

14 Ashford Road
BH2026/00840

1st July 2026



Brighton & Hove
City Council

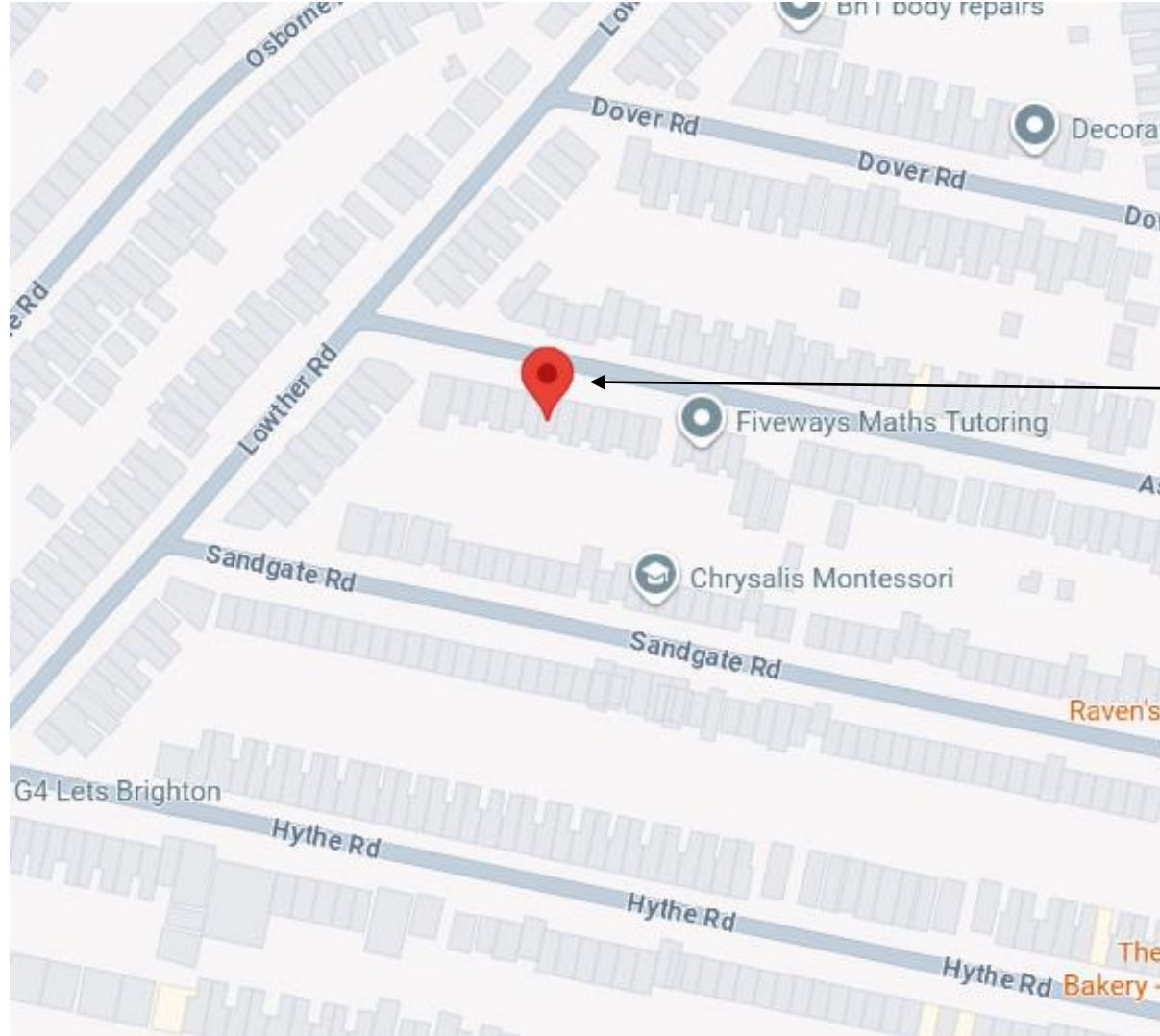
Application Description

Planning permission is sought for the demolition of the existing rear extension and for the construction of the following:

- ▶ erection of part one, part two storey rear extension,
- ▶ loft conversion with rear dormer and 2 rooflights to front elevation

The proposal has been revised during the course of the application to reduce the height and depth of the rear extension.

