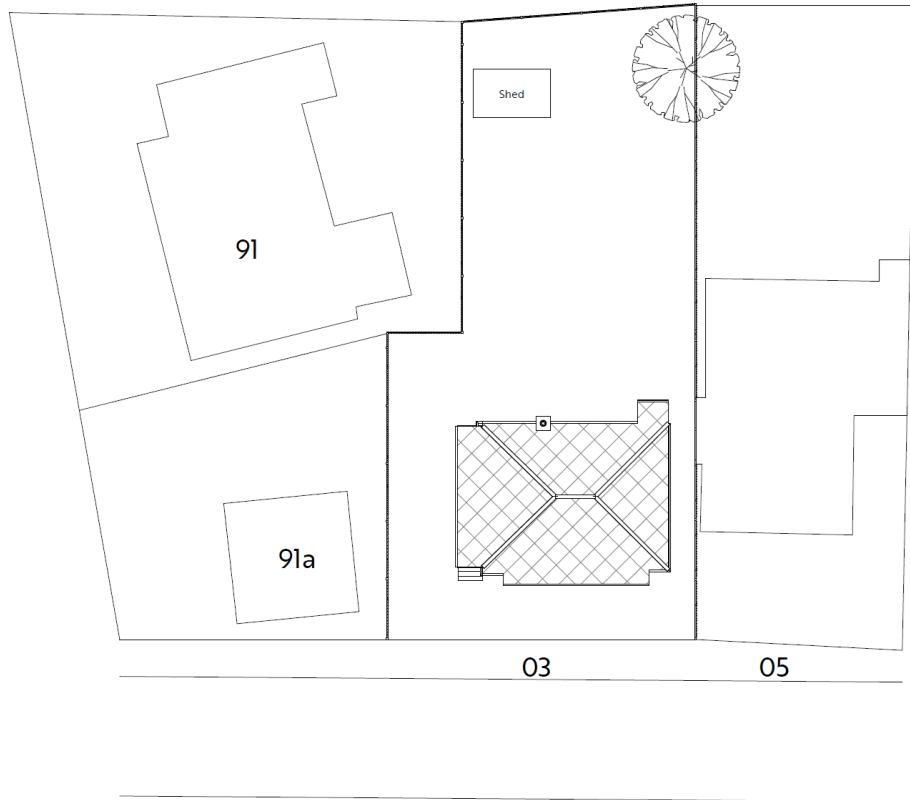
Shared boundaries with No.91A to left and No.5 to right (taken from rear of No.3 – application site.)



