

# Property Potential with Planda's Reports



**Councils Partnered**

We have partnered with 350+ councils

## 1 billion+

### Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

## 99%

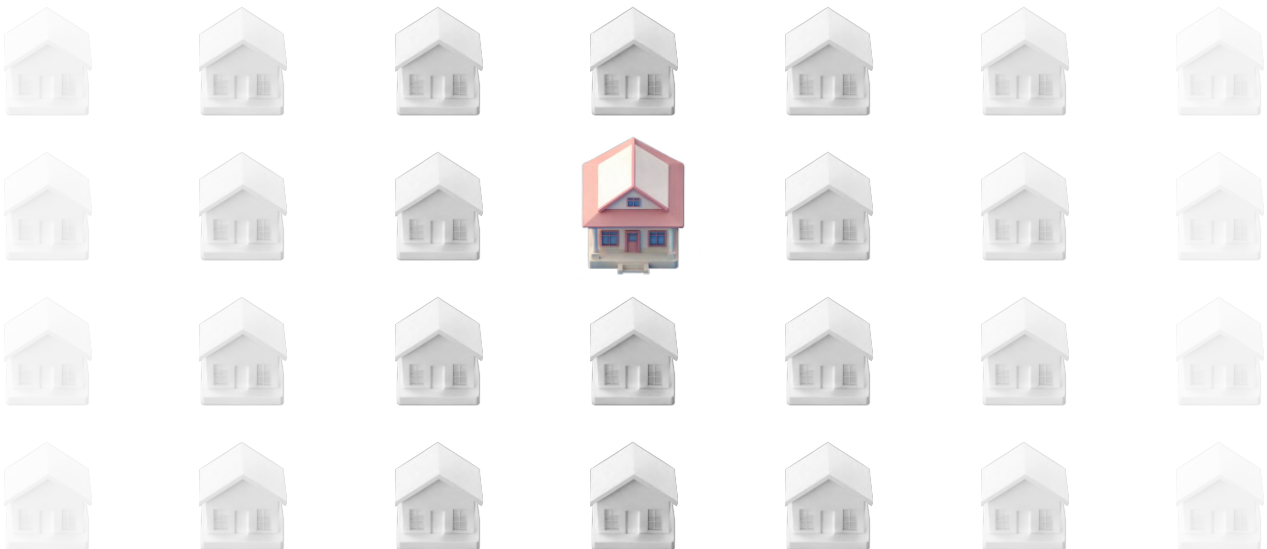
### Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

## 17 mil+

### Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



#### Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

#### Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

#### Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

#### Comply with Regulations

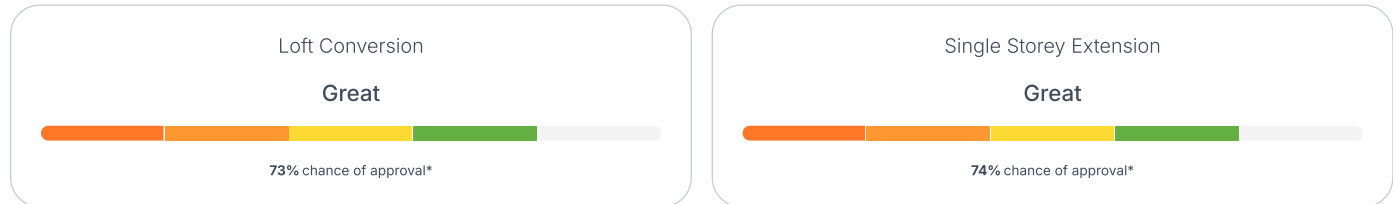
Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

