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77 Braemore Road

BH2025/03063

4th March 2026



Brighton & Hove
City Council

Application Description

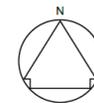
- ▶ Demolition of existing garage and erection of replacement side extension, ground and first floor rear extension and hip-to-gable loft conversion, with associated roof alterations and extensions and revised fenestration.

Map of Application Site



Site

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site

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Existing front (west) elevation



Existing rear (east) elevation



View of site rear garden from the dwellinghouse



Existing Block Plan

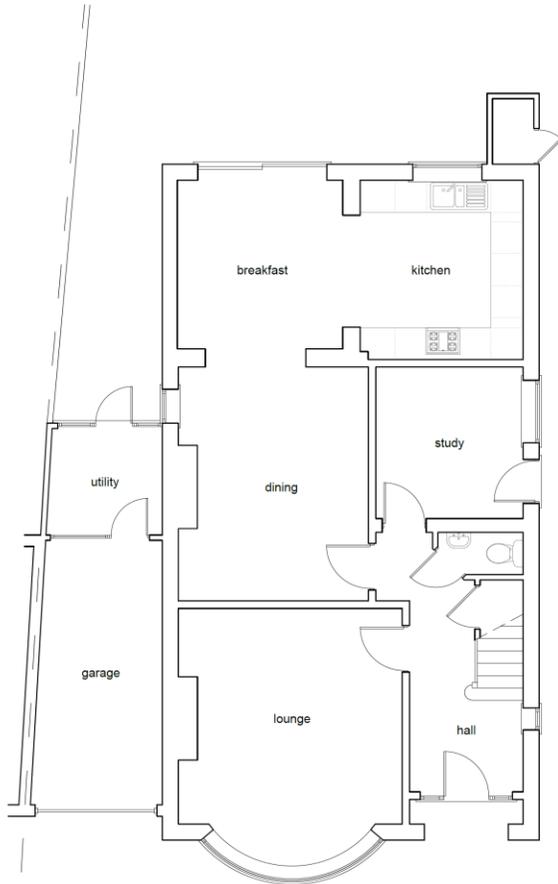


Proposed Block Plan

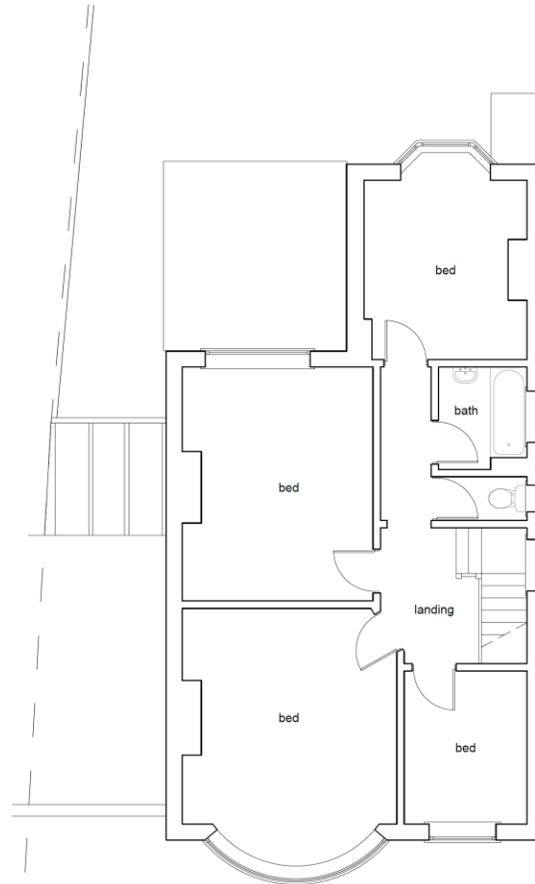


Existing Floor Plan

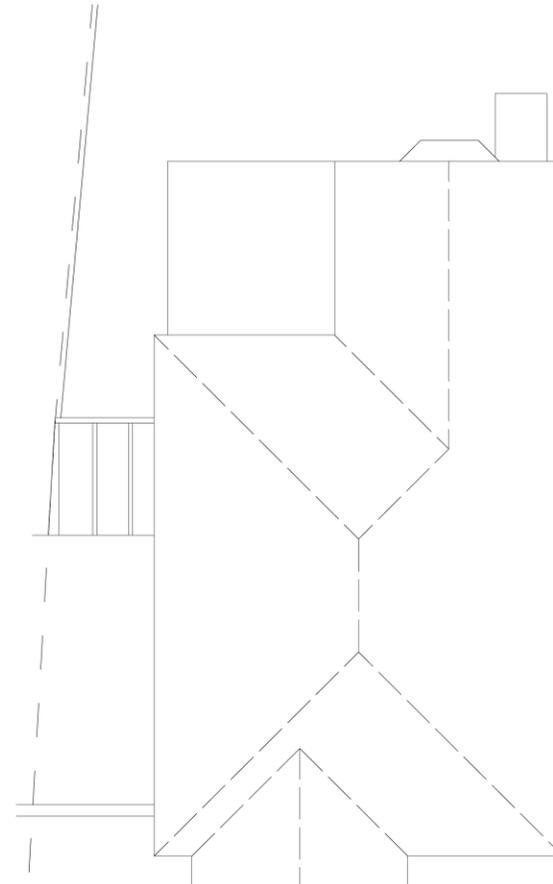
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

