

8 Windmill Drive

BH2026/00158

6th May 2026

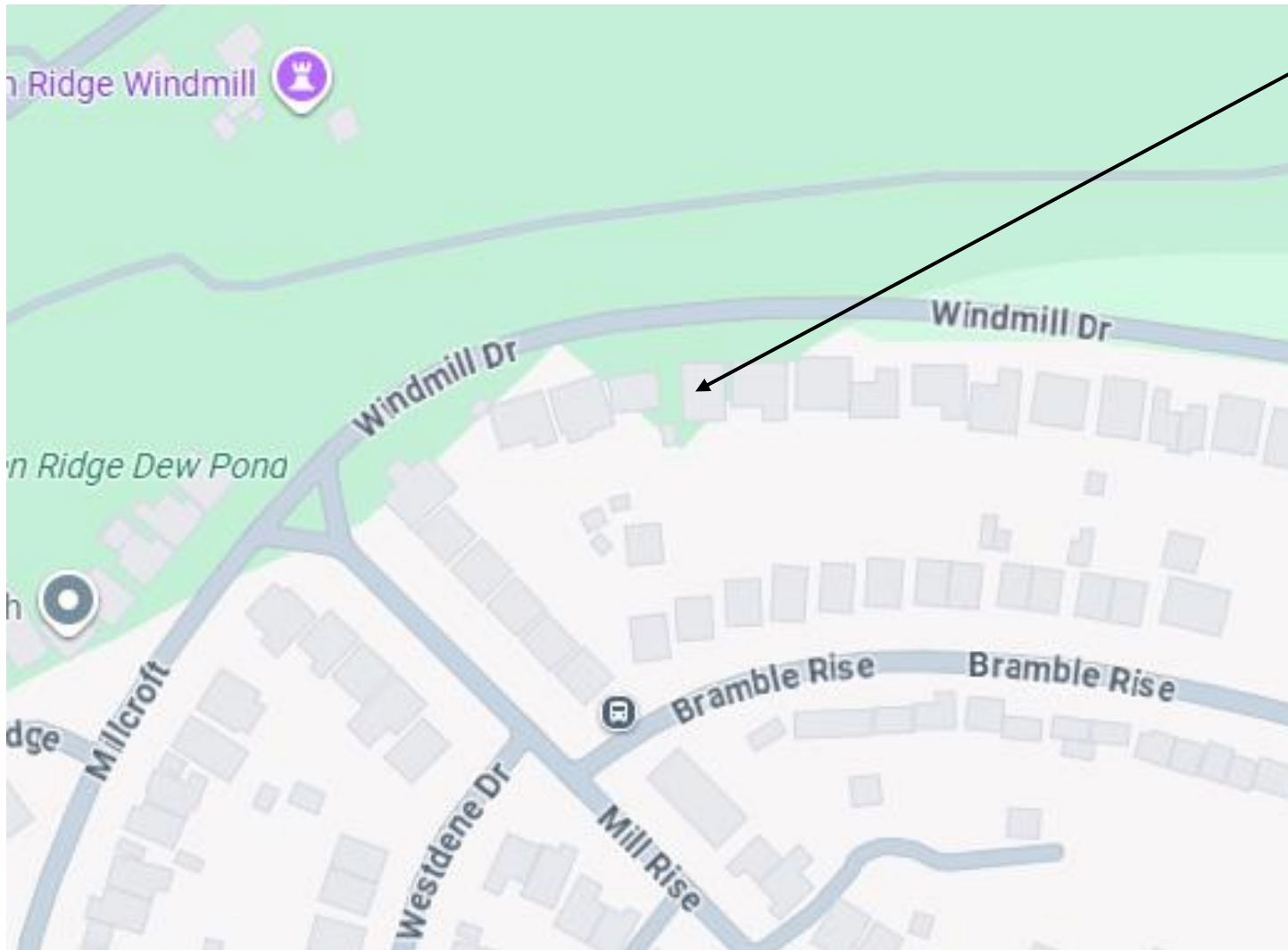


**Brighton & Hove
City Council**

Application Description

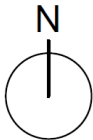
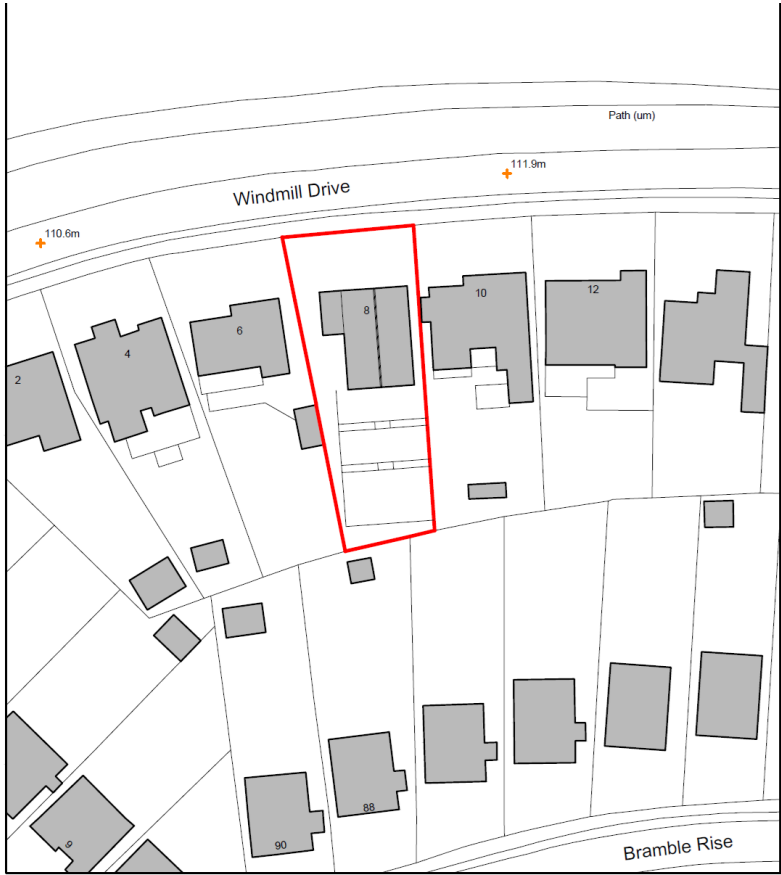
- ▶ Creation of first floor with balcony within new roof extension,
- ▶ Erection of single storey side extension with undercroft garden store,
- ▶ Creation of new rear terrace and revised fenestration.

