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North Cottages, Ovingdean Road BH2025/03102

5th August 2026



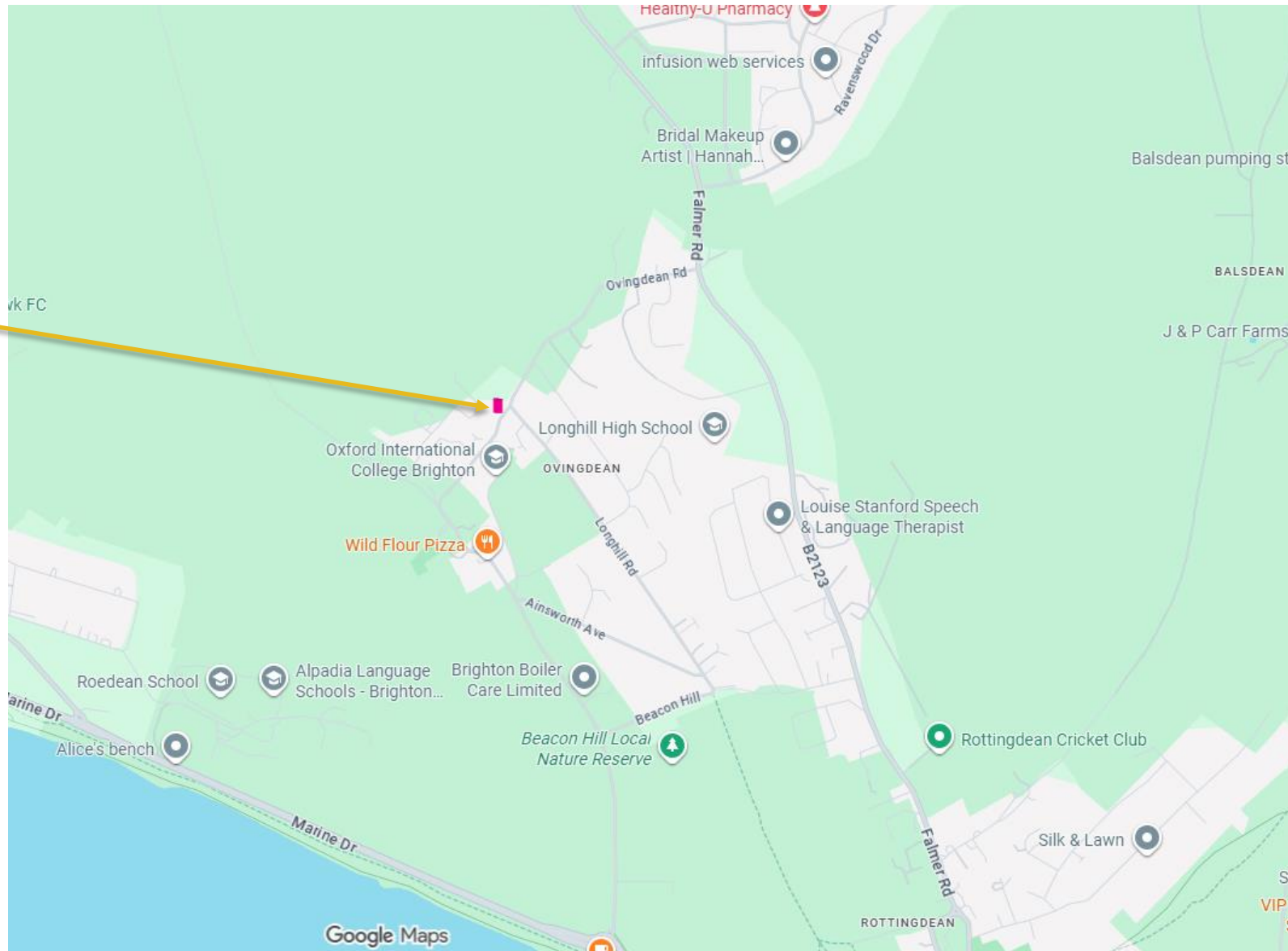
Brighton & Hove
City Council

Application Description

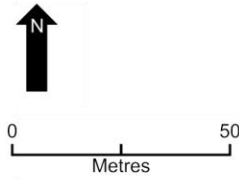
- ▶ Demolition of garage and division of plot with erection of new two-bedroom house with own rear garden and driveway.

