

40 Selhurst Road
BH2025/01026

4th March 2026

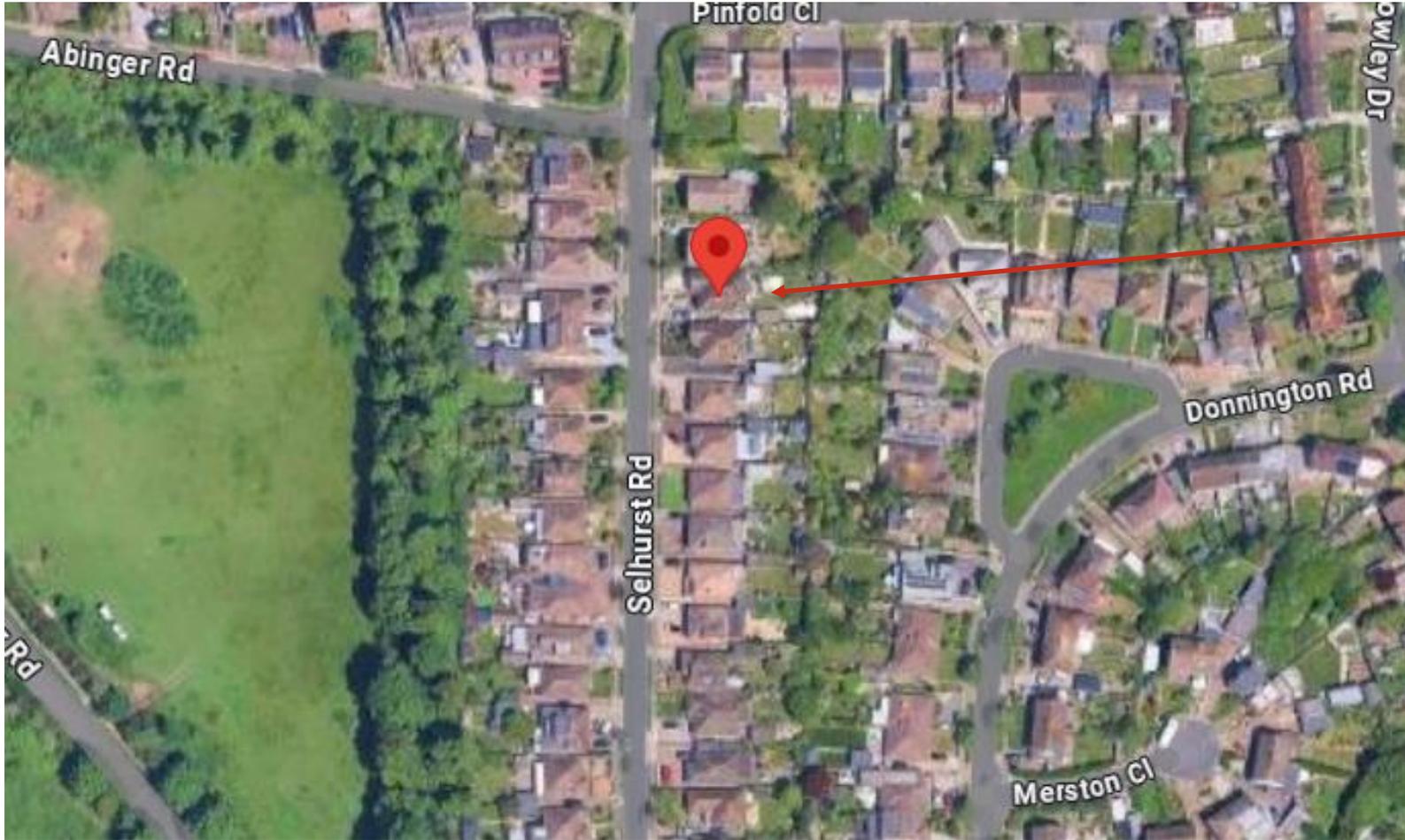


Brighton & Hove
City Council

Application Description

- ▶ Erection of a single storey rear extension, front porch, garage, air source heat pump and associated alterations including raised land levels (Part-retrospective).

