

120 Longhill Road
BH2025/01860

4th March 2026

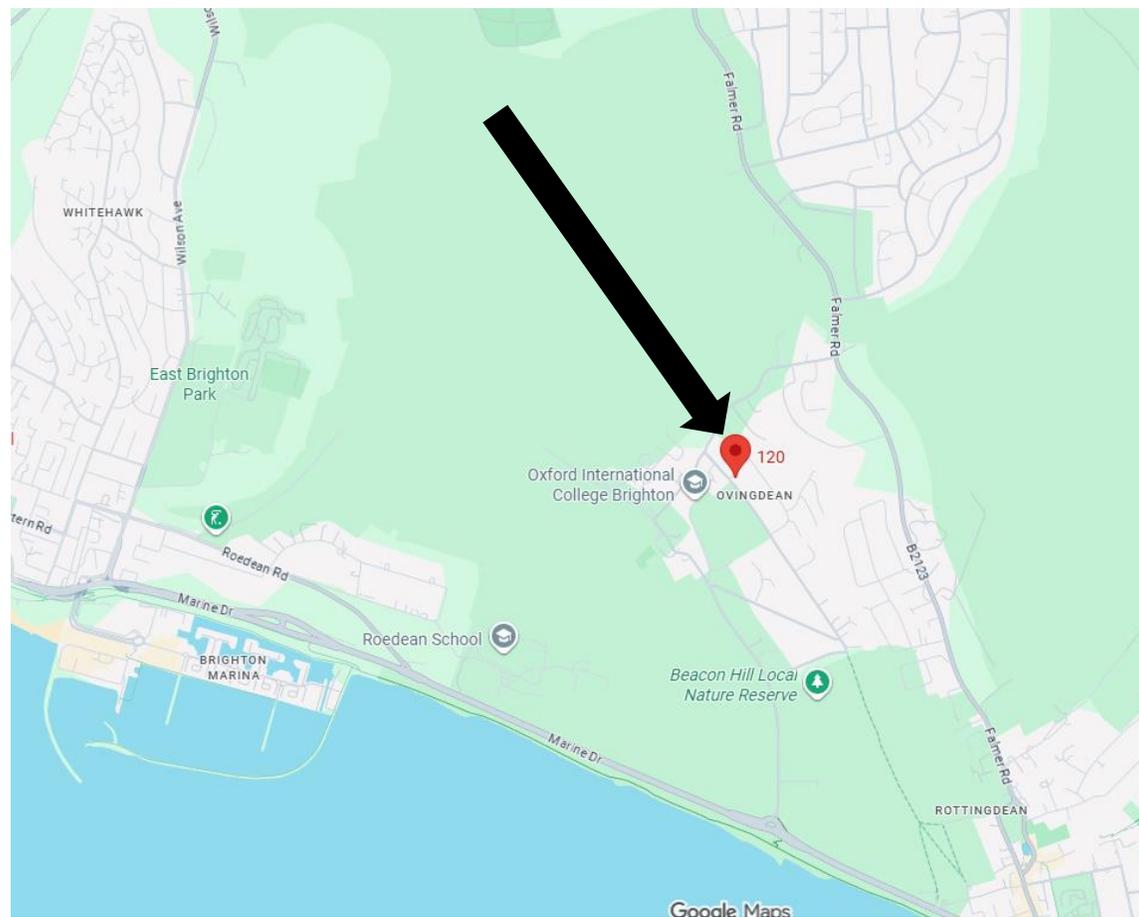


Brighton & Hove
City Council

Application Description

- ▶ 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.

