

65 Ladies Mile Road

BH2026/00234

1st July 2026



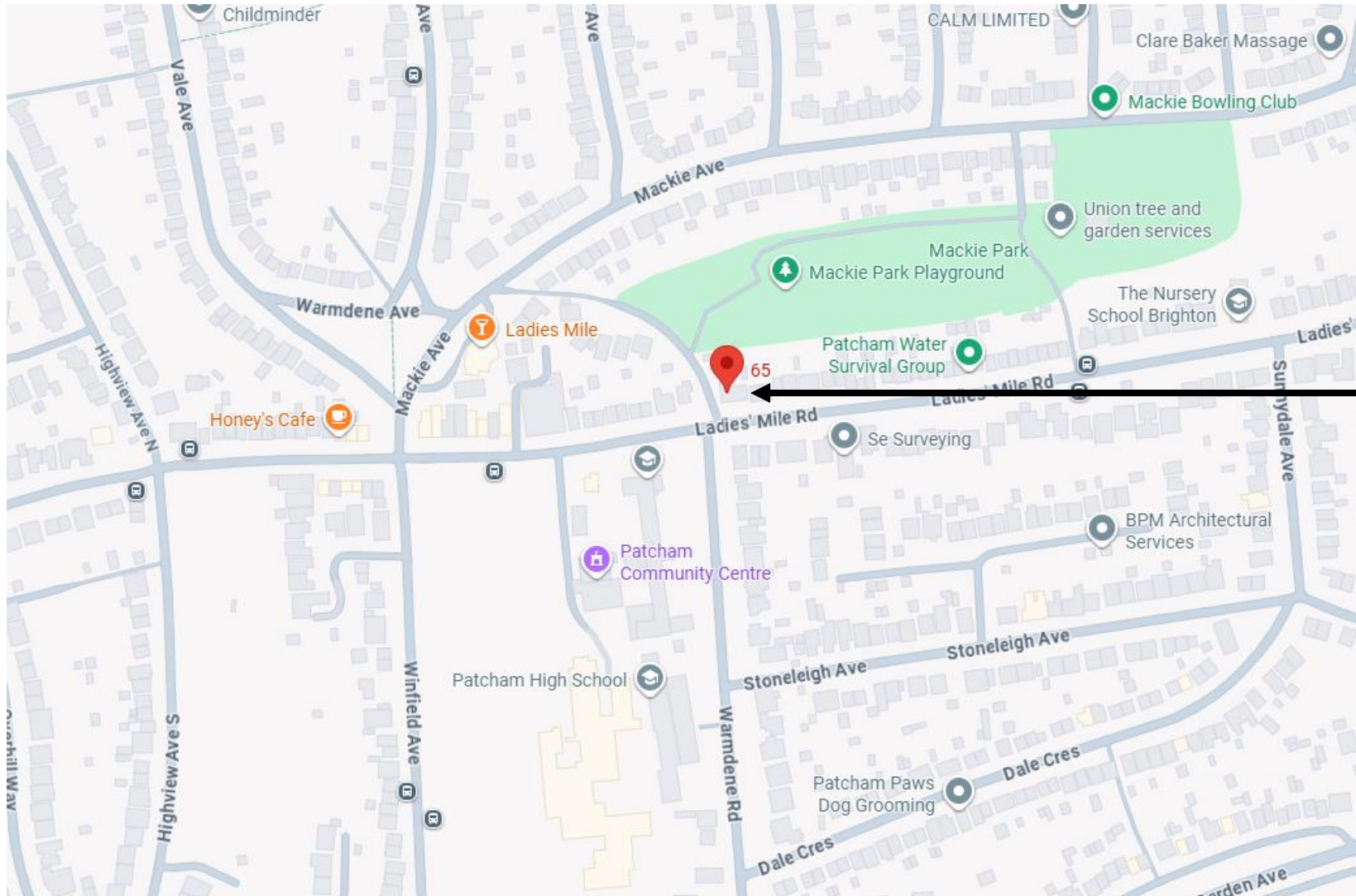
Brighton & Hove
City Council

Application Description

Erection of 1no dwelling (C3) to rear of existing dwelling.

