

95 Marine Drive, Rottingdean
BH2024/00969

4th March 2026



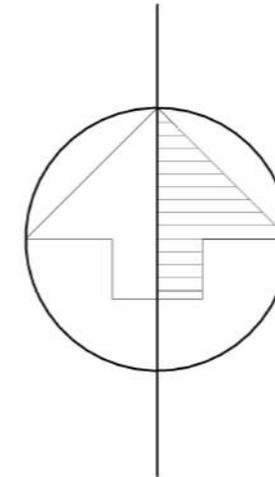
Brighton & Hove
City Council

Application Description

Demolition of the existing house and out-building and the erection of a four-storey, flat roofed block comprising of nine (9) residential flats consisting of the following:

- ▶ 7 x 2 bedroom and 2 x 2 bedroom flats
- ▶ Materials would be a mix of brick and composite cladding with aluminium windows
- ▶ Parking is proposed at lower ground floor level and would provide partially subterranean car parking facilities with the provision of 9 vehicle parking spaces overall and one disabled parking space.
- ▶ Cycle and refuse storage are proposed to the front of the site.

Existing Location Plan



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:1250



Scale 1:1250

PLEASE NOTE DISCREPANCY BETWEEN TOPO & O.S

Aerial Photo of Site



3D Aerial Photo of Site



Existing front elevation – 95 Marine Drive



Existing front elevation – 95 Marine Drive



Existing front elevation



Adjoining property to the west, No.93



Streetscene showing, Nos. 93, 95 and 97 Marine Drive



Longer contextual image from the west along Marine Drive

Application site



Longer contextual image from the west along Marine Drive

Application site



View from rear garden west towards side elevation of No.93 Marine Drive



Rear of property looking east towards side of No.97 Marine Drive



View north from rear garden towards 2 and 2A Lenham Road West



Neighbouring properties



View of the rear from eastern side of 2A Lenham Rd West



View of the rear from 2A Lenham Rd West

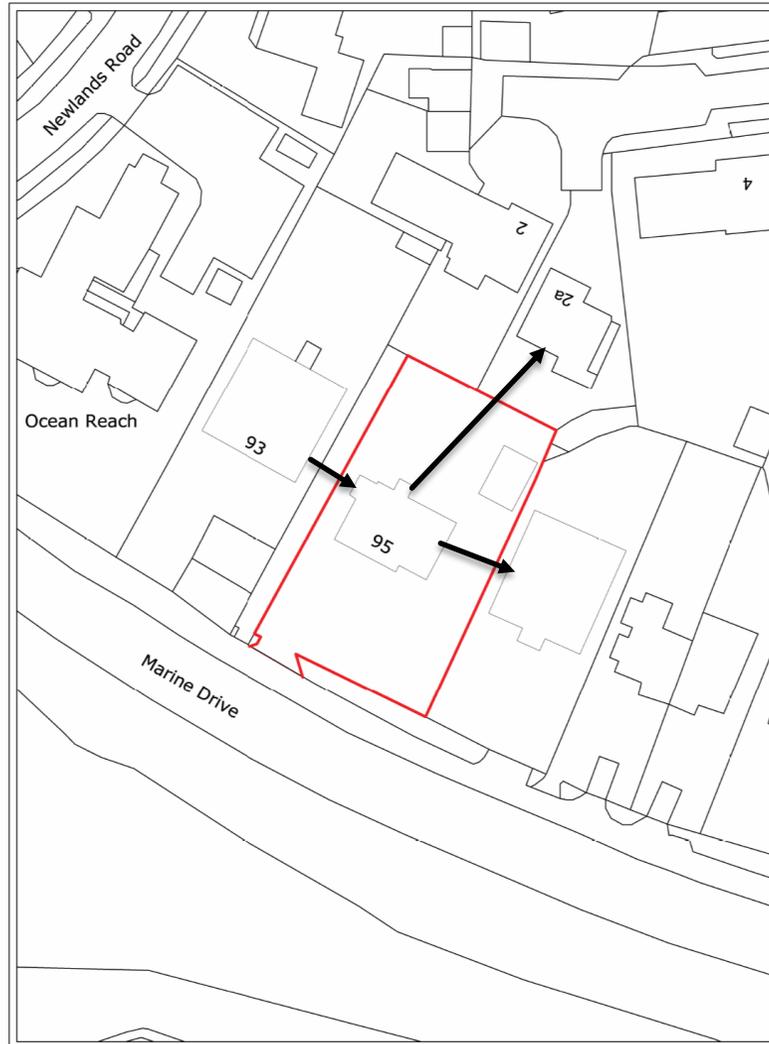


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View of the rear from western side of 2A Lenham Rd West