Map of Application Site



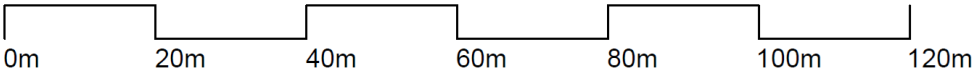
Site Location

Existing Location Plan



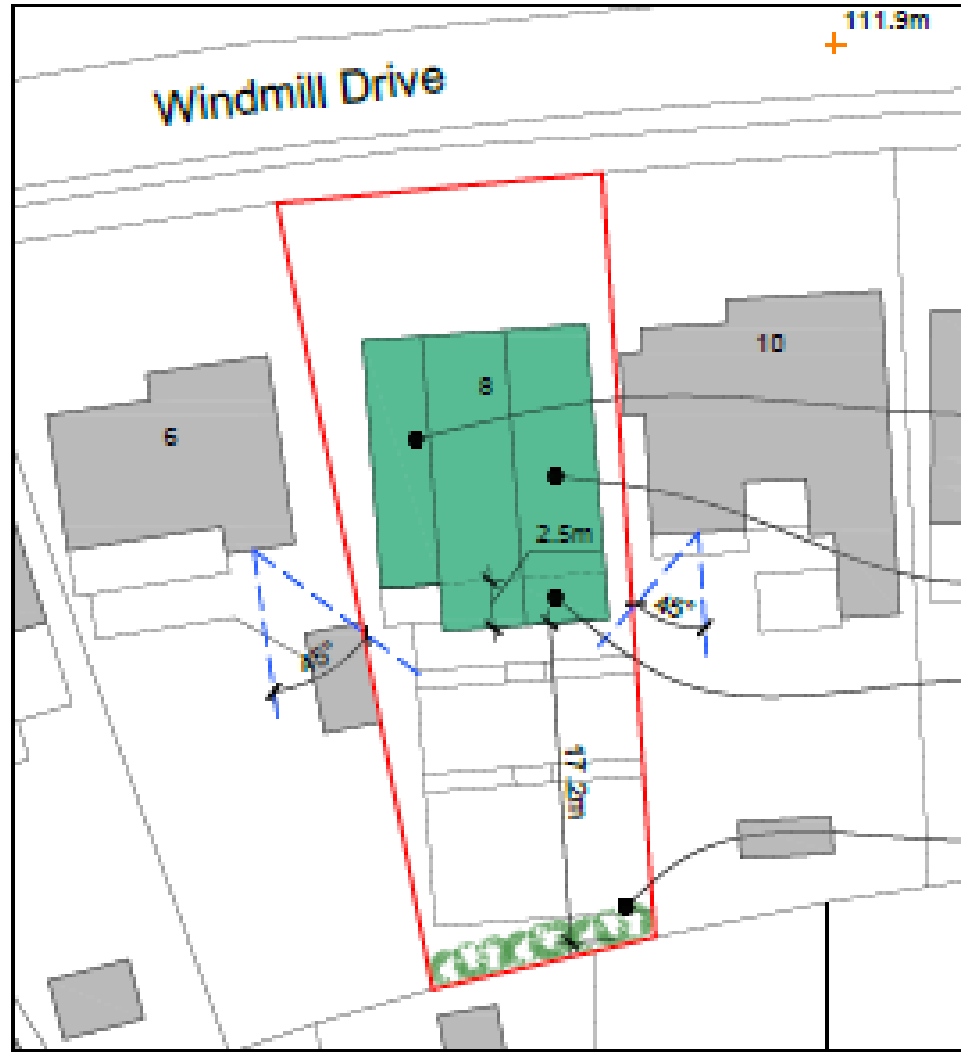
Location Plan

@ 1:1250 Scale



Scale Bar @ 1:1250

Proposed Block Plan



- Single storey side extension with flat roof replacing existing flat roof garage.
- New roof structure to create first floor rooms within roof pitch.
- Creation of new covered rear terrace and first floor balcony enclosed within roof pitch.
- Planting to rear boundary along existing fence line.

