

15

165 Hollingdean Terrace

BH2026/00064

3rd June 2026



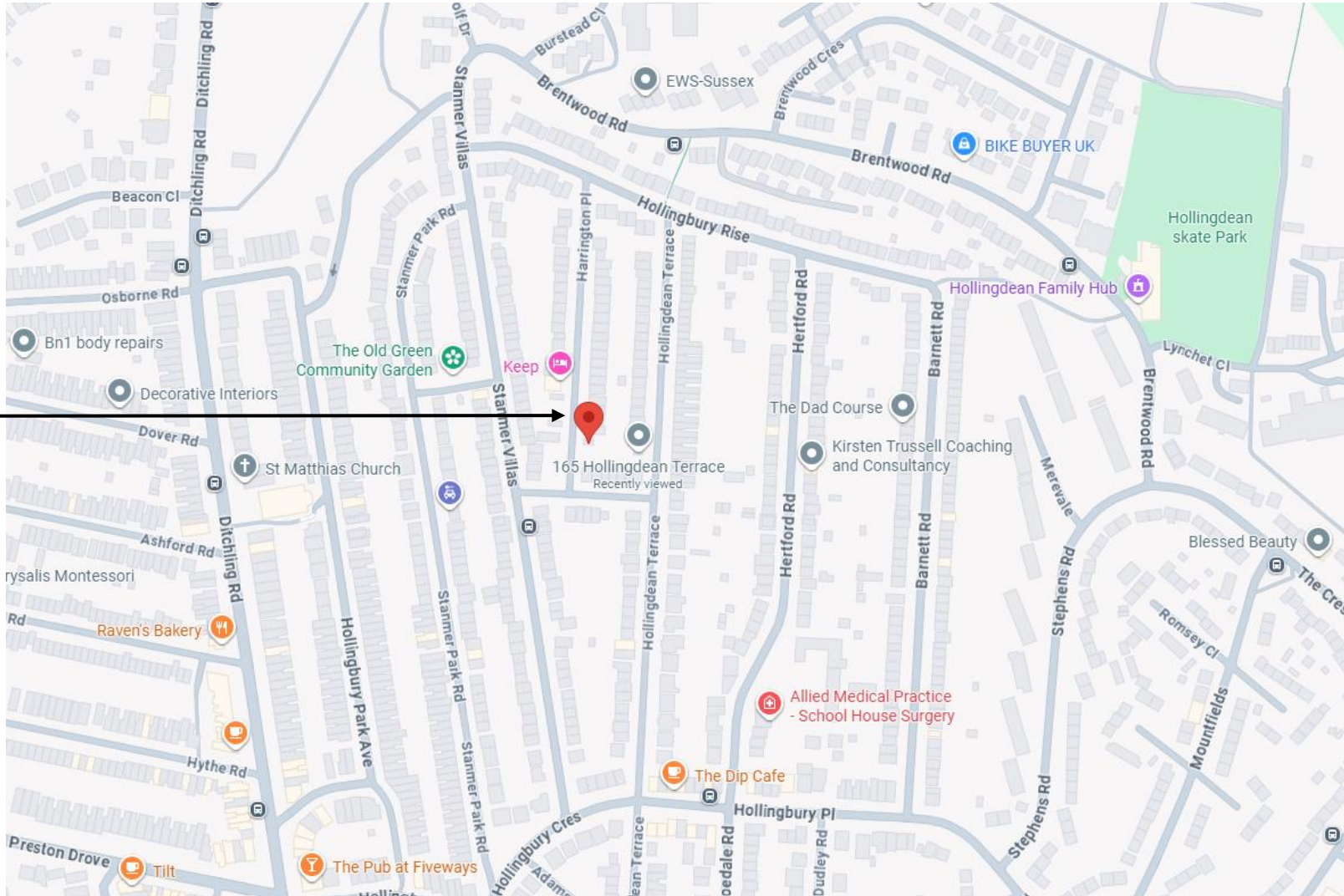
Brighton & Hove
City Council

Application Description

- ▶ Demolition of existing garage and erection of 1no two bedroom dwelling to rear (use class C3) with access via Harrington Place.