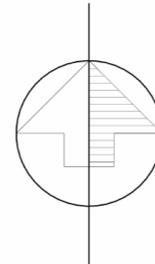


Existing Block Plan



Distances to Neighbours at closest point

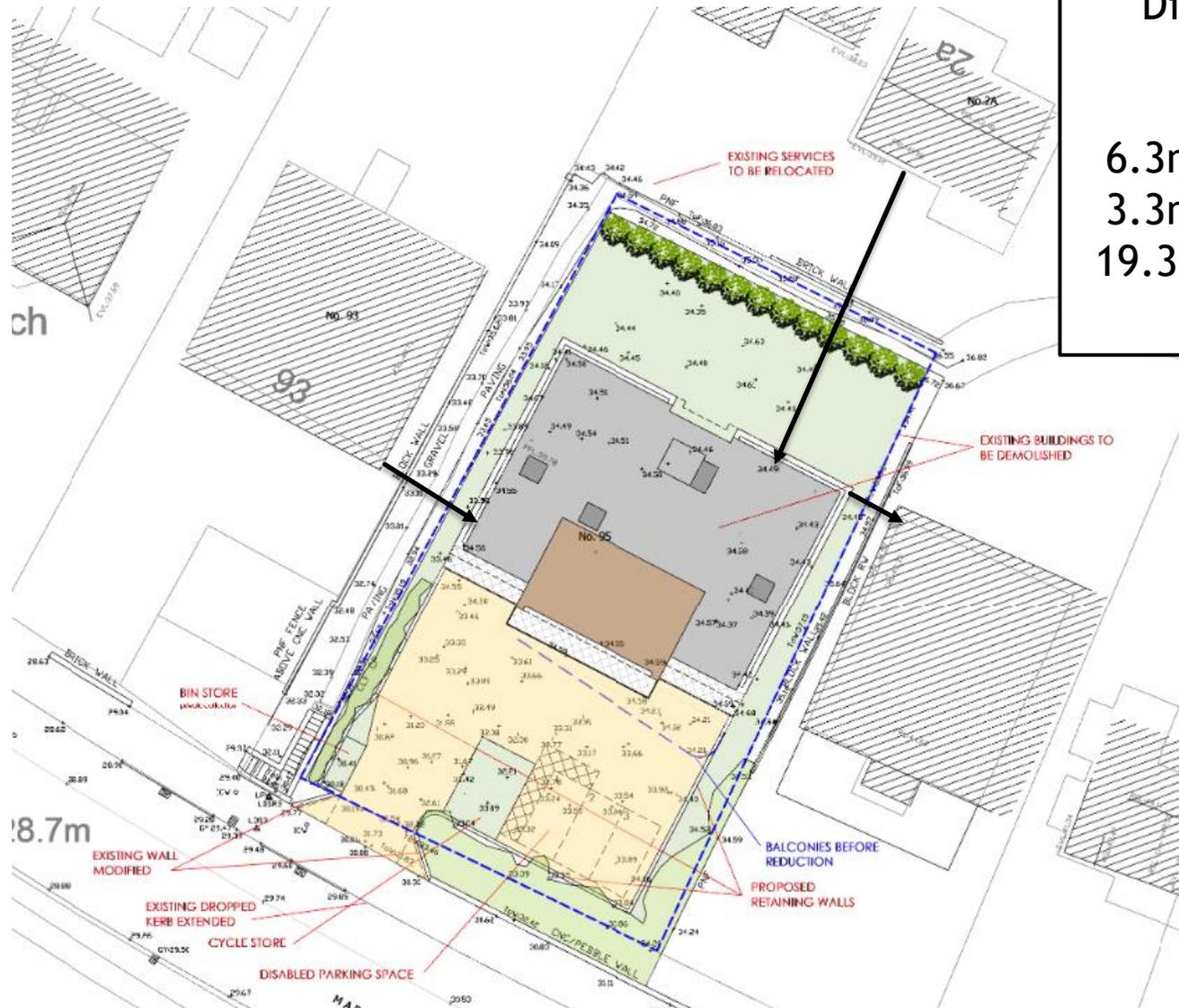
- 6.9m to 93 Marine Drive (side)
- 8.9m to 97 Marine Drive (side)
- 23.3m to 2A Lenham Road West



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:500
PLEASE NOTE DISCREPANCY BETWEEN TOPO & O.S.



Proposed Site Plan



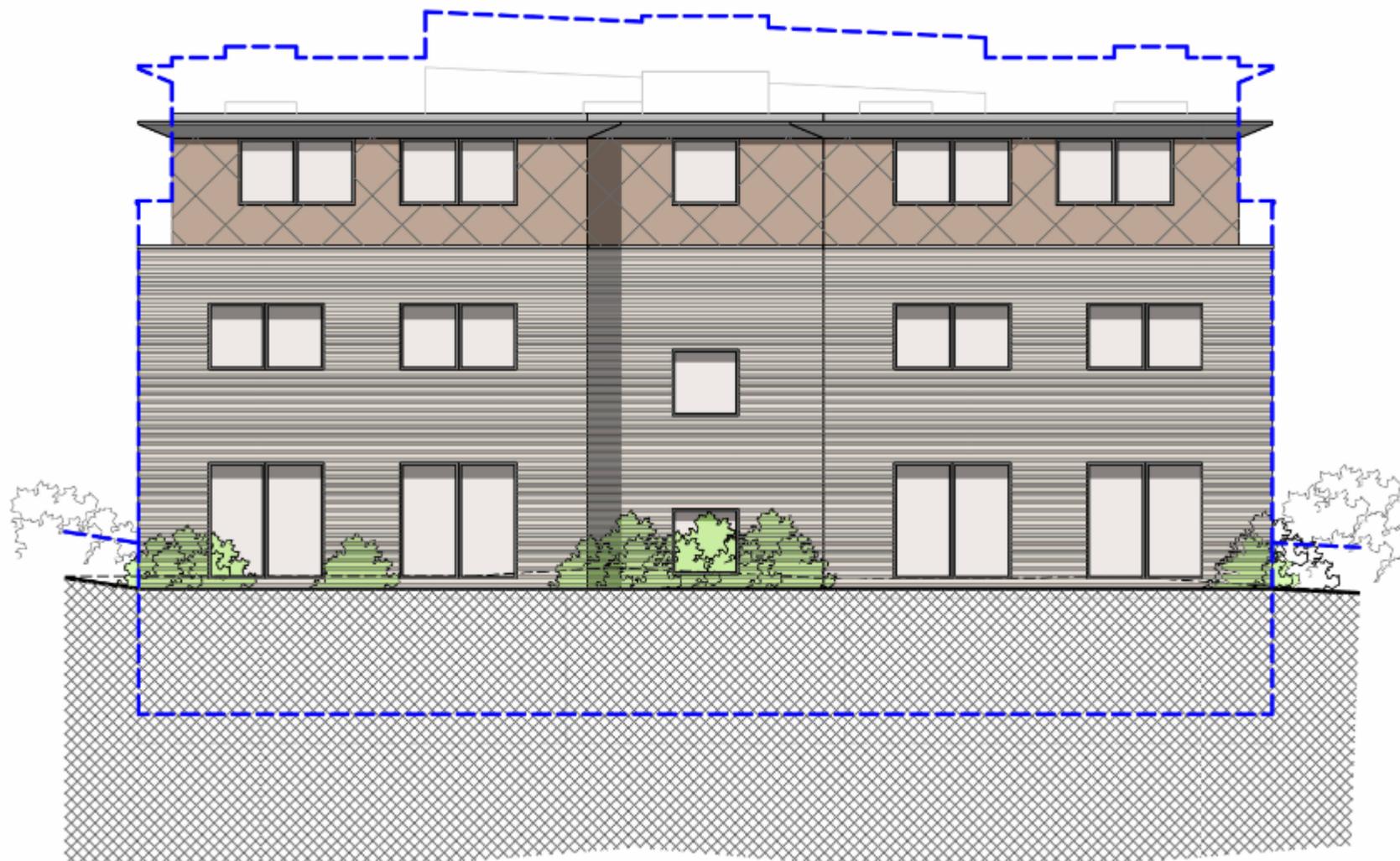
Distances to Neighbours at closest point