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Aerial Photo of Site



3D Aerial Photo of Site



3D Aerial of Site



Street Photo of Site



Other Photos of Site

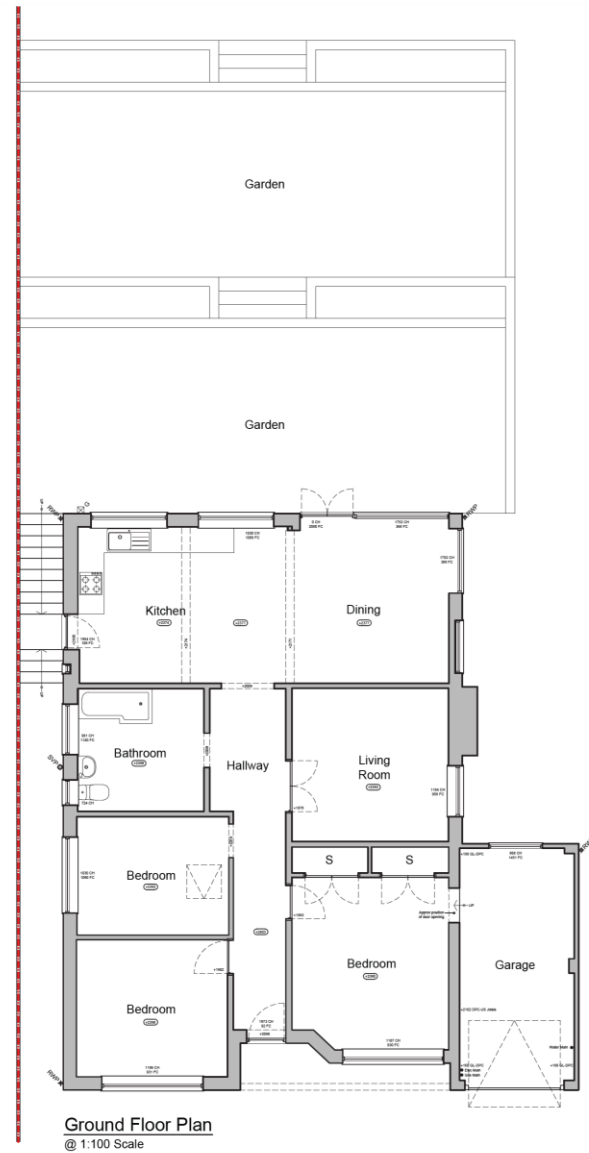
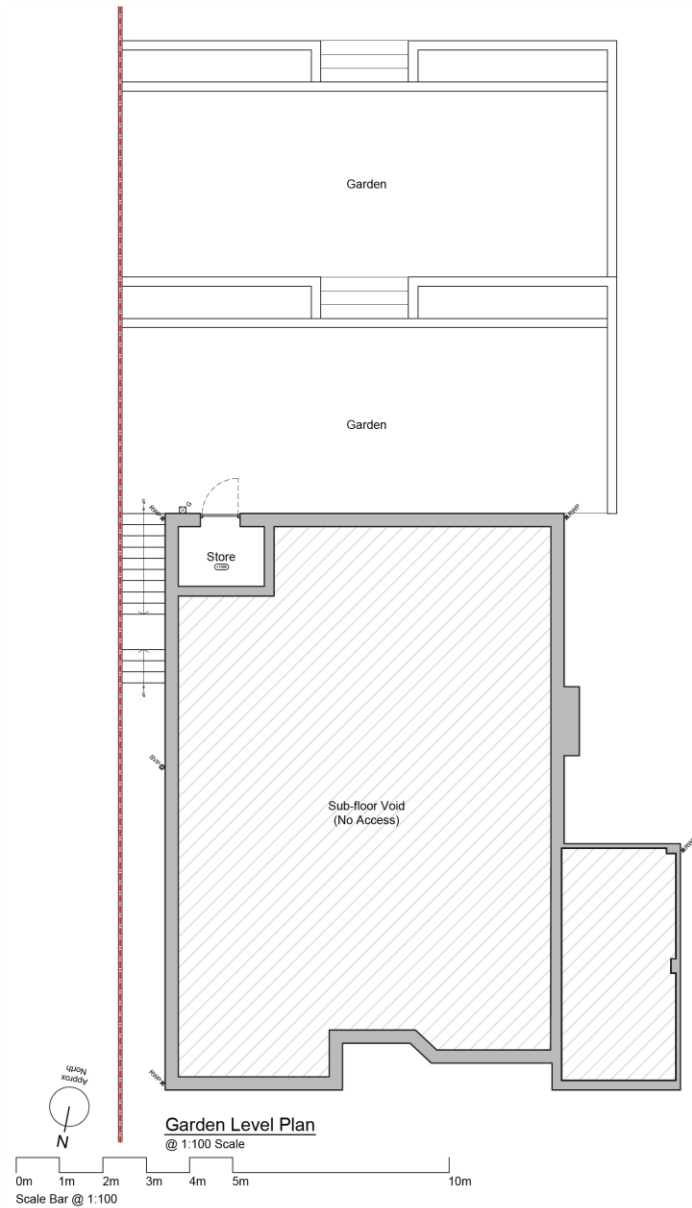
Site Photos:



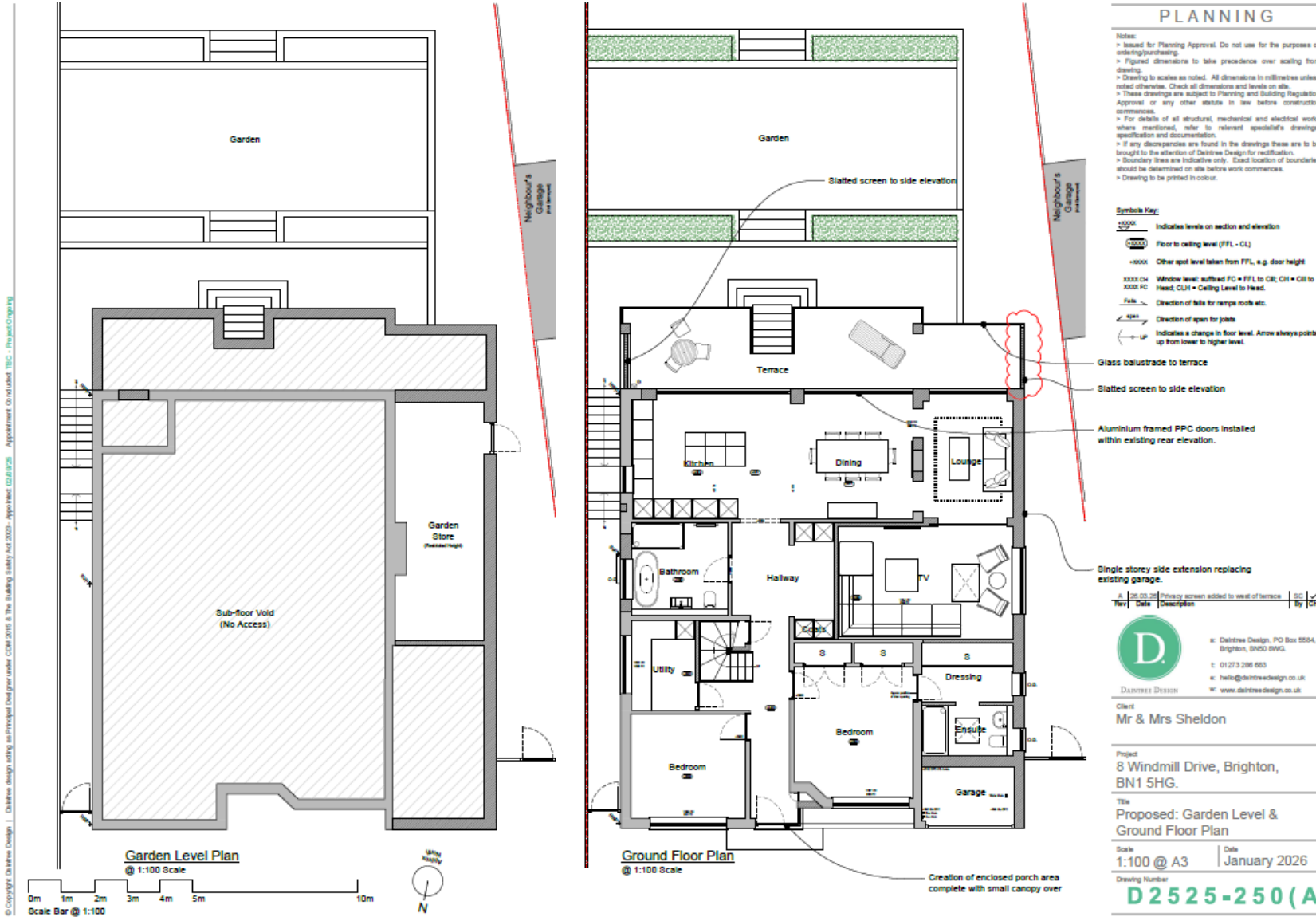
Views from rear



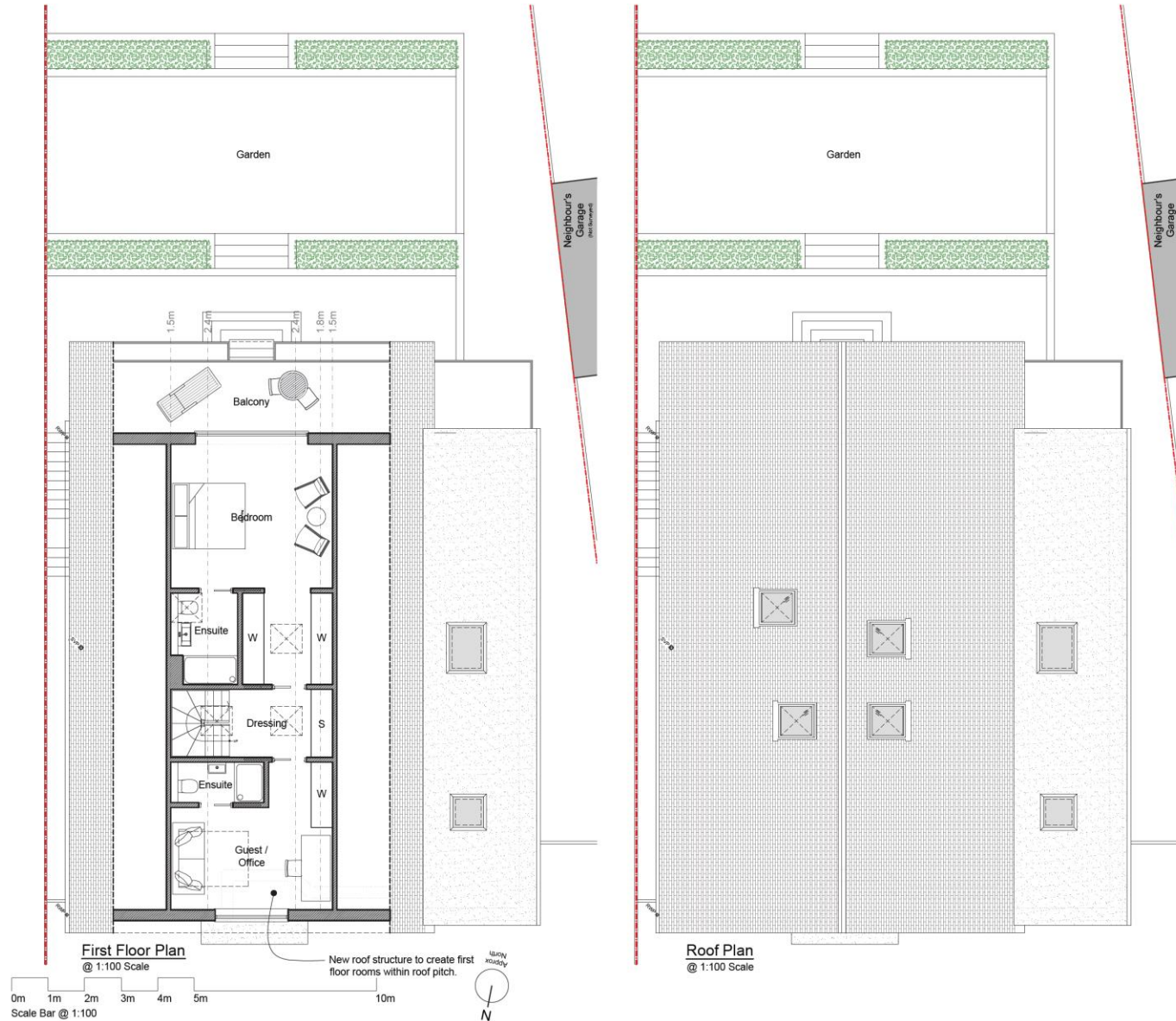
