

Flat 2, 35 Highcroft Villas

BH2026/01425

28th October 2026

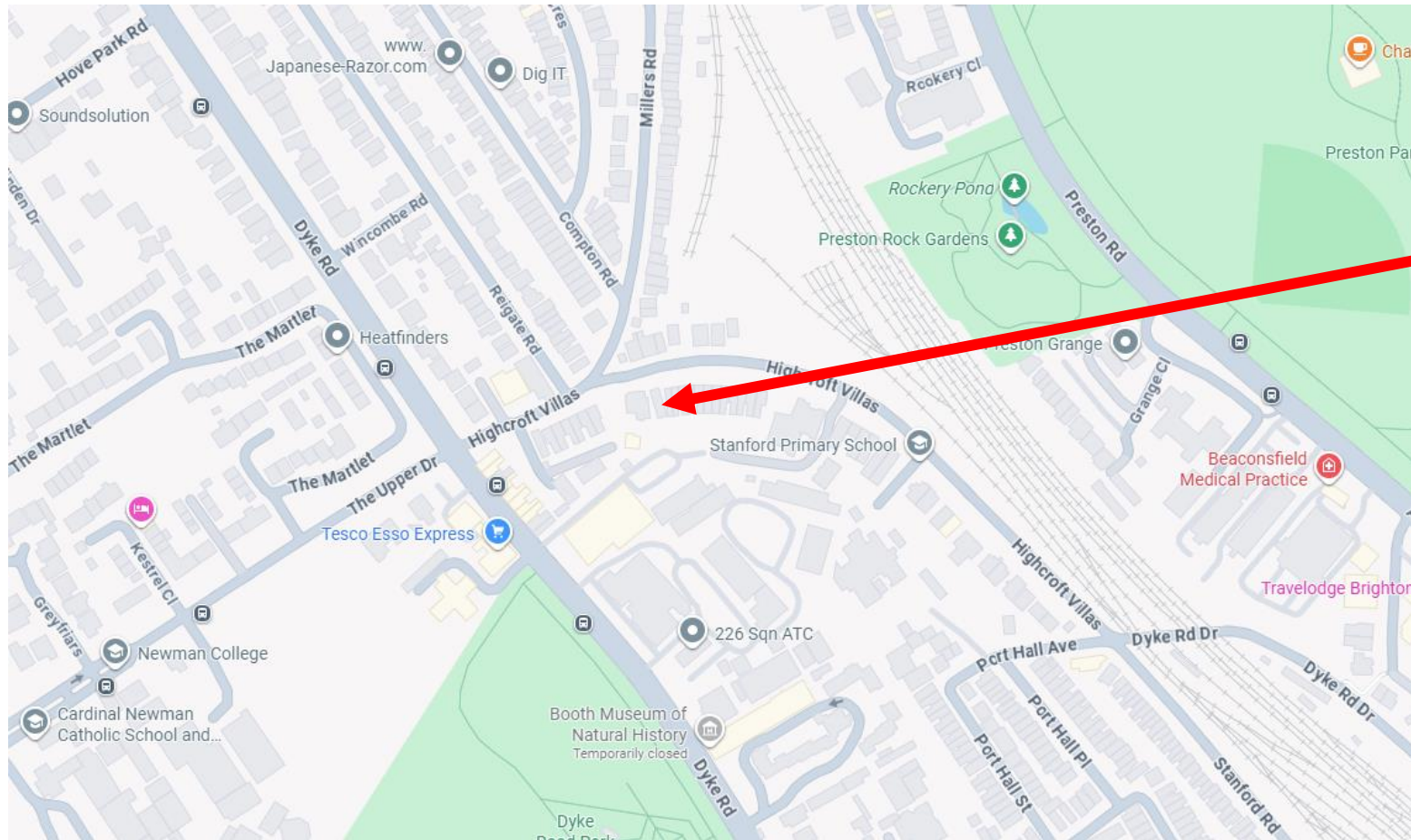


Brighton & Hove
City Council

Application Description

- Proposed alterations to the roof, including an increase in ridge height, a dormer to the rear roof elevation, and a second-floor flat roof extension over the existing outrigger, together with the provision of off-street car parking spaces and a new vehicular crossover.