# What can I build at my new home?

75, Brambletyne Avenue, Brighton, BN2 8EL

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

## A snapshot of your chances of approval:



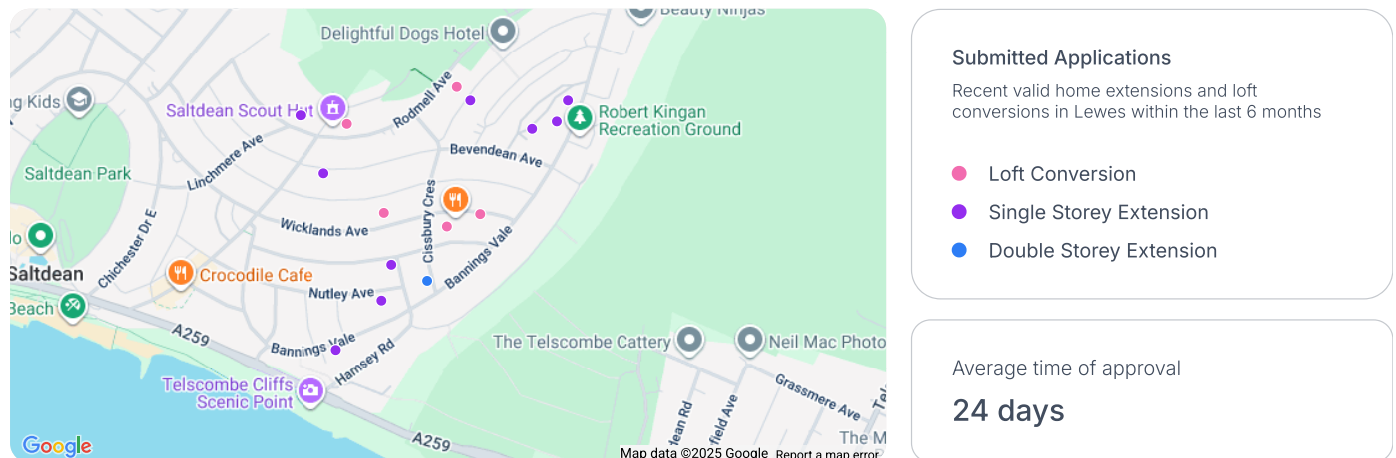
## Overview of your property:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.

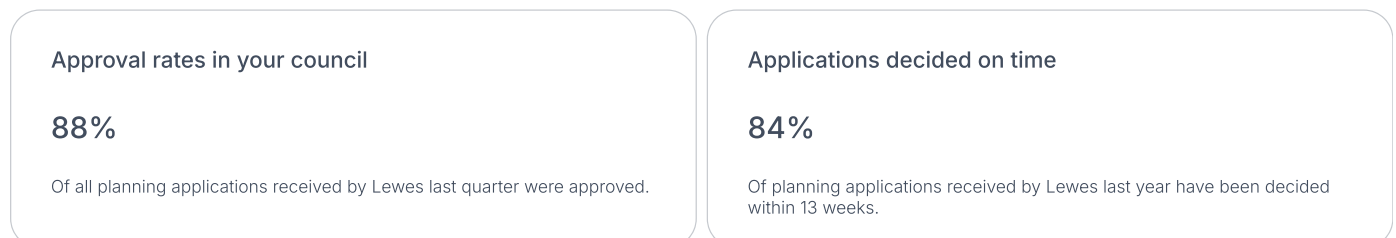
**Previous Planning Applications**

✓ 1 record found

## Snapshot of your area:



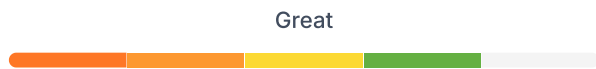
While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.



## Local Planning Insights for Loft Conversions

### Predicted Chances for Approval

Our analysis indicates that you have a **73% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

21

#### The number of loft conversions

that have been approved in the last 6 months in Lewes council

5

#### The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

42  
days

#### An estimated timeline

for decisions to be made, based on historical data and current trends

### Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Lewes. Here are our recommendations based on common refusal points to consider when preparing your application.