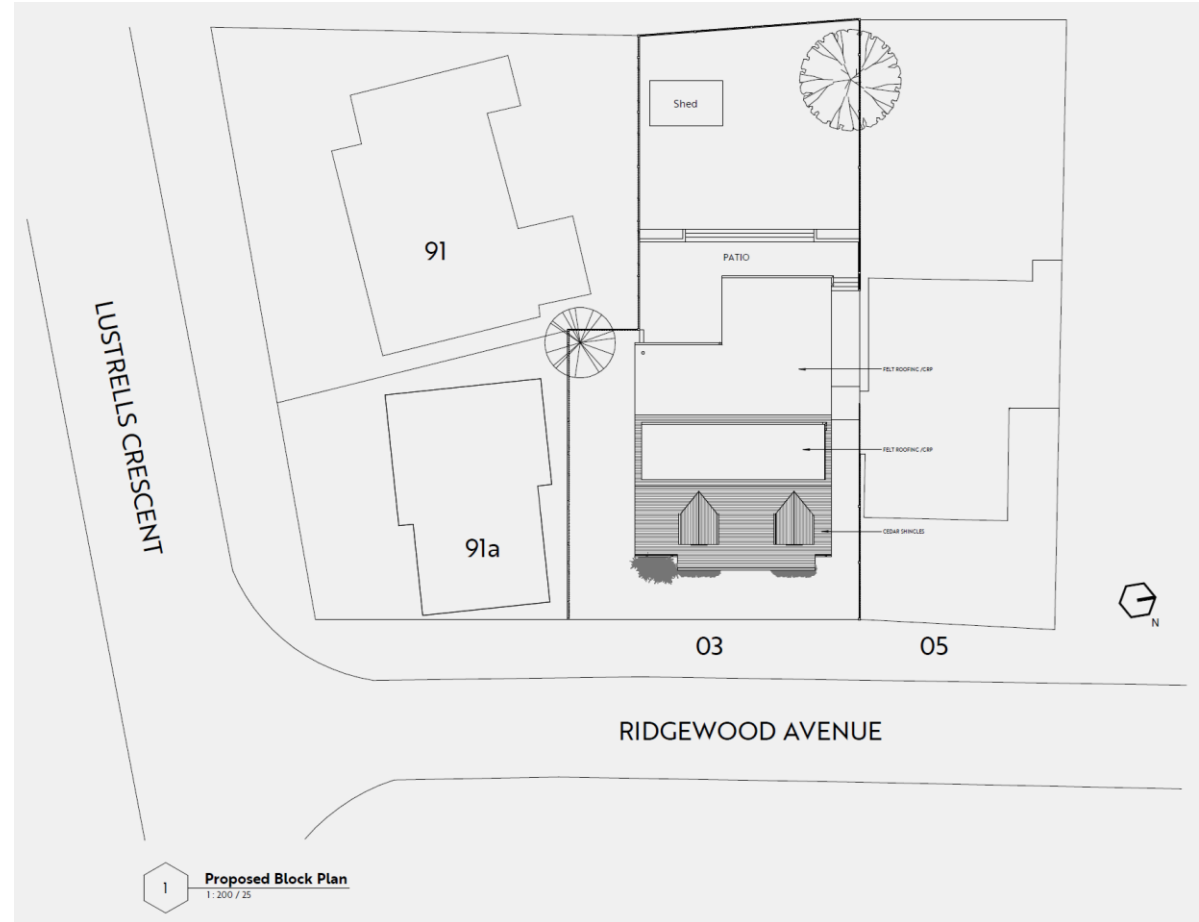
Rear garden views – looking west



Existing and Proposed Block Plan



