

Planning Application - BH2016/05687

Comment reference number: 1054559

I object to the Planning Application

Sender's details

Councillor Andrew Wealls
18 Palmeira Avenue, Hove,
BN3 3GB

Comment

Please note my objection to this application to for change of use at 23A Third Avenue, Hove to B1 use. Whilst the application is clear that the envisaged use of the premises would be for an accountancy practice with two staff on site, B1 use is defined as 'B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.' Source: Planningportal.co.uk. Given the extremely close proximity of family residential accommodation to these premises (above and to the south, immediately adjoining the premises), B1 use is considered highly inappropriate for this site. The area in which the premises are situated is a residential area, with business accommodation provided in sufficient quantity on nearby Church Road. This is not an area designated for employment use in the City Plan. Neighbouring residents are concerned about noise from employment activity at the site. There is no opportunity for ventilation from the toilet at the rear of the building so it is assumed an extractor fan will be required which will create noise disturbance for neighbouring residents. Similarly, it is unclear whether the front windows will be able to be opened. Should that be the case it is likely that noise (such as radio use), would disturb neighbouring properties. The front elevation is to be extended 400mm, which will reduce light to the kitchen window of the adjoining property. It is unclear why a 400mm extension is required at all, other than the existing space is not sufficient to accommodate 2 employees. This extension is highly disturbing to the residents of the adjoining property. The proposed plans show refuse storage to be between the windows of the adjoining property. As the proposal is for conversion to business premises, a separate waste disposal contract will be required with a commercial waste and recycling company. The business will not be eligible to use Cityclean communal facilities. Therefore external waste storage will be required as outlined. This will have a detrimental impact on the visual amenity of adjoining properties. Should officers be minded to approve this application, I formally request that it is considered by Planning Committee. Yours faithfully, Councillor Andrew Wealls

