

<u>No:</u>	BH2025/01860	<u>Ward:</u>	Rottingdean & West Saltdean Ward
<u>App Type:</u>	Householder Planning Consent		
<u>Address:</u>	120 Longhill Road Brighton BN2 7BD		
<u>Proposal:</u>	Erection of two-storey front and side extensions, erection of an additional storey, facade alterations, garden annex outbuilding to rear, driveway alterations, raised patio, external staircase, solar panels and all associated works. (amended plans received 18th December 2025)		
<u>Officer:</u>	Michael Tucker, tel: 01273 292359	<u>Valid Date:</u>	28.07.2025
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	22.09.2025
		<u>EOT:</u>	10.12.2025
<u>Agent:</u>	Resi Design Ltd Unit 118 Workspace Kennington Park Canterbury Court London SW9 6DE		
<u>Applicant:</u>	Amit Mehta 120 Longhill Road Brighton BN2 7BD		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			28-Jul-25
Block Plan	B275307-3000	C	18-Dec-25
Proposed Drawing	B275307-3100	C	18-Dec-25
Proposed Drawing	B275307-3101	C	18-Dec-25
Proposed Drawing	B275307-3200	C	18-Dec-25
Proposed Drawing	B275307-3201	C	18-Dec-25
Proposed Drawing	B275307-3202	C	18-Dec-25

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

3. The development hereby permitted shall not commence until full details of existing and proposed ground levels (referenced as Above Ordnance Datum)

within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with Policies DM18 and DM20 of Brighton & Hove City Plan Part 2 and CP12 of the Brighton & Hove City Plan Part One.

4. Notwithstanding any details shown on the approved plans, no development other than demolition shall take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

- a) Details of all cladding to be used, including details of their treatment to protect against weathering
- b) Details of the proposed window, door and balcony treatments
- c) Details of all other materials to be used externally

Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies DM18 and DM21 of Brighton & Hove City Plan Part 2 and CP12 of the Brighton & Hove City Plan Part One.

5. Prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including food-bearing plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
- c. details of all boundary treatments to include type, position, design, dimensions and materials;

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide ecological and sustainability benefits, to comply with policies DM22 and DM37 of Brighton & Hove City Plan Part 2, and CP8, CP10, CP12 and CP13 of the Brighton & Hove City Plan Part One.

6. The annexe hereby approved shall only be used as accommodation ancillary to and in connection with the use of the main property as a single dwelling

house and shall at no time be occupied as a separate or self-contained unit of accommodation, including as holiday lets.

Reason: In order to protect the character of the area and amenities of neighbouring properties and potential future occupants because the annexe is unacceptable as a new dwelling, in accordance with policies DM1, DM18 and DM20 of Brighton & Hove City Plan Part 2.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development under Schedule 2, Part 2, Class A shall be carried out including the erection, construction or material alteration of any gate fence, wall or means of enclosure without planning permission obtained from the Local Planning Authority.

Reason: To ensure the annexe is not inappropriately subdivided from the main property and to safeguard amenity and to protect the character and appearance of the locality, to comply with policies CP12 of the Brighton and Hove City Plan Part One and policies DM18, DM20 and DM21 of the Brighton and Hove City Plan Part Two.

8. No extension, enlargement, alteration of the dwellinghouse or provision of buildings etc incidental to the enjoyment of the dwellinghouse within the curtilage of the dwellinghouse as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies DM18 and DM21 of Brighton & Hove City Plan Part 2, and CP12 of the Brighton & Hove City Plan Part One.

9. No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development in compliance with policies DM22 and DM37 of Brighton & Hove City Plan Part 2, and CP8, CP10, CP12 and CP13 of the Brighton & Hove City Plan Part One.

10. A bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

11. The development hereby permitted shall incorporate at least three (3) swift bricks/boxes within the external walls which shall be retained thereafter.

Reason: To enhance the biodiversity of the site and to comply with Policy DM37 of Brighton & Hove City Plan Part 2, Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Head of Asset and Network Management. The applicant is advised to contact the Council's Streetworks Team (permit.admin@brighton-hove.gov.uk 01273 290729) for necessary highway approval from the Highway Authority prior to any works commencing on the adopted highway to satisfy the requirements of the condition.
3. The applicant is advised under Part S of the Building Regulations that new dwellings providing a parking space now require an EV charging point.
4. Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.
5. Swift bricks/boxes can be placed on any elevation, but ideally under shade-casting eaves. They should be installed in groups of at least three, at a height of approximately 5 metres above ground level, and preferably with a 5m clearance between the host building and other buildings or obstructions. Where possible avoid siting them above windows or doors. Swift bricks should be used unless these are not practical due to the nature of construction, in which case alternative designs of suitable swift boxes should be provided in their place where appropriate.