Map of Application Site



Site

Existing Location Plan

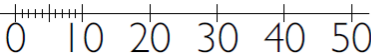


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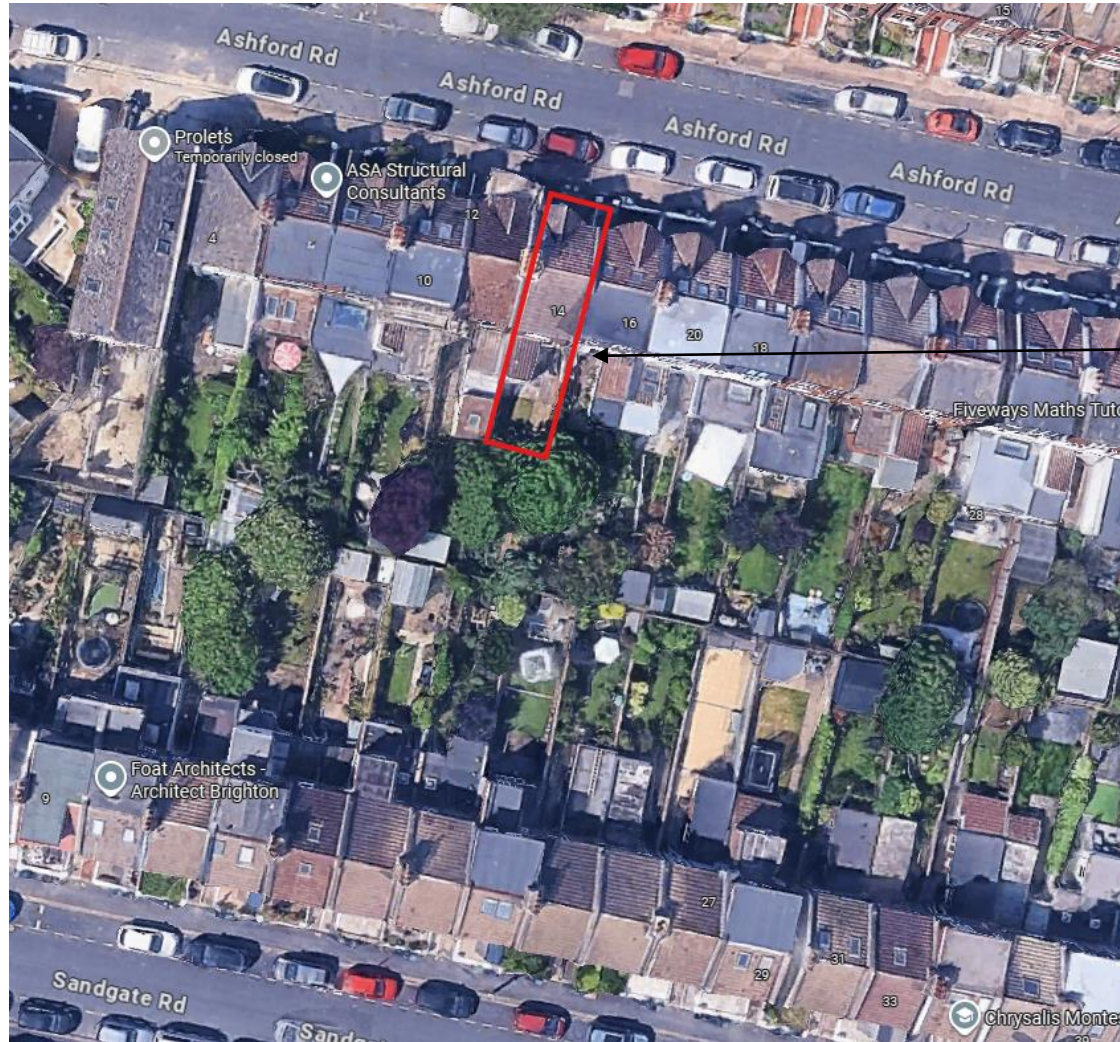
— Site Boundary