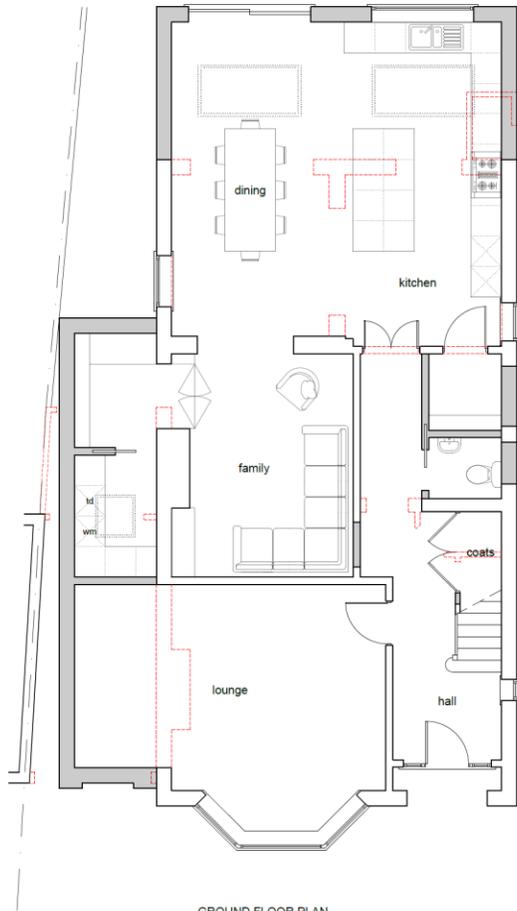


LOFT PLAN

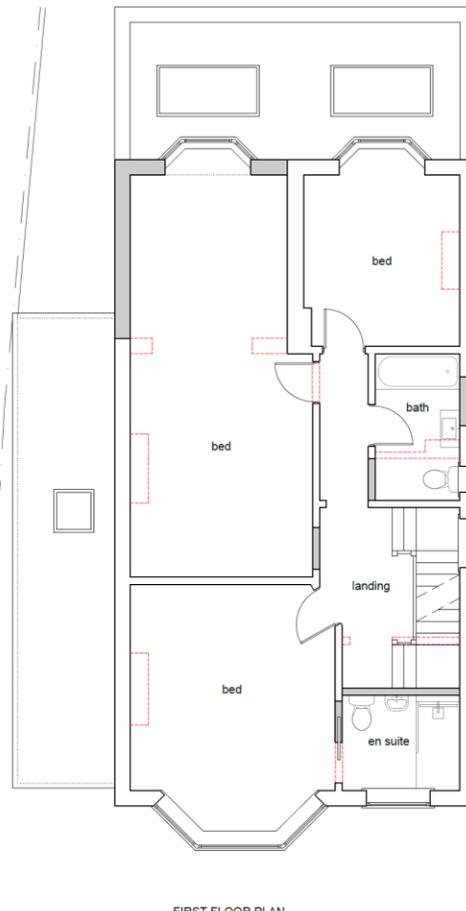


Proposed Floor Plans

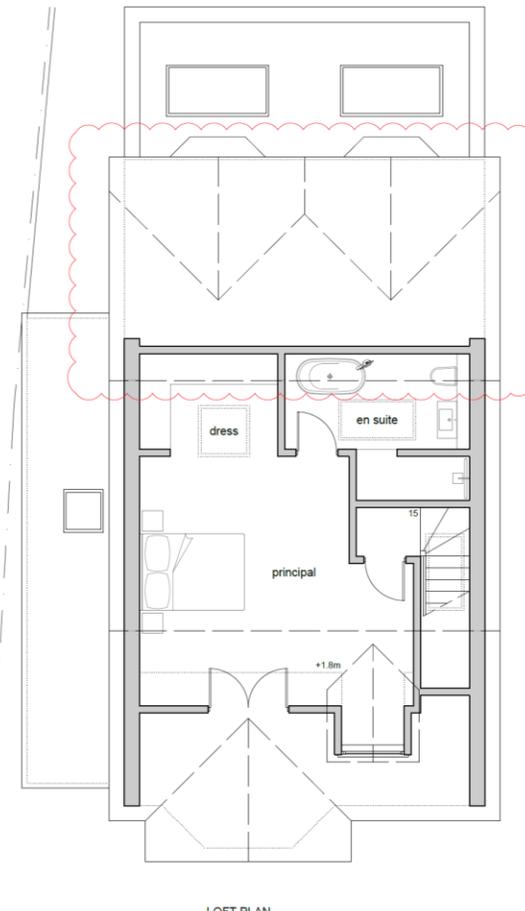
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOFT PLAN



Existing (west-front & south-side) Elevations

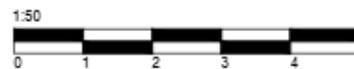