- Align the design of any roof extensions with the established roofscape and architectural rhythm of the street to avoid disruption to the visual characteristics of the neighborhood.
- Minimize the increase in ridge height and overall massing to ensure the design is proportionate and congruous with surrounding buildings, especially if they are a particular type, like chalet bungalows.

### Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



#### Loft Conversion

Approved

75 Brambletyne Avenue Saltdean East Sussex BN2

[ref LW/24/0813](#)

20.03.2025



#### Loft Conversion

Approved

50 A Brambletyne Avenue Saltdean East Sussex BN2

● 50 meters away

[ref LW/19/0664](#)

18.11.2019



#### Loft Conversion

Approved

15 Cissbury Crescent Saltdean East Sussex BN2

● 65 meters away

[ref LW/21/0625](#)

18.10.2021

## Local Planning Insights for Single Storey Extension

### Predicted Chances for Approval

Our analysis indicates that you have a **74% chance** of obtaining planning permission for a single storey extension.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

78

The number of single storey extensions that have been approved in the last 6 months in Lewes council

9

The number of single storey extensions that have been approved within a 500m radius to you in the last 6 months

60  
days

An estimated timeline for decisions to be made, based on historical data and current trends

### Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Lewes. Here are our recommendations based on common refusal points to consider when preparing your application.

- Maintain the required 1.0m distance from neighboring boundaries to comply with local criteria and prevent potential 'terracing' effects.
- Opt for roof designs that harmonize with neighboring properties, minimizing the use of flat roofs that may be perceived as out of character.
- Avoid combining design features that create visual discord, such as juxtaposing flat roof additions with gable dormers; prioritize a cohesive design approach.

## Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



### Single Storey Extension

Approved

104 Wicklands Avenue Saltdean East Sussex 8EP BN2

● 20 meters away

[ref LW/19/0557](#)

23.09.2019



### Single Storey Extension

Approved

108 Wicklands Avenue Saltdean East Sussex 8EP BN2

● 22 meters away

[ref LW/18/0520](#)

05.10.2018



### Single Storey Extension

Approved

Flat 3 Brambletyne Court 69 Brambletyne Avenue Saltdean East...

● 31 meters away

[ref LW/16/0133](#)

20.04.2016

## Previous Applications Overview

75 Brambletyne Avenue, Brighton, BN2 8EL

### Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

### Past Planning Applications at 75 Brambletyne Avenue

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.

#### Loft Conversion with Hip to Gable Roof and Dormers

Loft conversion with front/rear hip to gable roof, addition of side dormers and alterations to fenestration

Approved

[ref LW/24/0813](#)

20.03.2025

### Other Applications at 75 Brambletyne Avenue

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



#### No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

## Developments in the Local Area

### Council Development Activity

Council development rate compared to the national average

High



### 70 New Applications submitted

within 500m in the last year.

### 283 Planning Applications approved

within 500m in the last 8 years.

### Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

#### Loft Conversion with Hip to Gable Roof and Dormers

Loft conversion with front/rear hip to gable roof, addition of side dormers and alterations to fenestration

75 Brambletyne Avenue Saltdean East Sussex 8EL BN2

[ref LW/24/0813](#)

20.03.2025

Approved

#### Raised Steps (Retrospective)

Retrospective erection of rear raised steps

104 Wicklands Avenue Saltdean East Sussex 8EP BN2

● 20 meters away

[ref LW/22/0475](#)

28.09.2022

Refused

#### House (Extension/Alterations)

Proposed single storey rear extension with decking, full width dormer extension with juliette balcony to rear, and Velux ...

108 Wicklands Avenue Saltdean East Sussex 8EP BN2

● 22 meters away

[ref LW/18/0520](#)

05.10.2018

Approved

#### Single Storey Rear Extension & Roof Alterations

Replacement single storey rear extension and rear hip to gable roof extension with alterations to fenestration Including f...