Site Location Plan

Scale 1:1,000 @ A3



Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Photo of Site



Fig 1.0 the applicant's rear garden



Fig 1.1 views towards neighbouring property no.16



Fig 1.2 views towards neighbouring property no.12

Photo of Site



Fig 2.0 Photo of existing rear elevation of application site



Fig 2.1 Photo of existing rear extension and neighbouring extension at no. 12



Fig 2.3 Photo of existing rear extension of the application site

Other Photos of Site



Fig 3.0 Photo of existing rear elevation and neighbouring property no. 12



Fig 3.1 Photo of existing rear elevation and existing rear extension

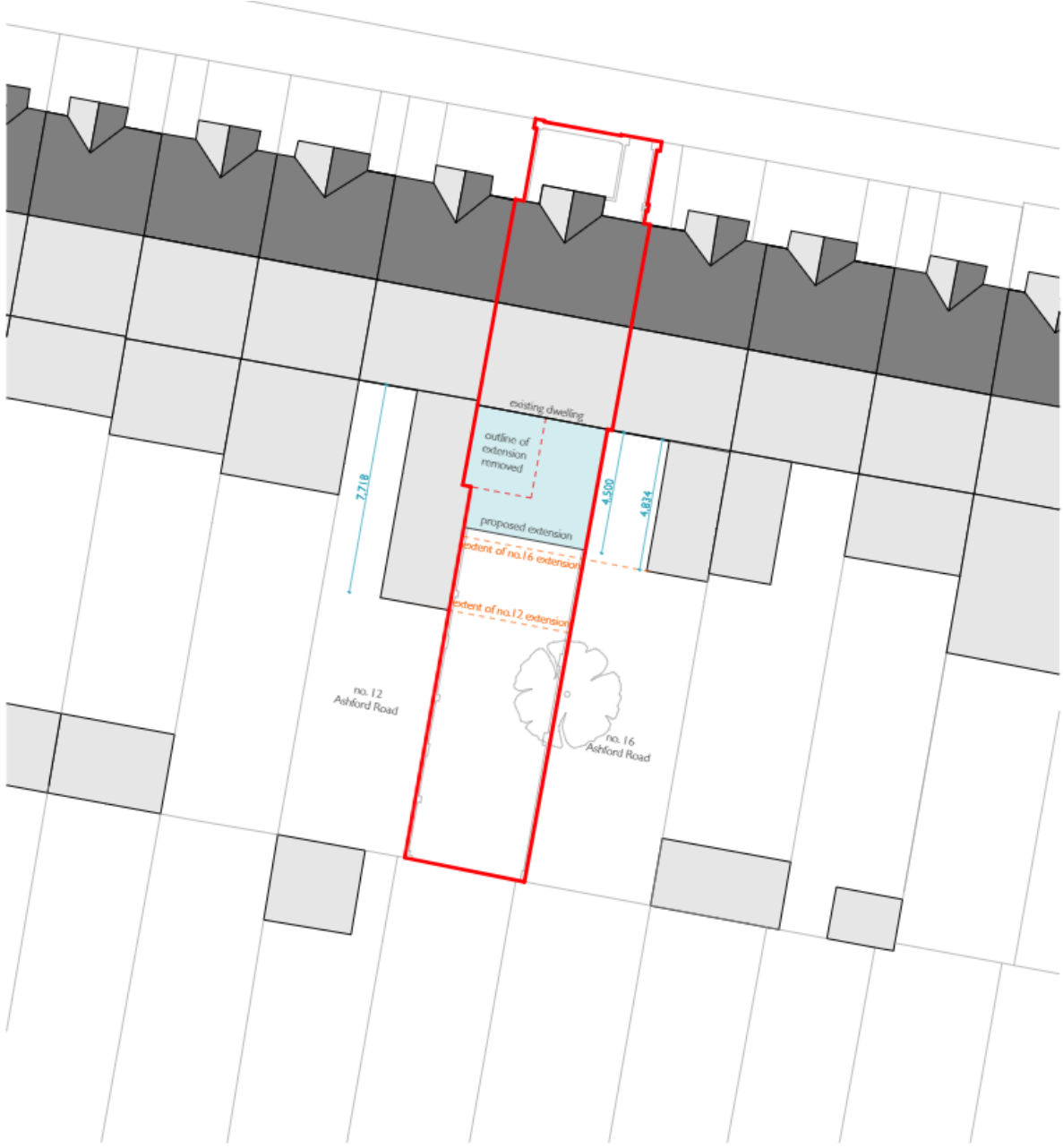


Fig 3.2 Photo of existing rear elevation and neighbouring property no. 16

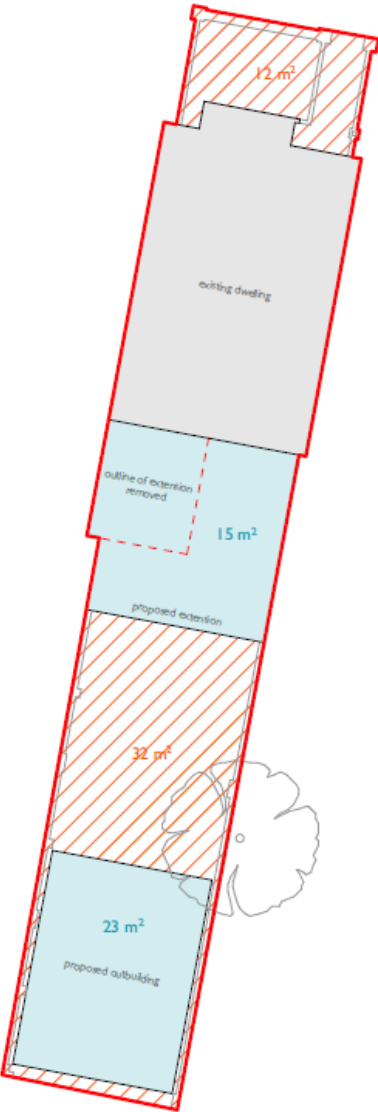
94



Proposed Block Plan



Proposed Block Plan (showing outbuilding under construction)



