

31 Eldred Avenue
BH2025/02058

5th August 2026



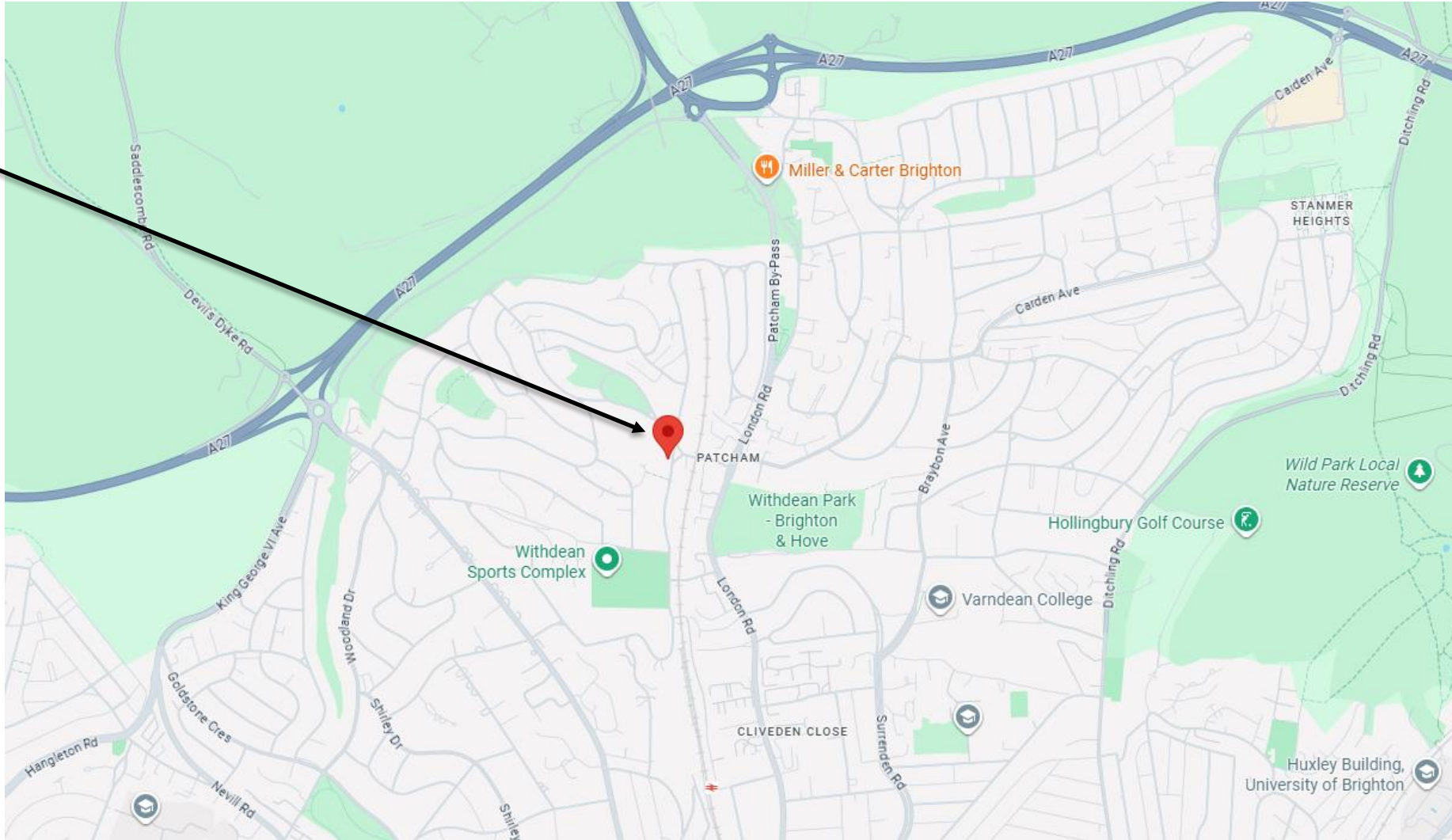
Brighton & Hove
City Council

Application Description

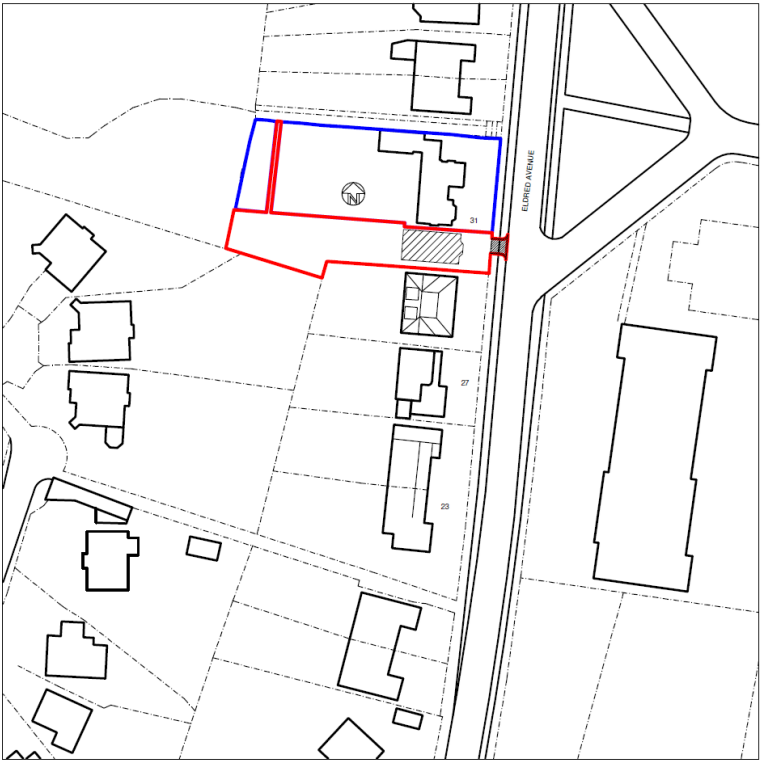
- ▶ Erection of four storey 3no bedroom dwelling (C3) adjacent to existing dwelling incorporating new vehicular crossover.

Map of Application Site

Site



Existing and Proposed Location Plan



Location Plan 1:1250

100 metres @ 1:1250 on A3



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site – looking west- existing house to right side

