

6 Whitethorn Drive

BH2025/01807

28th October 2026



Brighton & Hove
City Council

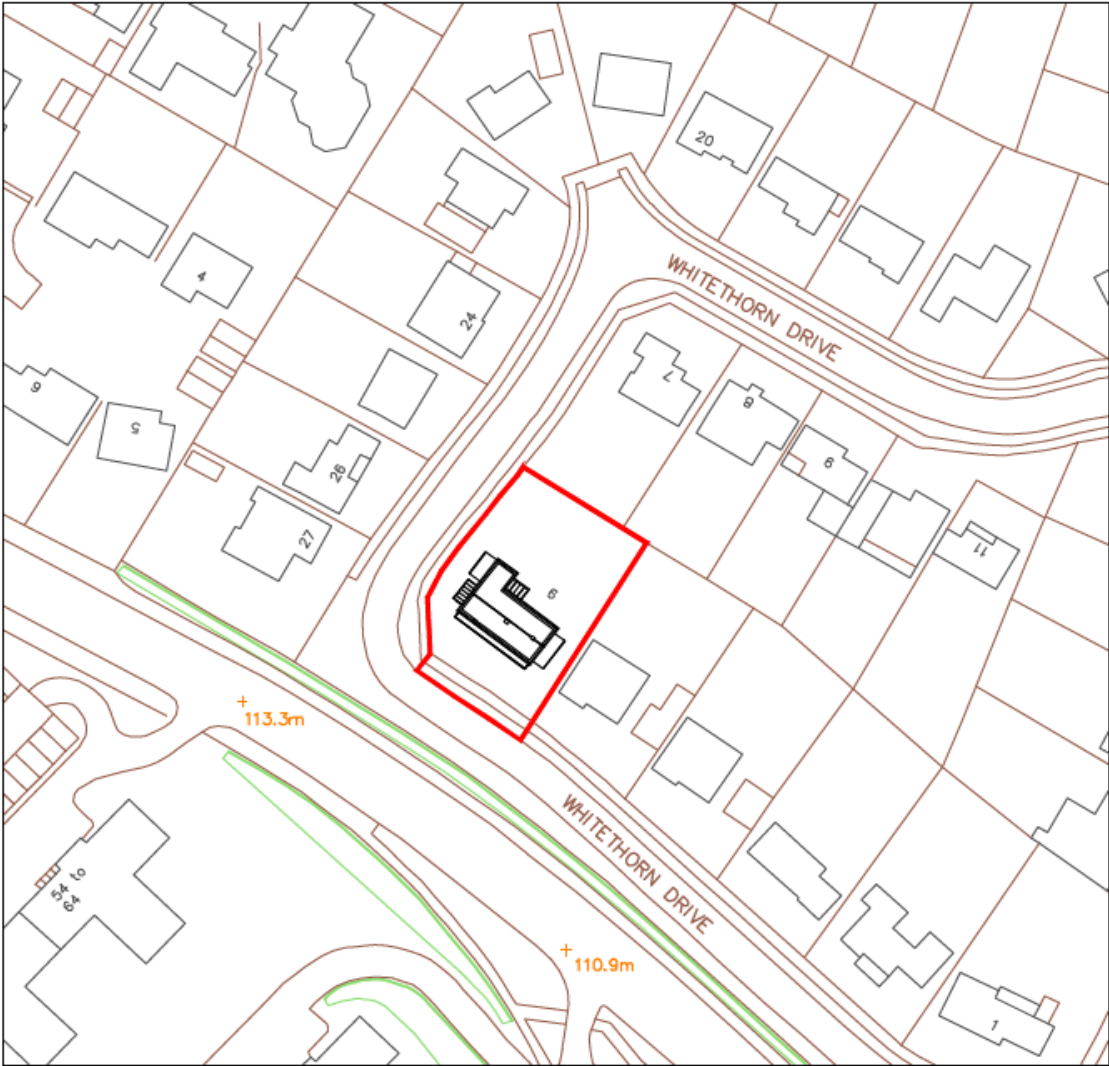
Application Description

- ❑ The application is retrospective and seeks permission to vary the approved plans of BH2022/02727 for:
- ❑ Minor amendments to the design and opening method of the approved fenestration, front door, rooflights, landscaping at the rear and to enlarge the existing crossover at the front of the site.