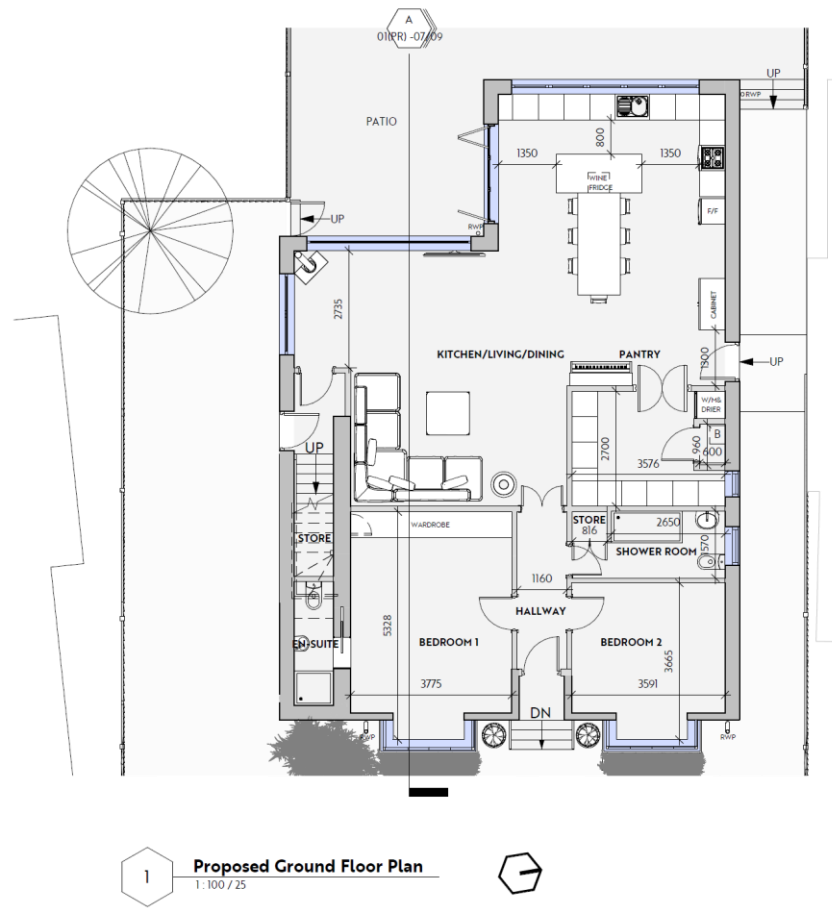
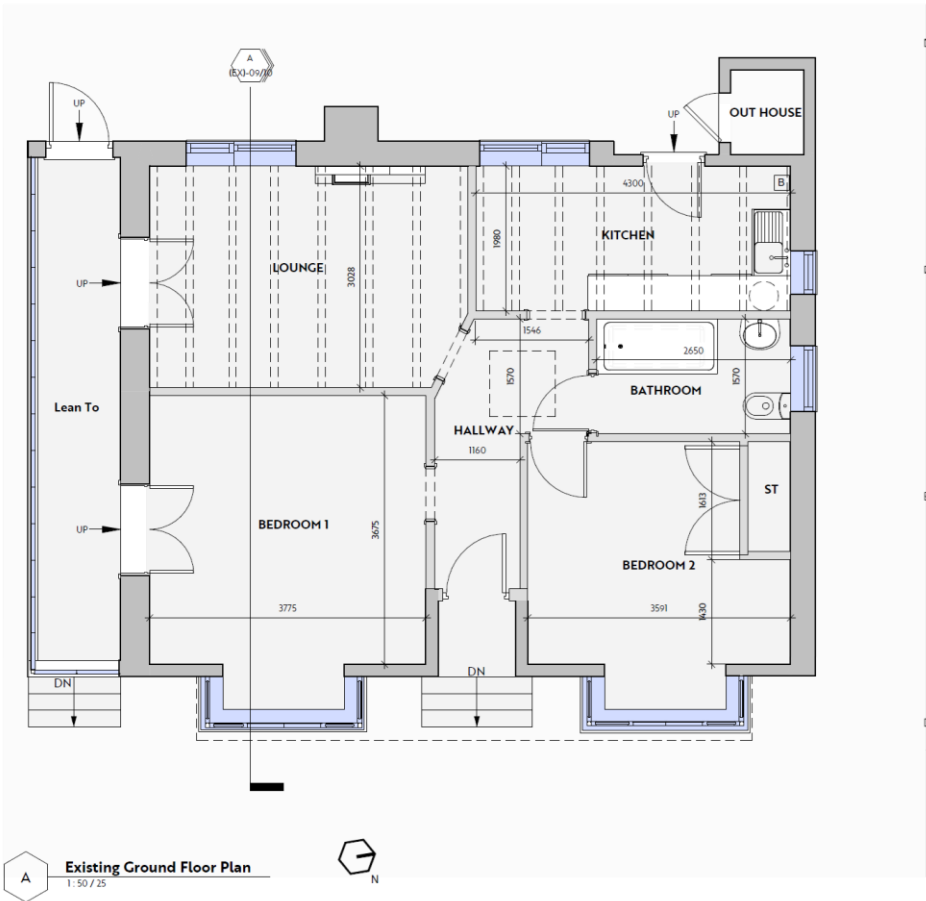
1 Existing Block Plan
1:200 / 25