No.29

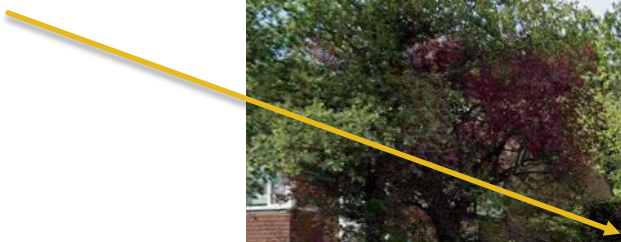
No.31

Site



Street Photo of Site – looking west- existing house to right side

Site



Street Photo of Site – looking south west- site to right side

No.29

Site



Rear photos of Site – right side looking east



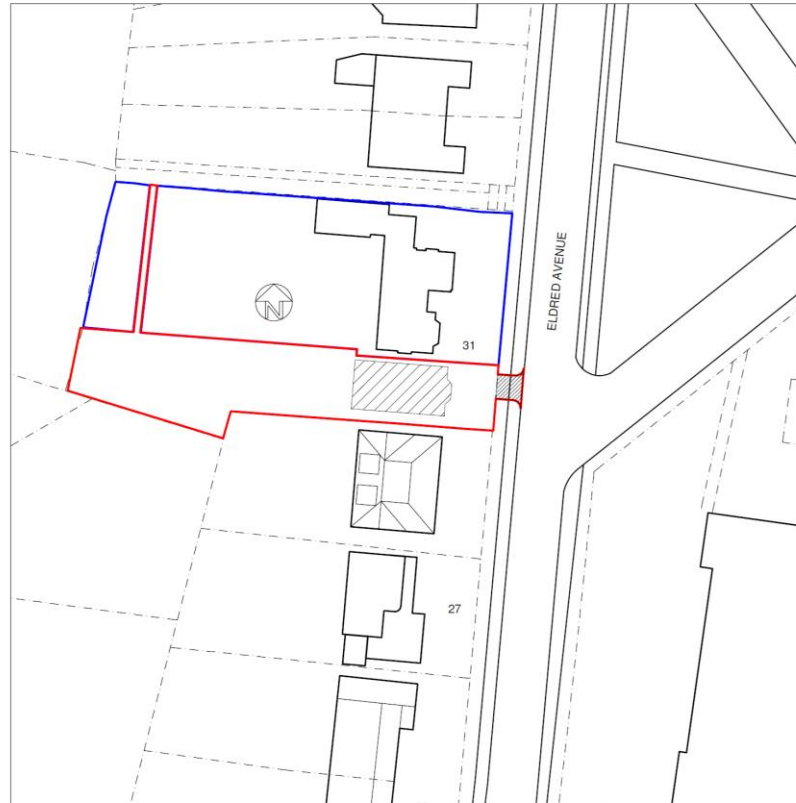
Site

Rear photos of Site – left side looking west

Site



Existing and Proposed Block Plan



Block Plan 1:500

50 metres @ 1:500 on A3



Proposed Street Scene

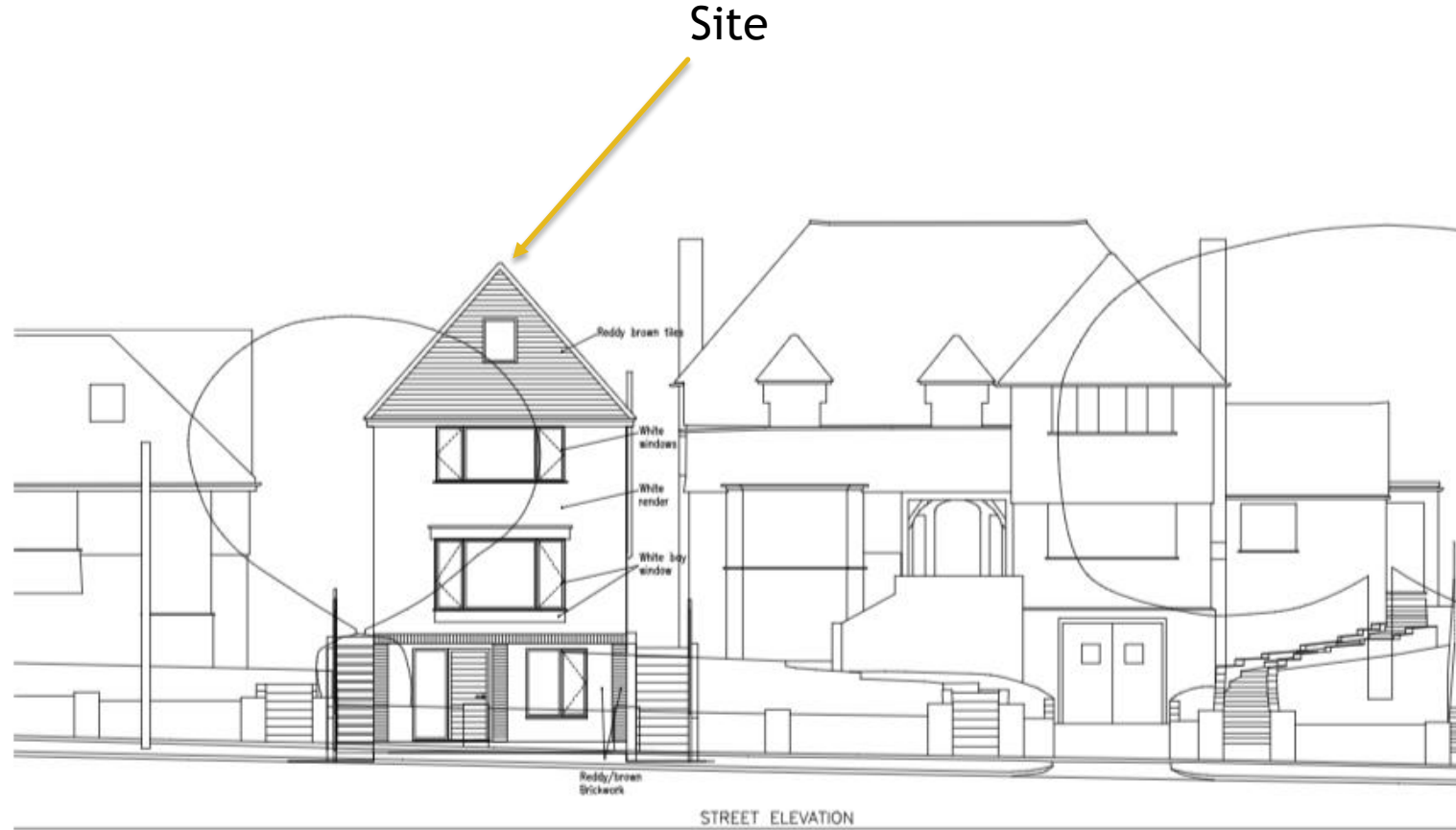
Site



All changes have been saved

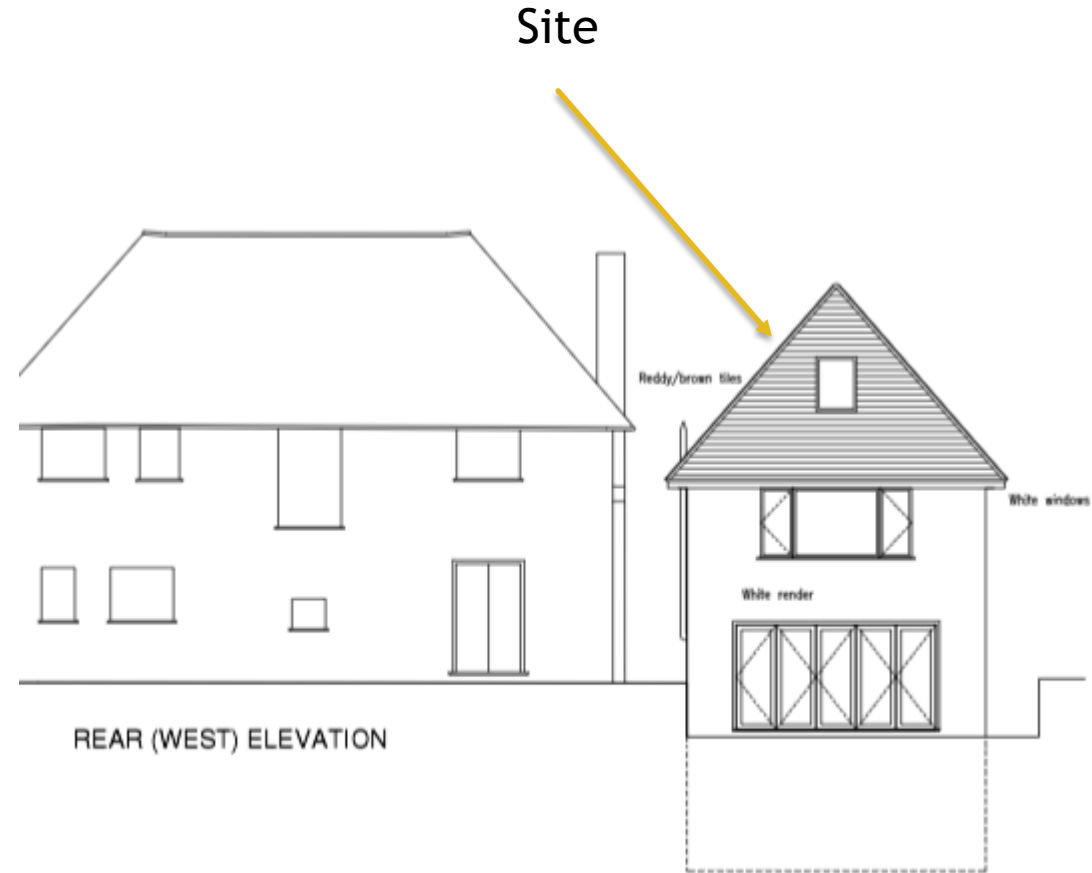
