

80 Overhill Drive

BH2025/01589

4th March 2026

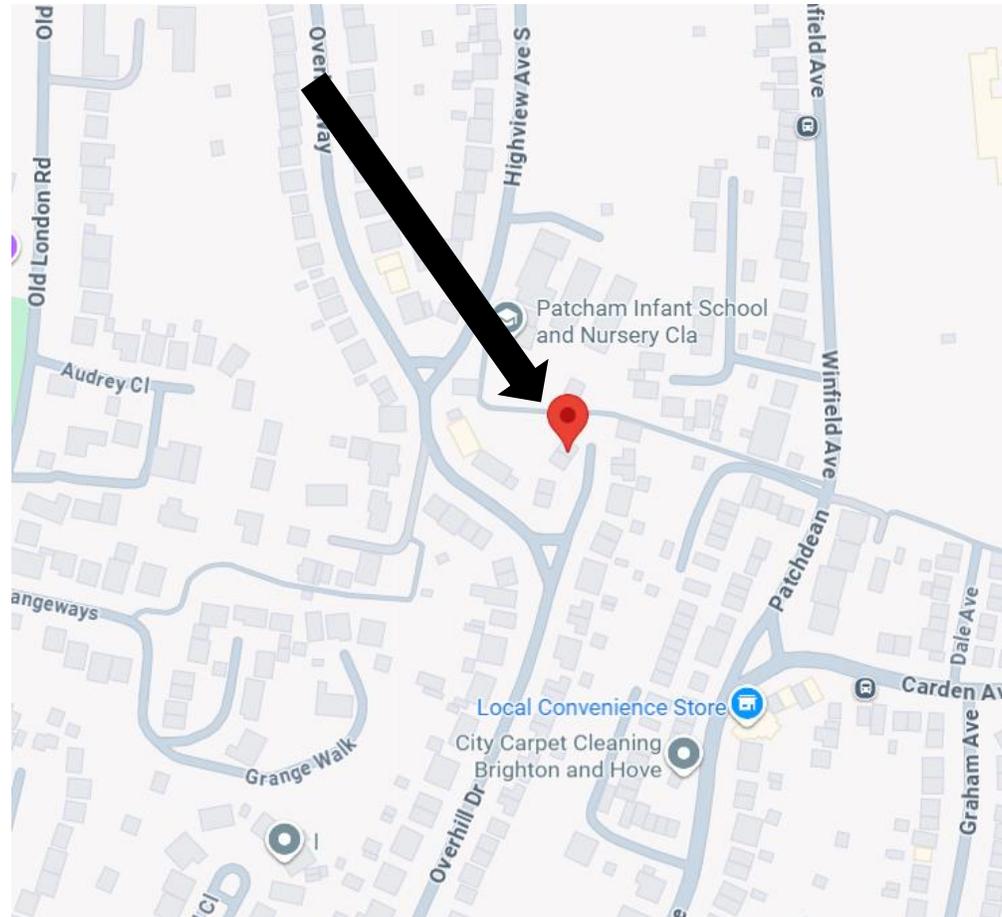


**Brighton & Hove
City Council**

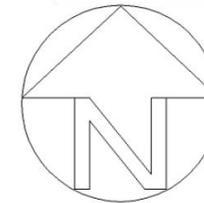
Application Description

- ▶ Erection of two storey, three bedroom detached dwelling house (C3) to side of existing property, with removal of existing garage and provision of parking for both dwellings.