- 6.3m to 93 Marine Drive (side)
- 3.3m to 97 Marine Drive (side)
- 19.3m to 2A Lenham Road West

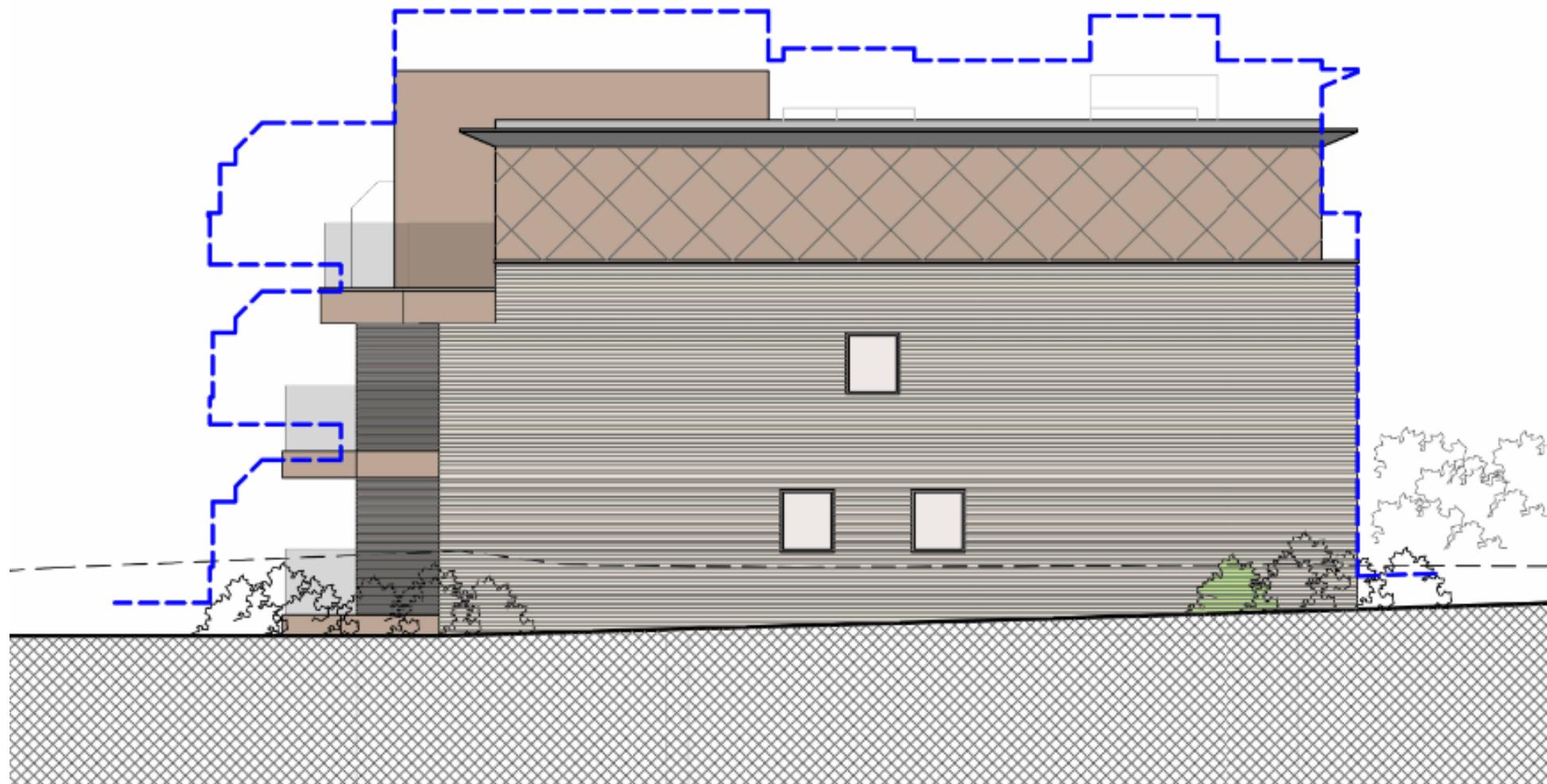
Proposed front elevation



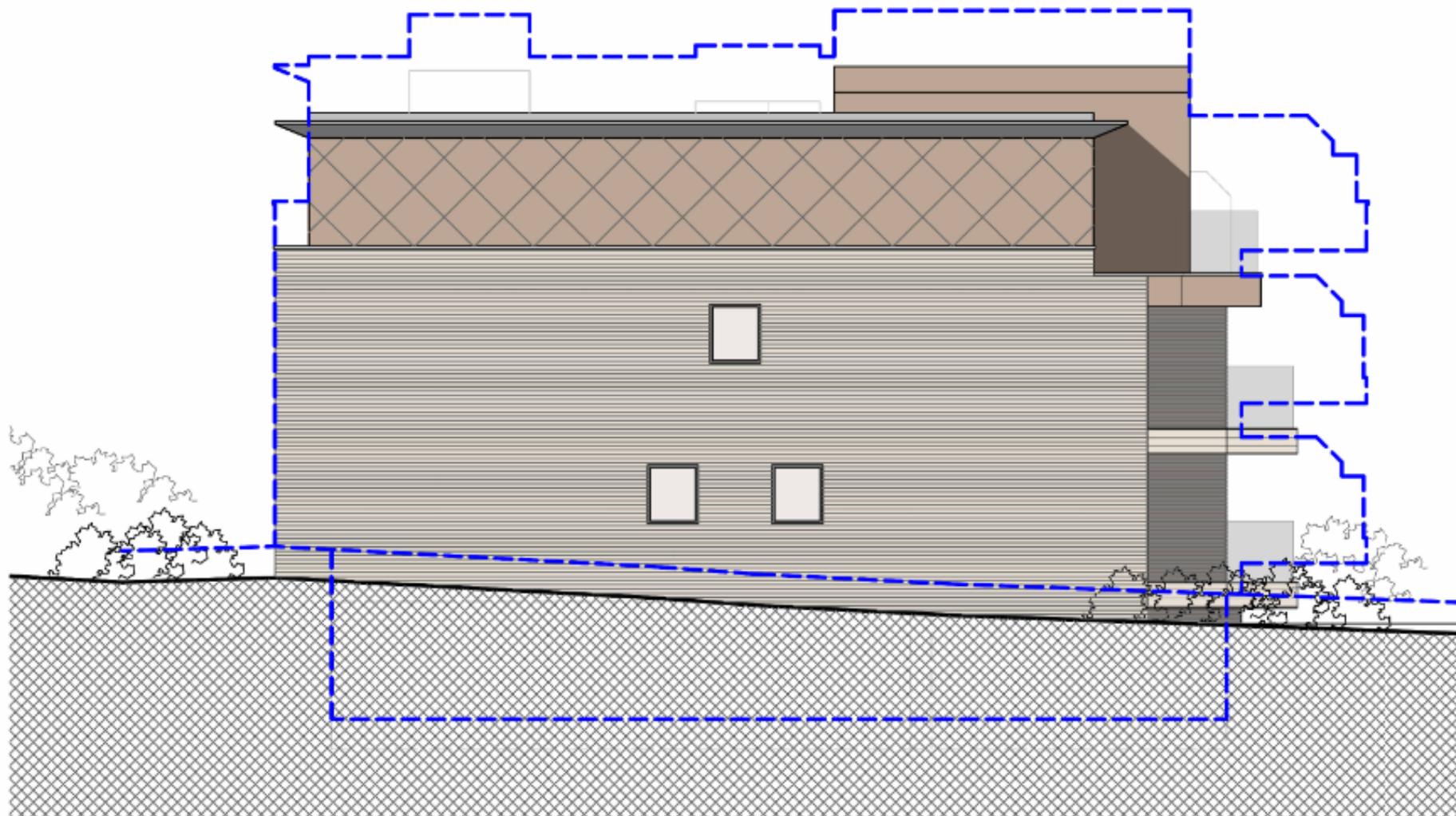
Proposed rear elevation



Proposed side elevation (east)



Proposed side elevation (west)

