

87 Hove Park Road

BH2024/03142

4th March 2026

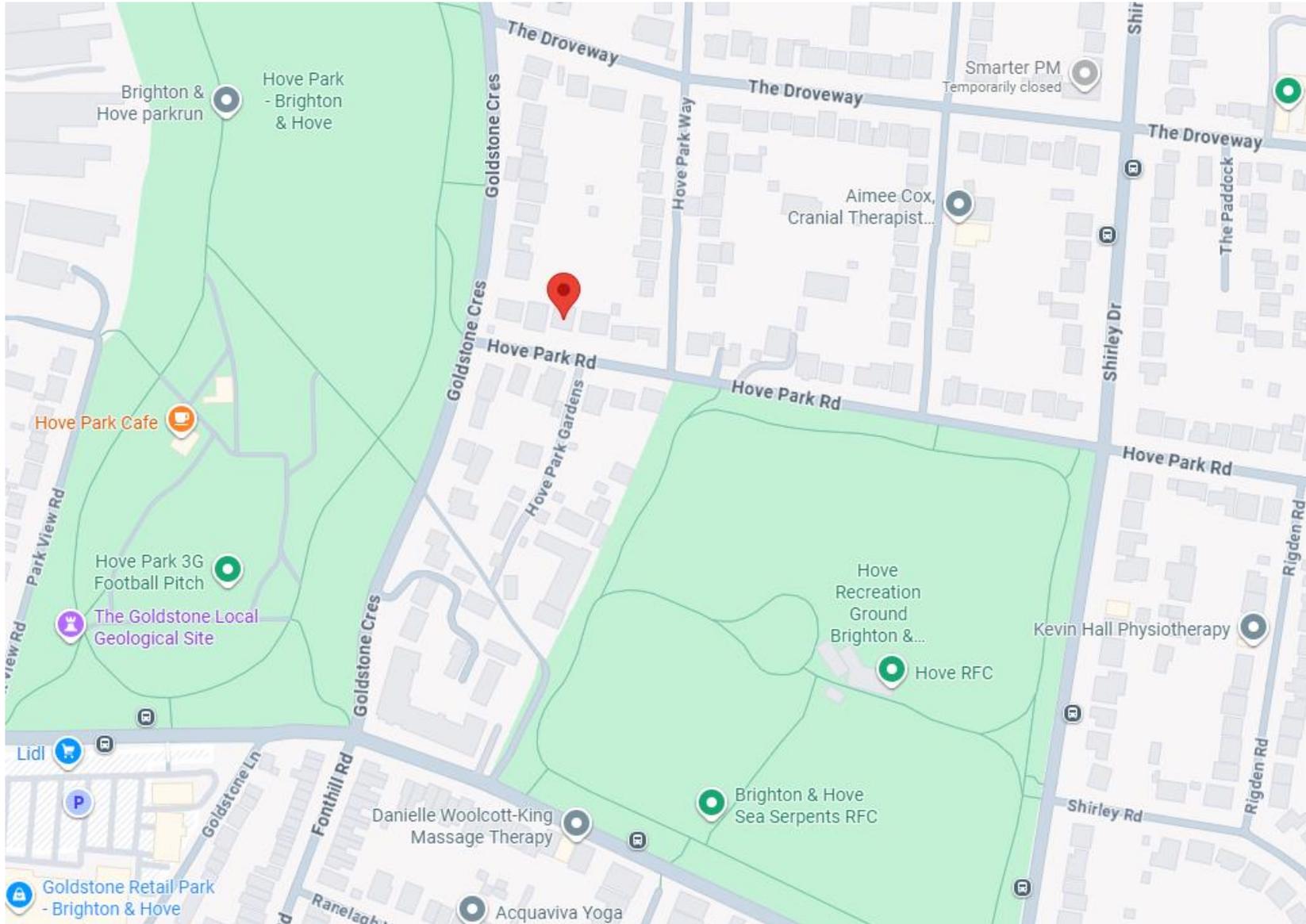


**Brighton & Hove
City Council**

Application Description

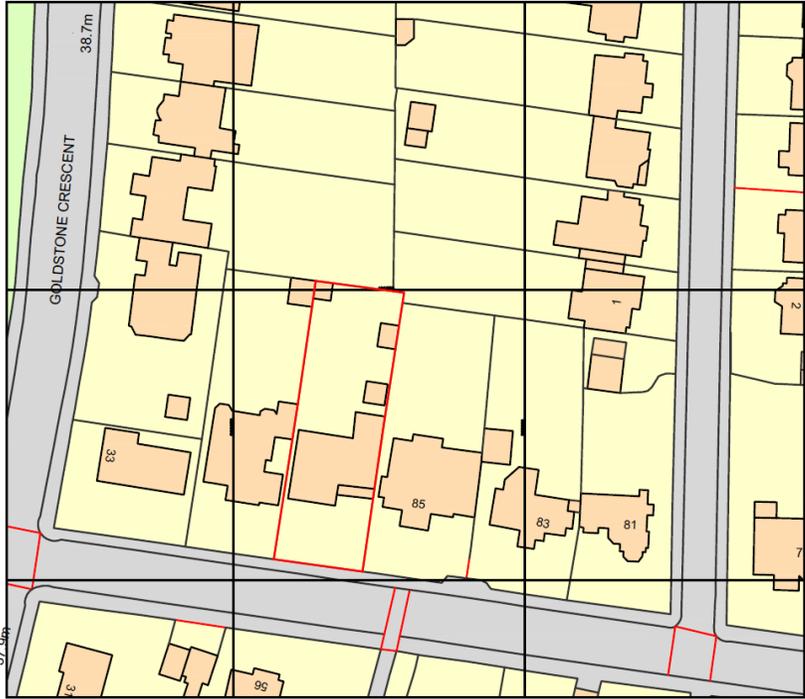
- ▶ Roof alterations including replacement of the roof, erection of 3no new proposed dormers to roof, 2no to the side and 1no to the rear and associated alterations.

Map of Application Site

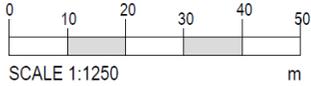


Location Plan

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EXISTING LOCATION PLAN
1:1250@A1