2. SITE LOCATION

- 2.1. The application relates to a single-storey detached dwelling (C3) on the northeastern side of Longhill Road. The site sits on a hillside with land levels falling sharply towards the southwest (front of the site), and the plot tapers significantly as the land falls.
- 2.2. The existing modest bungalow on the site is set behind its immediate neighbours, on higher ground, and is positioned towards the southeastern side boundary. As a result, the front wall of the existing bungalow approximately aligns with the rear wall of the neighbouring property at no. 118 Longhill Road. The site also includes a single-storey detached garage building to the rear, accessed via a driveway that also serves nos. 122 and 124 which are set behind the bungalow, up the hillside.
- 2.3. The area is primarily residential in character, with the northeastern side of Longhill Road comprising detached dwellings of one- and two-storeys, in diverse architectural styles, arranged on a varied building line. There are several cases of infill/backland residential development. The southwestern side of Longhill Road includes further residential dwellings set on lower ground, as well as a substantial break in built form at the Ovingdean School Grounds Local Wildlife Site.
- 2.4. The boundary of the Ovingdean Conservation Area lies on the opposite side of Longhill Road. The site itself is outside of the conservation area.

3. RELEVANT HISTORY

- 3.1. **BH2025/00463** - Proposed vehicle crossover and new access steps, incorporating EV charger, boundary treatments and associated works. Approved 17/04/2025
- 3.2. **PRE2025/00048** - Proposed airspace development, complete with two storey side extensions, garden outbuilding, installation of solar panels and air source heat pump, and all associated works.

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the substantial remodelling of the existing bungalow including an additional storey with a pitched roof and two-storey front and side extensions. The remodelled building would be finished in flint cladding to the ground floor, and metal cladding to the first floor and roof, with a balcony to the front elevation. A garden annex outbuilding is also proposed to the rear, together with driveway alterations, a raised patio and associated works.

- 4.2. The plans have been amended since the initial submission to reduce the height of the roof of the proposed additional storey and remove some elements including a side dormer and external staircase.

5. REPRESENTATIONS

- 5.1. **Fourteen (14)** letters of objection have been received from individuals and organisations, summarised as follows:
- Overdevelopment, poor design, too close to boundaries
 - Harm to neighbouring amenity due to noise, overshadowing, loss of privacy, loss of outlook
 - Loss of property value
 - Proposed annexe is another dwelling, could be used for holiday lets
 - Inaccuracies on plans, disputed site boundaries/land ownership
 - The amended plans do not go far enough to address previous concerns
- 5.2. **Two (2)** letters of support have been received from individuals and organisations, summarised as follows:
- Current building is of poor quality and in disrepair
 - Good design, considerate of impacts on neighbours
 - The annexe should be subject to conditions to ensure ancillary use
- 5.3. Full details of representations received can be found online on the planning register.

6. CONSULTATIONS

- 6.1. **Arboriculture:** No comment received
- 6.2. **Sustainable Transport:** No comment received

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove City Plan Part Two (adopted October 2022);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013, revised October 2024);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);

- Shoreham Harbour Joint Area Action Plan (adopted October 2019).

8. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP12	Urban design
CP15	Heritage

Brighton & Hove City Plan Part Two

DM1	Housing Quality, Choice and Mix
DM18	High quality design and places
DM20	Protection of Amenity
DM21	Extensions and alterations
DM22	Landscape Design and Trees
DM26	Conservation Areas
DM33	Safe, Sustainable and Active Travel
DM37	Green Infrastructure and Nature Conservation
DM43	Sustainable Drainage
DM44	Energy Efficiency and Renewables

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD11	Nature Conservation & Development
SPD12	Design Guide for Extensions and Alterations
SPD14	Parking Standards
SPD17	Urban Design Framework

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of the development, the design and appearance of the proposals and the impact on neighbouring amenity.