Map of Application Site

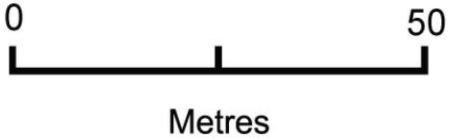


Site

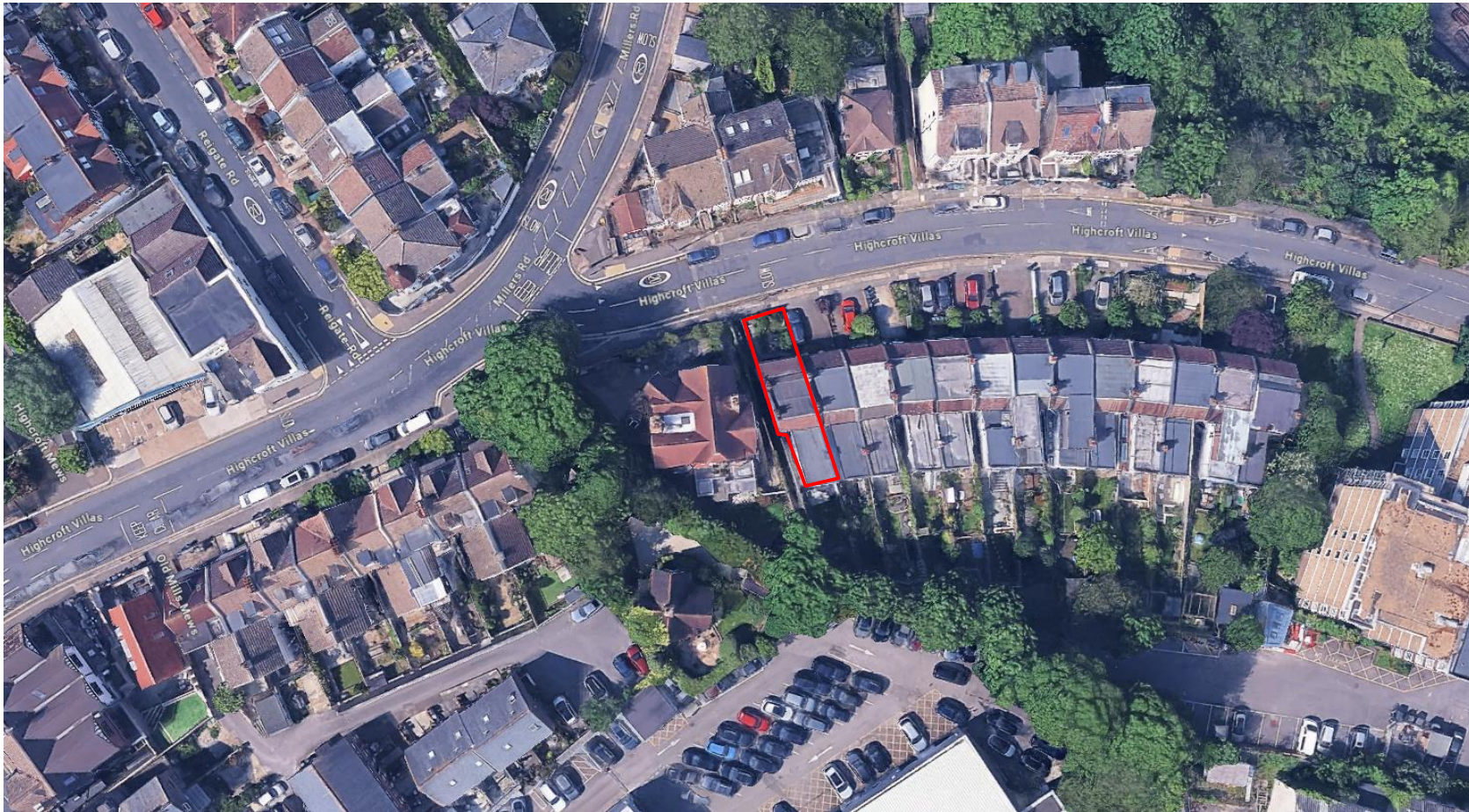
Location Plan



200



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Photos of Site

No.36



No.35 (First floor)



No.35 (Ground floor)

Photos of Site

205



Windows on No 35 on
West elevation



Junction and school sign



Looking towards the junction from the site



School sign

Looking towards the site from the junction

Development on Highcroft Villas



Looking over the Highcroft Lodge parking



No 23 Highcroft Villas
(no planning record)

Development on Highcroft Villas

Site



View from the rear(from the Audi showroom)