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Rear of Site

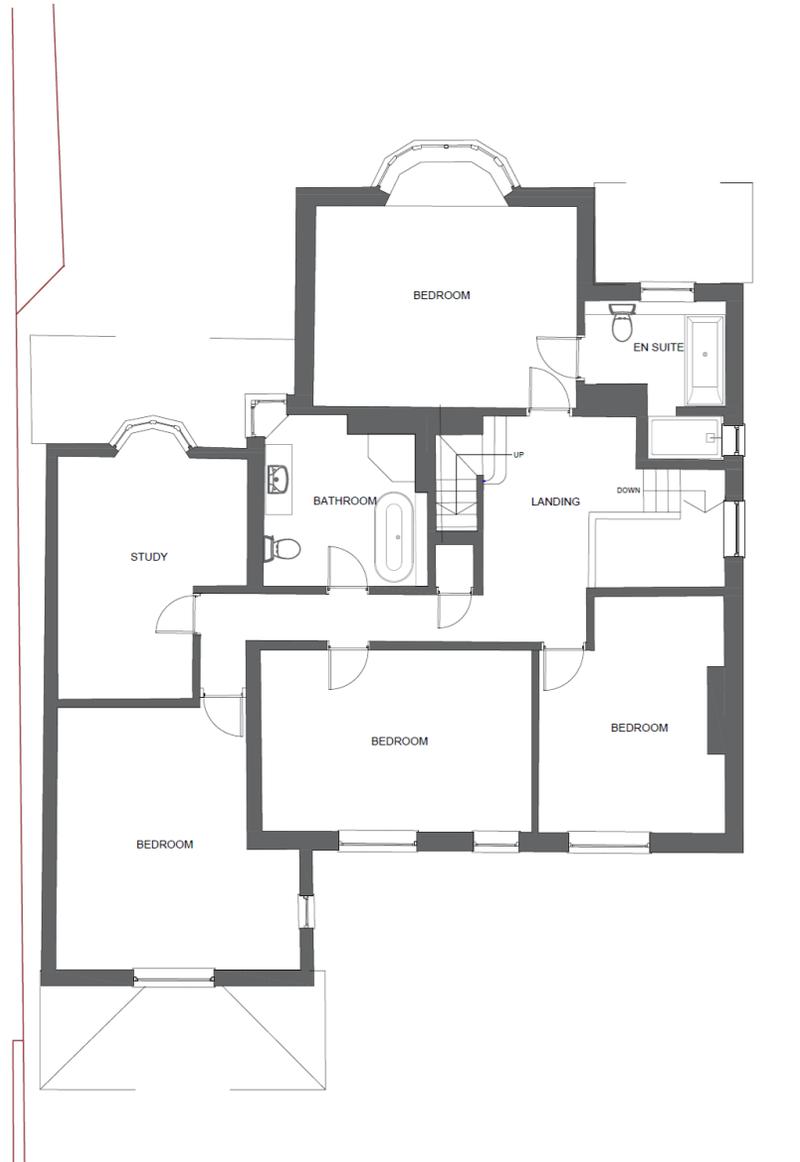
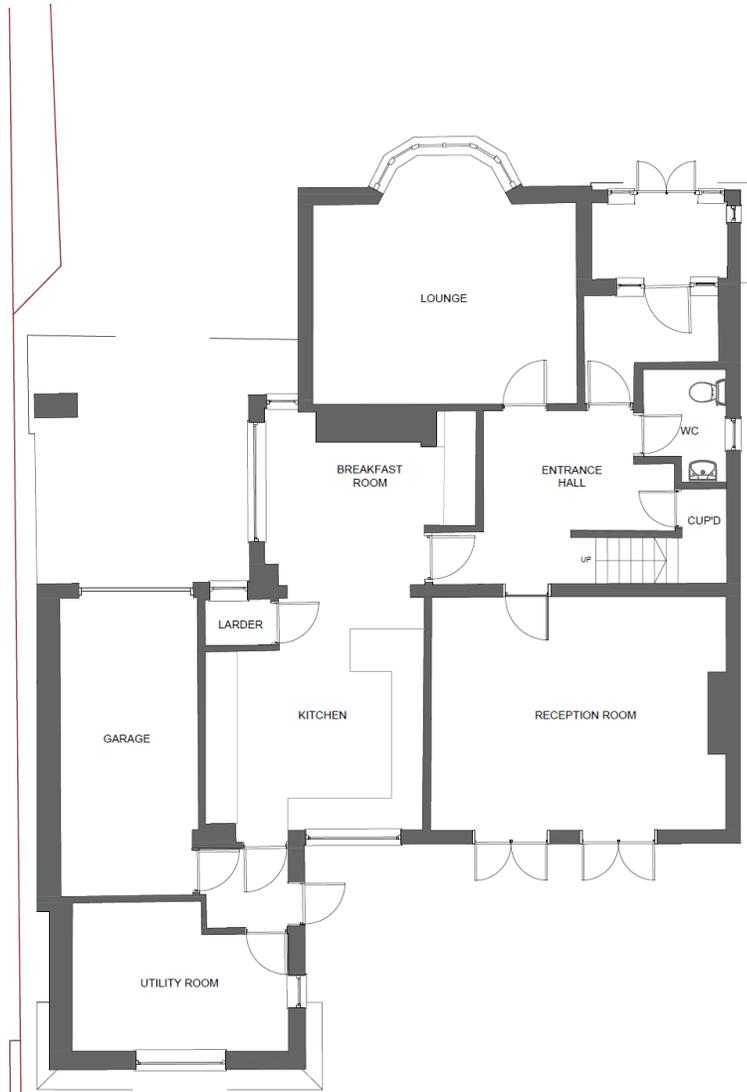