Map of Application Site



Pre-Existing Location Plan



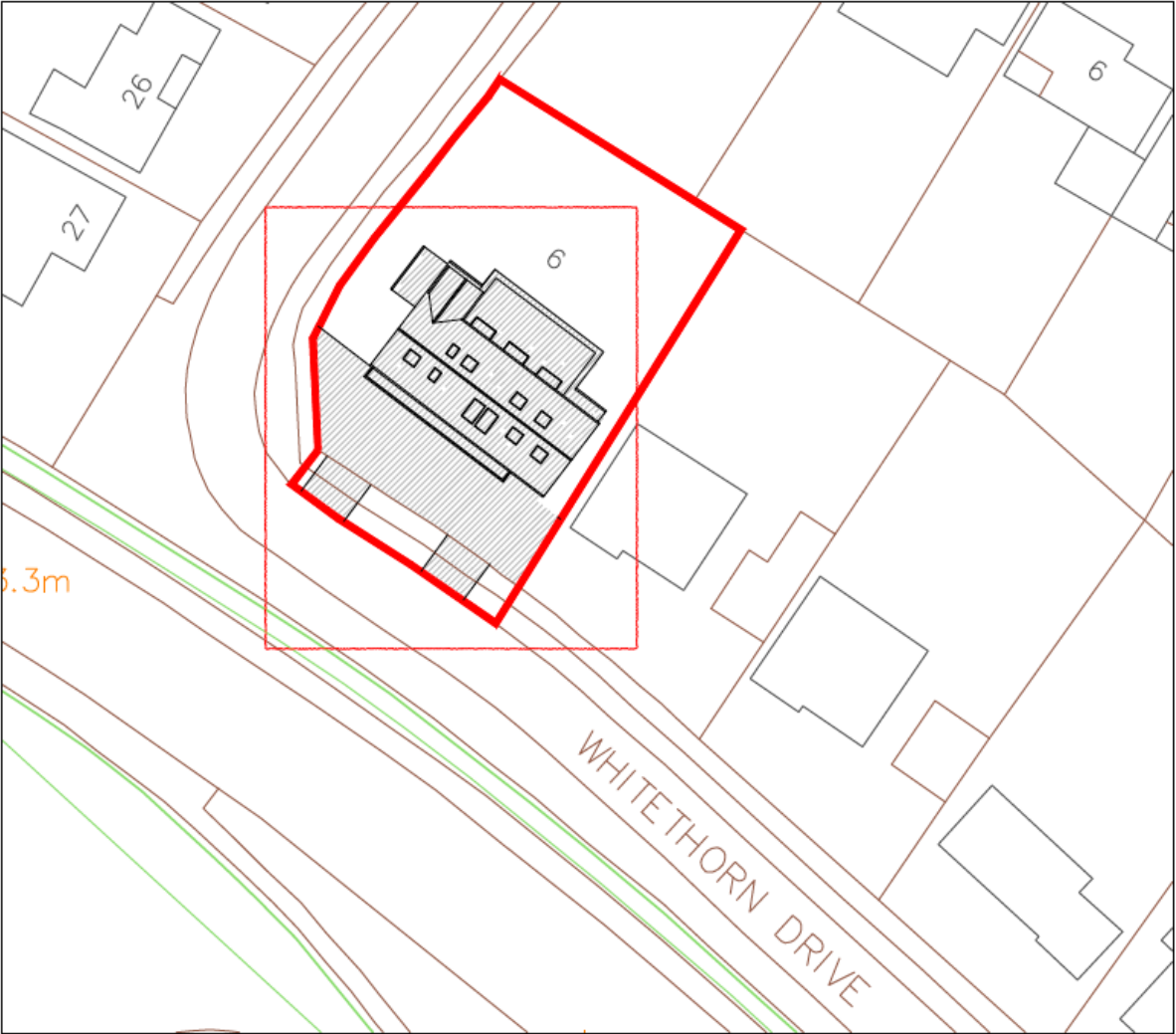
Location Plan 1:1250



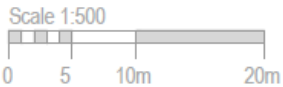
Scale 1:1250



Existing Location Plan



Block Plan 1:500



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site and street scene

(Photo taken during construction)