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FRONT ELEVATION (WEST)

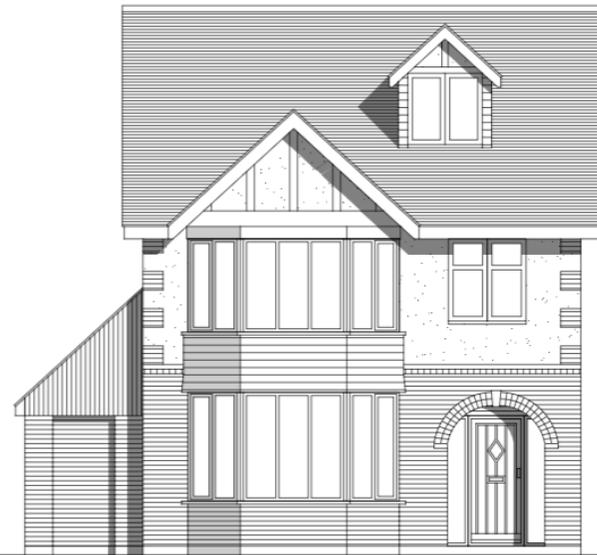
SIDE ELEVATION (SOUTH)

Scale Bar



Proposed (west-front & south-side) Elevations

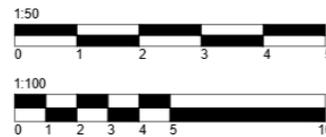
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FRONT ELEVATION (WEST)