Aerial (additional) of Site



Existing Ground & 1st Floor Plan

180

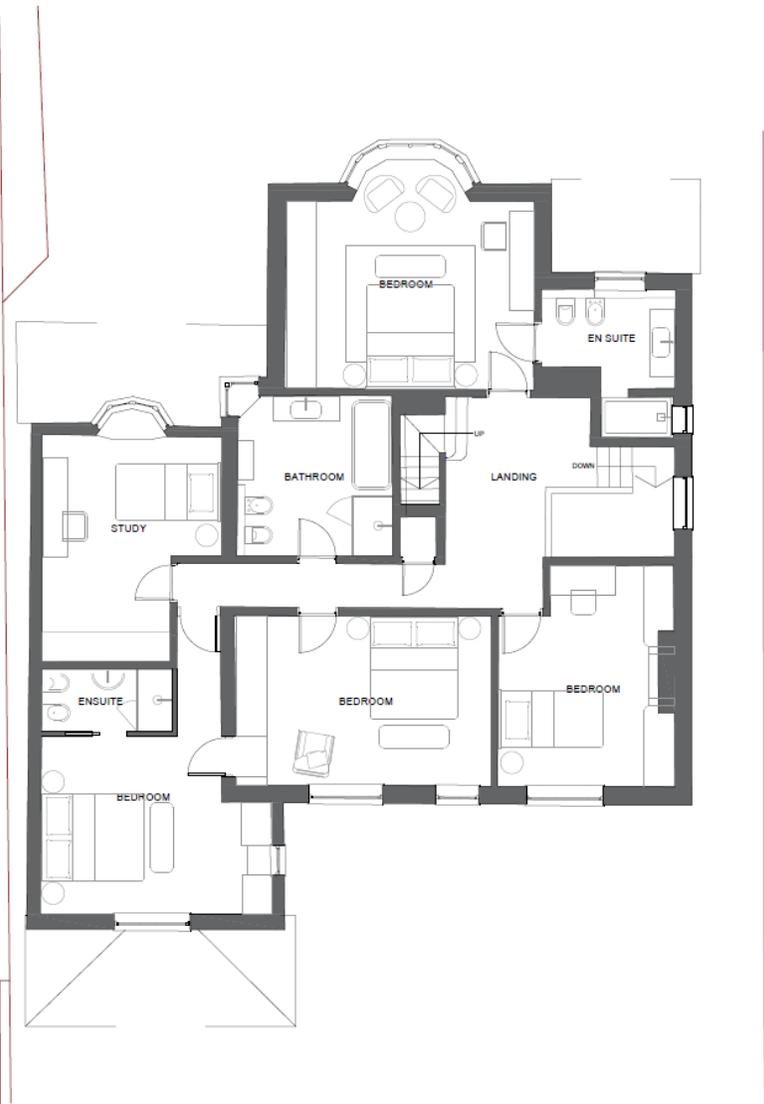
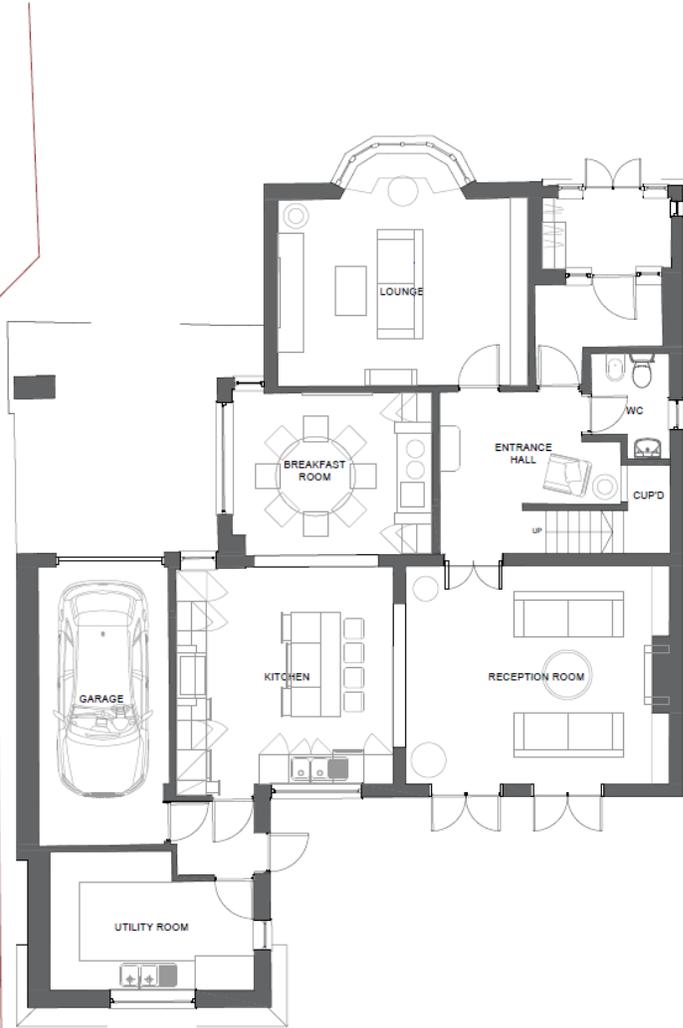