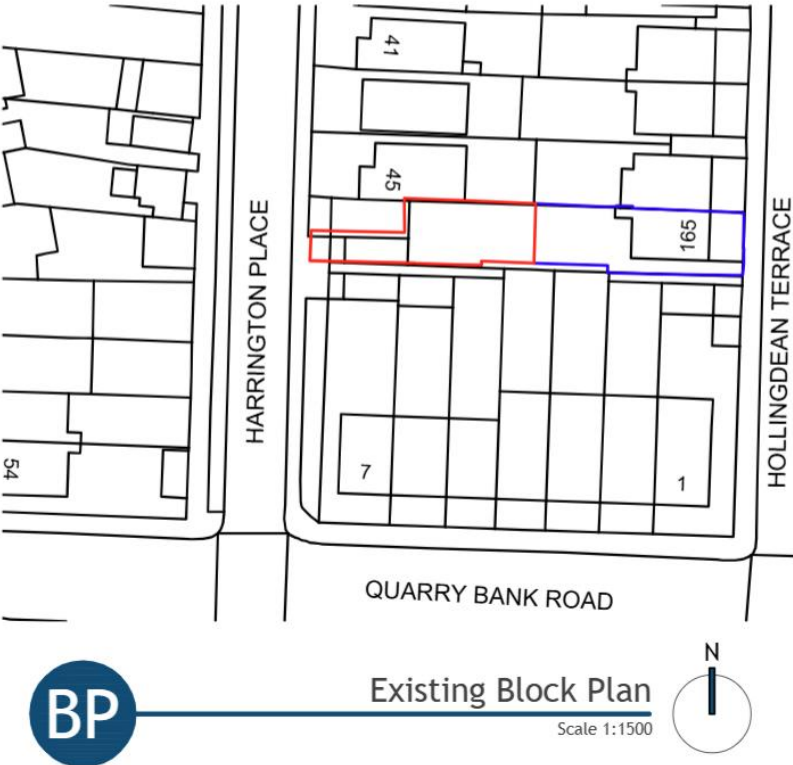
Map of Application Site

Site

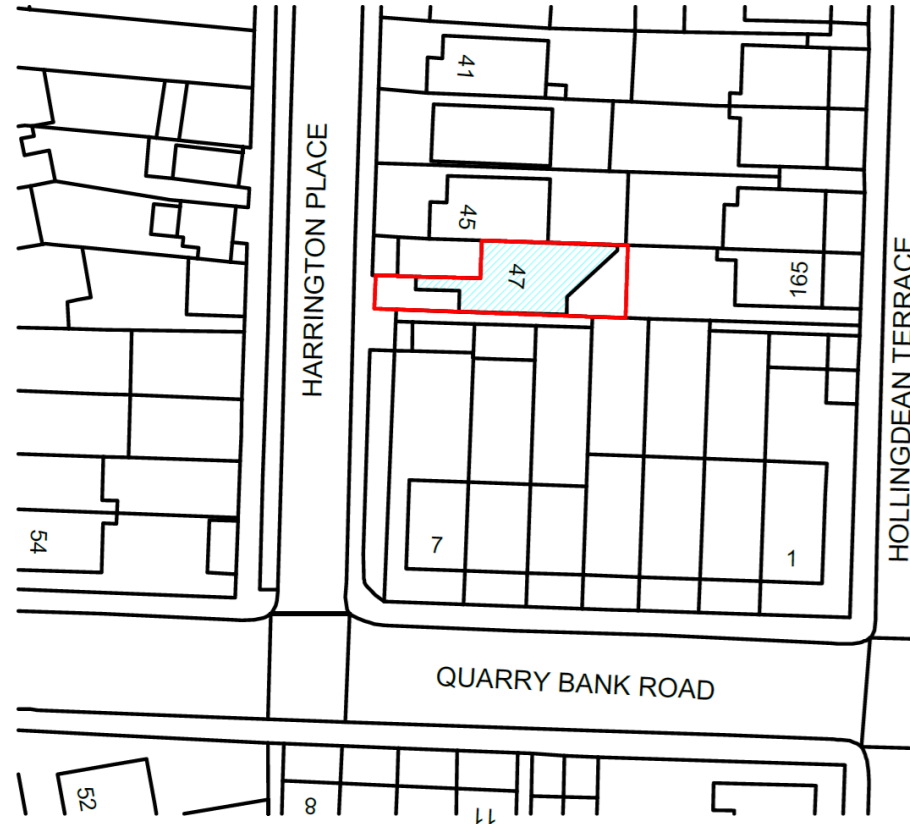


Existing Location Plan

18



Proposed Location Plan



Proposed Site Location Plan

Scale 1:1250

1:1250 Scale in Metres



Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Street photo of the site – view north



Street Photo of Site – view south



Street Photos of Site



Fig 4.0 Photo of existing principle elevation, showing garage and adjacent substation.



Fig 4.1 Photo of substation contents.



Fig 4.2 Photo of existing garage entrance and retaining garden wall.



Fig 4.3 Photo of existing through access.



Fig 4.4 Photo of No.45 Harrington Place.



Fig 4.5 Photo of No.165 Hollingdean Terrace.