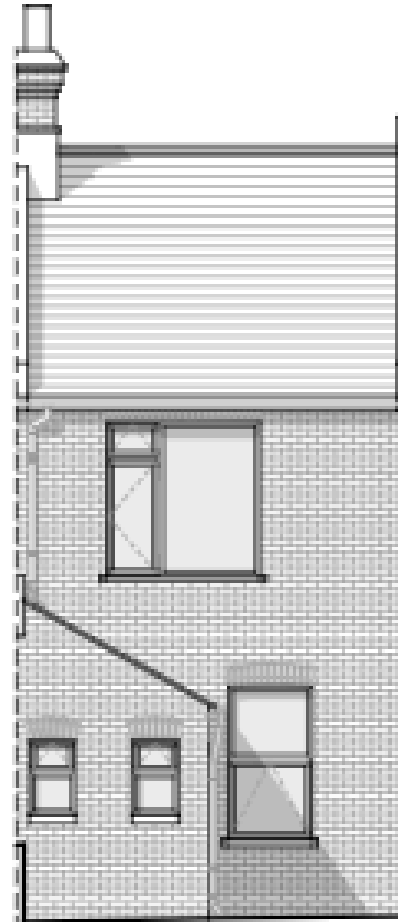
Existing Elevations

97



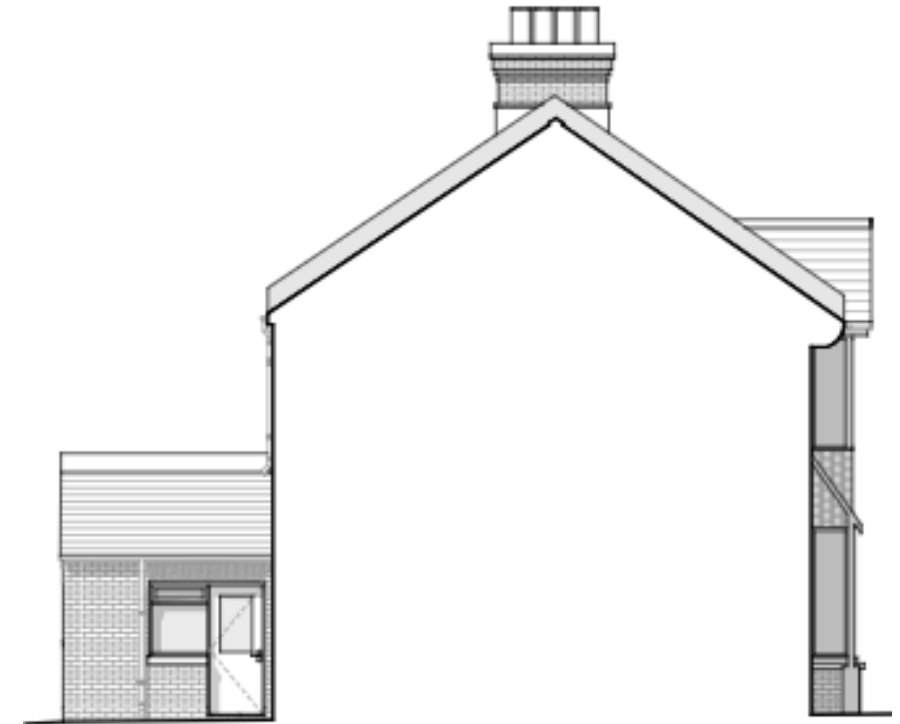
Existing Front (North) Elevation

Scale 1:100 @ A3



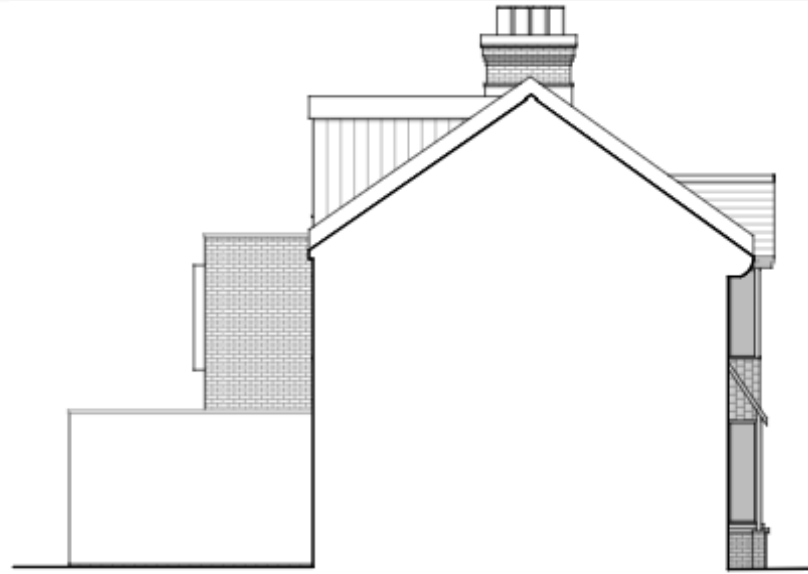
Existing Rear (South) Elevation

