

48B Ventnor Villas

BH2025/02302

4th February 2026

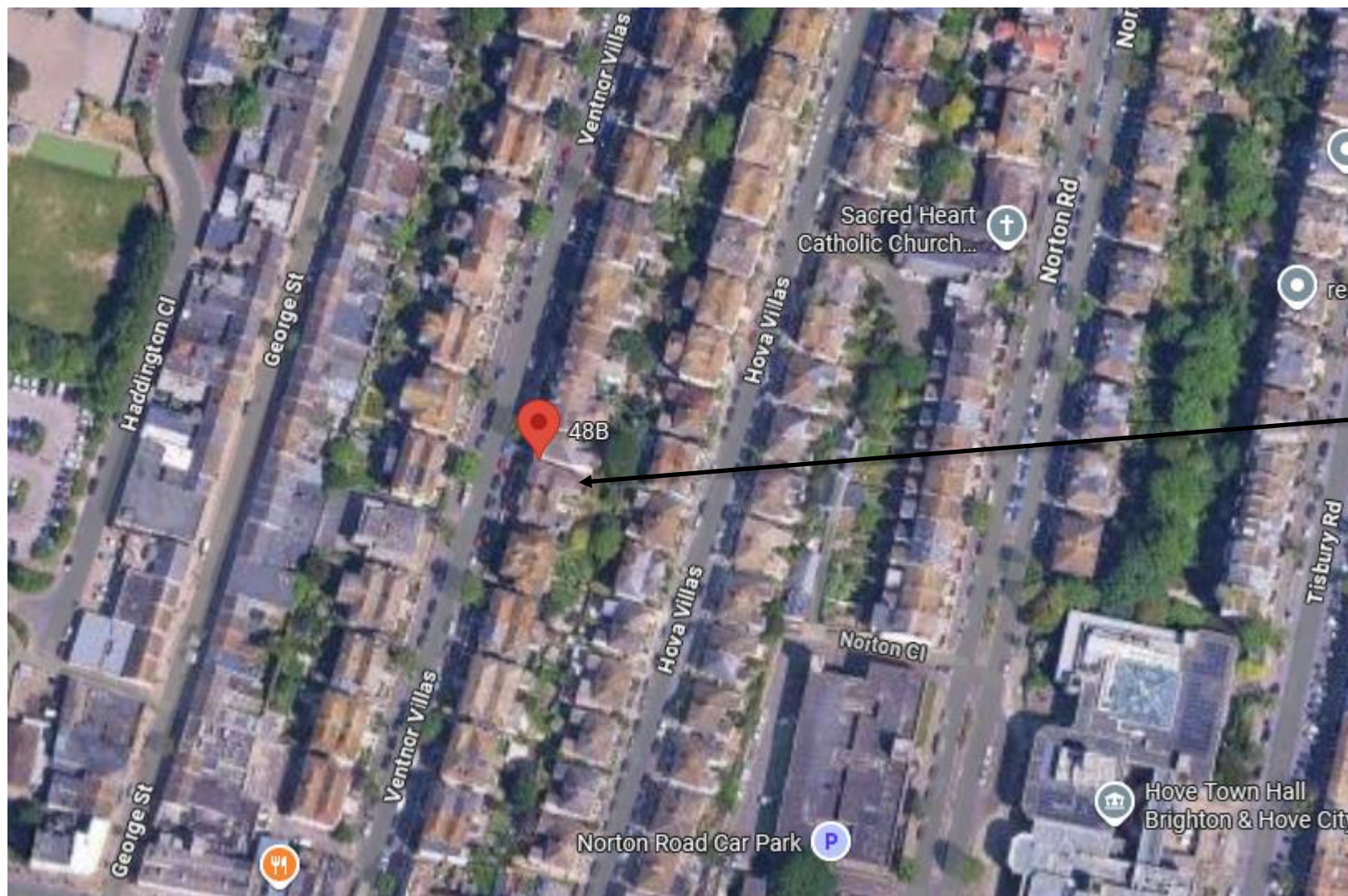


Brighton & Hove
City Council

Application Description

- Erection of a single-storey outbuilding at the rear of garden.