Map of Application Site



Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Streetscene

site



Longhill Road, Brighton and Hove
19/02/2026, 13:02

Streetscene

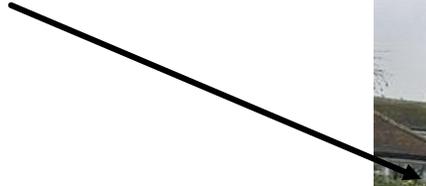


site

Longhill Road, Brighton and Hove
19/02/2026, 13:03

Streetscene

site

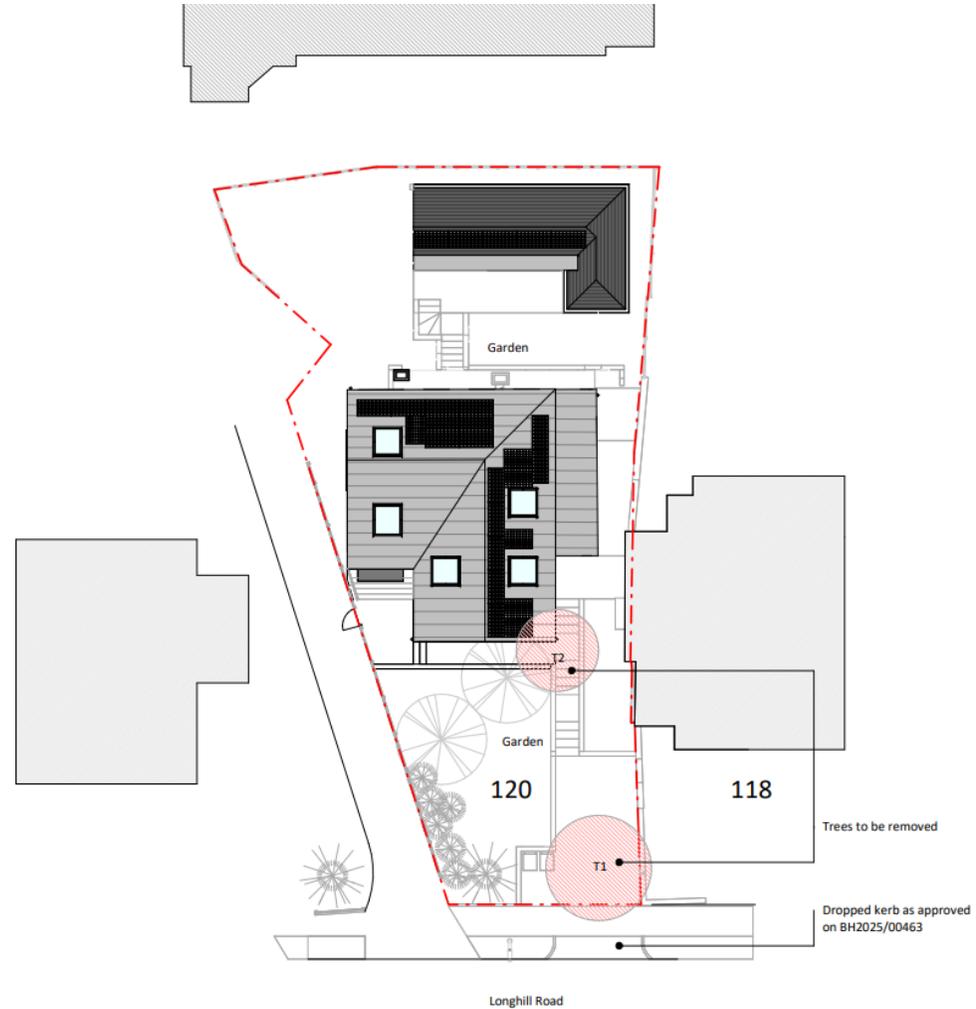
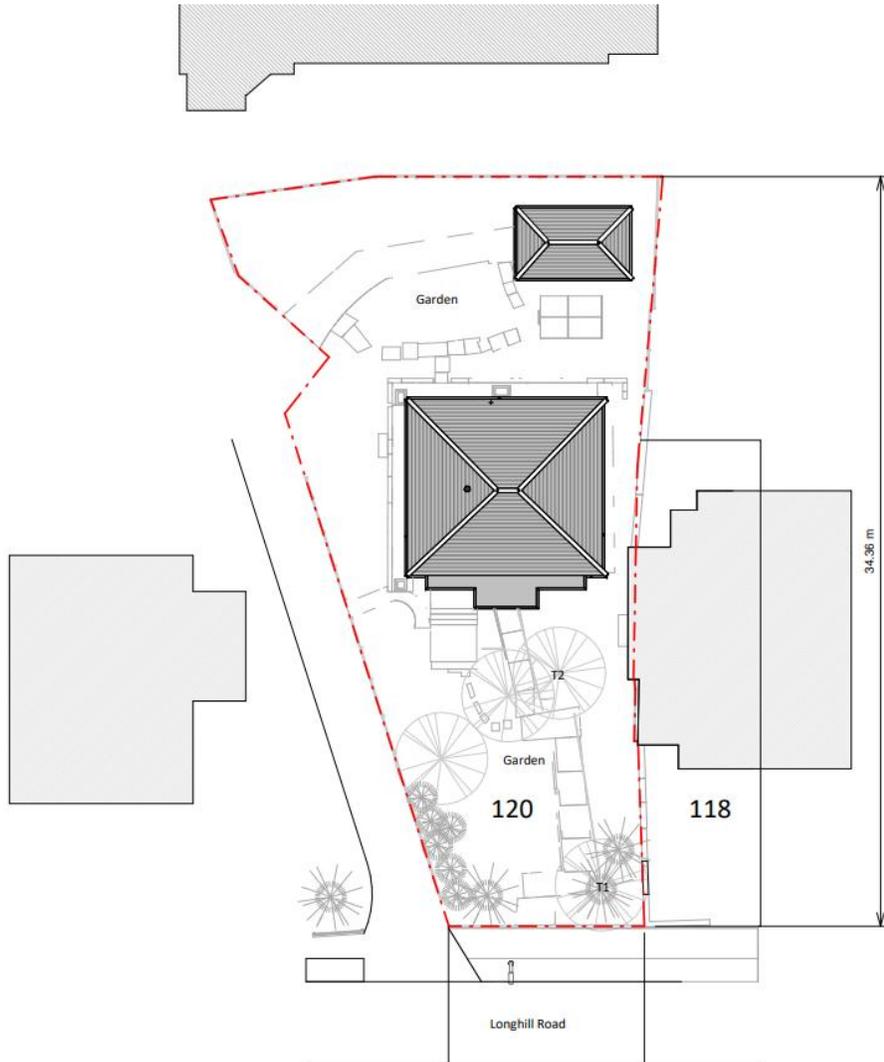