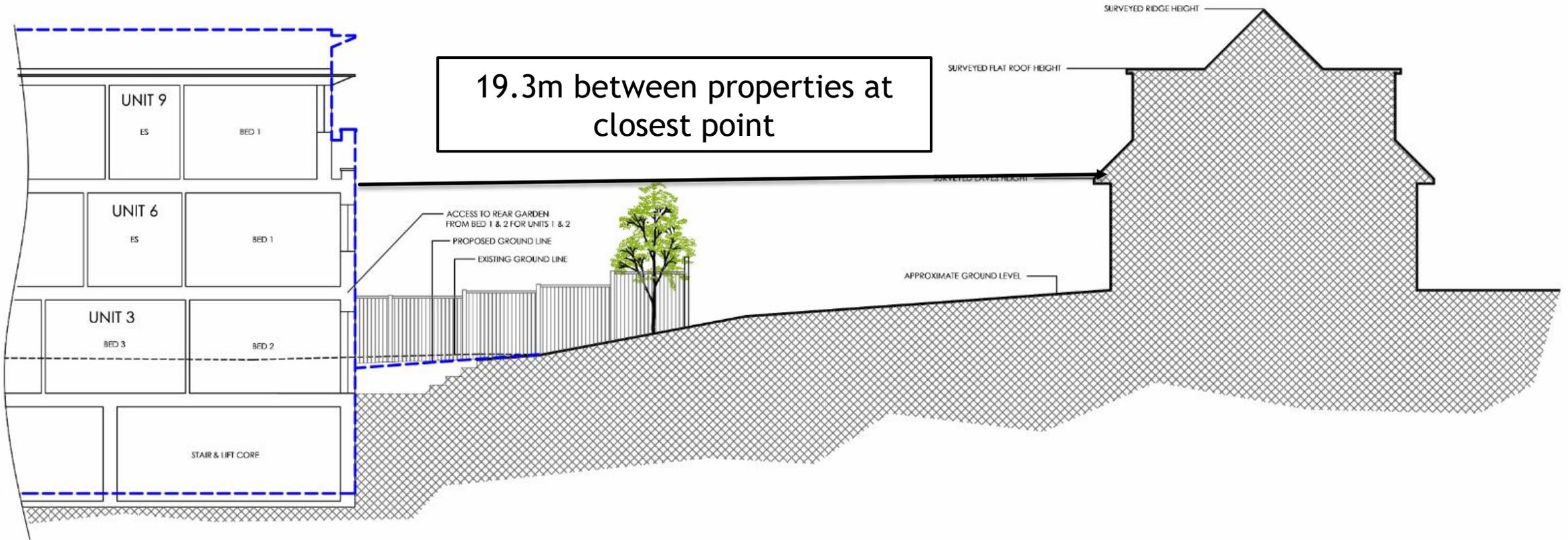


Proposed contextual front elevation

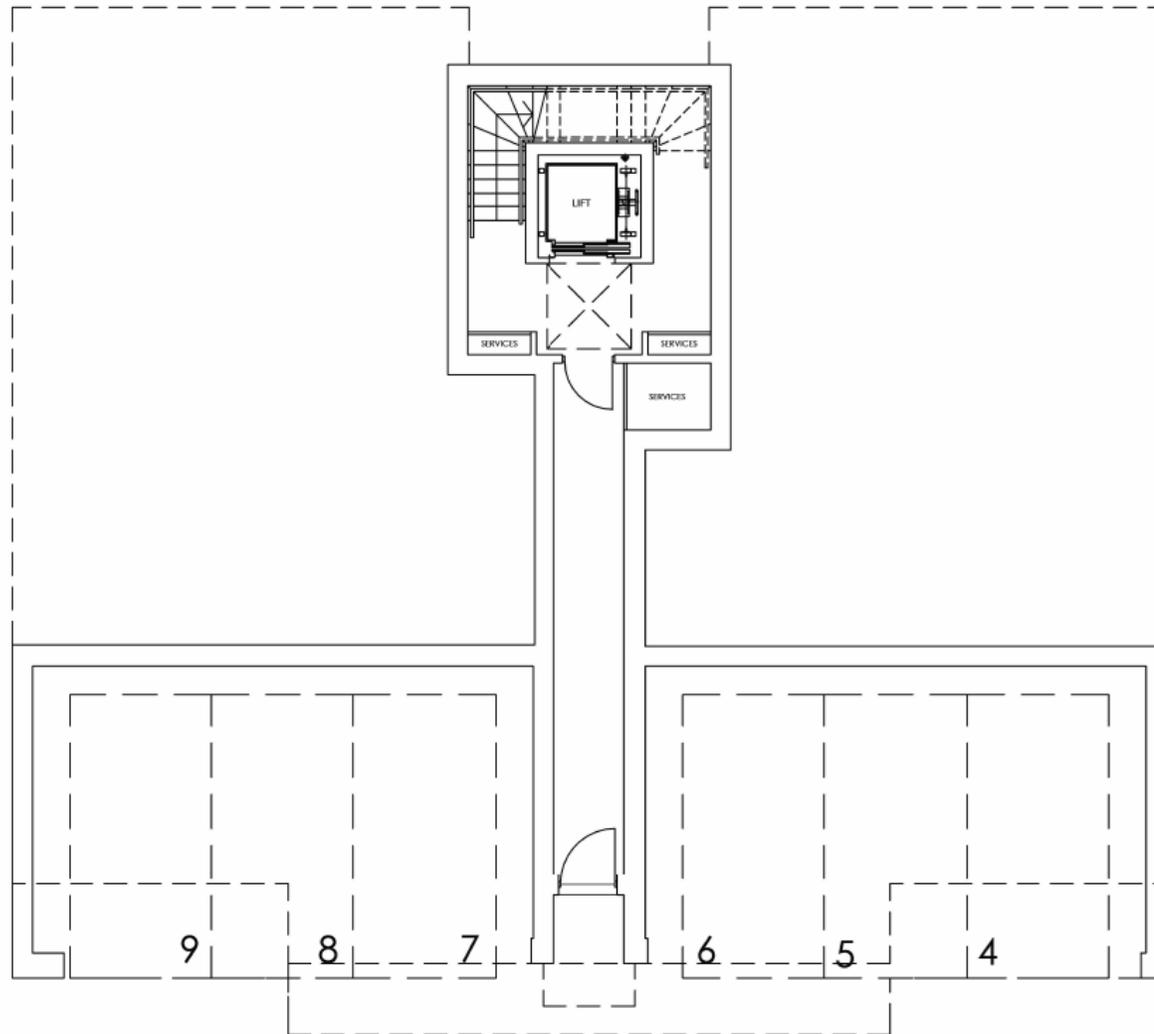