Scale 1:100 @ A3



Existing Side (East) Elevation

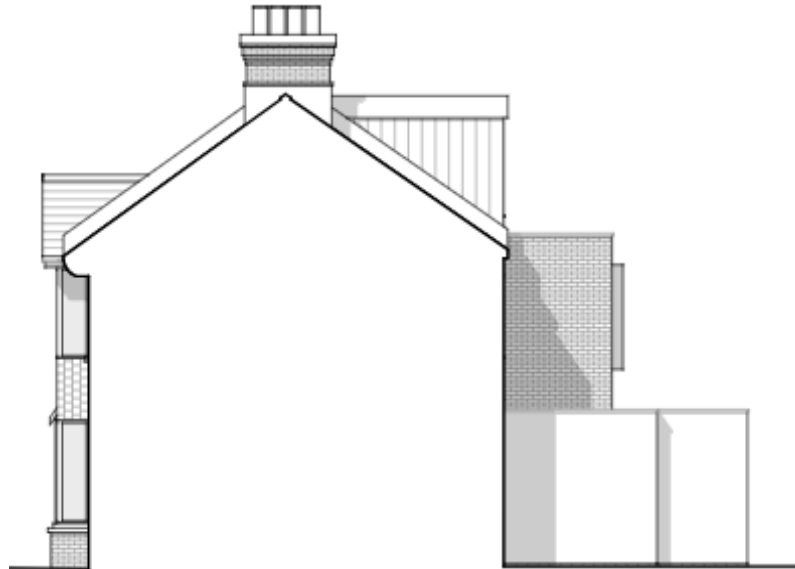
Proposed Elevations



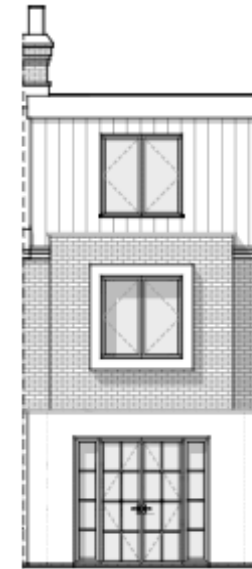
Proposed Side (East) Elevation
Scale 1:100 @ A3



