

48B Ventnor Villas  
BH2025/02302

4<sup>th</sup> February 2026



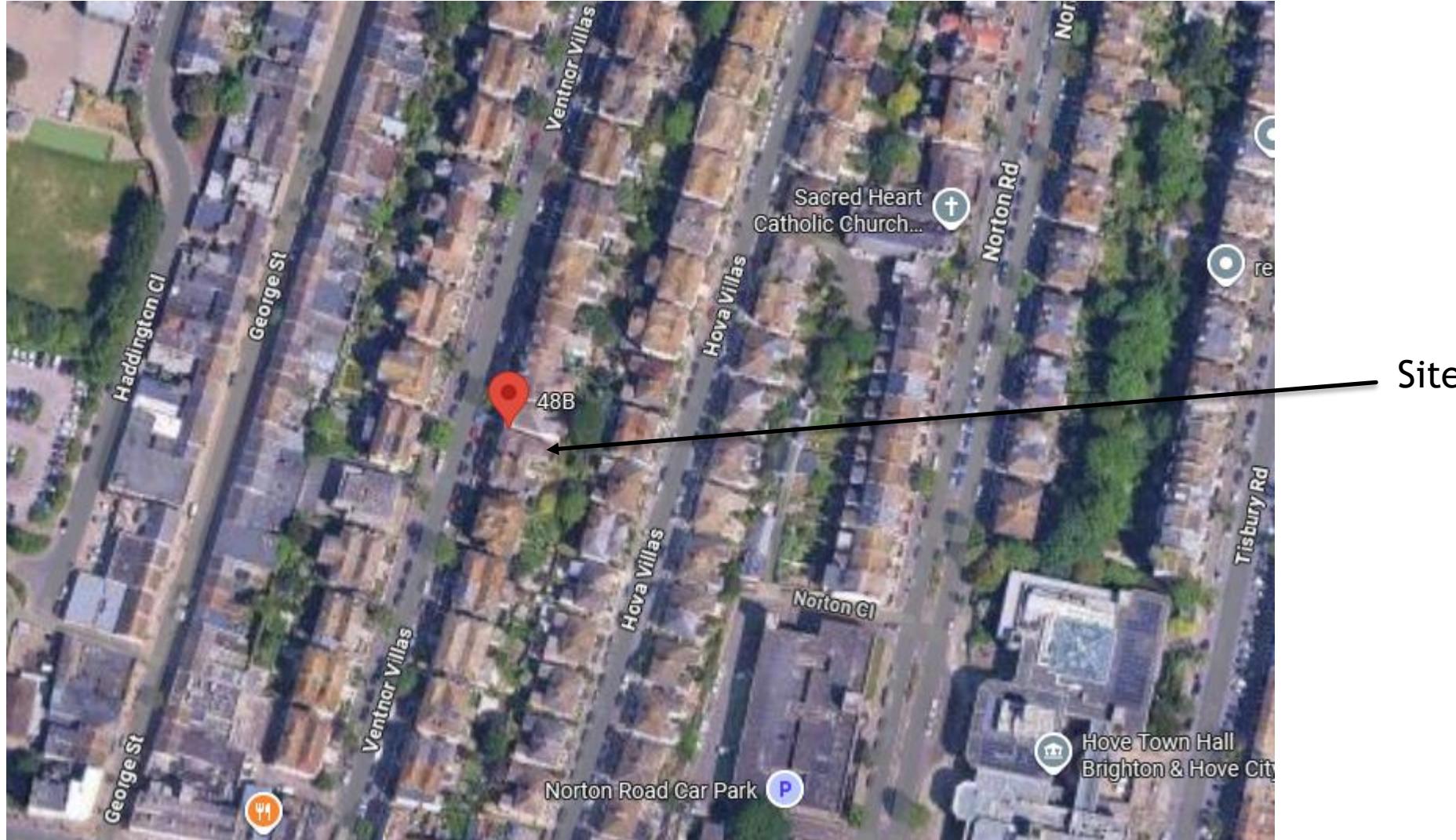
Brighton & Hove  
City Council

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# Application Description

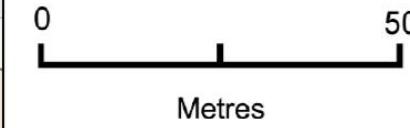
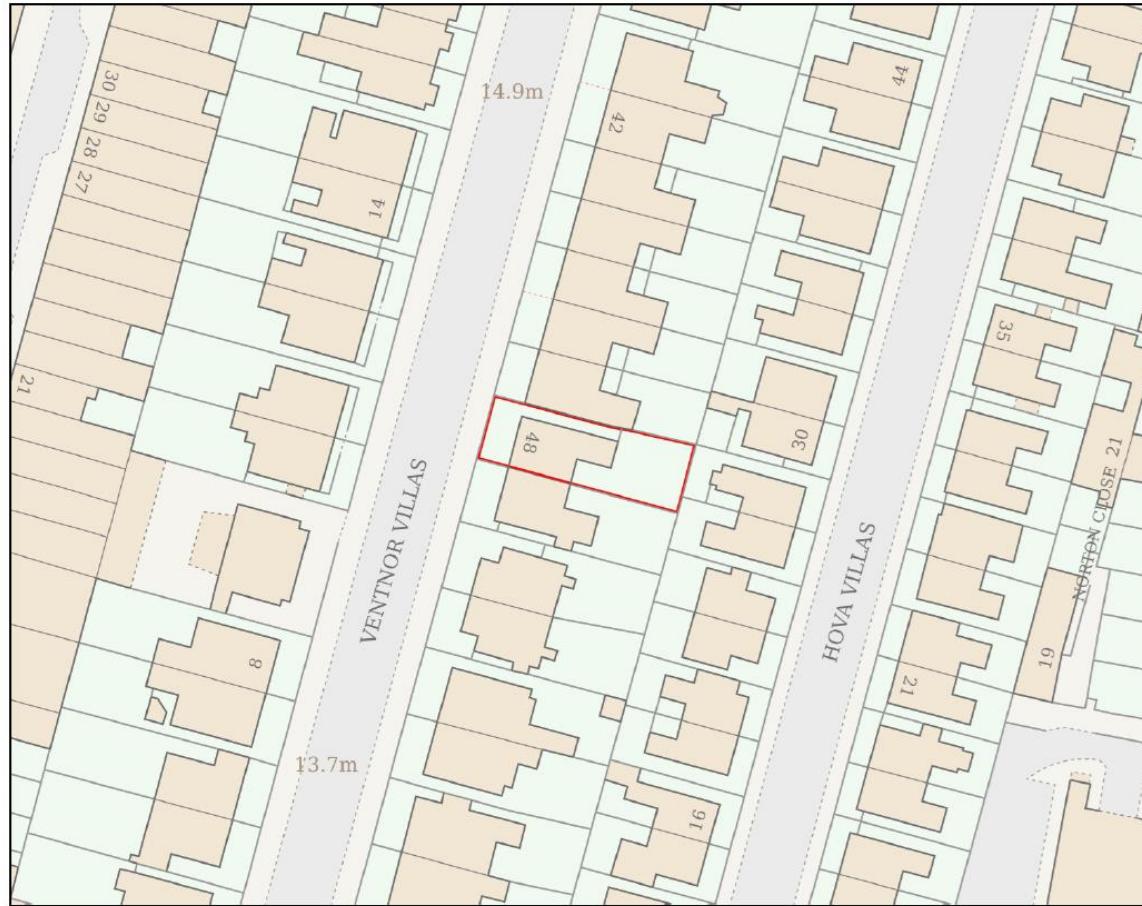
- ▶ Erection of a single-storey outbuilding at the rear of garden.

# Map of Application Site



# Location Plan

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# Proposed Block Plan



Plan Produced for: 48B Ventnor Villas, BN3 3DB

Date Produced: 09 Sep 2025



# Aerial Photo of Site

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# 3D Aerial Photo of Site

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# Photos of Rear Garden-looking north