PROPOSED STREET SCENE TO MARINE DRIVE
FOR INDICATIVE PURPOSES ONLY
1:100



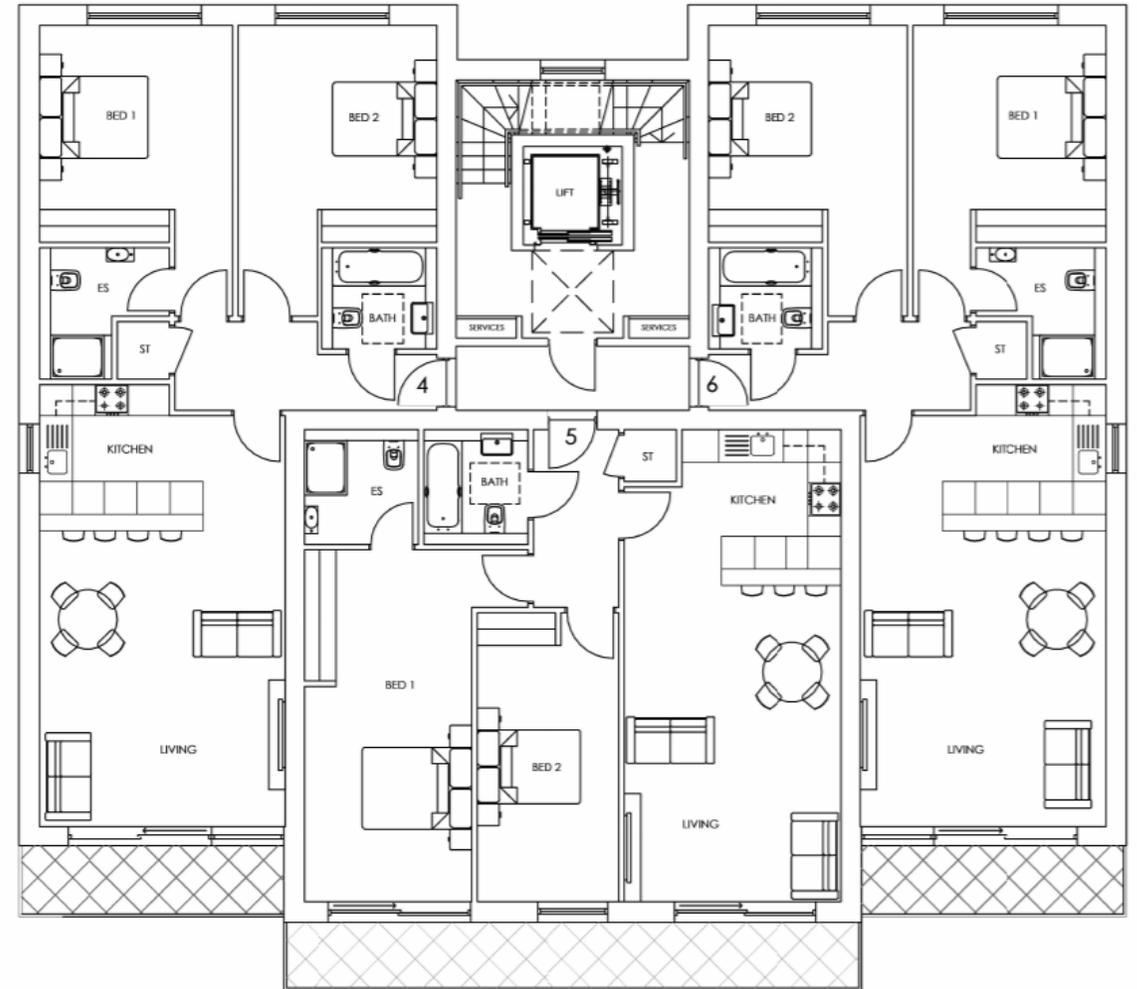