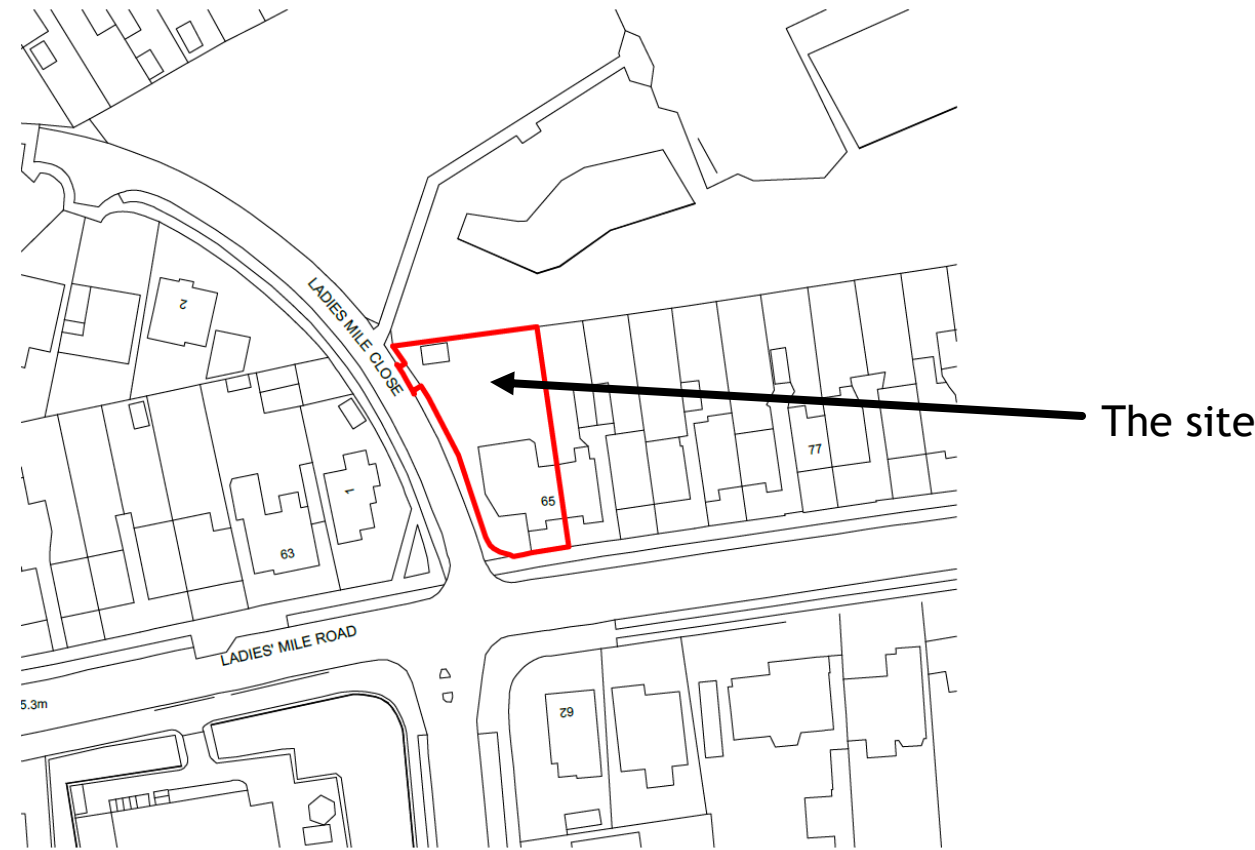
Amended plans were received during the course of the application to overcome the initial concerns of the Local Highway Authority and make minor amendments to the internal layout.

Map of Application Site



Application site

Existing Location Plan



1:1250



Location plan 1:1250

Aerial Photo of Site



The site

3D Aerial Photo of Site



Street Photos of Site

65 Ladies Mile Road



Photo taken from the junction of Warmdene Road and Ladies Mile Road showing the front elevation of the existing property, no changes are proposed to the front of the existing property.

Photo taken from the junction of Ladies Mile Close and Ladies Mile Road showing the side boundary fence for the existing side/rear garden of 65 Ladies Mile Road.