Pre Existing photo front elevation



Existing front elevation



Pre Existing photo rear elevation



Existing rear elevation



Photos during construction



Photos during construction



Existing separation between no. 6 & no. 5 Whitethorn Drive at the front



Existing separation between no. 6 & no. 5 Whitethorn Drive at the rear



Refused plans of BH2022/01534



Approved plans of BH2022/02727



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Site Owner
Wang Dao Architecture
No responsibility is taken for any errors or omissions in the drawings or for any consequences arising from the use of the drawings.

Project
5 Whitethorn Drive
Brighton
BN1 6UL

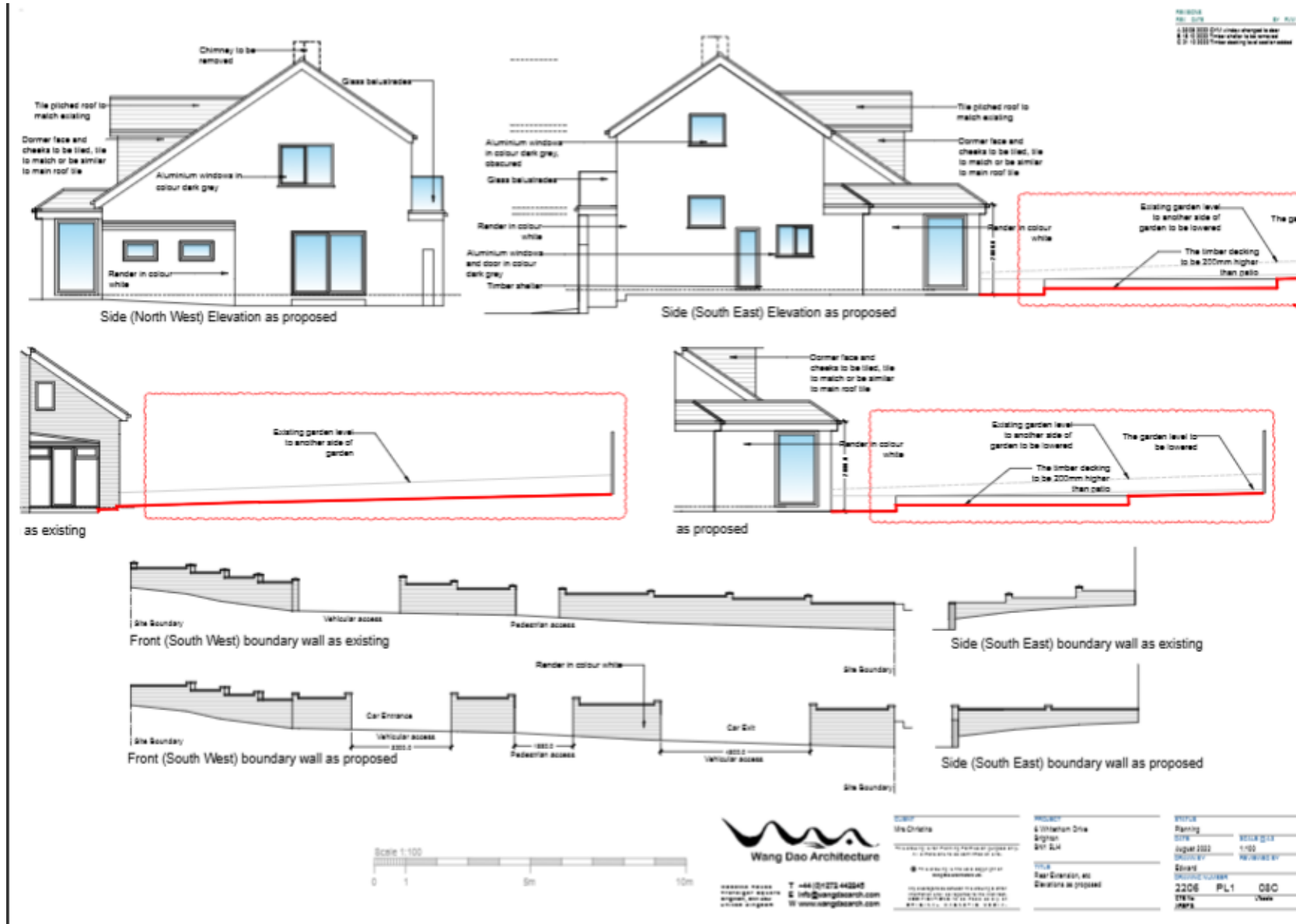
Drawn
David Gormley, BS
Checked and Signed as proposed