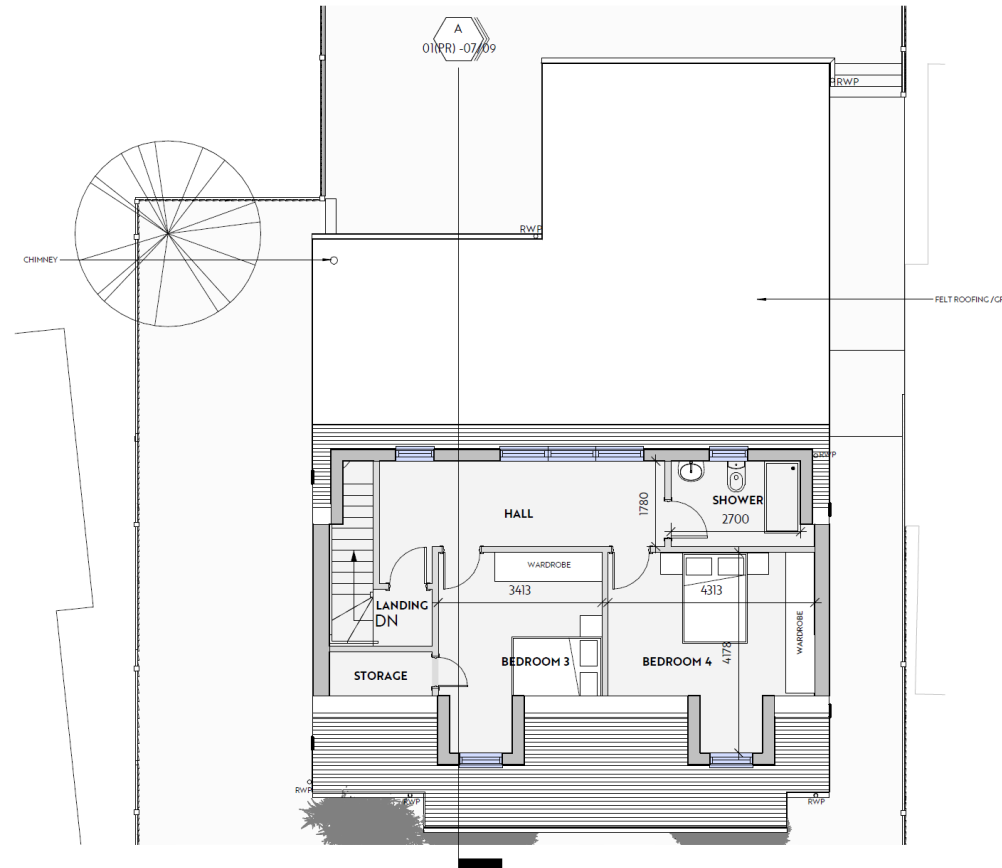
1 Proposed Block Plan
1:200 / 25

Existing and Proposed Ground Floor Plan