Existing Garden and Ground Floor Plans



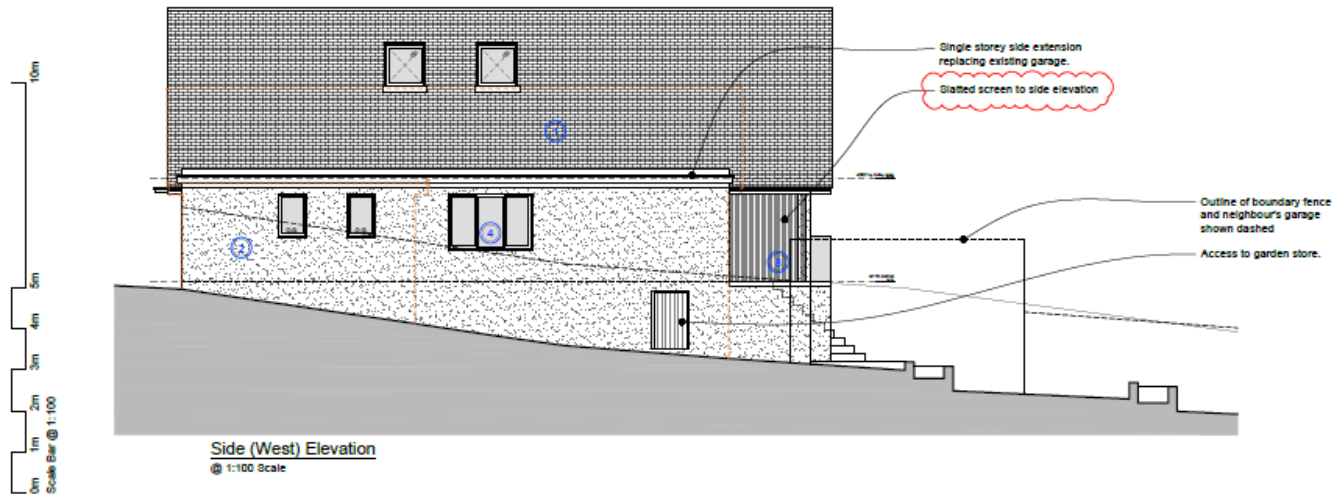