Map of Application Site



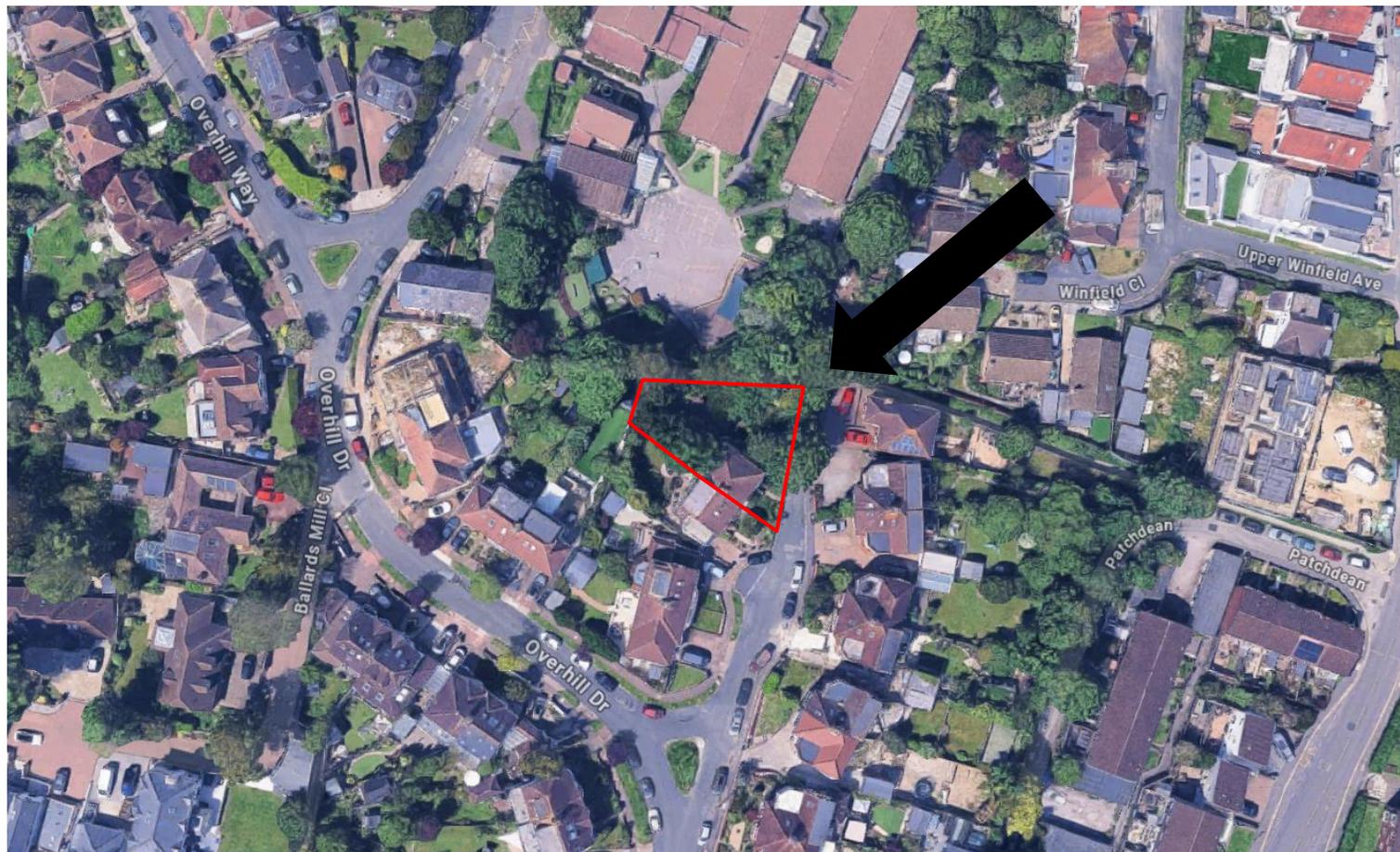
Existing Location Plan



Existing site location plan



Aerial Photo of Site



3D Aerial Photo of Site



Front boundary of 80 Overhill Drive and the application plot