Arrow indicates approximate extent of new dwelling frontage.

Other Photos of Site



Existing rear garden at 65 Ladies Mile Road

Other Photos of Site



Horse Chestnut tree (retained and protected)

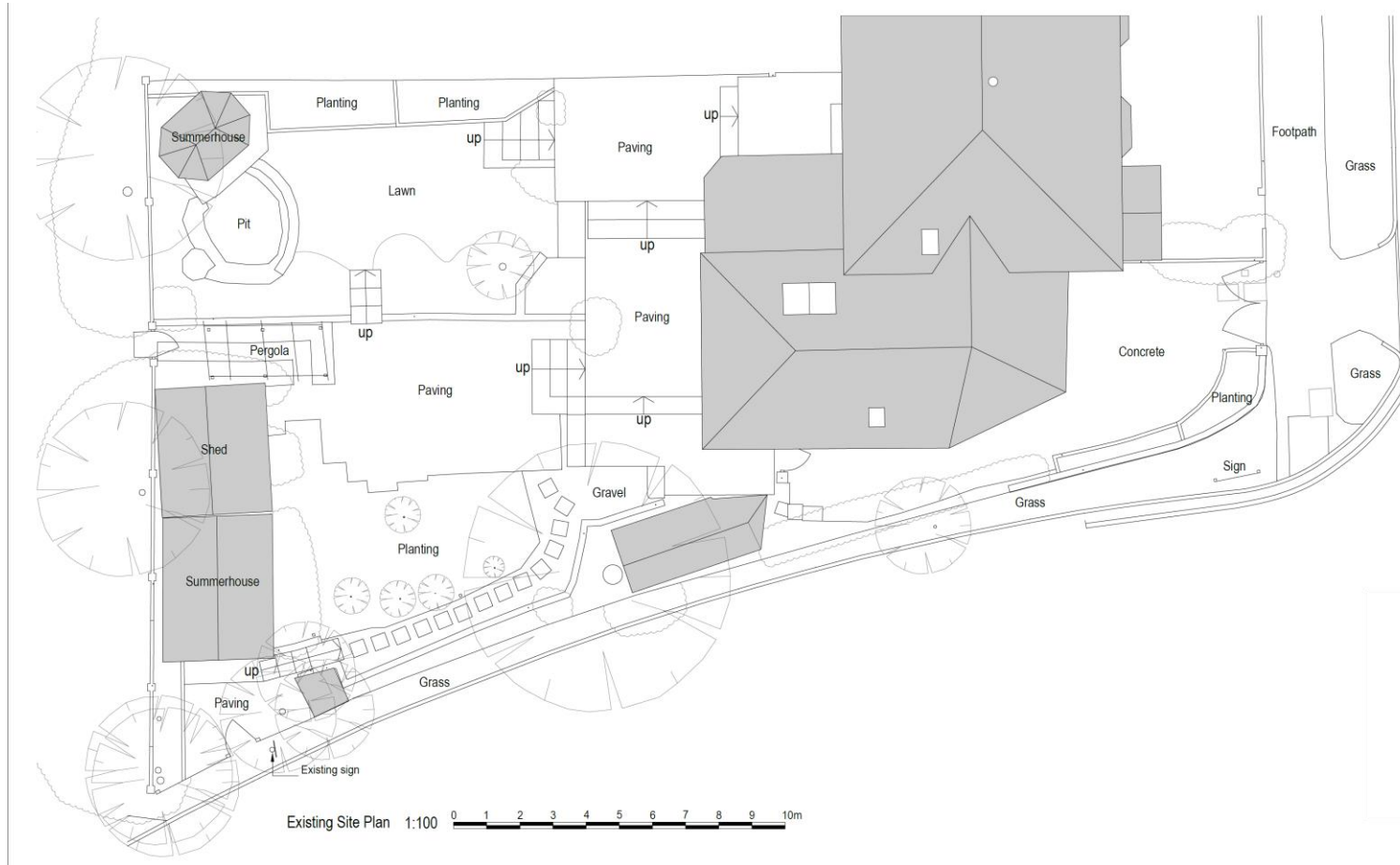


Elder and
Monterey
Cypress Trees
(to be
removed)