Map of Application Site



Site

Location Plan



Proposed Block Plan



Site of outbuilding
far end of garden



Plan Produced for: 48B Ventnor Villas, BN3 3DB
Date Produced: 09 Sep 2025



Aerial Photo of Site



3D Aerial Photo of Site



Photos of Rear Garden-looking north



View North

Photos of Rear Garden- looking S/E



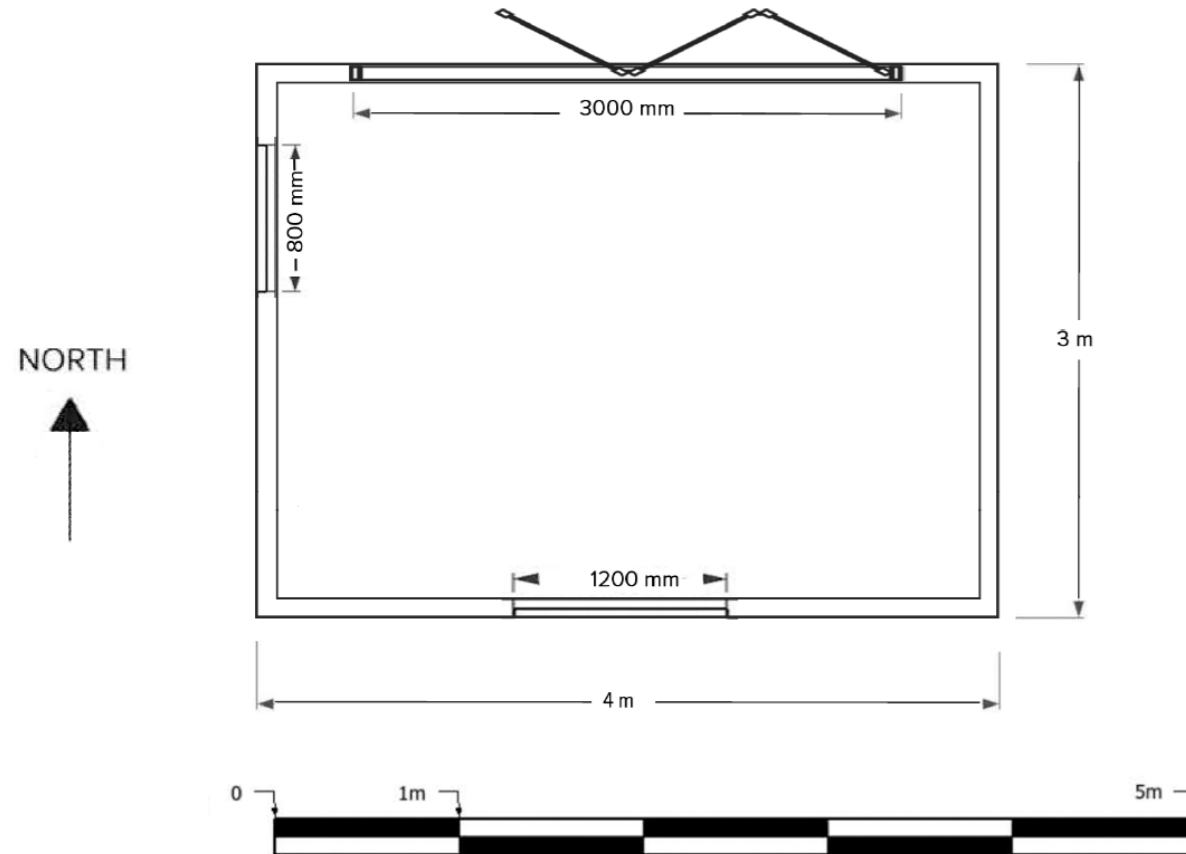
View Southeast

Photos of Rear Garden- looking west

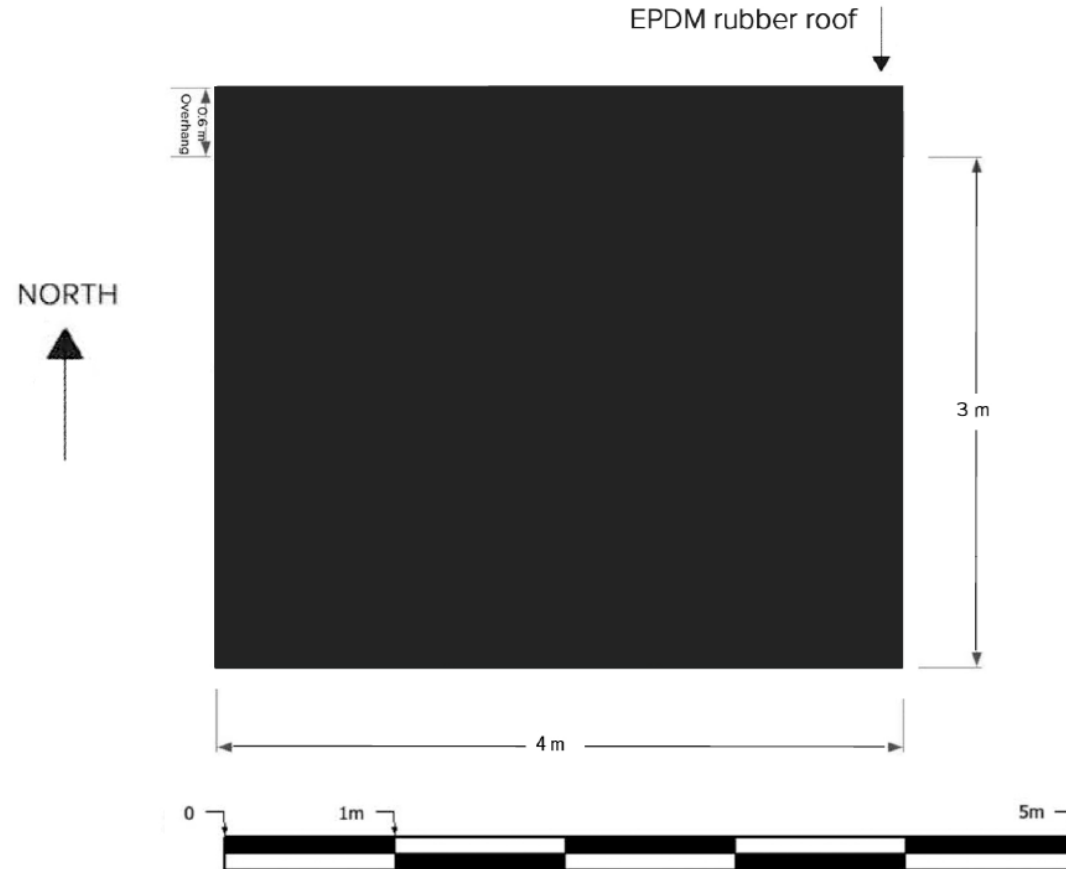


View West - towards application property and neighbouring flats

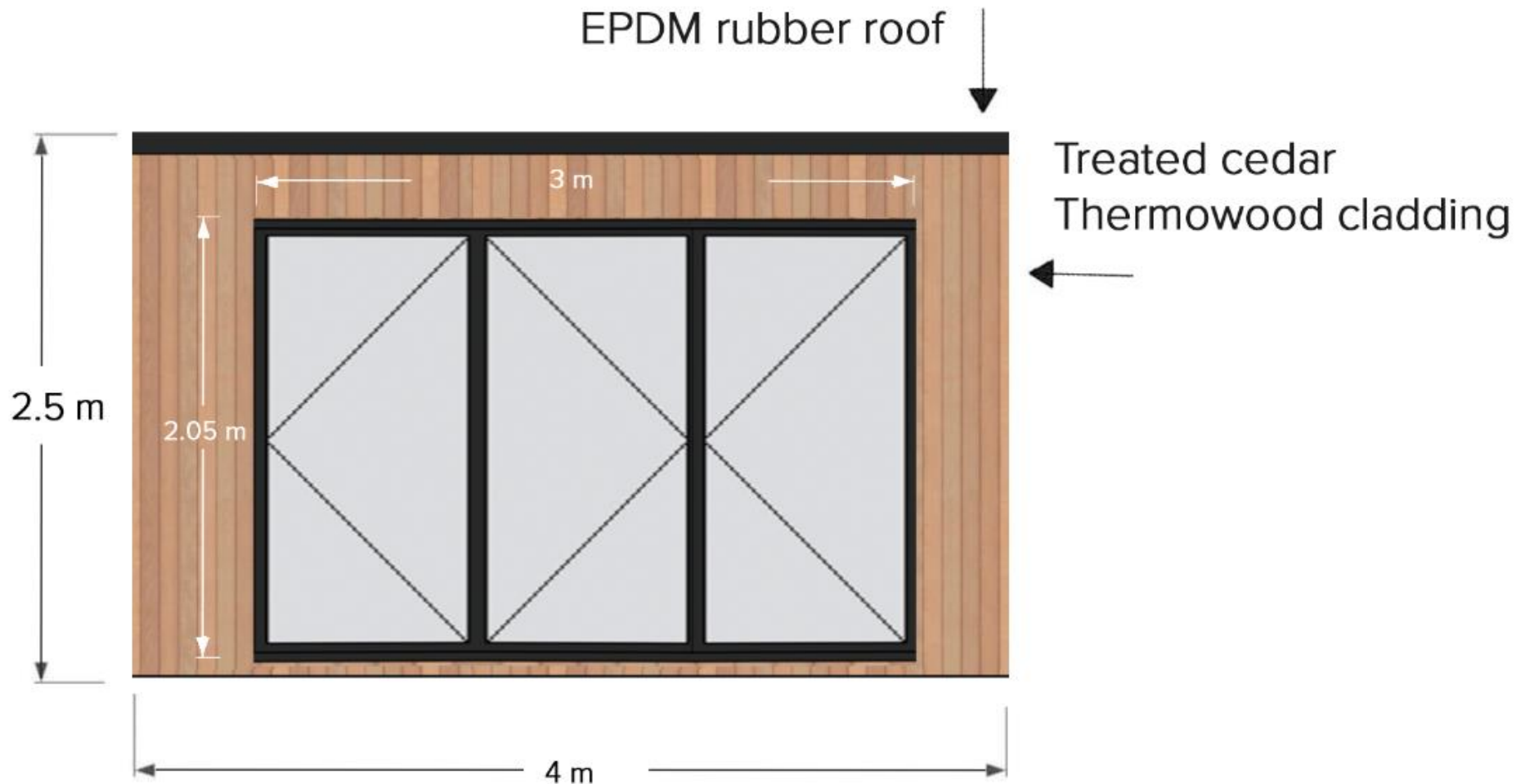
Proposed Floor Plan



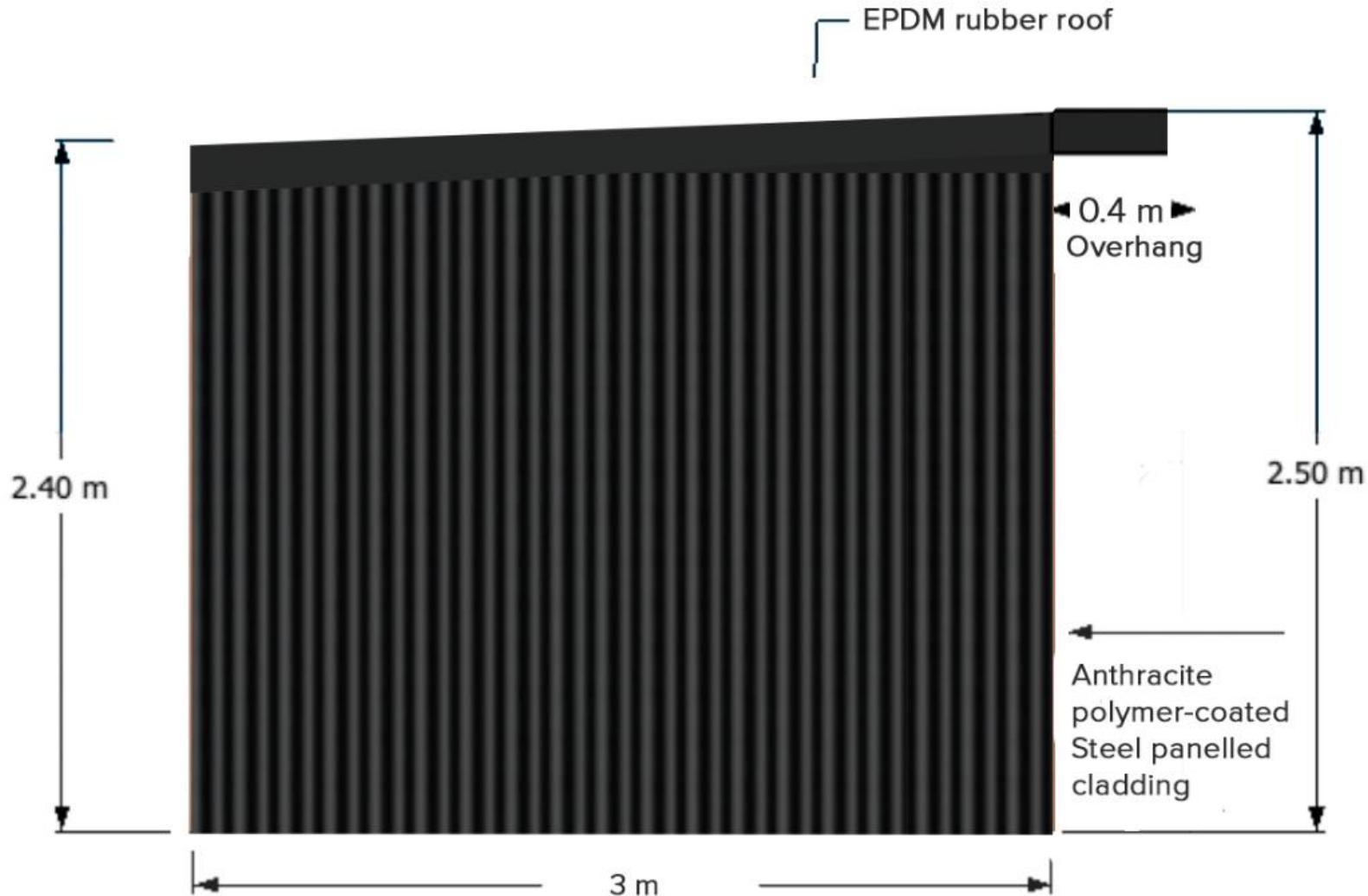
Proposed Roof Plan



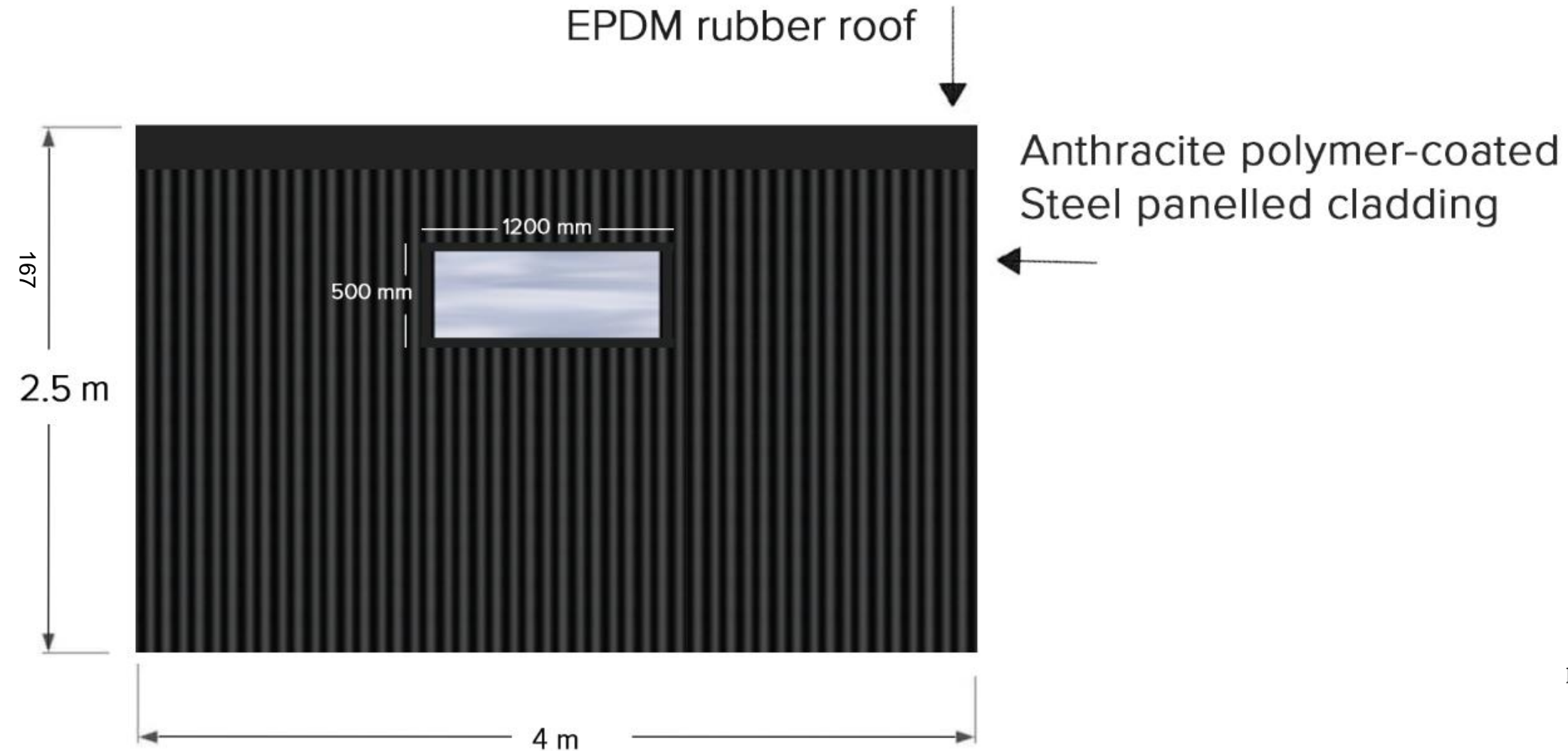