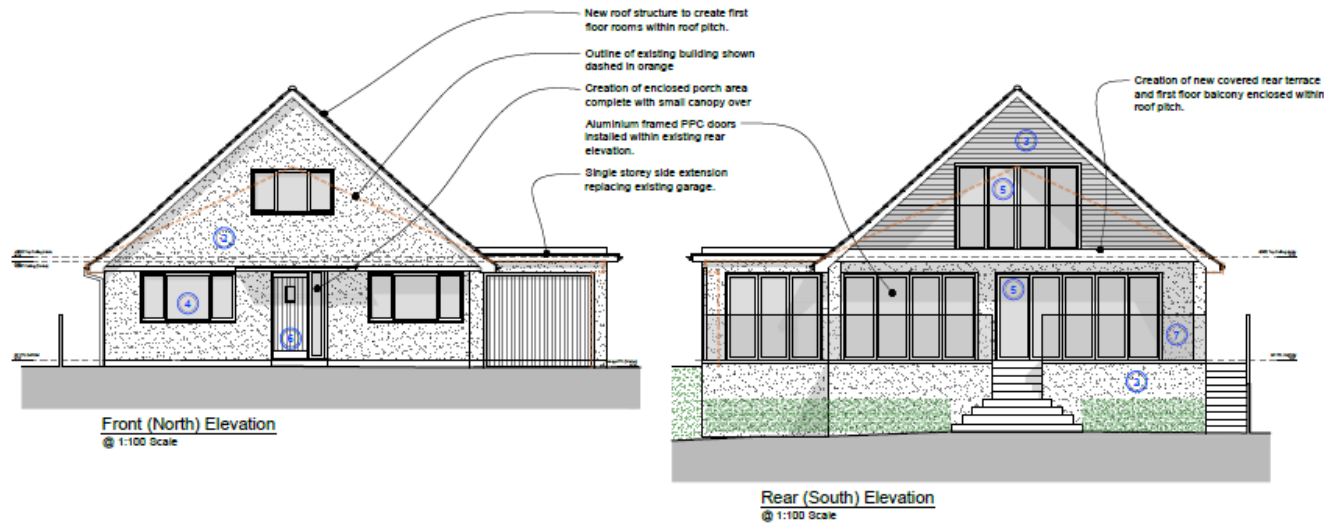
Proposed Garden and Ground Floor Plans