Elder trees in adjacent parkland (retained & protected)

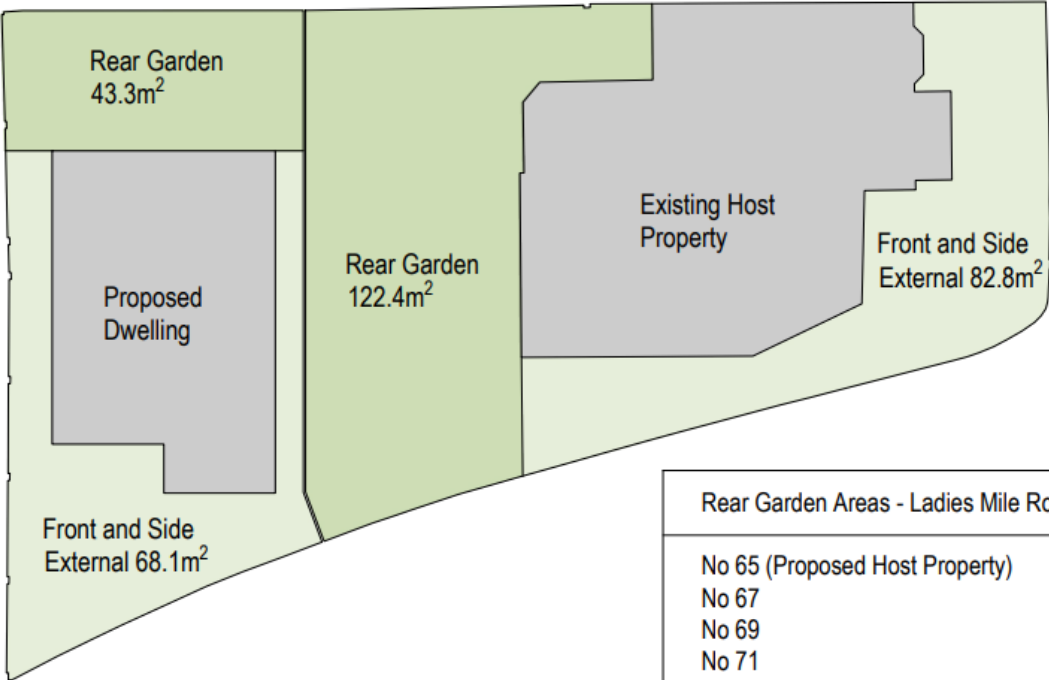
Existing Site Plan



Proposed Site Plan



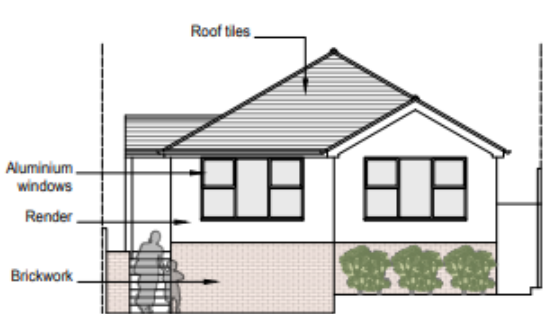
Proposed Garden splits



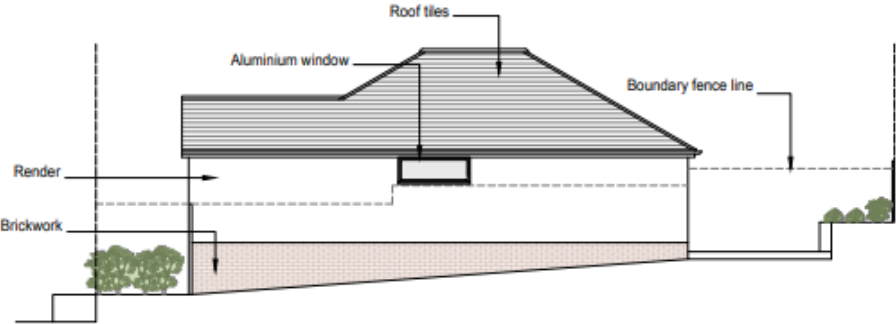
Proposed Garden Allocation Plan 1:200

Rear Garden Areas - Ladies Mile Road	
No 65 (Proposed Host Property)	122.4m ²
No 67	111.8m ²
No 69	100.8m ²
No 71	126.4m ²
No 73	102.4m ²