Proposed Front (North) Elevation
Scale 1:100 @ A3

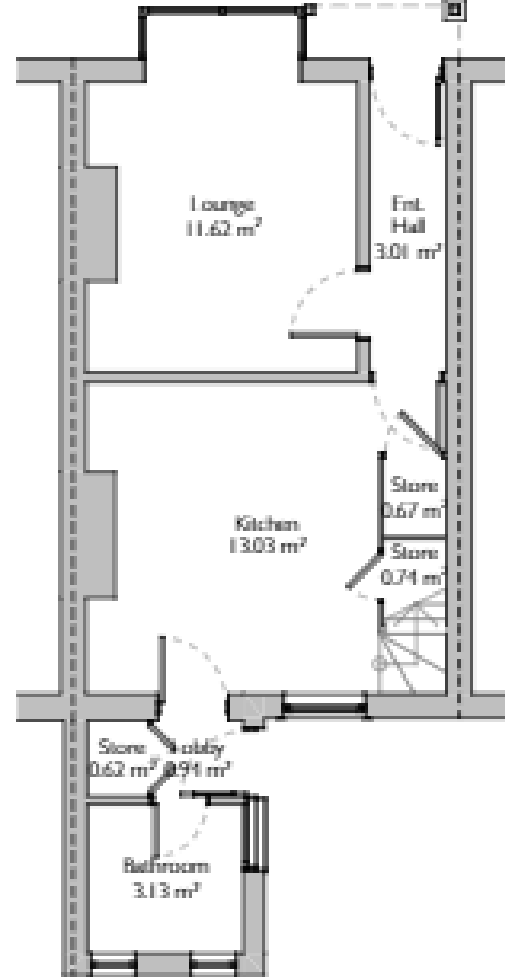


Proposed Side (West) Elevation
Scale 1:100 @ A3



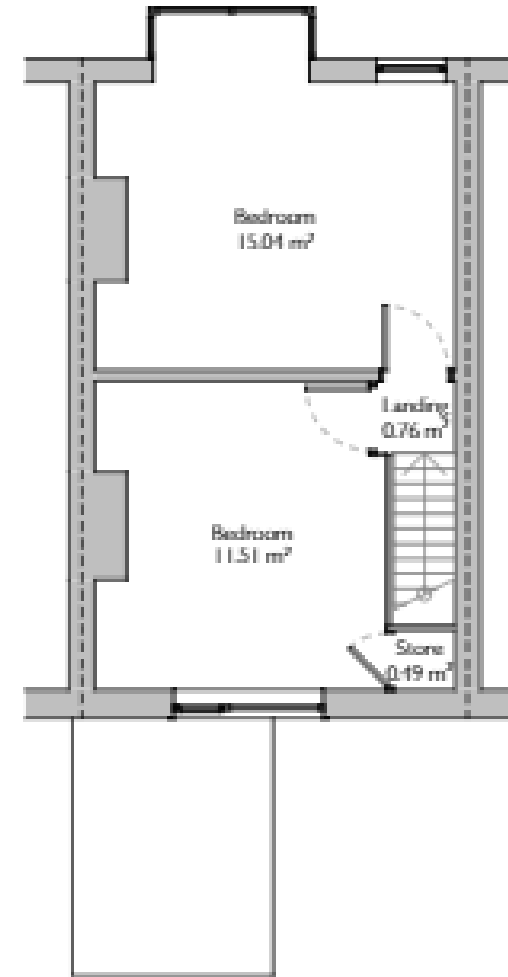
Proposed Rear (South) Elevation