View to the front showing existing garage and site beyond

View looking back towards 80 Overhill Drive



View across the site looking back to the existing garage

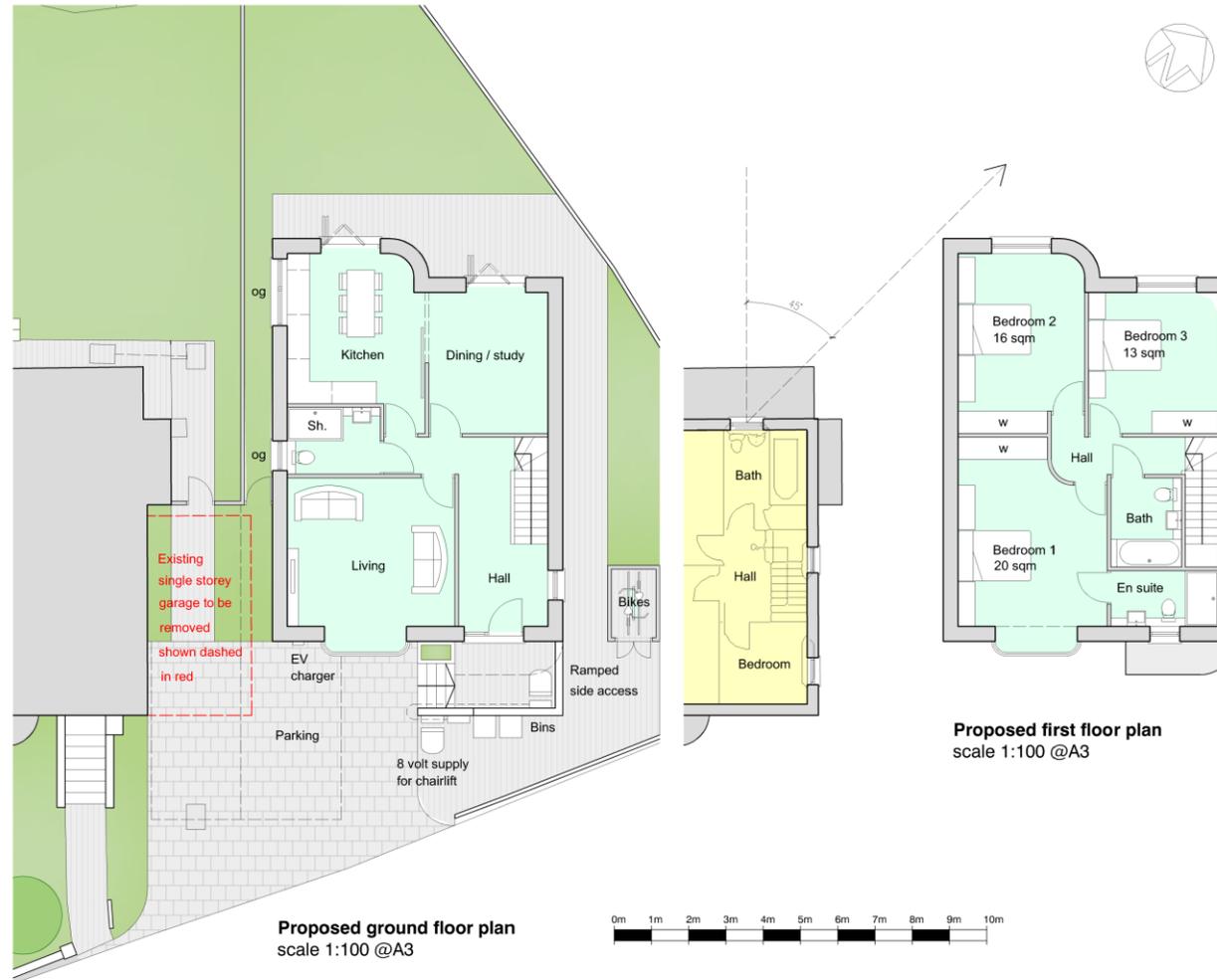