Existing garage and rear neighbour

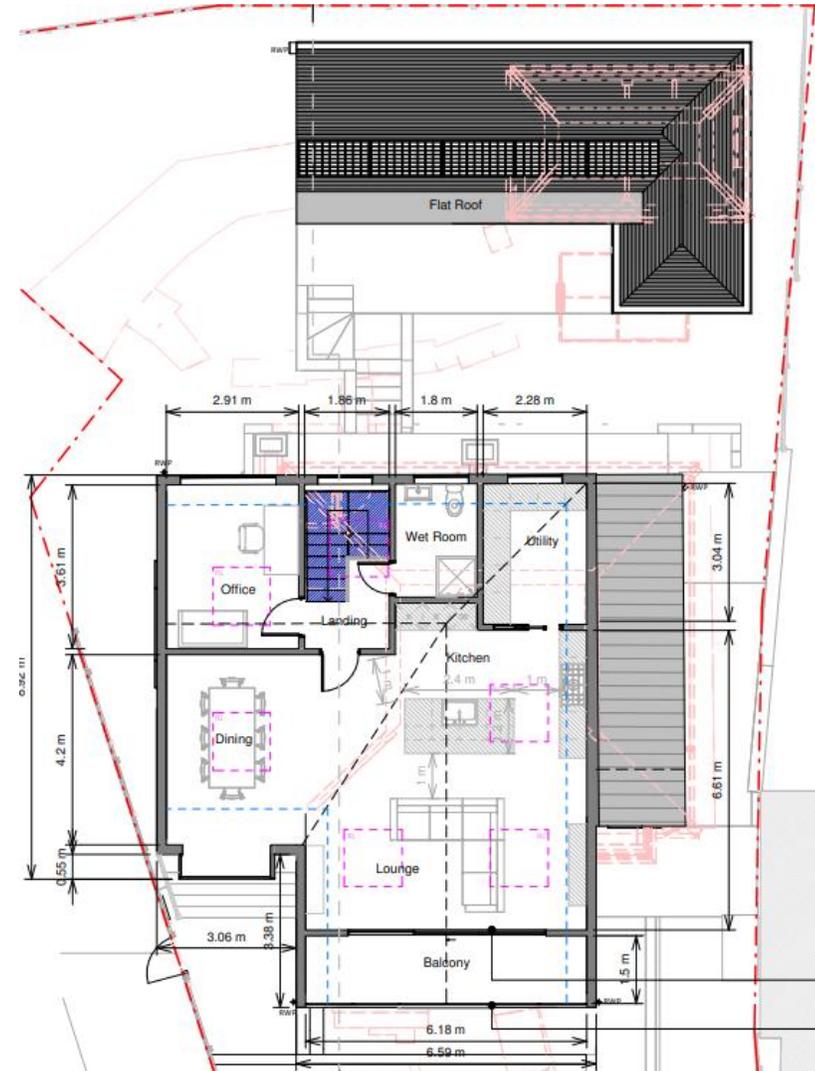
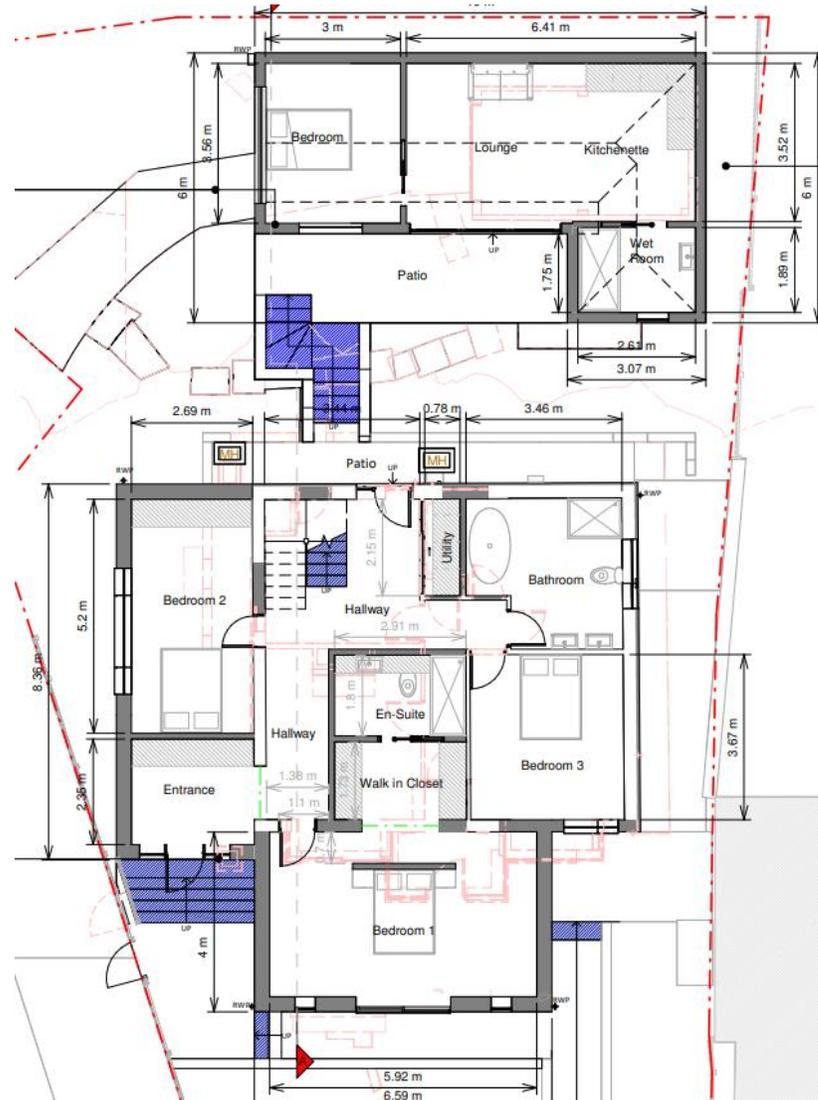