Principle of Development:

- 9.2. No objection is raised to the principle of remodelling the existing dwelling on the site.
- 9.3. The proposals also include the erection of a detached outbuilding to the rear of the site, to replace the existing garage. This proposed outbuilding is stated to be ancillary to the main dwelling, but the degree of dependency on the main house would be limited, as the proposed annexe would have all the facilities

required for self-contained living and would be some 39sqm in internal area. There is a secondary site access onto the shared driveway in close proximity to the annexe door, however the annexe would share the rear garden space with the main house preventing the outbuilding being truly self contained. It is considered that, subject to conditions relating to the use of the annexe being ancillary to the main house, and the removal of permitted development rights for fences within the site to ensure a continued degree of dependency, it can be ensured that the outbuilding would not result in the creation of a new self-contained dwelling and can be accepted in principle.

Design and Appearance:

- 9.4. The proposals comprise the remodelling of the existing bungalow, with two-storey front and side extensions and the formation of an L-shaped additional storey with a pitched roof. There would be gable ends formed to the front (south) and northwestern (side) elevations. The part of the building closest to the southeastern side boundary would be retained at the existing footprint and single-storey roof height. The remodelled building is indicated to be finished in flint to the ground floor, and zinc cladding to the first floor and roof. The amended plans have reduced the overall height of the proposed building by 0.8m and have reduced the height and bulk on the southeastern side boundary as well as omitting the side dormer feature and the external staircase.
- 9.5. The streetscene on the northern side of Longhill Road comprises dwellings that are predominantly two-storeys in scale, and includes a varied building line with dwellings frequently set further back than their immediate neighbours. There are a wide variety of architectural styles and material finishes.
- 9.6. The characteristics of the site do however present constraints to development, as the plot tapers significantly towards Longhill Road, with a narrow frontage, and land levels rise steeply as the plot widens.
- 9.7. As amended, the proposals would result in a significant increase in the footprint, height and massing of the building. However, the proposed extensions to the south- and northwest would leave suitable visual spacing to the neighbouring properties and site frontage to avoid appearing overly cramped within the plot. The reduced height of the additional storey, and the retention of the current single-storey height to the southeastern boundary, also assists in preventing an overly domineering visual relationship with the smaller, and lower, neighbouring buildings. The proposed material finish of flint cladding and zinc cladding, whilst not benefiting from any direct precedent, would not appear incongruous in the varied Longhill Road streetscene or wider area.
- 9.8. The proposed outbuilding would be single-storey in scale, with a hipped roof. The drawings indicate the outbuilding would be clad in timber with slate roof tiles. Whilst also a significant increase over the existing garage in terms of footprint, this would be at the rear of the site and would remain clearly visually subordinate to the main building, with a suitable garden area retained to avoid the site appearing cluttered or overdeveloped.

- 9.9. Whilst it is considered that the proposal approaches the capacity of the site, as amended and subject to the recommended conditions it would not, on balance, appear as an overdevelopment of the plot, appear harmful, unduly incongruous or out of keeping within its context and would be in accordance with policy CP12 of the Brighton and Hove City Plan Part One and policies DM18 and DM21 of the Brighton and Hove City Plan Part Two.

Landscaping

- 9.10. Works to the site frontage onto Longhill Road, including the creation of an on-site car parking space, have been approved previously under application BH2025/00463. These approved works would have necessitated the removal of two existing trees, as well as various shrubs.
- 9.11. The current proposals indicate the retention of the remaining trees within the front of the site, although the proximity of the proposed building may necessitate some further removals. The site is however not covered by a Tree Preservation Order (TPO) nor is it located within a conservation area, and it is considered that further detail of tree protection measures and landscaping, to include replacement planting where necessary, can be secured by condition.