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Proposed 1st Floor Plan

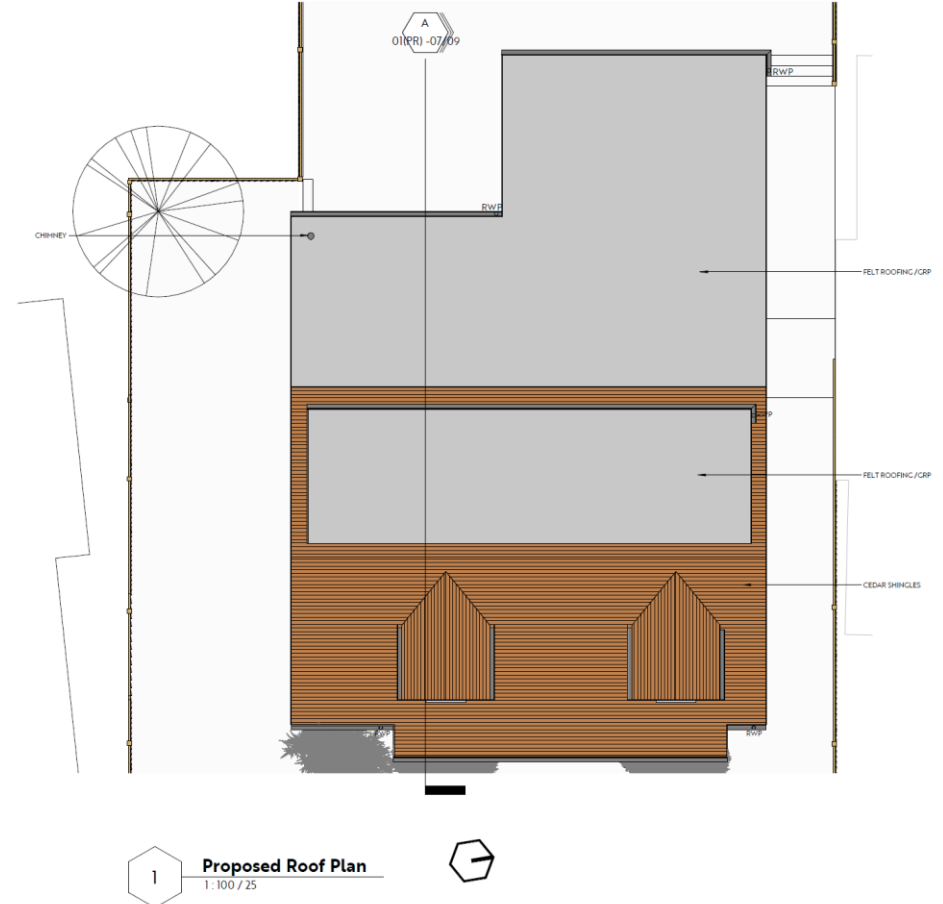
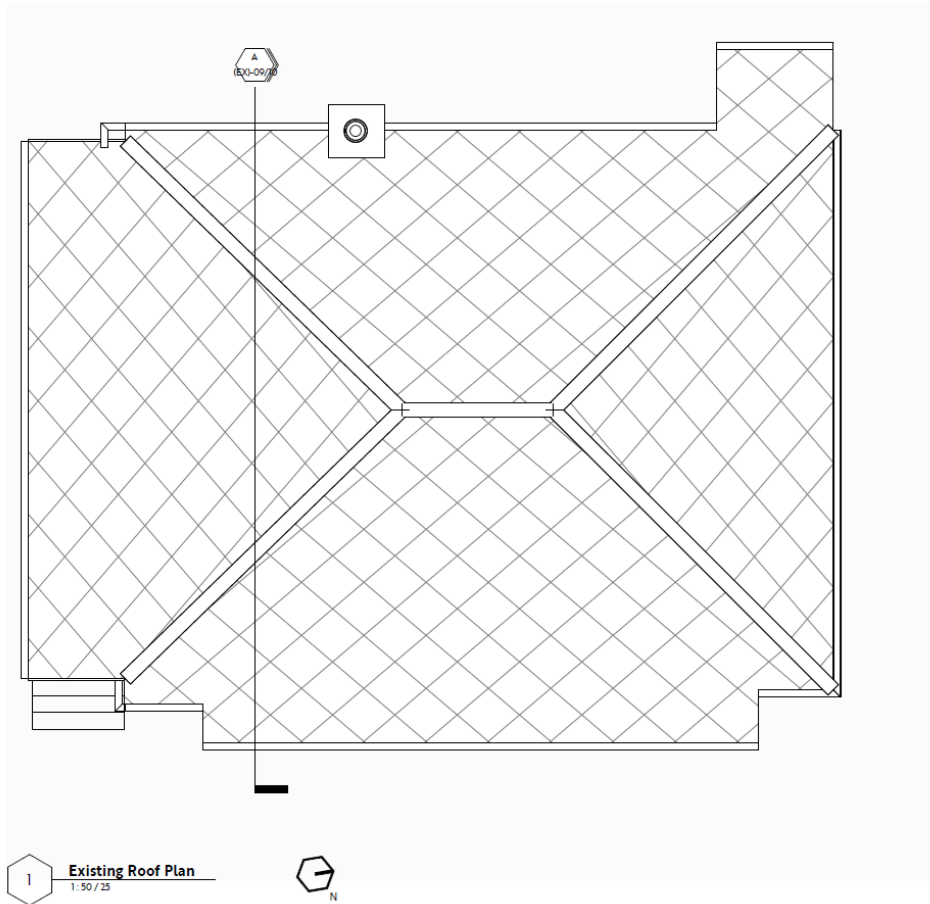