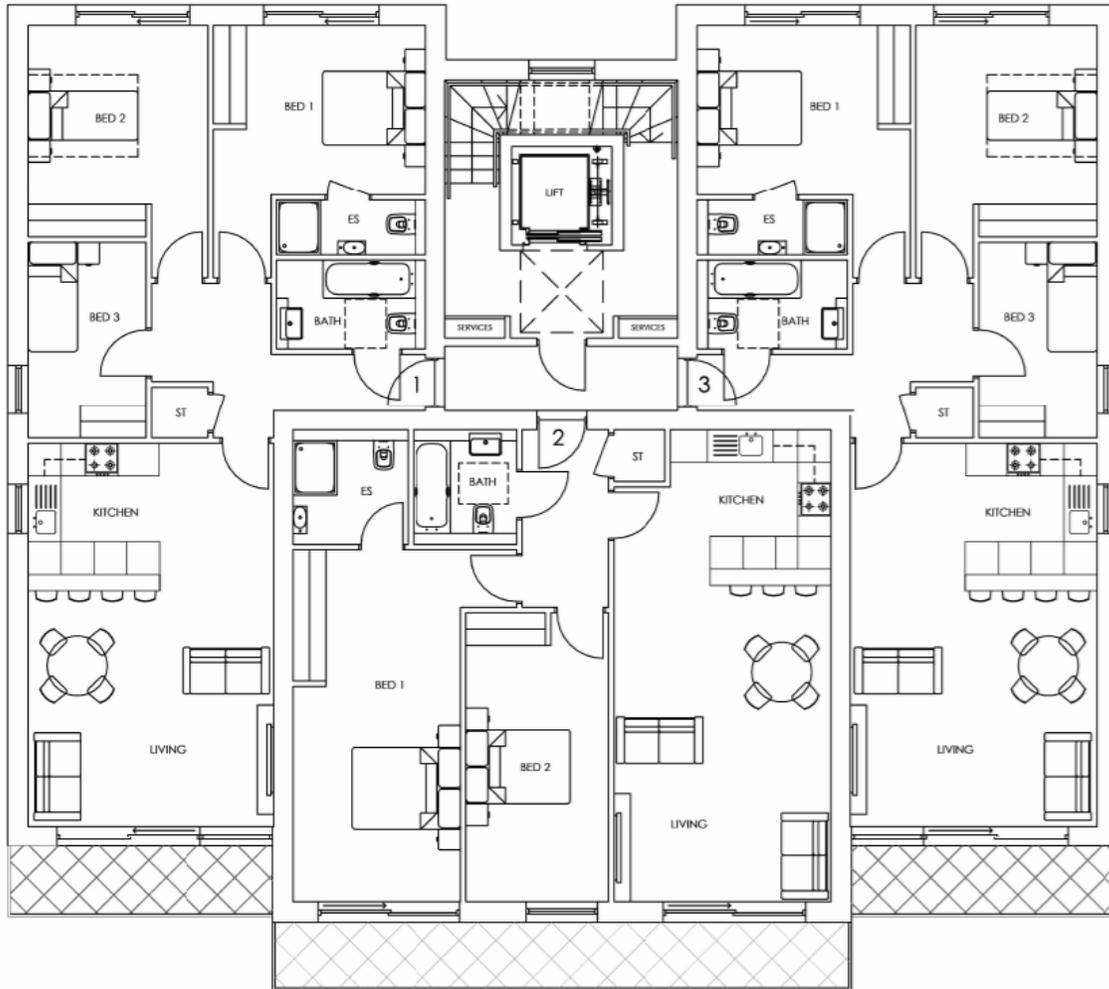
Proposed section showing 2A Lenham Road West to the rear