Proposed Block Plan



Proposed block plan scale 1:500 @A3



Proposed Floor Plan



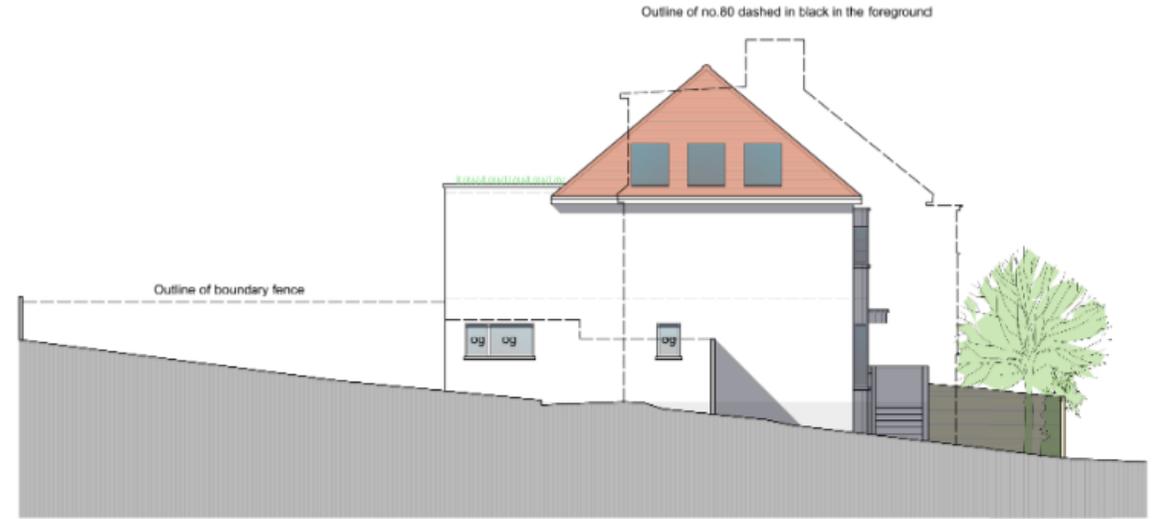
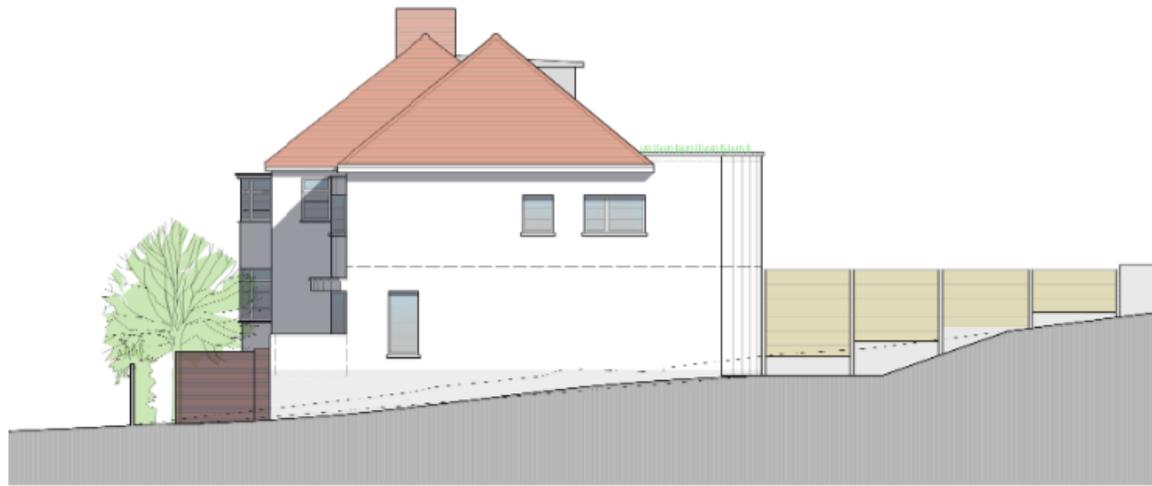
Proposed Street Scene