Map of Application Site



Site

Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Brighton & Hove
City Council

Front Elevation



Rear Elevation



Northern Boundary (No.42)



Rear Elevation – View North (No.42)



Rear Elevation – View South (No.38)



Rear Garden – View South (No.38)



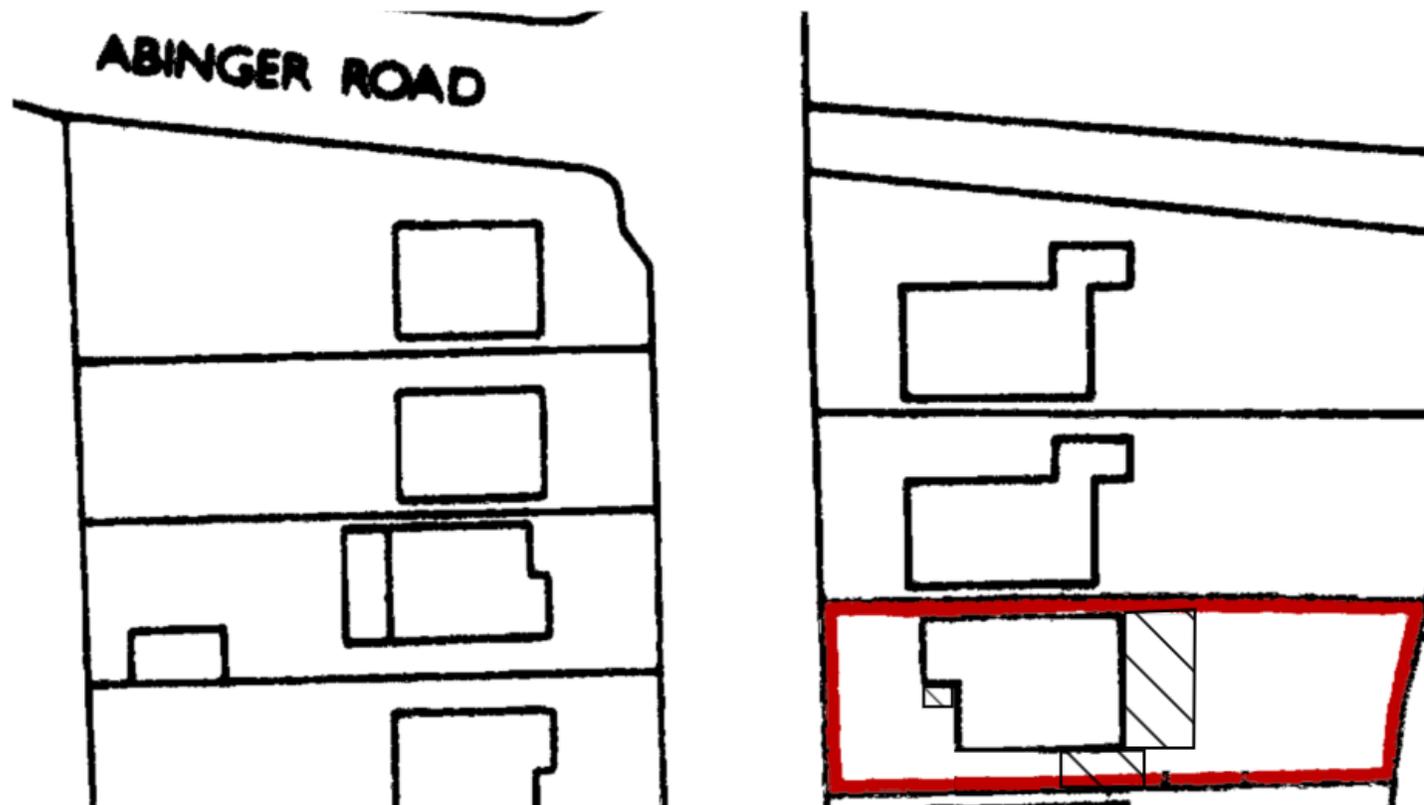
Side Extension/Southern Boundary (No.38)



Rear Extension/Southern Boundary (No.38)