Site

Substation

Site

Proposed Visual



Proposed Visual



Proposed Visual



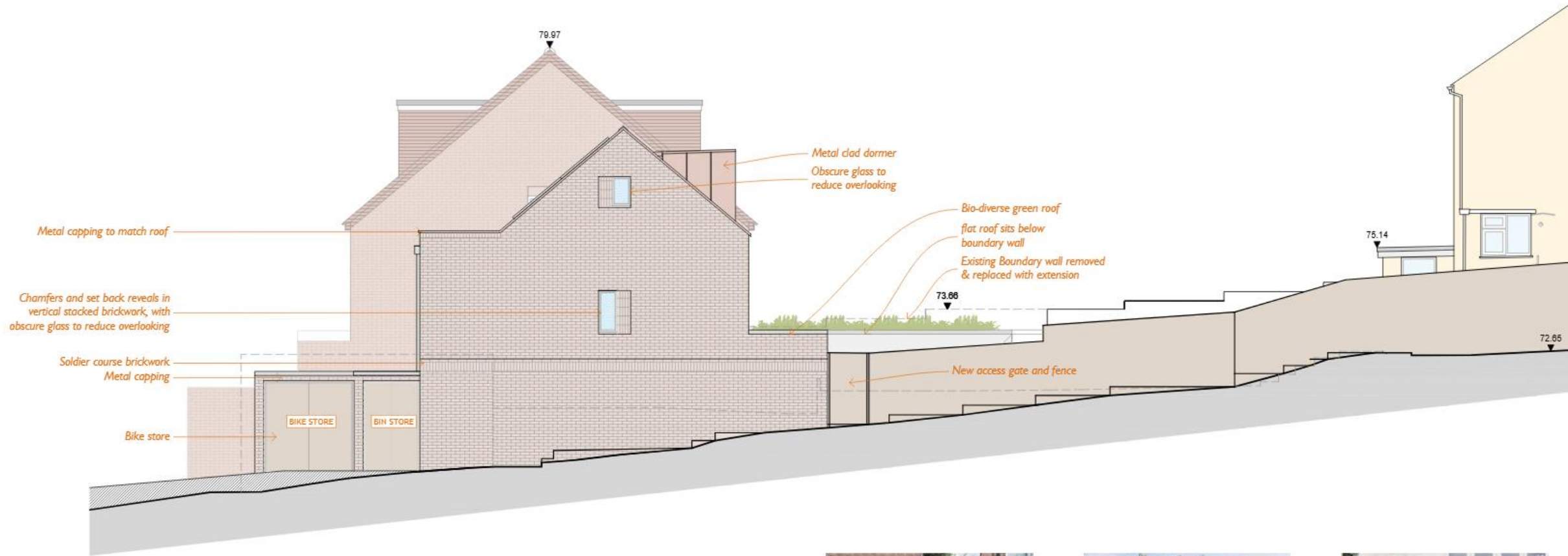
Proposed Visual



Proposed Front Elevation (west)



Proposed Side Elevation (South)