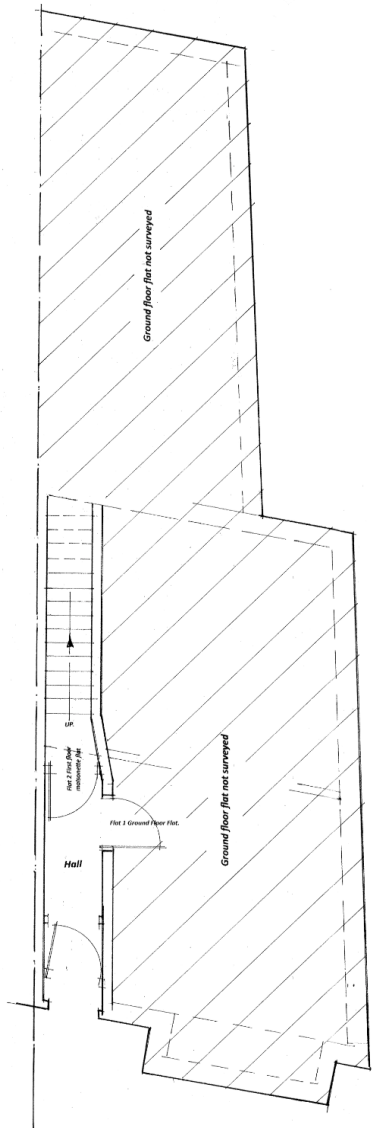
Parking on Highcroft Villas



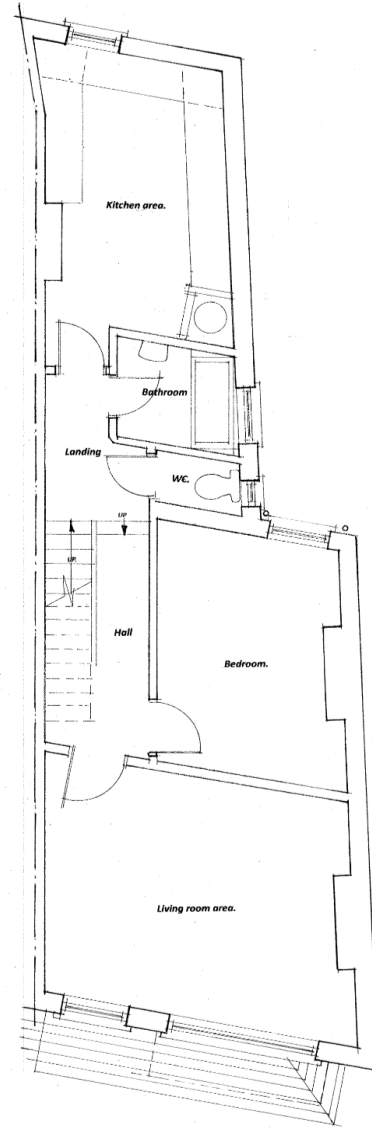
Proposed Block Plan



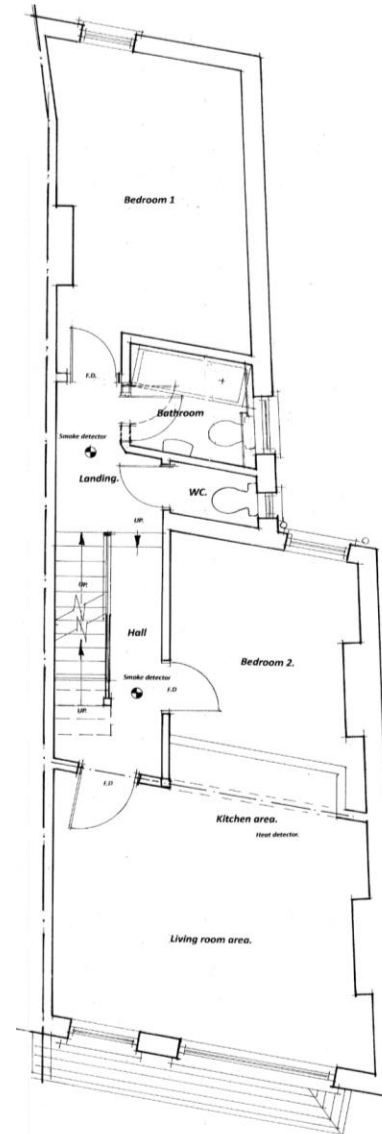
Existing & Proposed Floor Plans



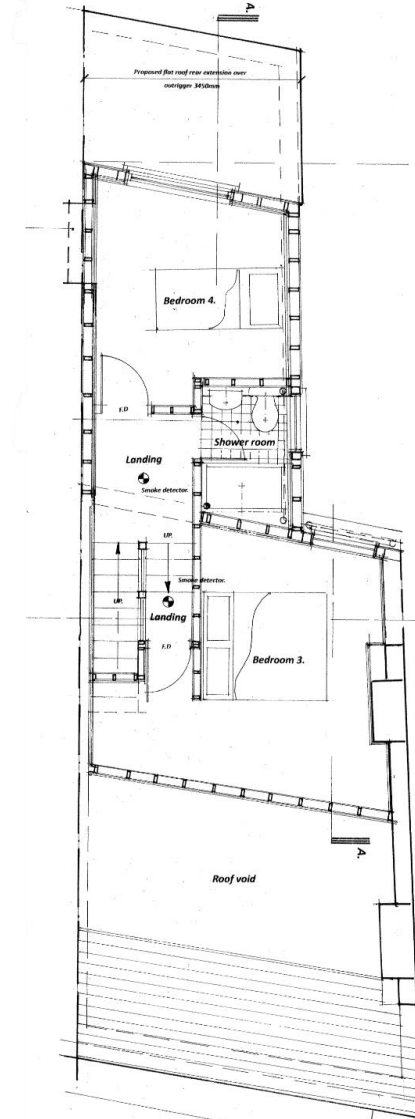
Existing GF plan