Notes
Planning
Date: 2022/07/20
Scale: 1:100
Sheet: 1 of 1
2206 PL1 078
JMG

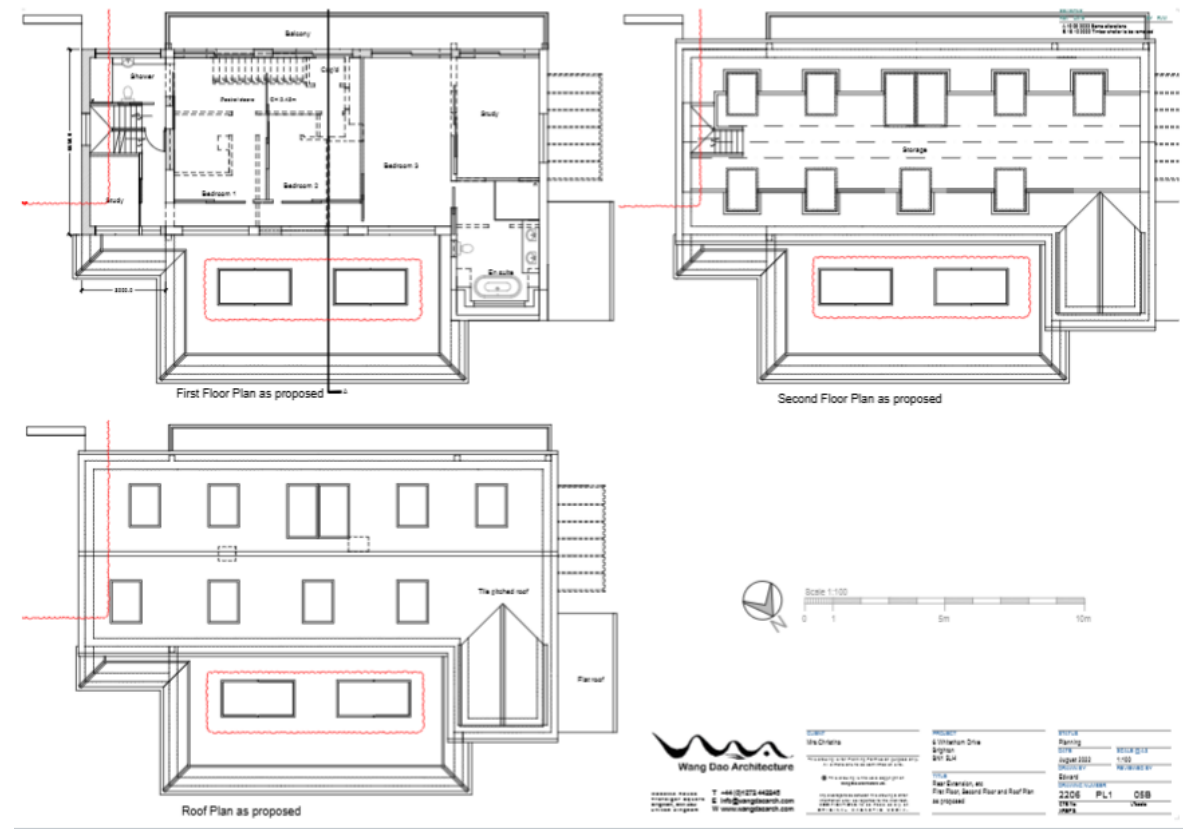
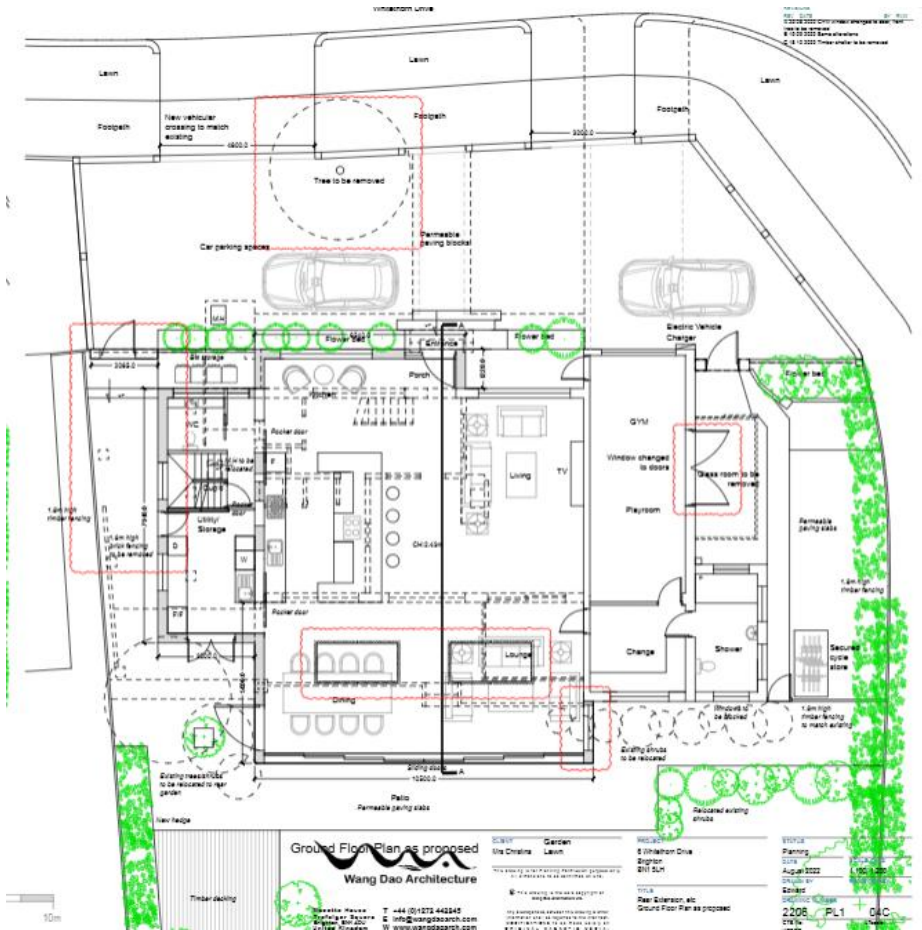