EXISTING FIRST FLOOR PLAN

1:100@A1

Proposed Ground & 1st Floor Plan

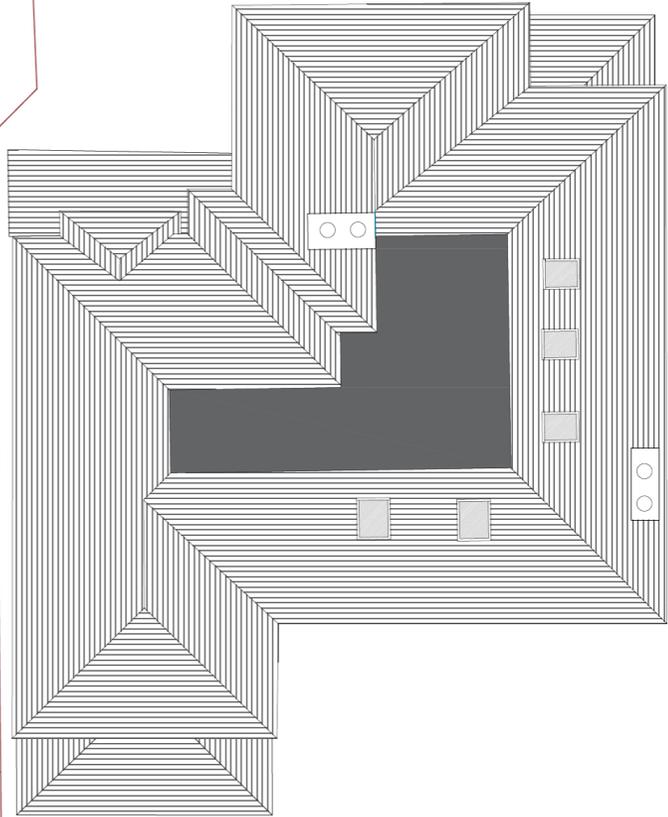
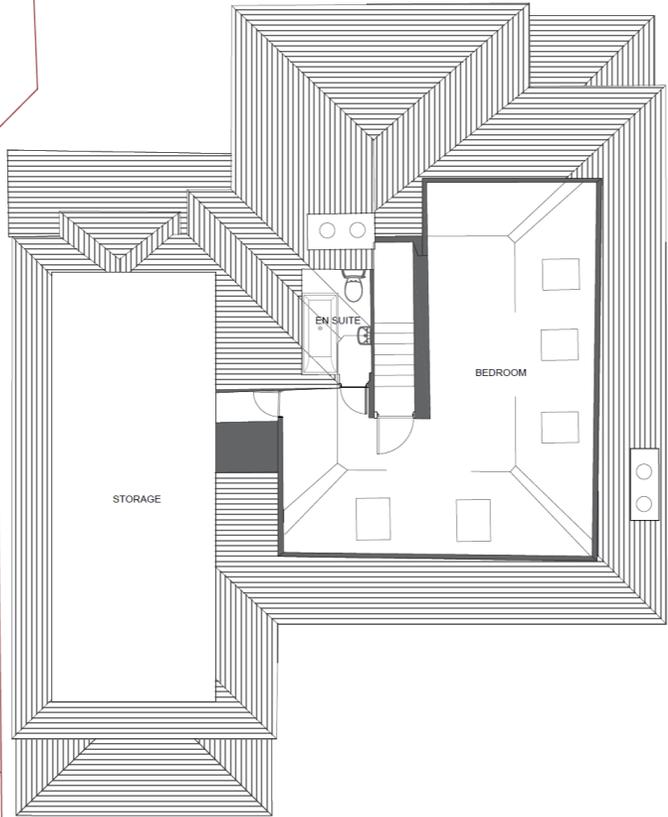
181