Scale 1:100 @ A3

Existing Floor Plan



Existing Ground Floor Plan

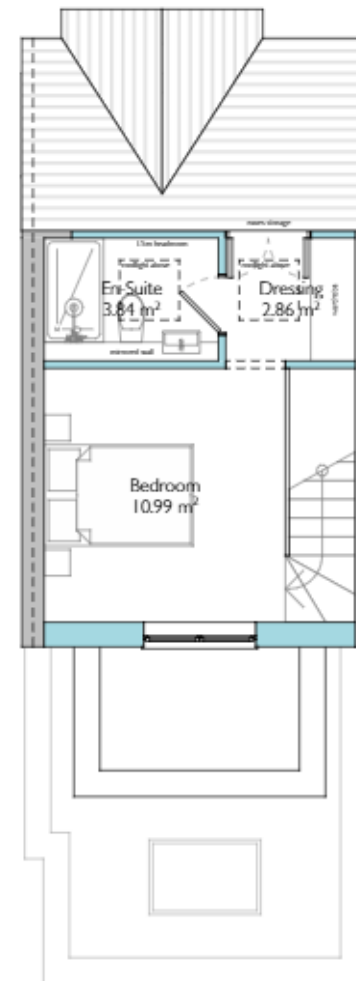
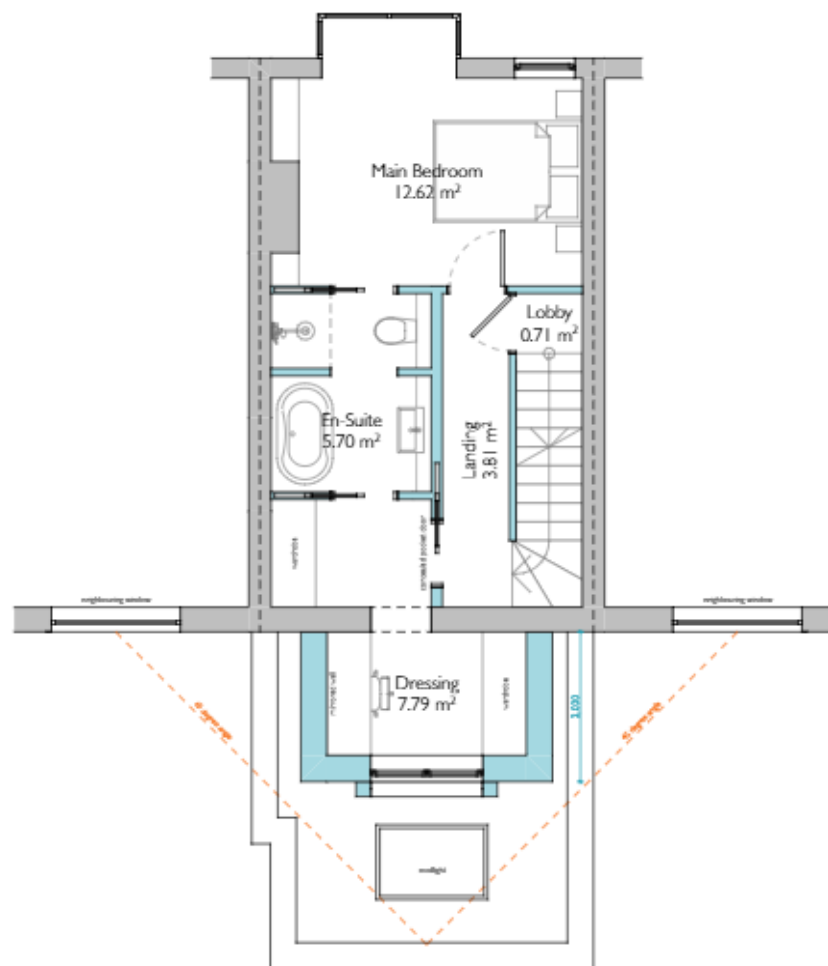
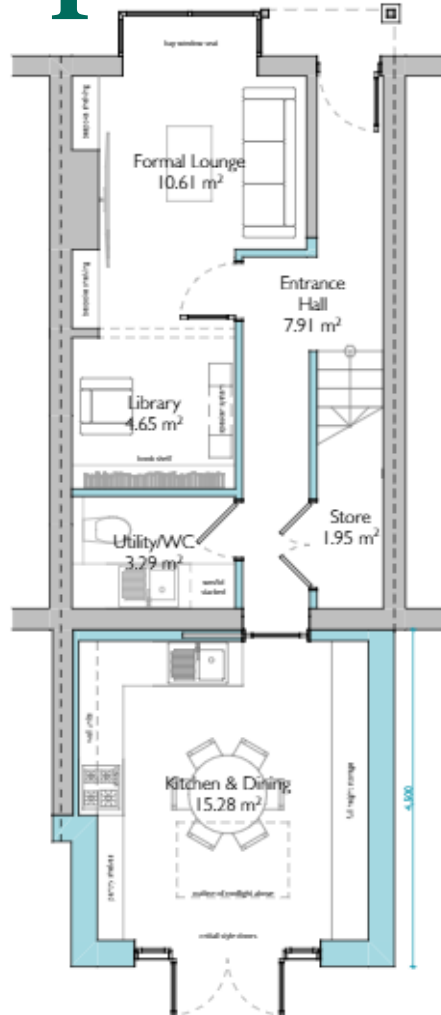
Scale 1:100 @ A3