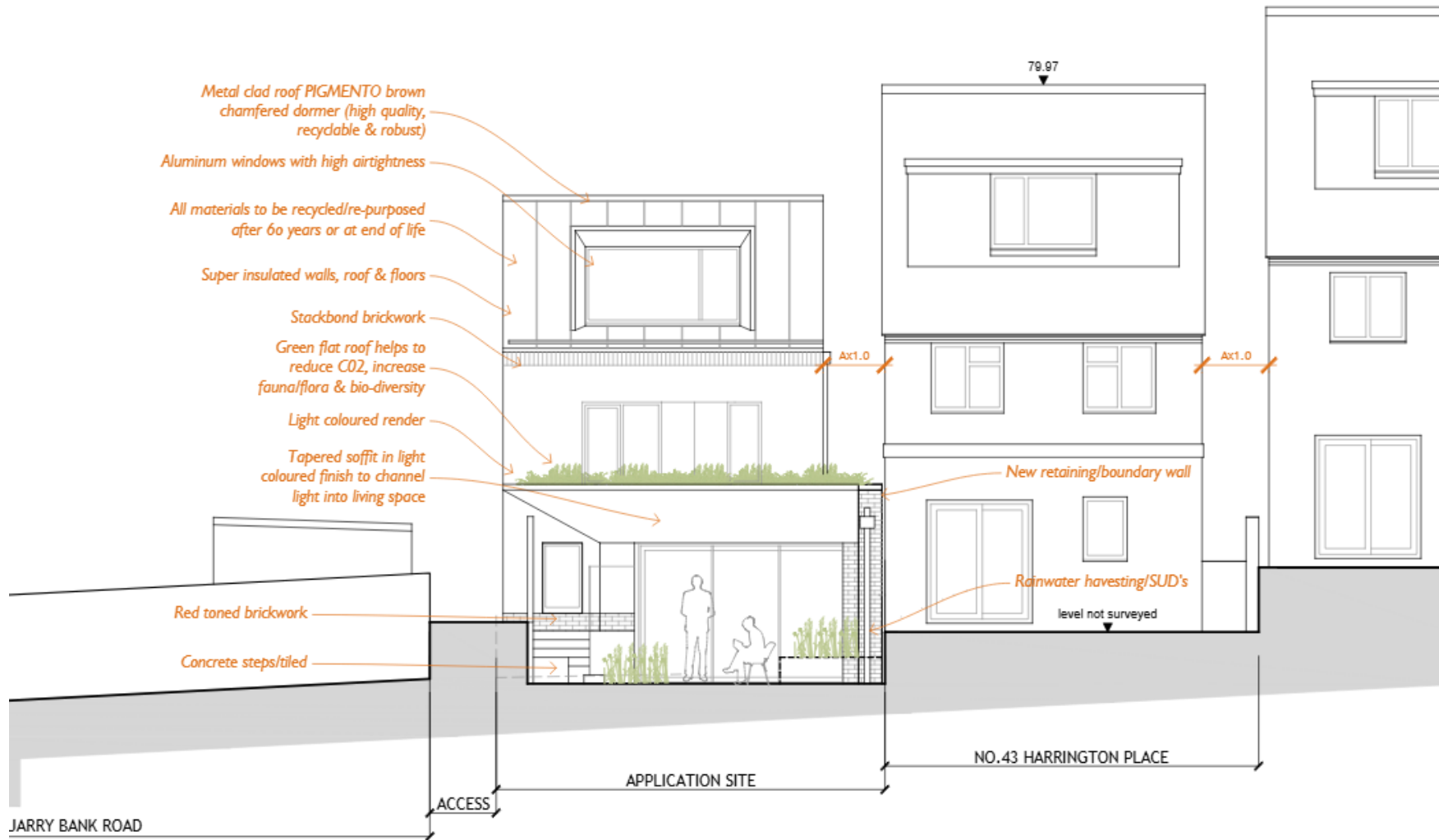
EL

Proposed South elevation

Scale 1:100

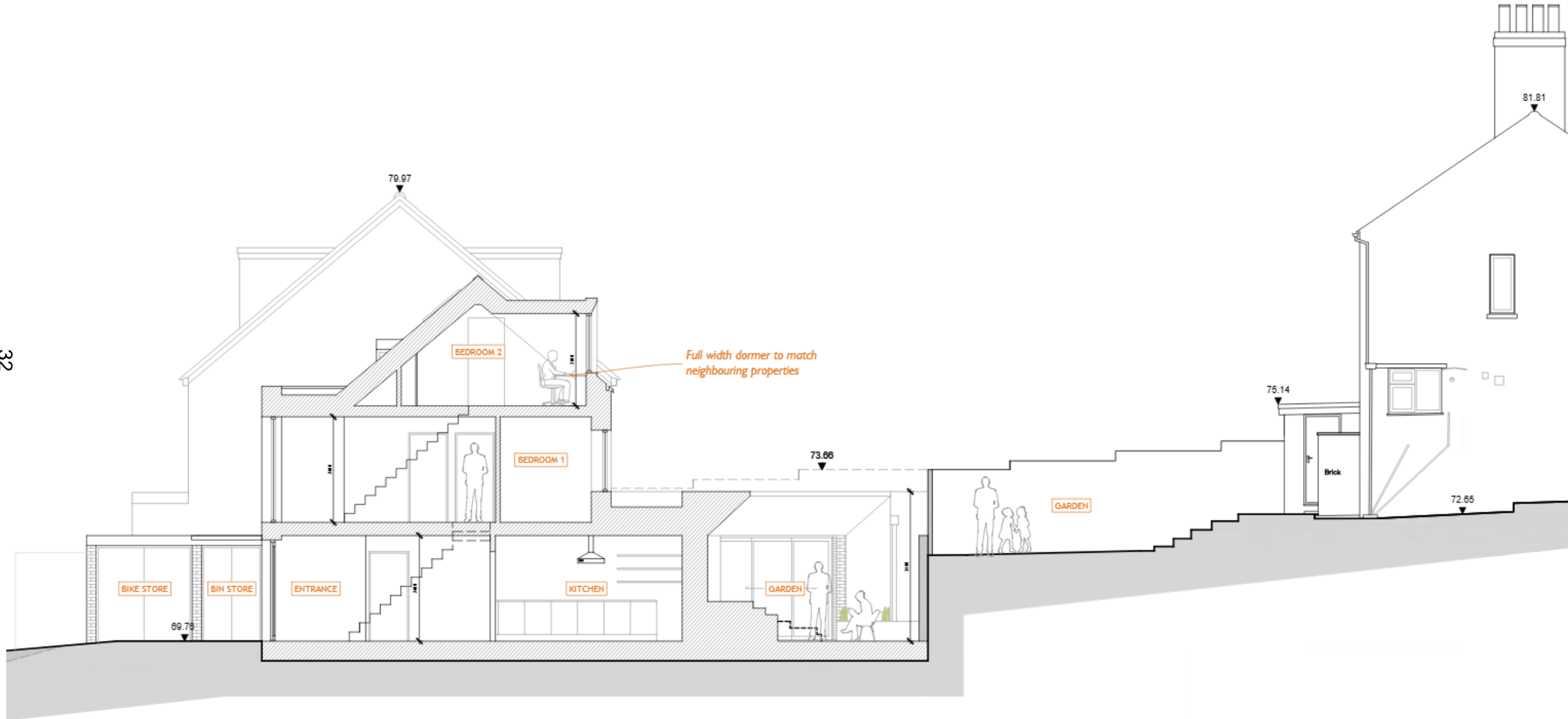


Proposed Rear Elevation (East)