Proposed North Elevation



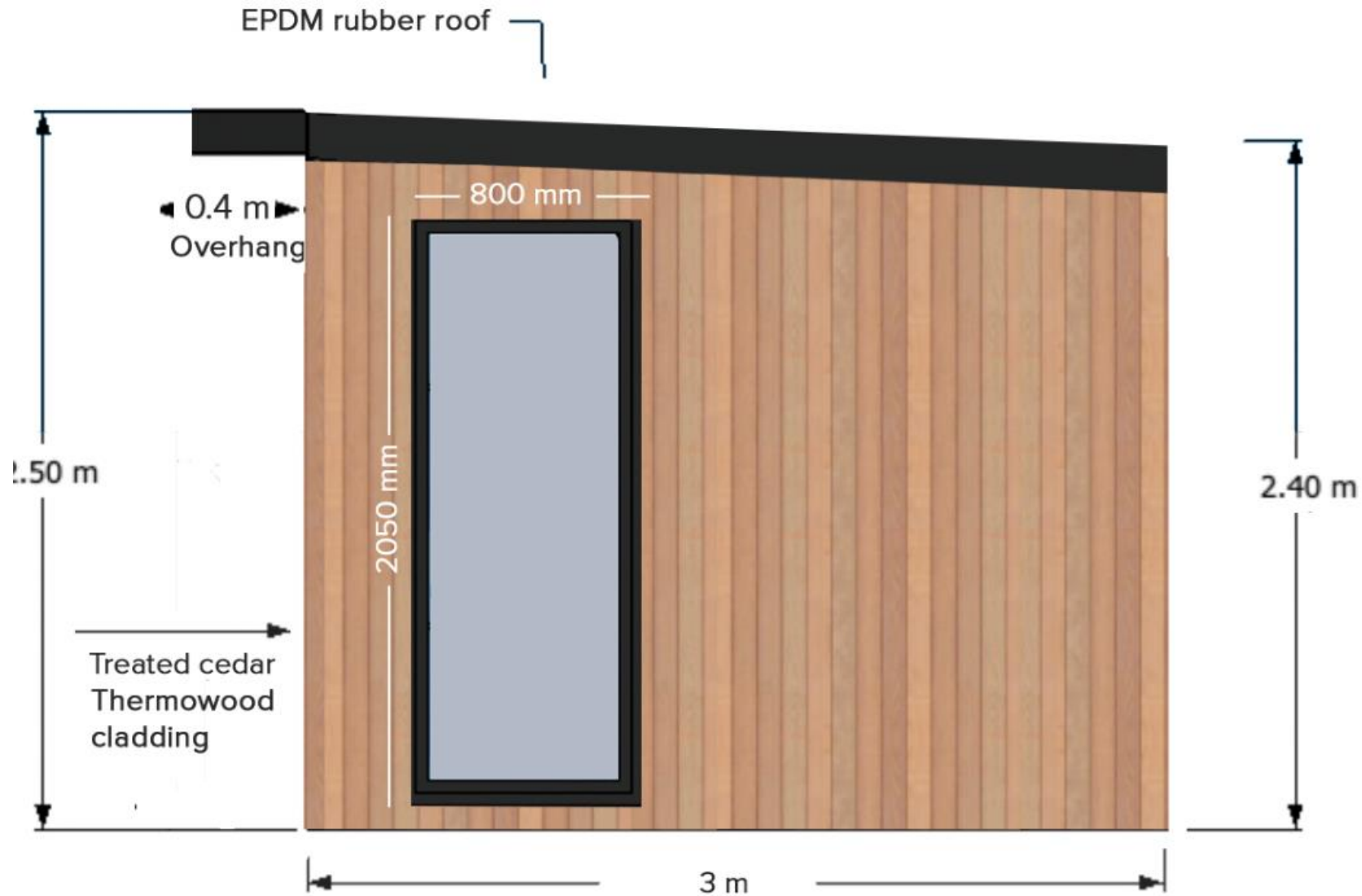
Proposed East Elevation (largely hidden)



Proposed South Elevation (largely hidden)



Proposed West Elevation



Representations

Five (5) letters objecting for the following reasons:

- ▶ Adverse effect on listed building
- ▶ Adversely effects conservation area
- ▶ Loss of privacy/overlooking
- ▶ Noise
- ▶ Overshadowing
- ▶ Restriction of view
- ▶ Too close to the boundary
- ▶ Loss of outlook/increased sense of enclosure/overbearing
- ▶ Loss of light
- ▶ Detrimental effect on property value
- ▶ Loss of openness
- ▶ Overdevelopment
- ▶ Loss of green space
- ▶ Uncertainty over intended purpose and future use/intensity/potential use as short term let or independent dwelling
- ▶ May set precedent for similar structures
- ▶ Poor design
- ▶ Inappropriate location

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Amenity
- ▶ Impact on Character of Cliftonville Conservation Area
- ▶ Use of Building

Conclusion and Planning Balance

- ▶ The proposed outbuilding would be appropriately designed and scaled for its heritage setting and domestic use
- ▶ Proposal would not have a significant impact on neighbouring amenity due to its siting and modest scale
- ▶ Proposal would only be used for purposes incidental to the main dwelling.
- ▶ **Approval recommended**, subject to relevant conditions.