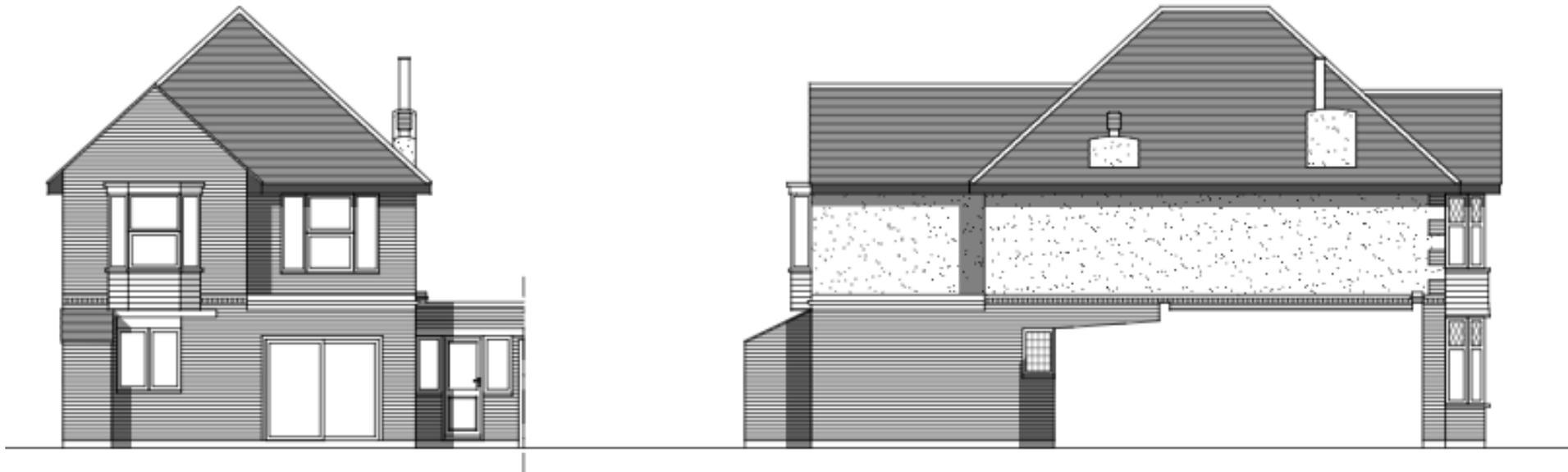


SIDE ELEVATION (SOUTH)



Existing (east-rear & north-side) Elevations

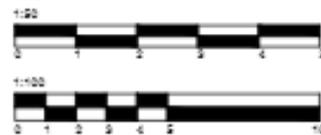
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REAR ELEVATION (EAST)

SIDE ELEVATION (NORTH)

Scale Bar



Proposed (east-rear & north-side) Elevations

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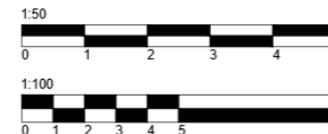


REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

Scale Bar



Representations

- Ten (10) objections to the proposal were received
- and the following issues were raised:
 - Detrimental effect on property value
 - Inappropriate Height of Development
 - Overdevelopment
 - Overshadowing
 - Poor design
 - Restriction of view
 - Too close to the boundary
 - Traffic or highways
 - Access to property
 - Damaging to trees
 - Noise including during construction
- None (0) comment has been received supporting the proposal

Key Considerations

- ▶ Design and appearance
- ▶ Impact on amenity

Conclusion and Planning Balance

- ▶ The amended design for the detached dwellinghouse is acceptable and in keeping with local character.
- ▶ Privacy and overlooking impacts are minimised given the orientation of window planes.
- ▶ The depth of two storey elements will not be excessive for a detached dwellinghouse and would not extend beyond the current footprint. There would be no increase in roof ridge height.
- ▶ The proposed ground floor rear extension would project three metres.
- ▶ The side extension would be detached from the neighbouring property (whereas the current garage adjoins a side linked garage).
- ▶ Neighbouring dwellinghouses directly to the north of the site will be impacted (with most impact on 92 Church Street) but given separation distances and that these dwellinghouse have south facing elevations relative to the site context they will continue to receive relatively good levels of sunlight and daylight across daylight hours.
- ▶ Detached dwellinghouse roof profile precedent example, opposite; 80 Braemore Road
- ▶ Recommend: Approval