Map of Application Site

Site



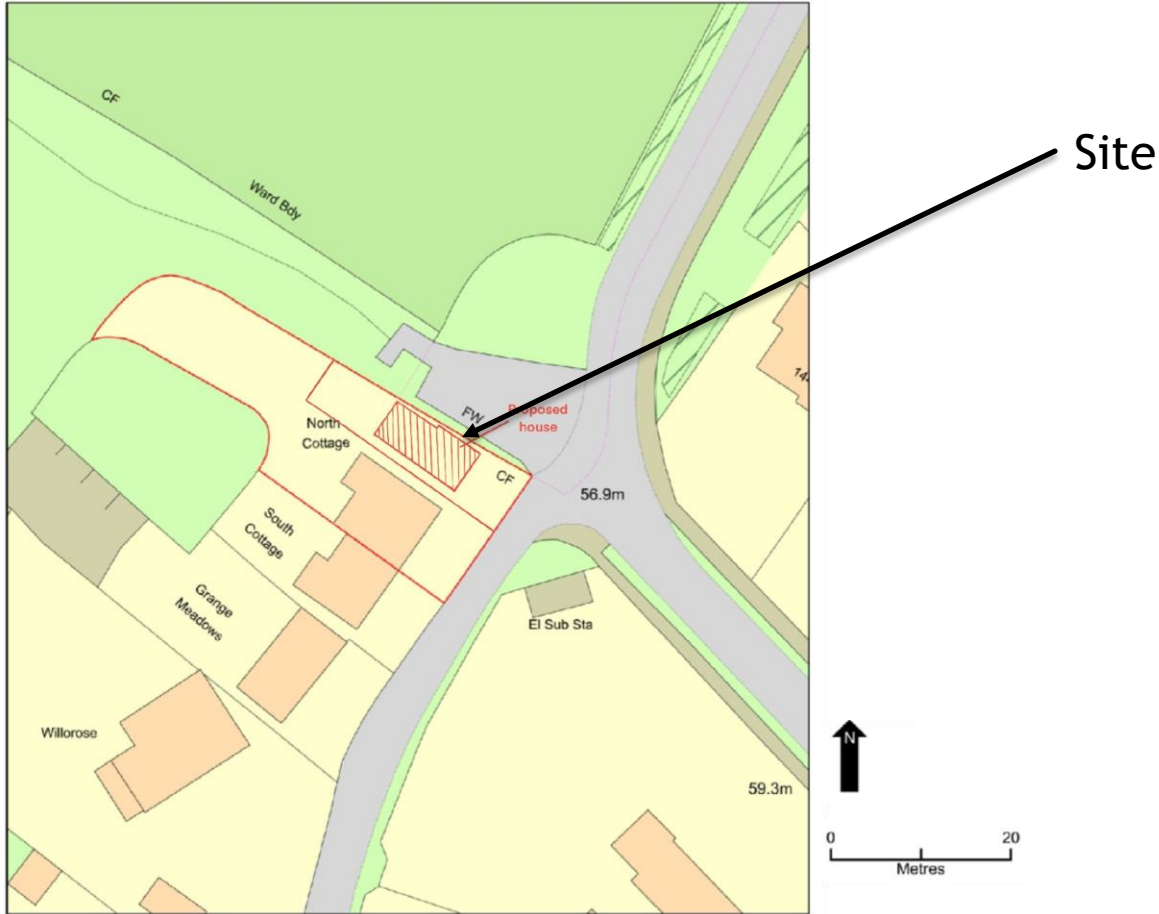