Existing FF plan



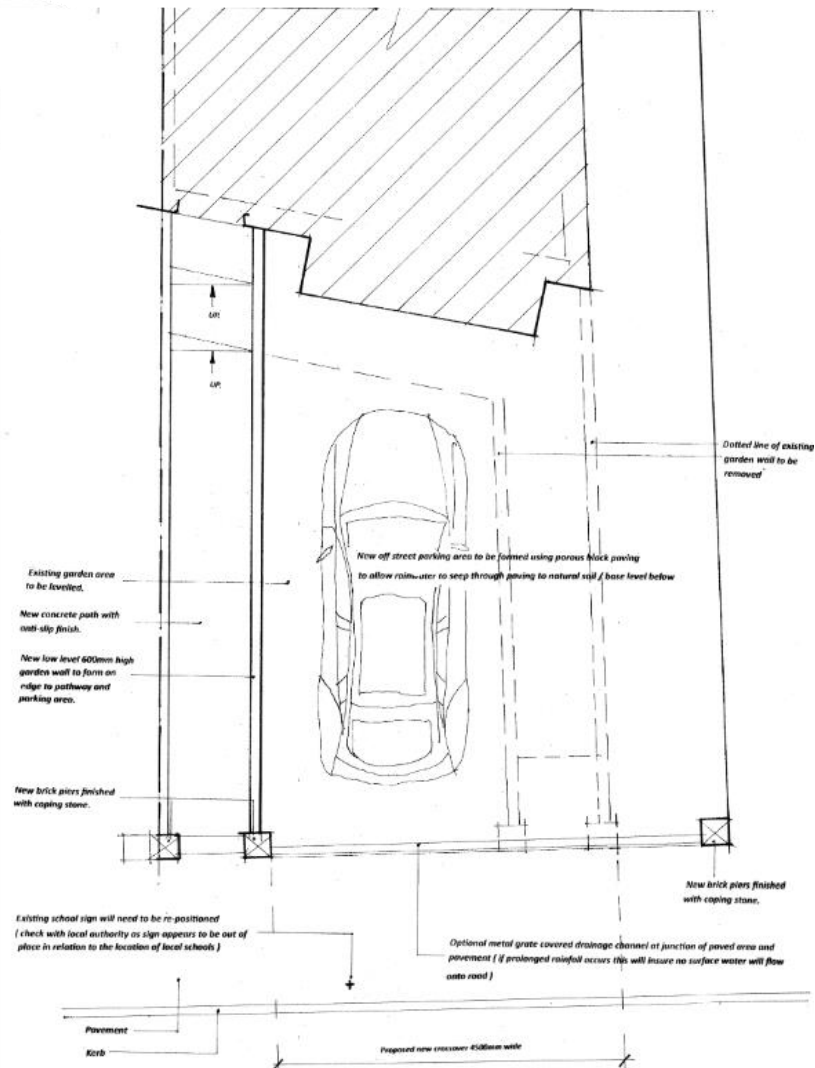
Proposed FF plan



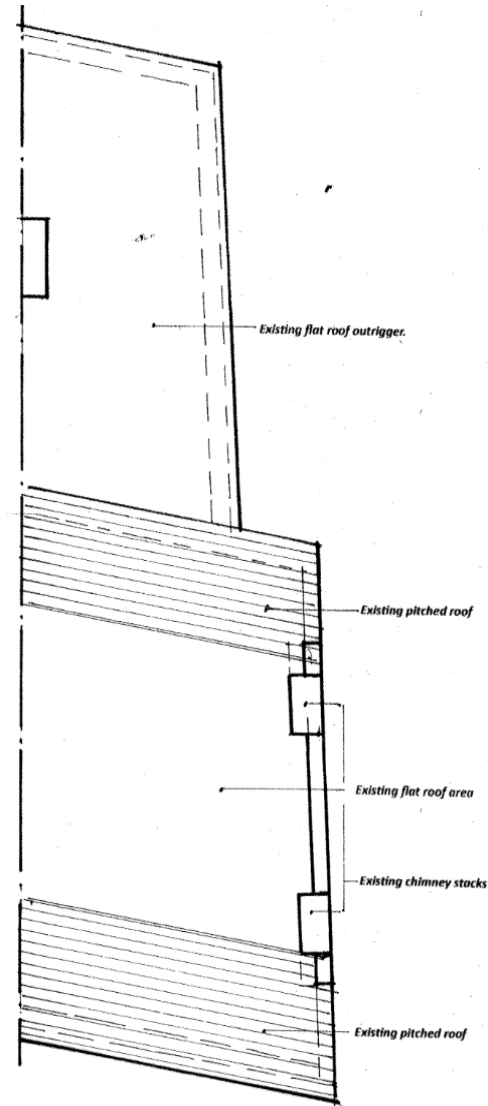
Proposed SF plan

Layout & Roof Plans

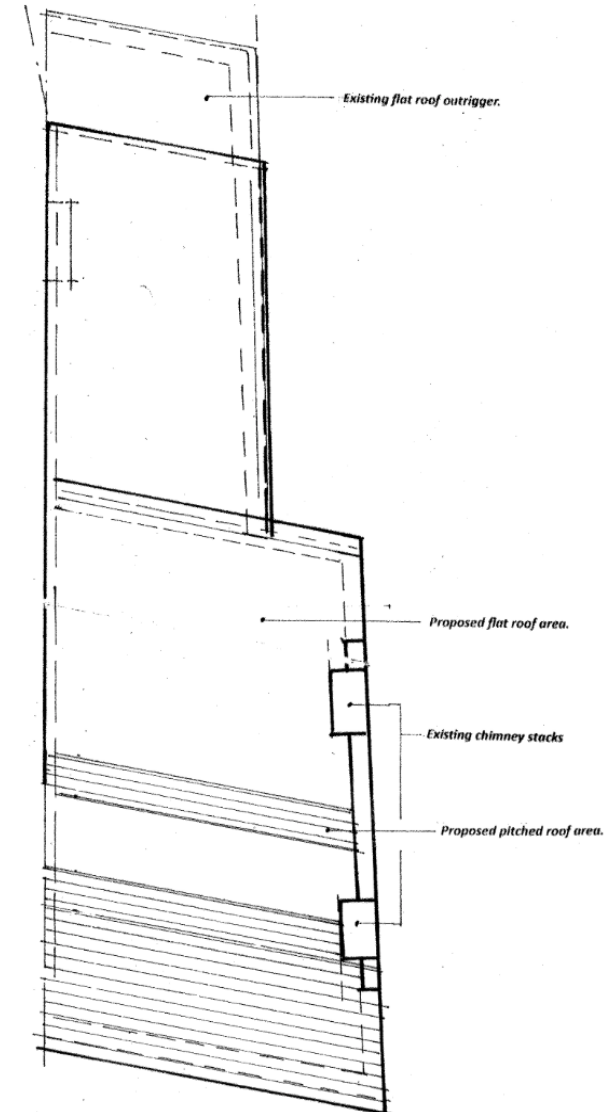
212



Proposed part Ground/Layout Plan



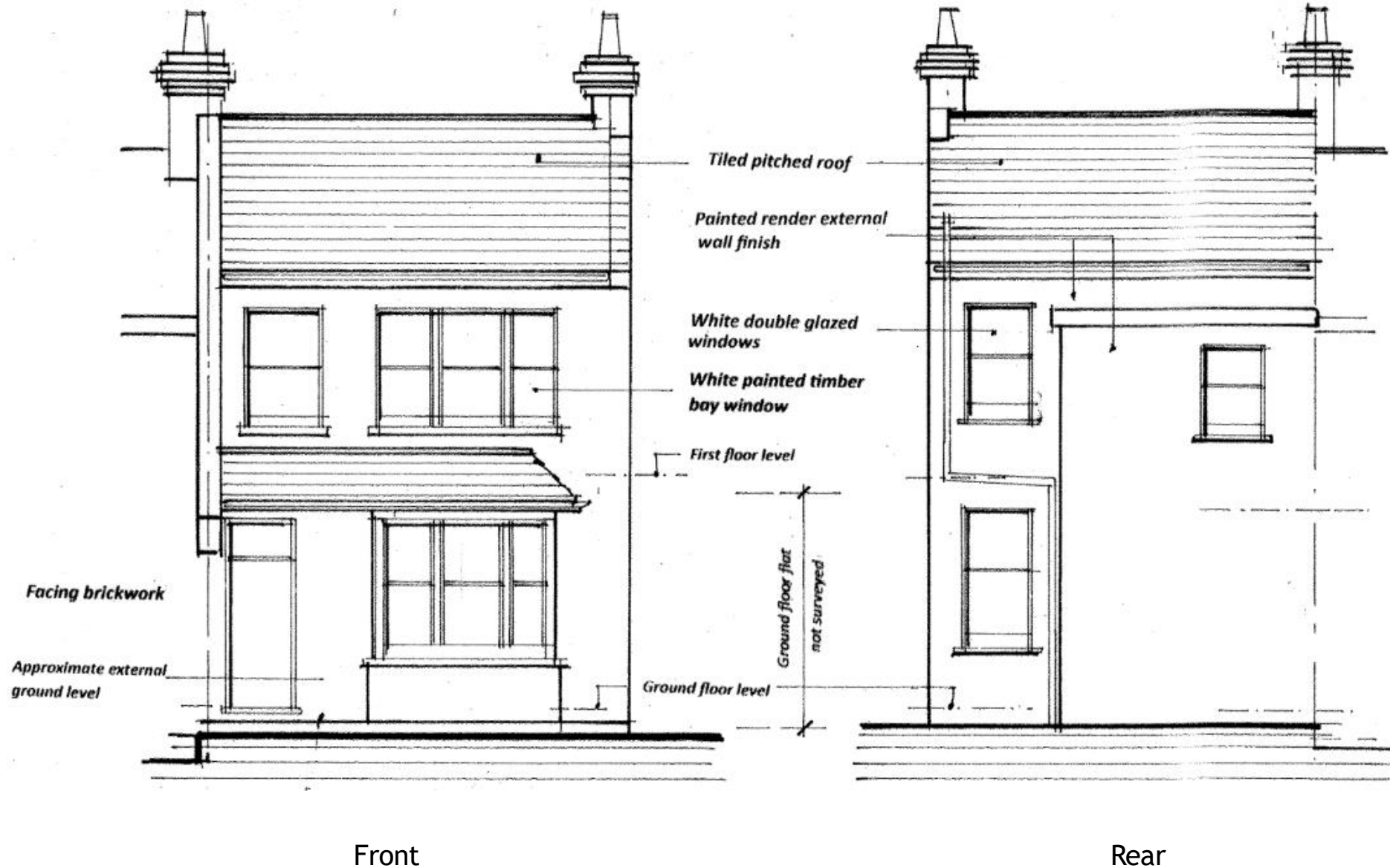