Approved plans of BH2022/02727

261

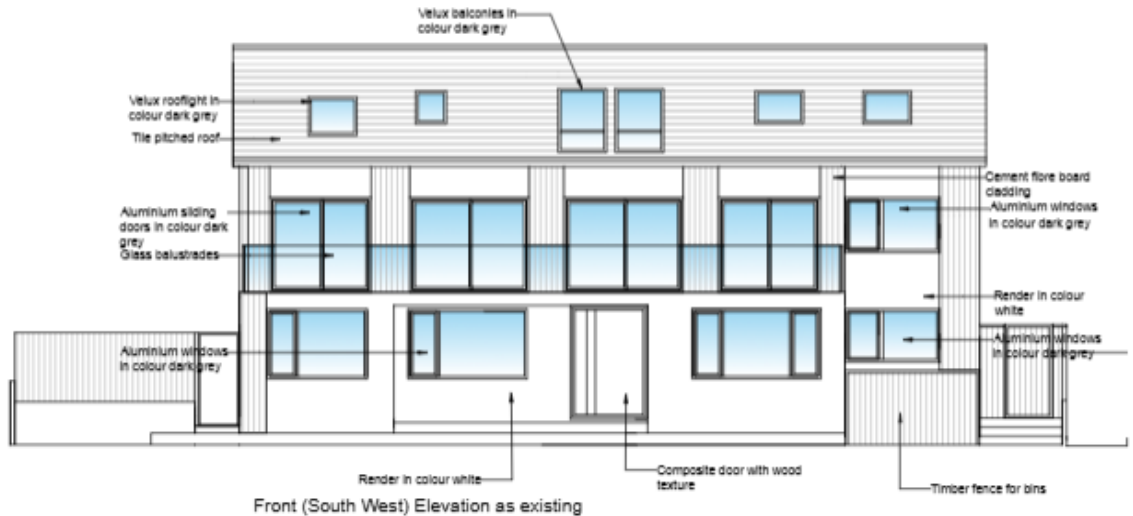


Approved floor plans BH2022/02727



Existing Front & Rear Elevations

© 10 07 2020 Changes as built
© 09 01 2020 Paint colour materials and a new
colour changed
© 08 05 2020 Changes as built
© 05 10 2020 Changes to existing drawings