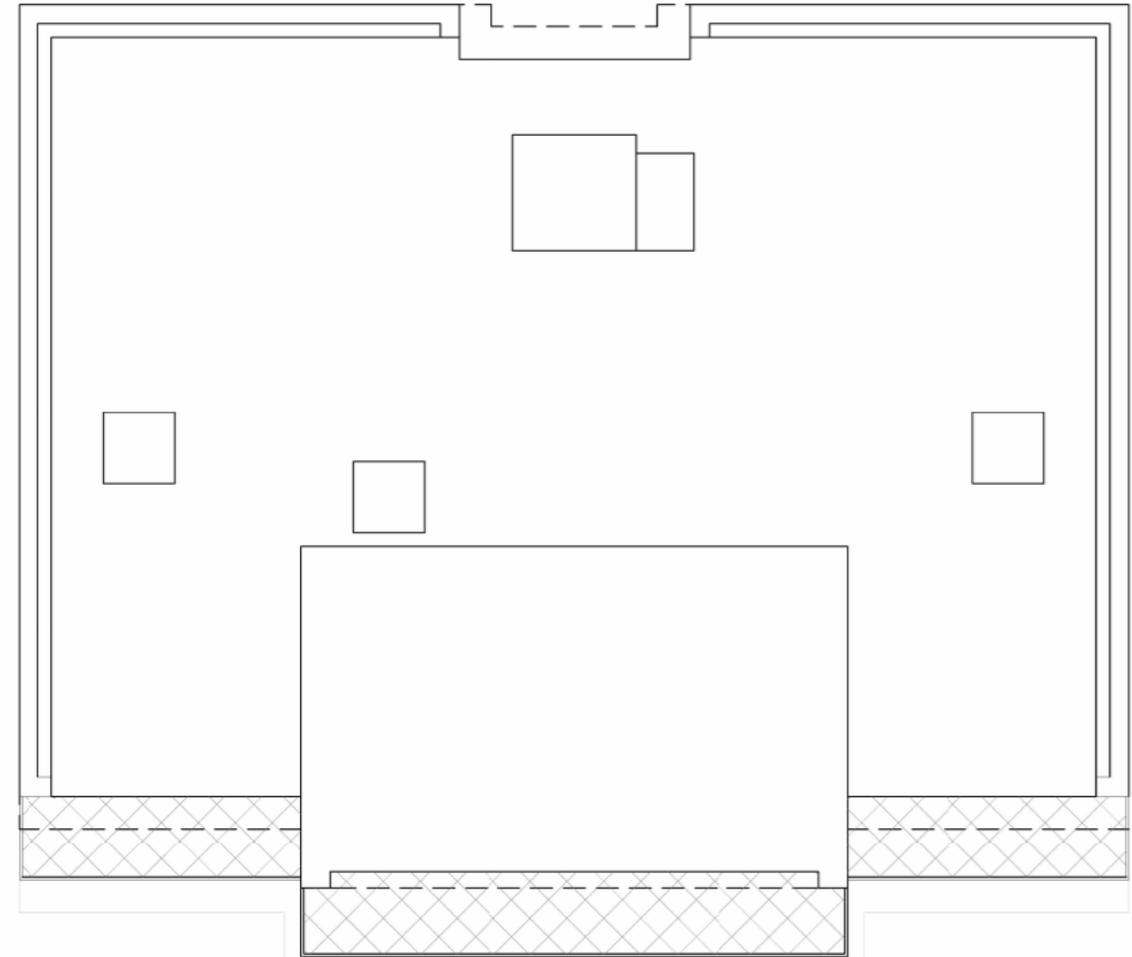
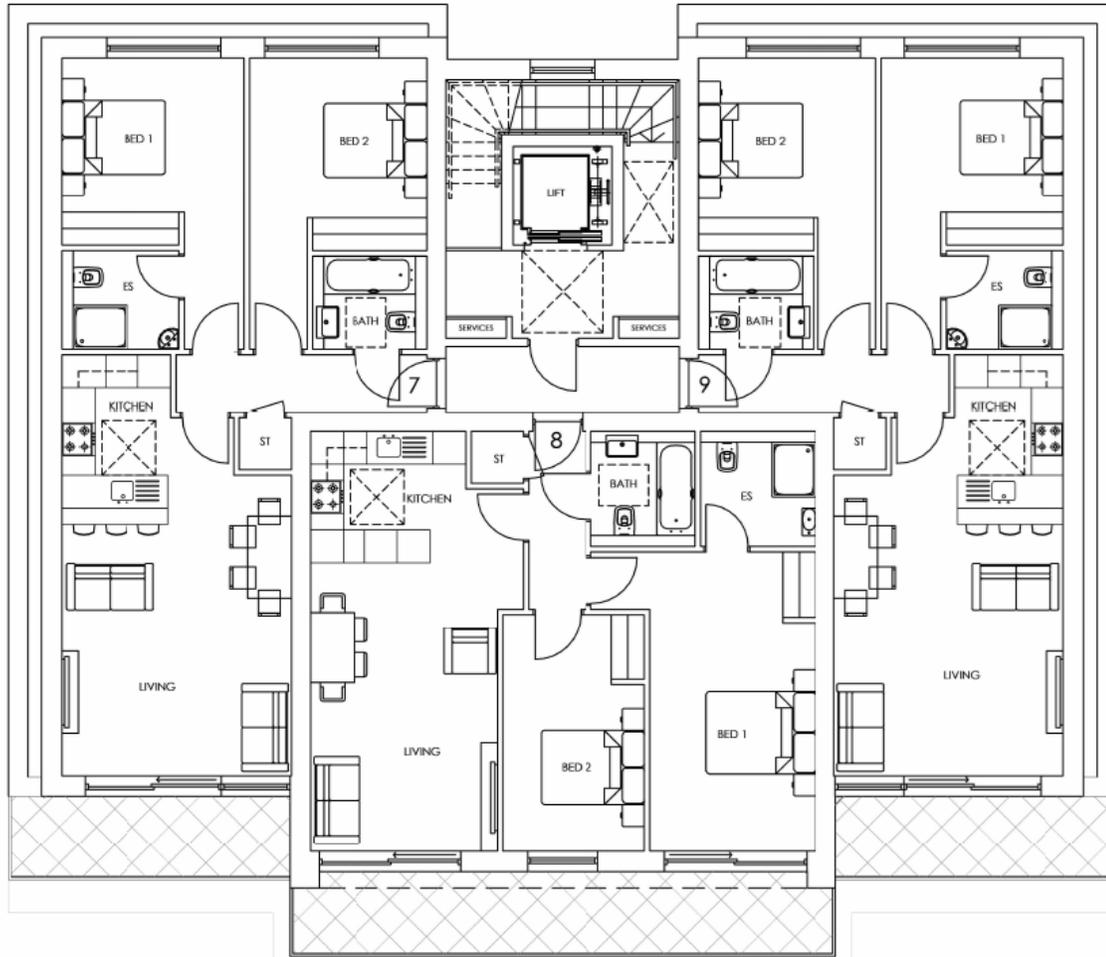
Proposed Lower Ground Floor Plan



