



PLANNING COMMITTEE LIST

Brighton & Hove City Council

COUNCILLOR REPRESENTATION

Cllr. Steve Davis

BH2026/01425 – Flat 2, 35 Highcroft Villas

16th September 2026:

My points would concur with the residents that:

1. Overdevelopment-over-intensive use of a property that was originally designed as a single-family home. Converting a small 1 bed flat into a four-bedroom flat will significantly increase the number of occupants living at the property, thus overdevelopment of a house with no sound proofing and not designed for that amount of people.

2. Unacceptable overlooking, overshadowing and loss of privacy- the bottom flat is currently overlooked by a 1 bedroom flat. This work would mean both their garden and private workspace which is a garden office with windows facing the house would be significantly more overlooked, up to 6 extra people would be able to look directly into both spaces and also overlook into neighbours' gardens, reducing everyone's ability to use and enjoy these private spaces as is their right, also loss of light to these areas from shadow cast

3. Out of keeping with current character of this property and of others on the street- the rear of this house already sits above the other period properties on the street, this extension would mean it would be significantly taller and an eyesore for all neighbours, massively out of keeping with other neighbouring houses. That will not be in keeping with the character of the terrace of houses, which are a beautiful and sought-after row of Edwardian properties. This kind of development will set a precedent that will enable other properties in the row to do the same and will erode the nature and character of the row of houses, which are important in terms of Brighton's heritage.

4. Noise disturbance-. unacceptable noise levels to the ground floor flat from additional entry and exit by significantly more people given 3 extra bedrooms- 6 ADDITIONAL people- when the communal door is right beside their living room and there is no soundproofing, 8 people coming and going through this door represent massive noise disturbance, also loud car and people noise with cars parking <1m from ground floor flat front window.

5. Traffic issues- driveway proposed would mean removal of a school patrol sign which is against public safety given the nearby proximity of a primary school. parking would be very close to a large, busy junction proposing a safety risk to pedestrians. the proposed parking is completely inadequate for the amount of bedrooms proposed meaning extra street parking congestion

We believe due to the impact on neighbours, including ourselves, local residents driving and parking nearby and local families accessing the primary school it should be brought to your attention and would deserve a thorough discussion before a full planning committee, not a single individual decision.