FRONT (EAST) STREET ELEVATION

Proposed Front Elevation

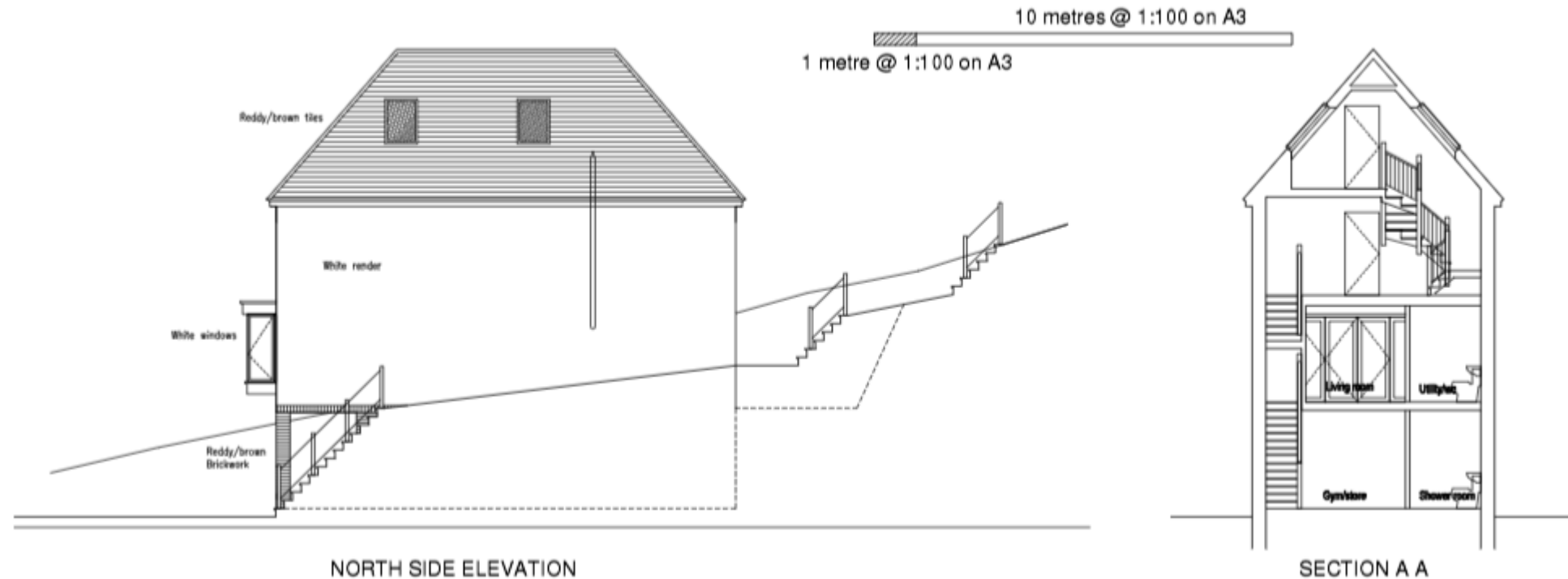


FRONT (EAST) ELEVATION

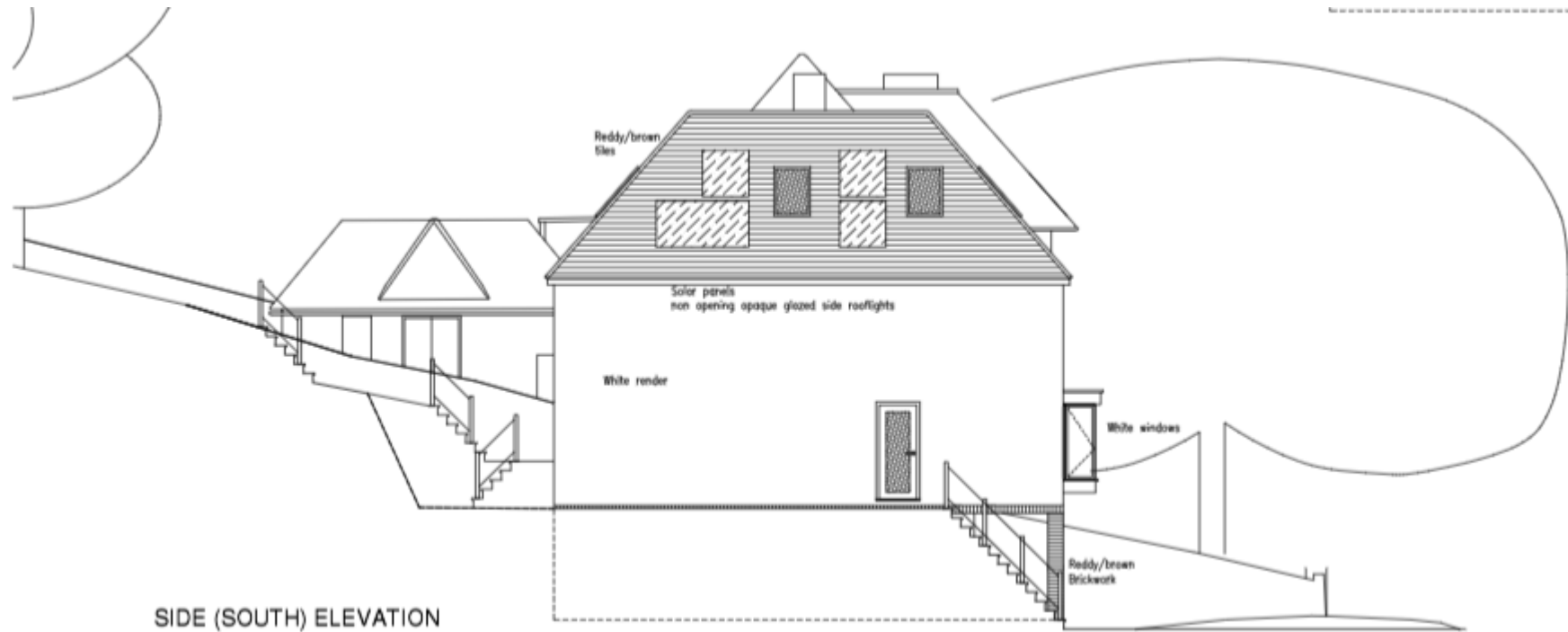
Proposed Rear Elevation



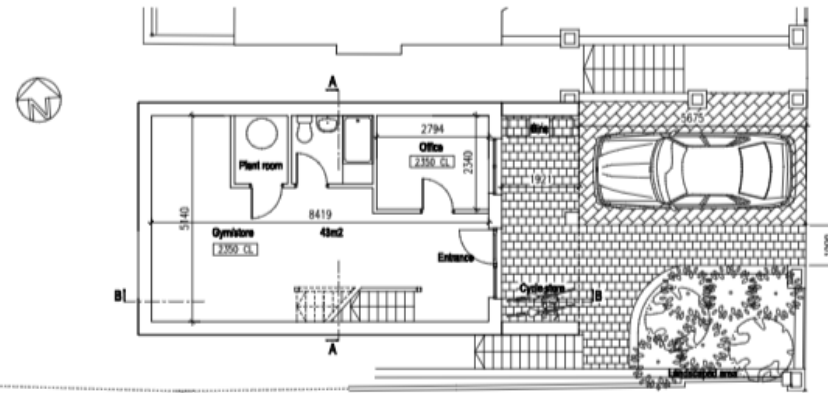
Proposed Side Elevation and Section



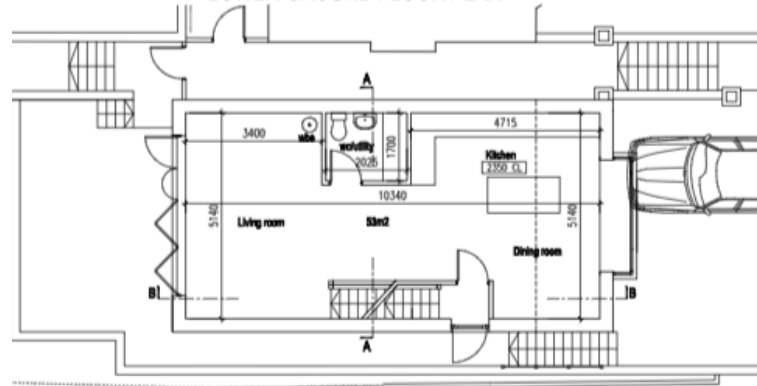
Proposed Side Elevation



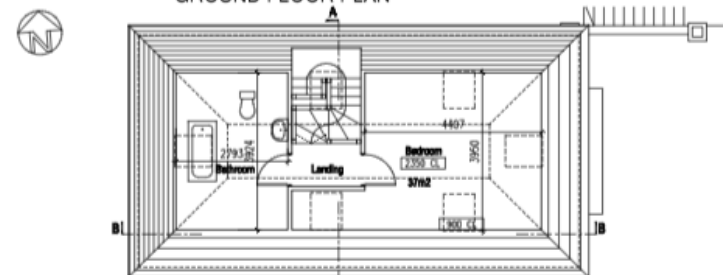
Proposed Floorplans



LOWER GROUND FLOOR PLAN



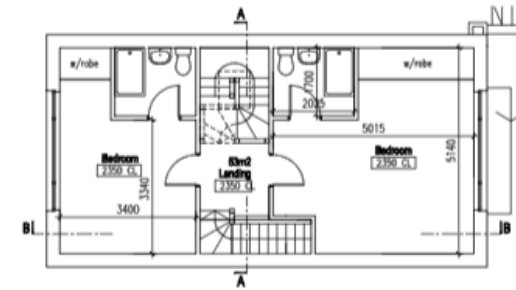
GROUND FLOOR PLAN



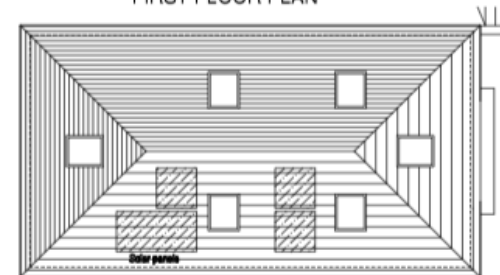
SECOND FLOOR PLAN

10 metres @
1 metre @ 1:100 on A3

