

Hove Town Hall,
Norton Road,
Hove,
East Sussex

4th February 2018

Dear officer,

Objection to planning application BH2017/03863

I am writing to object to the planning application for the creation of a 4th floor on the Du Barry building/Hove Business Centre on which will be situated 4 new offices. It has been difficult to establish exactly what is happening with this building as so many applications have been put in. I find it extraordinary that on the one hand office space is deemed as superfluous because it can't be rented out, so 15 flats are going to be built under permitted development, but on the other hand there is an application to build new offices on the roof of this iconic building. What a contradiction in terms.

I have now managed to ascertain that the 9 residential flats that were granted when the application went to appeal are now not going to be built – the landlords have put in for four offices instead. It has been very difficult to work out from the plans what these offices will actually be like. It seems that they will have large windows that will overlook the rear of residents houses in Newtown Road and thus there are major concerns about a loss of privacy and of a loss of light. Residents have also expressed concerns about the light pollution from these offices late into the night as it seems that at present people remain working in the building until very late at night. There also appears to be a balcony running along the back of all the offices, and once again this is an infringement of privacy through overlooking and there will also be noise implications.

It states in the Highways Report that these offices do not intend to have a requirement for any parking but I find that very hard to accept. This area has a serious parking problem and residents have expressed their feelings on this quite clearly. It may well be that no permits or parking spaces will be given to the offices, but I could guarantee that the people working in them will not all come in by train or bus. They will try to park locally and this will create further problems in this dense residential area, as 10 or 11 cars, added to the number that will inevitably come in due to the 15 flats to be built in what was once office space, will cause chaos.

I can't say strongly enough how much I support the residents in their concerns about this application. I agree that coming in just before the Xmas period was quite a ruse by the applicant and I find their approach of putting in a series of applications within the same time period, withdrawing past ones and being so vague in their plans, is all rather 'smoke and mirrors' and designed to cause the utmost confusion amongst residents.

I am sure that this application will come to the planning committee as there are so many objections to it and I will now put in my request to speak against this application when it does go to committee.

I recommend this this application be refused.

Regards

Jackie O'Quinn
Chair of Licensing for Brighton and Hove
Goldsmid Ward Councillor