

Cllr. Gill Mitchell

BH2018/02136 – 22-24 St Georges Road

30th July 2018:

I'm requesting that this application be determined by the Planning Committee, that my letter be placed on the agenda of the relevant committee meeting and that I be invited to attend to speak to it. I would also request that members of the Planning Committee undertake a site visit prior to determining this application.

I am writing on behalf of the local residents most affected by this application to object to it on the basis that it will have a major impact on those living adjacent to and above the potentially expanded store. My main objections are:

Overdevelopment: Seeks to convert a corner shop into a larger supermarket within a site that is totally unsuitable for it and will not be in keeping with the other smaller scale stores in this area of Kemp Town Village. A large supermarket operation, with all of its attendant noise and disturbance, crammed into this site will have a detrimental effect on all neighbours, especially those living above and within it. It is imperative that issues such as the structural stability of the upper floors and adequate sound-proofing measures are taken into consideration.

Residential Amenity: Residents living in first floor flats above numbers 24 and 25 St George's Road will now find themselves living above a supermarket with a larger main entrance immediately below their front windows, with additional lorry deliveries throughout the day. The narrow streets bordering the site make the current deliveries to the smaller store difficult; with more frequent, larger deliveries to a bigger store these problems will be exacerbated. At present, roads and pavements are often blocked by delivery lorries making navigation through the area problematic for buses, pedestrians and cyclists.

In-fill of rear courtyard: Residents with windows overlooking this courtyard will now face the prospect of having a roof built directly beneath them with potential for Air Conditioning Units and other machinery to be sited on it and increased general noise from the supermarket operation below. Bloomsbury Street residents have concerns that the height of this new in-fill building will rise above their rear boundary walls restricting light and creating noise nuisance.

Access: There is concern as to how proper access to the front and rear of the site can be maintained for residents getting to and from their homes, not only during the building works but once the supermarket has expanded around them.

I would ask that all these points can be taken into consideration by the committee and that this application will be refused.