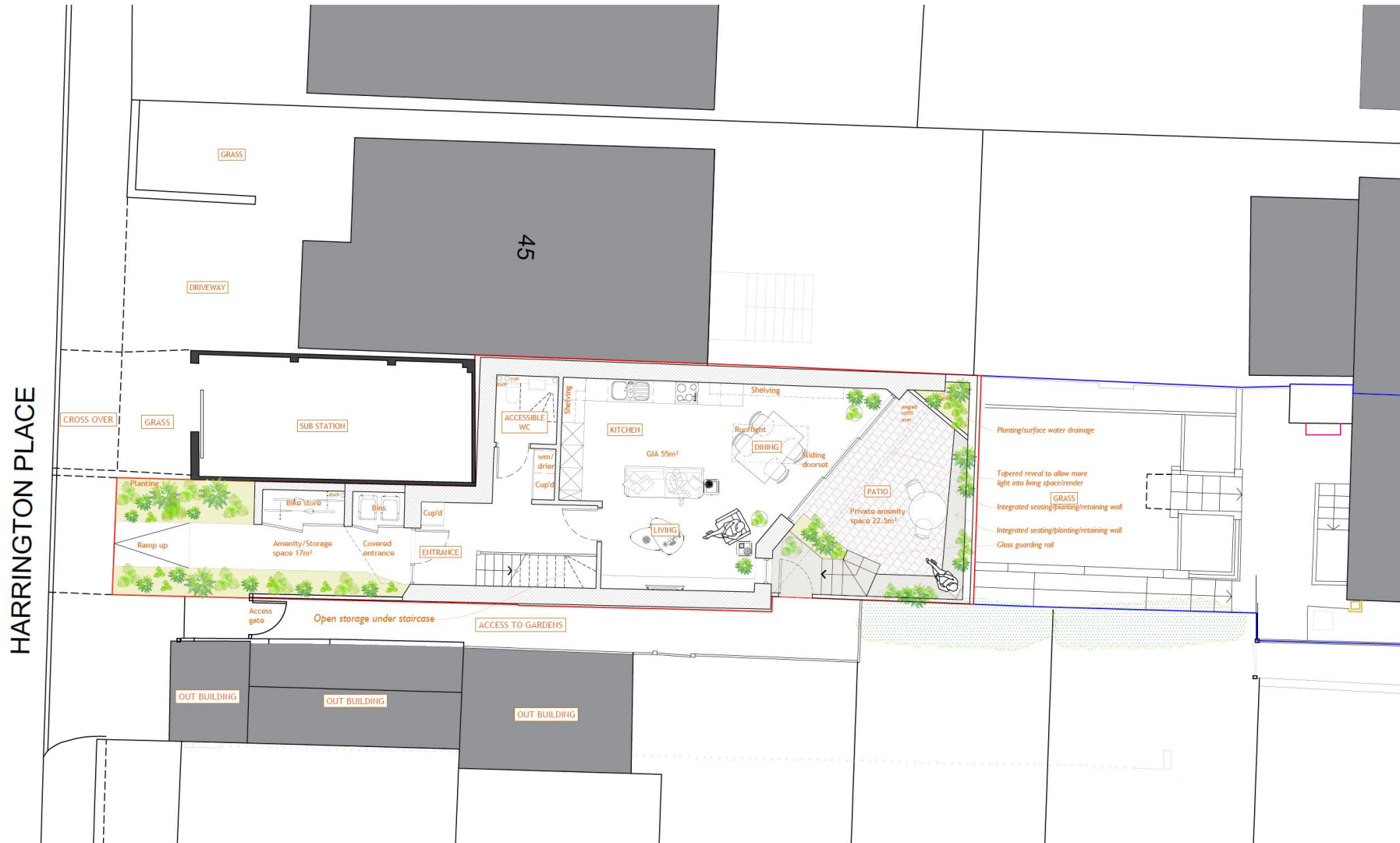
Proposed Section

32



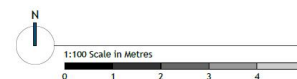
Proposed Ground Floor Plan

33



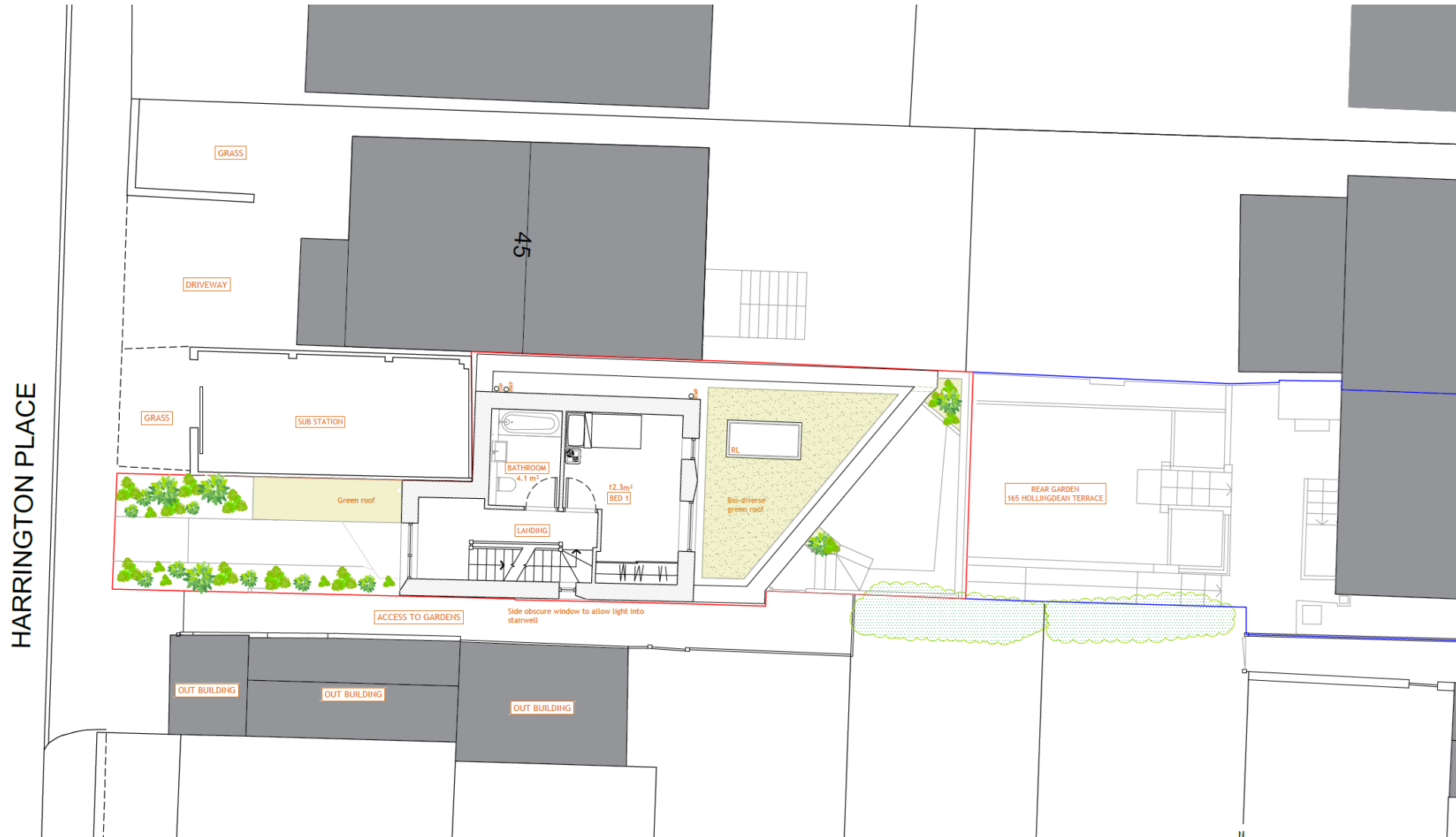
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Proposed Ground Floor Plan
Scale 1:100