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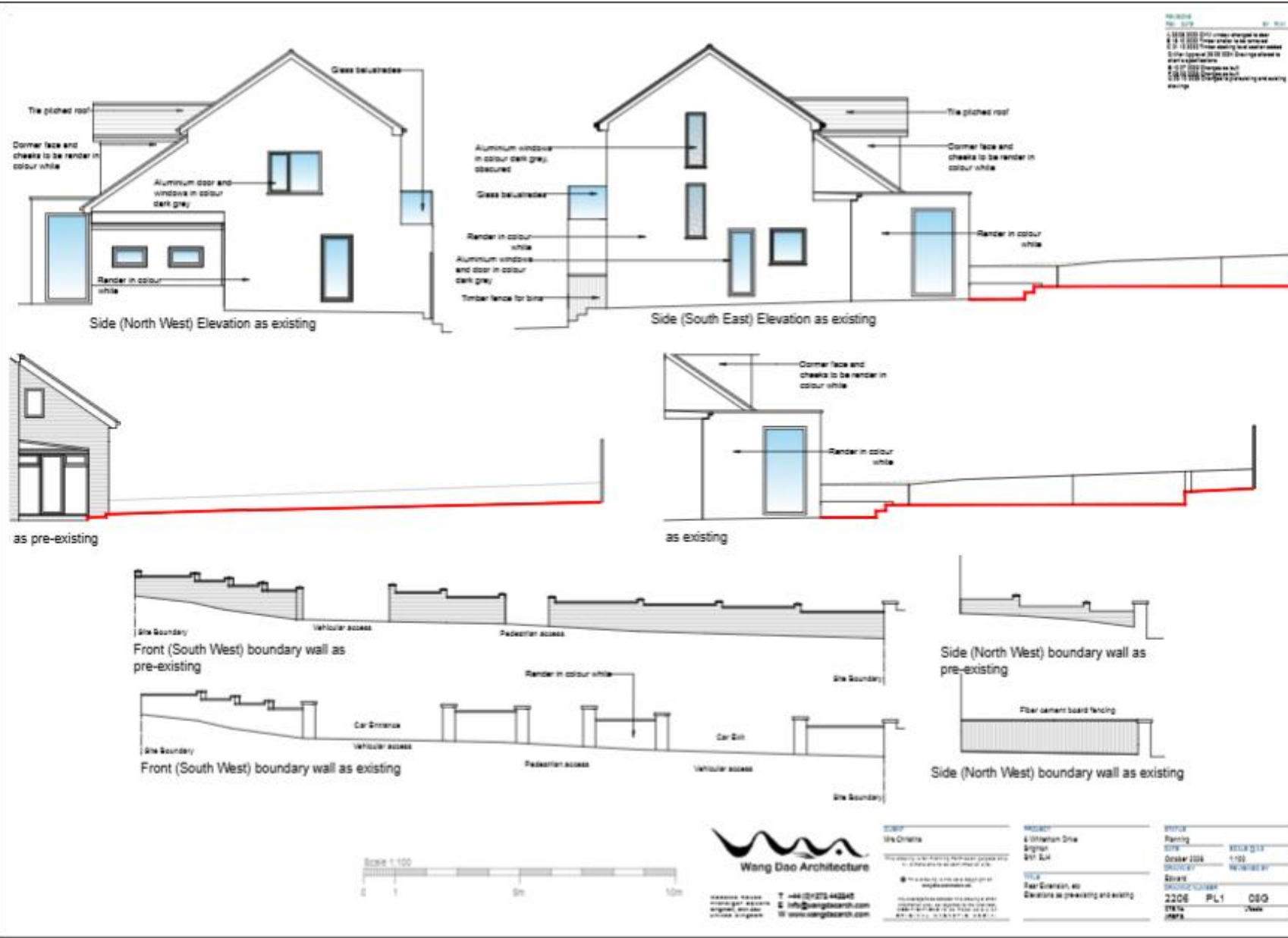
CLIENT
Site: Christina
This drawing is for planning purposes only.
It is not to be used for construction.
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PROJECT
5111111111 Drive
Brighton
BN1 5LH
TITLE
Rear Elevation, etc
Elevations as existing