Total floor area of house
Lower ground = 43m2
Ground floor = 53m2
First floor = 53m2
Second floor = 37m2
Total = 186m2



FIRST FLOOR PLAN



ROOF PLAN

Representations

- ▶ **Twelve (12)** objections to the application have been received for the following reasons:
- ▶ - Traffic and highways impacts (access/car parking)
- ▶ - Poor design (overdevelopment, out of keeping/visual impacts)
- ▶ - Amenity loss (outlook, noise, shadowing)
- ▶ - Loss of trees and protection of retained trees
- ▶ - Impact through construction relating to assess, subsidence, damage to shared boundaries
- ▶ - Loss of view

Key Considerations

- ▶ Contribution to Housing Supply within the city
- ▶ Design and Appearance of new dwelling
- ▶ Standard of Accommodation
- ▶ Impacts on neighbour amenity
- ▶ Transport and Highway matters
- ▶ Impacts on trees/ecology

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 dwelling – No.31.
- ▶ 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 three trees and a cypress shed on site to facilitate the construction of the new dwelling. Adjacent trees within the site would be protected during construction, and suitable mitigation planting for those removed would be conditioned. The BHCC Arboriculturalist has confirmed they have no objection to the proposal. Ecology and Bio-diversity improvements are secured by conditions.
- ▶ The loss of views in this context is not a material consideration, and any disturbance during the proposed construction works would be covered by building regulations and environmental protection act 1990. Any damage caused to neighbouring property would be a civil or criminal matter depending the degree/substance.
- ▶ Overall, the proposal is considered acceptable subject to conditions.

Recommendation: **APPROVAL**