Proposed 1st Floor and Roof Plans



Proposed Elevations



Existing vs Proposed Rear Elevation



Representations

Four (4) objections received. Key concerns raised include:

- ▶ Overlooking and loss of privacy from balcony and terrace
 - ▶ Increased height, scale and perceived overdevelopment
 - ▶ Loss of light and overshadowing
 - ▶ Noise and disturbance from balcony use
 - ▶ Impact on outlook from neighbouring properties
 - ▶ Ecology concerns (including proximity to South Downs National Park and submitted information)
 - ▶ Parking and general residential amenity
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- ▶ Councillor Ivan Lyons has objected to the development on the grounds of a loss of privacy for neighbouring properties.

Key Considerations

- ▶ Design and impact on appearance and character of the area
- ▶ Impact on neighbouring amenity
- ▶ Biodiversity and ecological impacts
- ▶ Impact on neighbouring amenity (including overlooking and privacy)

Conclusion and Planning Balance

- ▶ The proposal represents a domestic extension and roof alteration within an established residential area
- ▶ The scale and form of development are considered acceptable and would sit comfortably within the varied character of Windmill Drive, in accordance with Policies CP12 of the Brighton & Hove City Plan Part One and DM18 and DM21 of the City Plan Part Two
- ▶ The increase in roof height (approx. 1.9m) retains the existing eaves level and avoids the appearance of a full additional storey
- ▶ The main amenity concern raised relates to overlooking and loss of privacy from the proposed balcony and terrace, however, separation distances of approximately 40m between rear elevations and the sloping topography limit direct impacts
- ▶ A condition requiring a 1.8m privacy screen to both sides of the terrace ensures direct views to adjoining properties are prevented, in compliance with Policy DM20 of the City Plan Part Two
- ▶ In terms of outlook, overbearing impact and light, the proposed extension would be viewed across separation distances of approximately 20m to the rear boundary and approximately 40m to neighbouring dwellings beyond. These substantial distances, together with the site's orientation and sloping topography, ensure no harmful sense of enclosure or material loss of light arises.
- ▶ The proposal would not result in any significant transport or parking impacts
- ▶ Overall, the proposal is considered to accord with the development plan and there are no material considerations that indicate planning permission should be refused
- ▶ **Recommendation: Approval**