1 Proposed First Floor Plan
1:100 / 25



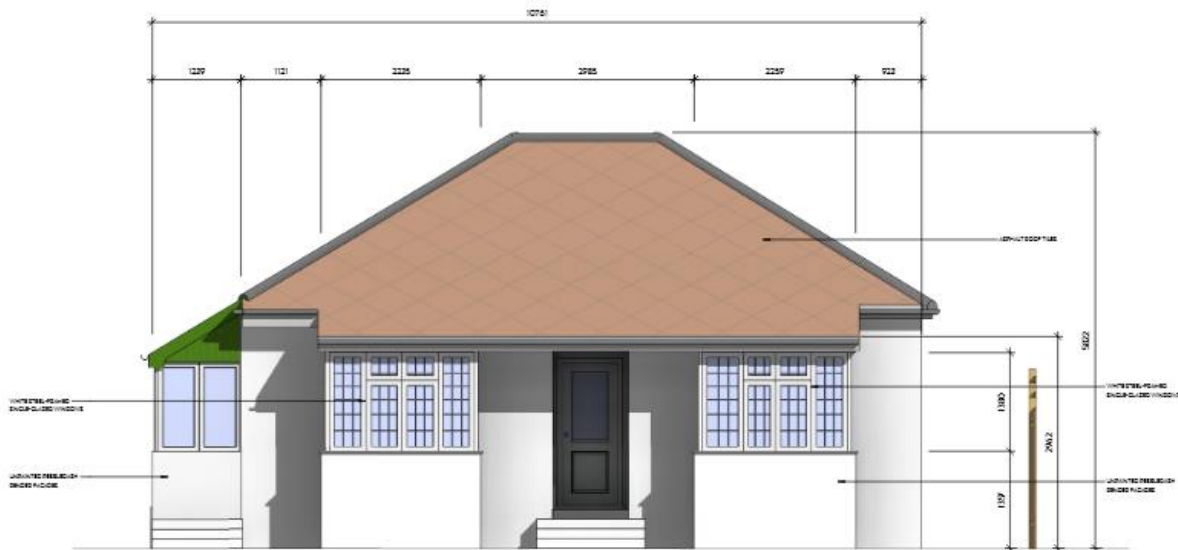
Existing and Proposed Roof Plan

144

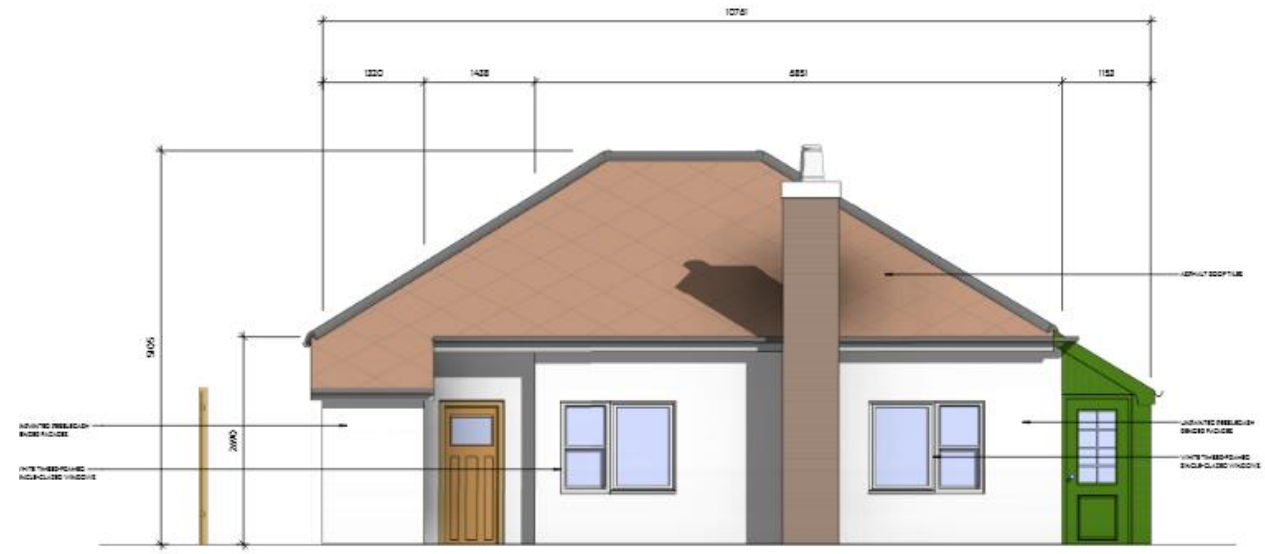


Existing Elevations – Front and Rear

145

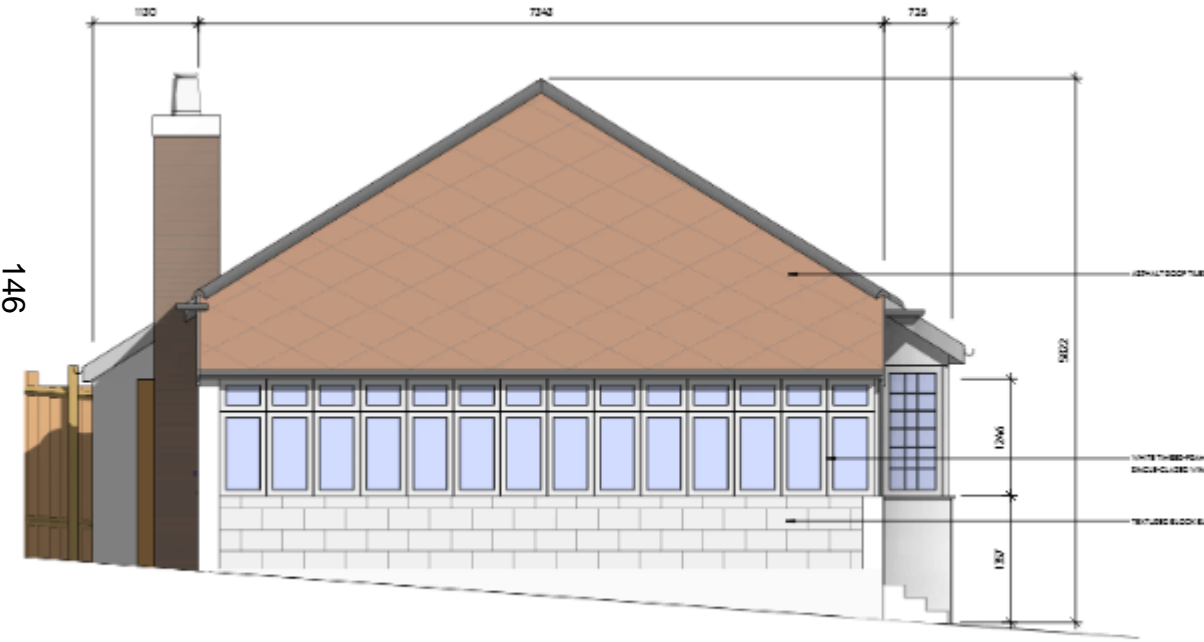


1 Existing Front Elevation
1:50 / 25