View North

# Photos of Rear Garden- looking S/E



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View Southeast

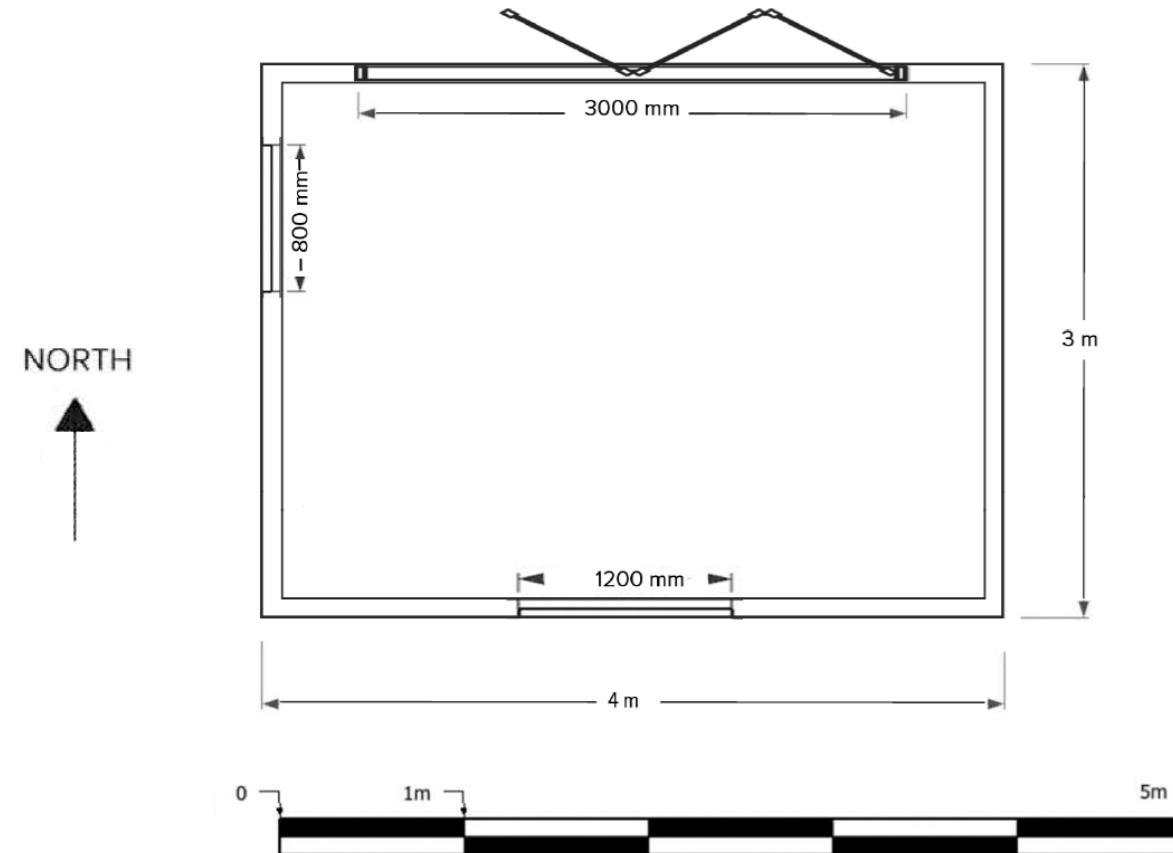