Existing Roof plan



Proposed Roof plan

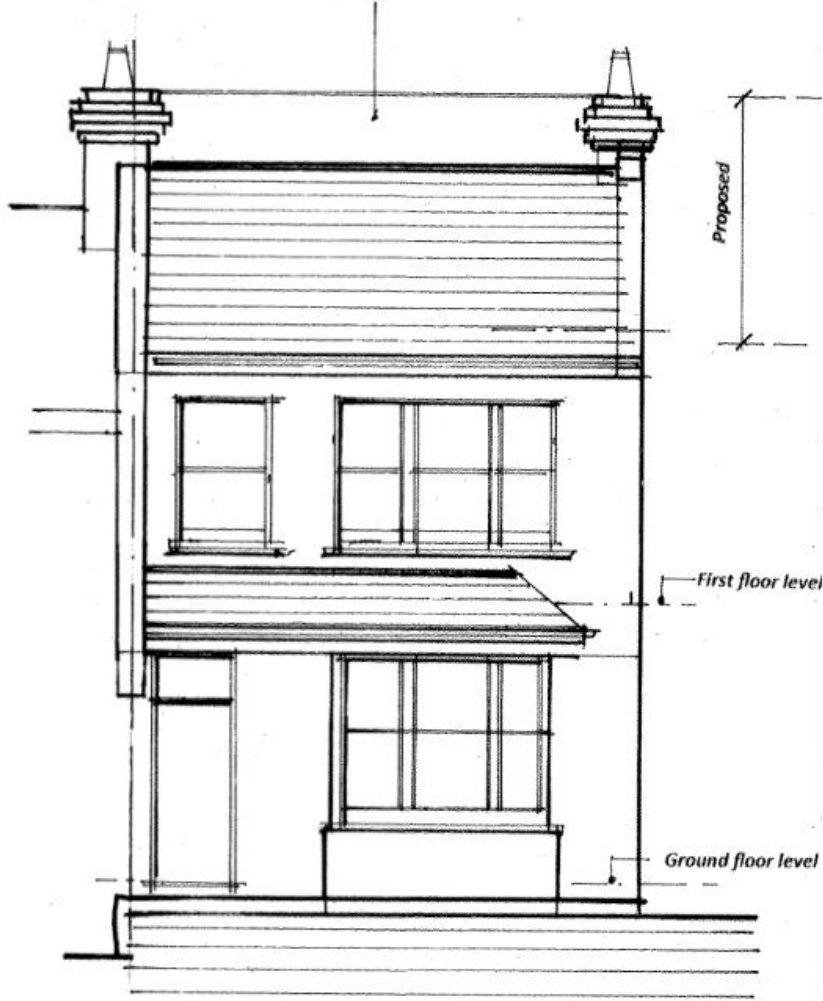
Existing Elevations

213

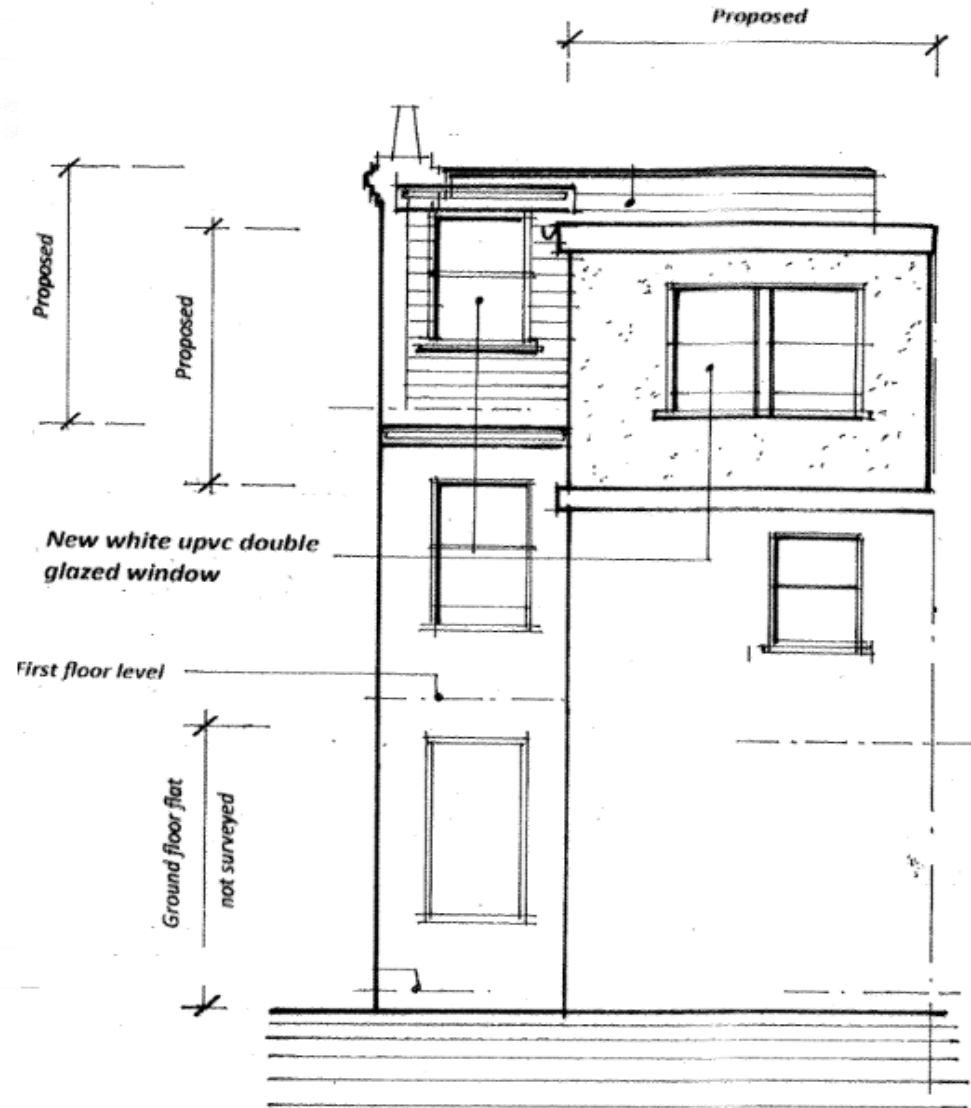


Proposed Elevations

New area of pitched roof would not be visible from ground level at the front of the building.