PROPOSED FIRST FLOOR PLAN
1:100@A1

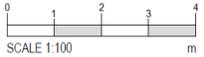
Existing 2nd & Roof Floor Plan

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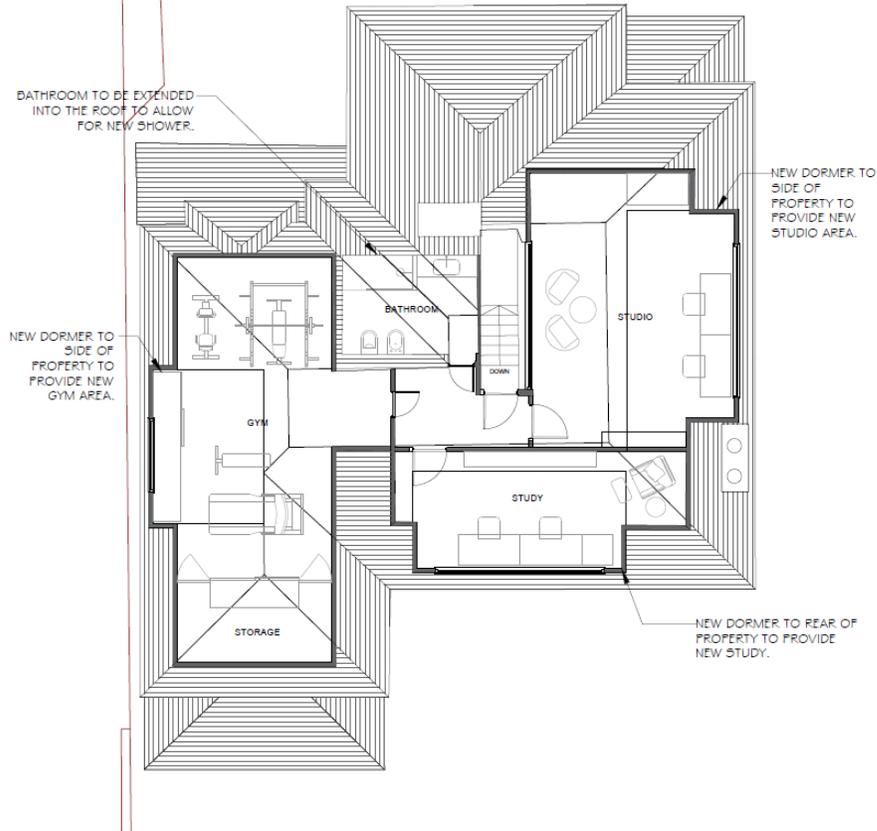