# Photos of Rear Garden- looking west



View West - towards application property and neighbouring flats

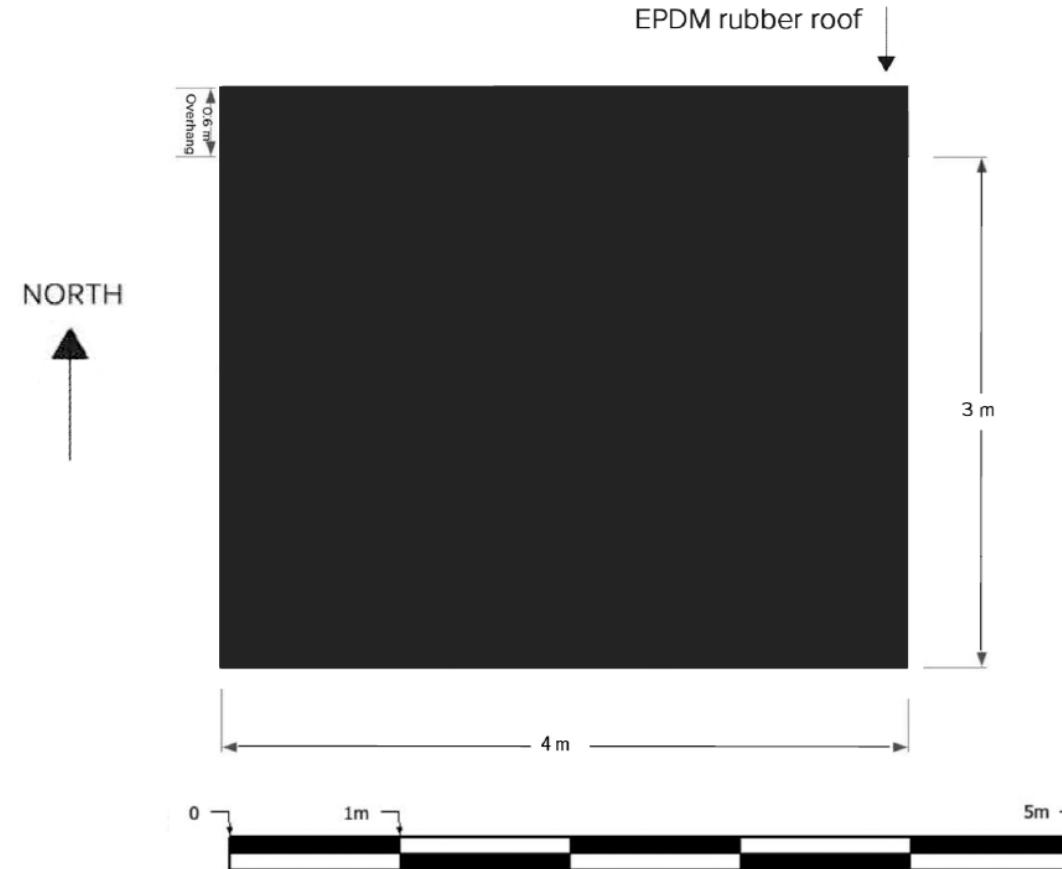
