

Dear Ms Gillam,

**Re. Application number: BH2017/00284, Wayland Paddock, 41, Wayland Avenue, Brighton**

We are writing on behalf of Withdean residents who live adjacent to the application site to oppose the Planning Application as detailed above. We have visited the application site as well as neighbouring properties and do not consider that this application complies with various aspects of the Brighton and Hove Local Plan 2005 as listed below.

- QD1: Design – Quality of development and design statements  
a) Scale and height of development
- QD2: Design – key principles for neighbourhoods  
a) Height, scale, bulk and design of existing buildings
- QD27: Protection of amenity  
Planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

We note the very close proximity of the south eastern end of the proposed development to the neighbouring property 1 Dyke Road Place and that the height and width of the development will have a severe impact on the amenity and light on all lower level windows on the rear elevation of 1 Dyke Road Place. We do not believe that the portion of the roof line being brought back in line with the wall will make any significant effect on the available light that will be available to the kitchen/living space of 1 Dyke Road Place. Also, the whole length of that end of the proposed development will be almost as high as the current ridge line of 41 Wayland Avenue therefore reducing even more the available light to 1 Dyke Road Place. We also have serious reservations regarding the external finish which is to be grey which will further reduce available light to the neighbouring property.

We request that a copy of this letter be included on the agenda for the appropriate meeting of the Planning Committee and should you be minded to recommend approval we ask that the decision be taken by members of the full Planning Committee.

Yours sincerely

Councillor Ken Norman Councillor Ann Norman