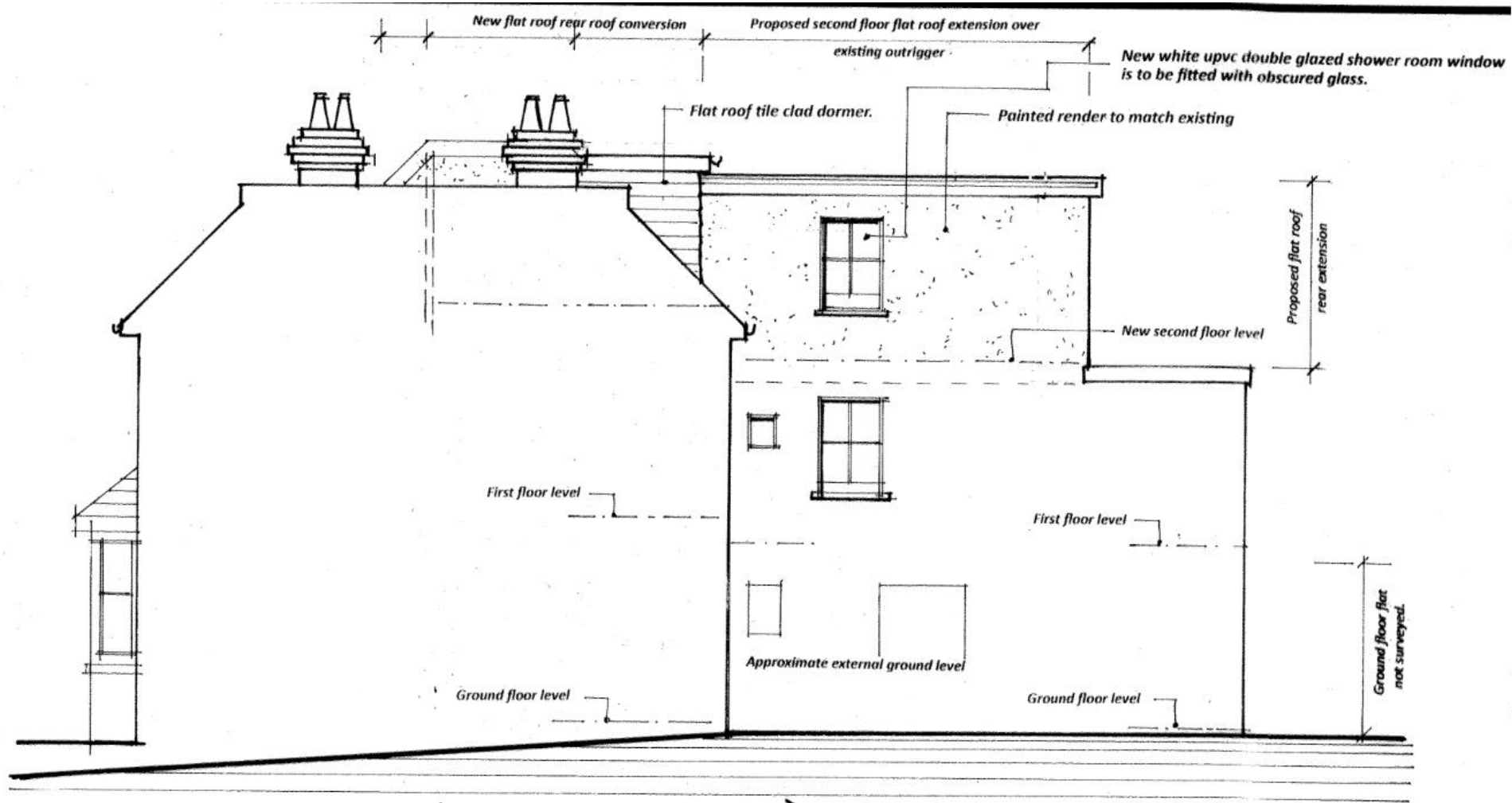


Front

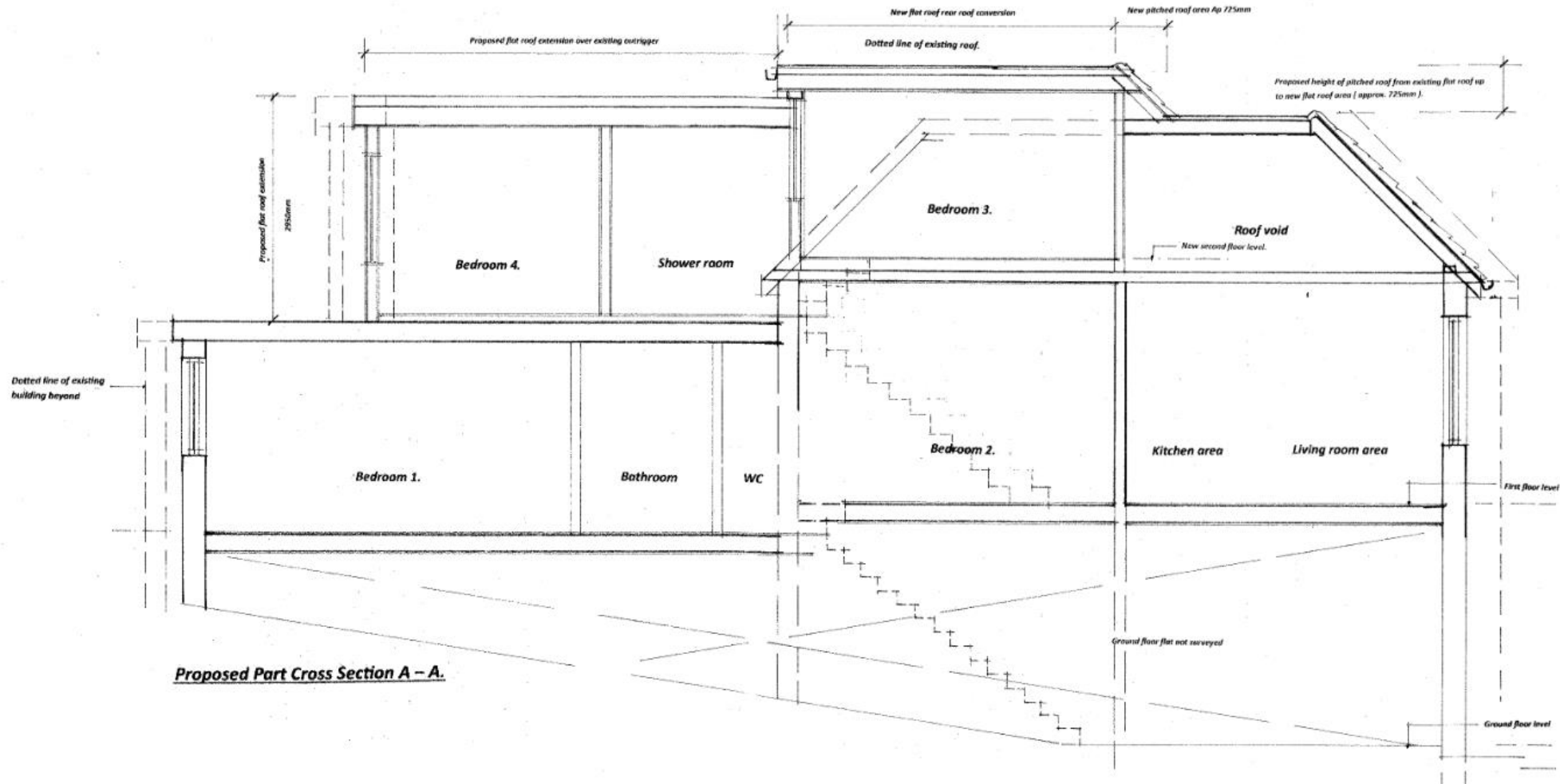


Rear

Proposed side elevation(West)

