

46 North Gardens

BH2025/00389

28th October 2026



Brighton & Hove
City Council

Application Description

- ▶ Proposed new door to rear garden wall (Retrospective).

Map of Application Site



Existing Location Plan

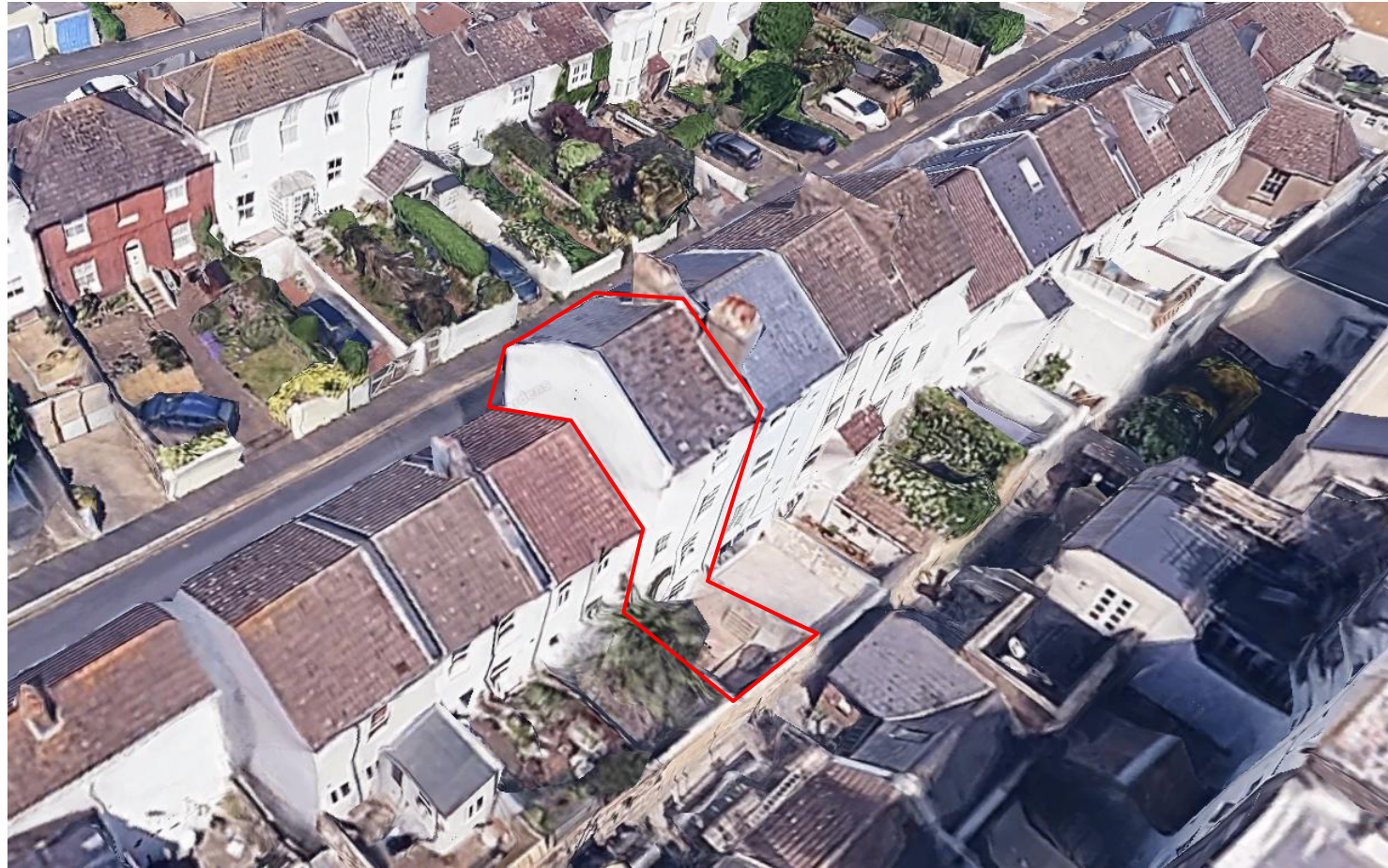
230



Aerial Photo of Site



3D Aerial Photo of Site



Photos of Site – Alleyway, looking north



Photos of Site – Alleyway, looking south



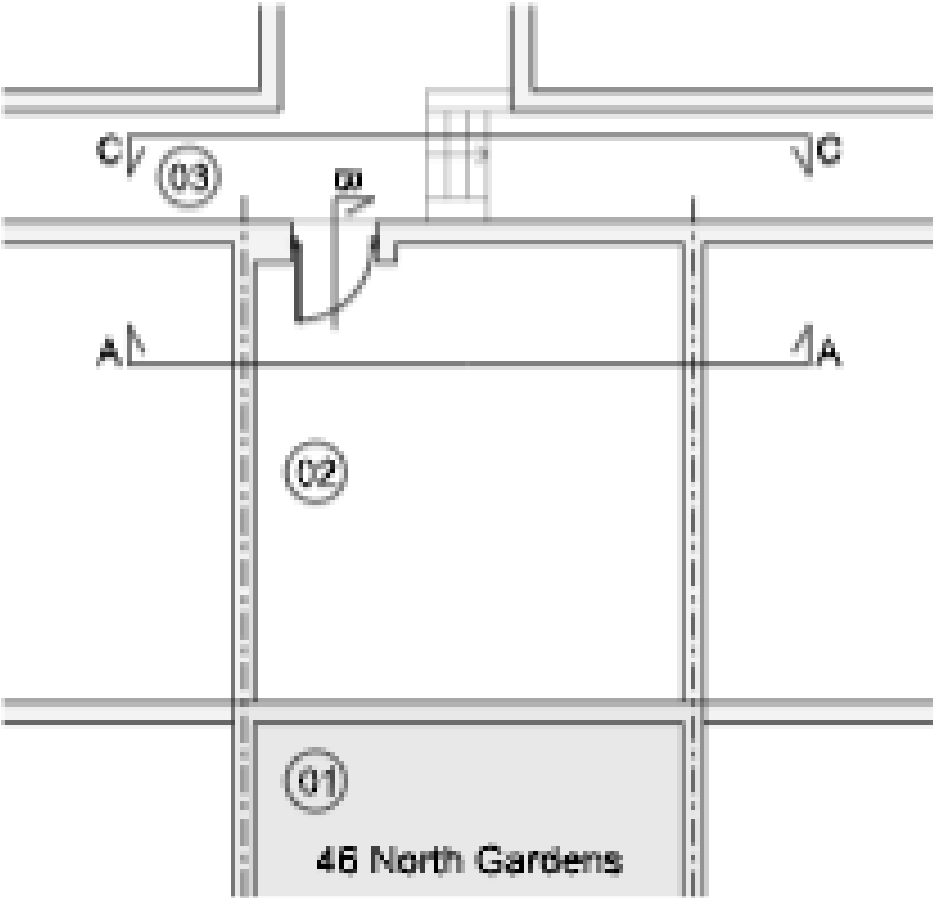
Photos of Site – Alleyway, looking towards application site



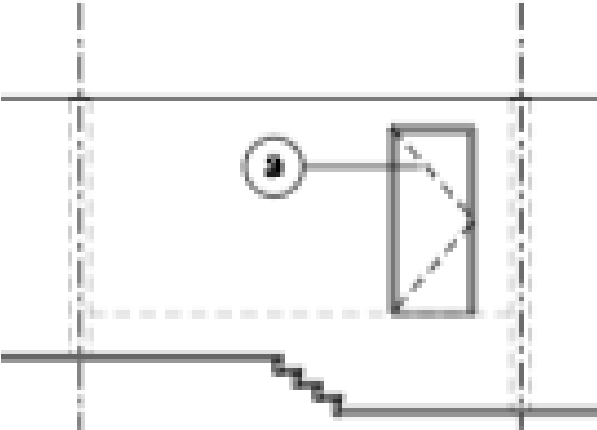
Block Plan



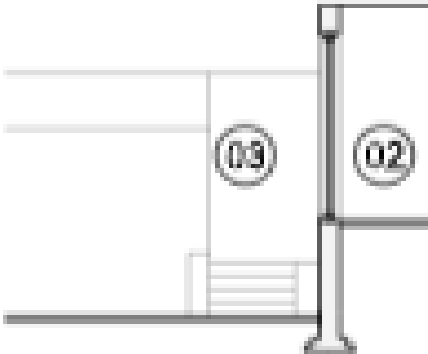
As built (proposed) plan



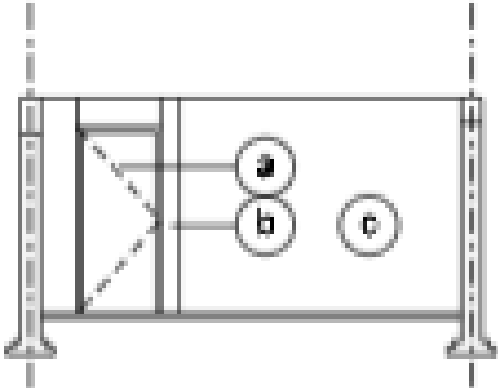
As built (proposed) Elevations



As Built Existing
Elevation CC



As Built Existing
Section BB



As Built Existing
Section AA

Representations

In response to publicity, responses were received from 5 individuals, objecting to the application for the following reasons:

- ▶ Adversely affects Conservation Area
- ▶ Poor design - The brick jars with the historic bungaroosh, and the door style is inappropriate
- ▶ Loss of privacy
- ▶ Potential for additional noise
- ▶ Concern relating to access rights to the alleyway
- ▶ Door is a health and safety risk due to its height from the ground level of the alleyway
- ▶ Compromises security - the application site is an HMO and the tenants change frequently

Key Considerations

- ▶ Permitted Development
- ▶ Design, Appearance, and Heritage
- ▶ Impact on Neighbouring Amenity
- ▶ Highways, Parking and Access

Conclusion and Planning Balance

► Design, Appearance, and Heritage

- The installed doorway is a regrettable addition in terms of visual amenity and respecting heritage matters. However this concern is tempered by the fact that the alteration is not visible from the public realm.

► Impact on Neighbouring Amenity

- It is acknowledged that the residential unit behind the application site would be subject to increased overlooking when the door is open. Considering the proposed use of the doorway would be for domestic purposes. The harm is therefore not severe enough to warrant refusal

► Highways, Parking and Access

- The alleyway is privately owned – issues relating to access are a civil matter. There are no concerns that are within the remit of planning.

► Permitted Development Rights

- The doorway benefits from Permitted Development Rights, and planning consent is not required.
- It is recommended that the application is **Approved**.