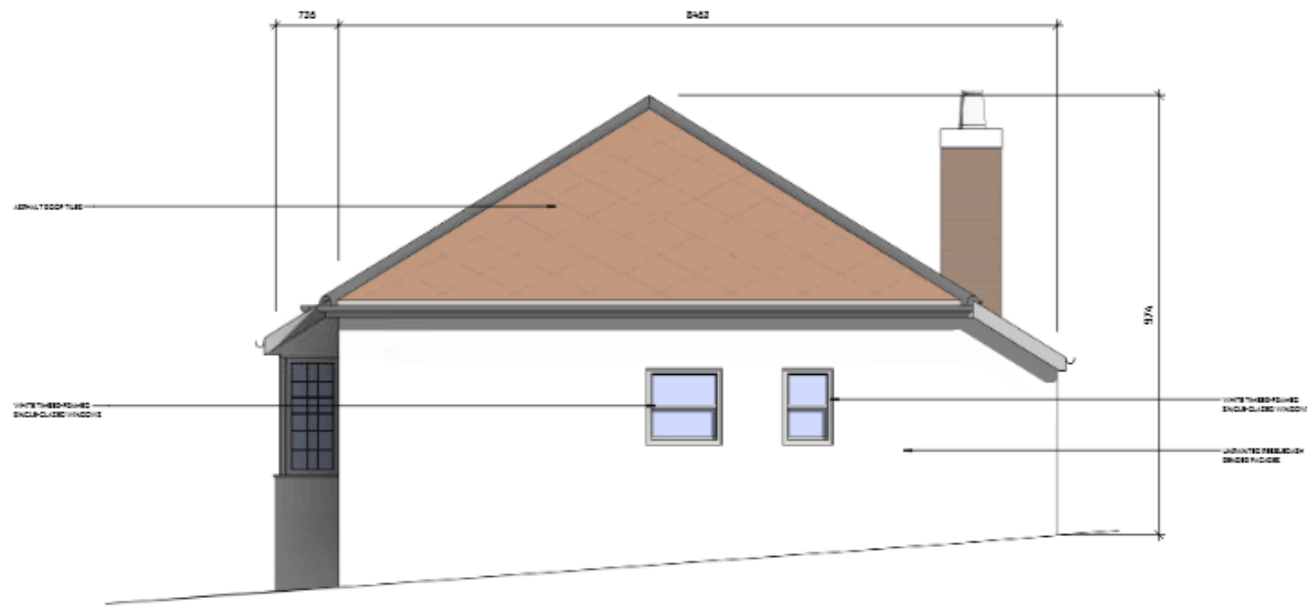


1 Existing Rear Elevation
1:50 / 25

Existing Elevations – Side



1 Existing Left Side Elevation
1:50 / 25



1 Existing Right Side Elevation
1:50 / 25

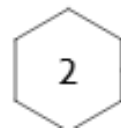
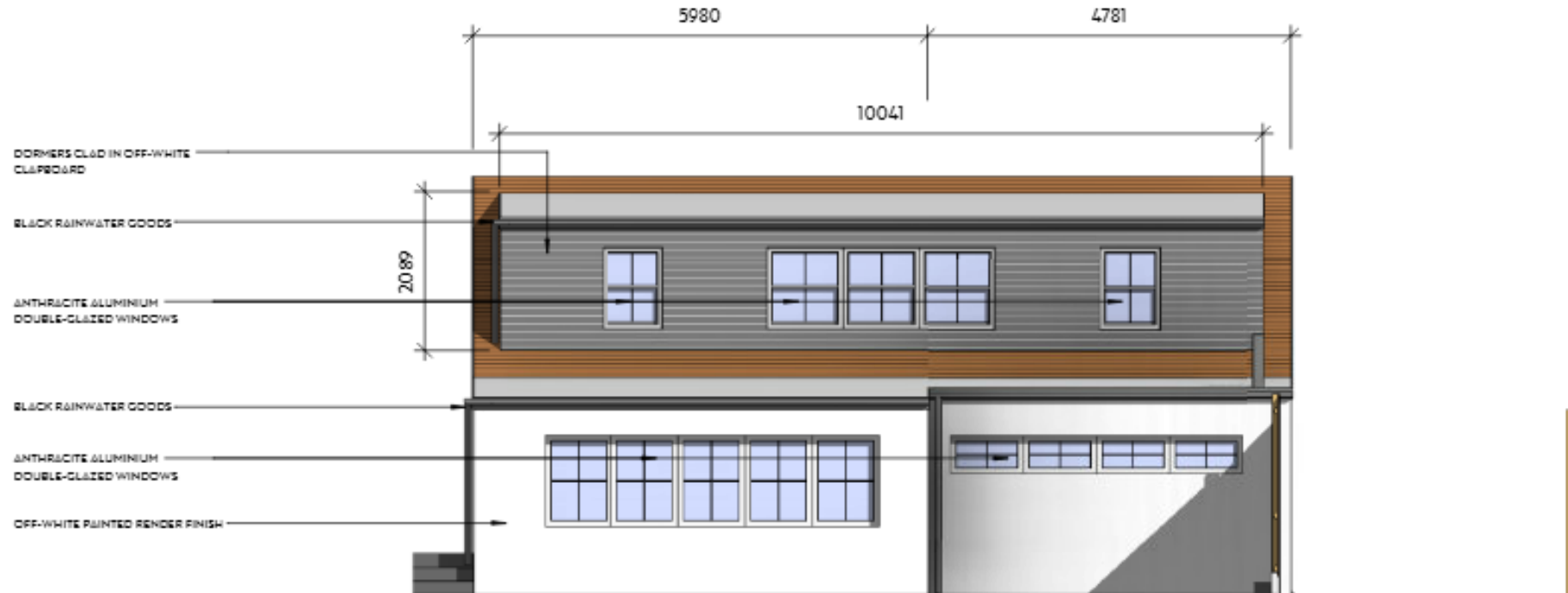
Proposed Elevations – Front