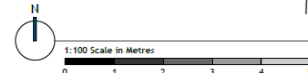


Proposed 1st Floor Plan

34



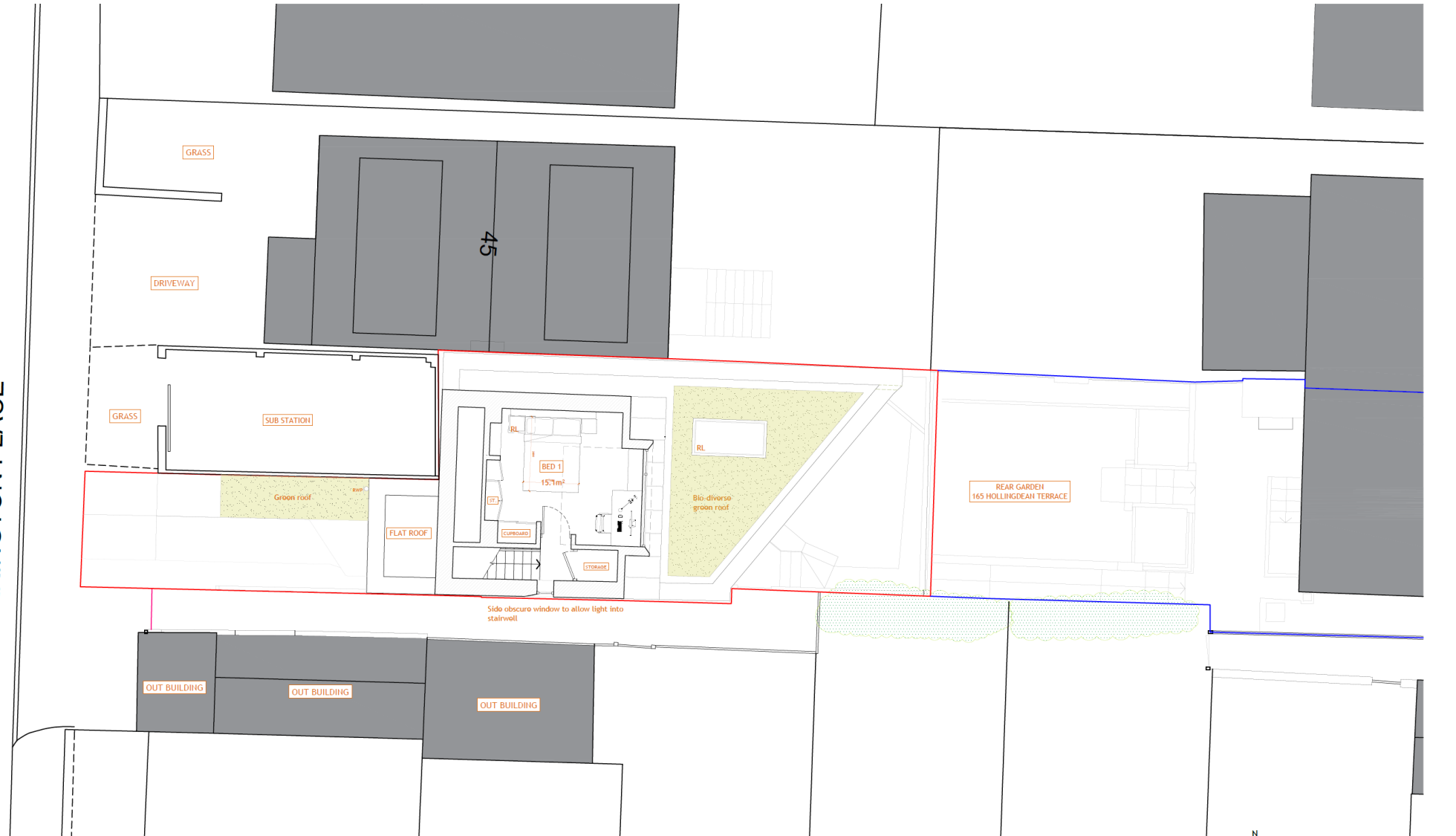
00 Proposed First Floor Plan
Scale 1:100



Proposed 2nd Floor Plan

35

HARRINGTON PLACE



Proposed Roof Plan

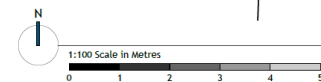
36

HARRINGTON PLACE



RF

Proposed Roof Plan
Scale 1:100



Representations

- ▶ Ten (10) representations received objecting on grounds of:
- ▶ Amenity impacts (overlooking, loss of privacy, overbearing impacts, overshadowing and loss of light)
- ▶ Design concerns (overdevelopment of constrained site, excessive scale/bulk/massing, contemporary design out of keeping with surrounding area)
- ▶ Environmental and landscape concerns (loss of vegetation, impacts on wildlife, drainage and land stability concerns)
- ▶ Transport and access concerns (parking pressure, highway/access concerns, use of shared alleyway)
- ▶ Infrastructure and safety concerns (relationship with adjacent electricity substation including safety, supply and amenity concerns)
- ▶ Other concerns (construction disturbance, insufficient garden retained for No.165, potential use as Airbnb accommodation, loss of views and property value)
- ▶ Councillor Theresa Fowler objected to the proposal and requested Planning Committee determination.