100 Wicklands Avenue Saltdean East Sussex 8EP BN2

● 27 meters away

[ref LW/24/0490](#)

06.12.2024

Approved

#### Single Storey Side Extension & Decked Platform

Proposed single storey side extension and raised decked platform at rear

50 A Brambletyne Avenue Saltdean East Sussex 8EJ BN2

● 50 meters away

[ref LW/19/0481](#)

12.08.2019

Approved

#### Single Storey Rear Extension

Ground floor single storey rear extension

95 Wicklands Avenue Saltdean East Sussex 8EQ BN2

● 64 meters away

[ref LW/24/0246](#)

22.05.2024

Approved

#### House Extension and Roofspace Development

Demolition of garage to allow side extension; enlargement and development of roofspace including raising ridge height ...

15 Cissbury Crescent Saltdean East Sussex 8EN BN2

● 65 meters away

[ref LW/21/0625](#)

18.10.2021

Approved

## Wider Area Overview

### Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

#### Loft Conversion with Side and Rear Extensions

Demolition of existing garage and construction of 2no. side extensions; rear dormer and 3no. front dormers to facilitate ...

77 Bevendean Avenue Saltdean East Sussex 8PF BN2

● 216 meters away

[ref LW/22/0142](#)

Approved

18.05.2022

#### New Dwelling & Alterations to Existing House

Create a new dwelling with alterations to existing dwelling.

128 Bannings Vale Saltdean East Sussex 8DG BN2

● 252 meters away

[ref LW/19/0713](#)

Approved

26.11.2019

#### Replacement Single Family Dwelling

Demolition of existing bungalow and erection of replacement single family dwelling

72 Northwood Avenue Saltdean East Sussex 8RG BN2

● 293 meters away

[ref LW/19/0882](#)

Approved

20.02.2020

#### 3 Bedroom House (New Build)

Demolition of existing 3 bedroom bungalow/garage and construction of a 3 bedroom 1.5 storey house and garage

2 Cowden Road Saltdean East Sussex 8DD BN2

● 305 meters away

[ref LW/19/0927](#)

Approved

25.02.2020

#### 3 Bedroom House (New Build)

Demolish existing two storey side extension and replace with a 3 bedroom dwelling

5 A Chailey Crescent Saltdean East Sussex 8DP BN2

● 384 meters away

[ref LW/17/0972](#)

Approved

29.05.2018

#### 6 Flats (New Development)

Demolition of existing dwelling to be replaced with a block of 6 x 1 Bed flats with associated car parking

22 Bannings Vale Saltdean East Sussex 8DB BN2

● 408 meters away

[ref LW/17/0660](#)

Approved

02.11.2017

#### Chalet Style Dwelling (New Construction)

Erection of new chalet style dwelling, including the demolition of a side extension at 43 Findon Avenue

Land Adjacent To 43 Findon Avenue Saltdean East Sussex 8RF B...

● 411 meters away

[ref LW/19/0104](#)

Approved

02.04.2019

#### 3 Storey Dwelling (Amended Plans)

AMENDED PLANS - Erection of 3 storey dwelling

Land Adjacent Tye Chalet Tye Close Saltdean Sussex

● 419 meters away

[ref LW/23/0372](#)

Approved

10.02.2025

#### 3 Storey Dwelling (Adjoining Authority Consultation)

Adjoining Authority Consultation - Lewes and Eastbourne DC (LW/23/0372) - AMENDED PLANS - Erection of 3 storey ...

Land Adjacent Tye Chalet Tye Close Saltdean Sussex

● 427 meters away

[ref SDNP/24/01190/ADJAUT](#)

Approved

26.03.2024

## Wider Area Overview

### Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.

#### 72 Houses (New Development)

Approved

Demolition of existing buildings and erection of 72 dwelling houses with associated parking and landscaping.

Coombe Farm Westfield Avenue North Saltdean Brighton BN2 ● 1153 meters away

[ref BH2020/00002](#)

23.04.2021