Proposed Front Elevation

1:100 / 25

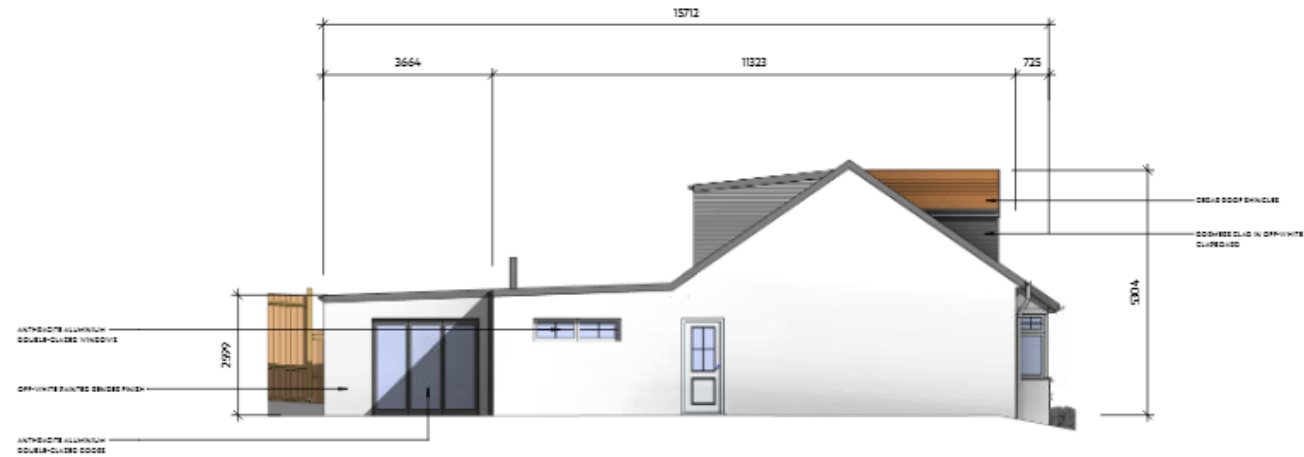
Proposed Elevations – Rear



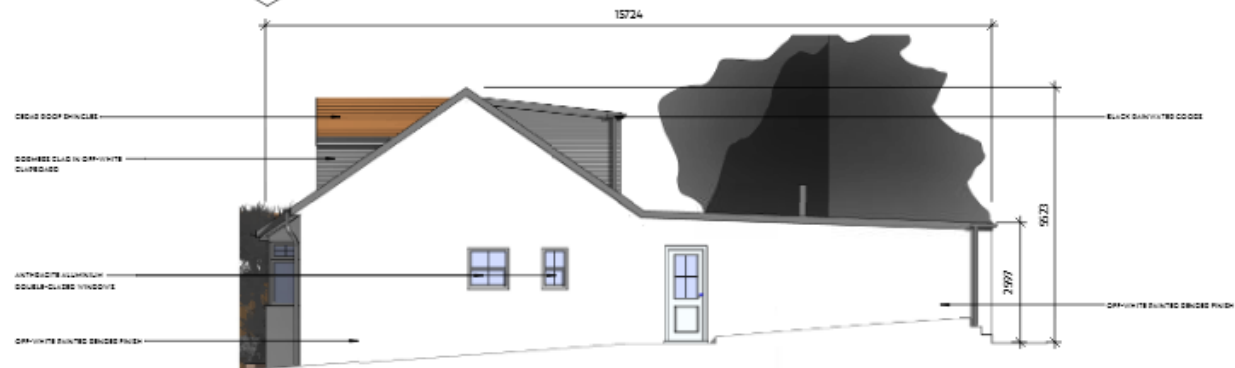
Proposed Rear Elevation

1:100 / 25

Proposed Elevations – Side



1 Proposed Left Side Elevation
1:100 / 25



2 Proposed Right Side Elevation
1:100 / 25

Representations

- ▶ **Seven (7)** representations received, objecting on the basis of:
- ▶ Amenity impacts (overshadowing, overlooking, overdevelopment)
- ▶ Design (height/design of development, harms area appearance, out of keeping)
- ▶ Transport (insufficient car parking)
- ▶ Loss of vegetation and associated wildlife

Key Considerations

- ▶ Appearance and impacts on host property and street
- ▶ Standard of Accommodation for future occupiers
- ▶ Impacts on neighbour amenity
- ▶ Transport and highway matters
- ▶ Impacts in Trees and Shrubs

Conclusion and Planning Balance

- Appearance and impacts of the development are considered acceptable, improving the host property and causing no significant harm to the wider streetscene/public realm
- The Standard of Accommodation for future occupiers is improved and makes better use of the plot with no overdevelopment
- The Impacts on neighbour amenity are considered acceptable, due to the, small increase in height, single storey rear extension, setting back from boundaries, and the high degree of mutual overlooking already evident.
- Transport and highway matters are acceptable with no change to the existing situation, and no increase in dwellings.
- The impact to the existing trees has been assessed by Arboricultural officers and, subject to conditions, is considered acceptable.

Recommend : Approval