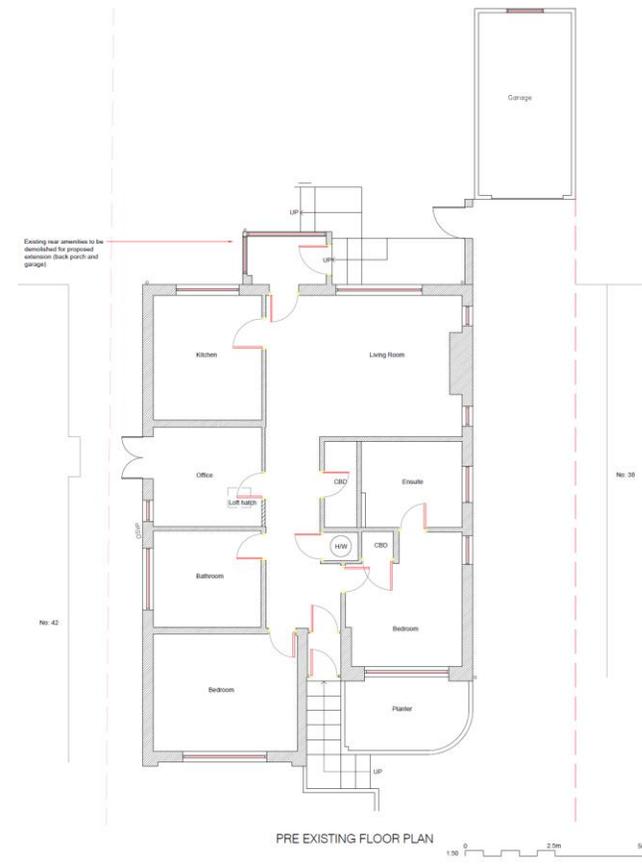
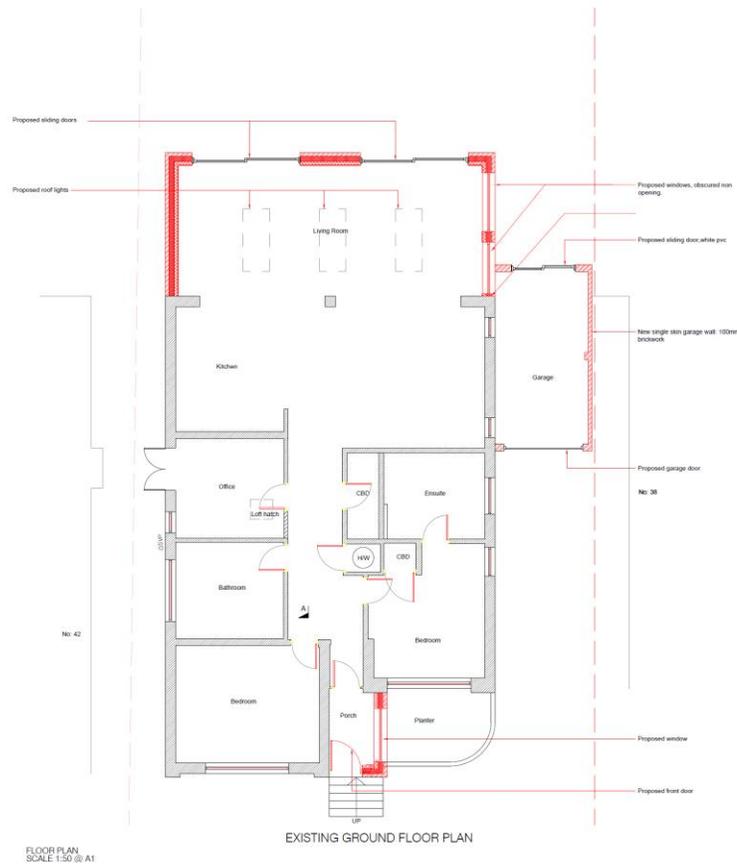
Block Plan