Proposed Front Elevation



Proposed Side Elevations



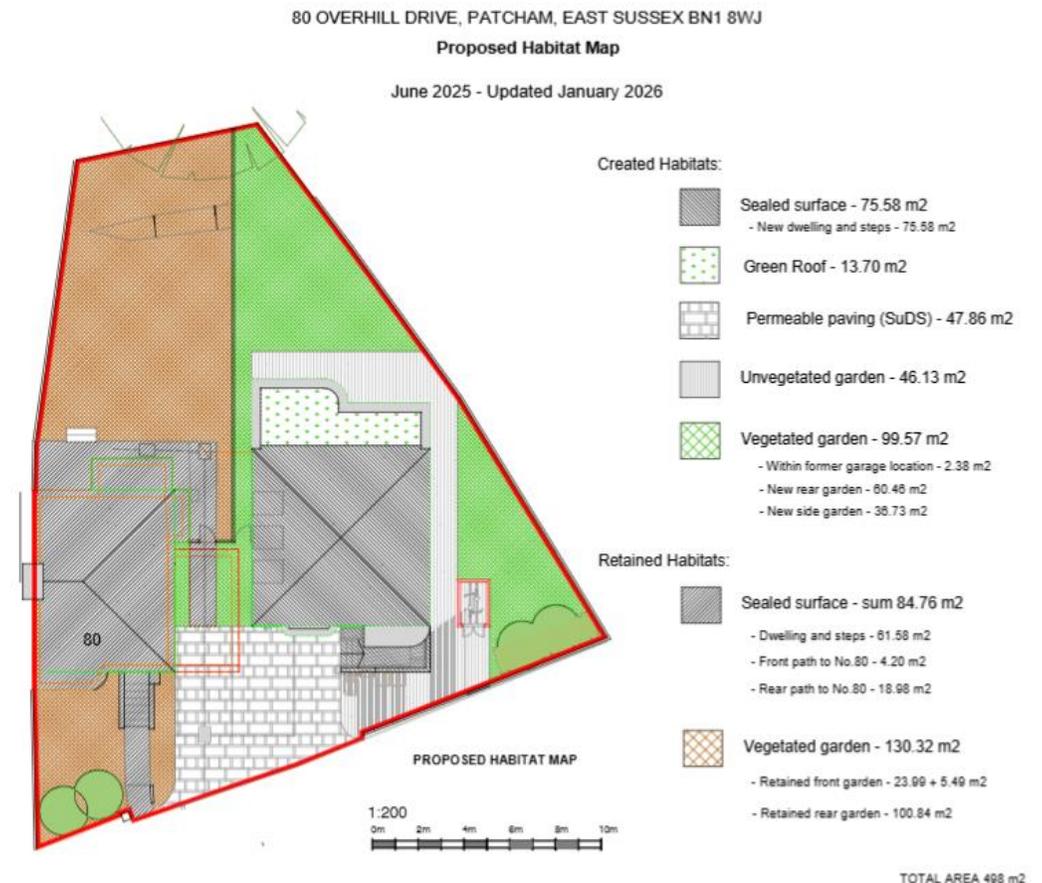
Proposed Rear Elevation



Loss of Trees

- ▶ Prior to the application, a number of mature trees were felled along the front boundary line of the site.
- ▶ The Preliminary Ecology Assessment and the BNG Metric submitted with the application have taken into account the loss of these trees.
- ▶ The Arboricultural officer has confirmed that the trees were not protected and subject to mitigation would not have objected to their loss.
- ▶ Offsite and onsite mitigation will be provided by the applicant to ensure that they deliver the mandatory BNG. Conditions are recommended to secure these Measures and mitigations including a more detailed Landscaping plan.

Proposed Habitat and Landscaping plan



TOTAL AREA 498 m2

Representations

- ▶ Seven (7) representations received, objecting on the basis of:
- ▶ Lack of parking and increase in traffic
- ▶ Poor design and overdevelopment
- ▶ Safety of the nearby school and users of the twitten
- ▶ The loss of trees already removed
- ▶ Loss of light and overshadowing
- ▶ Loss of privacy

Key Considerations

- ▶ Appearance and impacts on the site and streetscene
- ▶ Impact on neighbouring amenity
- ▶ Standard of accommodation for future occupiers
- ▶ Ecology, biodiversity and impact on trees
- ▶ Transport and highway matters

Conclusion and Planning Balance

- Appearance and impacts of the development are considered acceptable, causing no significant harm to the host property or the wider streetscene and public realm
- The Impacts on neighbour amenity are considered acceptable, due to the scale and siting of the dwelling.
- The Standard of Accommodation for future occupiers is acceptable and makes better use of the plot with no overdevelopment.
- Transport and highway matters are acceptable due to the scale of the development. The development would meet the minimum car parking standards by providing one on site parking space.
- The loss of the trees prior to the application submission, which were mature but not protected, has been taken into consideration in the BNG assessment, and therefore satisfactory compensation and mitigation is to be provided and secured by condition.