Longhill Road, Brighton and Hove
19/02/2026, 13:01

Existing & Proposed Block Plans

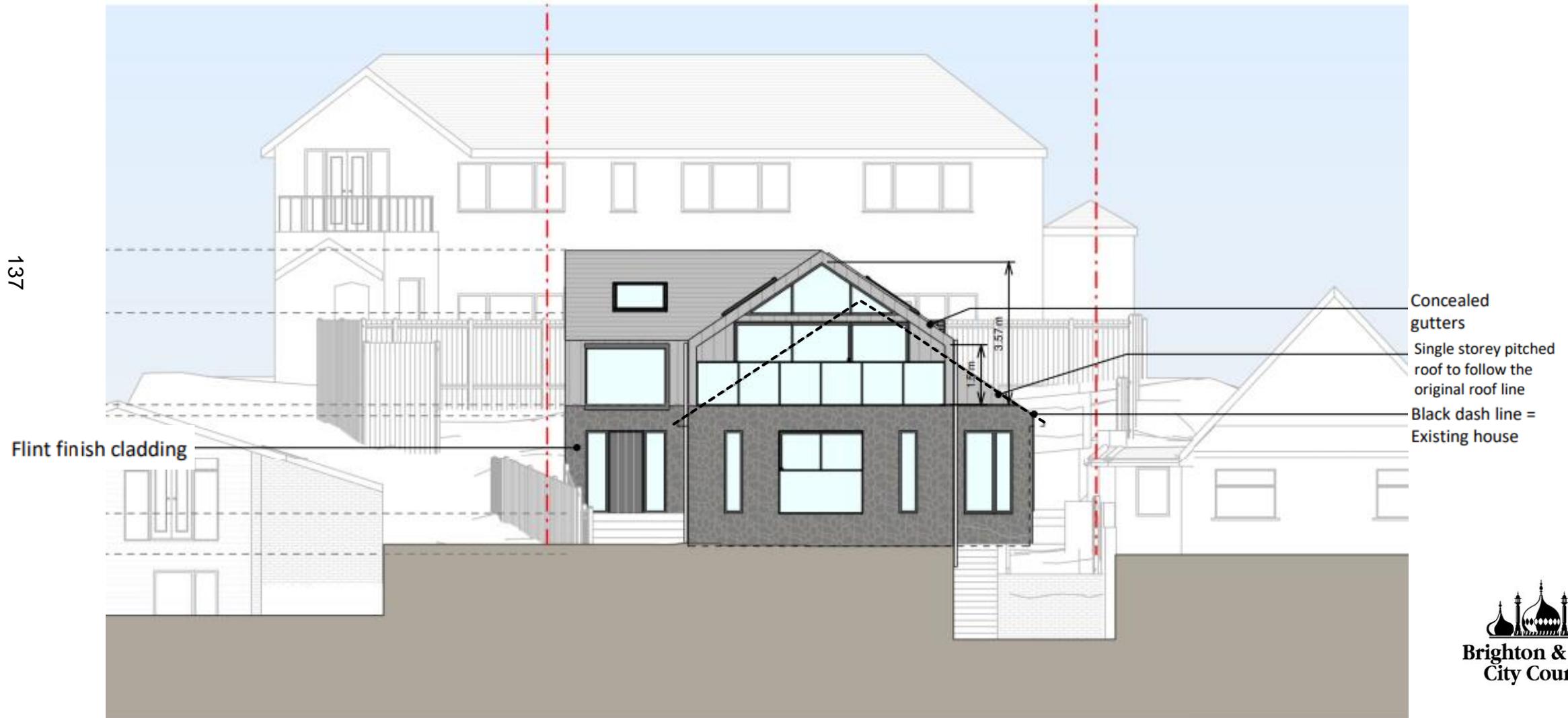


Proposed Floor Plans



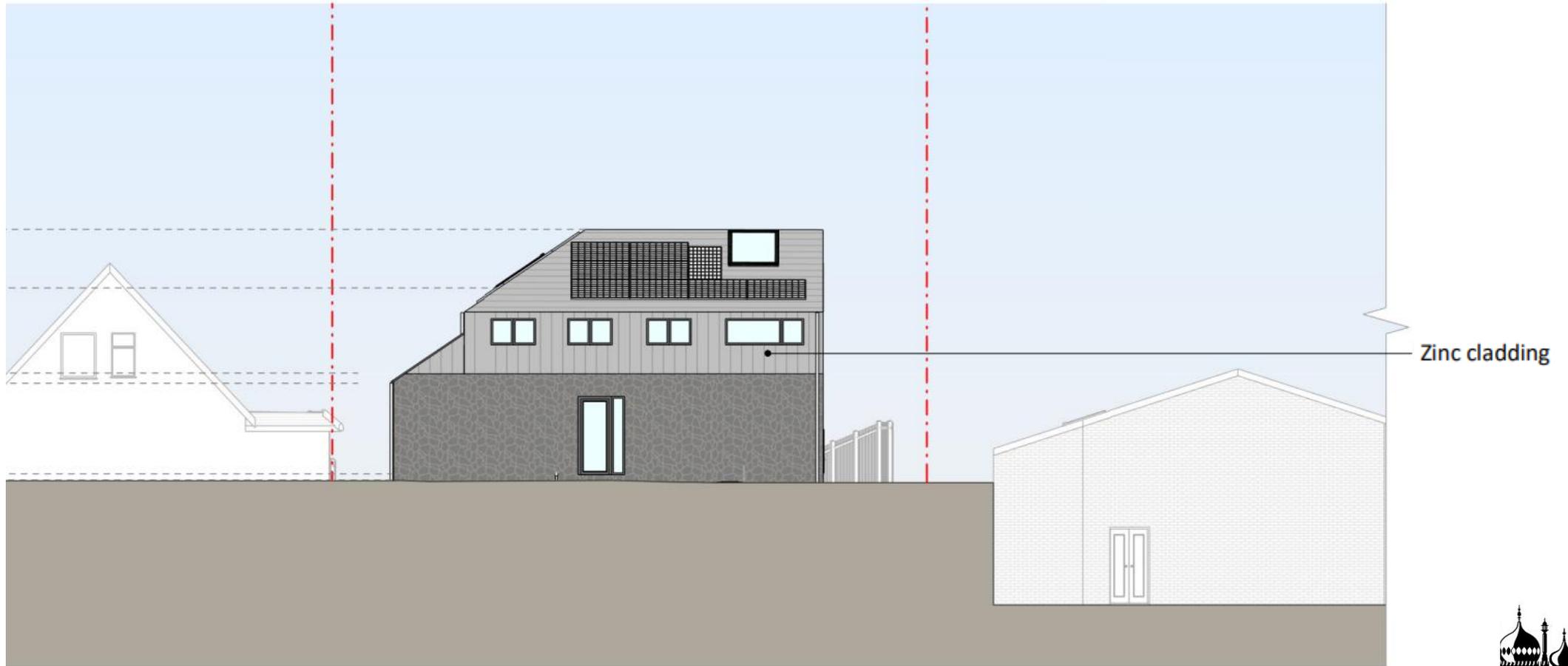
Proposed Front Elevation

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Proposed Rear Elevation

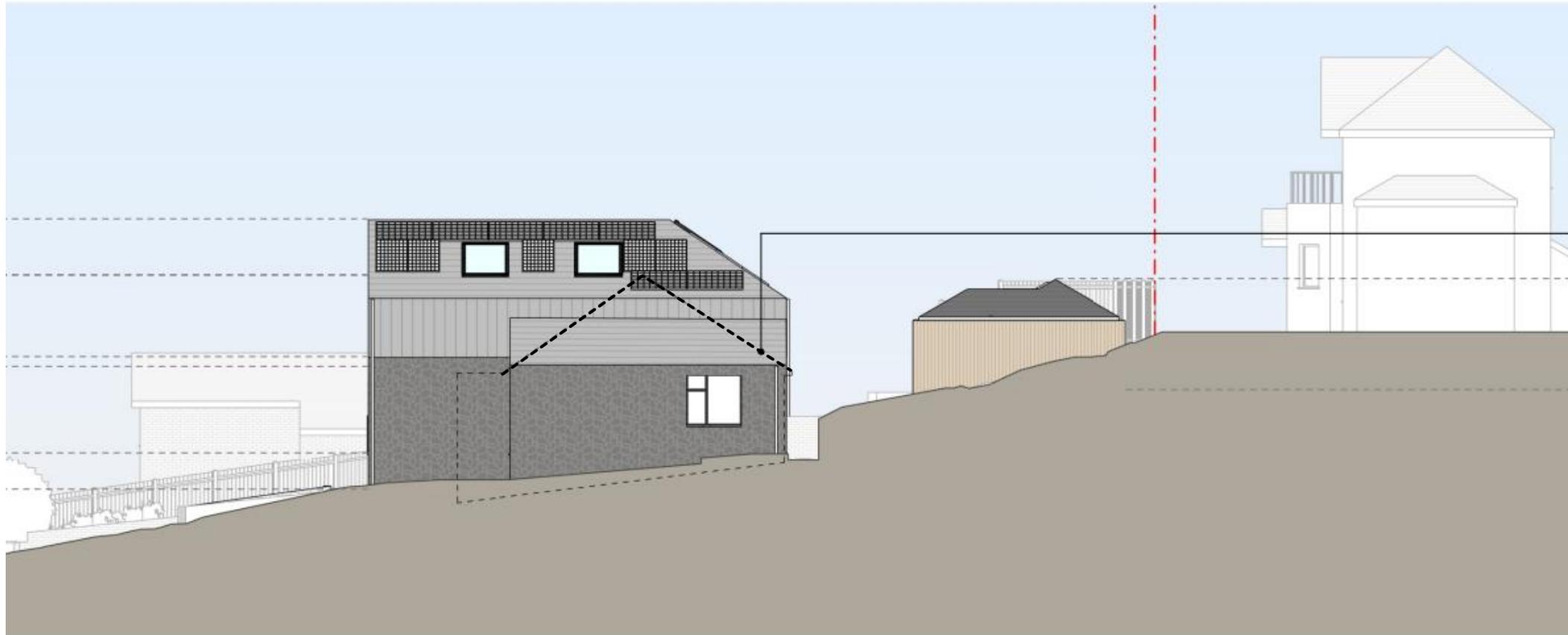
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Proposed West Side Elevation



Proposed East Side Elevation



Black dash line =
Existing house

Proposed Outbuilding Elevation



Proposed 3D Views



Representations

Fourteen (14) letters of objection:

- ▶ 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

Two (2) letters of support:

- ▶ 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

Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact on neighbouring amenity

Conclusion and Planning Balance

- ▶ Acceptable in principle, subject to a condition ensuring the outbuilding is ancillary to the main dwelling
- ▶ Acceptable design as amended, albeit approaching capacity of site
- ▶ Some impact on neighbouring amenity, however not to a significantly harmful degree as amended

Overall and on balance, recommended for approval, subject to conditions.