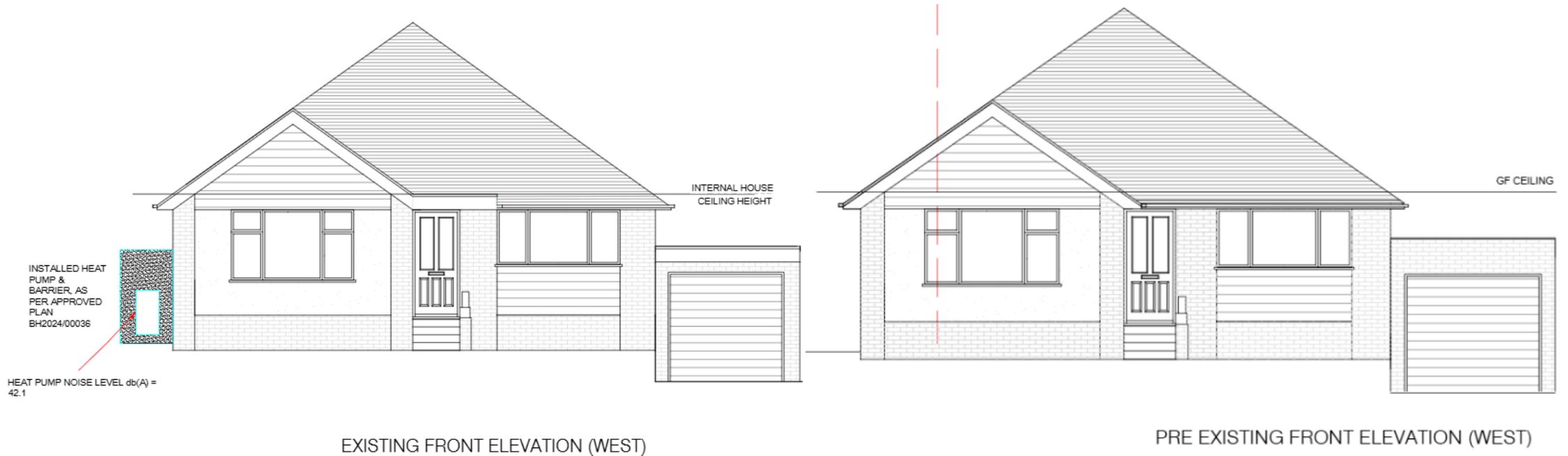
PROPOSED BLOCK PLAN SCALE 1:500 @A3

SCALE BAR 1:500

Existing & Pre-existing Floor Plans

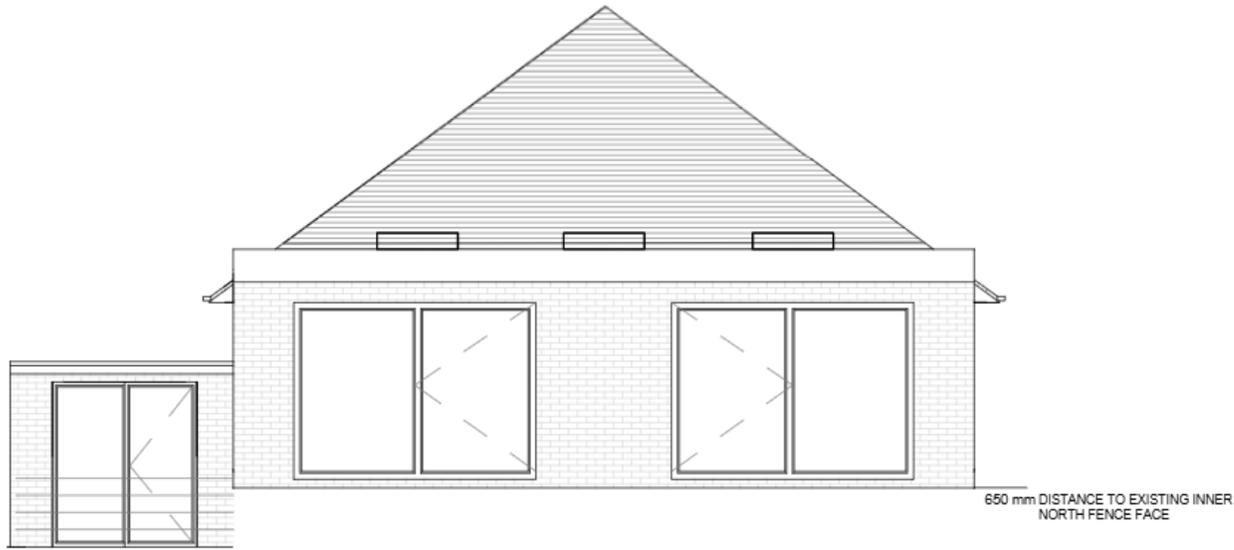


Existing & Pre-existing Front Elevations



Existing & Pre-existing Rear Elevations

164



EXISTING REAR ELEVATION (EAST)