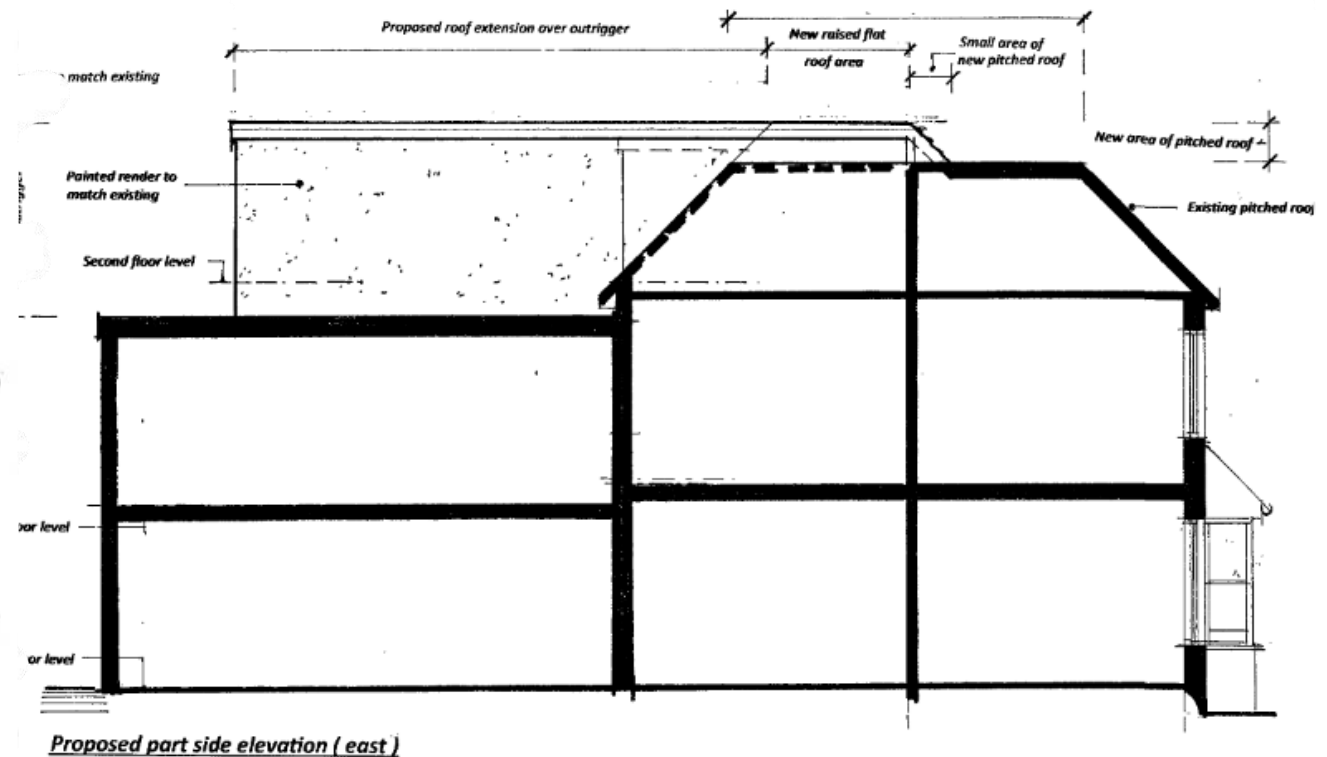
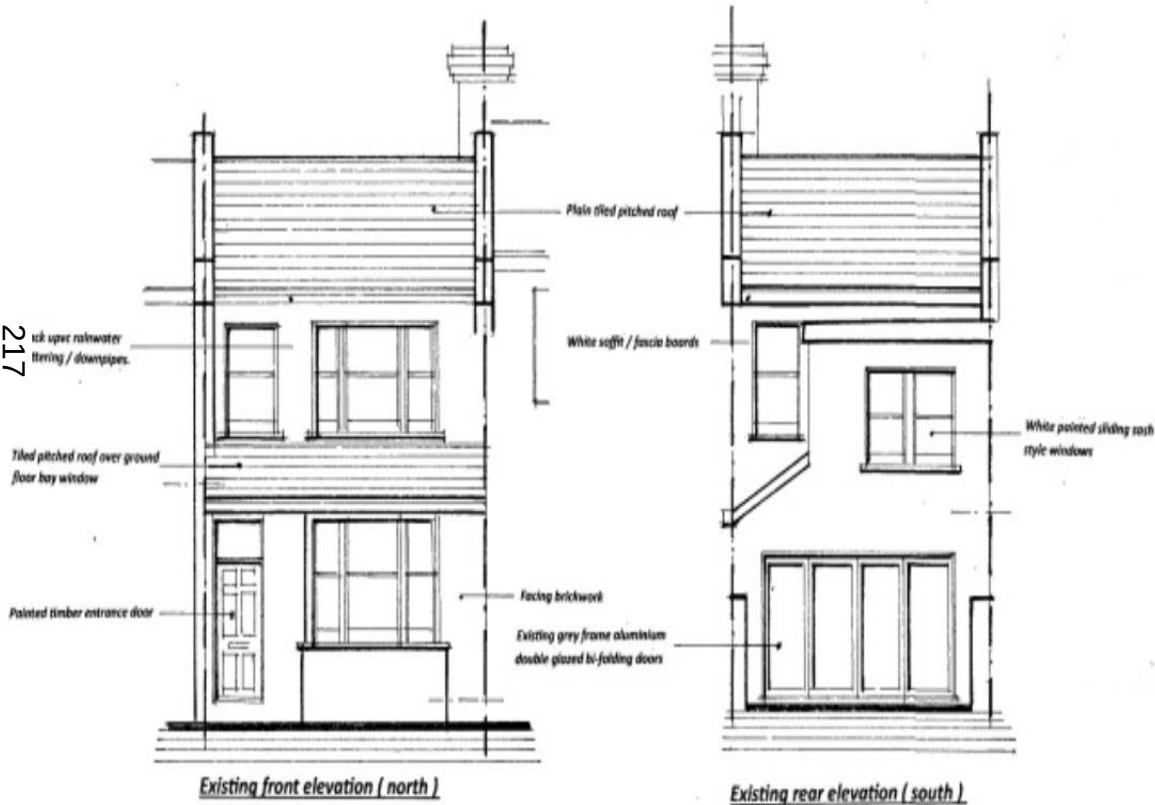