# Proposed Floor Plan

163

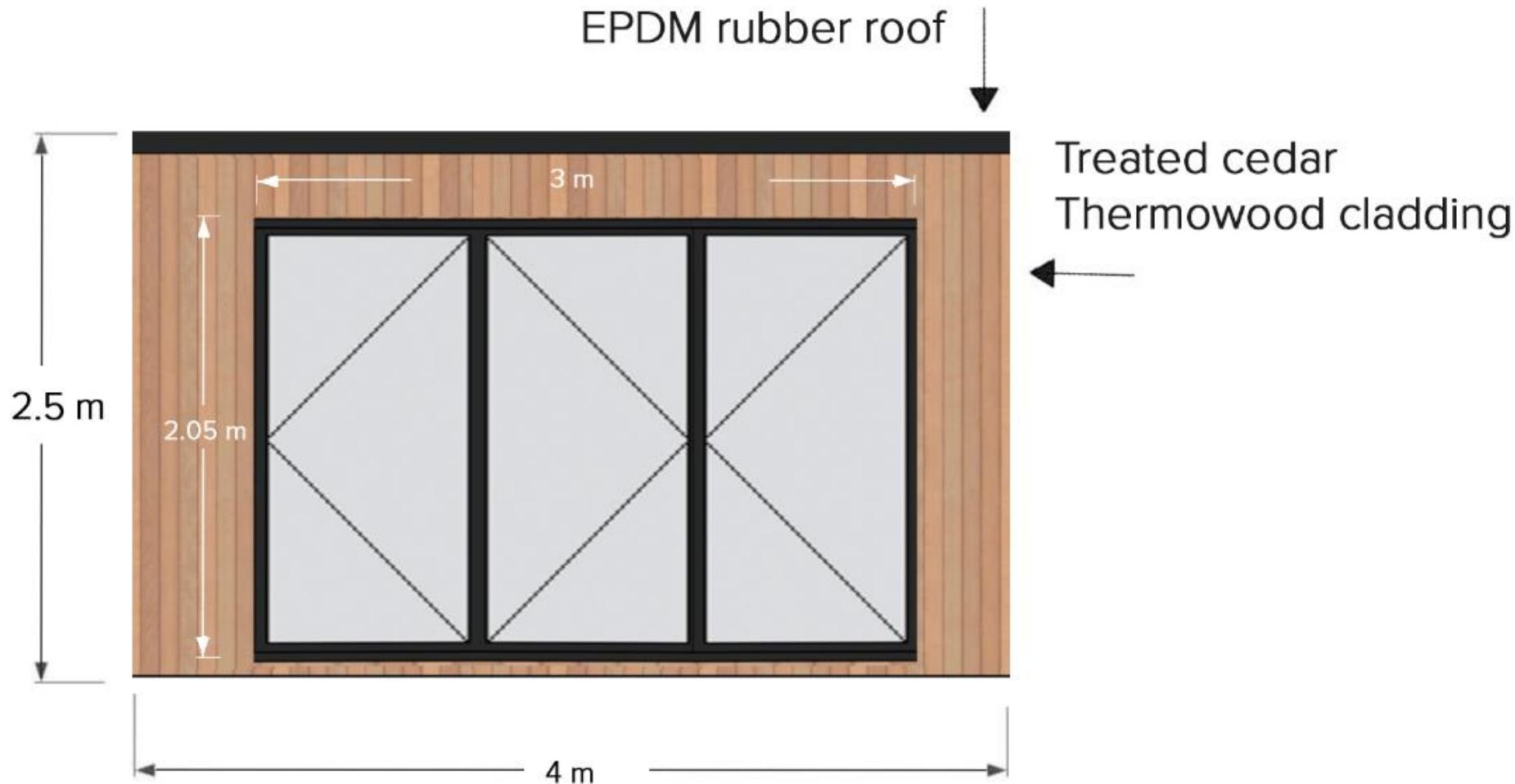


# Proposed Roof Plan

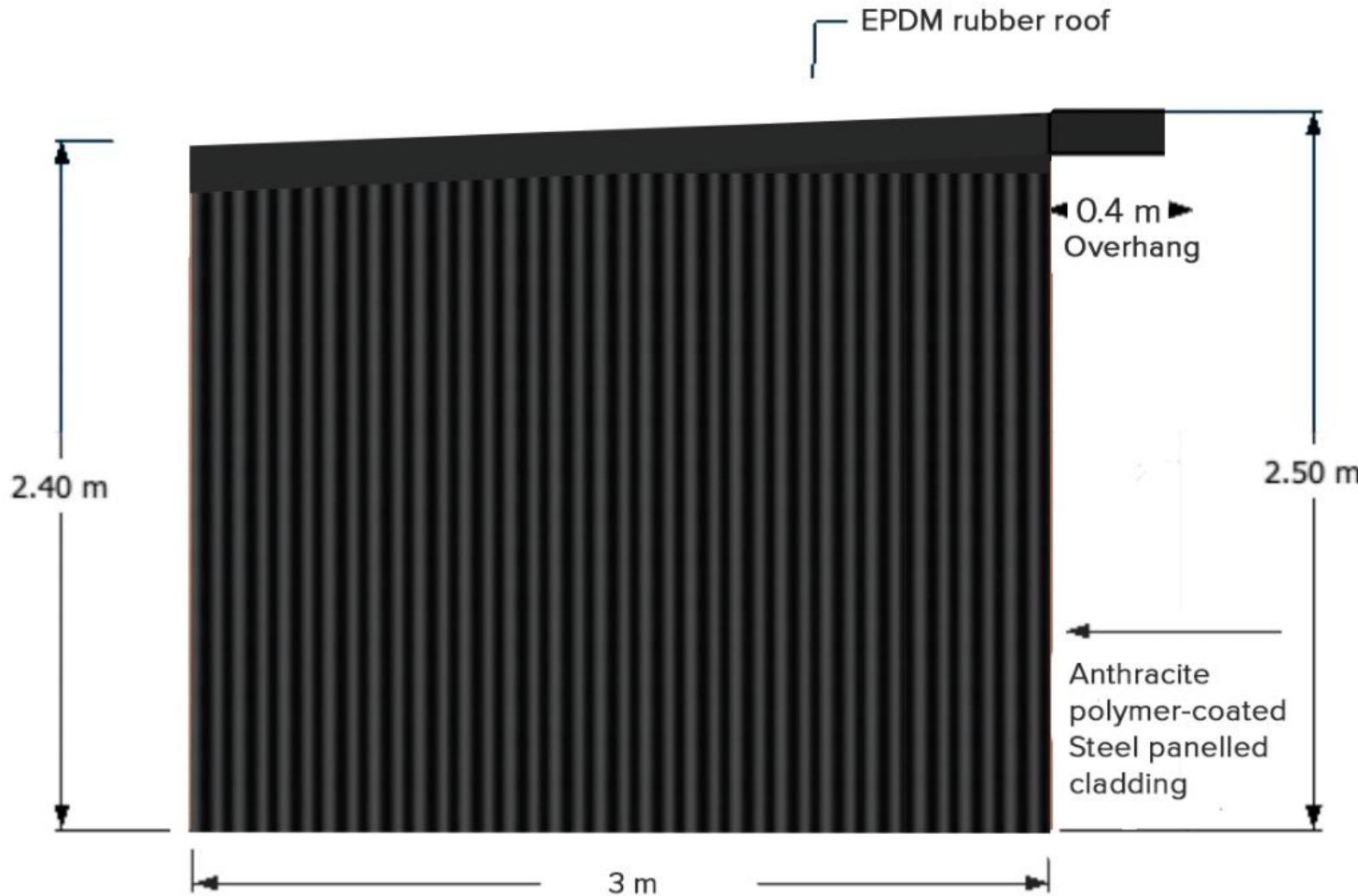
164