Key Considerations

- ▶ Principle of residential development and contribution toward housing delivery within the context of the Council's five-year housing land supply shortfall.
- ▶ Design, scale and appearance of the proposed infill dwelling within the surrounding townscape context.
- ▶ Impacts on neighbouring residential amenity, including overlooking, outlook, overbearing impacts and access to light.
- ▶ Quality of accommodation for future occupiers.
- ▶ Landscape, biodiversity and sustainability considerations.
- ▶ Transport, parking and access considerations.

Conclusion and Planning Balance

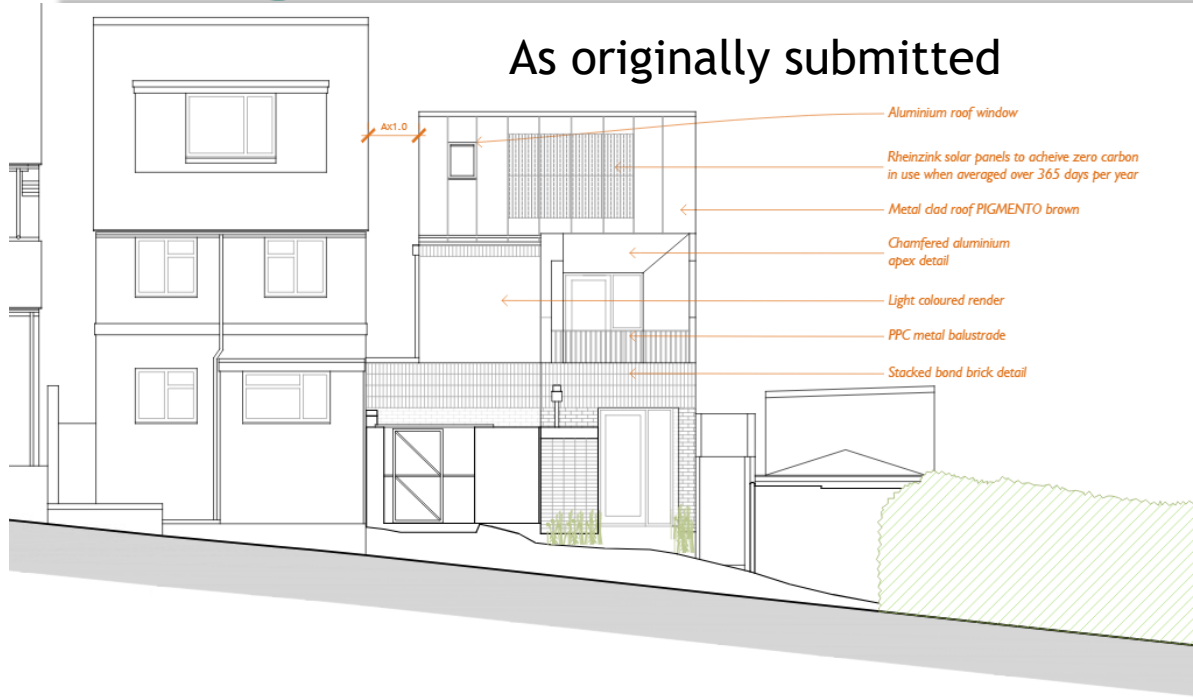
- ▶ The principle of residential development on this constrained urban infill site is considered acceptable and would make a modest contribution toward housing delivery at a time when the Council cannot demonstrate a five-year housing land supply.
- ▶ Design and appearance - significant concerns were initially regarding the scale, frontage composition and roof form of the proposal. Following substantial amendment, including revisions to the roof design, material palette and removal of the front terrace, the scheme is now considered to respond appropriately to the varied character, roofscape and topography of the surrounding area.
- ▶ Amenity - whilst the proposal would introduce built form onto a currently open site and relationships with neighbouring properties are necessarily tight, officers consider that the revised scheme would not result in unacceptable overlooking, overbearing impacts or material loss of light sufficient to justify refusal within this dense urban context.
- ▶ Landscape and biodiversity - some vegetation loss, including removal of a mature tree, would occur. However, no TPO is present on site and the proposal includes replacement landscaping and biodiversity enhancements including green roofs, planting and bee/swift bricks which is considered acceptable on balance.
- ▶ Transport and access - whilst concerns regarding parking pressure and access have been raised, the site occupies a sustainable location and the proposal is not considered likely to result in severe highway or transport impacts.
- ▶ Standard of accommodation and sustainability - the proposal would provide a policy compliant two-bedroom family dwelling with good internal accommodation, private amenity space and sustainability measures including PV panels and green roofs.
- ▶ On balance and taking account of the relevant policies and the NPPF, the application is:
- ▶ **Recommended for approval.**