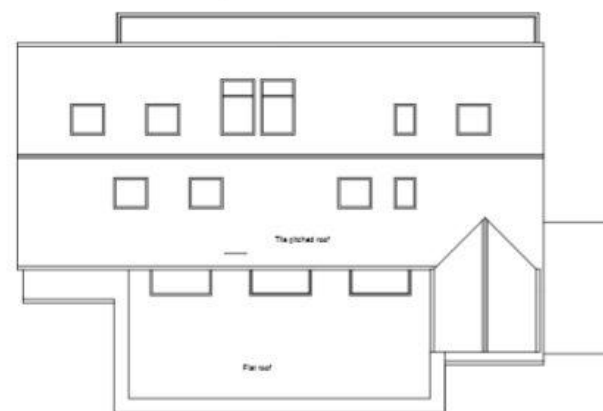
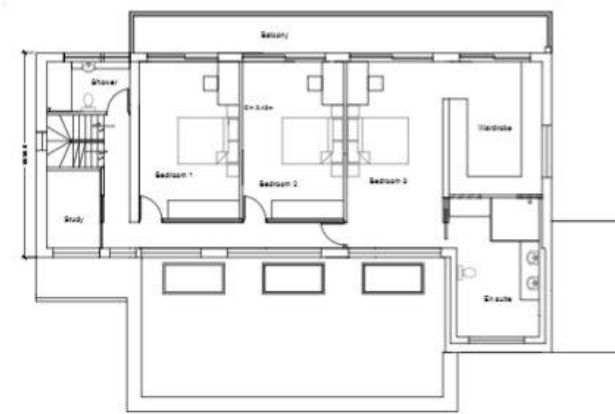
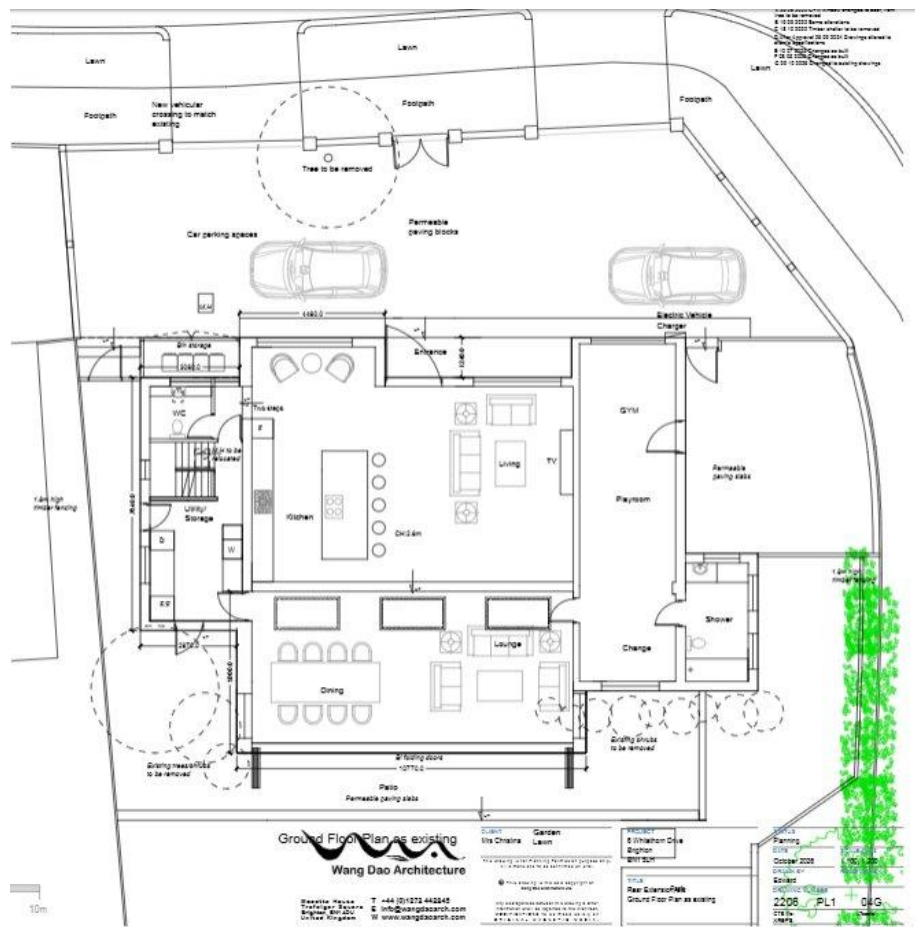
DATE
Planning
10/01/2020
October 2020
1:100
DRAWN BY
REVIEWED BY
DATE
22/06/2020
PL1
07G
CDE file
1/2020