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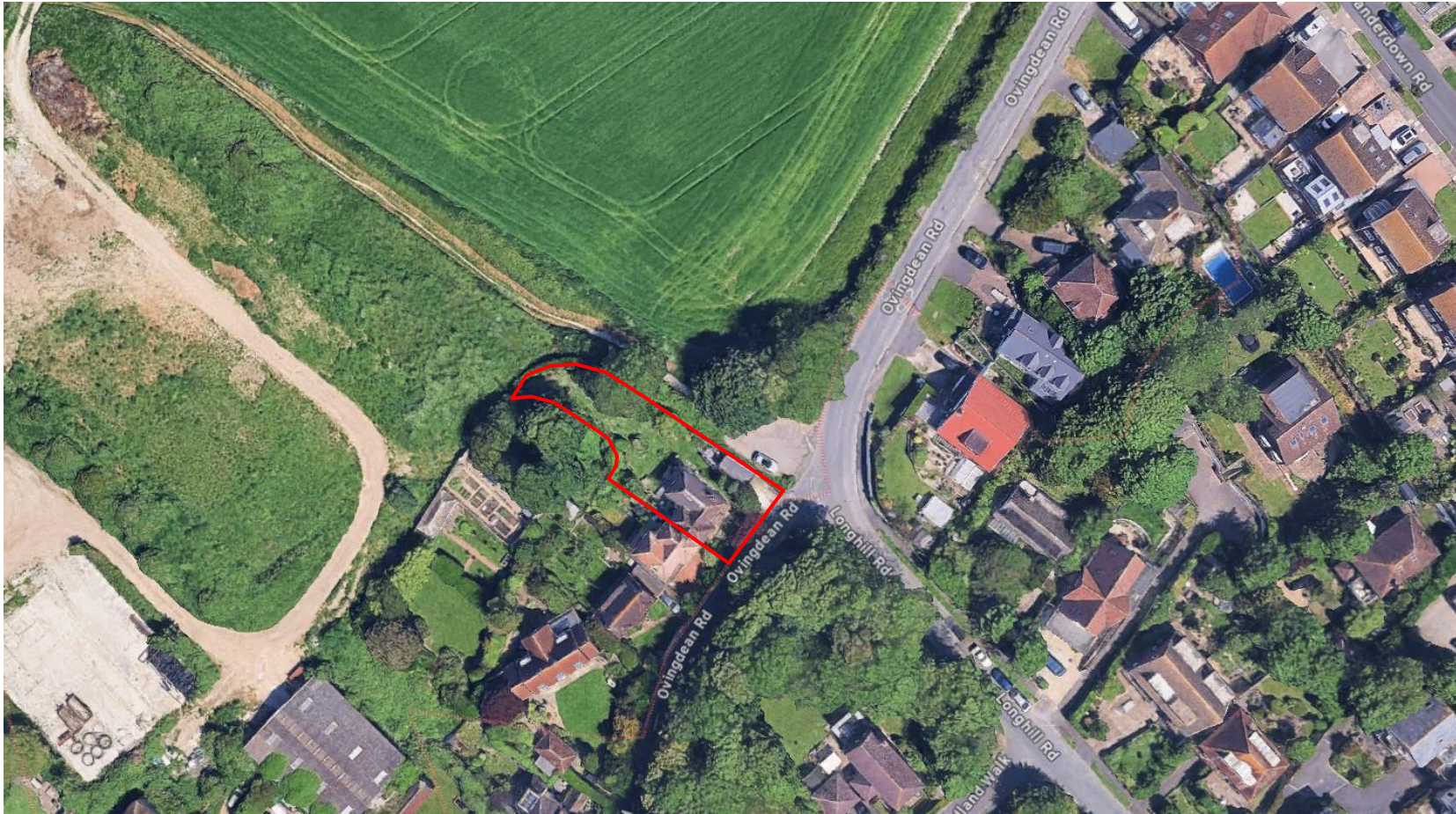
Existing Block Plan