Impact on Amenity

- 9.12. Policy DM20 of the Brighton and Hove City Plan Part Two states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 9.13. The neighbours most likely to be significantly affected by the proposed development are no. 118 Longhill Road (adjoining to the side/southeast) and no. 122 Longhill Road (adjoining to the rear/northeast).
- 9.14. No. 126 Longhill Road (to the side/northwest) is unlikely to be significantly affected by the proposals, with an acceptable separation between the two plots and little in the way of fenestration on the existing southern side of the neighbouring property. The proposed development would include some modest fenestration towards this neighbour but given the separation no significant harm would result.
- 9.15. No. 122 to the rear is wider than the proposed building and is located on significantly higher ground. A separation distance of 15m would be retained between the rear of the proposed remodelled building and the front façade of this neighbour. The amended scheme is reduced in height compared to the original proposal and includes a hipped roof at the rear rather than a gable, however it remains the case that the proposed additional storey would be readily visible in views from the front-facing windows and front amenity space of no. 122, and has the potential to obstruct views of features within and across the valley. However, the planning system seeks to protect outlook rather than any specific view, and it is not considered that there would be a harmful loss of general outlook to this neighbour, nor would there be a significant overbearing impact or loss of light due to the separation and higher ground on which the

rear neighbouring property sits. There would be several rear-facing windows proposed at first floor, however due to the relative land levels, boundary treatments and the proposed outbuilding the views from these windows would not be considered to give rise to significant overlooking concerns.

- 9.16. The rear garden and rear windows of no. 118 Longhill Road to the south side of the site are particularly sensitive to the proposed development, due to the proximity and relative positioning of the existing buildings, the rising land levels and the constrained size of the rear garden existing at no. 118. The amended scheme would retain the existing footprint and roof height within 3.5m of the boundary - a significantly reduced height compared to the original proposal and the amendments also omit features such as a side dormer and external staircase. To the south side the proposal would result in a sloping roof rising away from 118 Longhill Road. Whilst the proximity remains close, it is considered that there would not be a significant increase in bulk or harmful impact in terms of direct overshadowing or sense of enclosure compared to the existing arrangement to the southern side. The amendments have also reduced the height of the main roof form and include a hip to the rear rather than a gable, and this assists in further reducing any bulk and overbearing impact on no. 118 arising from the additional storey. There would be no side-facing fenestration towards no. 118, other than one ground floor window facing the boundary fence, and two rooflights providing skyward views.
- 9.17. The proposed outbuilding would be located in the northeast corner of the site, adjacent to the boundaries with nos. 120 and 118a Longhill Road. The outbuilding would be of a modest single-storey scale and due to the rising ground levels is not considered to give rise to significant concerns with respect to overshadowing or loss of outlook. Ancillary use of the outbuilding can be secured by condition as set out previously.

Standard of Accommodation

- 9.18. The proposed remodelled dwelling is considered to provide an acceptable standard of accommodation, in accordance with the Nationally Described Space Standards (NDSS) and policies DM1 and DM20 of the Brighton and Hove City Plan Part Two. Habitable rooms within the remodelled dwelling would provide acceptable space for furniture and circulation and access to natural light and outlook and no further concerns are raised in this respect.

9.19. Sustainable Transport

The proposed remodelling of an existing dwelling is unlikely to result in any significant uplift in trip generation.

- 9.20. The loss of the garage may result in some displacement of car parking demand, however as set out above the creation of a dropped kerb and on-site car parking space has recently been approved under BH2025/00463 mitigating against any loss.

Other Considerations

- 9.21. It is noted that public representations have raised additional concerns relating to legal issues such as land ownership and restrictive covenants. These fall

outside the scope of a planning application and are civil matters to be resolved privately.

- 9.22. Conditions requiring a bee brick and swift brick have been attached to improve ecology outcomes on the site in accordance with the Policy CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.

10. CONCLUSION

- 10.1. No objection is raised to the principle of the proposed development, subject to conditions ensuring ancillary use of the proposed outbuilding. On the basis of the amended plans and subject to the recommended conditions it is considered that there would not be an unacceptable harmful impact on the appearance of the site, character of the area or streetscene, and there would be no substantial or significantly harmful impact upon neighbouring amenity to warrant refusal.

Biodiversity Net Gain

- 10.2. This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because:
- It is a self-build/custom build application.

11. EQUALITIES

- 11.1. Section 149(1) of the Equality Act 2010 provides:
- 1) A public authority must, in the exercise of its functions, have due regard to the need to—
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.2. Officers considered the information provided by the applicant, together with the responses from consultees (and any representations made by third parties) and determined that the proposal would not give rise to unacceptable material impact on individuals or identifiable groups with protected characteristics.

12. COMMUNITY INFRASTRUCTURE LEVY

- 12.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. The exact amount will be confirmed in the CIL liability notice which will be issued as soon as it practicable after the issuing of planning permission.