Existing Side Elevations & Boundary



Existing Floor Plans



Representations

- ❑ Two representations received **objecting** to the application:

- ❑ The design and built form of the dwelling is not in accordance with the approved plans under BH2022/02727, it has been built higher and closer to the boundary than approved.
- ❑ The design is out of keeping with the street scene and visually intrusive.
- ❑ The neighbour's amenity has been harmed from the build, resulting in a loss of sunlight, privacy and as built results in an overbearing form of development.
- ❑ The security alarm and lights are disruptive to local residents
- ❑ The alterations cause damage to the neighbour's property in regards to rain water run off, resulting in damp
- ❑ The construction is non compliant with Building Regulations and poorly finished
- ❑ Excessive amount of hard surfacing at the front of the site
- ❑ The development has a negative affect on house prices

- ❑ Councillor Ivan Lyons **objected** to the planning application and a copy of his representation is attached to the committee report

Key Considerations

- ❑ Whether the existing ridge height has been maintained.
- ❑ The design and appearance of the alterations to the buildings elevations
- ❑ The impact of the alterations as built to neighbouring amenity
- ❑ The impact to Biodiversity
- ❑ The impact on the Highway
- ❑ The impact to Sustainable Drainage

Conclusion and Planning Balance

- ❑ Having visited the site, officers do not consider that there is compelling evidence to demonstrate that a material increase in ridge height has occurred. Taking all available evidence into account, the Local Planning Authority is satisfied that the development remains within the scope of planning permission BH2022/02727 and that the current application seeking part retrospective amendments can therefore be determined on its planning merits.
- ❑ Visually the built form of no. 6 Whitethorn Drive is considered to have an acceptable impact on the street scene. The amendments from the previously approved plans are not considered to be overbearing or dominant.
- ❑ On balance, there is considered to be adequate separation between no. 6 and its neighbour at no. 5's side elevation that the extension would not be demonstrably harmful to the neighbour's amenity to warrant refusal. The amendments to the front boundary treatment and access are not considered to cause a hazard to pedestrians or be out of keeping with other boundaries on Whitethorn Drive.
- ❑ The application is recommended for **approval**