EXISTING SECOND FLOOR PLAN
1:100@A1

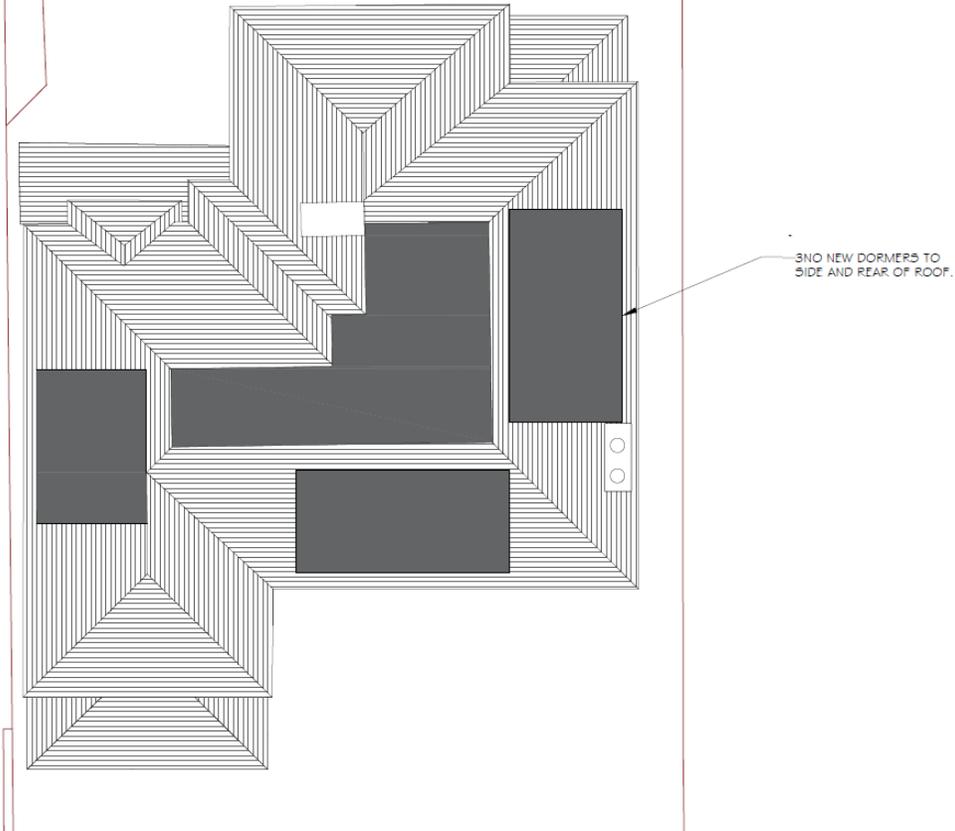
EXISTING ROOF PLAN
1:100@A1



Proposed 2nd & Roof Floor Plan



PROPOSED SECOND FLOOR PLAN
1:100@A1



PROPOSED ROOF PLAN
1:100@A1



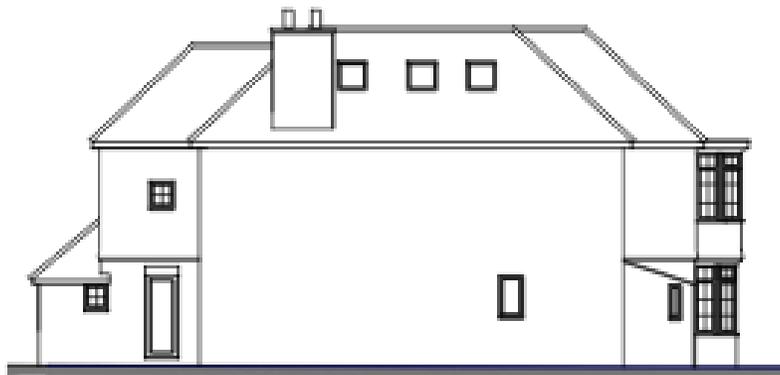
Existing Elevations



EXISTING FRONT ELEVATION
1:100 @ A1



EXISTING SIDE ELEVATION
1:100 @ A1



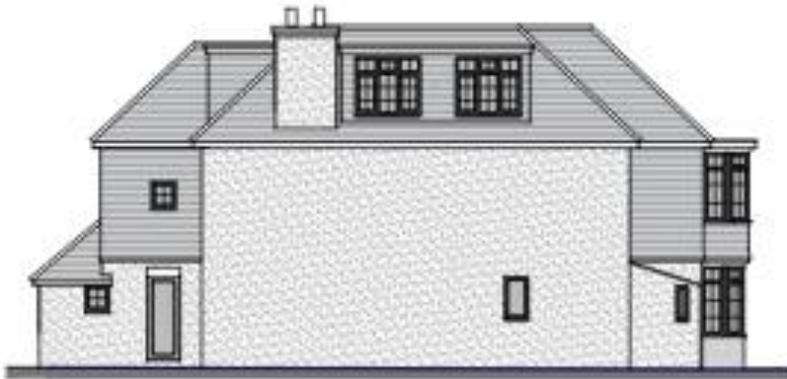
Proposed Elevations



PROPOSED FRONT ELEVATION
1:100@A1



PROPOSED SIDE ELEVATION
1:100@A1



Ecology – Bat survey

- ▶ Bat survey concluded the presence of bat roosts (*Myotis mystacinus*)
- ▶ Additional bat species (x4) were found to use the site for commuting and foraging.
- ▶ No bird nests established during site survey

Recommendations

- Apply for a Natural England Development Licence to legally carry out the works.
- No re-development works can proceed on the structure until October when the bats have gone to their hibernation roosts.
- At the start of works, site supervision by a licenced bat ecologist
- Install bat compensatory features
- No breathable roofing membrane is to be used on the structure.
- Artificial lighting should be avoided around compensatory roosting features.
- Optional: Install a variety of bat boxes
- Optional: Incorporate a bat friendly planting scheme

Representations

- ▶ In response to publicity, responses were received from **Eight (8)** individuals, objecting to the application and raising the following issues:
- ▶ Detrimental impact on property value
- ▶ Inappropriate height of the development
- ▶ Poor design / out of character with the area
- ▶ Noise
- ▶ Overdevelopment
- ▶ Overshadowing
- ▶ Restriction of view
- ▶ Loss of Privacy
- ▶ Light pollution
- ▶ Increased sense of enclosure/ overbearing impact
- ▶ An air source heat pump is being proposed
- ▶ Concerns over publicity and neighbour notification
- ▶ Unwanted precedent being set
- ▶ Building works have commenced then suspended
- ▶ Concerns relating to bats, works commenced without the relevant safeguards in place
- ▶

Key Considerations

- ▶ Design and appearance
- ▶ Impact on Amenity
- ▶ Impacts on Biodiversity and Ecology

Conclusion and Planning Balance

- ▶ No harm to character of the area or streetscene
- ▶ No harm to neighbouring amenity subject to the recommended conditions securing obscure glazing and Air Source Heat Pump / Plant noise output
- ▶ Harm to ecology mitigated by recommendations of Bat Survey report