Proposed Ground & 1st Floor Plan



Proposed 2nd Floor & Roof Plan



Representations

Six (6) representations have been received objecting to the proposal, plus a further objection from the Rottingdean Parish Council. A summary of the reasons is set out below:

- ▶ Overshadowing, loss of light, privacy and overlooking,
- ▶ Overbearing, overdevelopment, poor design and excessive footprint and height
- ▶ Lack of affordable housing
- ▶ Traffic and access impacts,
- ▶ Lack of information on landscaping, ecology and sustainability,
- ▶ Contrary to Rottingdean Neighbourhood Plan

Councillor Bridget Fishleigh has objected to the development and copy of this representation is appended to the committee report.

Key Considerations

- ▶ Principle of the proposal
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity
- ▶ Standard of residential accommodation
- ▶ Affordable housing
- ▶ Transport and access impacts,
- ▶ Sustainability, biodiversity and landscaping

S106 table

Affordable housing:

- ▶ Viability Review mechanism

Conclusion and Planning Balance

- ▶ The development is considered, on balance, acceptable in terms of the design and scale, and in regard to its impact on occupiers to the rear of the site.
- ▶ Whilst the development would have a strong visual impact, and would result in some harm to neighbouring amenity, neither of these aspects are considered so harmful to justify refusal of the application.
- ▶ Furthermore, any harm must be weighed against the public benefits of the provision of the net gain of 8 residential units, all providing a good quality level of accommodation for future occupiers.
- ▶ Given the City's significant housing shortfall and the engagement of paragraph 11 of the NPPF, the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits of the scheme overall.
- ▶ The development would deliver much needed housing and planning conditions are recommended to ensure environmental sustainability and to deliver the improvements to biodiversity and habitat potential.
- ▶ Approval is recommended subject to the recommended conditions and s106 obligation.