Conclusion and Planning Balance

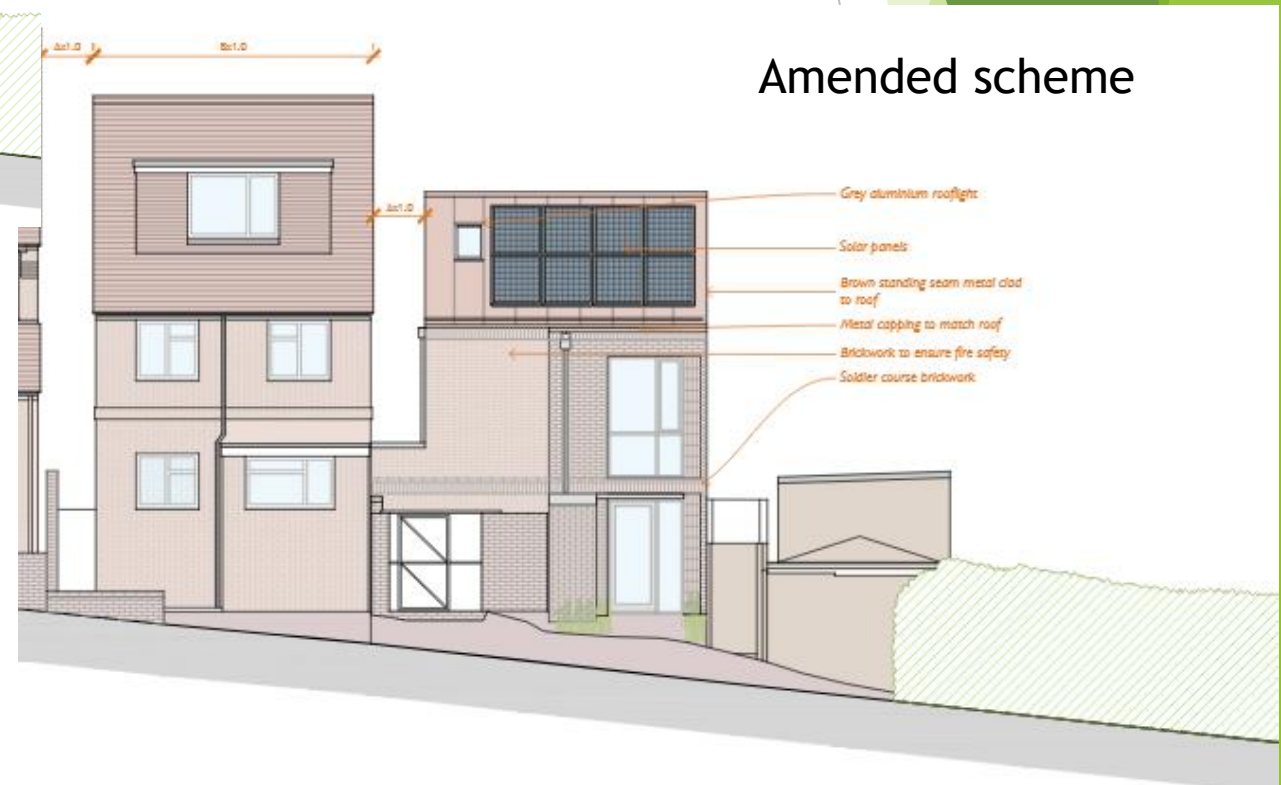
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Original vs Amended Comparison

As originally submitted

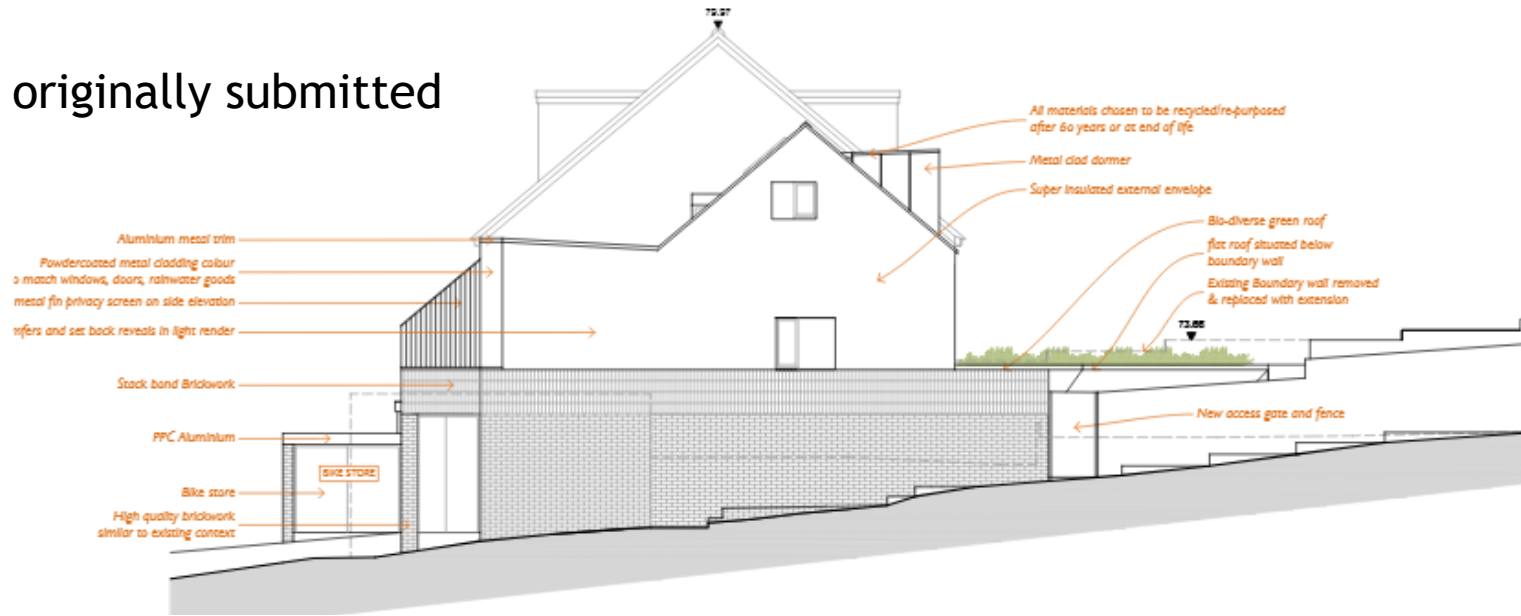


Amended scheme



Original vs Amended Comparison

As originally submitted



Amended scheme