Proposed Block Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site – Front looking west

North
Cottage
(Retained)

Site



North Side of Garage to be demolished—looking south west



Rear elevation - looking east

Site

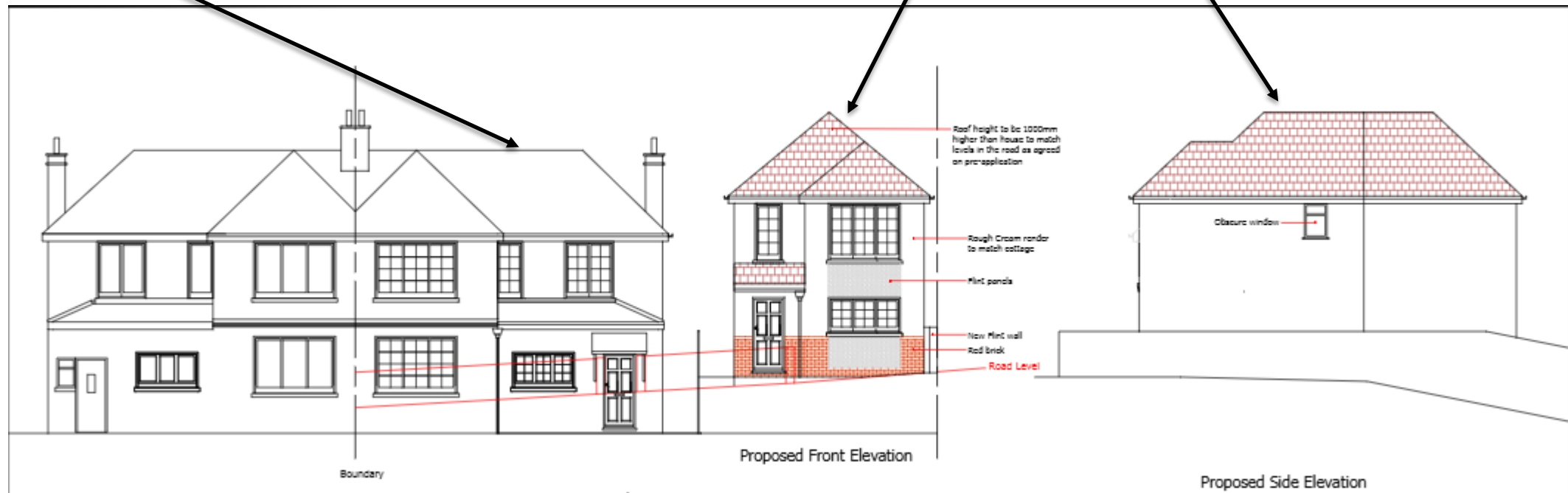
North Cottage



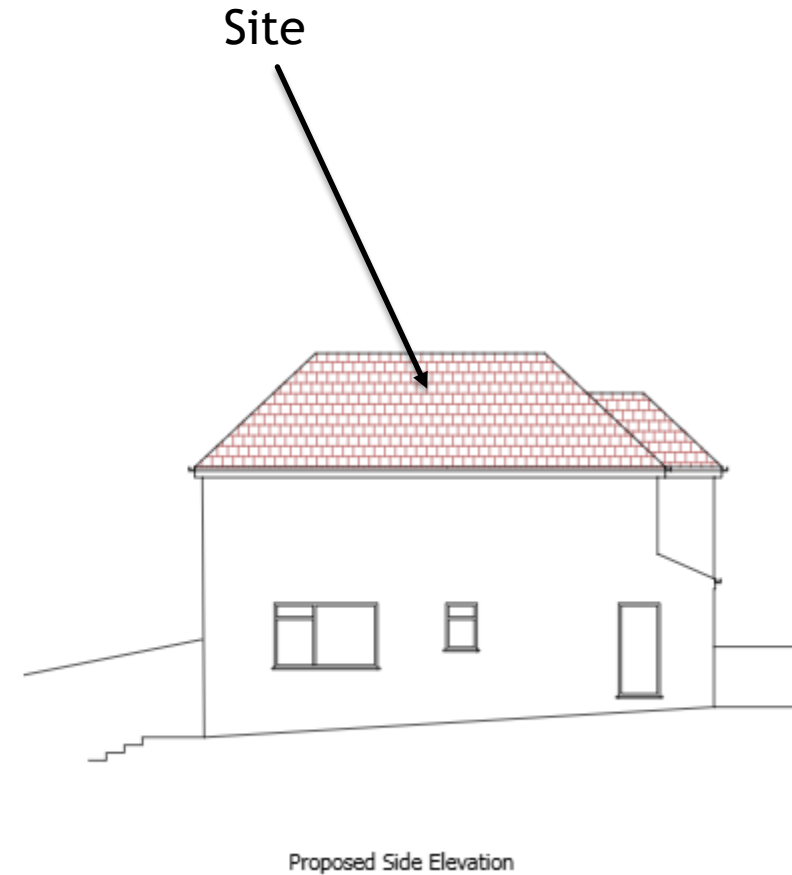
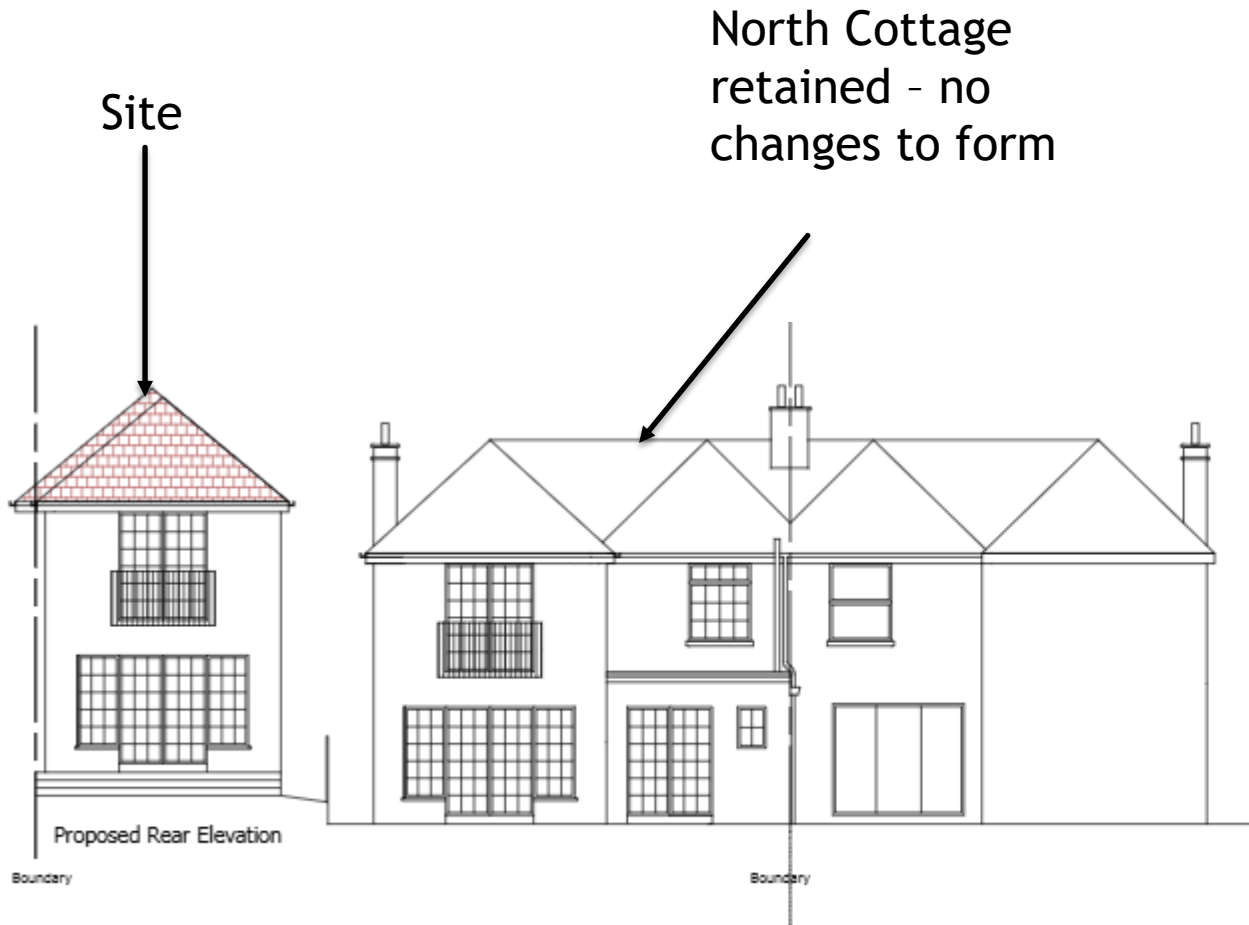
Proposed Front and side (south) elevation