PRE EXISTING REAR ELEVATION (EAST)

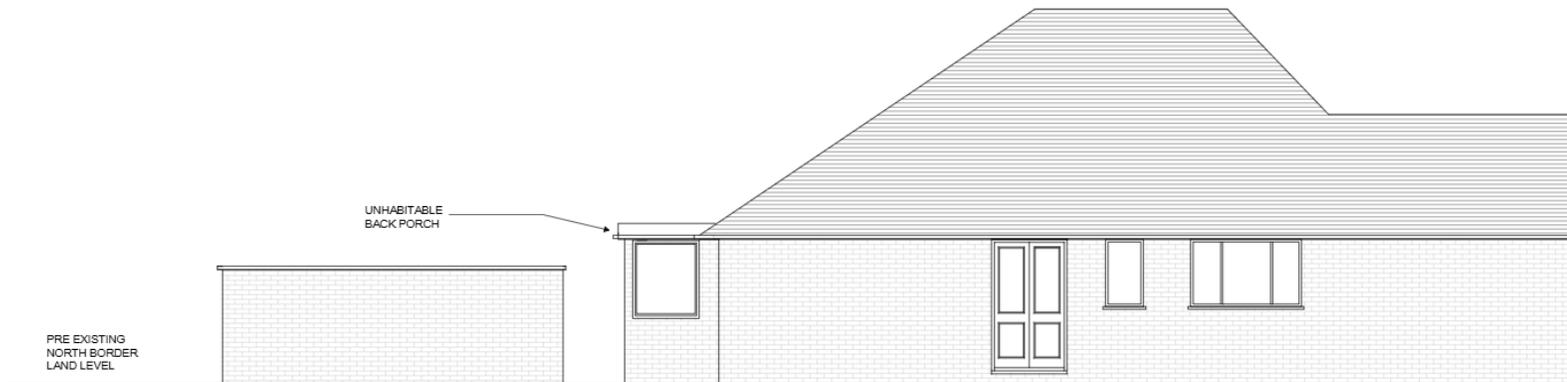
Existing & Pre-existing South Side Elevations



Existing & Pre-existing North Side Elevations



EXISTING SIDE ELEVATION (NORTH)



PRE EXISTING SIDE ELEVATION (NORTH)

Representations

- ▶ **Four** objections were received, raising the following issues:
- ▶ Extension: overshadows, overlooks, overbearing, loss of outlook
- ▶ Land levels: overlooks neighbouring properties
- ▶ Side windows: overlook, not obscured properly
- ▶ Outdoor light installed causes light pollution
- ▶ Party wall issues
- ▶ Inaccuracies/misrepresentations in drawings
- ▶ Side window changed to a patio door
- ▶ Various building control issues
- ▶ Issues regarding the species of hedge (Cherry Laurel): invasive growth, excessive height, time taken to grow to maturity, lack of adequate privacy due to height of 1.8m and gaps.

- ▶ The proposal was readvertised twice following amendments.
- ▶ **Councillor Jacqui Simon** objected and called the application to Planning Committee.

Key Considerations

- ▶ Design and appearance
- ▶ Impact on neighbouring amenity

Conclusion and Planning Balance

- ▶ The extensions and alterations are considered to have an acceptable design.
- ▶ The raised rear garden land levels and translucent side glazing in the rear extension are considered to result in loss of privacy.
- ▶ The proposed full length 1.8m high privacy hedge/fence along the southern boundary is considered to mitigate this impact to an acceptable degree.

- ▶ The works are therefore, subject to planning conditions, not considered to result in a significant enough impact on residential amenity to warrant refusal of the application.