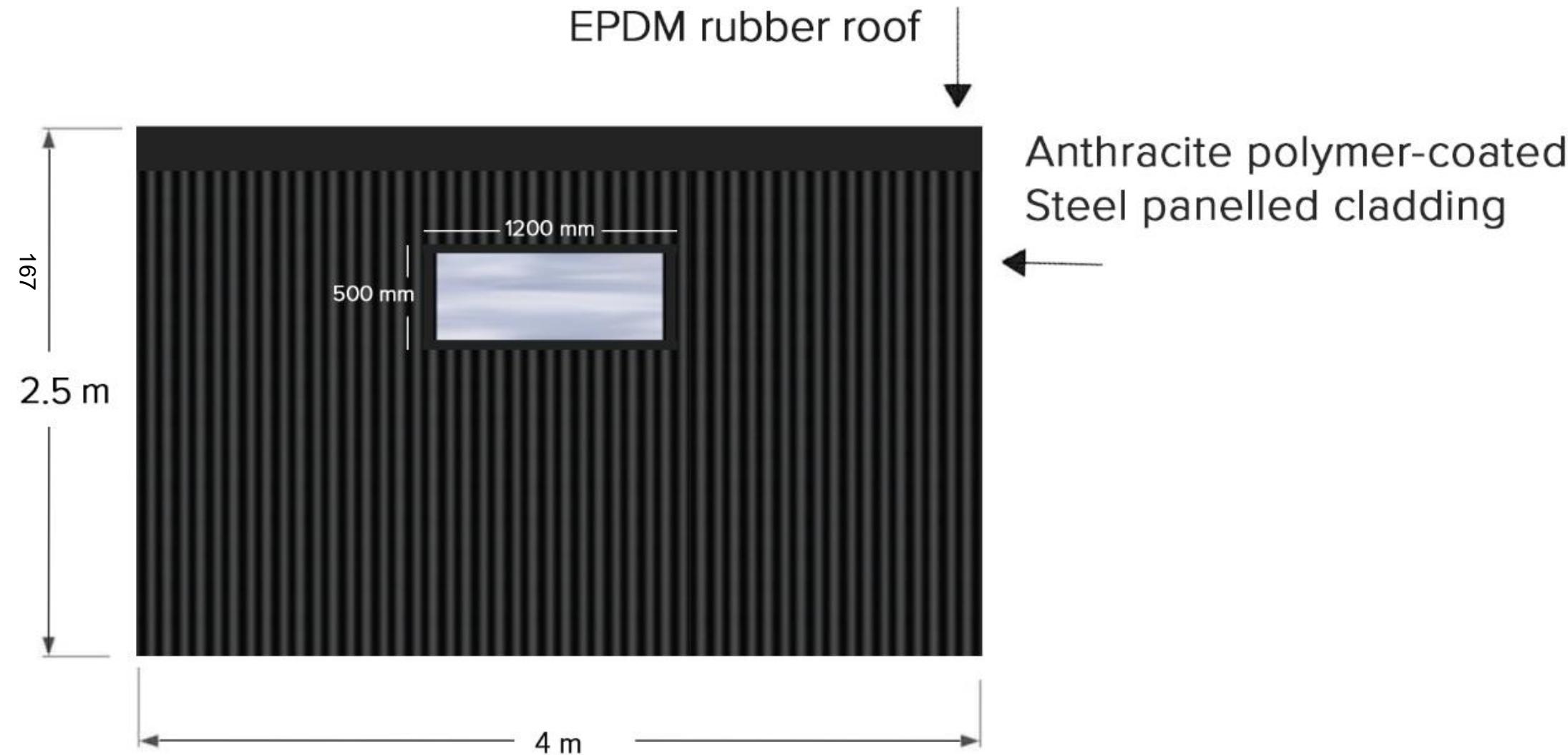
# Proposed North Elevation



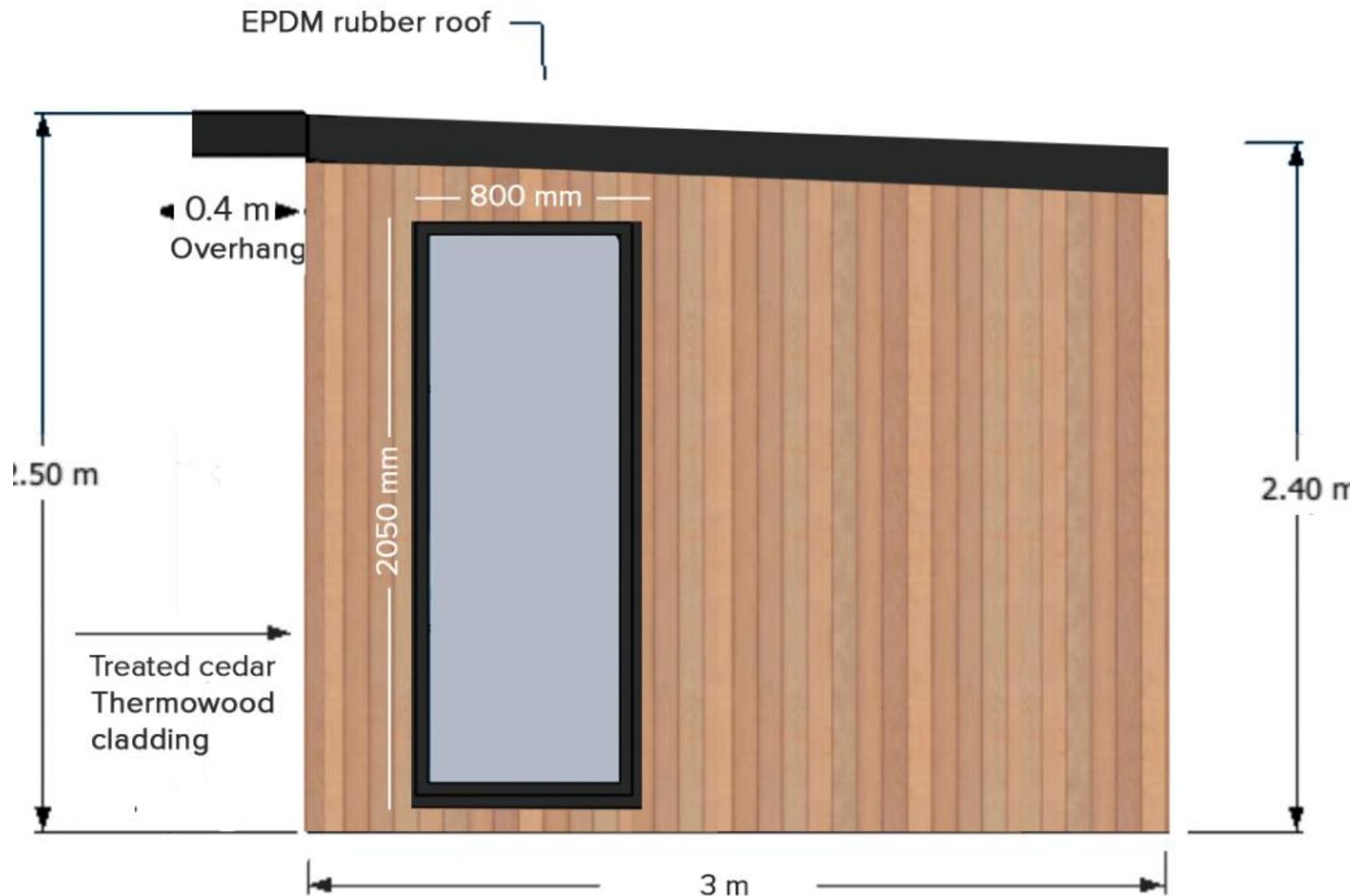
# Proposed East Elevation (largely hidden)



# 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

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# 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.