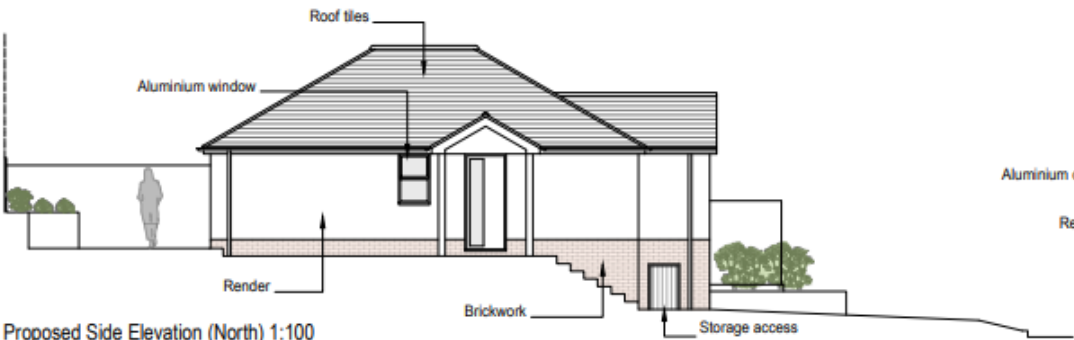
Proposed Elevations



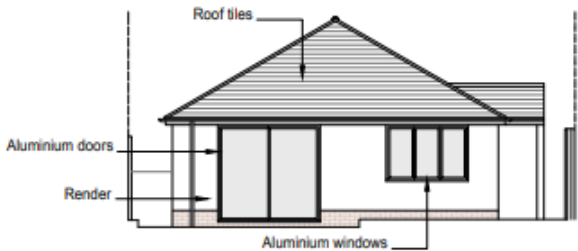
Proposed Front Elevation (West) 1:100



Proposed Side Elevation (South) 1:100

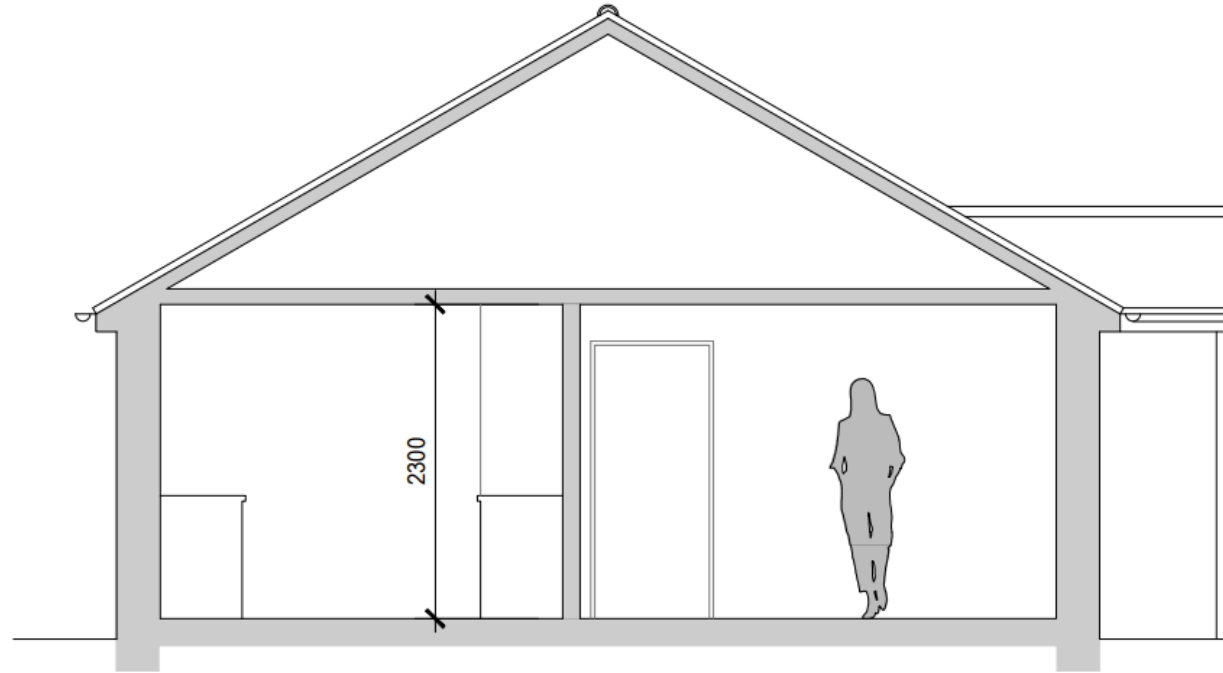


Proposed Side Elevation (North) 1:100



Proposed Rear Elevation (East) 1:100

Proposed Section



Proposed Section 1:50

Proposed Streetscene (Ladies Mile Close)



