



**Brighton & Hove  
City Council**

# **PLANNING COMMITTEE ADDENDUM**

**2.00PM, WEDNESDAY, 12 JULY 2017**

**COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD,  
HOVE, BN3 4AH**



# ADDENDUM

**ITEM**

**Page**

**LATE/ADDITIONAL REPRESENTATIONS LIST**

**1 - 4**



## 12<sup>th</sup> July 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
43	1-6 Lions Gardens and The Coach House, Withdean Avenue, Brighton	BH2016/06478	<p><b>Eleven (11)</b> further letters of representation have been received <u>objecting</u> to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Additional overlooking of neighbouring properties would be caused. This concern would be reduced by obscure glazing of windows which face towards neighbouring properties and the planting of additional trees to screen the boundary.</li> <li>• The proposed building would overshadow neighbouring properties and would be visually dominant.</li> <li>• The development would result in increased noise disturbance for neighbouring occupiers.</li> <li>• The proposed development is out of character with the surrounding area and is of an excessive scale / amount. The roof should be reduced / re-designed. The proposed materials are not appropriate.</li> <li>• The proposed parking is insufficient. Increased traffic and on-street parking would result.</li> <li>• The proposed development would require the reduction of existing trees. Some trees have already been removed / reduced.</li> <li>• The proposed flats would be small and cramped.</li> <li>• Approval of this scheme would set a precedent for further large scale developments in the area.</li> <li>• The proposed refuse store should be positioned away from Ruston Heights.</li> </ul> <p>A further letter has been received from <b>Councillor Nick Taylor</b>- copy attached.</p>
179	150 Warren Road, Woodingdean	BH2017/00071	<p><b>Two (2)</b> further letters of representation have been received <u>supporting</u> the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Proposal would enhance the streetscape and bring additional quality to the locality.</li> <li>• Improve the current bungalow.</li> </ul> <p><b>One (1)</b> further letter of representation has been received <u>objecting</u> to the</p>

			<p>application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Not notified of the application.</li> <li>• Are the only house that is really affected by the proposal as we are directly behind and do not want the works to proceed.</li> <li>• A structural engineer has already looked at the proposed plans and think they should not be agreed.</li> </ul> <p><b>Officer comment:</b> For clarification, 69 Channel View Road was sent a neighbour consultation letter on the 16.01.2017 according to the council's records.</p>
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NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

## Daniel Cull

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**From:** Nicholas Taylor  
**Sent:** 05 July 2017 19:58  
**To:** Planning Applications  
**Subject:** The Coach House 1-6 Lions Gardens Withdean Avenue

Dear Sir,

I wish to make a further objection to the above application which I understand will be due to be heard at committee a week hence.

Having consulted the residents of the ward in the immediate vicinity I do not consider their concerns, or indeed my own, to be fully satisfied with the revised proposals.

Firstly my concerns over the visual bulk remains. The ambition of the plans are such that there is a necessary large increase in roofline largely out of keeping in the area which is of low density bungalows or two storey houses. The neighbouring development on Withdean Avenue is well concealed by tree cover and this not only obscures the development but also keeps the wooded feel of the area.

Similarly many of the trees have been felled in the development area and so there are no plans for significant cover for the neighbouring properties in Hazeldene Meads. The development continues to have several windows over looking the back gardens of neighbouring properties.

I would ask that consideration be given for glazing windows overlooking Hazeldene Meads properties and additional trees are planted as a condition of any application.

I have yet to be convinced that the development will not impact on traffic in the area. Withdean Avenue is narrow and is something of a car park already during the week for commuters using nearby Preston Park station. Under designation C3 a maximum of 39 spaces can be allocated; the 10 proposed fall well below what is necessary. As our society ages and we encourage and value independence; to expect only 10 cars from residents and visitors is optimistic in the extreme. Also the existing public transport is insufficient as the nearest bus stop at Hazeldene Meads does not even have a shelter.

I very much look forward to making these points in person at the Committee next week.

Best wishes,

Nick

Cllr. Nick Taylor  
Conservative Councillor for Withdean