North Cottage
retained - no
changes to form

Proposed site

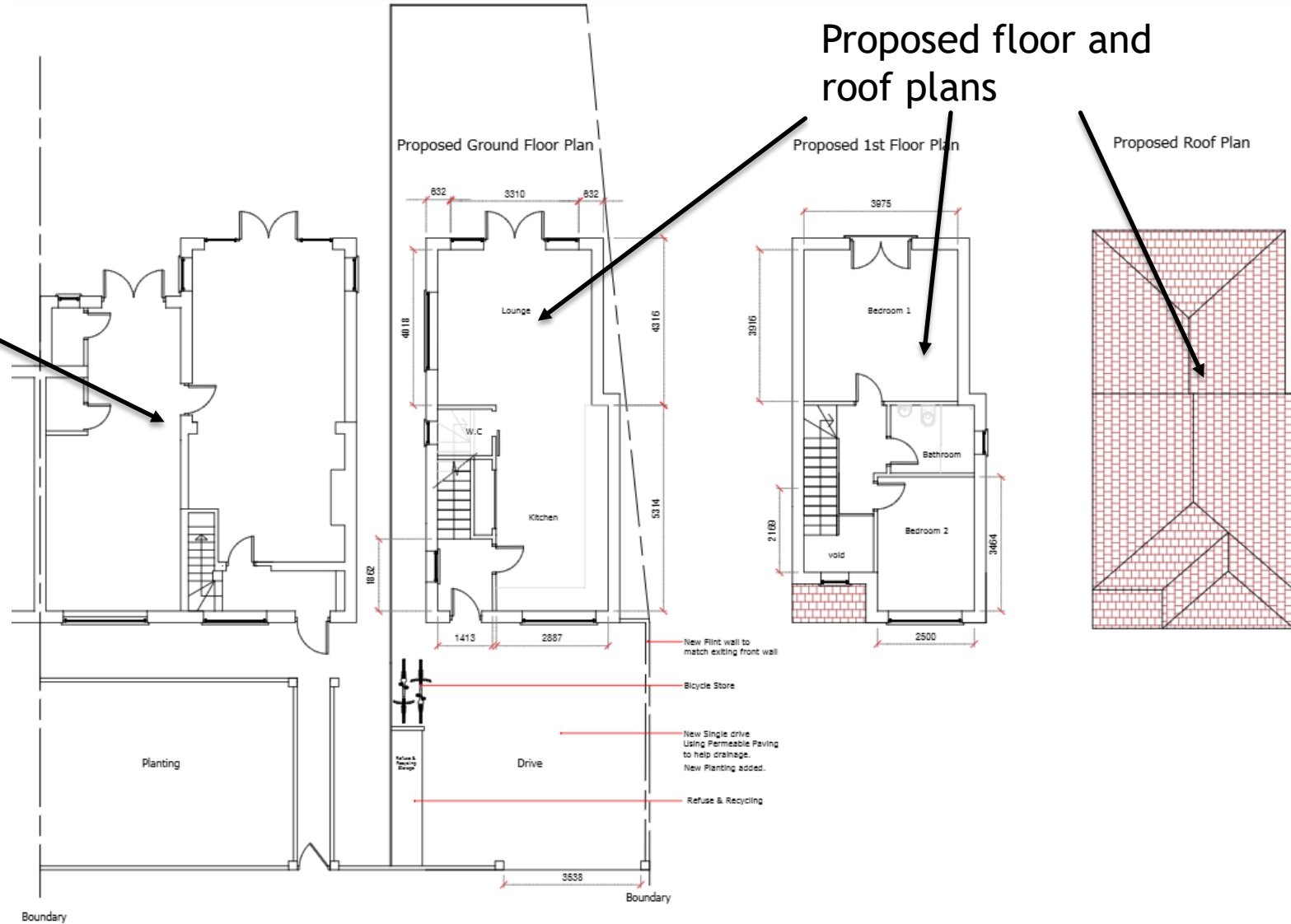


Proposed Rear and side (north) elevation



Proposed Plans

North Cottage retained - no changes to footprint



Proposed Visual - Front



Proposed Visual - Rear



Representations

- ▶ **Five (5)** objections to the application have been received for the following reasons:
- ▶ -Adversely impacts the conversation area
- ▶ -Poor design (overdevelopment, out of keeping/visual impacts/proximity to boundary)
- ▶ -Traffic and highways impacts (access/car parking/junction safety)
- ▶ -Implications for access to the farm to west and bridleway/
Access implications for the housing development site to west
- ▶ -Impact on Amenity (outlook, shadowing)
- ▶ -Ecology –impacts on habitats
- ▶ -Detrimental impact on property value/New housing in the area has not been sold

Key Considerations

- ▶ Contribution to Housing Supply within the city and Delivery of Allocated Housing Sites
- ▶ Design and Appearance of new dwelling and impact on Conservation Area
- ▶ Standard of Accommodation
- ▶ Impacts on neighbour amenity
- ▶ Transport and Highway matters
- ▶ Impacts on ecology

Conclusion and Planning Balance

- ▶ Would make a small but positive contribution to housing supply.
- ▶ Proposed development would not hinder the delivery of the wider housing site (H2) to the rear (west)
- ▶ Would not lead to a significantly harmful reduction in plot size and garden for the existing dwelling – North Cottage.
- ▶ The dwelling would have a suitable plot size and garden for a two bedroom dwelling.
- ▶ Appearance not considered to harm the setting of the Conservation area.
- ▶ The proposed standard of accommodation is acceptable for the size of dwelling and proposed occupation.
- ▶ No loss of privacy, overlooking or overshadowing from the construction and occupation of a new dwelling.
- ▶ No concerns with regard to the provision of the single parking space for the new dwelling. The loss of parking to North Cottage is considered compliant with SPD 14.
- ▶ There will be removal of one tree on site to facilitate the construction of the new dwelling. A landscaping scheme would be conditioned.
- ▶ No objection to the proposed development subject to the provision of the ecological and biodiversity improvements anticipated. A condition for an Ecological Design Strategy would be attached.
- ▶ The loss of views in this context is not a material consideration, nor is any potential loss in property value. Disturbance/noise/dust etc during the proposed construction works would be covered by building regulations and environmental protection act 1990.
- ▶ Overall, the proposal is considered acceptable subject to conditions.

Recommendation: **APPROVAL**