Proposed Sectional Elevation (West) 1:100

Proposed Sectional Elevations

65 Ladies Mile Road

New dwelling



Proposed Sectional Elevations (North) 1:100

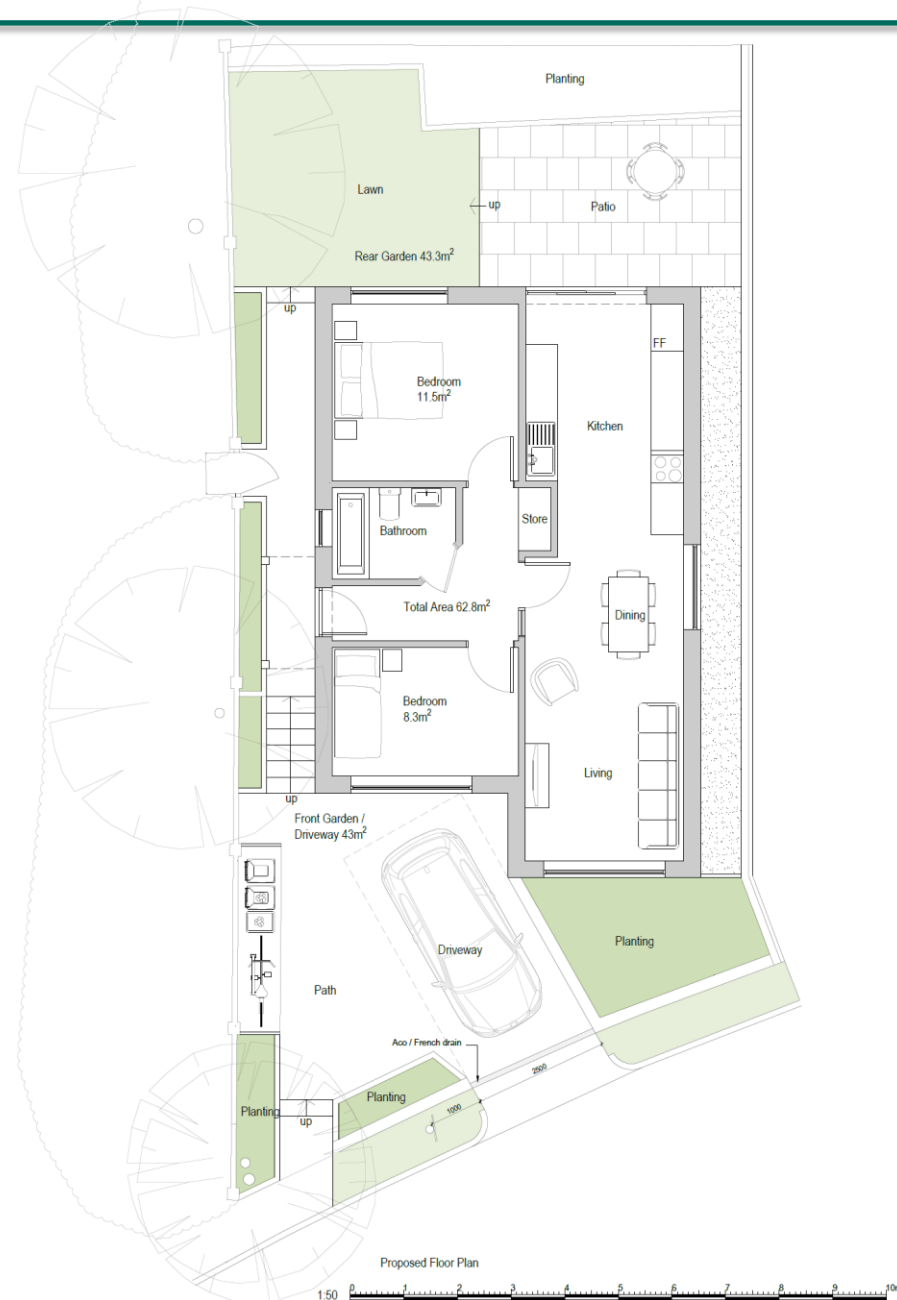
65 Ladies Mile Road

New dwelling



Proposed Elevation (from Adjacent Parkland) 1:100

Proposed Floor Plan



Overall internal floor area 62.5sqm

Layout provides a two-bedroom, three-person dwelling over a single level.

Representations

Representations have been received from 7 people, objecting to the proposed development for the following reasons:

- ▶ Increased demand for parking on local roads during the build and beyond.
- ▶ Increased noise and disturbance
- ▶ Additional traffic and congestion particularly at school pick up/drop off.
- ▶ Impact on turning head within Ladies Mile Close
- ▶ Potential impacts on servicing for Ladies Mile Close (e.g. refuse and recycling collection).
- ▶ Overdevelopment
- ▶ Too close to boundary
- ▶ Unneighbourly
- ▶ Potential danger to pedestrians.
- ▶ Disruption to park users during construction
- ▶ Precedent set by this being approved
- ▶ Higher density development out of character for neighbourhood.
- ▶ Road is too narrow.
- ▶ Loss of privacy
- ▶ Reduced garden space for existing HMO
- ▶ Accessibility for proposed dwelling is poor (e.g. stepped access)
- ▶ Loss of on-street parking on Ladies Mile Road

Ward Councillors Anne Meadows and Alastair McNair have also objected to the scheme.
A copy of their objection letter is included with the Officer report.

Key Considerations

- ▶ Contribution to Housing Supply within the city
- ▶ Impacts on the existing HMO at 65 Ladies Mile Road
- ▶ Design and Appearance of new dwelling
- ▶ Standard of Accommodation
- ▶ Impacts on neighbour amenity