Existing First Floor Plan

Scale 1:100 @ A3

Proposed Floor Plan



Representations

- ▶ 6 (six) representations received objecting on grounds of:
- ▶ Amenity impacts (overlooking, loss of privacy, overbearing impacts, overshadowing and loss of light)
- ▶ Design concerns (overdevelopment, excessive bulk, out of scale, eroding character of the area and dominant)

Key Considerations

- ▶ Design, scale and appearance of the proposed development.
- ▶ Impacts on neighbouring residential amenity, including overlooking, outlook, overbearing impacts and access to light.

Conclusion and Planning Balance

- ▶ Design and appearance - Concerns were initially raised by the Local Planning Authority regarding the scale, rear composition and roof form of the proposal. However, following amendments to reduce the height, depth and overall impact of the rear extension and dormer, the scheme is now considered to respond appropriately to the mixed character of the surrounding area. The revised design reflects the varied pattern of rear extensions and roof form evident in the locality and is therefore considered acceptable in design terms.
- ▶ Amenity - Whilst the proposal would introduce significant additional built form to the rear of the property, the amended scheme is not considered to give rise to unacceptable impacts. The development would not result in significant overlooking, overbearing effects, or a material loss of light that would justify refusal, particularly given the established pattern of development and the dense urban context of the area.
- ▶ On balance and taking account of the relevant policies and the NPPF, the application is **recommended for approval**.