Proposed Section



Application approved for similar development for no-26 Highcroft Villas

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Representations

Nine (9) representations were received **objecting** to the application:

- Overdevelopment and intensification of the property
- Excessive height, scale and bulk, including the increase in ridge height, resulting in an overbearing appearance and harm to the character of the area
- Loss of privacy and increased overlooking
- Loss of daylight/sunlight and increased sense of enclosure
- Increased noise and disturbance arising from the additional bedrooms/occupancy
- Increased parking demand and loss of on-street parking
- Inappropriate level and layout of off-street parking
- Potential impact on the architectural character and setting of No. 36 Highcroft Villas as a non-designated heritage asset
- Councillor Steve Davis **objected** to the planning application and a copy of his representation is attached to the committee report

Representations (objections continued)

- Highway and pedestrian safety concerns associated with the proposed crossover, including the adjacent school-related highway sign
- Loss of front garden/greenery and increased hardstanding
- Potential impact on biodiversity and bats
- Concerns regarding the standard of accommodation for future occupiers, including the intensity of occupation
- Structural concerns, including works affecting the shared chimney and potential damage to adjoining property
- Construction noise and disturbance
- Potential future use as an HMO
- Impact on property values
- Inadequate refuse and recycling storage arrangements
- Potential obstruction of the shared side passage.
- Impact on daylight, sunlight and outlook from the flank windows of No. 36

Key Considerations

□ Design and appearance

The proposed 725mm ridge height increase, rear dormer and second-floor extension would add bulk, but are considered acceptable given the varied roofscape and comparable rear additions along Highcroft Villas.

□ Impact on Neighbouring Amenity

Some additional overshadowing may occur, particularly to No. 36 Highcroft Villas and ground floor flat, but no significant harm to daylight, outlook or privacy is identified, subject to obscure glazing.

□ Highways, Parking and Access

The proposed front hardstanding could accommodate two vehicles, exceeding SPD14 standards, but is not considered to warrant refusal; crossover visibility and relocation of the school sign would be secured.

□ Standard of Accommodation

The enlargement from a one-bedroom to a four-bedroom flat would provide functional living accommodation, despite Bedroom 3 having a reduced ceiling height of approximately 2.16m.

□ Biodiversity

No substantive evidence of harm to bats or other protected species has been identified; the development is considered exempt from mandatory BNG, with a bee brick secured by condition.

Assessment of Impacts: Design and Neighbouring Amenity

Design, Scale and Ridge Height

- ▶ The proposed ridge height increase of approximately 725mm would be noticeable but would be set back behind the existing front roof slope, reducing its prominence within the streetscene.
- ▶ The sloping nature of Highcroft Villas and existing variation in roof heights mean the increase would not disrupt a uniform roofline.
- ▶ The rear dormer and second-floor extension would increase the building's bulk; however, the additional development would be concentrated towards the rear, where varied roof forms and extensions already exist (through PD or planning permission).
- ▶ Comparable rear extensions and dormers have been approved nearby, including at No. 26 Highcroft Villas (BH2026/00130).
- ▶ Overall, the additional scale and bulk are not considered to cause significant harm to the character and appearance of the area.

Assessment of Impacts: Design and Neighbouring Amenity(continued)

Residential Amenity

- ▶ The proposed extension would sit above the existing rear outrigger without projecting further towards No. 36.
- ▶ The position and limited extent of the proposed rear extension (not covering the whole span of the existing rear outrigger) would not result in unacceptable enclosure or loss of outlook.
- ▶ Obscure glazing of the west-facing shower room window would be secured by condition to protect neighbouring privacy.
- ▶ Rear-facing windows would introduce higher-level views, but these are not considered to materially alter the existing pattern of mutual overlooking.
- ▶ No. 36 Highcroft Villas: Given the existing separation and overshadowing from the existing rear outrigger, any additional loss of daylight/sunlight would not be significant enough to warrant refusal.
- ▶ Ground-Floor Flat: The existing outrigger already restricts daylight; any additional overshadowing would be limited and insufficient to warrant refusal.

Assessment of Impacts: Design and Neighbouring Amenity(continued)

Parking, Highway Safety and other Impacts

- ▶ The proposed off-street parking and crossover would alter the existing frontage; however, similar parking arrangements and hardstandings are established along Highcroft Villas.
- ▶ Although the proposed hardstanding could accommodate two vehicles, Off-street parking and larger hardstandings are already established features along Highcroft Villas. Although the proposed area could accommodate two vehicles, there is insufficient evidence that this would result in unacceptable highway or pedestrian safety impacts.
- ▶ The proposed open frontage would allow adequate visibility at the vehicular access, secured through a planning condition.
- ▶ The existing school-related highway sign would be relocated before the crossover is brought into use, as required by condition.
- ▶ No unacceptable impact on highway or pedestrian safety has been identified.
- ▶ The increase from one to four bedrooms would retain the existing residential use, with no unacceptable increase in noise or disturbance anticipated.
- ▶ Some loss of front garden landscaping would occur; however, the proposed porous block paving and established pattern of hardstanding within the street are considered acceptable.

Recommended conditions

- ▶ Unless otherwise shown on the drawings hereby approved, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- ▶ The side windows on the western elevation of the development hereby permitted shall be obscure glazed, and thereafter permanently retained as such.
- ▶ The vehicular crossover hereby approved shall not be brought into use until the existing school-related highway sign affected by the crossover has been relocated in accordance with the requirements of the Local Highway Authority.
- ▶ The vehicular access and parking area hereby approved shall be constructed and made available in accordance with the approved plans prior to first use and shall thereafter be retained. The visibility splays associated with the access shall thereafter be kept free from obstruction exceeding 0.6m in height.
- ▶ At least one bee brick shall be incorporated within the external wall of the development hereby approved and shall be retained thereafter.

Conclusion and Planning Balance

- The Case Officer visited the site, viewing the property from both the front and rear. Consideration was also given to the existing pattern of development along Highcroft Villas, including variations in roof forms and comparable rear extensions.
- Whilst the proposal would increase the height and bulk of the building, the varied roofscape, existing rear extensions and surrounding context are considered to accommodate the development without significant visual harm.
- The proposal is not considered to result in unacceptable overlooking, loss of privacy, daylight, sunlight or outlook, subject to appropriate condition.
- The proposed parking arrangements are considered acceptable, with highway safety matters, including the crossover and relocation of the highway sign, addressed through conditions and the separate licensing process.
- The development would provide acceptable living conditions for future occupiers, with no unacceptable ecological impacts identified.
- Whilst the concerns raised by objectors are acknowledged, the identified impacts are not considered sufficient to warrant refusal.
- **Recommend: Approval subject to conditions**