- ▶ Transport and Highway matters
- ▶ Impacts on trees

Conclusion and Planning Balance

- ▶ The proposal would make a small but positive contribution to housing supply within the city.
- ▶ The effect of subdivision of the rear garden would not lead to a significantly harmful reduction in plot size and garden for the existing HMO. Replacement cycle parking is secured by condition.
- ▶ The proposed standard of accommodation is acceptable for the size of dwelling and proposed occupation.
- ▶ Increased impacts within the immediate neighbourhood from comings and goings are noted but are not considered to be so detrimental that the application should be refused. It is not considered that there would be unacceptable loss of privacy, overlooking or overshadowing from the construction and occupation of a new dwelling.
- ▶ The Local Highway Authority have not raised any concerns with regard to the creation of a crossover or increased trips to and from the site. Initially a concern was raised about the layout of the front driveway, but this has been resolved through amendment to the plans.
- ▶ There will be removal of two trees on site to facilitate the construction of the new dwelling. Adjacent trees within the parkland and the large Horse Chestnut tree would be protected during construction.
- ▶ Conditions are proposed to secure the following matters/details: materials, cycle parking for both the new dwelling and existing HMO, refuse and recycling, removal of permitted development rights, implementation and retention of approved layout, landscaping, tree protection measures, vehicle crossover, energy and water efficiency, contamination, bee brick and CIL.
- ▶ Overall, the proposal is considered acceptable subject to conditions.

Recommendation: **APPROVAL**